

DAVID BRILEY
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

**409 Broadway
October 17, 2018**

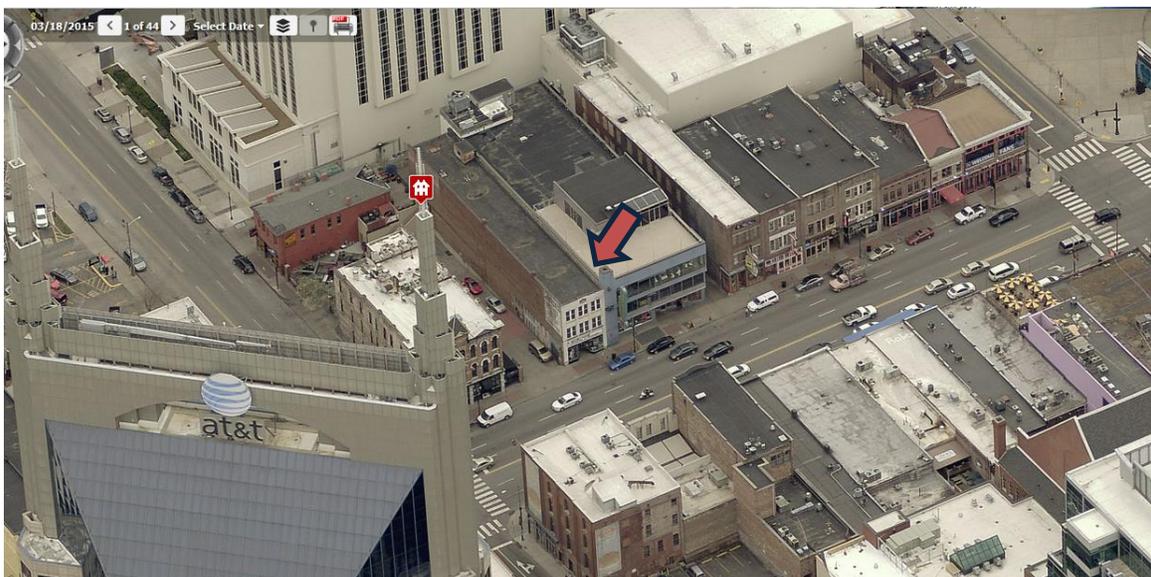
Application: Rehabilitation-Building Illumination
District: Broadway Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 09306400600
Applicant: Will Miller
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant proposes to change lighting fixtures, already in place, from white light to colored illumination.</p> <p>Recommendation Summary: Staff recommends disapproval finding that the project does not meet Section II.T.1 of the design guidelines and the 2017 Commission's policy regarding building illumination.</p>	<p>Attachments A: Relevant minutes from August 2017 B: Permit 2017-032313</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. REHABILITATION

T. Guidelines: Lighting

1. If lighting is installed, it should be concealed or simple and unobtrusive in design, materials, and relationship to other façade or elevation elements.
 - Colored bulbs or filters are not appropriate. Warm white light that does not distort the color of the building's materials or finishes is appropriate.
 - Floodlights, spotlights, mercury vapor, sodium vapor, fluorescent tube lamp and CFL lamps and/or colored lights are not appropriate.
 - Lighting fixtures and illumination should not flash, spin or be animated in any manner.
 - Conduits, junction boxes and wires should not be visible on street-facing facades.
2. Light should be directed toward the façade instead of outward. Building facades may be illuminated through uplights mounted above the storefront cornice.
 - Light fixtures installed directly above or behind the storefront cornice are appropriate; however, light fixtures above those locations are inappropriate.
 - Exterior lighting of rooftop additions is inappropriate as the visibility of rooftop additions should be minimized. Rooftop decks may be lighted with ground and/or table lighting. Entrances of rooftop decks may have minimal lighting to provide for safety.
 - Hardware should be installed in masonry joints rather than through the brick.
3. Dark metals are appropriate materials for light fixtures.
 - The fixture could also be of a color to match the surface upon which it is mounted.
4. Concealed, indirect, or spot lighting is appropriate for exterior signage. Visible fluorescent bulbs are not appropriate.

Background: 409 Broadway is a three-story commercial building. Staff issued a permit for building illumination on July 24, 2017. In multiple areas, the permit notes that “lighting shall be a natural/white color only.” The applicant installed colored building illumination and was notified by staff of the violation. Staff has noted the illumination as both static purple and as rotating between multiple colors every few seconds. The applicant chose not to correct the ongoing violation and the matter went to Environmental Court. The court ruled that since the plain language of the



preservation permit only allowed natural/white lighting, colored lighting was not allowed.

In 2018, Staff conducted research of cities throughout the country regarding building illumination and held a charrette to gain public input. Staff took a draft policy to the Commission on August 16, 2017, stating that building illumination should be only white, and the policy was approved. The Commission found that the policy provided further clarification of design guideline II.T.1, which states that lighting “should be concealed or simple and unobtrusive in design, materials, and relationship to other façade or elevation elements.”

