Metropolitan Historic Zoning Commission

Marathon Village HP Zoning Overlay

MARATHON VILLAGE 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*
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THE HISTORIC PRESERVATION ZONING OVERLAY

Please also see *MHZC Hand Book*.

In more than two thousand towns in the United States neighborhoods and commercial districts use historic zoning as a tool to protect their unique architectural characters. There are quantifiable reasons for historic zoning: gives neighborhoods greater control over development; stabilizes property values; decreases the risk of investing in one's house; promotes heritage tourism; protects viable urban housing stock; and preserves natural resources by conserving building materials. And there are less quantifiable, but equally important, reasons for historic zoning -- protects our past for future generations, nurtures a sense of community, and 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, historic zoning honors an area's historical significance. There are five types of historic zoning overlays: historic preservation, historic landmarks, historic landmark-interiors, neighborhood conservation, and historic B&B.

In neighborhood conservation and historic B&B zoning overlays, certain exterior work on buildings—new construction, additions, demolition, and relocation—is reviewed to ensure that the neighborhood's special character is preserved. In addition to the projects reviewed in neighborhood conservation and historic B&B zoning overlays, historic preservation and historic landmark overlays also include review of alterations to existing buildings -- like replacing windows, altering storefronts, or painting brick. Overlays with historic preservation or historic landmark zoning are not more historically significant than those with neighborhood conservation zoning; rather, the MHZC, in conjunction with neighborhood input and direction of the Council Member, determined that these overlays are 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.E.)

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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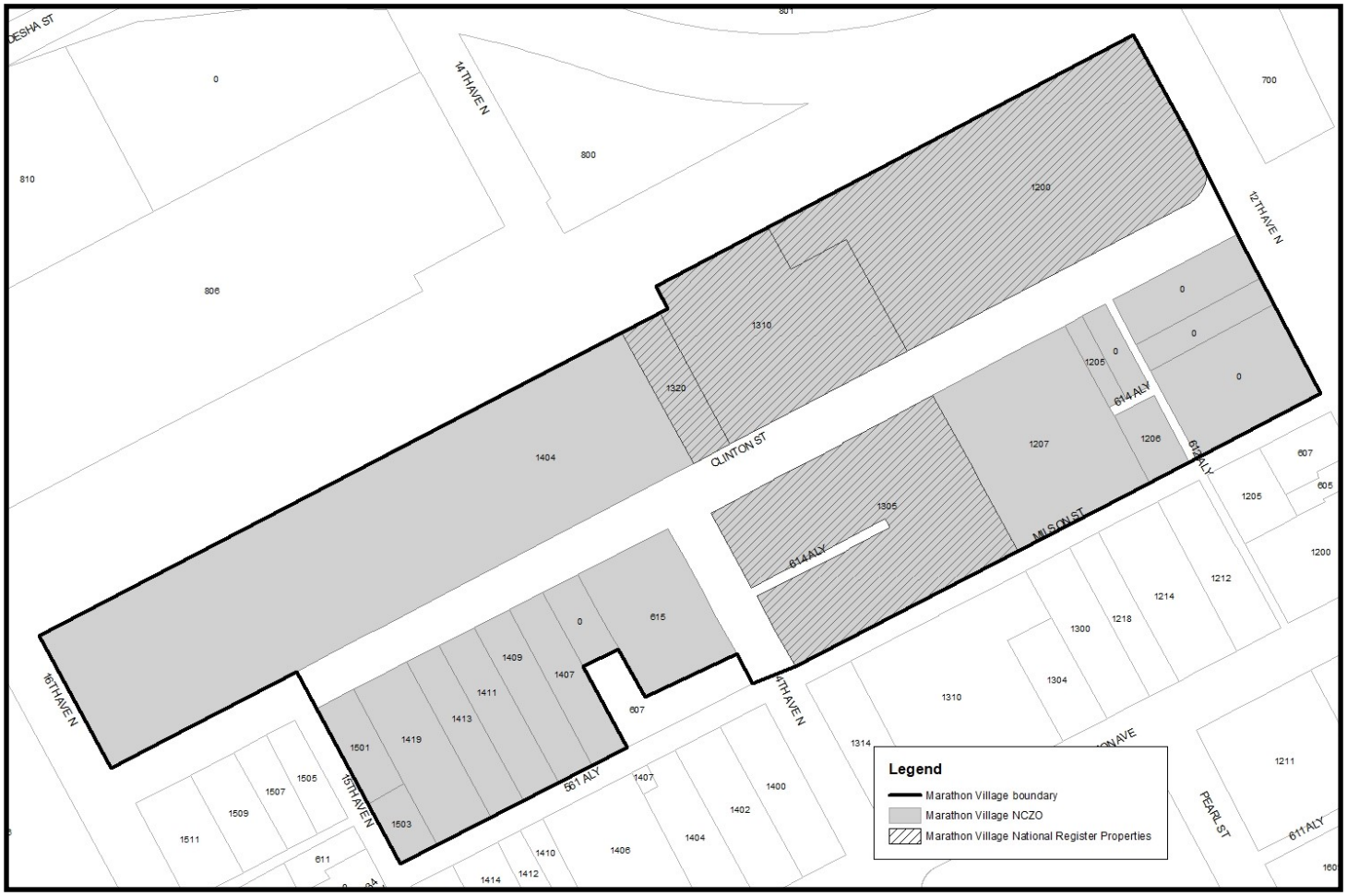
I. INTRODUCTION

A. Map of District



I. INTRODUCTION

B. Purpose of the Design Guidelines

Within the zoning ordinance, "historic zoning" is used as the general term for Nashville's four types of zoning overlay districts applicable to historic properties: historic preservation, neighborhood conservation, historic B&B and historic landmark. The references to historic zoning in the ordinance and design guidelines is to be understood as a general term that covers the four different types of historic zoning.

Design guidelines are criteria and standards which the Metropolitan Historic Zoning Commission must consider in determining the appropriateness of proposed work within a historic preservation zoning overlay. Appropriateness of work must be determined in order to accomplish the goals of historic and historic preservation zoning overlay, 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.

