

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
506 Monroe Street
February 15, 2017

Application: Alteration: work conducted without a Preservation Permit
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08209006500
Applicant: Kate Sparrow
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: A painted sign and mural were added to a non-contributing building without a Preservation Permit.</p>	<p>Attachments</p>
<p>Recommendation Summary: Staff recommends approval of the signage finding that it meets section 8 of the design guidelines. Staff recommends approval of the mural finding that it meets the design guidelines for alterations and new construction since the mural is located on the secondary façade, beyond the first bay, of a non-contributing building.</p>	

Applicable Design Guidelines:

1.0 Alteration & Renovation of Existing Historic Buildings

1.1 General Principles

- 1.1.1 Guidelines apply only to the exteriors of structures. Exterior alteration / renovation / construction / repair to be done on public facades shall be more carefully reviewed than that done on non-public facades. *Public facades are those that are visible from the public right of way, street or streets. Generally facades facing the alley are not considered public facades. Non-public facades are those not visible from the public right of way, street or streets.*
- 1.1.2 The painting, including paint color, of wood and metal surfaces is not reviewed by the MHZC.
- 1.1.3 Painting of masonry materials is reviewed by the MHZC.
- 1.1.4 The distinguishing qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided.
- 1.1.5 Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on historic, physical, or pictorial evidence.
- 1.1.6 Renovations shall be consistent with the existing building in terms of height, scale, setback, and rhythm; relationship of materials, texture and color; roof shape; orientation; and proportion and rhythm of openings.
- 1.1.7 Changes which may have taken place over the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected. Conversely, the removal of inappropriate additions is encouraged.
- 1.1.8 Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site should be treated with sensitivity.
- 1.1.9 The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting, high-pressure water cleaning, and other highly abrasive cleaning methods that damage historic building materials should not be used.

1.3 Walls/ Exterior Materials

- 1.3.1 Original building materials should be retained whenever possible.
- 1.3.2 Appropriate wall materials include brick and wood clapboard with stone, terra cotta, and stucco being used for decoration/trim.
- 1.3.3 If material replacement is necessary, it should be with original materials or close visual approximations of the original.
- 1.3.5 Masonry: Original masonry including brick, stone, and terra cotta should be retained and shall remain visible. Concealing or obscuring historic masonry is not permitted.
1. Deteriorated or damaged brick, stone or other masonry should be repaired with materials that match the original.
2. Re-pointing should be done with care to match the original mortar color and joint profile. Portland cement can damage historic brick and should not be used. Soft, lime based mortars are more appropriate for use with historic brick. Original tooling configuration and joint width and depth should be maintained. Extreme care should be taken when cutting out joints for repointing.
3. Painting of stone and brick is generally not appropriate. The painting or staining of masonry may be appropriate if: brick has previously been painted; or if brick has been sandblasted or otherwise damaged and is too deteriorated to withstand weather. A paint color approximating the original color of the building's brick should be used.
4. Silicone-based water sealants are not recommended for use on historic masonry. Brick sealers are not recommended for exterior brick as it may cause damage to the brick face over time. Building owners are encouraged to remove paint from masonry. Gentle, nonabrasive chemical cleaning is an appropriate way to remove paint. The use of detergent cleaners and chemical stain and paint removers to clean masonry or remove paint is appropriate under most conditions. Abrasive or high-pressure cleaning methods are destructive and should not be used.

2.0 New Construction within historic context

2.1 General Principles

- 2.1.1 Guidelines apply only to the exteriors of new construction. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets. Non-public facades are those not visible from the public right of way, street or streets. Facades facing the alley are generally not considered public facades.*
- 2.1.2 Construction in Historic Germantown has taken place continuously from the mid-19th through the early 20th centuries and a variety of building styles and types have resulted. New buildings should continue this tradition while remaining compatible with the existing historic context. Because a great variety of historic building forms exist within Germantown, more flexibility in design is possible than might be the case for more architecturally homogenous historic neighborhoods.
- 2.1.3 Because new buildings should relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of the street, a dominance of the pattern and rhythm should be respected and should not be disrupted.
- 2.1.4 New construction should be consistent and compatible with existing buildings along a street in terms of height, scale, setback, relationship of materials, texture and color; roof shape; orientation; and proportion and rhythm of openings.

2.4 Walls/Exterior Materials

- 2.4.1 Masonry materials and wood siding were primarily used in the district and should continue to be predominant. Other materials may be used if they possess characteristics similar in scale, design, finish, texture, durability, and detailing to historic materials and meet *The Secretary of the Interior's Standards*.
- 2.4.2 The relationship and use of materials, texture, details and material color of a new building's public facades shall be visually compatible with and similar to or shall not contrast conspicuously with those of adjacent historic buildings.
- 2.4.3 Large expanses of featureless wall surface are not appropriate. It is most appropriate for materials to change between the foundation to the first floor.
- 2.4.4 Exterior Insulation Finish Systems (E.I.F.S) and vinyl siding are not appropriate exterior materials.
- 2.4.5 Traditional brick colors range from dark red-orange to dark red. The use of "antique" reproduction or multi-colored brick is not permitted.

