



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
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STAFF RECOMMENDATION 1318-1326 6th Avenue North April 16, 2014

Application: Alterations, New construction-addition and infill
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08209005200, 08209005300, 08209005400
Applicant: Justin H. Lowe/ Centric Architecture
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: The project includes renovations and additions to two historic buildings, new construction including an eight-unit single-family townhouse towards the back of the lot, a mixed use structure with 3,000 square feet of retail on the ground floor and three one-bedroom 900 square foot flats on the second floor, a central courtyard in the middle of the development, and construction of a surface parking area.

Recommendation Summary: Staff recommends approval with the conditions that:

- Final materials be approved by staff;
- All windows and doors are recessed a minimum of two inches (2") from brick walls;
- The front balconies of building N1 do not extend beyond the porch of E1;
- Staff provide final review of mortar types, color and texture for the repointing;
- Staff provide final review of exterior lighting; and,
- Applicant submit a new permit application for any signage.

With these conditions, Staff finds the project to meet the applicable design guidelines for the Germantown Historic Preservation Zoning Overlay.

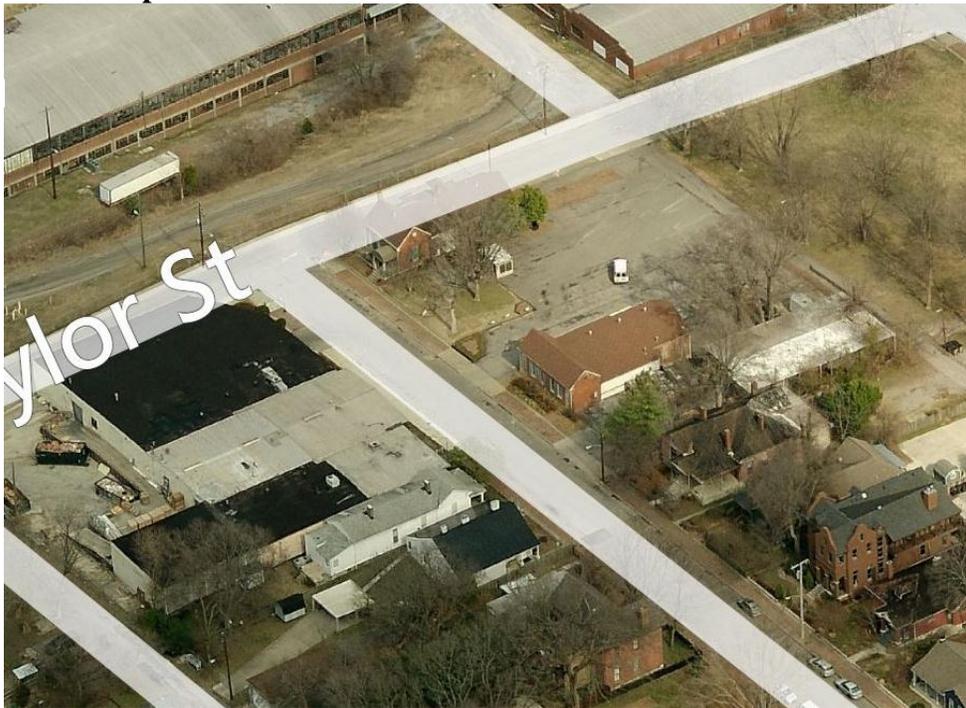
Attachments

- A: Photographs
- B: Site Plan
- C: 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.
- 1.3.4 Wood Siding: Original wood siding should be retained and should not be replaced with a material or texture not original to the building. Coverings or replacements over wood siding including aluminum, vinyl siding, or a brick veneer are specifically prohibited.
1. Replacement wood siding should be consistent with the original in terms of size, profile, lap direction, and lap exposure. Typical material lap is between 3 and 5 inches.

2. Street façade(s) shall match original wood materials for repairs/replacement. Original materials from other facades should be salvaged for use on the street façade(s).
- 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.

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: The project includes renovations and additions to two historic buildings, new construction including an eight-unit single-family townhouse towards the back of the lot, a mixed use structure with 3,000 square feet of retail on the ground floor and three one-bedroom 900 square foot flats on the second floor, a central courtyard in the middle of the development, and construction of a surface parking area.

Recently this area and the historic buildings were used as storage and office space for a stone company that had a showroom, offices and a warehouse located across the street. The project will be reversing alterations made for that use and restoring original conditions.

Analysis and Findings:

Partial Demolition for E1 (1326 6th Avenue North): (See pages 2-7 of the plans.) Partial demolition will include elements that have been added to the building in recent years such as bars on the windows, awning, dentil moulding, wrought-iron and wood columns and railings, shutters, and faux stone veneer. A recent rear addition will also be removed and replaced with a new addition. Since the existing addition and other features proposed to be removed are not historic and their



Above: 1326 6th Avenue North today
Below: 1326 6th Avenue North in 1975

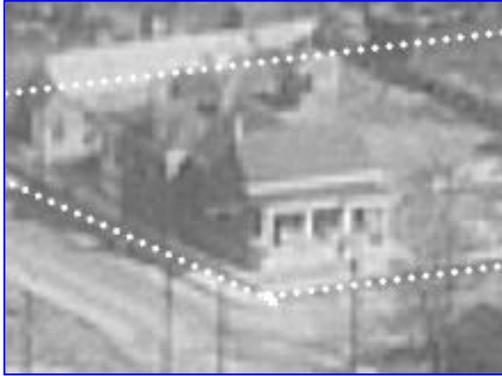
removal will not require damaging the historic building, partial demolition meets section 7.0.

