

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION 1218 6th Avenue North February 17, 2016

Application: Partial demolition; Alterations; New construction—addition
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08209027500
Applicant: Brad Northcut
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is re-construct and enclose a two-story side porch, construct a rear addition that is wider than the historic house, and install storm windows.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The applicant seek approval from staff for any changes to the historic house, including but not limited to brick repair and work, altering or replacing of windows, re-roofing, etc;
2. Staff approve the metal roof color and texture;
3. Staff approve all window and door selections prior to purchase and installation;
4. The storm window frames be set within the window opening (*blind-stop*) and attach to the exterior sash stop.
5. The side addition have a parapet wall to serve as the railing on its front and right/south facades.
6. Staff review and approve all permanent landscape features, included but not limited to fences, pathways, pavers, parking pads, pools, etc.; and
7. Staff review and approve all signage for the site.

With these conditions, staff finds that the proposed project meets Sections 1.0, 2.0, 4.0, and 7.0 of the *Germantown Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Site Plan
B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

1.0 Alteration & Renovation of Existing Historic Buildings

1.1 General Principles

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

1.2 Foundations

- 1.2.1 Original foundation materials should be retained whenever possible.
- 1.2.2 Original form, pattern, color and texture of historic foundations including decorative bents, grilles, lattice work, water tables, banding, etc., should be retained and preserved.
- 1.2.3 Front porches should utilize solid masonry or masonry pier foundations, constructed of brick, limestone, or split-face CMU. Spaces between masonry piers may be filled with open lattice.
- 1.2.4 Main building foundations may be of the pier or solid perimeter form, utilizing brick, limestone or split-face CMU.
- 1.2.5 Painting of stone, brick and other masonry is generally not appropriate. The painting or staining of brick 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.

1.3 Walls/ Exterior Materials

- 1.3.1 Original building materials should be retained whenever possible.
- 1.3.2 Appropriate wall materials include brick and wood clapboard with stone, terra cotta, and stucco being used for decoration/trim.
- 1.3.3 If material replacement is necessary, it should be with original materials or close visual approximations of the original.

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

1.4 Doors and Doorways

(Features may include panels, trim, transoms, sidelights, and number and configuration of lights.)

- 1.4.1 The original size and shape of door openings should be maintained.
- 1.4.2 Original transoms, sidelights, and doors should be maintained.
- 1.4.3 Replacement doors should be compatible with original doors in terms of style and materials.
- 1.4.4 Original door openings should not be filled in.
- 1.4.5 Deteriorated or damaged doors or entryways should be repaired using historically appropriate materials.
- 1.4.6 Storm Doors: Full glass storm doors are permitted where their dimensions match existing door dimensions in order to help conceal their presence. Frames should be set within the existing door frame. Raw aluminum storm doors are not appropriate.
- 1.4.7 Exterior Security Doors: These will be reviewed for their appropriateness and should be compatible with respect to size, style and material.

1.5 Windows

(Features may include sash, trim, number and configuration of lights, frames, hoods and lintels)

- 1.5.1 The original size and shape of window openings, windows and window surrounds should be maintained.
- 1.5.2 The original number and arrangement of panes (*lights*) should be maintained.
- 1.5.3 Generally, existing openings should not be altered and new window openings should not be introduced. Where required for building safety or accessibility, new or altered openings should match the existing proportion and rhythm of the existing openings.
- 1.5.4 Storm windows are permitted where their dimensions match window dimensions in order to conceal their presence. Frames should be set within the window opening (*blind-stop*) and attach to the exterior sash stop. Raw aluminum storm sash, screens, and windows are not appropriate.
- 1.5.5 Deteriorated or damaged window openings, windows, and window surrounds should be repaired using historically appropriate materials.
- 1.5.6 Replacement Windows: If replacement of windows or window surrounds are necessary due to extensive deterioration, replacements should replicate original designs (see 1.5.1 and 1.5.2).. If the original windows no longer exist, replacements should be appropriate

for the building's style and period. Replacement windows should be wood with clear glass and a muntin pattern that is typical of the building's style.

- 1.5.7 Snap, clip, glue, or interior type muntins on windows are not permitted.
- 1.5.8 Window openings, surrounds, or other elements not original to a building should not be introduced to the public facades of the building. The installation of new (not original to the building) window openings on the non public/rear of the building may be appropriate.
- 1.5.9 Shutters, where pictorial or other convincing historical evidence support their previous existence, should be appropriate to the building style, should be operable, and should fit the opening with respect to height and width so that, if they were closed, the opening would be covered.
- 1.5.10 Window grilles and balcony rails are not appropriate window treatments.

1.6 Porches

(Features may include foundations, columns, railings, balustrades, brackets, cornices, ceilings, floors and steps.)

