Metropolitan Historic Zoning Commission

Broadway HP Zoning Overlay

BROADWAY HISTORIC PRESERVATION ZONING OVERLAY

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METROPOLITAN HISTORIC ZONING COMMISSION

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I. INTRODUCTION

WHAT IS REVIEWED:

IN A HISTORIC LANDMARK OVERLAY

- *New construction (primary and secondary structures)*
- *Additions – increased footprint, height or building envelope of an existing structure*
- *Demolition (in whole or in part)*
- *Relocation of structures*
- *Construction of appurtenances (with the exception of portable storage buildings less than 100 square feet)*
- *Signage*
- *Repairs and Alterations to existing structures*
- *Setback Determinations*

IN A HISTORIC PRESERVATION OVERLAY

- *New construction (primary and secondary structures)*
- *Additions – increased footprint, height or building envelope of an existing structure*
- *Demolition (full or in part)*
- *Relocation of structures*
- *Construction of appurtenances (with the exception of portable storage buildings less than 100 square feet)*
- *Signage*
- *Repairs and Alterations to existing structures*
- *Setback Determinations*

THE HISTORIC PRESERVATION ZONING OVERLAY

Please also see *MHZC Hand Book*.

Neighborhoods in more than two thousand towns in the United States use historic zoning as a tool to protect their unique architectural characters. There are quantifiable reasons for historic zoning: it gives neighborhoods greater control over development; it can stabilize property values; it decreases the risk of investing in one's house; it promotes heritage tourism; it protects viable urban housing stock; it preserves natural resources by conserving building materials. And there are less quantifiable, but equally important, reasons for conservation zoning -- it protects our past for future generations, it nurtures a sense of community, and it provides a sense of place.

Historic zoning overlays are **locally** designated and administered by the Metropolitan Historic Zoning Commission (MHZC), an agency of the Metropolitan Government of Nashville and Davidson County. Historic zoning overlays are applied in addition to the base or land-use zoning of an area. *Historic zoning overlays do not impact use.*

Like the National Register of Historic Places, neighborhood conservation zoning honors an area's historical significance. With that recognition, certain exterior work on buildings—new construction, additions, demolition, and relocation—is reviewed to ensure that the neighborhood's special character is preserved.

There are three types of historic zoning overlays: historic preservation, neighborhood conservation and historic landmarks. In addition to the projects reviewed in a neighborhood conservation zoning overlay, historic preservation and historic landmark overlays also review exterior alterations to existing buildings -- like replacing siding or installing a fence. Overlays with historic preservation or historic landmark zoning are not more historically significant than those with neighborhood conservation zoning; rather, the MHZC with neighborhood input and direction of the Council member determined that this overlay is most compatible with the goals of the neighborhood and the MHZC.

I. INTRODUCTION

WHAT ARE THE DESIGN GUIDELINES?

The Metropolitan Historic Zoning Commission (MHZC) is the architectural review board that reviews applications for work on properties within historic zoning overlay districts. Its nine members, appointed by the mayor, include representatives from zoning districts, the Metropolitan Planning Commission, the Metropolitan Historical Commission, architect(s) and others. Design review is administered according to a set of design guidelines. The guidelines are criteria and standards, developed jointly by the MHZC and the residents of the neighborhood, which are used in determining the architectural compatibility of proposed projects. The guidelines provide direction for project applicants and ensure that the decisions of the MHZC are not arbitrary or based on anyone's personal taste.

The guidelines protect the neighborhood from new construction or additions not in character with the neighborhood and from the loss of architecturally or historically important buildings.

By state and local legislation, design guidelines for historic overlays must be in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*—criteria developed by the National Park Service and used by private and public preservation organizations throughout the country. (Please see I.B.)

IN A NEIGHBORHOOD CONSERVATION OVERLAY (also B&B Homestays)

- *New construction (primary and secondary structures)*
- *Additions – increased footprint, height or building envelope of an existing structure*
- *Demolition (in whole or in part)*
- *Relocation of structures*
- *Setback Determinations*

WHAT IS NOT REVIEWED IN HISTORIC PRESERVATION OVERLAYS

- *Temporary banners/signage*
- *Temporary construction trailers*
- *Painting of wood*

I. INTRODUCTION

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I. INTRODUCTION

Map of District

I. INTRODUCTION

PURPOSE OF THE DESIGN GUIDELINES

Within the zoning ordinance, "historic zoning" is used as the general term for Nashville's three types of zoning overlay districts applicable to historic properties: historic preservation, neighborhood conservation, and historic landmark. The references to historic zoning in the ordinance and design guidelines are to be understood as neighborhood conservation zoning overlay, or simply conservation zoning.

A. Design guidelines are criteria and standards which the Metropolitan Historic Zoning Commission must consider in determining the appropriateness of proposed work within a neighborhood conservation zoning district. Appropriateness of work must be determined in order to accomplish the goals of historic and neighborhood conservation zoning, as outlined in Article IX (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance:

1. To preserve and protect the historical and/or architectural value of buildings or other structures;

2. To regulate exterior design, arrangement, texture, and materials proposed to be used within the historic district to ensure compatibility;

3. To create an aesthetic appearance which complements the historic buildings or other structures;

4. To foster civic beauty;

5. To strengthen the local economy; and

6. To promote the use of historic districts for the education, pleasure, and welfare of the present and future citizens of Nashville and Davidson County.

I. INTRODUCTION

B. *By state law, all design guidelines for neighborhood conservation zoning overlays must comply with the* Secretary of the Interior's Standards for Treatment of Historic Properties*:*

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.*

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

4. *Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.*

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

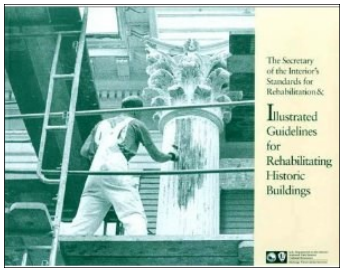
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means necessary.*

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future. The essential form and integrity of the historic property and its environment would be unimpaired.*

The full set of Secretary of Interior Standards may be found online at www.cr.nps.gov/hps/tps/standguide/



I. INTRODUCTION

A SHORT HISTORY OF BROADWAY

Built c. 1855, this is one of the oldest buildings on Broadway. The Federal Army used this building at 417-423 Broadway as Hospital Number Three during the Civil War.

The Broadway District, a small collection of fragile buildings, is one of Nashville's most significant links to its growth and commercial history. Visually, the district retains the scale and fabric of the late nineteenth century commercial main street it was in its heyday. No where else in downtown can the same combination of building styles and scale be found for more than a single block on both sides of the street.

Nashville, a river town, grew outward from the banks of the Cumberland. The Broadway District, beginning at First Avenue, earlier known as both Front and Wharf Streets, encompasses some of the oldest blocks of the city. Its buildings are predominantly brick, two- and three-story, late nineteenth and early twentieth century commercial structures. Several were built prior to the Civil War and were used during the city's occupation by the Union Army as hospitals; most have also withstood the overflowing of the Cumberland's banks.

View of lower Broadway c. 1900 showing street paving. The Merchants Hotel is shown in the distance.

Primarily a commercial area since the mid-nineteenth century, the business conducted in the district is significant to Nashville's history. Furniture stores were in business on lower Broadway as early as 1870, and by the turn of the century it had become a center of the trade. The district was also home to the hardware and feed and grain trades. The building at 401 Broadway, originally the Merchants Hotel, was built to accommodate the many business travelers in the area.

Lower Broadway looking west from Market Street, today's Second Avenue, in 1889. the rails of electric streetcars are visible in the street. Hardware, furniture, and clothing stores occupied the ground levels of buildings; in the upper levels were residences and offices.

The Ryman Auditorium, just north of Broadway on Fifth Avenue North, built in 1892 for evangelical religious services, became a premier site for cultural events by the end of the nineteenth century. Nationally-known performers and personalities as diverse as the Metropolitan Opera and Will Rogers appeared on its stage. But it is best known as the home of the Grand Ole Opry, which it became in 1941. The Grand Old Opry radio program, broadcast live from the stage of the Ryman, attracted new talent, thousands of fans, and music-related businesses, such as Ernest Tubb's Record Shop and Tootsie's Orchid Lounge. Elvis Presley, Loretta Lynn, Willie Nelson, and countless others saw their careers launched on the Ryman's stage and on the Midnight Jamboree, broadcast from Ernest Tubb's.

I. INTRODUCTION

In 1974, the Grand Ole Opry left the Ryman for a new venue as part of a major development in a suburban location. Broadway, already suffering from the general migration of downtown retail businesses to malls, declined further. National public outcry saved the Ryman from the demolition planned by its owners but could not prevent the neglect, abuse, and abandonment of the nearby buildings. Broadway became seriously blighted; adult entertainment businesses occupied many of the old brick buildings, and the area became a haven for vagrants. City leaders, notably Mayor Richard Fulton, a few strong business owners, and preservationists worked to reverse this downward movement. The Metro Historical Commission (MHC) moved into the Silver Dollar Saloon, at the corner of Broadway and Second Avenue North, in 1977, signaling the city's commitment to the revitalization of the area.

The Ryman Auditorium is an important anchor for the Broadway Historic District.

In 1980, the Broadway Historic District was listed on the National Register of Historic Places. The Metropolitan Development and Housing Agency (MDHA) offered façade loans at no interest to building owners who agreed to renovate using preservation guidelines. In 1983, *A Market and Design Study for the Broadway National Register Historic District* was completed to guide future development there.

Those were difficult years, but several businesses central to the life of the street continued to survive. Visitors from all over the world, aspiring musicians, and local people, attracted by the district's authenticity and character, came to hear and perform honky-tonk music; to buy furniture, musical instruments, western wear, and souvenirs; and to experience a unique environment.

Broadway is part of "The District" which also encompasses Second Avenue and Printers Alley. This area is a center for Nashville's tourism.

The past fifteen years have brought the reopening of the Ryman Auditorium as a performance venue, the construction of a city arena and other large developments, the establishment of The DISTRICT program to focus on downtown's historic areas, and an awakened life in downtown. Now known even more widely, Broadway is a vibrant urban neighborhood, with a mixture of uses and customers, and with most of its architectural fabric intact.