Analysis and Findings:

The applicant proposes to change the building illumination, previously permitted, to colored lighting.

Colored building illumination does not meet design guideline II.T.1 and the policy adopted by the Commission in 2017.

Disapproval will not require the applicant to remove the existing lighting fixtures as they are permitted, but disapproval will require a change to the settings so that the lighting remains white, as noted in the existing permit.

Recommendation:

Staff recommends disapproval finding that the project does not meet Section II.T.1 of the design guidelines or the Commission’s policy regarding building illumination, approved in 2017.

ATTACHMENT A: RELATIVE MINUTES FROM AUGUST 2017

METRO HISTORIC ZONING COMMISSION (MHZC) MINUTES

August 16, 2017

Commissioners Present: chairman Brian Tibbs, Vice-Chair Menié Bell, LaDonna Boyd, Eric Brown, Kaitlyn Jones, Elizabeth Mayhall, Ben Mosley, Cyril Stewart

Zoning Staff: Sean Alexander, Melissa Baldock, Paul Hoffman, Jenny Warren, Robin Zeigler (historic zoning administrator), Quan Poole (city attorney),

Applicants: Erica Garrison, Patrick Bales and Ward Pace, Josh Hughes, Drew Sloss and Lynn Taylor, Van Pond and Tufik Assad, Michael Emrick

Councilmembers:

Public: Wesley Weeks, Richard Audet, Curtis Harrington, Gil Lackey, Dan Brown and Trey Bruce

X. OTHER BUSINESS

x. BUILDING AND SIGNAGE ILLUMINATION

Revision to Design Guidelines

The design guidelines are not very specific about some issues relating to building and signage illumination. Additional guidance can be given via italicized information in the design guidelines. Staff recommends a policy, outlined in your report, regarding building lighting that could be incorporated into the guidelines as italicized information.

I won't try to cover every line here but there are several issues that are worth highlighting.

The first guideline is that lighting must be concealed and unobtrusive. We recommend a policy that specifies that colored lighting or lighting fixtures that spin or move are not appropriate. Staff could not find any other commissions that allow for colored building light in historic districts. There are some instances where large buildings, on large lots have colored lights staff is concerned about the fact that many of the buildings on Broadway are quite narrow and of course all are butted up against each other. If all of them are allowed to have different colors than the lighting will no longer be unobtrusive, as called for in the design guidelines. In addition, Staff is concerned that such a design guideline would not meet the Secretary of Interior Standards, which they are required to do by state law. Colored building illumination has the potential to change the look of, or obscure, architectural features, which does not meet standard 5 and 9.

This policy would clarify that lighting on top of a rooftop addition is not appropriate. The rooftop additions are supposed to be as invisible as possible. Allowing for more lighting than just low lighting required for safety reasons and table-top lighting, would not meet the Secretary of Interior Standards.

Before I move on to signage lighting, are there any questions regarding building lighting.

These first two changes to signage, can also be added as italicized information as again, they provide further guidance on existing guidelines. The information about the color of the fixture and temporary lighting has always been our policy—just not memorialized in the guidelines. For instance, we have never reviewed holiday lighting. Christmas lighting has likely been up for a little more than 30 days but we have never enforced that rule that strictly for something like holiday lighting

You have allowed for chasing lights as a modification so this italicized point is to provide some parameters as to when they are appropriate.

As you may remember, we have also had several discussions about bare bulbs however, the design guidelines list them specifically as a type of lighting that is not allowed. For that reason this would need to

be a change to the design guidelines and cannot be handled as a policy with added italicized information. For this particular issue we would just like your feedback today as we do plan to bring revised design guidelines to you, maybe as early as October.

Dan Brown, Tennessee Historical Commission, spoke in favor of the policy. He provided information regarding his background and his expertise in historic preservation, creation of design guidelines and working with multiple communities. He specifically provided some information on research he was involved in in the Vieux Carre in New Orleans. He said he is not aware of any districts that allow for colored building illumination. Authenticity of the historic neighborhoods is important to retain and resonates with the public. There are always pressures from businesses and economic interest that feel that these type of alterations are needed but when scaled down for a historic district, they work. There is extensive work done on the economics of preservation and there is no, to his knowledge, credible study that has ever been done that show the design review process has a negative economic effect. What creates value is specialness.

Trey Bruce, vice-chair of Historic Nashville, spoke in favor of the policy.

Commissioner Stewart said he agreed with the policy but it is also important to address the color temperature of bulbs. He recommended that staff move forward with revisions to the design guidelines so that bare bulbs could be approved. He and Chairman Tibbs noted that a great deal of research and public outreach had been conducted.

Motion:

Commissioner Stewart moved to adopt the policy. Vice-chair Bell seconded and the motion passed unanimously.