- 1.6.1 Original configuration, roof height, and roof pitch should be maintained.
- 1.6.2 Original porch materials and architectural features should be maintained. If replacement materials are necessary, they should be a close visual approximation of the original.
- 1.6.3 Enclosing front porches is not permitted.
- 1.6.4 Enclosing side porches may be appropriate where the visual openness and character of the porch are maintained.
- 1.6.5 Balconies should not be added to public facades unless historical documentation of their use can be provided.

1.7 Architectural Details

(Features may include brackets, finials, decorative trim and bargeboards, attic vents, etc.)

- 1.7.1 Original architectural features should not be removed or obscured.
- 1.7.2 Irreparable features should be replaced with close visual approximations of the original using historically appropriate materials.
- 1.7.3 Architectural features of any period or style not original to the building should not be introduced.
- 1.7.4 Original decorative elements such as cornices, brick corbelling, arches, brackets, detailing should be retained without alteration.
- 1.7.5 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.

1.8 Roof

(Features may include, but are not limited to overhands, cornices, rafters, cresting, gutter systems, brackets, finials, pendants, vents and chimneys. In planning any renovation work, original features should be retained and consideration should be given to the following:)

- 1.8.1 The original pitch and configuration should be maintained.
- 1.8.2 The original size and shape of dormers should be maintained.
- 1.8.3 The original roof materials and color should be maintained.
- 1.8.4 Skylights should be located on the non-public sides of the roof behind the midpoint of the historic structure.
- 1.8.5 Appropriate roofing materials include metal, slate, and asphalt/fiberglass shingles.
- 1.8.6 Historic roofs, chimneys, and related elements should be retained.
- 1.8.7 Guidelines for masonry should be followed for chimney maintenance.
- 1.8.8 Deteriorated or damaged roofs and chimneys should be repaired using historically appropriate materials and methods.
- 1.8.9 If replacement of a roof or chimney is necessary, the replacement should be appropriate for the building's style and period.
- 1.8.10 The installation of gutters and downspouts should not result in the removal or obstruction of historic building elements. Locate gutters and downspouts on non-public facades of buildings where possible.

1.9 Utilities/Mechanical

- 1.9.1 Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, and HVAC condenser units should be located at the rear of a building so as to minimize their visibility from the street. If the rear yard is not a viable location, then the rear half of the side yard would be appropriate for their placement. Utilities or mechanical equipment shall be screened from view with no deciduous plantings or low walls/fencing. New utilities and mechanical equipment shall not be installed on the primary façades of buildings.
- 1.9.2 The installation of mechanical systems should not result in the removal or obstruction of historic building elements.

2.0 New Construction within historic context

2.1 General Principles

- 2.1.1 Guidelines apply only to the exteriors of new construction. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets. Non-public facades are those not visible from the public right of way, street or streets. Facades facing the alley are generally not considered public facades.*
- 2.1.2 Construction in Historic Germantown has taken place continuously from the mid-19th through the early 20th centuries and a variety of building styles and types have resulted. New buildings should continue this tradition while remaining compatible with the existing historic context.
Because a great variety of historic building forms exist within Germantown, more flexibility in design is possible than might be the case for more architecturally homogenous historic neighborhoods.
- 2.1.3 Because new buildings should relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of the street, a dominance of the pattern and rhythm should be respected and should not be disrupted.
- 2.1.4 New construction should be consistent and compatible with existing buildings along a street in terms of height, scale, setback, relationship of materials, texture and color; roof shape; orientation; and proportion and rhythm of openings.
- 2.1.5 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.
- 2.1.7 The MHZC does not review paint colors on wood or metal surfaces.
- 2.1.8 Painting of masonry materials is reviewed by the MHZC.

2.2 Site and Building Planning

2.2.1 Setbacks

1. Maintain the prevailing setbacks from the street within a block.
2. When a definite rhythm of spacing along a street is established by existing lot and building width, infill construction shall maintain that rhythm.
3. Wings, porches, and secondary building elements should be at similar setbacks to existing context.
4. Corner Lots: New construction should appropriately address setbacks on both streets.
5. Alley Setback: Setback from any alley (rear or side) shall be a minimum of 5 feet in order to retain the historic urban street character.
6. Corner Commercial: Historic corner commercial buildings within the NR historic district were typically built to the property line/sidewalk. Setbacks for the construction of new corner commercial structures shall be compatible with this historic precedent.

- 2.2.2 Orientation: The orientation of a structure's primary facade shall be consistent with that of adjacent historic buildings.