Alterations for E1 (1326 6th Avenue North): (See pages 2-7 of the plans.) Other than removal of non-historic elements (see partial demolition) the only other alterations will be the replacement of windows and doors and the front porch, all of which are not original and replacement of materials



on the side dormer. New windows will be wood double-hung and the doors will be solid wood. Windows and doors will retain their original locations and dimensions. Porch posts will be wood and the existing concrete floor will be retained. The roof will be a membrane or metal standing seam, color unknown. The roof of the house will be asphalt shingle of a warm grey or brown color. The brick will be repointed. Synthetic siding will be removed from the dormer and replaced with fiber cement lap siding and trim. Staff recommends final review of windows and doors, roof colors and types prior to their purchase and installation, review of the mortar type and color and that the lap siding have

a maximum of a five inch (5") reveal. The design of the new porch is based on the early photographs. Originally the building likely either did not have a front porch or included simple columns rather than the post-and-pedestal design seen at the time of the photographs. It would be appropriate to either remove the porch or reconstruct the current configuration. The applicant has chosen the latter. The project meets sections 1.1.5, 1.5 and 1.6.2.



Addition to E1 (1326 6th Avenue North): (See pages 2-7 of the plans.)

Location: The new addition will be towards the back of the building in the same general location as the existing non-historic addition and will require no more removal of historic material than what has already been removed. The project meets section 4.1.1. and 4.2.3.

Massing and Scale: The new addition will be approximately six-hundred square feet (600 sq. ft.), replacing approximately four-hundred square feet (400 sq. ft.) of non-historic addition. A portion of the addition will be approximately eight inches (8") taller than the existing house; however, this additional height does not happen until approximately sixty-six feet (66') behind the front wall of the house. The addition will be attached with a low, narrow connector, clearly separating old from new. The project meets sections 4.2.1, 4.2.3. and 2.1.4.

Design: The design and materials of the addition are contemporary but do not require the removal of historic elements and it does not contrast greatly with the historic building; thereby meeting section 4.2.5 and 2.1.4.

Materials: The foundation line is not distinguished with a change in materials, as typically seen on historic residential buildings; however, the design of the building is a modern interpretation of both the residential and more industrial buildings found in the district. The cladding will be two types of brick and wood lap siding. Staff recommends final approval of color, texture and dimensions of brick and reveal of lap siding. The windows will be aluminum storefront and wood casement windows. The doors will be solid wood. Additional materials include metal panels, metal canopy and a wood clad signage panel. (Staff has not reviewed this area for appropriate signage dimensions and

the applicant should be aware that signage may not be able to fill this area.) Details of the signage were not indicated. The project meets sections 2.1.4.

Roof Shape: The addition has a flat roof compared to the side gable roof of the historic building; however, flat roof buildings are found throughout the district. The project meets section 2.1.4.

Proportion and Rhythm of Openings: The windows are approximately twice as tall as they are wide, as are the historic windows, and they are spaced in a manner consistent with the historic windows. The project meets section 2.1.4

Partial Demolition for E1 (1318 6th Avenue North): (See pages 14-20 of the plans.) Partial demolition will include elements that have been added to the building in recent years such as bars on the windows, dentil molding, and shutters. Partial demolition also includes removing the siding enclosing rear side porches. Since the features are not historic and their removal will not require damaging the historic building, partial demolition meets section 7.0.



Above: 1318 6th Avenue North today
Below: 1326 6th Avenue North in 1975

Alterations for E1 (1318 6th Avenue North): (See pages 14-20 of the plans.) Other than removal of non-historic features (see partial demolition) the only other alteration will be the replacement of windows and doors. New windows will be wood double-hung and the doors will be solid wood. Windows and doors will retain their original locations and dimensions. The brick will be repointed. Staff recommends final review of windows and doors prior to their purchase and installation and review of the mortar type and color. The project meets sections 1.1.5, 1.5 and 1.6.2.



Addition to E1 (1318 6th Avenue North): (See pages 14-20 of the plans)

Location: The new addition will be towards the back of the building in the same general location as the existing non-historic addition and will require no more removal of historic material than what has already been removed. The project meets section 4.1.1. and 4.2.3.

Massing and Scale: The new addition will be approximately a thousand square feet (1000 sq. ft.), replacing approximately four-hundred square feet (400 sq. ft.) of non-historic addition. A portion of the addition will be approximately seven feet (7') taller than the existing house; however, this additional height does not happen until approximately sixty-six feet (66') behind the front wall of the house. The addition is no wider than the existing building. The addition will be attached with a low, narrow connector, clearly separating old from new. The project meets sections 4.2.1, 4.2.3, and 2.1.4.