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METRO HISTORIC ZONING COMMISSION

Sunnyside at Sevier Park
3000 Granny White Pike
Nashville TN 37204
(615) 862-7970
histlap1@nashville.gov

HISTORICAL COMMISSION PERMIT - 2017032313

Entered on: 16-May-2017

Site Address

409 BROADWAY
NASHVILLE TN, 37203

Historic District: Broadway HPZO

Parcel Owner

JBW HOLDINGS, LLC
119 3RD AVE S

NASHVILLE, TN 37201

Purpose: LIGHTING ONLY IN DESIGNATED LOCATIONS. See attached elevation.
LIGHTING SHALL BE A NATURAL/WHITE COLOR ONLY.

- Lighting fixtures should be concealed or simple and unobtrusive in design, materials, and relationship to other façade or elevation elements.
- Lights should be directed toward the façade instead of outward. Building facades may be illuminated through uplights mounted above the storefront cornice.
- Dark metals are appropriate materials for light fixtures.
- Concealed, indirect, or spot lighting is appropriate for exterior signage. Visible fluorescent bulbs are not appropriate.
- MHZC Staff may have added notes to submitted drawings or scope of work. Any substitutions or deviation from the approved work requires further review and approval by the MHZC PRIOR TO UNDERTAKING WORK.

All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.

The work items listed are approved in accordance with the adopted design guidelines and are NOT applicable beyond the unique facts and circumstances of this particular application.
This permit becomes invalid TWELVE months after issue date. Expired permits must be reissued prior to work being undertaken.

THIS IS NOT A BUILDING PERMIT. No work can begin without the appropriate review and approval by the Metropolitan Department of Codes Administration: Howard School Building Campus (615) 862-6500.

APPLICANT:

Activities to be Completed - Call: (615) 862-7970

REVIEWS REQUIRED:

LIGHTING APPROVAL PRIOR TO INSTALL - HZ

INSPECTIONS REQUIRED:

Issued Date: 24-Jul-2017 **Issued By:** Paul Hoffman

CALL MHZC FOR INSPECTIONS (615) 862-7970

Lighting to be installed only in specified locations

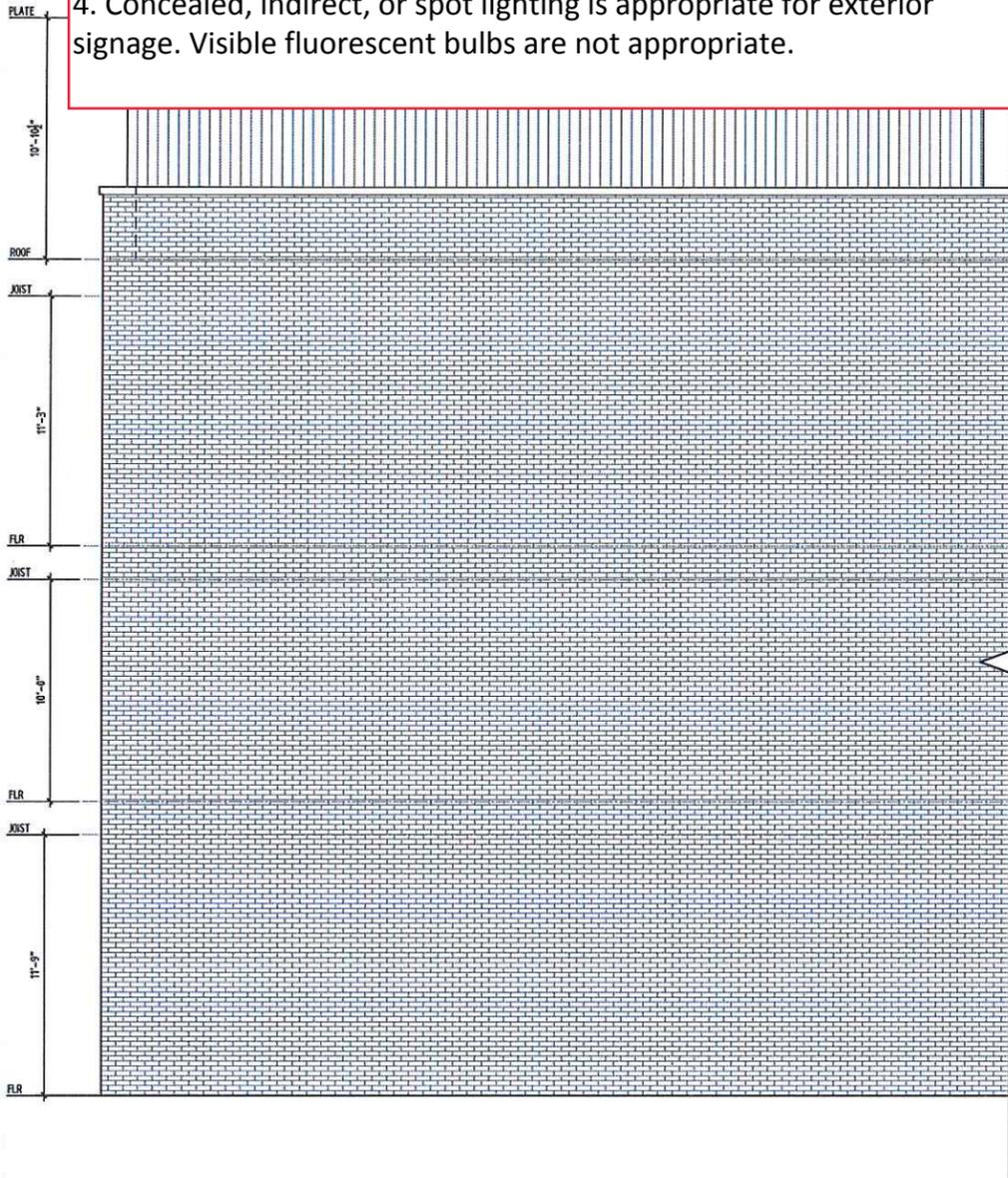
Lighting shall be a natural/white color.