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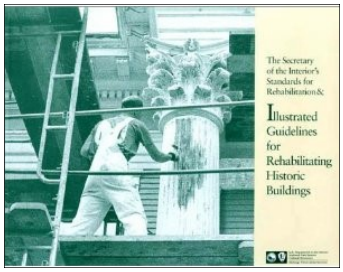
C. Secretary of Interior's Standards for Rehabilitation

By Tennessee state law, all design guidelines for neighborhood conservation zoning overlays must comply with the Historic Preservation Act of 1966, as amended. The section of the Act which deals specifically with rehabilitation of historic properties is the Secretary of the Interior's Standards for Treatment of Historic Properties. The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new construction or making alterations. When the design guidelines do not provide guidance for a specific request, the Standards may be relied upon.

The full set of Secretary of Interior Standards may be found online at https://www.nps.gov/tps/standards.htm



1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

3. *Each property will 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 elements from other historic properties, will not be undertaken.*

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

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

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

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

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

10. *New additions and adjacent or related new construction will 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.*

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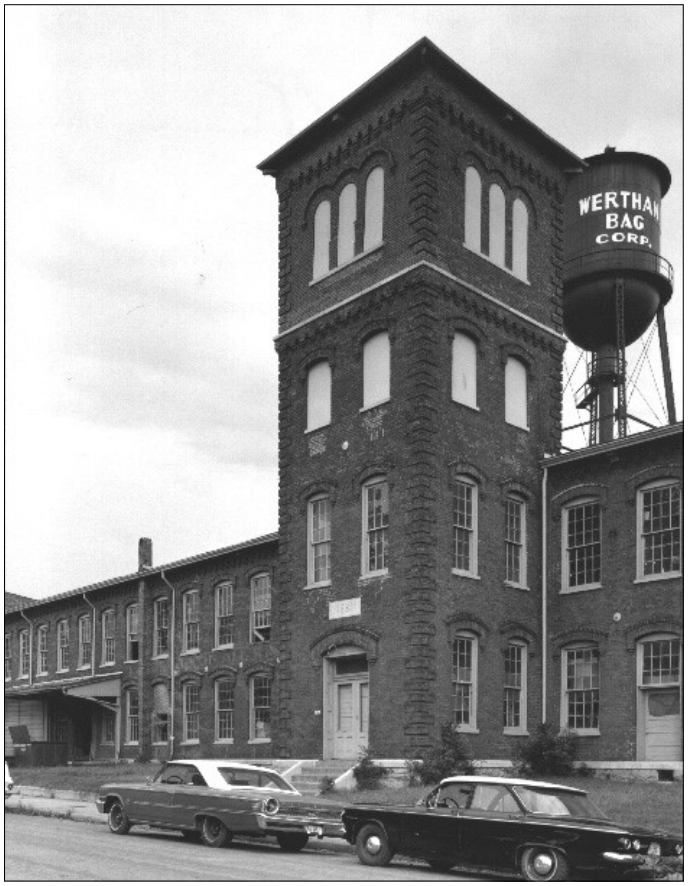
Warehouse for Werthan Bag Company in the former Marathon Motor Works in 1970. *Photograph courtesy of the Tennessee State Library and Archives.*



View of tower from the East in 1970. *Photograph courtesy of the Tennessee State Library and Archives.*

D: A Short History of Marathon Village

The area includes two buildings listed in the National Register of Historic Places, industrial buildings associated with the manufacturing industry, and the area that included the residential "village" which was associated with the many industries that were located in this area. The period of significance is 1880-1945.

The two buildings listed in the National Register of Historic Places are the Mill building (1200-1310 Clinton Street) and the Administrative building (1305 Clinton Street). In 1995, the National Park Service found the district eligible for the National Register of Historic Places under Criterion A of the National Register's criteria for its significance to the industrialization of Nashville and Tennessee between 1881 and 1914. Marathon Village represents Nashville's and the state's industrial and economic history, reflected in the changing uses of the buildings from Nashville Cotton Mills to Marathon Motor Works. Although the building underwent modifications in the period between serving as a cotton mill and an automobile manufacturing plant, few changes have occurred since 1912. While the site stood vacant for two years, in 1920 the Werthan Bag Company began using the Mill Building.

The Mill Building and the Administration Building buildings represent the influence of the post-Civil War "New South Movement," an effort on the part of many prominent southerners to develop industry in the region in order to modernize the region more along Northern lines. While textile industries appeared in various southern states, particularly urban areas and along the Piedmont, automobile manufacturing was very unusual. Marathon Motor

I. INTRODUCTION

Works, then, is significant not only at the local level, but also at the state level as the only successful auto manufacturing operation in the state and perhaps in the entire South. While some businesses assembled automobiles in other southern states, none actually manufactured the cars from beginning to end.

During the periods of operation leading up to Werthan Bag Company's use of the Marathon buildings, the area surrounding the mill comprised of houses, a school, a drug store, and a church, creating a small mill village. In 1888, when Nashville Cotton Mills operated at the site, the 13th District Public School occupied the building on the corner of Clay Street and Milson Avenue. A drug store stood one block away on the corner of Clay and Line Streets (renamed to Jo Johnston Avenue in 1900 for a confederate general) at 1200 Line Street. At 1314 Line Street, a community member operated a store in front of their home. A block away, the Watkins Park Church occupied the building at 1414 Line Street.

Ten years later, the neighborhood surrounding the mill started to grow. More houses were constructed around the mill, operated at that time by Phoenix Cotton Mills. The former 13th District Public School became the Watkins Seminary. The drug store and store at 1314 Line Street remained in the neighborhood. Watkins Park Church became Cumberland Presbyterian Church.

When Marathon Motor Works operated, the surrounding community continued to grow. Deep Seigh operated Seigh Brothers Grocery out of his home at 1314 Jo Johnston Avenue (formerly Line Street). According to a 1955 newspaper advertisement, Fly & Sons installed gas, coal and oil furnaces. The Seminary once again became a school, known as the Watkins Settlement Kindergarten.

The George M. Fly & Sons building located at 1419 Clinton Street is a contributing building to the Historic Preservation Zoning Overlay.

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Only a handful of the residences that made up the surrounding village remain. Retention of these buildings as a collection is encouraged but not required.

A 1904 advertisement from the *Tennessean*. Durbon Paint also had a retail location at 513 Union Street.

Cumberland Presbyterian Church remained at 1414 Jo Johnston Avenue. More houses began to fill in the previously vacant lots around Jo Johnston Avenue and Clinton Street. As early as 1914, the northern side of Clinton Street, between 14th and 16th Avenues N included McEwan & Company (baled hay, grain and feed), the Dept of Agriculture's Anti-Hog Cholera Serum Plant and Durbon Paint Mfg Co. Prior to those businesses the north side of this block was a coal and lumber yard.