2.2.3 Massing and Scale

1. In new construction, the size of a building, its mass in relation to open spaces and its windows, door openings and porches should be visually compatible with the surrounding buildings.
2. The visual mass of the building shall be at or near the same setback as buildings on adjacent sites.
3. When multiple lots or parcels are assembled within the district, buildings shall be designed to be compatible with the adjacent structures. New structures shall employ design techniques that break the facades into multiple vertical elevations.

2.2.4 Height

1. New buildings shall be constructed to a height which is compatible with the height of adjacent buildings.

Characteristics of the following shall be considered in determining compatibility of height; adjacent properties, historical precedent, height of existing historic structures within the District, location within the District, topography and view corridor.

Generally, historic single-family residential structures are one or two stories in height. Special features of limited height such as towers or turrets may be acceptable.

Greater height may be appropriate for commercial and multi-family structures, where there is a lack of historic context along a block.

Consideration may be given to the physical characteristics of a property in determining compatible heights (e.g. exceptional topographic condition, lot size and/or lot shape) In such cases, where height may be greater, height is guided by the Germantown Detailed Neighborhood Design Plan, a component of the General Plan of the Government of Nashville and Davidson County, while ensuring an appropriate transition to smaller historically significant buildings that abut or are across the street or alley from a proposed new building.

2.3 Foundations

- 2.3.1 The foundation height shall be visually compatible, by not contrasting greatly, with those of surrounding historic buildings.
- 2.3.2 For new structures, brick, limestone or split-face concrete block may be used for either pier or solid perimeter foundations. Intervening spaces may be filled with an open lattice work.
- 2.3.3 Foundation access doors shall be located on the side or rear of the building. Slab-on-grade foundations may be appropriate for commercial buildings. Slab-on-grade foundations are generally not appropriate for residential infill buildings.

2.4 Walls/Exterior Materials

- 2.4.1 Masonry materials and wood siding were primarily used in the district and should continue to be predominant. Other materials may be used if they possess characteristics similar in scale, design, finish, texture, durability, and detailing to historic materials and meet *The Secretary of the Interior's Standards*.
- 2.4.2 The relationship and use of materials, texture, details and material color of a new building's public facades shall be visually compatible with and similar to or shall not contrast conspicuously with those of adjacent historic buildings.
- 2.4.3 Large expanses of featureless wall surface are not appropriate. It is most appropriate for materials to change between the foundation to the first floor.
- 2.4.4 Exterior Insulation Finish Systems (E.I.F.S) and vinyl siding are not appropriate exterior materials.
- 2.4.5 Traditional brick colors range from dark red-orange to dark red. The use of "antique" reproduction or multi-colored brick is not permitted.
- 2.4.6 Clapboard siding should exhibit an exposure of 3 to 5". Wood or composite siding and trim (ex. Hardi-plank) are appropriate. Composite materials must match the visual and durability characteristics of wood.

2.5 Doors

- 2.5.1 The relationship of width to height of doors and the rhythm of solids (*walls*) to voids should be compatible with surrounding buildings. (*Exterior doors often have transoms, giving them a tall, narrow proportion.*)
- 2.5.2 Primary entrances shall be in locations similar to those used historically for primary entrances.
- 2.5.3 Door openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
- 2.5.4 Front doors shall be wood and at least half-glass.

2.6 Windows

- 2.6.1 The relationship of width to height of windows and the rhythm of solids (*walls*) to voids should be visually compatible with surrounding buildings. (*Exterior windows are generally tall and narrow in proportion*)
- 2.6.2 Tinted, reflective, or colored glass are generally not appropriate.
- 2.6.3 Window openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
- 2.6.4 For new commercial structures a significant portion of the street level façade shall be transparent (i.e., doors and windows) to provide visual interest and access for the pedestrian.
- 2.6.5 On corner commercial buildings, glazing shall address both streets.

2.6 Porches / Entrance/ Recessed Entries

- 2.6.1 Primary building entrances should be oriented towards the street.
- 2.6.2 Within the district front porches and recessed entries are common on residential and commercial buildings. New construction (specifically of single and multi family homes) shall provide an entry that utilizes elements of a porch to create a transition from the outside (*public domain*) to the inside (*private domain*).
- 2.6.3 The height of porch roofs shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.
- 2.6.4 Entrances to commercial buildings should be recessed.

2.7 Roof

- 2.7.1 The roofs of new buildings should be visually compatible by not contrasting significantly with the roof shape, pitch, and orientation of surrounding buildings. (*Predominant roof shapes are gables and hips with slopes ranging from 35 to 50 degrees, 7/12 to 14/12.*)
- 2.7.2 Roof-top equipment, skylights, solar panels, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. *Generally, they should be placed rear of the mid-point of the building.*
- 2.7.3 Within the district are surviving examples and/or pictorial evidence of commercial, multi-family, and institutional buildings having a low slope roof behind a parapet wall. Therefore, low slope roofs may be appropriate for buildings of similar use within the district.