1. Lighting should be concealed or simple and unobtrusive in design, materials.
2. Light should be directed toward the façade instead of outward. Building facades may be illuminated through uplights mounted above the storefront cornice.
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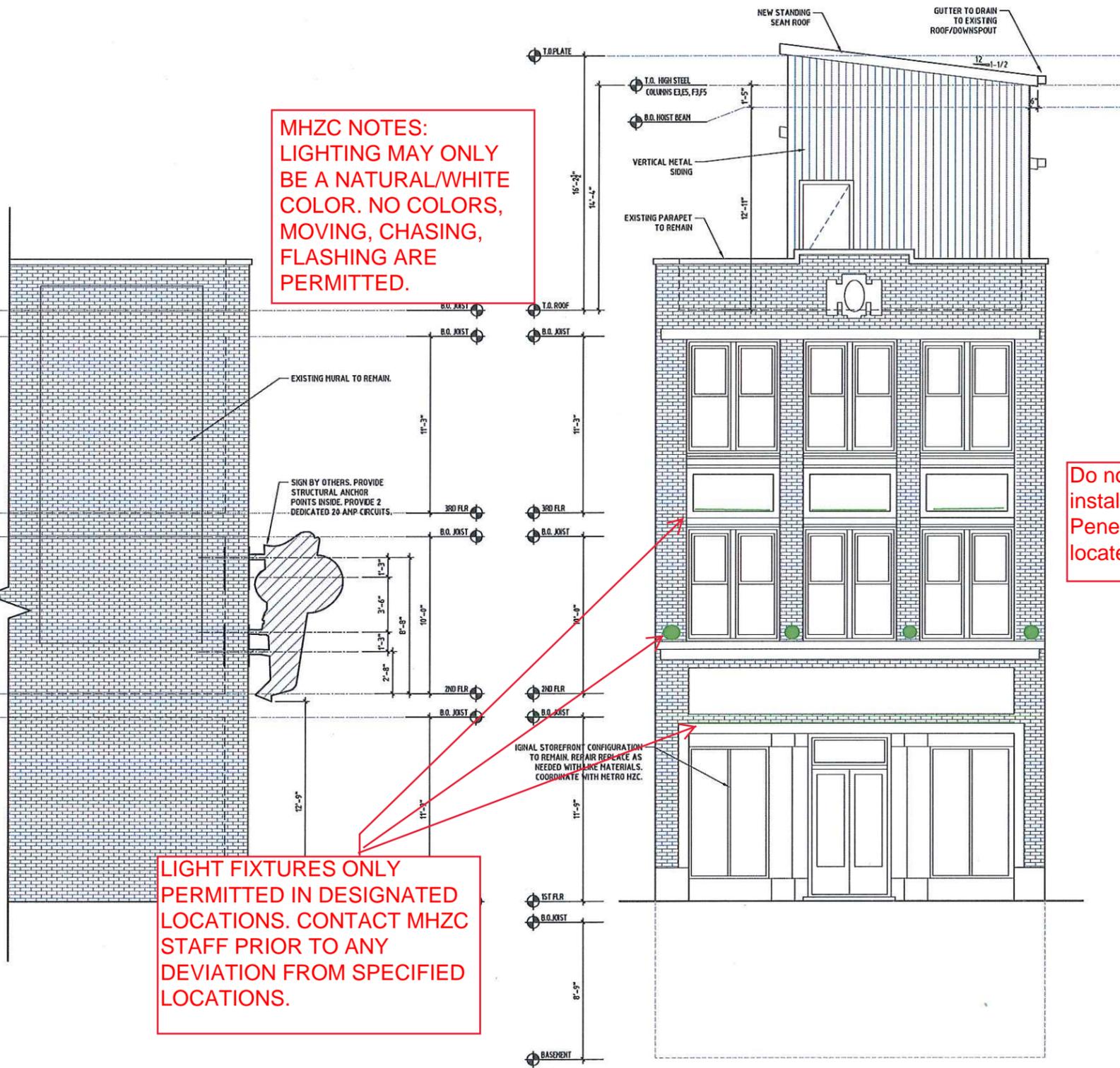
MHZC NOTES:
LIGHTING MAY ONLY
BE A NATURAL/WHITE
COLOR. NO COLORS,
MOVING, CHASING,
FLASHING ARE
PERMITTED.