Design: The design and materials of the addition are contemporary but do not require the removal of historic elements, and the addition does not contrast greatly with the historic building; thereby meeting section 4.2.5 and 2.1.4.

Materials: The foundation line is not distinguished with a change in materials, as typically seen on historic residential buildings; however, the design of the building is a modern interpretation of the both the residential and more industrial buildings found in the district. The cladding will be two types of brick and wood lap siding. Staff recommends final approval of color, texture and dimensions of brick and reveal of lap siding. The windows will be aluminum storefront and wood casement windows with clear glass. The doors will be solid wood. Additional materials include metal panels, metal canopy and a wood clad signage panel. (Staff has not reviewed this area for appropriate signage dimensions and the applicant should be aware that signage may not be able to fill this area.) Details of the signage were not indicated. 2.1.4.

Roof Shape: The addition has a flat roof compared to the side gable roof of the historic building; however, flat roof buildings are found throughout the district. A small portion of the addition, a rear stairwell will encroach on to the original gabled roof form; however, this happens towards the back of the house and the side-gable front portion of the house will not be altered. The project meets section 2.1.4.

Proportion and Rhythm of Openings: The windows are approximately twice as tall, or more, as they are wide, as are the historic windows, and they are spaced in a manner consistent with the historic windows. The widest expanse without some type of break is thirteen feet (13') and this happens towards the rear of the building. The project meets section 2.1.4

Infill for N1 mixed-use building (See pages 8-13 of the plans)

Setbacks: The primary wall will be in line with the historic building to the right and slightly forward of the historic building on the left, with balconies protruding approximately seven additional feet (7'). Guidelines 2.2.3 states that porches should also maintain existing setbacks. Staff recommends that the depth of the balconies be shortened so that they do not protrude beyond the porch on the left historic building or the entire wall or building be pushed backed resulting in the same. With this alteration, the project meets section 2.2.1.

Orientation: The building is oriented to the street with four recessed entrances as found on many historic buildings in the neighborhood. The project meets section 2.2.2.

Massing, Scale and Height: The building is two-stories and approximately thirty-one feet (31') from the finished floor. Historic buildings in the immediate area range between twenty feet (20') and thirty-five feet (35'). The historic buildings to either side are only one story (25' and 20' tall); however, two-story residential buildings are prevalent in the district. The massing of the façade is broken with multiple vertical elevations including recessed entrances. The project meets section 2.2.3, 2.2.4. and 2.3.

Foundations: The foundation appears to be a slab-on-grade, as seen from the front, which is compatible with commercial construction. The foundation is not distinguished with a change of material in the rear as this elevation will be minimally visible. The project meets section 2.3

Walls/Exterior Materials: The cladding will be two types of brick with some wood siding. Staff recommends final review of the brick's dimensions, texture and color and the reveal of the siding.

The railings are proposed as steel cables or a glass railing system to minimize their impact since upper level balconies are not typical of the overlay. The floor of the upper level balcony will be clad in metal to appear as metal canopies above the entrances. Windows will be either metal storefront windows or wood casement windows. The roof is asphalt shingle but the color was not indicated. With the condition that staff provide final review of materials, the project meets section 2.4.

Doors: The primary entrances are topped with transoms following section 2.5.1. The doors are recessed approximately three feet (3'), more than meeting the minimum two inch (2") requirement of 2.5.3. The doors are full-light doors meeting section 2.5.4. The entrances meet section 2.5 and 2.6 for porches.

Windows: The storefronts have a typical storefront configuration with clear glass windows flanking full-light doors topped with transoms. Upper level and additional windows are primarily twice as tall as they are wide, meeting historic proportions. Staff asks that the windows be recessed a minimum of 2" from the brick walls to meet section 2.6.3. With this condition the project meets section 2.6 for windows.

Roof: The roof will appear to be a side-gable roof from the street but will in actuality be a flat roof with rooftop terraces. Both roof forms are prevalent in the district. The project meets section 2.7

Design: Narrow patios will flank the building, similar to the side porches on the historic building to the right

Infill for N2 8-unit multi-family (See pages 21-24 of the plans)

Setbacks & Location: This building is located along the alley and will be minimally visible from Sixth Avenue and highly visible from Taylor Street. The rear wall is five-feet to seven feet (5'-7') from the rear alley. The interior side-setback is seven feet (7') from the side parking area, and the Taylor Street setback is between five and three feet (3'-5') from the property line, which is more than the side setback established by the existing historic building in front of it. The project meets section 2.2.

Orientation: The building is oriented towards an interior courtyard. Typically buildings should be oriented towards the street; however, interior orientations have been found to be appropriate for mixed-use development in the neighborhood. The project meets section 2.2.2.

Massing, Scale and Height: The building is a total of four-stories, which includes a basement level only visible from the rear of the development and a setback partial-upper level. In cottage-developments rear units should be subordinate to the principle units oriented towards the street; however, with multi-family buildings and multi-use developments additional massing can be appropriate for rear units if the massing is addressed in such a manner that it does not overwhelm the principle buildings. In this case, the development takes advantage of a drop in grade to add a basement level that will only be visible from the rear of the development. The upper-most level is a partial level, sitting-back the front and rear walls to minimize its massing. This building backs up to a lot that does not have a contributing building. To one side is the greater massing of Werthan Bag and on the opposite side is a parking lot. The massing is further broken with multiple vertical elevations. Due to its location and design, staff finds it to meet section 2.2.3.