The future well-being of lower Broadway is important to all of Nashville. No part of our city is more historic, more tied to the river to which Nashville has been seeking to reconnect, than this small, fragile, human-scaled section of downtown. These buildings tell the authentic story of our city's development.

II. REHABILITATION

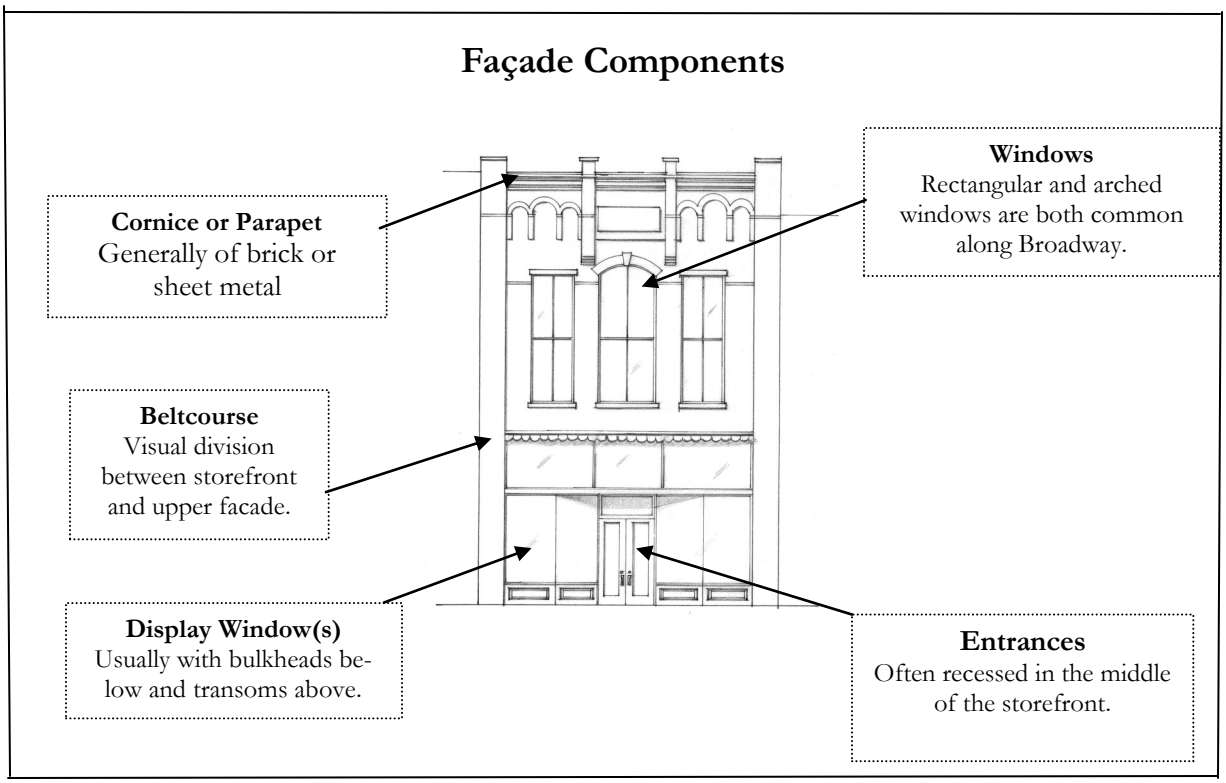
Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Illustrations and photographs are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one building or site may not be appropriate for another.

General Principles: Street Level Facades

Original street-level facades, including storefronts, doors and entryways, display windows, transoms, bulkheads, and pilasters and columns, should be retained, and if needed, repaired using historically appropriate materials and methods.

Replacements of street-level facades should be in keeping with the style and period of the building.

The use of contemporary materials for the replacement elements of street-level facades may be appropriate if they possess characteristics similar in scale, design finish, texture, durability, and detailing to historic materials and meet *The Secretary's Standards*. Replacement materials are appropriate if: the original materials no longer exist; the original material is unknown; or the new material possess characteristics similar in scale, design finish, texture, durability and detailing to the historic material.



II. REHABILITATION

A. Guidelines: Storefronts

1. Historic storefronts, their component elements, and other aspects of appearance including the original entrance configuration, plane, and recess should be retained.

2. Deteriorated or damaged storefronts or component elements should be repaired using historically appropriate materials.

3. If replacement storefronts or component elements are necessary, replacements should be compatible with the materials, composition, design, texture, and general appearance of the original. Replacements should use physical or photographic evidence to replicate the original appearance. If evidence is not available, the replacement storefront should use arrangement, features, materials, and proportions typically found on buildings of the same style and period of the building involved.

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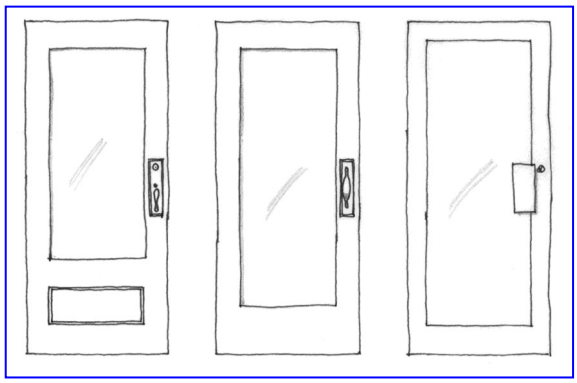
Historic storefronts such as this ca. 1930 design with Carrara glass at 409 Broadway should be retained and, if needed, repaired using materials that match the historic materials.

This modern storefront appropriately replicates the missing historic storefront through its incorporation of the typical storefront elements of a recessed entryway, wood-paneled bulkheads, clear glass display windows with wood frames, and clear glass transoms with wood frames.

II. REHABILITATION

These and other historic doors should be retained. If repairs are needed, materials such as wood or wood epoxy should be used so that they continue to have their historic appearance.



Appropriate replacement storefront door designs.

Appropriate modern doors at 320 Broadway.

B. Guidelines: Doors and Entryways

1. Original doors, entryways, and related elements should be retained.

2. Deteriorated or damaged doors or entryways should be repaired using historically appropriate materials.

3. If replacement doors are necessary, replacements should replicate the originals. If original doors do not remain, replacement doors should be of wood and the proportion of glass to door should be comparable to the proportion of display windows to storefront.

4. If doors or entrances do not conform to building or accessibility codes, the originals should be retrofitted to conform. If this is not feasible, replacement doors should be compatible with the original storefront. Variances to building codes may also be sought when the building meets the intent of the code requirements.

5. Glass used in replacement doors should be clear.

6. Generally, new entryways should not be introduced to public facades, unless needed for access to an upper floor or a secondary building use. If a new entrance is needed, it should be compatible with the style and period of the building.

II. REHABILITATION

C. Guidelines: Display Windows

1. Original display windows and their component elements should be retained.

2. Deteriorated or damaged display windows should be repaired using historically appropriate materials.

3. If replacement display windows are necessary, replacements should replicate the originals. If original display windows do not exist, replacements should be appropriate for the building's style and period.

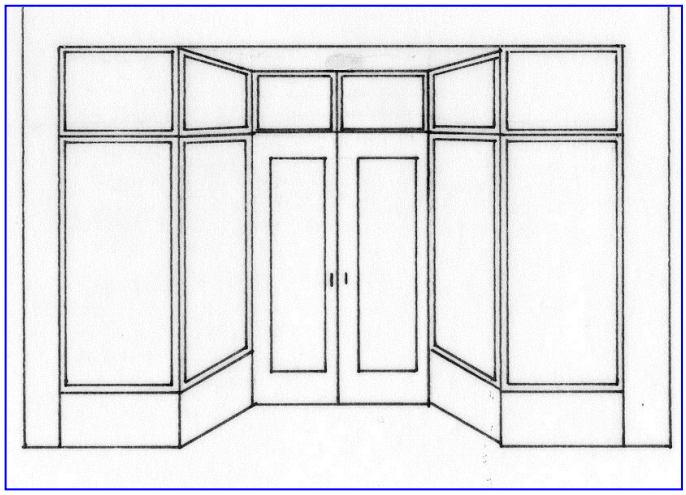
4. Appropriate replacement elements include individual or grouped single-light clear-glass panes and simple wood, copper, bronze anodized aluminum, or baked-enamel aluminum frames.

5. Glazing should be clear glass. Ornamental, frosted, spandrel, or stained glass display windows are not appropriate.

6. Display windows should remain visible and not be concealed or enclosed.

7. If privacy or shade other than that afforded by awnings is needed, interior shades or blinds are appropriate.

Original display windows like these at 409 Broadway should be retained and, if needed, repaired using materials that preserve their historic appearance.



New storefronts should have appropriately sized and configured display windows.

Modern display windows at this storefront are appropriate in their size, placement, clear glass and painted wood materials.

II. REHABILITATION

Historic transoms should be retained and preserved.

This modern transom on the Merchant's Hotel imitates multi-pane transoms of the turn of the century.

D. Guidelines: Transoms

1. Original transoms and their component elements should be retained.
2. Deteriorated or damaged transoms should be repaired using historically appropriate materials.
3. If replacement transoms are necessary, replacements should replicate the original. If original transoms do not exist, replacements should be appropriate for the building's style and period.
4. Appropriate replacement elements include single or multi-light clear-glass panes and simple wooded or metal frames.
5. Historic transoms should remain visible and not be covered or enclosed.

II. REHABILITATION

E. Guidelines: Bulkheads

1. Original bulkheads and their component elements should be retained.

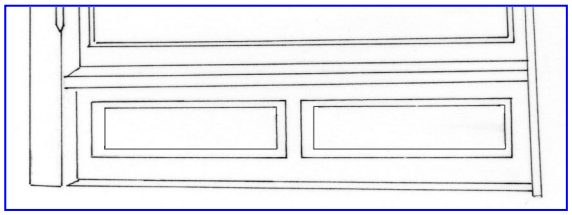
2. Deteriorated or damaged bulkheads should be repaired using historically appropriate materials.