LIGHT FIXTURES ONLY
PERMITTED IN DESIGNATED
LOCATIONS. CONTACT MHZC
STAFF PRIOR TO ANY
DEVIATION FROM SPECIFIED
LOCATIONS.

Do not drill through brick for
installation of fixtures.
Penetrations should be
located in the mortar joints.



1 EAST ELEVATION
1/4"=1'

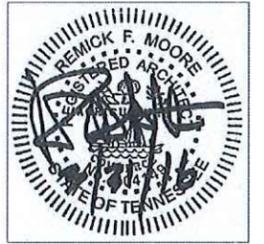


1 NORTH ELEVATION
1/4"=1'



REMICK MOORE
ARCHITECT

315 Madison St
Nashville, TN 37208
remick@
remickmoorearchitect.com
615-305-2335



409 Broadway
Nashville TN 37203

REVISION 4-7-16
REVISION 4-13-16

elevations

PROJECT	TYPE
SPECIFIER	DATE
	TY

MHZC NOTES:

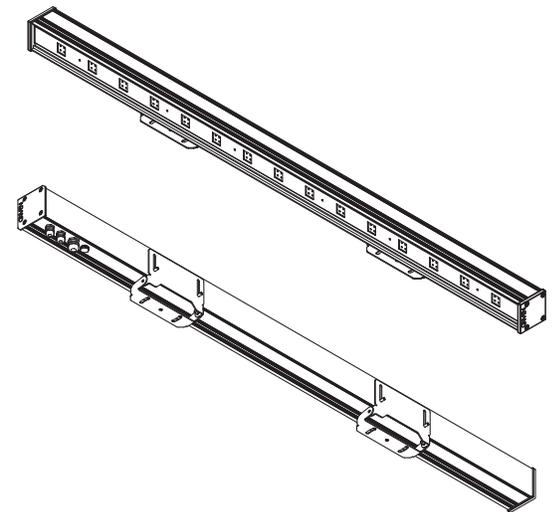
1. Dark metal finish is appropriate for light fixtures.
2. Light fixtures should be simple or unobtrusive in design, materials, and relationship to architectural elements.

PARADE S is a versatile high flux, high luminance light bar featuring RGBW or dynamic white LEDs grouped in clusters of 4 LEDs each. The luminaire is available in three lengths and delivers industry leading light output with uniform color coverage even on close-up installations when using elliptical or elliptical wide optics designed specifically for true wall washing effects. The combination of RGBW LEDs offers unprecedented white light output quality, as well as a wide variety of intermediate color hues for a broad range of applications. The dynamic white model displays brilliant warm tones, natural hues, and cool shades across the white light chromatic scale. Adjustable brackets allow the luminaire to be ground mounted, or installed in any position and orientation on building surfaces for maximum versatility. The lightweight unit features an integral power supply within its narrow profile, eliminating the need for additional electrical hardware. Programming options include stand-alone operation, master-satellite configurations, or operation with a remote DMX512 controller. The optional Polar Edition allows reliable operation with full light output where ice and snow may be present. All hardware is stainless steel.

PRODUCT SPECIFICATIONS

LUMEN OUTPUT	3934 lumens @ 39" x 27" CW Parade S 60 (see pg 3 for output values of all standard colors)
EFFICACY	53 (lm/W) CW
LUMEN MAINTENANCE	100,000 hours L70 @ 25°C*
COLOR	RGBW (6500K white), DW (2700-6500K), CW (6300K), WW (3000K) (see pg 4 for customization options)
OPTICS	39" x 27", 45", 55" x 15", 109" x 37", Wall Wash (Additional optics available upon request)
OPERATING TEMPERATURE	-40° to 122° F (-40° to 50° C)
HOUSING	Extruded aluminum body with powder coat
MOUNTING	Bracket mount with locking hinge (custom mounting available upon request)
WEIGHT	S 60: 13.2 lbs. (6 kg) / S 40: 9.9 lbs. (4.5 kg) / S 20: 5.9 lbs. (2.7 kg)
CERTIFICATION	
INGRESS PROTECTION	Wet location rated IP67
IMPACT RATING	IK09 Parade S 20 / IK08 Parade S 40/60
CONTROL	Auto Control, DMX 512 (RDM E1.20), Wireless and 0-10V interfaces available
ADDITIONAL FEATURES	Automatic overtemperature protection / IR Remote

* LED life may vary under actual field conditions due to external factors. Lifetime estimates are generated from actual testing in a controlled environment, Given values are conservatively derived from those numbers.