2.3 Foundations: The foundation is not distinguished in a typical fashion. Because the most visible elevation, the side facing Taylor Street, is on the edge of the district, at the rear of the development and facing the very different context of Werthan Bag, staff did not find a historic foundation line delineation to be necessary. The project meets section 2.3.

Walls/Exterior Materials: The cladding will be two types of brick with some wood siding. Staff recommends final review of the brick's dimensions, texture and color and the reveal of the siding.

The railings are proposed as steel cables or a glass railing system to minimize their impact since upper level porches are not typical of the overlay. The floor of the upper level porches will be clad in metal to appear as metal canopies above the entrances. Windows will be either metal storefront windows or wood casement windows. The roof is asphalt shingle but the color was not indicated. With the condition that staff provide final review of materials, the project meets section 2.4.

Doors: The primary entrances facing the courtyard are topped with transoms following section 2.5.1. The doors are recessed approximately three feet (3'), more than meeting the minimum two inch (2") requirement of 2.5.3. The doors are full-light doors meeting section 2.5.4. The entrances meet section 2.5 and 2.6 for porches.

Windows: The storefronts have a typical storefront configuration with clear glass windows flanking full-light doors topped with transoms. Upper level and additional windows are primarily twice as tall as they are wide, meeting historic proportions. Staff asks that the windows be recessed a minimum of 2" from the brick walls to meet section 2.6.3. With this condition the project meets section 2.6 for windows.

Roof: The roof will be primarily a flat roof with a shed roof partial-upper level. Flat roofs are prevalent in the district and the shed roof form will be minimally visible. The project meets section 2.7

All components: Site Improvements/ Appurtenances

Fences & Walls: The parking area requires a side retaining wall, side wood privacy fence, and front wall across the front to shield the view of the parking area. The project meets section 5.1

There are no known alterations to existing sidewalks. The project includes multiple areas of interior concrete walkways and the central courtyard is surrounded with modular pavers. Staff recommends approval of the paver design and color. The project also includes built-in seating areas and steel benches which will not be visible from the street. The project meets section 5.2

Paving/Driveways/Parking Areas and Parking Lots: Vehicular access will be from the alley with concrete walkways or stairs. Pedestrian access to the interior of the development will include one access point on Taylor Street, and three on Sixth Avenue, as well as one from the side parking area. The vehicular access for the parking area will be from the alley and from Sixth Avenue North. A short brick-veneered wall and landscaping will help to shield the view of the parking area from the street. The project meets section 5.3

Exterior Lighting/ Miscellaneous: HVAC units will be located on roof tops where they will not be visible from the street. Mail and trash areas will be interior to the development and will not be visible from the street. Additional information is needed about exterior lighting. With the condition that staff review all exterior lighting, the project meets section 5.4

Signage and sign areas were not reviewed as a part of this request.

Staff recommends approval with the conditions that:

- Final materials be approved by staff;
- All windows and doors are recessed a minimum of two inches (2”) from brick walls;
- The front balconies of building N1 do not extend beyond the porch of E1;
- Staff provide final review of mortar types, color and texture for the repointing;
- Staff provide final review of exterior lighting; and,
- Applicant submit a new permit application for any signage.

With these conditions, Staff finds the project to meet the applicable design guidelines for the Germantown Historic Preservation Zoning Overlay.

PHOTOS OF SITE & CONTEXT



Location of N2 as seen from Taylor Street.



Taylor Street side of E1. N2 will be behind this structure.



N2 will be in the location of the greenspace and current parking area. The building seen on the left is E1.



View looking towards Taylor Street and Werthan Bag.



N2 will be in the location of the greenspace and current parking area. The building seen on the right is E2.



View across 6th Street. This building is being renovated with a new design.



View looking south down 6th Street. Project is on the left.