2.8 Utilities / Mechanical

- 2.8.1 Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, satellite TV and HVAC condenser units should be located so as to minimize their visibility from the street. Exterior utilities and mechanical equipment shall generally be located in the rear or side yard and/or screened when visible from the street.
- 2.8.2 Appurtenances related to new buildings and additions, should be visually compatible with the environment established by surrounding existing buildings and the site on which they are located.

4.0 Additions

An ADDITION consists of an extension to an existing structure that increases the floor area or height of that structure.

4.1 General Principles

- 4.1.1 Guidelines apply only to the exteriors of new additions. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets – Generally facades facing the alley are not considered public facades. Non-public facades are those not visible from the public right of way, street or streets.*
- 4.1.2 The guidelines for Section 2 New Construction shall apply to all additions.

4.2 Additions to Historic Buildings

- 4.2.1 Additions should not obscure or contribute to the loss of historic character-defining features or materials.
- 4.2.2. Additions to existing historic buildings shall be compatible in scale, materials and texture; additions shall be visually compatible by not contrasting greatly with the existing historic building. Additions to historic buildings should be done in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the original structure would not be impaired.
- 4.2.3 Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding.
- 4.2.4 The creation of an addition through enclosure of a front porch is not permitted. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.
- 4.2.5 contemporary designs for additions to existing historic properties may be permitted when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, material color, material, and character of the property, neighborhood, or environment.

4.3 Additions to non-historic residential buildings

- 4.3.1 Front and side additions to “non-contributing” buildings which bring the building towards compliance with established setback, massing, scale, rhythm of spacing, height and/or orientation are encouraged.

4.4 Additions to Non-historic Commercial Buildings

Germantown was rezoned in the mid-twentieth century, and many of the buildings constructed in the 1950s to 1980s do not possess urban characteristics. The overlay does not prevent businesses in existing buildings from expanding to meet their needs. Front and side additions to existing commercial buildings, which bring the building toward compliance with established setback, massing, scale, height, rhythm of spacing and/or orientation are encouraged. However, special exception or consideration will be given to expanding commercial buildings when it is not feasible to comply explicitly with guidelines or setbacks.

- 4.4.1 Established setback: Generally additions should be made as close to the front sidewalk or property line as possible.
- 4.4.2 Massing, scale, and height: Street front additions should be similar to and not contrast greatly existing building. For example, if the existing building should not be diminutive by comparison.
- 4.4.3 Rhythm of spacing: Any addition with a long façade should not be monolithic, but be broken in series of bays, which creates a more pedestrian friendly façade. This may be accomplished with a change in materials or indentions along the building façade.
- 4.4.4 Orientation: There should be a building entrance facing the street.

5.0 Site Improvements/ Appurtenances

Site improvements or appurtenances include fences, walls, sidewalks, paving or driveways, parking areas, exterior lighting, utility connections, and other permanent landscape features.

Historic architecturally-significant site improvements should be maintained, and repaired using historically appropriate materials and methods.

5.1 Fences & Walls

Character-defining features of historic fences and stone retaining walls including gates, decorative pickets, finials, and hardware should be preserved. Repair rather than replace fence and wall materials. For irreparable elements replacement features shall match the original features.

5.1.2 Fences or walls may be utilized to demarcate property lines and screen private areas from public view.

5.1.3 New fences and walled areas shall be compatible with the building site and streetscape in terms of location, height, opaqueness; design, style, materials composition, scale, proportion, color and texture.

Consideration of the physical characteristics of a property and its use will be given in determining appropriate fence heights and location (e.g. exceptional topographic condition, lot location within the District (street corners etc), adjacent to non compatible use, lot size and/or shape)

Walls of solid masonry construction within the front setback are permitted up to 24" in height.

Fences shall be constructed of wood, metal or masonry. Vinyl is generally not an appropriate fencing material.

The combination of fences and walls in front setbacks shall not exceed 48". Generally side yard fences from the street to a distance of 10' behind the front (public) façade shall not exceed 48".

Side yard fences shall be located a minimum of 10' behind the front (public) façade and shall not exceed 72" in height. (Exception: Fences may be 96" in ht. when the top 24" is open in nature).

Rear yard / privacy fences shall not exceed 72". (Exception: Fences may be 96" in height when the top 24" is open in nature).

5.1.4 Coordination of style and materials with adjacent properties is encouraged where appropriate.

5.1.5 In general chain link fencing is not appropriate. Black or dark green chain link fencing may be used for pet enclosures or at the rear of the lot when it is screened from public view.