ELECTRICAL SPECIFICATIONS

INPUT VOLTAGE	100-277 VAC @ 50-60Hz
POWER CONSUMPTION	74W 0.63A @ 115VAC, 0.29A @ 277VAC 49W 0.41A @ 115VAC, 0.2A @ 277VAC 28W 0.21A @ 115VAC, 0.11A @ 277VAC
POWER FACTOR	S 20/S 40: >.98 @ 115VAC, >.92 @ 277VAC S 60: >.9 @ 115VAC, >.9 @ 277VAC
PROTECTION	Self-resetting fuse

IP67 / IK08-IK09 /  / 

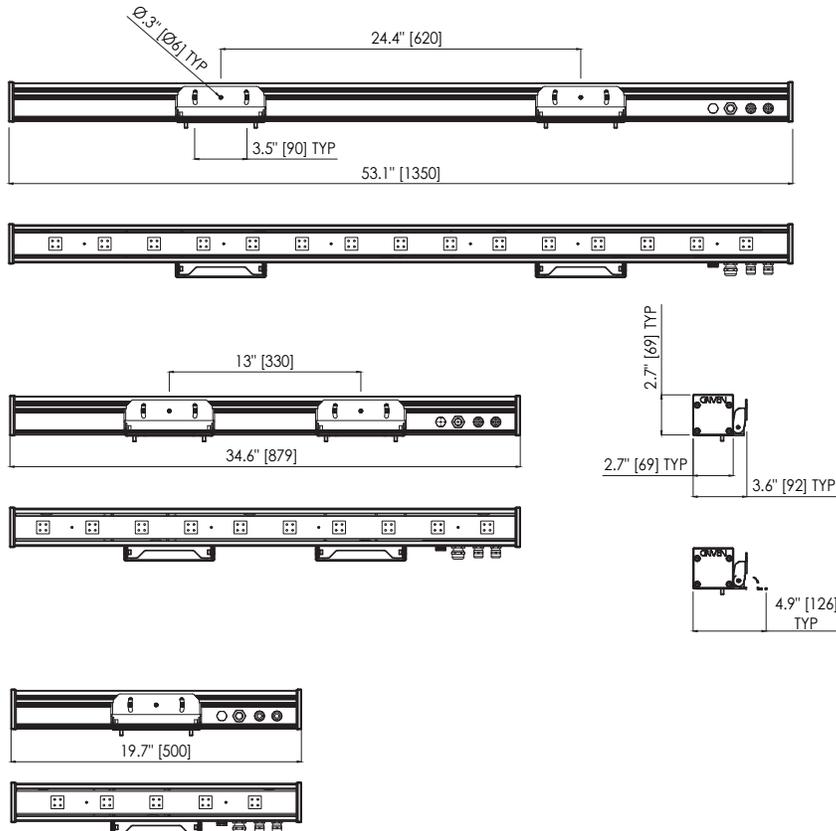


HOW TO ORDER

PART	COLOR	VOLTAGE	OPTIC	ORIENTATION	FINISH	ACCESSORIES	OPTIONS
PDS60 Parade S 60	RGBW	UNV 100-277V	MB Medium 39° x 27°	H Horizontal	SG Silver Gray (RAL 9003)	BND Barndoor	PE Polar Edition
PDS40 Parade S 40	DW 2700-6500K		WB Wide 45°	V Vertical	CC Custom Color	FGS Full Glare Shield	SD Spreading Diffuser (consult factory)
PDS20 Parade S 20	CW 6300K		ELLB Elliptical		SGM Silver Gray Marine Grade	AGS Angled Glare Shield	
					CCMG Custom Color Marine Grade	LVR Louver	

MHZC NOTES:
 1. Dark metal finish is appropriate for light fixtures.
 2. Light fixtures should be simple or unobtrusive in design, materials, and relationship to architectural elements.

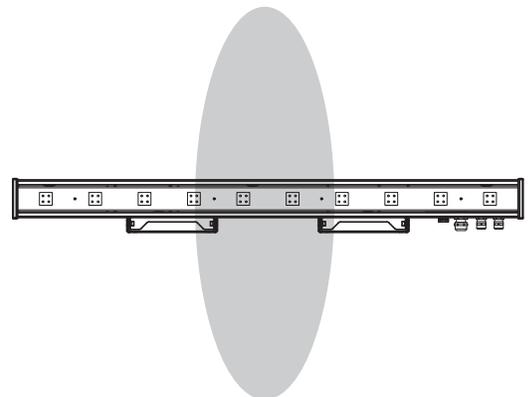
DIMENSIONAL DRAWINGS



OPTIC ORIENTATION



HORIZONTAL MODE (Standard)



VERTICAL MODE (On Request)