The Serum Plant building was either purchased or constructed in 1913 for 10,000 dollars by the State of Tennessee Agricultural Department to manufacture and distribute reliable anti-hog cholera serum to the swine owners of Tennessee. The serum was unsuccessful and the building went unused for at least a year before the State of Tennessee sold the building in 1918.

Durbon Paint Manufacturing Company first appears in a 1904 issue of the *Tennessean*, with an advertisement. It is unclear whether or not Durbon was at this location as early as 1904 but they were that by at least 1912. An article in 1906 notes the success of the company's product. Durbon Paint purchased the Nashville Carbon & Oil Co in 1912, expanding the plant at 16th and Clinton. The name changed in 1915 to the Durbon Paint & Glass Company. Durbon Paint had local mines in Tennessee for the shale used in their product and provided the paint for a large steel tower at Coney Island, NY. Location near the railroad was critical for the company in receiving the minerals needed for their paint.

In 1920, Werthan Bag Company moved into the former Marathon Mill Building as well as the

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industrial complex across 14th Avenue North at 1404 Clinton Street. Previously the site had various industrial uses. The West Nashville Planing Mill and Lumber Company occupied the site in the late 19th century. Two coal and wood yards, W.E. Tilford and Company as well as J.E. Vandergrift Company used the site while Phoenix Cotton Mills operated.

The area surrounding the mill experienced the greatest amount of growth during the Werthan years. More houses were constructed along the 1400-block of Clinton Street, eliminating vacant lots. Several residential buildings remain but have been too altered to be considered contributing to the overlay. Additionally, more industries moved into the area. Washington Hosiery Mills moved into the space between 1301 and 1311 Clinton Street. At 1419 Clinton, a roofing warehouse was constructed, which later became an insulation material warehouse. The former Marathon Administration Building became the Craig-Morris Glass Company. Cumberland Presbyterian Church became People's Community Church for African Americans during this time as well.

Wethan Bag Company closed down at the site in 1945. Barry Walker began purchasing property in the area in 1986 for an adaptive reuse project termed "Marathon Village." At the time of designation, The Mill and Administrative Buildings housed retail, restaurants, offices, studios and event space.

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Contributing Buildings and Structures

- Mill Building, 1881, 1200-1310 Clinton Street
- Water Tower, 1914-1931, 1200 Clinton Street
- Administration Building (Showroom Building, 1912), 1305 Clinton Street
- Industrial strip, c. 1905 N side of Clinton between 14th and 16th, (McEwan & Co, Dept of Ag Anti-Hog Cholera Serum Plant, Durbon Paint Mfg. Co)
- George M. Fly and Sons Inc., c.1940, 1419 Clinton Street

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II. REHABILITATION

General Principles: Rehabilitation

1. Character defining features shall be more carefully reviewed than other features.

2. Historic features shall be repaired rather than replaced. When replacement is necessary, replacement materials, texture and dimensions shall be the same as the original feature.

3. Variances to building codes may be sought when the building meets the intent of the code requirement or with alternative methods to mee the code.

II. REHABILITATION

A. Doors and Entryways

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

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

3. If replacement doors are necessary, replacements should replicate the originals in design and dimension. If original doors do not remain, replacement doors should be of wood, metal or glass. Principal entrances should be primarily glazing.

4. If historic doors or entrances do not conform to building or accessibility codes, the originals may be retrofitted to conform. If this is not feasible, replacement doors should be compatible with the original entrance.

5. Generally, new entryways should not be introduced to public facades, unless needed for access to an upper floor or a secondary building use. Exterior staircases to access a new entrance on an upper level is appropriate if located on the side or rear of the building but should not be added to a street-facing facade. If a new entrance is needed, it should be compatible with the style and period of the building.

For rollup doors, see "Windows."

This entrance is an appropriate design for a replacement entrance.

Secondary entrance to the Mill Building.

II. REHABILITATION

Many historic windows have decorative details that should be retained.

The oldest portion of the Mill Building has wood double-hung windows.

The newer portion of the Mill Building has industrial steel windows..

B. Windows

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

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

3. Replacement windows are appropriate if the original windows no longer exist or are beyond repair. Replacements should replicate originals. If original window design is not known, replacements should be appropriate for the building's style and period, which are either wood double-hung multi-light windows or metal industrial windows.

4. Replacement windows for the original wood multi-light double hung windows should be multi-light with either true divided lights or simulated divided lights with a spacer bar between the glass. Snap-in or between-the-glass muntins are not appropriate. Replacement windows for the original rolled steel windows should mimic the thin profiles of the original windows and have multi-lights.

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

II. REHABILITATION

6. Should storm windows be desired, their dimensions should match existing 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.

7. Balcony rails and shutters are not appropriate window treatments. Bars are appropriate on windows located on secondary or rear facades.

8. Roll-up doors and windows are appropriate on rear elevations. They are only appropriate on front elevations on the ground floor where:
   - the original opening dimensions are not altered;
   - the proposed window or door does not require the removal of a historic window or door; and,
   - the rollup door or window follows the design guidelines for windows or doors.

Window bars are appropriate on secondary and rear facades.

II. REHABILITATION

Detail showing the connection between roof and wall at the rear of the Mill Building.

Original features should be retained.

C: Building Walls & Architectural Features

1. Original walls, including plane, openings, recesses, detailing, masonry and features should be retained. Deteriorated or damaged features should be repaired using historically appropriate materials. Replacement of features that are missing or unable to repaired may use modern materials if the material matches the original in color, design, texture and workability.

2. Original walls, including plane, openings, recesses, detailing, and features should remain visible and not be concealed or obscured.

3. Decorative or functional detailing should not be added to buildings unless there is physical or photographic evidence that shows the detailing was original to the building.

4. Balconies should not be added to public facades.

5. 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.

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

7. Repointing with a hard (Portland cement) mortar is destructive to historic brick and masonry. Flexible mortar, made from mixing hydrated lime cement

II. REHABILITATION

and natural sand, should be used when repointing is necessary.

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

9. Replacement bricks should be the same color, texture and size as those of the historic wall and should be laid, jointed, tooled, and mortared in the same manner.

10. Painting of stone and brick is generally not appropriate. The painting or staining of masonry may be appropriate if: brick has previously been painted; or if brick has been sandblasted or otherwise damaged and is too deteriorated to withstand weather. A brick color approximating the original color of the building's brick should be used. Painting masonry multiple colors, such as a mural or a design, is not appropriate.

