

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

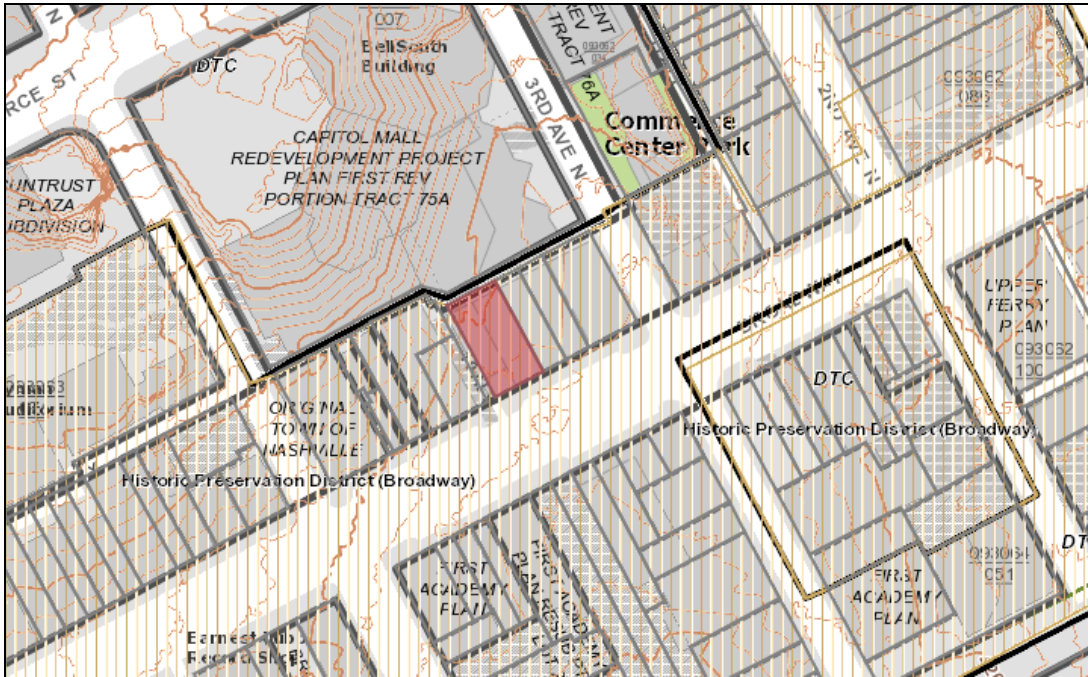
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION
308-310 Broadway
July 21, 2021

Application: Alteration—Windows, Lighting, and Signage
District: Broadway Historic Preservation Zoning Overlay
Council District: 19
Base Zoning: DTC
Map and Parcel Number: 09306202600
Applicant: 306 Broadway, LLC, property owner
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

<p>Description of Project: The applicant altered windows and added lighting and signage without a permit.</p> <p>Recommendation Summary: Staff recommends disapproval of the windows and lighting, finding that they do not meet Section II and Section III. of the design guidelines for Rehabilitation. Staff recommends that the unpermitted windows and lighting with the associated poles be removed and the menu signs changed to not exceed a total of five square feet (5 sq. ft.) within 60 days of the Commission’s decision.</p>	<p>Attachments A: Photographs</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. Rehabilitation

A. 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.
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.
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.

B. Walls

1. Original walls, including plane, openings, recesses, detailing, and ornamentation, should be retained.
2. Balconies should not be added to public facades.