5.2 Sidewalks

5.2.1 New sidewalks or walkways should remain visually compatible with the materials and placement of historic walkways.

5.2.2 Curb cuts on public streets are generally not appropriate. The removal of existing curb cuts on primary streets (where a lot can be accessed from the alley) is encouraged to bring non conforming properties into conformance.

5.2.3 Original sidewalks and walkways, including details such as original curbstones, brick, etc., should be preserved in their original state as closely as possible. Special care shall be taken to preserve existing specimen trees and significant landscape elements.

5.2.4 Pathways and walkways providing access to buildings shall be serviceable and relate to the building in scale, width, placement and material.

5.2.5 Brick, concrete, concrete pavers, stone, and stepping stones are appropriate walkway materials.

5.3. Paving/Driveways/Parking Areas and Parking Lots

5.3.1 The predominant vehicular access to properties within the District should continue to be through the use of alleys. It is acknowledged that in some cases alley access may not be possible or practical. In this case, curb cuts and driveways at the public street should be

minimized and the width of parking access should be limited. Curb cuts and driveways shall be located so they are visually less dominant.

- 5.3.2 Vehicular access to new developments (specifically large lot developments) shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment. Cross access between parking areas to minimize street curb cuts and adjacent driveway is encouraged.
- 5.3.3 Parking structures should generally be located below or behind buildings and landscaped to mitigate their visual impact.
- 5.3.4 Parking structures that are located close to the sidewalk are encouraged to include retail uses at street level to minimize the visual impact of the structure and engage the pedestrian network - Where street level retail uses are not feasible, architectural treatments shall be used to modulate the façade breaking the mass and horizontal lines typical of parking structures. Facades of parking structures facing public streets shall have flat (non sloping) floor plates.
- 5.3.5 Shared parking facilities that efficiently utilize parking spaces are encouraged.
- 5.3.6 Garages and carports shall be accessed from the service alley as is typical in the district. For residential lots new curb cuts on public streets are generally not appropriate. Where a lot can be accessed from the alley, the removal of existing curb cuts on primary streets is encouraged. Where an existing lot cannot be accessed from the alley executed vehicular access shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment.
- 5.3.7 Swimming pools are to be located in the rear yard or appropriately screened from view and set back from the street; fencing around swimming pools required by zoning or inance must comply with these design guidelines.
- 5.3.8 Portable storage buildings less than 100 square feet are not reviewed by the MHZC.

5.4 Exterior Lighting/ Miscellaneous

- 5.4.1 Dumpsters and other trash containers shall be located with techniques that minimize interruption to the sidewalk network and the pedestrian environment. The most appropriate location for dumpster and trash containers is in the rear yard or alley and screened from public view.
- 5.4.2 Exterior lighting fixtures shall be compatible in style, size, scale and material with the character of the structure and neighborhood.
- 5.4.3 Avoid spilling light onto adjacent structures, signs, or properties.
- 5.4.4 Ground mounted light fixtures/spotlights shall be screened from public view.

7.0 Demolition

7.1 General Principles

- 7.1.1 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.
- 7.1.2 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.

7.2 Guidelines

- 7.2.1 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.
- 7.2.2 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.
- 7.2.3 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.

7.2.4 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 17.40.420, as amended, of the historic zoning ordinance.

7.2.5 Where demolition has been allowed, MHZC may require historic structures to be documented through photographs, a site plan and floor plans, and those significant architectural components of a building are salvaged.

Background: 1218 6th Avenue North is a c. 1860s two-story brick house (figure 1). It is a contributing structure to the Germantown Historic Preservation Zoning Overlay.



Figure 1. 1218 6th Avenue North

Analysis and Findings: Application is to re-construct and enclose a two-story side porch, construct a rear addition that is wider than the historic house, and install storm windows.

Changes to the Historic House. The only change to the historic house indicated on the plans is the installation of storm windows, which will be installed inside the window jambs in order to meet the design guidelines. The historic windows will remain and will be restored. Existing brick may be repaired as needed. If brick is to be repaired, the applicant must work with MHZC staff to ensure that the repair method meets the design guidelines. Staff reminds the applicant that any changes to the exterior of the historic house, including but not limited to altering or changing windows and doors, brick repair or painting, re-roofing, removal of architectural details, etc., requires the review and approval of the Metro Historic Zoning Commission.

Partial Demolition & Porch Enclosure. The applicant proposes to remove the existing materials on the two-story side porch, and enclose it (Figures 2 & 3). The date of construction of the two-story side porch is not known, but it appears in the 1897 Sanborn Map (Figure 4). Although a two-story porch does appear on early maps, the existing materials of the porch are likely not original, and are in disrepair. Staff finds that changing the materials on the side porch, while maintaining the porch's existing form, is appropriate given the condition of the porch.