Original masonry details such as the corbelling on the corner, should be retained.

The Mill Building has a stone sill that transitions from the brick wall to the stone foundation.

II. REHABILITATION

Pitched or barrel vaulted roofs were typically obscured from view with a parapet wall.

The water tower is a historic feature that adds to the feel and character of the district.

D. Roofs and Chimneys

1. Historic roof forms, towers, chimneys, and related elements should be retained.

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

3. If replacement roofs are necessary, replacements should be appropriate for the building's style and period, where visible. Appropriate roof coverings include standing seam metal or composite asphalt for pitched roofs and rolled or rubber membrane roofing for flat roofs.

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

II. REHABILITATION

E. 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, awnings and usable outdoor space in courtyards or on rear loading docks.

3. Rear elevations are appropriate locations for mechanical systems, meters, fire stairs, and ground-floor loading docks.

4. 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, where possible.

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

6. Fire escapes should be located on rear elevations. Their installation on public facades is not appropriate.

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

8. If enclosed, fire escape walls should be of wood siding, metal, brick veneer, or stucco. If open, the stairs should be of metal, concrete, or wood.

Rear locations are appropriate locations for loading docks.

II. REHABILITATION

Mechanicals on top of the Mill Building are an example of appropriate mechanical locations are they are not readily visible, except from a distance.

F: Appurtenances

1. Do not damage, remove, cover or obscure historic materials or obscure historic features when installing appurtenances.

2. Modern rooftop elements, such as mechanical units, ducts, solar panels, antennae, satellite dishes, and vents should not be easily seen from the public-right-of-way. Visible screens are generally not appropriate.

3. Locate mechanical equipment on rooftops, or in other locations not easily seen from the public right-of-way.

4. Install new solar panels where they are least obtrusive and do not damage historic fabric or features. When solar panels are placed on buildings, locate panels on flat or rear sloping roofs. Select panels that are low in profile and small in scale.

5. Appropriate locations for telecommunication facilities:
   - Ground mounted behind a building if it is fully screened from the public right-of-way.
   - Hidden within existing poles or tower.
   - Rooftops as long as the equipment cannot be seen from the public right-of way. Screening is generally not appropriate as it can add to the perceived height of the building.
   - Hidden within an existing architectural feature. If the feature is a historic one, the interior should be accessible without altering or

II. REHABILITATION

changing the historic feature. New features should not be added to historic buildings unless there is pictorial evidence of their existence.

- Side elevations of non-contributing buildings if the size and design is minimal and unobtrusive.

6. *If a new telecommunication pole is necessary (see ordinance for telecommunication facilities) in front of a building, it shall not block the view of the entirety of the width of the principle entrance and it shall not exceed the height of 20'. The diameter shall not exceed 20". If the pole is to be located adjacent to a vacant lot, it should not be located in the typically expected locations of a principal entrance for new construction, such as the corner or the center 10' of the lot.*

7. *Generally new poles should not be made to look like something they are not such as a tree or an historic feature.*

8. ATM & vending machines are not appropriate on the exterior of buildings but may be located on the interior, where they would not be reviewed.

9. Building owners are encouraged to limit the display of permanently installed flags to areas where said flags were displayed historically (evidenced by historic photographs).

10. Security camera should be as small in scale as possible and located in minimally visible locations.

11. Audio/visual equipment is not appropriate on the outside of a building.

This security camera is appropriately located on a secondary façade and installed on the wood window casing rather that creating new holes in the historic masonry.

II. REHABILITATION

12. For fencing lining Clinton Street or 14th Street see section II.H. *Open Space & Surface Parking*. Fencing that does not line Clinton or 14th Streets may be wood or metal with a simple design and be no more than 8' tall. Solids wall that do not line a street, may be masonry or stucco and no more than 8' tall. Chain-link fencing is inappropriate.

II. REHABILITATION

G: Awnings & Canopies

1. Awnings and canopies should be installed on the ground floor only and should not obstruct transoms, columns, cornices, or other architectural features.

2. Awnings may be fixed or retractable.

3. The most appropriate design for awnings is a shed form. The most appropriate designs for a canopy are a flat or shed roof form. Curved forms are not appropriate.

4. Awnings may contain graphics or signage, but may not be backlit. Spotlighting of awnings from above is appropriate. See "signage" for additional guidance.

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

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

Both cloth awnings (above) and metal awnings (below) are appropriate at the ground level.

II. REHABILITATION

This outdoor seating area is appropriately located on a side elevation and uses a minimal amount of string lighting.

An early 1900s globe-type light fixture design is appropriate for exterior lighting.

Bollard lighting can be an effective way to provide pathway lighting.

H: Building and Site Illumination

1. If building 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 on the ground or simple gooseneck lamps.

3. Generally, overhead lighting is inappropriate in the district. If lighting, in addition to building and signage illumination is required, it should be directed to the ground and used to highlight walkways and stairways.

4. String, ribbon, and rope lighting or lighting that seeks to frame the building, frame architectural features, or wash a building in light is inappropriate. String lighting to define an outdoor space is only appropriate on the ground floor on rear or secondary elevations.

5. Entrance lights shall match the design of the 1920s-era lights on the Mill Building.

6. Illumination should be clear (day light) light which does not distort the color of building materials and finishes.

II. REHABILITATION

III. NEW CONSTRUCTION

General Principles: New Construction

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

2. 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.

3. 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.

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

5. Also see "Rehabilitation" for guidance on new construction.

III. NEW CONSTRUCTION

A. Height & Scale

1. Maximum height varies based on a combination of base zoning, at the time of establishment of the overlay, and proximity to historic buildings. Please see map below for maximum heights for infill construction.

2. New construction of principle buildings should have a minimum first floor height of 16'.

3. Height beyond the maximum may be appropriate for historic buildings moved to the site, if they meet the requirements for relocating buildings. Height beyond the maximum may be appropriate for a tower element similar in massing to what is seen historically.

4. 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.

Historically, the buildings in the district are between one and three levels.

Maximum height allowances for new buildings identified in graphic to the right.

III. NEW CONSTRUCTION

The deepest historic front setback on Clinton Street is 25'.

B: Setback and Rhythm of Spacing

1. The setback from the street and side property lines established by adjacent or contiguous buildings shall be maintained. Historically buildings are situated either at the back of sidewalk or between 10' and 25' from the back of sidewalk.