PHOTOMETRICS

LIGHT OUTPUT

Photometric data based on cool white LEDs. Use multiplier to

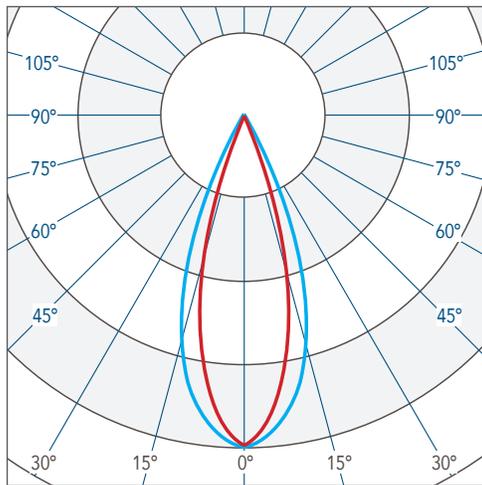
COLOR	OUTPUT MULTIPLIER
W (6500K White)	.63
700-6500K)	.85
300K)	1.00
3000K)	.70

MHZZ NOTES:

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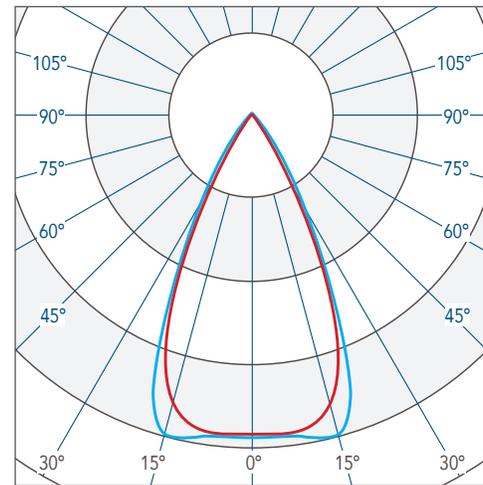
CANDELA DISTRIBUTION

MEDIUM (CW) 39° x 27°



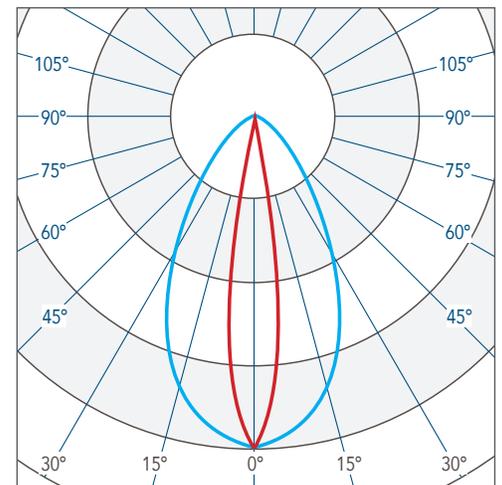
— Horizontal	S 60 CBCP 9322	3934 lm
— Vertical	S 40 CBCP 6346	2648 lm
	S 20 CBCP 2993	1333 lm

WIDE (CW) 45°



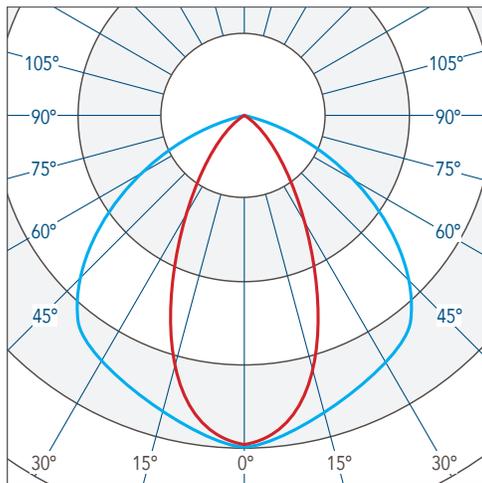
— Horizontal	S 60 CBCP 5935	3705 lm
— Vertical	S 40 CBCP 4044	2500 lm
	S 20 CBCP 1973	1234 lm

ELLIPTICAL (CW) 55° x 15°



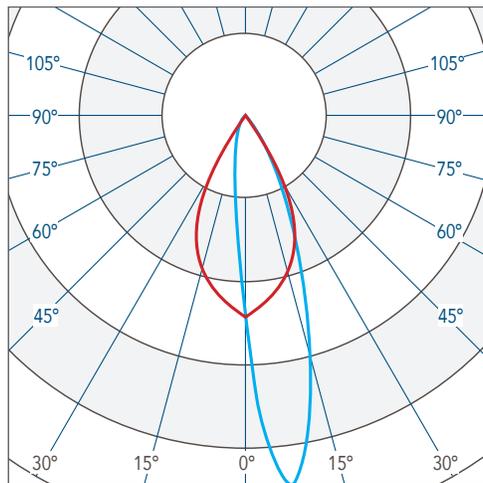
— Horizontal	S 60 CBCP 11717	3662 lm
— Vertical	S 40 CBCP 7204	2458 lm
	S 20 CBCP 3628	1249 lm

ELLIPTICAL WIDE (CW) 109° x 37°



— Horizontal	S 60 CBCP 3042	3594 lm
— Vertical	S 40 CBCP 2046	2436 lm
	S 20 CBCP 1006	1234 lm