The applicant is also proposing to re-configure the enclosure on the ground floor of the side porch and enclose the second story. The design guidelines state that "Enclosing side porches may be appropriate where the visual openness and character of the porch are maintained." The new enclosure design mimics the existing enclosure, and staff therefore finds it to be appropriate.

Staff finds that the porch reconstruction meets Section 7.2.2. for appropriate demolition and does not meet Section 7.2.1. for inappropriate demolition. Staff also finds that enclosing the second story of the side porch meets Section 1.6.4. of the design guidelines.



Figures 2 & 3 show the existing two-story side porch.

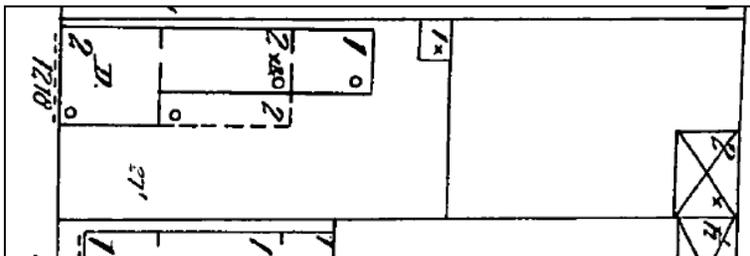


Figure 4. The 1897 map shows a two-story porch in the location of the existing porch.

Height and Scale. The reconstructed side porch will match the dimensions of the existing porch. The applicant also proposes to construct a side addition at the back of the lot. The addition will connect to an existing one-story extension to the house and will connect to the existing two story porch (Figures 5 & 6). The addition will extend sixteen feet (16') beyond the right/south side wall of the house. Staff finds this to be appropriate because the house is narrow at about twenty-six feet (26') wide and is shifted on the lot so that it is about eighteen inches (18") from the left/north side property line and about twenty-three feet (23') from the right/south side property line. The side addition will be located nearly sixty-feet (60') from the front of the house, which will lessen its impact on the historic structure and will decrease its visibility from the street.



Figures 5 & 6 show the existing one-story extension of the house. The side addition will connect to this portion of the house and to the two-story porch.

The side addition will be twenty feet, four inches (20'4") deep, and will add approximately four hundred and sixty-eight square feet (468 sq. ft.) to the historic structure, which is currently has a footprint of one thousand, eight hundred, and eighty-two square feet (1,882 sq. ft.). The height of the addition will match the height of the existing one-story portion of the house, and will be approximately eleven feet, six inches (11'6") tall from grade. Above the addition will be a guard rail that is four feet (4') tall. Staff recommends that a parapet wall be constructed on the front and right/south facades instead of a railing, as this would be more in keeping with the historic character of the Germantown neighborhood and consistent with past decisions of the Commission. With this condition, staff finds that the project meets Sections 2.2.3., 2.2.4., 4.2.2., and 4.2.5. of the design guidelines for height and scale.

Roof. The front of the historic house has a side gabled roof with a pitch of approximately 5/12. The two-story rear portion of the house is also a gable with a 5/12 pitch. The reconstructed two-story porch will retain the existing 5/12 gable roof form. The rear one-story portion of the house has a flat roof. The proposed side addition will also have a flat roof, which staff finds to be appropriate because it is continuing the line of the flat roof at the rear, and because flat roofs are found historically in Germantown. Staff finds that the proposed roof forms meet Sections 2.7, 4.2.2., 4.2.5. of the design guidelines.

Location and Removability. The side addition will attach to the existing one-story portion of the house, which is in the rear. Its visibility from the street will be reduced because it is nearly sixty feet (60') from the front of the house. It attaches in a matter that largely

preserves the exterior brick wall of the one-story structure. Therefore, if the addition were to be removed in the future, the side wall of this one-story portion of the house would still be extant and could be exposed. Staff finds that the structure's location and removability meet Sections 4.2.2. and 4.2.3. of the design guidelines.

Addition Design. The design guidelines state, "contemporary designs for additions to existing historic properties may be permitted when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, material color, material, and character of the property, neighborhood, or environment." In this instance, the design does not destroy any significant architectural features of the historic house. In addition, staff finds that the addition's size, scale, and roof form are appropriate to the historic structure. The overall design of the addition picks up on the window pattern of the two-story porch, which is appropriate. Staff therefore finds that the addition meets Section 4.2.5. of the design guidelines.

Setback. The proposed addition meets all base zoning setbacks, and staff finds that it meets Sections 2.2.1. and 4.2. of the design guidelines.