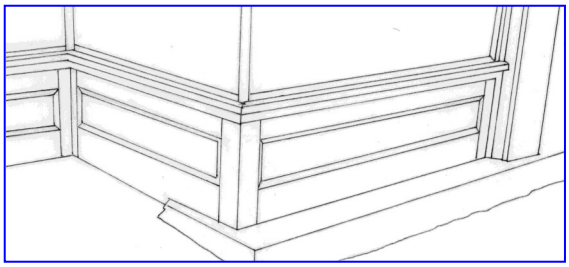
3. If replacement bulkheads are necessary, replacements should replicate originals. If original bulkheads do not exist, replacements should be appropriate for the building's style and period of construction.

4. Appropriate replacement elements include paneled and painted wood, brick, and metal.

5. Historic bulkhead materials should remain visible, not concealed beneath added materials.

Both the tile-covered and the Carrara-glass-covered bulkheads above are historic. These materials should be retained and preserved. If needed, they should be repaired using materials that allow them to retain their historic appearance.





Appropriate designs for frame bulkheads if original bulkheads are missing.

The painted, paneled wood is an appropriate modern bulkhead design.

II. REHABILITATION

These columns and capitols are historic and an important stylistic element. They and other historic columns and pilasters should be retained.

The cast-iron pilasters (left) at 200 Broadway are important structural and design elements to the building. The cast-iron columns (right) are historic and should be retained. The paint used on the left column is appropriate and a good maintenance measure. The column on the right awaits cleaning and painting.

The wood columns on this building should be preserved in future storefront rehabilitation.

F. Guidelines: Cast Iron, Wood Pilasters, and Columns

1. Original pilasters and columns should be retained.

2. Applying paint or another surface treatment is an appropriate preservation measure.

3. Deteriorated or damaged columns and pilasters should be repaired using historically appropriate materials.

4. If replacement pilasters or columns are necessary, replacements should replicate originals.

5. Appropriate replacement materials include wood, cast iron, and stone.

6. Owners are encouraged to replace pilasters and columns that were original to the building but have been removed.

II. REHABILITATION

G. Guidelines: Cornices

1. Original cornices and other detailing should be retained.

2. Deteriorated or damaged cornices or other detailing should be repaired using historically appropriate materials.

3. If replacement cornices are necessary, replacements should replicate the originals. If original cornices do not exist, replacements should be appropriate for the building's style and period.

4. Appropriate replacement materials include sheet metal and wood.

5. Owners are encouraged to replace cornices that were original to the building but have been removed.

The cornice at 422 Broadway is historic; it should be retained and remain visible. Painting is an appropriate treatment and protects its sheet-metal construction.

Some storefronts have their own cornices. These should also be retained and remain visible.

Owners are encouraged to replicate missing cornices where photographic or physical evidence exists. The rebuilding of the historic cornice on this building at 417-423 Broadway as shown below would restore an important design element to the street.

The section of the cornice on the right has deteriorated but originally matched the intact cornice on the left. The missing cornice should be rebuilt to match the existing cornice on the building.

417-423 Broadway in 1864 showing the original cornice at the roofline and pedimented cornices over the windows.

II. REHABILITATION

General Principles: Facades

Original façades and their component elements should be retained and, if needed, repaired using historically appropriate materials and methods.

Replacements to facades should be in keeping with the style and period of the building.

The use of contemporary materials for the replacement elements of facades may be appropriate if they possess characteristics similar in scale, design finish, texture, durability, and detailing to historic materials and meet *The Secretary's Standards*.

Interior changes that affect the exterior appearance of upper facades including changing original floor levels should be avoided.

The Broadway Historic District displays a rich variety of upper façade designs from the 19th and early 20th centuries.

II. REHABILITATION

H. Guidelines: Windows

1. Historic window openings, windows, and window surrounds should be retained.

2. Deteriorated or damaged window openings, windows, and window surrounds should be repaired using historically appropriate materials.

3. If replacement windows or window surrounds are necessary, replacements should replicate originals. If original windows do not exist, replacements should be appropriate for the building's style and period.

4. If the original windows are missing, replacement windows should use wood, anodized aluminum, or baked-on-enamel aluminum frames and should have single-light or multiple-light clear-glass panes to match the style and period of the building. Multi-light windows should use true or simulated divided lights with a spacer bar between the glass. Snap-in or between-the-glass muntins are not appropriate.

5. Steel windows should be replaced with steel or aluminum designs that replicate the appearance of the original window.

6. Window openings, surrounds, or other elements not original to a building should generally not be introduced to the public facades of the building. The installation of such window openings on the rear of the building may be appropriate.

This historic metal window should be repaired as needed and retained.

Original one-over-one arched window with sheet metal hood molding. Historic windows and window components should be preserved and retained.

This modern replacement window is an appropriate design for this building and has a wood frame, clear glass panes, and a double-hung four-over-four configuration.

II. REHABILITATION

Appropriate modern four-over-four sash replacement window.

7. Should storm windows be desired, their dimensions should match window dimensions in order to conceal their presence. Frames should be set within the window opening and attach to the exterior sash stop; if aluminum, they should have an anodized or baked-on enamel finish.

8. Self installed snap, clip or glue type muntins on windows are not permitted. Muntins set within the vacuum between glass panes on windows are not approved.

9. Window grilles and balcony rails are not appropriate window treatments. Shutters are only appropriate when they replace original wood shutters and should be operable.

The single-light arched clear-glass panes used in this modern replacement window are appropriate.

II. REHABILITATION

I. Guidelines: Walls

1. Original walls, including plane, openings, recesses, detailing, and ornamentation, should be retained.

2. Balconies should not be added to public facades.

Original façade walls should be retained without the addition of balconies or other non-historic building elements.

Property owners are encouraged to rebuild missing façade elements such as the bay windows removed on the second and third floors of 200-204 Broadway.

Preserve and maintain historic masonry.

The Baxter Building before (above) and after (below) it was chemically cleaned to restore the original brick surface.

II. REHABILITATION

J. Guidelines: Brick, Stone, and Other Masonry

1. Historic masonry (brick, stone, and terra cotta) should be retained.

2. 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.

3. Silicone-based water sealants are not recommended for use on historic masonry.

4. Historic masonry should remain visible and not be concealed or obscured.

5. Deteriorated or damaged brick and stone should be repaired with materials that match the original.

6. Repointing with a hard (Portland cement) mortar is destructive to historic brick and masonry. Flexible mortar, made from mixing hydrated lime cement and natural sand, should be used when repointing is necessary.

7. Mortar used in repointing should match the historic mortar in width, depth, color, raking profile, composition, and texture.

8. Bricks should be the same color and size as those of the historic wall and should be laid, jointed, tooled, and mortared in the same *Bricks should be a similar texture to historic bricks.*

II. REHABILITATION

9. The guidelines for paint should be followed for work to brick, stone, and other masonry.

Historic masonry should not be concealed or obscured.

The replacement bricks and brickwork in the lower left portion of this building façade used appropriate bricks, laying pattern, joinery, tooling, and mortaring.

II. REHABILITATION

Decorative brick corbelling frames this window.

K. Guidelines: Decorative Elements

1. Original decorative elements such as cornices, brick corbelling, arches, brackets, and detailing should be retained without alteration.

2. Deteriorated, damaged, or missing decorative elements should be repaired using historically appropriate materials. Replacement of decorative elements that are missing or unable to repaired and located on upper facades may use modern materials if the material matches the original in design, texture and workability.

3. Owners should not add decorative elements to a building, unless there is physical or pictorial evidence.

Historic cast concrete highlights the American Bank Building at 301 Broadway.

4. Decorative or ornamental detailing should not be added to buildings unless there is physical or photographic evidence that shows the detailing was original to the building. New designs should be appropriate to the style and period of the building.

II. REHABILITATION

L. Guidelines: Roofs and Chimneys

1. Historic roofs, chimneys, and related elements should be retained.

2. Guidelines for brick and mortar should be followed for chimney maintenance.

3. Deteriorated or damaged roofs and chimneys should be repaired using historically appropriate materials and methods.

4. Guidelines for brick and mortar should be followed for chimney repair.

5. If replacement roofs or chimneys are necessary, replacements should be appropriate for the building's style and period.

These and other historic chimneys should be retained. They are also appropriate models for replacement chimneys.

The flat rooflines of these buildings are typical of district buildings. If roof repairs or replacements are required, the historic roofline appearance should be retained.

II. REHABILITATION

The gabled pitch of this roof is unusual in the district. Its historic pitch and appearance should be retained.

Mechanical units should be sited on rear facades.

L. Guidelines: Roofs and Chimneys

6. Appropriate roof coverings include standing seam metal, composite asphalt, rolled roofing, and rubber membrane roofing. Most rooflines in the Broadway district are flat or sloped while a small number retain original gable roof forms. These roof forms should not be altered unless based on historical documentation.

7. Rooftop locations concealed from pedestrian view are appropriate places for climate control and other mechanical systems. Mechanical systems should be located at the rear façade and screened.

II. REHABILITATION

General Principle: Paint

The painting of wood and metal surfaces is not reviewed by the MHZC. Unless needed to cover mismatched or damaged masonry, or as a preservation measure for pitted brick, masonry not previously painted or stained should remain unpainted and unstained. The painting and staining of masonry (brick and stone) are reviewed by the MHZC.

II. REHABILITATION

This painted brick façade is part of the historic character of 422 Broadway; its painted exterior surface should be retained and maintained.

Unpainted stone and brick should remain unpainted unless it was historically painted or if painting becomes needed to preserve the materials.

M. Guidelines: Paint

1. Building owners are encouraged to remove paint from masonry. Gentle, non-abrasive chemical cleaning is an appropriate way to remove paint. The exceptions to this guideline are two brick buildings which were historically painted; Tootsies Orchid Lounge at 422 Broadway and Acme Feed at 101 Broadway.

2. Painting of stone and brick is generally not appropriate.

3. 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 brick color approximating the original color of the building's brick should be used.