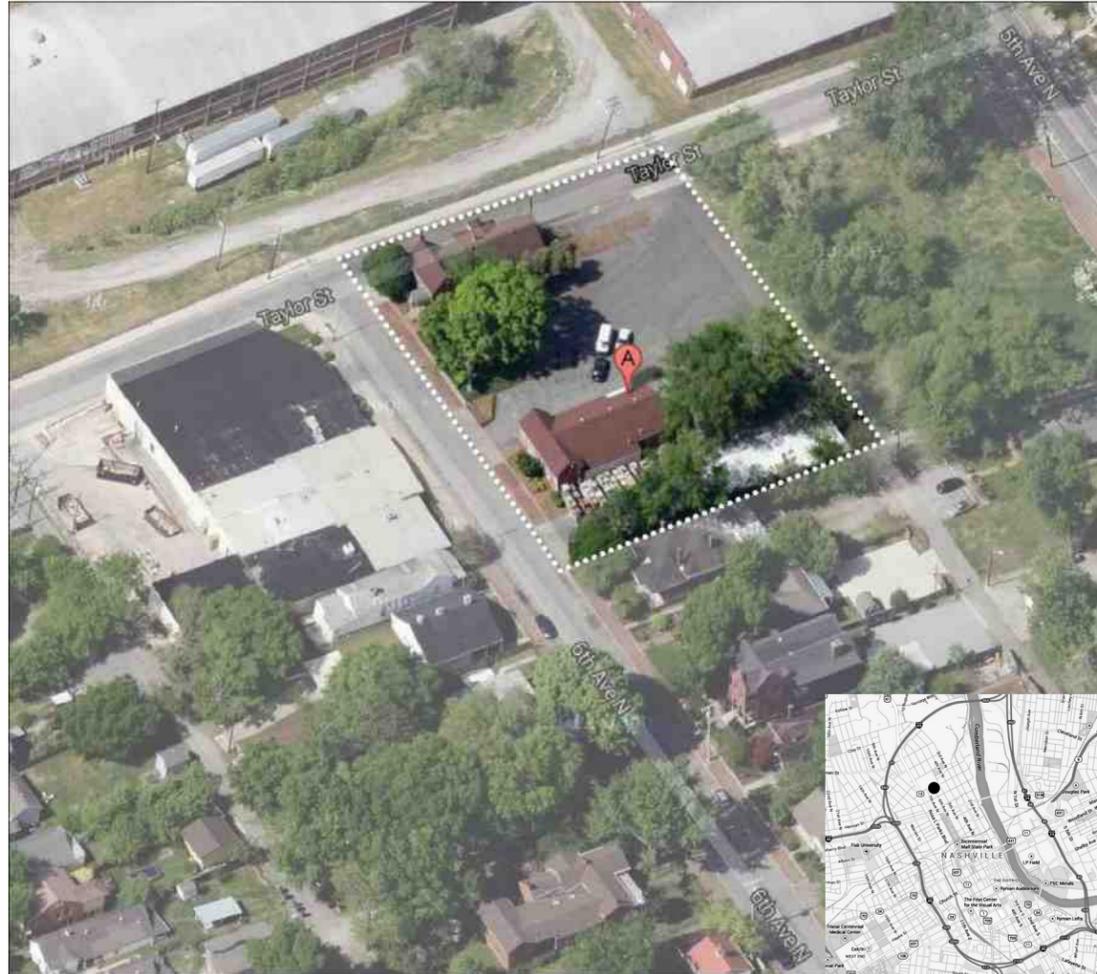


Proposed parking area location.



Context to right of proposed parking area.

6TH & TAYLOR



DRAWING LIST

- 0 SITE PLAN
- 1 LANDSCAPE PLAN
- 2 E1 - DEMO
- 3 E1 - DEMO PHOTOS
- 4 E1 - GROUND LEVEL PLAN
- 5 E1 - TAYLOR STREET ELEVATION
- 6 E1 - SIDE PATHWAY ELEVATION
- 7 E1 - BACK COURTYARD ELEVATION
- 8 N1 - GROUND FLOOR PLAN
- 9 N1 - SECOND FLOOR PLAN
- 10 N1 - ROOF PLAN
- 11 N1 - 6TH STREET ELEVATION
- 12 N1 - COURTYARD ELEVATION
- 13 N1 - SIDE ELEVATION
- 14 E2 - DEMO PLAN
- 15 E2 - DEMO PHOTOS
- 16 E2 - GROUND FLOOR PLAN
- 17 E2 - ROOF PLAN
- 18 E2 - PARKING LOT ELEVATION
- 19 E2 - SIDE PATHWAY ELEVATION
- 20 E2 - BACK COURTYARD ELEVATION
- 21 N2 - A PLANS
- 22 N2 - B PLANS
- 23 N2 - ALLEY ELEVATION
- 24 N2 - COURTYARD ELEVATION
- 25 N2 - SIDE ELEVATION
- 26 OVERALL ELEVATION
- 27 3D PERSPECTIVE
- 28 3D PERSPECTIVE
- 29 3D PERSPECTIVE
- 30 3D PERSPECTIVE

CLIENT:



ARCHITECT:



LANDSCAPE



Isaac Wantland
~ Landscape Architect ~

CIVIL:



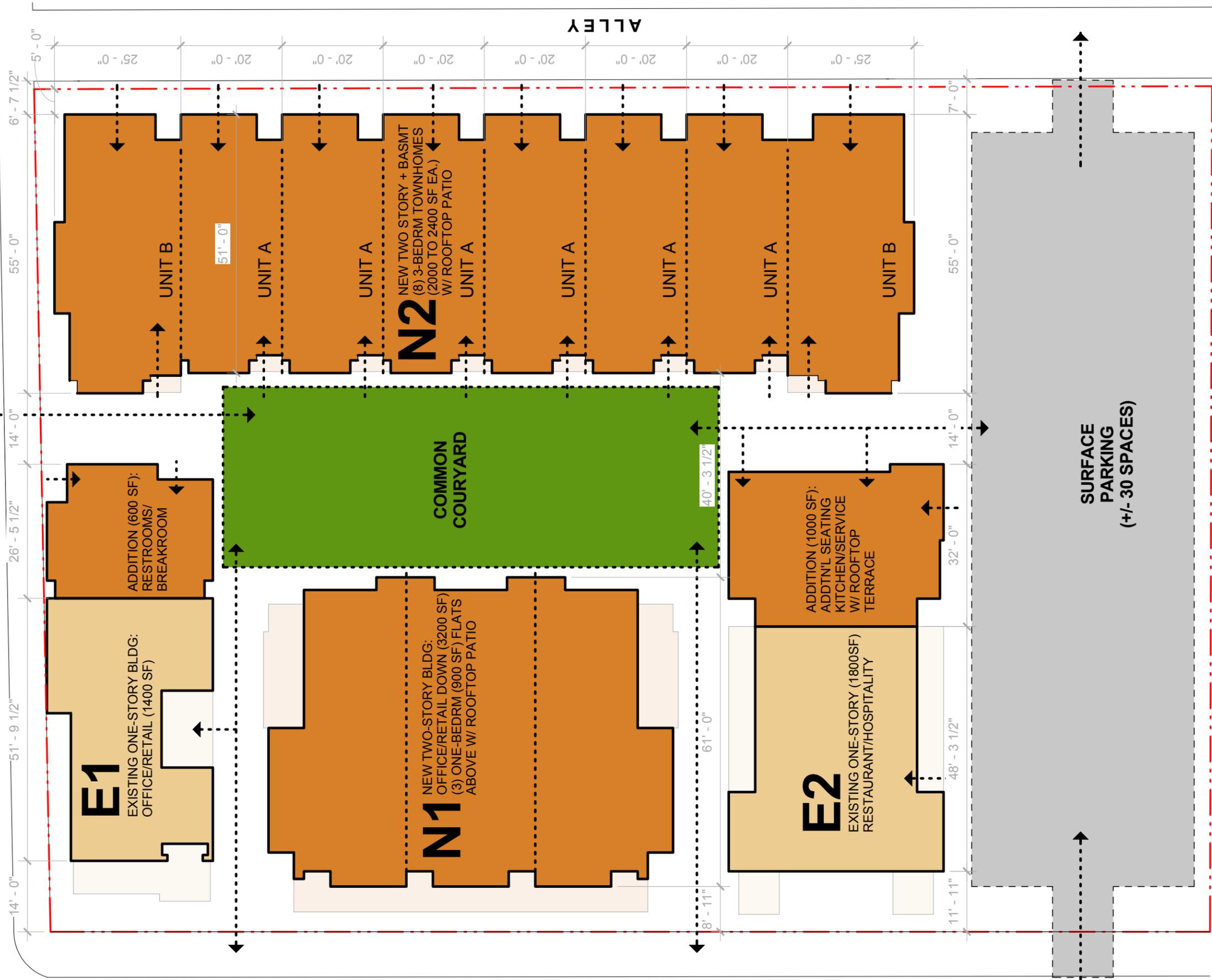
STRUCTURAL:



M, P & E:



TAYLOR STREET



6TH AVENUE NO.

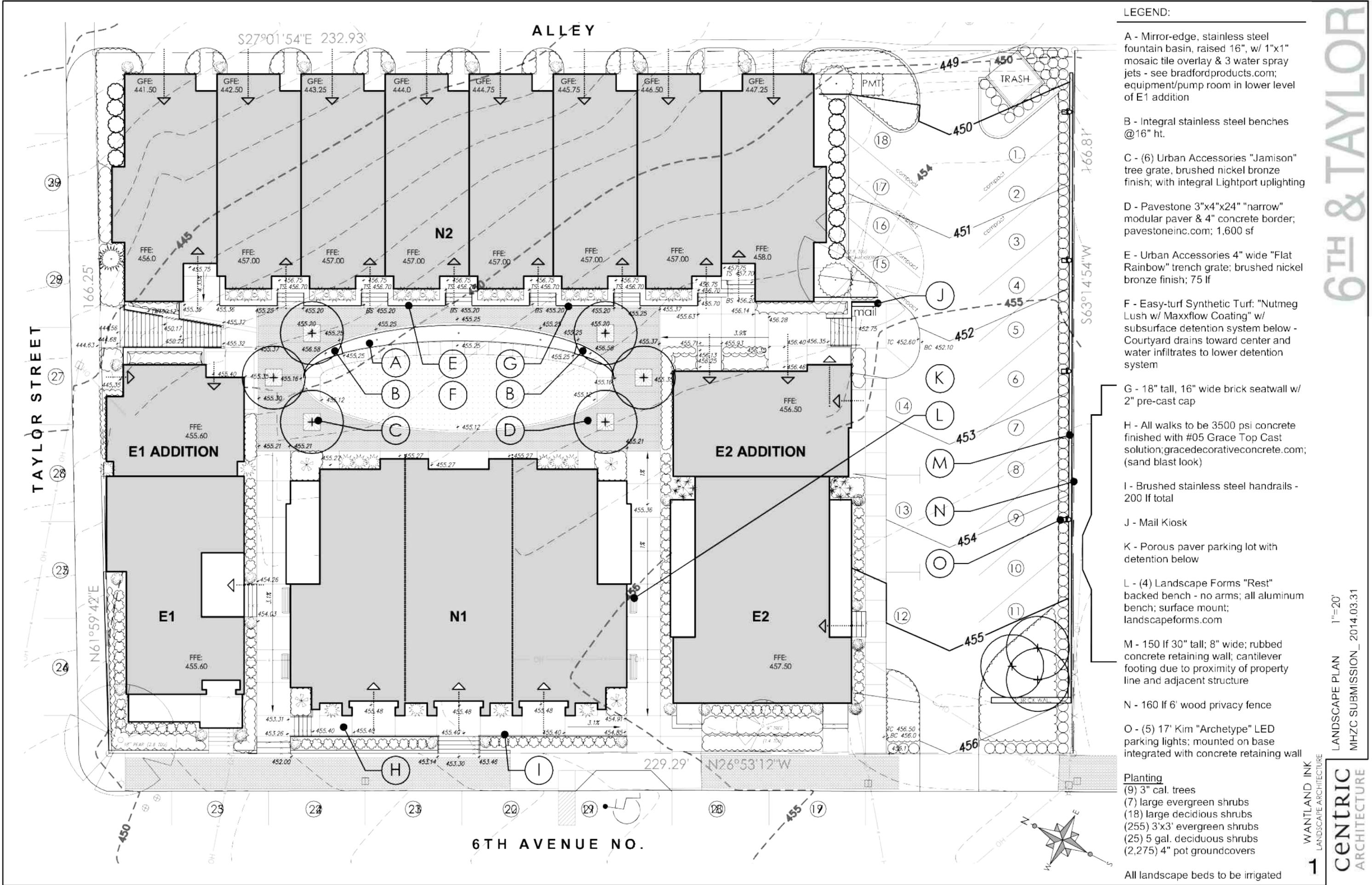
CONCEPTUAL SITE DESIGN 1" = 20'-0"