WALL WASH (CW) 37° x 20°



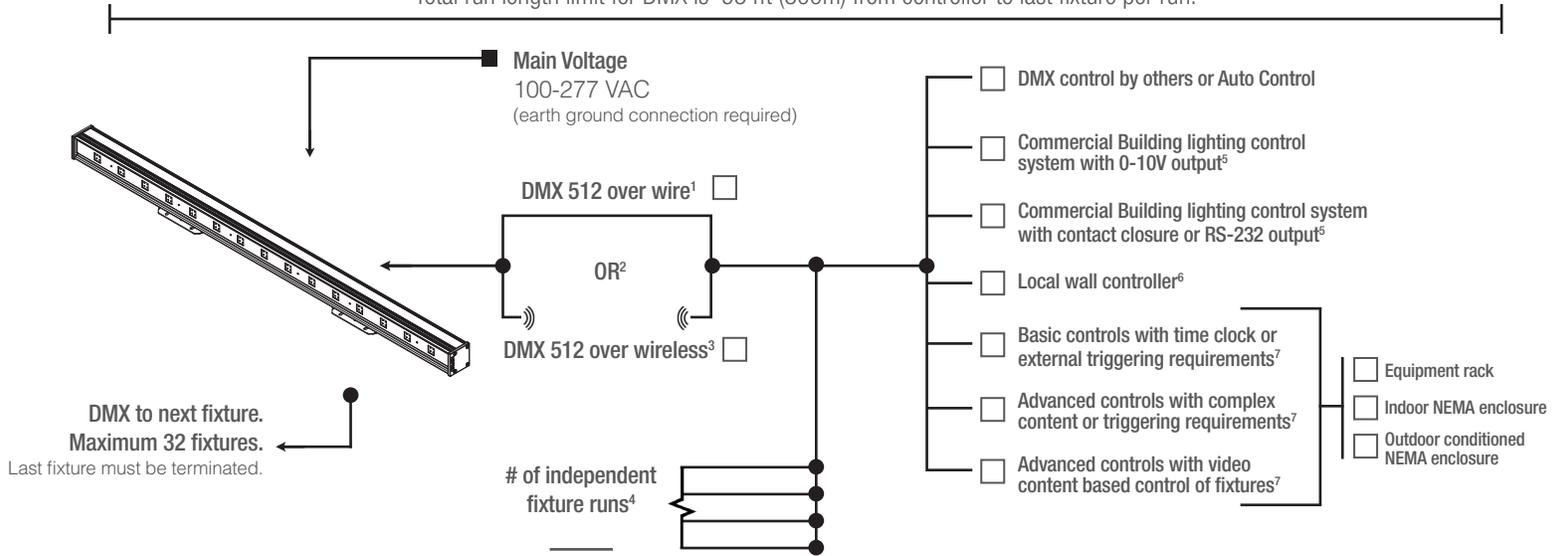
— Horizontal	S 60 CBCP 9622	3695 lm
— Vertical	S 40 CBCP 6509	2471 lm
	S 20 CBCP 3299	1239 lm



CONTROL OPTIONS (DMX512, PRIMARY CONTROL PLATFORM)

Contact manufacturer for control system development.

Total run length limit for DMX is 984ft (300m) from controller to last fixture per run.



NOTES

1. Wire specifications are available from factory as well as approved wire for purchase.
2. Other control protocol solutions available. Contact factory for more information.
3. Wireless components are external to fixture. Distance limitations based on antennas chosen and site conditions. Contact factory for more information.
4. Based on maximum of 32 fixtures per run as well as any site constraints on conveyance of data.
5. For example: Lutron, Crestron, Encellium, Douglas, ETC by others. Given control system will interface with building lighting control system.
6. Local wall controller for small applications. Wall controllers specified separately for larger systems.
7. Contact factory for assistance with specification. Onsite commissioning by Griven of control system is required.

MH3C NOTES:

1. Dark metal finish is appropriate for light fixtures.
2. Light fixtures should be simple or unobtrusive in design, materials, and relationship to architectural elements.

PRODUCT OPTIONS



POLAR EDITION

Heated glass technology keeps lens free from ice and snow.



SPREADING DIFFUSER

Die cut spreading diffusers can be added to fixture. Factory sealed in fixture for highest performance and durability. Consult factory.



MARINE GRADE COATING

Maximum corrosion resistance for installations near salt or brackish water.



CUSTOM WHITE LIGHT

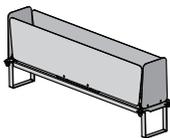
Choose the white light you need for your project. Contact Griven USA to confirm availability of a custom CCT.



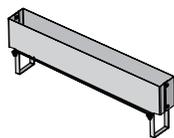
CUSTOM MONOCHROME

Fixtures with dedicated color LEDs available. Contact Griven USA to confirm availability of a custom color.

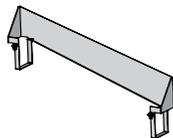
ACCESSORIES



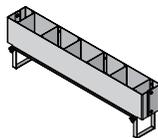
Bardoor



Full Glare Shield



Angled Glare Shield



Louver