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

III. NEW CONSTRUCTION

C: Form & Roof Shape

1. The roofs of new buildings shall be visually compatible with the roof shape and orientation of surrounding buildings. The roof forms of buildings within the district are typically flat or have a gentle slope behind a parapet wall.

The oldest portion of the Administration Building has a flat roof, while the more recent three-story portion has a flat roof obscured by a stepped wall. Both are common historic conditions for this district.

III. NEW CONSTRUCTION

Historic window proportions in the district include those that are large and rectangular (top) and vertically-oriented double hung windows(bottom).

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

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

III. NEW CONSTRUCTION

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

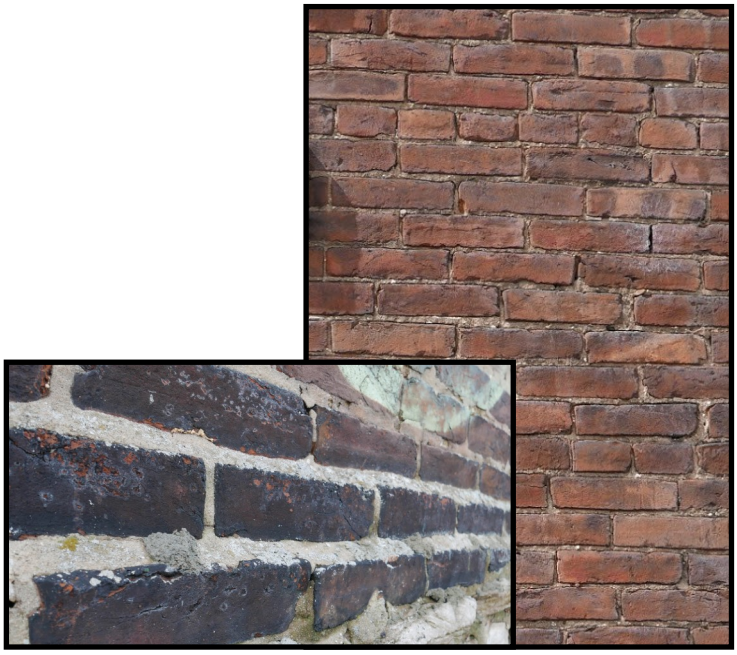
1. The relationship and use of materials, texture, details and material colors of a new building's public facades shall be visually compatible with or similar to those buildings in the National Register district, or shall not contrast conspicuously.

2. The principle cladding of new construction in the district shall be a red-brown brick with dimensions, textures and colors similar to historic brick found in the National Register district.

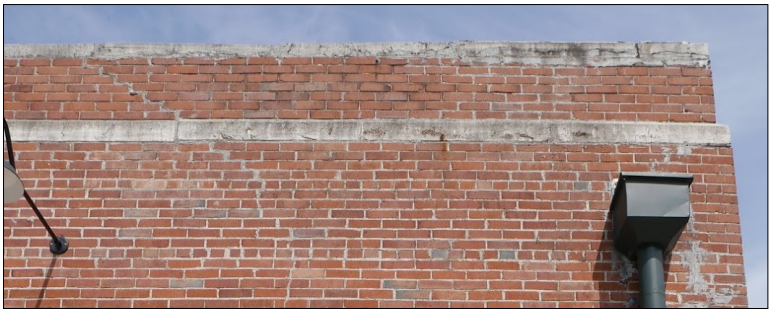
3. Alternatives to brick as a principle material may be appropriate for historic buildings moved to the site if the building meets all other requirements for relocation of buildings.

4. With the exception of painted signage that follows the design guidelines for painted signage, masonry should not be painted.

5. Appropriate secondary materials include stone, concrete and metal.



Historic brick in the district ranges from a dark red to a clay-red.



Stone is one of several appropriate secondary materials for new construction as it was used as such historically.

III. NEW CONSTRUCTION

New buildings should be oriented to the street with principle entrances facing the street, in the same manner as the historic buildings.

F: 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. Doors should not be recessed more than 2'.

III. NEW CONSTRUCTION

G: Additions to Existing Buildings

1. Rear and side additions should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

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

3. Rear additions should not be taller nor wider than the historic building and utilize minimal connections allowing the new construction to be removed, if desired in the future, without damaging the historic building.

4. Side additions should follow the design guidelines for infill.

5. Rooftop additions, may be appropriate on flat roofed buildings. When appropriate, they should not exceed one story and 15', as measured from the existing floor of the roof at the front parapet. Rooftop additions should stepback at least 15' from the front and rear walls as well as side street -facing walls of the building. Primarily glazing is an appropriate cladding for rooftop additions. There shall be no visible appurtenances in the stepback area.

III. NEW CONSTRUCTION

Open space areas should be defined by brick pillars with open railing between.

H: Open Space & Surface Parking

1. Removal or demolition of existing historic buildings, or portions of buildings, to create open space is not appropriate.

2. The most appropriate location for parking areas is at the rear of buildings. Parking should be accessed from alleys or Milson Street rather than with the introduction of curbcuts on Clinton Street *Shared or visually connected rear spaces between property owners is encouraged.*

3. The most appropriate treatment for vacant lots is the construction of a building; however, when that is not possible for an existing vacant lot, the area may be used as open space with features such as:
   - Visual and pedestrian access into the site from the public sidewalk;
   - Walkways distinguished from parking areas;
   - Pedestrian scaled site lighting; and,
   - Outdoor seating or dining (also see design guidelines for sidewalk cafes).

4. The open space should be defined by maintaining the pattern of the established building line along the street with a fence along the street consisting of brick pillars which are approximately 1' x' 2.5' and 7.5' tall with an open metal railing between. For all other fences and walls see section II. *Appurtenances*.

III. NEW CONSTRUCTION

5. Outdoor furniture (seating, tables, umbrellas, portable heaters, etc.) that are not permanently installed, shall not be reviewed.

6. Signage is not appropriate in "open space areas" with the exception of minimally scaled way-finding signage.

7. Electronic devices such as electronic displays, audio speakers, and other electronic equipment are not appropriate on the exterior of buildings or in open space areas.

8. Open space shall not be covered or enclosed, temporarily or permanently unless the new construction follows the design guidelines for new construction or with an open-air kiosk that does not exceed 250 square feet .

Open-air kiosk are appropriate in open space areas such as parking lots.