4. Historic painted signage on exterior brick walls should be maintained.

5. Brick sealers are not recommended for exterior brick as it may cause damage to the brick face over time.

II. REHABILITATION

Masonry painted for preservation purposes should use a brick-colored paint.

These and other historic painted exterior brick wall signage should be preserved.

II. REHABILITATION

General Principle: Rear Elevations

Rear elevations are service-oriented, and are an appropriate place for infrastructure elements such as gutters and downspouts, mechanical systems, and fire stairs. Despite their less public nature, original materials and features should be preserved and maintained.

II. REHABILITATION

N. Guidelines: Rear Elevations

1. Generally, original materials and features on rear elevations should be preserved and maintained.

2. The appearance of rear elevations can be enhanced through the screening of infrastructure elements and the use of signage and awnings.

3. Rear elevations are appropriate locations for mechanical systems, meters and fire stairs.

Rear elevations are traditional locations for mechanical units, gutters and downspouts and secondary entrances.

II. REHABILITATION

Downspouts on front or side facades should be painted to blend with the paint or masonry color.

Downspouts should channel water away from the building foundation.

O. Guidelines: Gutters and Downspouts

1. Generally, gutters and downspouts should not be located on the public façades of buildings. Such elements should be installed on the rear elevations of buildings.

2. The installation of gutters and downspouts should not result in the removal or obstruction of historic building elements.

II. REHABILITATION

P. Guidelines: Mechanical Systems

1. Equipment such as condensers, air conditioners, meters, and conduits should not be visible from the street. Rear elevations and roof locations that are not visible from the public rights-of-way are appropriate locations for this equipment.

2. The installation of mechanical systems should not result in the removal or obstruction of historic building elements.

3. Landscape elements such as fencing or low masonry walls should be used to shield ground-level equipment from view and still allow service access.

Mechanical units and appurtenances such as satellite dishes should be sited at rear facades.

II. REHABILITATION

Fire escapes should be sited at rear facades.

Q. Guidelines: Fire Escapes

1. Fire escapes should be located on rear elevations. Their installation on public facades is not recommended.

2. Fire escapes may be either open or enclosed as required by fire codes.

3. If enclosed, their surfaces should be of wood siding, brick veneer, or stucco.

4. If open, they should be of metal or wood.

II. REHABILITATION

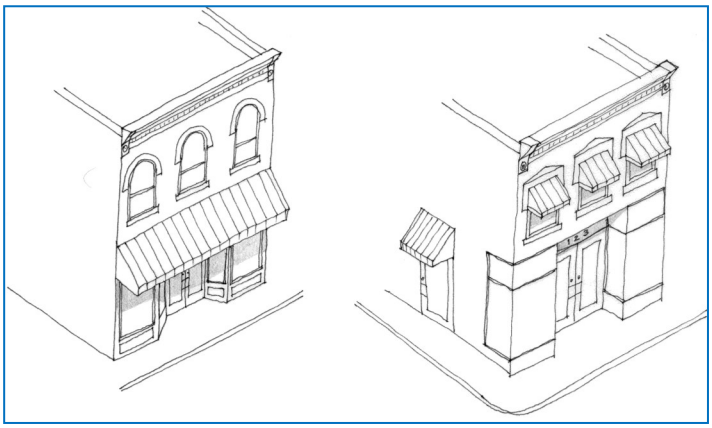
General Principle: Awnings and Canopies

Awnings were historically common in the Broadway district for both storefronts and upper façade windows. The installation of appropriate awnings is encouraged.

Awnings are appropriate when located within existing window and storefront opening and are consistent with the overall character of the building in terms of type, size, placement, color, and material.

Canopies, including marquees, may be appropriate if such design is architecturally compatible with the overall storefront design in terms of size, location, color, and material, and does not detract from the character of the building.

II. REHABILITATION



The placement of these awnings above the storefront transom, above an existing secondary entrance, and above existing upper façade windows is appropriate.

The placement, above the storefront and transom, and shed form of this awning are appropriate. Likewise, its opaque construction material is appropriate. As illustrated, awnings may include graphics or signage.

R. Guidelines: Awnings

1. Awnings should be placed in locations historically used for awnings and should not obstruct transoms, columns, cornices, or other architectural features. Appropriate storefront placement is across the storefront above the transom.

2. Awnings may be fixed or retractable.

3. Storefront awnings should project no more than seven feet from the building and should cover no more than one-third of a storefront window display height.

4. The most appropriate design for awnings is a shed form. The use of shed awnings for upper façade windows is also appropriate. Curved forms are not appropriate, unless there is historical evidence for their use on a building.

5. Awnings may contain graphics or signage, but may not be backlit. Spotlighting of awnings from above is appropriate.

   Signage is appropriate on either the slope or valance but not both locations at the same time. Graphics are not appropriate on the sides.

6. Opaque canvas, cotton duck, or similar natural materials are appropriate for awnings. Plastic or vinyl awnings should not be used.

II. REHABILITATION

S. Guidelines: Canopies

1. Canopies should not obscure windows or architectural details.

2. Canopies should be constructed of materials compatible with the storefront of the building, such as metal and wood.

3. Lighting and signage on canopies shall be consistent with guidelines for signage and awnings.

Canopies should not obscure openings or architectural details. They should be constructed of materials compatible with building materials, such as metal and/or wood.

II. REHABILITATION

General Principle: Lighting

Light fixtures should be as simple and unobtrusive as possible.

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.

2. Light should be directed toward the façade instead of outward. Building facades may be illuminated through uplights mounted above the storefront cornice.

3. Dark metals are appropriate materials for light fixtures.

4. Concealed, indirect, or spot lighting is appropriate for exterior signage. Visible fluorescent bulbs are not appropriate.

The simple design, inward direction of the light, and dark metal construction of this light fixture make it appropriate.

III. NEW CONSTRUCTION

General Principles: New Construction

These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public rights-of-way.

The public facades – street related elevations – of proposals for new buildings shall be more carefully reviewed than other facades.

New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

Because new buildings usually relate to an established pattern and rhythm of existing buildings, the dominance of that pattern and rhythm must be respected and not disrupted.

New buildings must be constructed to a height that is compatible with the height of adjacent buildings.

Reconstruction of a historic building which no longer exists may be appropriate if it meets these criteria: it was formerly located on the site on which the reconstruction is proposed; it contributed to the historic and architectural integrity of the area; it was compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the site; and pictorial documentation supports its accuracy.

It is important to note that while emphasis is placed on respecting historic resources, change is inevitable. New construction should respect the traditional design context of Lower Broadway.

III. NEW CONSTRUCTION

A. Guidelines: Height

1. Infill buildings which directly front on Broadway shall not exceed a height greater than 65 feet or 5 stories. Infill buildings which directly front on Broadway may rise an additional 15 feet (80 feet total or 6 stories), if the additional portion is set back a distance of 30 feet from the main façade of the building.

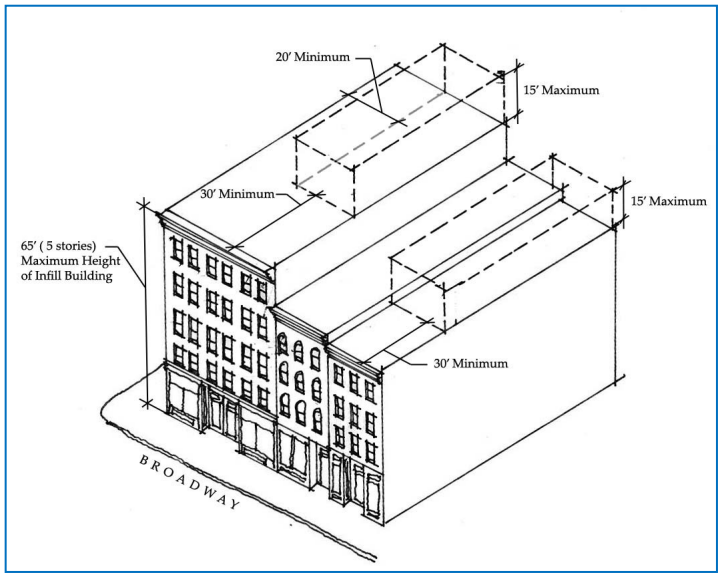
2. Infill buildings which are constructed on corner lots facing Broadway may rise an additional 15 feet (80 feet total or 6 stories), if the additional portion is set back at a distance of 30 feet from the main façade of the building and 20 feet from the secondary street.

3. Infill buildings which directly front on First, Second, Third, Fourth and Fifth Avenues and are a minimum of 150 feet from the right-of-way of Broadway shall not exceed a height greater than 80 feet total or 6 stories.

4. Infill buildings which directly front on First, Second, Third, Fourth and Fifth Avenues and are a minimum of 200 feet from the right-of-way of Broadway shall not exceed a height greater than 90 feet or 7 stories.

5. Infill buildings shall be a minimum of 30 feet or 2 stories in height.

6. Infill buildings which are constructed within 150 feet of a registered National Historic Landmark shall be subordinate in height to the National Historic Landmark property.



Appropriate height for infill construction and rooftop additions fronting Broadway.

III. NEW CONSTRUCTION

Appropriate scale for new construction.

B: Guidelines: Scale

1. The size of a new building, its mass in relation to open spaces, and its windows, doors, openings, and appurtenances should be visually compatible with the surrounding buildings.

2. In the event that multiple lots or parcels are assembled within the historic district, buildings shall be designed to be compatible with the adjacent structures. Existing traditional and historic buildings are 20 to 50 feet wide and 100 to 150 feet deep. New structures should employ design techniques to break the facades along the right-of-way into multiple vertical elevations as previously described.

3. All new buildings should have a base, middle, and cap. Traditionally, buildings were composed of these three basic elements. Adhering to this form will help reinforce the visual continuity of the area.

4. The first floor height shall be a minimum of 16 feet from finished floor to finished floor. Upper floor heights should appear to be similar to historic structures in the district.