Materials The historic house is brick. The current two-story porch is wood with glass enclosures on the bottom floor. The reconstructed porch will also have a wood frame. It will be enclosed with cement fiberboard panels and wood or aluminum clad windows. Staff asks to review the final window and door selections prior to purchase and installation. The roof of the porch will be standing seam metal, and staff asks to approve the metal color if it does not match the existing roof.

The side addition will largely match the reconstructed two story porch in terms of materials. It will be wood framed with fiber cement paneling and wood or aluminum clad windows. The new stairs will be stained wood and the railings will be painted wood. With the aforementioned staff approvals, staff finds that the proposed addition meets Sections 2.4 and 4.2.2.

Windows and Doors. The applicant plans to retain and restore the existing wood windows on the historic house. No changes will be made to the existing window openings. The applicant proposes to install storm windows on the historic house, inside the window jamb. The design guidelines state, "Storm windows are permitted where their dimensions match window dimensions in order to conceal their presence. Frames should be set within the window opening (*blind-stop*) and attach to the exterior sash stop. Raw aluminum storm sash, screens, and windows are not appropriate." Staff recommends that the storm windows meet these criteria.

The reconstructed two-story porch will have a window pattern that mimics the existing window pattern on the ground floor of the porch. The one-story addition will also continue with this window pattern. The new windows will be wood or aluminum clad. Staff finds that the proposed windows and doors meet Sections 1.5, 2.5, 2.6, and 4.0. of the design guidelines.

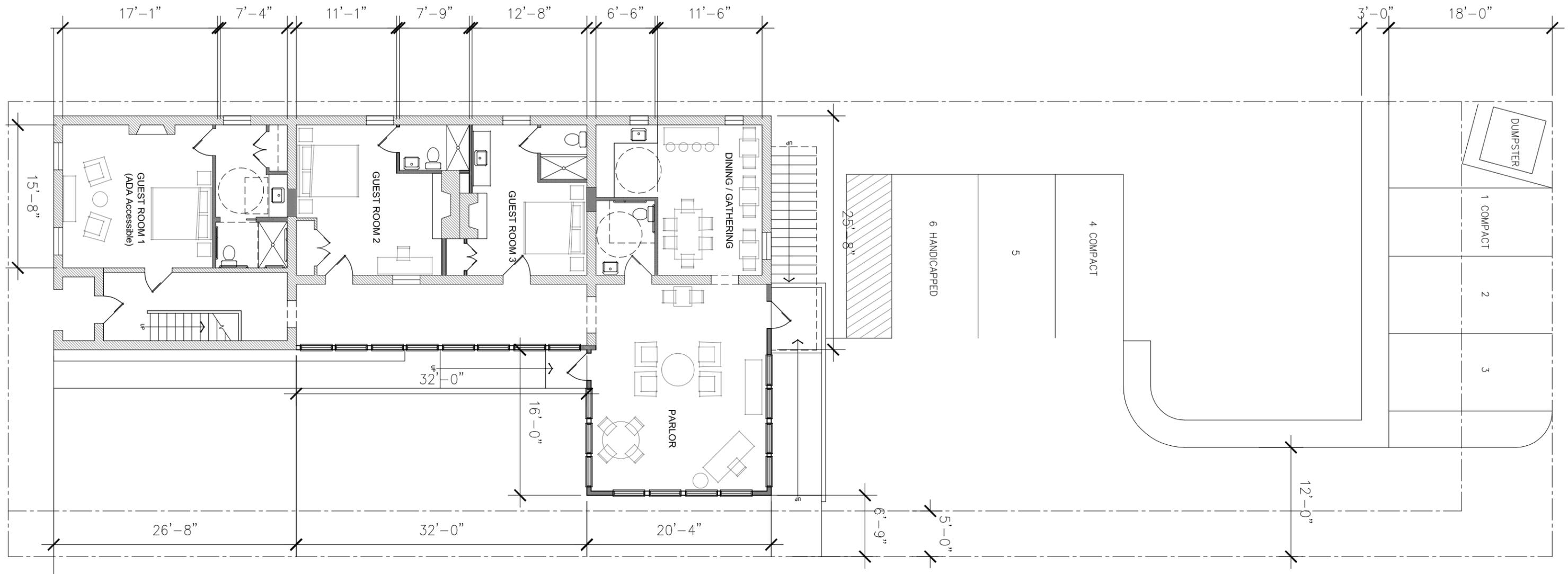
Appurtenances and Site Features. The HVAC units will be located on the roof of the one-story portion of the existing house, at the rear of the site. Staff finds this to be appropriate. No other proposed changes to the appurtenances or site features were indicated on the site plan. All changes to the site features, including fencing, pathways, driveways, etc. must be approved by MHZC.