III. NEW CONSTRUCTION

I: Outdoor Cafes

1. *Sidewalk cafes must meet the public right-of-way encroachment requirements as required by the city ordinance and cannot cause a sight distance issue or obstruct the sidewalk/pedestrian path of travel. The encroachment review/approval process begins in the Metro Public Works Permits Office.*

2. When defining outdoor café areas, use metal materials with a simple open design, movable posts and rope. The enclosure should not be more than 32" tall.

3. Outdoor café elements shall not have temporary nor permanent covers, ceilings or walls. Tables may be covered by non-permanent canvas umbrellas.

4. Permanent installations of electronic equipment, signage, entertainment devices such as a television screens, as well as audio speakers and equipment are not appropriate in outdoor cafes.

III. NEW CONSTRUCTION

J: Parking Structures

1. Parking structures, 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.

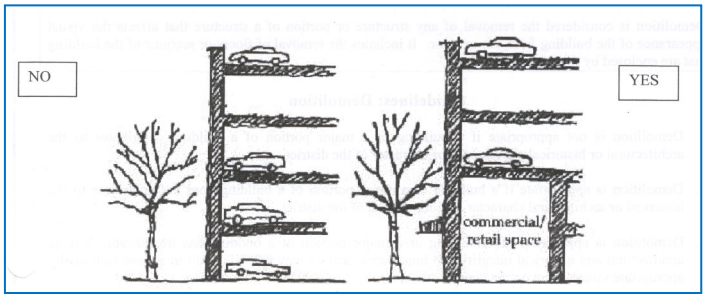
2. Parking structures should be wrapped with retail space or other active use along the street edge that is a minimum of 15' deep. Surface parking areas shall follow the design guidelines for "Open Space."

3. Vehicular access should be from alleys and Milson Street rather than with the introduction of curbcuts on Clinton Street.

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 parking is not appropriate.

6. All parking structures with parking available to the public shall have a clearly marked pedestrian entrance, separate from vehicular access, on street frontages. A publicly accessible building lobby may meet this requirement.



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

IV. SIGNAGE

INTRODUCTORY PROVISIONS

A. Historic signage should be retained.

B. 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.

- 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.

C. 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.

D. Non-Conforming Signs

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

Non-conforming signs 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. In no instance shall there be an increase in the degree of nonconformity. All new panels shall conform to all illumination standards therein.

IV. SIGNAGE

E: Sign Types

1. Examples of inappropriate sign types:

- Window or wall decals
- Billboards
- Captive Balloon signs
- Inflatable devices
- Sail Signs/Wind banners/Feather Signs
- Supergraphic signs
- Signs which emit smoke, visible vapors, particulate matter, sounds, odor or contain open flames.
- Reflective signs or signs containing mirrors
- 3D Signs
- Changeable copy signage
- Skyline Signs
- Other signs not in keeping with the form and aesthetic of historic signage
- Signage cut into the masonry

3. Sign Types Not Reviewed

- Signage located on the interior of a building or attached to the inside of glass windows.
- Sandwich board signs and 3-dimensional signs that are brought into the building at the close of each business day, and are not located in public right-of-ways.
- Temporary signage in place 1 time for 30 days or less.

F: Materials

1. Appropriate Materials

Rigid, weatherable material such as hard plastic, wood, MDO plywood, aluminum, steel, PVC, glass, fiberglass and or Plexiglass.

2. Inappropriate Materials

Nonrigid materials including, but not limited to, vinyl, fabric, canvas, or corrugated plastic. Metallic, fluorescent and day-glow paints are not appropriate.

IV. SIGNAGE

G. Building Sign: Wall Signs

1. Description

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

2. General Provisions

a. A wall sign shall be located lower than the window sills of the top floor for multi-story buildings.

b. No portion of a wall sign may extend above the roof line or above a parapet wall of a building with a flat roof.

c. No portion of a wall sign may extend above the lower eave line of a building with a pitched roof.

d. A wall sign cannot cover or hang in front of windows or architectural details.

e. Wall signs should not be internally illuminated but may be externally illuminated with gooseneck lighting.

3. Design Standards

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

B. Projection (max) 2 inches

IV. SIGNAGE

H. Building Sign: Painted

1. Description

Painted signs are building signs that are painted on the surface of the building. Painted signs generally consists of painted lettering for the purpose of advertising the business located in the same building and do not include other graphics or images.

2. General Provisions

a. All painting of masonry, whether for signage, to change the color of the building, or for artwork shall be reviewed by the MHZC. (See also section II.M. Paint.)

b. Historic painted signs should be retained rather than replaced.

c. Painted signs that only include text and business logo may 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.

d. Generally, a painted sign should not be more than 125 square feet in size.

e. Painted signs should serve as a sign for the current occupant(s) and should not advertise off-site businesses or products.

f. Generally, painted signage should not have lighting; however, if lighting is necessary, there should be no more than two gooseneck lights or another type of light that can be hidden by an existing architectural feature.

g. Metallic, fluorescent or day-glow paints are not appropriate.

Above is an example of a historic painted sign and below is an example of a new painted sign.

IV. SIGNAGE

I. Building Sign: Window Sign

1. Description
Signage that is painted onto or adhered to the exterior side of window and door glazing. (Windows installed inside or to the inside of the glazing of a window are not reviewed.)

2. General Provisions

a. Window signs shall not exceed 20% of the window surface. Signage that is oriented to only the top, only the bottom or only the center of the window is encouraged. The intent is to maintain transparency into the building while providing on-site business or building identification.
b. Window signs may be painted, gold leafed, or thin vinyl adhered to the inside or outside of the glass.
c. Paper, banners or graphic films that obscure views inside a building are not appropriate window signage.
d. Window signs shall not flash, blink, be illuminated or be animated.
e. Window signs shall not be manufactured or painted using day-glo or fluorescent materials or with light-catching materials such as sequins.

3. Design Standards

a. Overall area allocation (see allocation of sign area)

b. Max Size 20% of the window area

IV. SIGNAGE

J. Building Sign: Awning Sign

1. 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.

2. 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.