0

CENTRIC ARCHITECTURE

SITE PLAN
MHZC SUBMISSION_2014.03.31

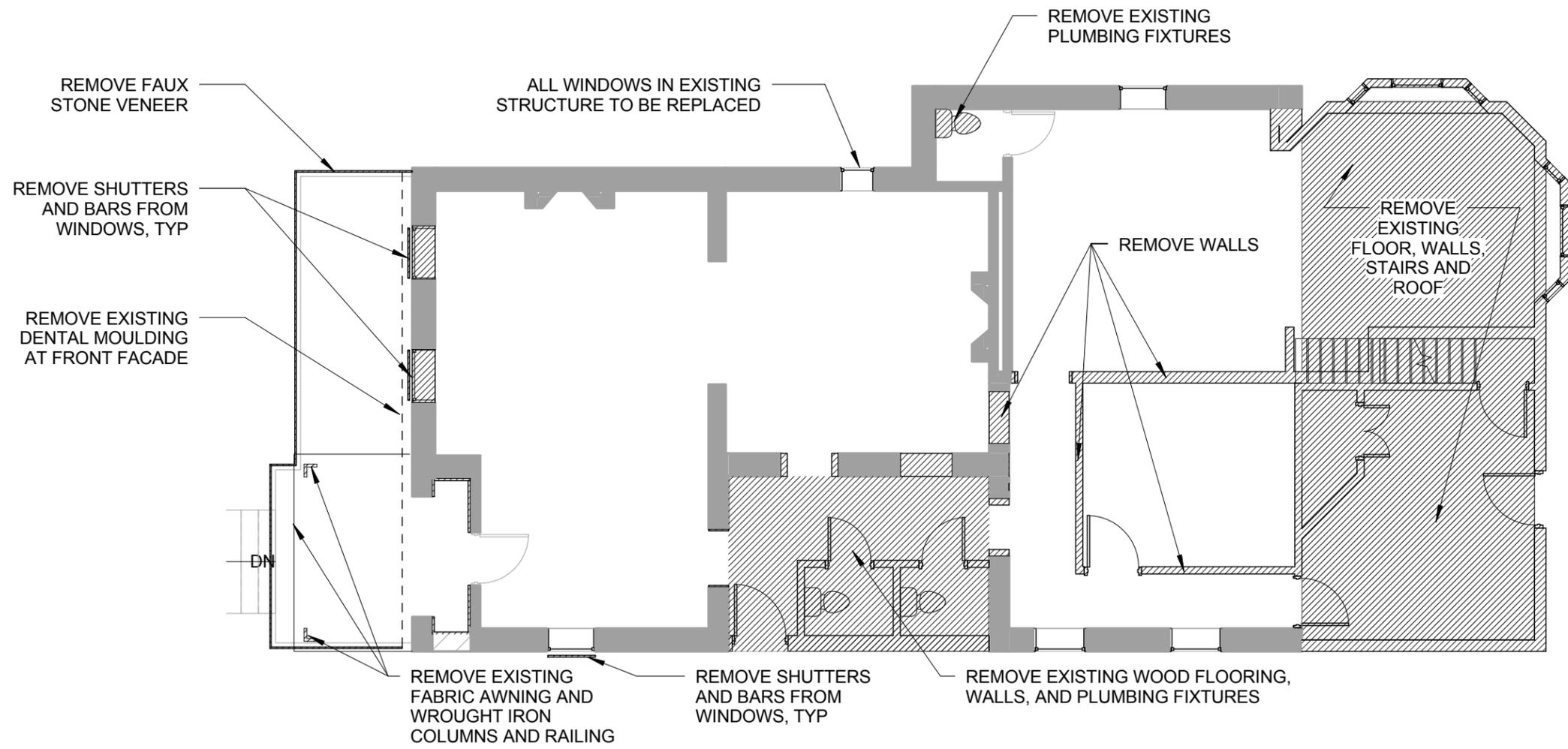
GIBB & TAYLOR



- LEGEND:**
- A - Mirror-edge, stainless steel fountain basin, raised 16", w/ 1"x1" mosaic tile overlay & 3 water spray jets - see bradfordproducts.com; equipment/pump room in lower level of E1 addition
 - B - Integral stainless steel benches @16" ht.
 - C - (6) Urban Accessories "Jamison" tree grate, brushed nickel bronze finish; with integral Lightport uplighting
 - D - Pavestone 3"x4"x24" "narrow" modular paver & 4" concrete border; pavestoneinc.com; 1,600 sf
 - E - Urban Accessories 4" wide "Flat Rainbow" trench grate; brushed nickel bronze finish; 75 lf
 - F - Easy-turf Synthetic Turf: "Nutmeg Lush w/ Maxxflow Coating" w/ subsurface detention system below - Courtyard drains toward center and water infiltrates to lower detention system