Signage. The application did not include any designs for signage for the property. Staff reminds the applicant that MHZC must review and approve all signage.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

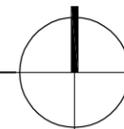
1. The applicant seek approval from staff for any changes to the historic house, including but not limited to brick repair and work, altering or replacing of windows, re-roofing, etc;
2. Staff approve the metal roof color and texture;
3. Staff approve all window and door selections prior to purchase and installation;
4. The storm window frames be set within the window opening (*blind-stop*) and attach to the exterior sash stop.
5. The side addition have a parapet wall to serve as the railing on its front and right/south facades.
6. Staff review and approve all permanent landscape features, included but not limited to fences, pathways, pavers, parking pads, pools, etc.; and
7. Staff review and approve all signage for the site.

With these conditions, staff finds that the proposed project meets Sections 1.0, 2.0, 4.0, and 7.0 of the *Germantown Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.



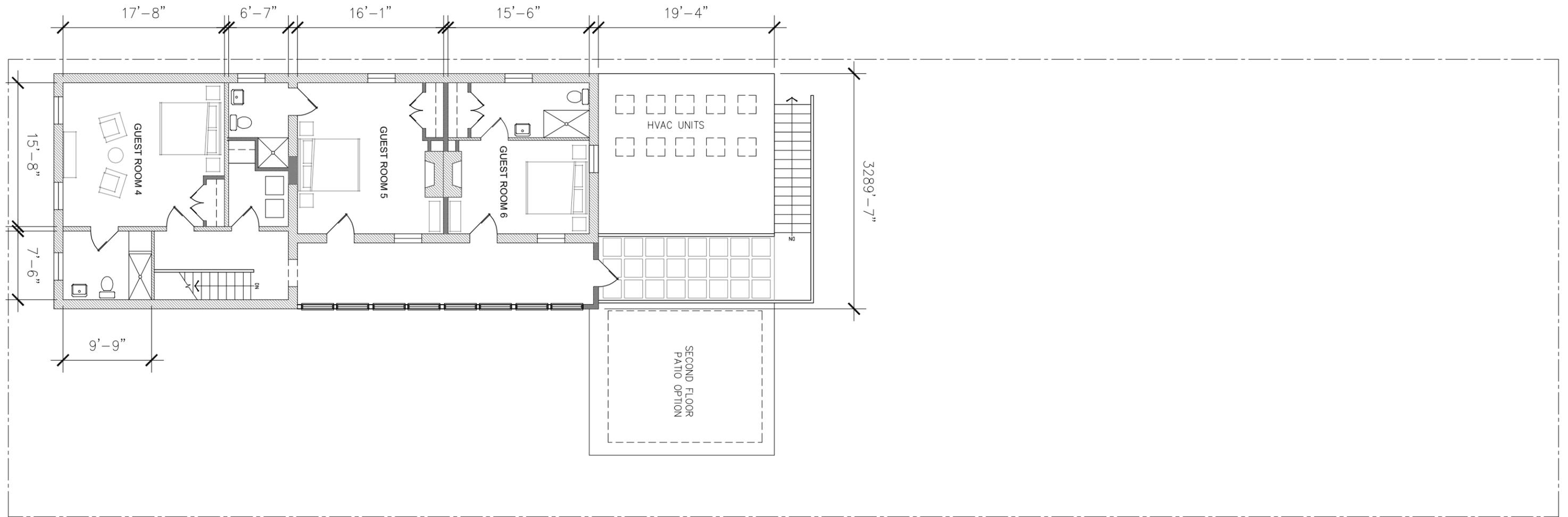
First Floor Plan

3/32" - 1'-0"



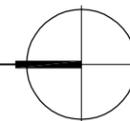
GERMANTOWN INN

Permit Documents
29 January 2016



Second Floor Plan

3/32" - 1'-0"



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Permit Documents
29 January 2016



Front Elevation $1/8" = 1'-0"$



Back Elevation $1/8" = 1'-0"$

Notes:

Standing seam metal roof to match existing home.

Existing open side porch to be re-built for structural integrity, and enclosed as shown with new painted wood framing and new painted wood windows.

Exterior fascia, trim, and soffit to match existing home in style, materiality, and overhang.

New fiber-cement panel/siding to match to be smooth faced.

Windows to be painted wood, aluminum clad, or other material (non-vinyl) per historic guidelines.

Stained wood stairs with painted railings, typ.

Storm windows to be installed inside window jamb.

Existing brick to be repaired as needed, with existing bond pattern to remain.

Existing windows to remain, and to be repaired



Side Elevation (yard) $1/8'' = 1'-0''$



Side Elevation (property line) $1/8'' = 1'-0''$

January 29, 2016

Germantown Inn
Boutique Hotel - Renovation/Addition