8.0 Signage

Review is required only for permanent signs that are mounted on the exterior of buildings or anchored freestanding on the property. Signage behind display windows, transoms, and upper story windows, as well as temporary signs, such as sandwich boards and banners, are not reviewed.

Recognizing the importance of signage and building graphics to the business needs of merchants and property owners, the MHZC supports interpretation of the signage guidelines to further the dynamic, creative, entertaining, and often eclectic identity requirements of the Germantown district.

8.1 Design Standards

- 8.1.1 Signage should be placed in locations historically used for signage and should not obscure transoms, columns, cornices, decorative elements, or key architectural features.
- 8.1.2 Signs shall be of quality design and craftsmanship. Wood or painted metal are preferable materials. Low-grade plastics and synthetic materials are discouraged.
- 8.1.3 Awning signage is appropriate for non-residential structures. However, the size of the letters/graphics should not dominate the awning.
- 8.1.4 Signs shall be limited to on-premises signs related to the use or business conducted on the same site.
- 8.1.5 Well-designed hand-painted signs are permitted.
- 8.1.6 Well-designed permanent widow painted signs are permitted.
- 8.1.7 Abandoned, deteriorated, or damaged signs and sign posts shall be removed.
- 8.1.8 The number of signs permitted on a parcel shall be limited to the number of primary building entrances on the parcel plus one for each public street on which the parcel has frontage.

8.1.9 Signs for multiple tenant occupancies/multiple businesses shall be of similar material and design.

8.3 Projecting, Blade & Wall Mounted Signs

Projecting signs shall be limited to one per property for each street frontage.

8.3.3 One wall mounted sign per façade shall be allowed per business occupant. Wall mounted signs should be located between the first and second stories and have a maximum thickness of three inches.

Background: 506 Monroe Street is a brick one-story building constructed in 2005. The form is residential but the property is zoned MUN.

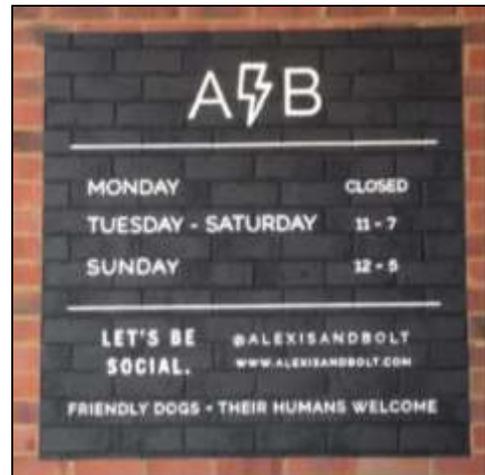


In January 2017, Staff found that a painted sign was added to the front wall and a mural was added to the right side-wall without a Preservation Permit. The applicants are requesting to keep the sign and mural as-is.

Since discovery of the violation, the applicant submitted an application for a hanging sign on the front porch. It was approved administratively. The hanging sign, along with the sign added without a permit described below, max out the number of signs allowed for this property.

Analysis and Findings:

Signage: The painted sign is located to the left of the front entrance and is approximately three feet by three feet (3' x 3'). The location is a historically appropriate location. Historically, businesses within residential forms had small wall signs to one side of the entrance. There are no other signs on the property and the painted sign does not obscure architectural features.



The design guidelines allow for painted signage. Staff believes that the intent was for painted signs to be on wood or metal rather than painted directly on the building. Painted signs directly to a building were common for historic buildings of a commercial form but not residential forms; however, since this building is not historic and the paint will not damage historic masonry, Staff finds the sign to meet section 8 for signage.

Mural: A large mural was painted on the right side of the building, behind the first bay. It is highly visible from two streets at the moment because the corner lot to the right is vacant. However, once this lot is built-out, the mural will be less visible.

There are no design guidelines specifically for murals and the design guidelines for “alterations” is really for historic buildings. The building was constructed in 2005 so is not a historic building. For these reasons Staff used a combination of the design guidelines for “alterations” and for “new construction” in order to determine the appropriateness of the mural.



The design guidelines in multiple places and in multiple ways state that alterations and new construction should be “compatible” with the historic character of the district. Historically, there are no known murals on residential forms.

The painting of masonry (1.1.3 and 1.3.5.3) is generally not allowed because of the damage that paint can cause historic brick; however, as previously stated, this is not a historic building. The design guidelines for new construction require that new materials and material colors “not contrast conspicuously with those of adjacent historic buildings” (2.4.2) and further provides guidance on brick color in section 2.4.5, where it states that multi-colored brick is not permitted and traditional brick colors should be used. In the past, the painting of masonry, both new and historic, has been discouraged because it changes the texture of masonry and mortar. The design guidelines also state that alterations to be done on public facades shall be more carefully reviewed than non-public facades (1.1.1). In this case, it is not the entire building that has painted but a secondary façade that is slightly recessed from the first bay of the building.

Since the building is not historic, the paint does not cover the entire building, and the mural is located on a secondary façade, beyond the first bay of the house Staff recommends approval.

Staff recommends approval of the signage finding that it meets section 8 of the design guidelines. Staff recommends approval of the mural finding that it meets the design guidelines for alterations and new construction since the mural is located on the secondary façade, beyond the first bay, of a non-contributing building.