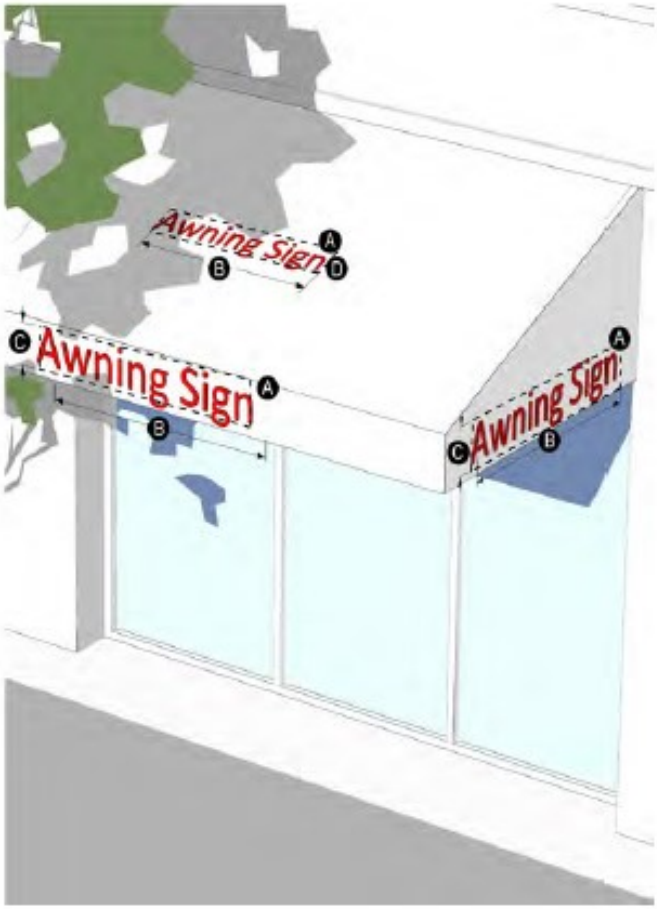
3. Design Standards

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

K. Building Sign: Canopy Sign

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

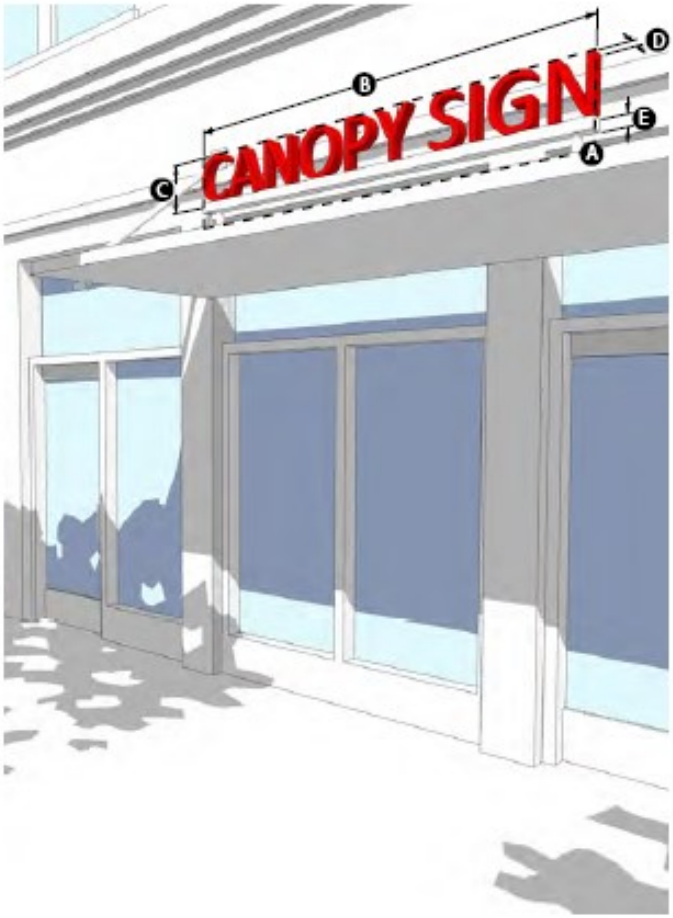
2. General Provisions

- 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.
- A canopy sign shall not have illumination.
- A canopy sign cannot cover architectural details.

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

3. 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



IV. SIGNAGE

L. Building Sign: Shingle Sign

1. Description

A shingle sign is a small 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.

2. General Provisions

a. 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.

b. An active pedestrian entrance at the corner of a building is allowed signs on both streets.

c. A shingle sign shall be located below the window sills of the second story.

d. A shingle sign shall not be internally illuminated.

e. A shingle sign cannot cover windows or architectural details.

f. The edges of a shingle sign shall not include signage or lighting and should be painted a dark, solid, unobtrusive color.

g. Shingle signs shall not spin or have moving elements.

3. 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

M. Ground Sign: Monument Sign

1. Description

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

2. General Provisions

a. Signs shall be located within 8 feet of an active pedestrian building entrance or a service entry.

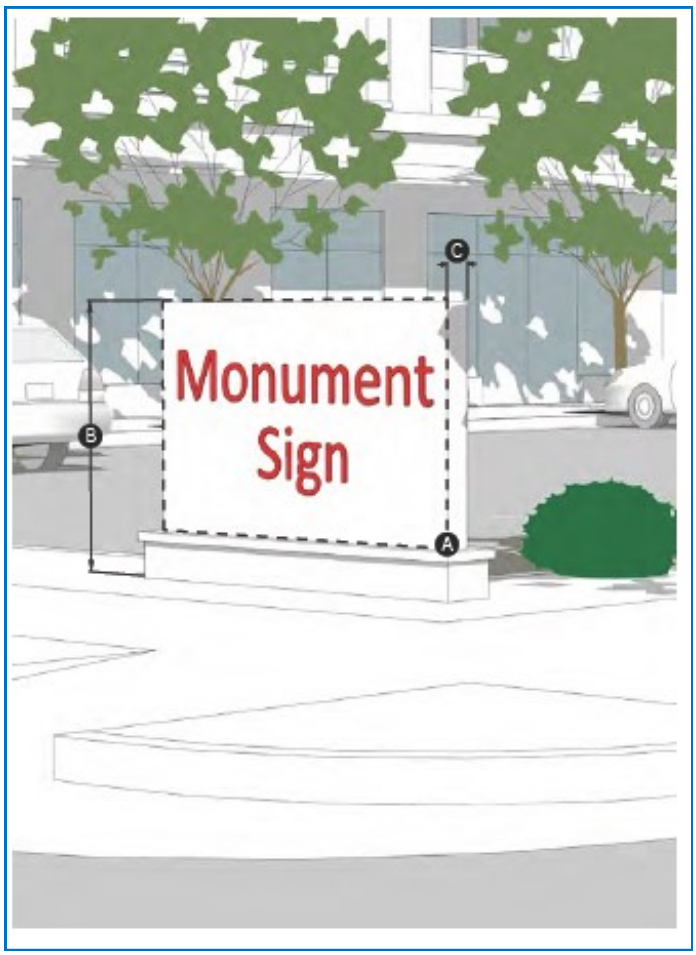
b. A monument sign must be set back at least 5 feet from the front property line.

c. A monument sign can be externally illuminated in accordance with the Illumination section of the design guidelines.

d. The edges of a monument sign shall not include signage or lighting and should instead be painted a dark, solid, unobtrusive color.