III. NEW CONSTRUCTION

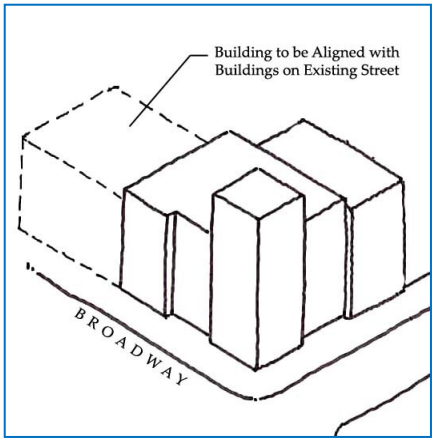
C: Guidelines: Setback and Rhythm of Spacing

1. The setback from the street and side property lines established by adjacent or contiguous buildings shall be maintained. When a definite rhythm along a street is established by uniform lot, building width, or bay patterns within a building façade, infill buildings should maintain the rhythm.

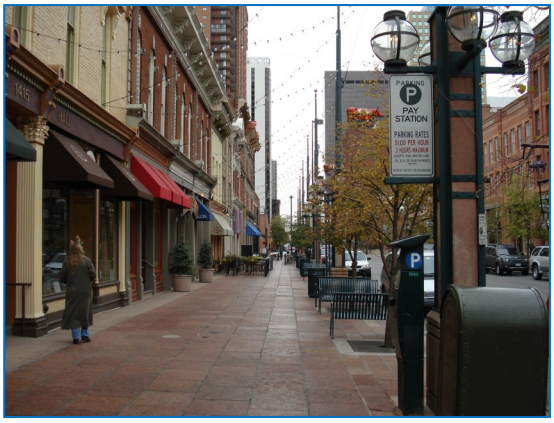
2. New buildings should be constructed in line with adjacent historic structures. Corner buildings should avoid setbacks or open corner plazas that disrupt the continuity of the street wall.

3. New buildings shall front 100% of the primary street and, where applicable, a minimum of 85% of the secondary street.

The infill building on this block appropriately maintained the established setback and rhythm of spacing.



Appropriate model for the alignment of new construction.



New construction should maintain the continuity of street walls.

III. NEW CONSTRUCTION

The roof shapes for new construction should mimic the roof shapes of existing buildings. On this block, as is typical for the district, appropriate roof shapes are flat or very slightly sloped.

New corner buildings must maintain existing fenestration patterns similar to existing historic buildings

D: Guidelines: Roof Shape

1. The roofs of new buildings shall be visually compatible with the roof shape and orientation of surrounding buildings.

2. The roof forms of buildings within the district are typically flat or have a gentle slope behind a parapet wall.

III. NEW CONSTRUCTION

E: Guidelines: Proportion and Rhythm of Openings

1. The relationship of width to height of windows and doors and the rhythm of solids-to-voids in new buildings shall be visually compatible with the surrounding buildings.

2. The design of the street level of new buildings is crucial in establishing the commercial vitality. At least 80% of the street level façade of a new building shall be transparent (i.e., doors and windows) to provide visual interest and access for the pedestrian. This guideline is most important on Broadway where most of the buildings have commercial ground floor storefronts.

3. Define a clear primary entry. Doorways on primary facades shall appear similar to those used historically. The primary entrance should be defined with a canopy or other architectural feature.

4. Upper floor windows should be at least twice as tall as they are wide.

   Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

5. Door and window openings should be recessed on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.

6. On corner buildings, glazing shall turn the corner facing the secondary street a minimum of one structural bay or 16 feet, whichever is the greater. (See images on opposite page.)

Appropriate vertical rhythm and window alignment is shown on this new building to the left. The building on the right has an appropriate amount of transparency.

Appropriate proportions for upper-floor windows.

These historic precedents established a pattern of recessed door and window openings; the pattern should be maintained in new construction.

III. NEW CONSTRUCTION

The recent building pictured on the right appropriately used materials similar to those of its neighbors in its maroon brick construction, wooden window sashes, clear glass window panes, and wooden storefront.

F: Guidelines: Relationship of Materials, Texture, Details, and Material Color

1. The relationship and use of materials, texture, details and material colors of a new building's public facades shall be visually compatible with or similar to those of adjacent buildings, or shall not contrast conspicuously.

2. Masonry materials were primarily used in the historic district, and should continue to be predominant. Contemporary materials may be used if they possess characteristics similar in scale, design, finish, texture, durability, and detailing to historic materials and meet *The Secretary's Standards*. Exterior Insulation Finish Systems and vinyl are not appropriate exterior materials.

3. Wood, brick, stone, and metal were used for window, door and storefront surrounds and should be used for new buildings.

4. Storefront façade materials may vary in keeping with the materials of the existing buildings. Stone, glazed tile, painted wood, and brick are all appropriate materials.

5. Tinted glass, reflective glass, or colored glass may not be used for windows.

6. Large expanses of featureless materials are not appropriate.

7. The color of new building materials should be compatible with historic buildings within the district.

III. NEW CONSTRUCTION

G: Guidelines: Orientation

1. The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible.

2. Primary building entrances shall be oriented to the primary street.

The new building below was constructed in the space shown above. Its orientation and setback s similar to the buildings that flank it. Its façade fronts Broadway it and possess a recessed entryway.

III. NEW CONSTRUCTION

H: Guidelines: Additions to Existing Buildings

1. Additions to existing buildings should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting. Additions to historic buildings should be minimal. Additions normally not recommended on historic structures may be appropriate for non-historic buildings, if the addition will result in a building that is more compatible with the district.

2. Rooftop additions should not exceed one story (or 15') in height and should be set back a minimum of 30 feet from the main façade of the building and 20 feet from the secondary street if it is a corner building.
   Rooftop railings should set back from each street facing wall by 8'.
   Railings should not be used to support additional elements such as speakers, lighting, plants or signage.
   In locations where railings are visible from the street, the materials should minimize the impact of the railing. Materials such as butt-joint glass or horizontal steel cable, may be appropriate.

3. Additions should not obscure or contribute to the loss of historic character-defining features or materials.

III. NEW CONSTRUCTION

I: Guidelines: Parking/Parking Structures, Plaza, Arcades, Landscape and Open Space

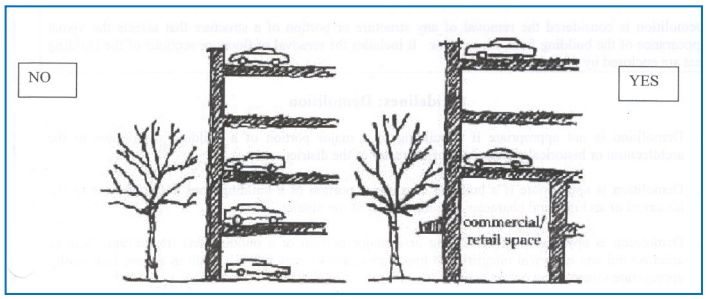
1. Parking, parking structures, plazas, arcades, landscape and open space may be appropriate components of new construction when the design of such development contributes to the overall character of the district and the streetscape, and the new construction is consistent with the design guidelines for new construction.

2. Parking structures should be wrapped with retail space or other active use along the street edge.

3. Curb cuts are not permitted on Broadway, and vehicular access should occur at the alley on properties that abut alleys.

4. All applicable guidelines for new construction shall be followed for parking structures.

5. Removal or demolition of existing historic buildings, or portions of buildings, to create a plaza, arcade, or open space is not appropriate.



Parking added to the historic district should have commercial retail space on the first floor.

IV. SIGNAGE

INTRODUCTORY PROVISIONS

Intent

The purpose of these regulations is to preserve the historic character of the overall district and individual historic buildings follow the basic principles and guidance of the "Downtown Codes Sign Standards" as adopted 1/30/2013. The "Downtown Codes Sign Standards" breaks signage guidance up by "street types." The Broadway Historic Preservation Zoning Overlay closely follows the guidance for "Pedestrian Street" type.

Applicability

- These sign regulations apply to all properties within the Broadway Historic Preservation Zoning Overlay.
- Signage that is cut into the face of the building is prohibited.
- Signage located on the interior of a building or attached to the inside of glass windows is not reviewed.
- Sandwich board signs and 3-dimensional sidewalk signs that are brought into the building at the close of each business day shall not be reviewed by the MHZC but may require review by Public Works.
- Historic signage should be retained. Removal of historic signage may take place as a Modification.

Sign Permit Applications

Applications for sign permits shall be made with and reviewed by the Metro Historic Zoning Commission (MHZC). All sign applications that do not involve Modifications shall only require MHZC administrative approval.

Common Sign Plan

A common signage plan regulates signage for multiple businesses or tenants within one building or complex. A common sign plan is mandatory for all new developments and sign Modifications.

- A common signage plan shall provide for consistency among signs with regard to at least four of the following: materials; location of each sign on the building; sign proportions; color scheme; lighting; lettering or graphic style.
- The common signage plan shall establish an allowable area of signage for existing and future tenants with regard to all allowed sign types.
- The common signage plan shall indicate existing nonconforming signs as well as the amount and locations of on-premise signage to be allocated to each tenant under the new plan.

MODIFICATIONS

Sign Permit Modifications

Requests for modifications to sign standards are reviewed by the Metro Historic Zoning Commission. If the property is also within a MDHA redevelopment district, approval from the MHZC is all that is needed. Two additional types of Modifications for signage related permits may be requested and are outlined below.

Modifications for Exceptional Design

Creative signage that does not fit the specific regulations of these guidelines may be considered by the MHZC, based on its merits, as they relate to all of the following design criteria:

- Architecture
- The configuration or location of the building or property
- Building scale
- Legibility
- Technical competence and quality in design, construction and durability

Applications for this type of Modification require submittal of a common sign plan for the property in question. Approval of any related structure (i.e. canopy) will require review by all applicable agencies. Exceptional design modifications shall

IV. SIGNAGE

not permit electronic changeable copy where it is otherwise not permitted.