M. 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 or incandescent bulbs are not appropriate.

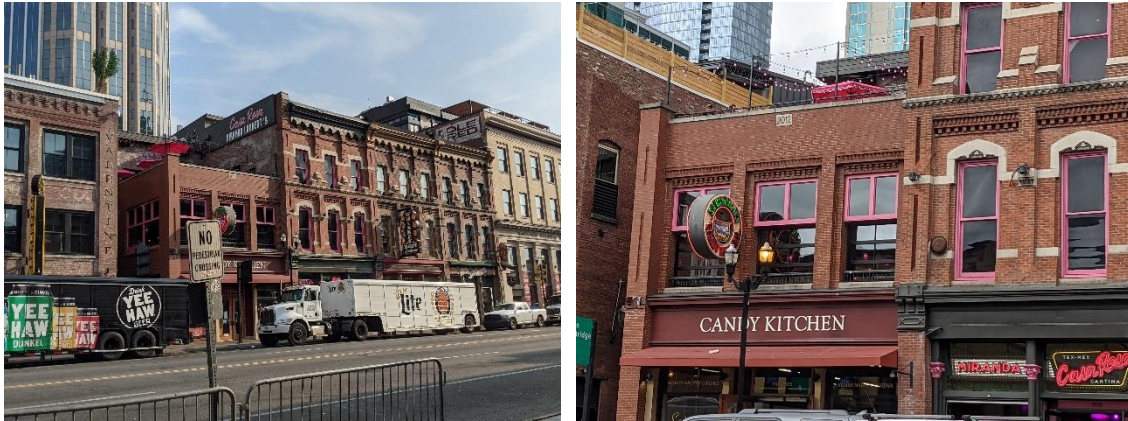
III. New Construction

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

Background: The existing business to the right of the Candy Kitchen uses the rooftop that is above the Candy Kitchen. The building that houses the Candy Kitchen is a brick commercial building, constructed in 2011. In 2015, the Metro Historic Zoning Commission approved an addition to this structure which finished out the second-level and included a recessed third floor (HCP 201500272) (Figures 1-2).

Painted signage was also added recently to the rooftop addition. On-site the applicant provided the dimensions of the signs. In May 2021, staff permitted the painted signs, finding that they met the design guidelines (HCP 2021033290).



Figures 1 and 2 show the front façade of 308-310 Broadway.

Analysis and Findings: The applicant altered windows and added lighting and signage without a permit. Staff has attempted to contact the property owner via mail and the business management for Casa Rosa on-site.

Windows: Windows were installed on the second-level of the front façade without a permit and include fixed and roll up windows. (See Figures 2 and 3). According to Section II.A.4, replacement windows should be should have single-light or multiple-light clear-glass panes to match the style and period of the building. In this case, a single or double hung window would be appropriate for the style of the building (Figure 4). Roll up doors on upper levels are not seen in the district historically, and the Commission has not approved such windows for upper levels, or for Broadway facing elevations, in the past.



Figure 3. Completed work.

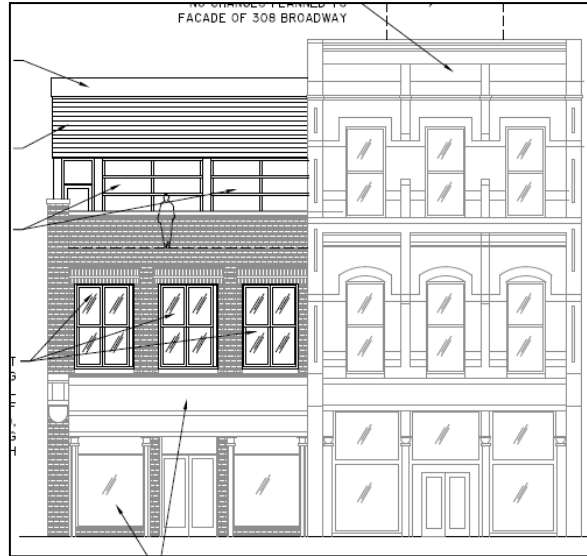


Figure 4. Front elevation approved by MHZC in July 2015.

Lighting: All proposed lighting should be simple and unobtrusive in both material and appearance. The new string lights, which were also installed without a permit, are located in a highly visible location on the rooftop addition (Figure). While they are made from a dark material as the guidelines suggest, they are overall not appropriate due to their location. The lighting and associated poles also do not comply with the guidelines for Additions, III.A.2 as they are located in the thirty-foot (30') stepback area where there should be no construction in order to lessen the visual impact of the rooftop addition.

Menu Signs: Two menu boards, each measuring twenty-four inches by fifty inches (24" x 50"), or approximately eight square feet (8 sq. ft.), have been added to the storefront on the ground-level. For this type of signage, the Commission has allowed for a maximum of five square feet (5 sq. ft.) without the menu signs counting toward the signage allotment. The total area of menu signs installed is approximately sixteen square feet (16 sq. ft.). Staff recommends that the menu sign not exceed a total of five square feet (5 sq. ft.).

Recommendation Summary: Staff recommends disapproval of the windows and lighting, finding that they do not meet Section II and Section III. of the design guidelines for Rehabilitation. Staff recommends that the unpermitted windows and lighting with the associated poles be removed and the menu signs changed to not exceed a total of five square feet (5 sq. ft.) within 60 days of the Commission's decision.