3. Design Standards

a. Sign area (max per sign)	(see allocation of sign area)
b. Height (max)	6 feet
c. Depth (max)	18 inches



IV. SIGNAGE

N. Signage Illumination

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

1. External Illumination

a. External light sources shall be placed close to, and directed onto the sign and shall be shielded to minimize glare into the street, sidewalks or onto adjacent properties.

b. Projecting light fixtures used for externally illuminated signs shall be simple and unobtrusive in appearance. They should not obscure the sign.

2. Prohibited Light Sources

The following light sources are prohibited:

a. Internal illumination

b. Neon

c. Blinking, flashing, chasing, and sequential lighting.

d. Strobe lighting

c. Bare bulb illumination.

d. Projection signage (Digital displays using technologies to project content such as digital images and video.)

e. Changeable copy signs

V. RELOCATION

Relocation of buildings to Marathon Village must meet the design guidelines for New Construction and Rehabilitation, as applicable, in addition the following criteria.

1. The most appropriate buildings to move to Marathon Village are those constructed between 1880 and 1945, the district's period of significance, and that are related to the automobile or cotton milling industry in Tennessee. Other buildings of an industrial nature may be appropriate, if constructed within the period of significance.

2. Relocation may be appropriate if moving the building is the only means for saving the building or the building is a deterrent to a major improvement program that will substantially benefit the community. Buildings that are protected by a historic overlay or façade easement shall not be relocated.

3. Relocation may be appropriate if the building is able to be moved without demolition, damage or removal of character defining features.

4. Relocation may be appropriate if the move does not require the demolition or removal of a historic building already located in Marathon Village.

5. If a historic building is moved, a Metro Historical Marker shall be approved by the Metro Historical Commission and installed, at the expense of the applicant, to provide a brief history of the building along with information about its original location.

V. RELOCATION

6. If a historic building is moved, the building shall be documented in its original site, at the expense of the applicant and following the Metro Historical Commission's documentation standards.

VI. DEMOLITION

GENERAL PRINCIPLES-DEMOLITION

1. A primary purpose of the overlays is to prevent demolition of historic buildings and their character defining features.

2. The demolition of a building, or major portion of a building, which contributes historically, culturally, or architecturally to the character and significance of the district is not appropriate.

3. The historic character-defining features of a historic building should not be removed or destroyed.

4. The removal of a building's primary cladding material is considered partial-demolition because removal can weaken the structural integrity of most buildings.

5. Replacement of historic materials or features may be necessary in the case of extreme deterioration. In those cases, replacement materials and features should match the historic material and feature in terms of design, location and dimensions. If the original is not known, it shall be similar to common historic examples in the neighborhood. Substitute materials may be appropriate is if the material has the same dimensions, texture, design and workability as the historic material.

VI. DEMOLITION

B. GUIDELINES

1. Partial-demolition of a structure

a. Character defining features of historic buildings shall be retained. Partial-demolition of historic buildings is appropriate if the feature to be removed is not a character defining feature.

b. Historic masonry shall be retained.

c. Historic window and door dimensions and location shall be retained. Limited changes to window and door openings may be appropriate on the rear or side facades, so long as the new window and door pattern meets the design guidelines for rhythm and spacing for infill construction.

d. Historic building walls dimensions and locations shall be retained.

e. Partial-demolition of non-contributing buildings is appropriate if demolition does not result in a form or condition that would not meet the design guidelines for "new construction" or if partial-demolition brings the existing building closer to into compliance with the design guidelines for new construction.

2. Full-demolition of a structure

a. Historic buildings shall be retained unless the denial of the demolition will result in an economic hardship as determined by the MHZC in accordance with section 17.40.420 (Historic

VI. DEMOLITION

Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

b. Full-demolition of non-contributing buildings is appropriate as they do not contribute to the historic character of the district.

VI. DEMOLITION

VII. DEFINITIONS

A. 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.*

Canopy*: An overhead flat roof covering located above an entrance and constructed of rigid materials such as metal or wood. It may or may not also include structural poles, signage and lighting.*

Captive Balloon Sign: *Any object inflated with hot air or lighter-than-air gas that is tethered to the ground or a structure.*

Certificate of Appropriateness: *See Preservation Permit.*

VII. DEFINITIONS

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.*

Decal Signage: *A design prepared on special paper for transfer onto a surface such as masonry, wood or metal and is often adhered with some type of glue.*

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 during the period of significance, which possesses historical or architectural significance, based on the criteria for listing in the National Register of Historic Places.*

Mural: *A piece of artwork that does not provide advertising and that is adhered onto an exterior façade. Typically murals are painted but may also be paper, cloth, vinyl, or plastic adhered to a wall.*

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

Non-Historic: *A structure or site, usually constructed after the period of significance, 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.*

VII. DEFINITIONS

Period of Significance: *Refers to the span of time during which significant events and activities occurred. Events and associations with historic properties are finite; most properties have a clearly definable period of significance.*

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.*

Raceways: *A three-sided rectangular box that functions as a mounting mechanism, and electronic component enclosure for a wall mounted sign.*

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.*

Sequential Lighting: *Illumination of sculptural elements, letters or other sign parts in individual light bulbs, neon tubing or neon-like elements and illuminated in sequence and from sequential positions to give the appearance of motion of that*

Example of sign with exposed raceway.

VII. DEFINITIONS

element.

Sail Sign/Wind Banner/Feather Sign: *A freestanding or mounted sign that is supported by a flexible or semi-flexible full or partial frame within which is a material constructed of vinyl paper or other wind resistant and moveable materials.*

Shall: *What is required.*

Should: *What is required unless physical facts of the lot or building would result in an alternative being more appropriate.*

Supergraphic Signage: *Very large signage, sometimes using brightly colored images of simple design.*

VI. DEFINITIONS

Metropolitan Historic Zoning Commission

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

Phone: 615-862-7970
Fax: 615-862-7974

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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