Modifications for Tourist-Oriented Businesses

Tourist-oriented businesses within DTC zoning may receive Modifications to allow greater sign area and use of digital technology. To qualify as a tourist –oriented business a business shall:

- Have a minimum permanent fixed seating capacity of 500; and
- Offer lawful activities or services to the general public of cultural, historical, recreational, educational, or entertainment purposes.

Applications for this type of Modification require submittal of a common sign plan for the property in question. Approval of any related structures (i.e. canopy) will require review by all applicable agencies. Tourist-oriented business Modifications shall be reviewed according to the design criteria listed under Modifications for Exceptional Design, in addition to the following:

- Large electronic or illuminated signs shall not adversely impact residential or hotel uses.
- All signs shall conform to the lighting standards of the DTC.
- See section on changeable copy for additional information on changeable copy.

RIGHT OF WAY ENCROACHMENTS

Where a sign is proposed to encroach into the public right-of -way an application shall be made with the Public Works Department in addition to the sign permit application with the MHZC. Both applications shall include the requirements of the Public Works Department available at their website: www.nashville.gov/Public-Works/Developer-Services.aspx, in addition to the MHZC submittal requirements.

NON-CONFORMING SIGNS

Sections 17.40.660 and 17.40.690 of the Metro Zoning code apply. This section further clarifies them.

Building Signs

A sign shall be brought into compliance with the provisions of these design guidelines if a sign permit is required to rebuild the sign. This does not include a panel change in a non-conforming cabinet sign, which shall be permitted.

Ground Signs

An existing ground sign may change the face or panel of a sign that does not meet the area or height standards within these design guidelines. However, in no instance shall there be an increase in the degree of nonconformity. All new panels shall conform to all illumination standards therein.

A sign shall be brought into compliance with the provisions of these design guidelines if at any time the sign is altered, repaired, restored or rebuilt to the extent that the cost exceeds fifty percent of the estimated replacement cost of the sign (in current dollar value). All permits within any six consecutive calendar months shall be aggregated for purposes of measuring the fifty percent standard.

All Signs

If the alteration or repair is caused by involuntary damage or casualty, the design may be altered or repaired to its pre-damaged condition.

Repair and Maintenance

A sign may be removed or taken off-site for repair and maintenance. The sign must be returned to the original location within 90 days of removal.

IV. SIGNAGE

Allocation of Sign Area

The maximum sign area for each type of sign is established in the following tables. Specific requirements for each sign type are shown on the subsequent pages.

For each cell in the table, there is a maximum allowed sign area that may be utilized with any combination and any number of signs associated with that cell, unless otherwise noted.

The measurements for "linear feet" shall be at grade.

Historic Signage Policy-adopted by MHZC on 11/18/15: *In order to encourage the preservation of historic signs, a building that has a historic sign that comes close to or exceeds the allotment, and the building needs to promote an additional tenant or tenants, the building may have an additional fifteen square feet (15 ft²) more than the maximum allowed for the primary façade, if all other requirements of the design guidelines are met. Historic signs include: The only remaining historic signs are: the wall sign at Acme Feed (101 Broadway), wall sign at Lawrence Record Shop (409 Broadway), projecting sign at Ernest Tubb Record Shop (417 Broadway), projecting sign at Robert's Western World (416 Broadway) and projecting sign at Paradise Park (411 Broadway), that is the subject of this proposal.*

Building Signs

Wall Sign Awning Sign Canopy Sign Projecting Sign	1.5 square foot of sign area per 1 linear foot of building façade or 36 square feet, whichever is greater. When a projecting sign is used on the building, an additional 0.50 square feet of sign area per 1 linear foot of building façade shall be permitted, for a total 2 square feet per 1 linear feet of building façade.
Shingle Sign	9 square feet per sign

Ground Signs

Monument Sign	24 square feet

Skyline Signs—area determined by average height to of building

75' to 100'	480 square feet
101' to 200'	600 square feet
201' and taller	720 square feet

IV. SIGNAGE

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IV. SIGNAGE

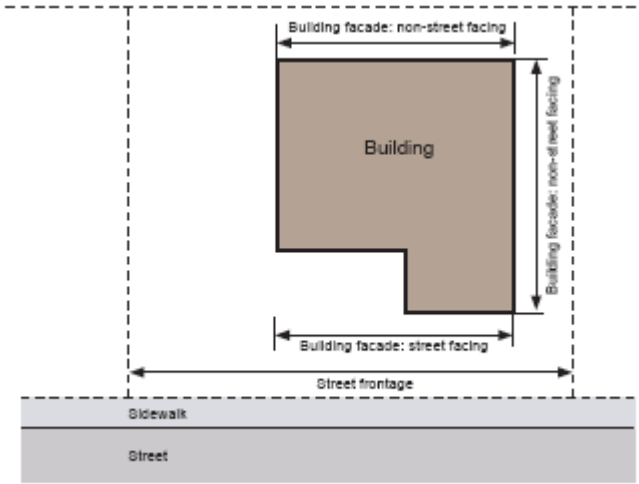
GENERAL STANDARDS

Materials

All permanent, on-premises signs shall be constructed of a rigid, weatherable material such as hard plastic, wood, MDO plywood, aluminum, steel, PVC, glass, fiberglass and or Plexiglass. On-premises permanent signs shall not be constructed of nonrigid materials including, but not limited to, vinyl, fabric, canvas, or corrugated plastic. The provisions of this subsection shall not apply to approved, permitted canopies, awnings and porticoes.

Building Façade and Street Frontage Measurement

In determination of number of stories of a building, rooftop additions shall not be considered within the number of



stories.

OTHER SIGN TYPES

Non Street Facing Signs

Non street-facing building facades and alley frontages, not otherwise regulated, are allocated 1 square foot of sign area per 1 linear foot of building façade, to a maximum of the sign area permitted for the primary street frontage.

This includes lots adjoining open spaces, pedestrian walkways, or parking areas. Ground signs are not permitted on non-street facing building facades or alley frontages.

Temporary Signs

Temporary signs shall follow the standards of 17.32.060.

Painted Signs

All painting of masonry, whether for signage, to change the color of the building, or for artwork shall be reviewed by the MHZC. (Please see section on "walls" for guidance on painting a masonry building.) Painted signage may be considered by the MHZC as modification, based on the following design criteria:

- Should only be added to rear elevations or exposed upper secondary elevations and should not cover transoms, columns, cornices, decorative elements, openings and architectural features or require the enclosure of openings.
- Painted on main facades or the first level of buildings are not appropriate.
- Generally, a painted sign should not be more than 125 square feet in size.
- Painted signs should serve as a sign for the current occupant(s) and should not advertise off-site businesses or products.
- Generally, painted signage should not have lighting; however, if lighting is necessary, it should be between one and two gooseneck lights or another type of light that can be hidden by an architectural feature. Metallic, fluorescent and day-glow paints are not appropriate.

Auto-oriented Canopy/Awning Signs

The allocation of signage for auto-oriented canopies and awnings shall be measured as wall signs and shall only be used on the canopy/awning. See the section for Canopies and Awnings for information on the design of canopies and awnings.

IV. SIGNAGE

Parking Lot Signs

A pole-mounted projecting sign is allowed for surface parking lots with no associated building. One sign per street frontage is allowed. The maximum size shall be 36 square feet per sign. The side of the sign shall be attached to the pole and the pole will be considered the "building façade." All projecting sign standards shall apply; parking lot signs shall follow the standards of a 1-story building.

KEEP IN MIND

- There is no limit to the number of Building Signs per property, with the exception of neon signs.
- Sign entitlements are limited only by the total amount of square footage allowed on the property, the maximum sizes of signs and the required placement of signs, with the exception of neon signs.
    - For example, if a building is allowed 100 sq. ft. of Building Signs, that can be use in one 100 sq. ft. sign or in five 20 sq. ft. signs. The only limit is the maximum dimensions of the sign type.
- Non-street facing facades are allowed signs.
- Contact the MHZC with questions.

IV. SIGNAGE

Building Sign: Wall Sign

Description
A wall sign is a building sign that is attached flat to, or mounted away from but parallel to, the building façade.

A wall sign may be painted on the building façade, in some instances, as a modification.

General Provisions

- A wall sign shall be located lower than the window sills of the top floor for multi-story buildings.
- No portion of a wall sign may extend above the roof line or above a parapet wall of a building with a flat roof.
- No portion of a wall sign may extend above the lower eave line of a building with a pitched roof.
- A wall sign cannot cover windows or architectural details.
- An exposed raceway shall be finished to match the background wall or be integrated into the overall design of the sign.
- A wall sign can be externally or internally illuminated in accordance with the section on Illumination.

Design Standards

A Overall area allocation (max)	(see allocation of sign area)
B Projection (max)	2 inch OR 13 inches for internally lighted or neon signage
C Exposed Raceway height	50% of the letter height, OR if the Raceway is used as the sign background, the Raceway may extend 3 inches beyond the largest part of the sign.

Refer to Illumination section for additional raceway standards and permitted locations.

Example of raceway incorporated as sign background

IV. SIGNAGE

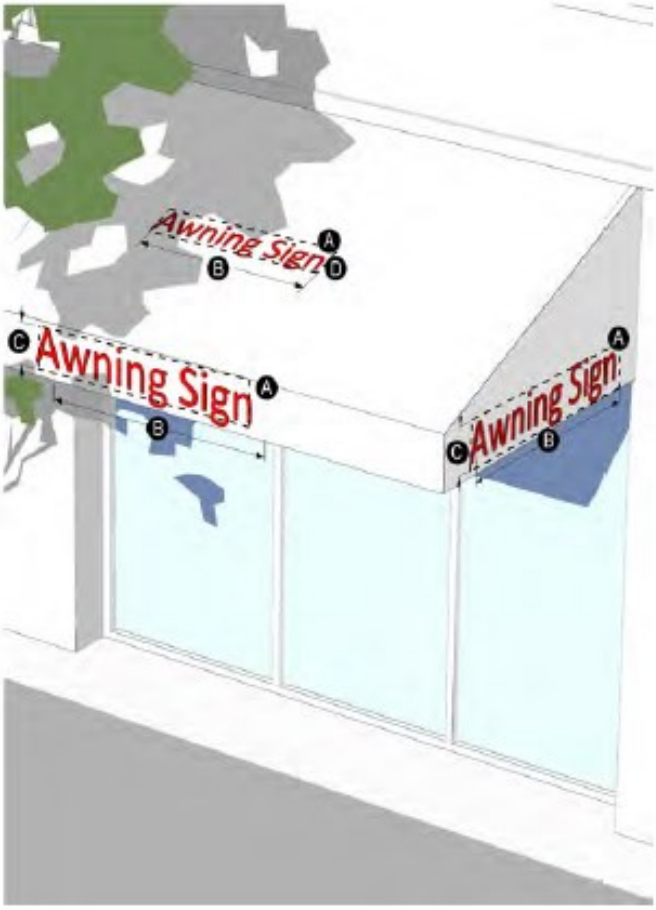
Building Sign: Awning Sign

Description

Awning Signs are a type of building sign. Graphics and symbols are painted, sewn or otherwise adhered to the awning material as an integrated part of the awning itself.

General Provisions

- Only awnings on first and second story windows may contain signs.
- A maximum of one sign is allowed per awning face.
- An awning sign may only be externally illuminated.
- See the Awnings section of the design guidelines for additional information on the design of awnings.
- An awning sign cannot cover architectural details.



Design Standards

A Overall area allocation (max) (see allocation of sign area)

B Sign Width 75%
(max % of awning width/depth)

C Height of text and graphics on valance 2 feet
(max)

D Max area of sloping plane covered by sign 50%

IV. SIGNAGE

Building Sign: Canopy Sign

Description
A canopy sign is a type of building sign that is attached above, below or to the face of a canopy.

General Provisions

- A canopy sign cannot extend outside the overall length or width of the canopy. However a canopy sign may extend above or below the canopy provided the sign meets all other design standards.
- Maximum of one sign per canopy face.
- Raceways are permitted for signs extending below or above the canopy.
- A canopy sign can be externally or internally illuminated in accordance with the Illumination section.
- Cabinet signs are not permitted as canopy signs.
- A canopy sign cannot cover architectural details.

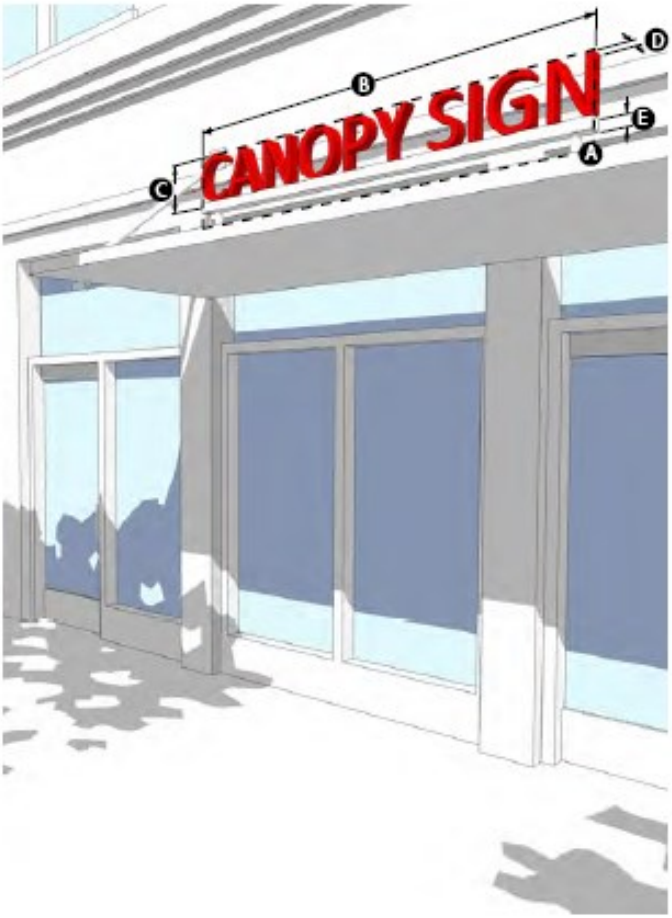
See the Awning/Canopy section of the design guidelines for additional information on the design of canopies.

- This definition does not include freestanding canopies over fuel pumps.

Design Standards

A Overall area allocation (max)	(see allocation of sign area)
B Sign Width	75%
C Height of text and graphics (max)	2 feet
D Depth (max)	13 inches
E Exposed Raceway height (max)	50% of the letter height OR if the Raceway is used as the sign background, the Raceway may extend 3 inches beyond the largest part of the sign.

Refer to illumination section for additional raceway standards and permitted locations.



IV. SIGNAGE

Building Sign: Projecting Sign

Description

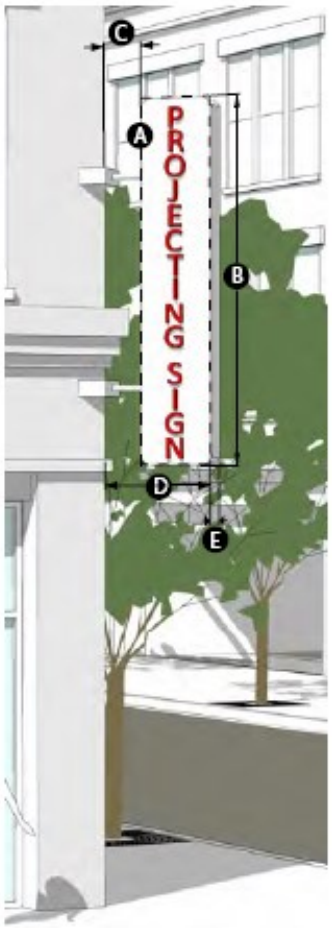
A projecting sign is a type of building sign that projects outward from the façade, typically at a ninety degree angle. Projecting signs are typically, but not always, vertically oriented and generally mounted above the first floor.

General Provisions

- A projecting sign must be located at least 25 feet from any other projecting sign. When building width prohibits adherence to this standard, flexibility shall be permitted through Modification to be reviewed by staff.
- A projecting sign may be erected on a building corner when the building corner adjoins the intersection of two streets. Allocation of sign area from both streets may be used, however, in no case shall the sign exceed the maximum dimensional standards below.
- A projecting sign shall be located below the windows sills of the third story.
- The top of a projecting sign shall not extend above the building eave or top of parapet.
- A projecting sign can be externally or internally illuminated in accordance with the Illumination design guidelines.
- Projecting signs that are 3-dimensional may be permitted through a modification.
- A projecting sign cannot cover windows or architectural details.

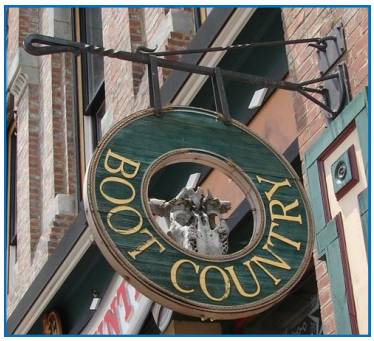
Design Standards

A Overall area allocation (max)	(see allocation of sign area)
B Height (max)	
1 story buildings	10 feet
2 and 3 story buildings	16 feet
4 or more story buildings	20 feet
C Average spacing from façade (min)	1 foot
D Projection Width (max)	6 feet
E Depth of Cabinet (max)	2 inch or 18 inches for internally lighted or neon signage



IV. SIGNAGE

Building Sign: Shingle Sign



Description
A single sign is a smaller building sign that projects outward, typically at a ninety degree angle, and hangs from a bracket or support that is located over or near a building entrance.

General Provisions

- Signs shall be located within 8 feet of an active pedestrian building entrance. This does not include service entries or entries that primarily remain locked.
- An active pedestrian entrance at the corner of a building is allowed signs on both streets.
- A shingle sign shall be located below the window sills of the second story.
- A shingle sign shall not be internally illuminated.
- A shingle sign cannot cover windows or architectural details.

Design Standards

A Area (max)	9 square feet
B Height (max)	3 feet
C Spacing from façade (min)	6 inches
D Width (max)	3 feet
E Depth (max)	6 inches

IV. SIGNAGE

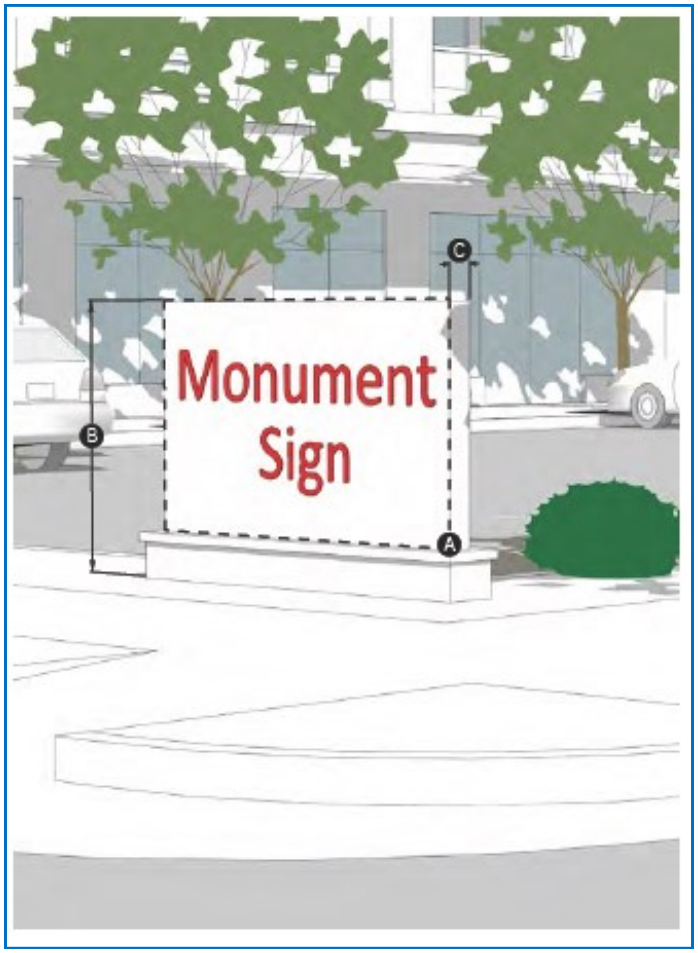
Ground Sign: Monument Sign

Description

A monument sign is a ground sign that is attached along its entire length to a continuous pedestal.

General Provisions

- Monument signs shall only be allowed when the existing building face is set back from the public right-of-way by at least 20'.
- Each property, which allows a monument sign, is permitted one per street frontage. One additional monument sign is allowed for properties with 300 or more feet of street frontage on one street. Where more than one sign is permitted, signs along the same street frontage shall be spaced a minimum of 200 feet apart.
- A monument sign must be set back at least 5 feet from the front property line.
- A sign erected on the top of a retaining wall is required to meet the standards for a monument sign. The height of the wall shall be included in the overall height calculation. In this case, the 5 foot minimum setback is not required.
- A sign affixed to the face of a retaining wall or seat wall that is an integral part of a plaza or streetscape design may utilize the sign area allocated to wall signs. In this case, the 5 foot minimum setback is not required.
- A monument sign can be externally or internally illuminated in accordance with the Illumination section of the design guidelines.



Design Standards

A Sign area (max per sign)	(see allocation of sign area)
B Height (max)	5 feet
C Depth (max)	18 inches

IV. SIGNAGE

Skyline Sign

Description
A building sign is attached flat to or mounted away from the building façade. Sign may be parallel to the building façade or vertical. Located on the upper band of a building.

General Provisions

- A skyline sign is only allowed on buildings greater than 75 feet in height.
- A skyline sign must be located within the top third of the building.
- No portion of a skyline sign may extend above the roof line or above a parapet wall of a building with a flat roof.
- No more than one skyline sign per façade is allowed. However, additional skyline signs may be allowed as a Modification for Exceptional Design.
- Raceways are not permitted on skyline signs.
- A skyline sign can be internally (but not externally) illuminated in accordance with the Illumination section of the design guidelines.

Design Standards

A Area (max)	(see allocation of sign area)
B Height (max)	14 feet
C Width (max % of façade length)	50%

IV. SIGNAGE

Illumination

Illumination of signs shall be in accordance with the following requirements:

External Illumination

- External light sources shall be placed close to, and directed onto the sign and shielded to minimize glare into the street, sidewalks or onto adjacent properties.
- Projecting light fixtures used for externally illuminated signs shall be simple and unobtrusive in appearance. They should not obscure the sign.

Internal Illumination

- Channel letters may be internally lit or back-lit.
- For cabinet signs, the background must be opaque. Only graphics, text and logos may be illuminated, and a halo of one inch around graphics, text, and logos may be non-opaque.
- Exposed neon may be used for lettering or as an accent.

Prohibited Light Sources

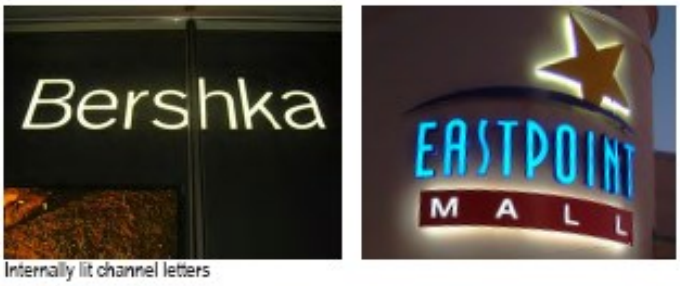
The following light sources are prohibited:

- Blinking, flashing, chasing, and sequential lighting. This type of lighting may be allowed for Broadway (not the district but the street) through a modification. In these cases, the chase or flash shall not last less than every one second. Strobe lighting is inappropriate.
- Bare bulb illumination.

Raceways and Transformers

- Visible transformers are prohibited.

External light sources



Internally lit channel letters

Back lit channel letters

Internally lit cabinet signs with darker backgrounds

IV. SIGNAGE

Changeable copy signs shall be in accordance with the following requirements:

Description

- Manual changeable copy sign. A sign or portion of a sign that has a readerboard for the display of text information in which each alphanumeric character, graphic or symbol is defined by objects, not consisting of an illumination device. Changeable copy is changed or re-arranged manually or mechanically without altering the face or the surface of the sign.
- Electronic changeable copy sign. A sign or portion of a sign that displays information in which each alphanumeric character, graphic, or symbol is defined by a small number of matrix elements using different combinations of light emitting diodes (LED's), fiber optics, light bulbs or other illumination devices within the sign.

Usage

- Manual and Electronic changeable copy is allowed for Tourist Oriented Businesses only when used in conjunction with a wall sign or a monument sign provided the changeable copy portion is no greater than 50% of the built sign area.
- An electronic changeable copy sign is not allowed in a Redevelopment District or on Interstate frontage.

Spacing

- The closest edge of an electronic changeable copy sign must be a minimum distance of 100 feet from any residential zoning district.
- An electronic changeable copy sign must be separated from another electronic changeable copy sign by at least 50 feet.

Duration

- Any image or message or portion of the image or message must have a static display for minimum duration of eight seconds.
- Transition time must be immediate.
- No portion of the image or message may flash, scroll, twirl, change color or in any manner imitate movement.

Brightness

- The sign must not exceed a maximum illumination of 7,500 nits during daylight hours and a maximum illumination of 750 nits between dusk to dawn as measured from the sign's face at maximum brightness.
- Electronic changeable copy signs must have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level.

IV. SIGNAGE

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V. DEMOLITION

General Principles: Demolition

Since the purpose of historic zoning is to protect historic properties, the demolition of a building that contributes historically and architecturally to the character and significance of the district is not appropriate and should be avoided.

Demolition is considered the removal of any structure or portion of a structure that affects the visual appearance of the building from the exterior. It includes the removal of floors or sections of the building that are enclosed by the original façade.

V. DEMOLITION

Guidelines: Demolition

1. Demolition is not appropriate if a building or a major portion of a building contributes to the architectural or historical significance or character of the district.

2. Demolition is appropriate if a building or a major portion of a building does not contribute to the historical or architectural character and importance of the district.

3. Demolition is appropriate if a building or a major portion of a building has irretrievably lost its architectural and historical integrity and importance, and its removal will result in a more historically appropriate visual effect on the district.

4. Demolition is appropriate if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.120.190, as amended, of the historic zoning ordinance.

VI. APPENDIX

Definitions

Addition: *New construction that increases the footprint, height, or building envelope of an existing structure.*

Alteration: *A replacement or change in a building material; the addition or elimination of any architectural element of a building; a repair that reconstructs any part of an existing building; construction of, or change to, an appurtenance.*

Appropriate: *Suitable for, or compatible with, a property or district, based on accepted standard and techniques for historic preservation.*

Appurtenances: *Fences, walls, paving, streetlights, curbs, gravel, signs, satellite dishes, fountains, mailboxes, and other accessory or adjunct permanent built features related to a building or streetscape.*

Awning*: An awning is a secondary covering attached to the exterior wall of a building without additional supports and is located above a window or entrance. It is typically a metal frame covered in canvas. With the addition of columns or posts an awning becomes a canopy,*

Canopy*: A covered area which extends from the wall of a building to protect an entrance or loading dock. Also see "Awning".*

Certificate of Appropriateness: *See Preservation Permit.*

Character-Defining Features: *Individual physical elements of any structure, site, street, or district that contribute to its overall historic or architectural character, and for which it is recognized as historically or architecturally significant.*

VI. APPENDIX

Demolition: *The tearing down of a building in whole or in part.*

Elevation: *A scaled drawing that illustrates the view of a side of a building.*

Facade: *An exterior side of a building.*

Historic: *A structure or site, usually constructed by 1957 or earlier, which possesses historical or architectural significance, based on the criteria for listing in the National Register of Historic Places.*

Marquee: *A permanent roof-like shelter over an entrance to a building. Marquees are usually flat roofed and sometimes have supporting posts on the side opposite the side of the marquee that attaches to the building and may include signage and lighting. Historically, marquees were used typically for hotels and theaters. Also see "Canopy".*

New Construction: *Any freestanding structure on a lot constructed after the designation of the conservation zoning district.*

Non-Historic: *A structure or site, usually constructed after 1957, which does not possess historical or architectural significance, based on the criteria for listing in the National Register of Historic Places.*

Orientation: *The directional expression of a building's front façade.*

Period of Significance: *The time frame in which a neighborhood developed or was platted into building lots and substantially built out with structures, based on the criteria for listing in the National Register of Historic Places.*

VI. APPENDIX

Preservation Permit: *A legal document issued by the Metropolitan Historic Zoning Commission confirming review and approval of work to be done on property within the boundaries of an historic or conservation zoning district. A preservation permit is required before getting a building permit. Previously called Certificate of Appropriateness.*

Public Facade: *The exterior faces of buildings that front public streets.*

Public Right of Way: *A publicly owned and maintained street or walkway.*

Public Space: *Any area that is either owned, leased or for which there is held an easement by a governmental entity, or an area that is required to be open to the public.*

Reconstruction: *Construction of an accurate replica of a historic building or portion thereof, based on physical, pictorial or documentary evidence.*

Rehabilitation: *The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

Repair: *See alteration.*

Shall: *What must happen.*

Should: *What must happen unless circumstances illustrate why an alternative is more appropriate.*

VI. APPENDIX

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VI. APPENDIX

The Secretary of the Interior's Standards for the Treatment of Historic Properties

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means necessary.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future. The essential form and integrity of the historic property and its environment would be unimpaired.

METROPOLITAN HISTORIC ZONING COMMISSION

Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, TN 37204

Phone: 615-862-7970
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The Metropolitan Historic Zoning Commission reviews applications to create new historic overlay districts and reviews and approves preservation permits in historic and conservation districts for new construction, alterations, additions, repair and demolition. For design guidelines, permit applications, and meeting information, visit us at www.nashville.gov/mhc.

WE ARE ON THE WEB AT WWW.NASHVILLE.GOV

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