 - G - 18" tall, 16" wide brick seatwall w/ 2" pre-cast cap
 - H - All walks to be 3500 psi concrete finished with #05 Grace Top Cast solution;gracedecorativeconcrete.com; (sand blast look)
 - I - Brushed stainless steel handrails - 200 lf total
 - J - Mail Kiosk
 - K - Porous paver parking lot with detention below
 - L - (4) Landscape Forms "Rest" backed bench - no arms; all aluminum bench; surface mount; landscapeforms.com
 - M - 150 lf 30" tall; 8" wide; rubbed concrete retaining wall; cantilever footing due to proximity of property line and adjacent structure
 - N - 160 lf 6' wood privacy fence
 - O - (5) 17" Kim "Archetype" LED parking lights; mounted on base integrated with concrete retaining wall

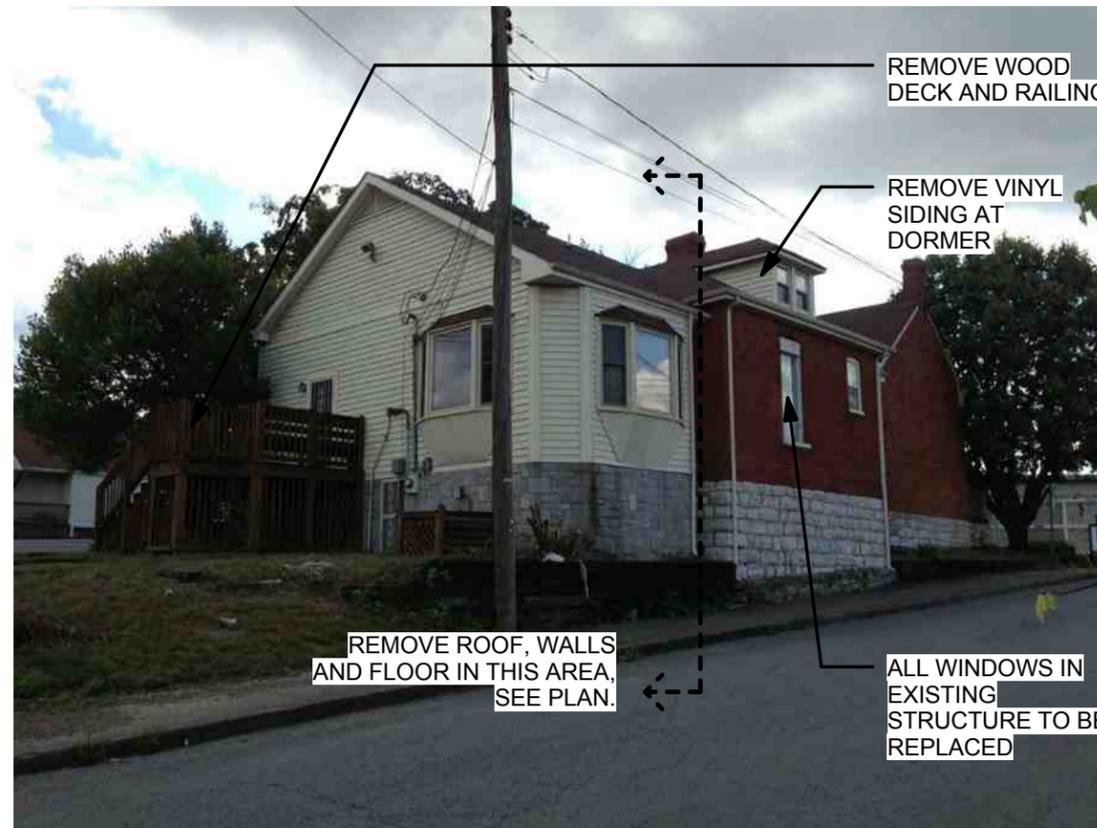
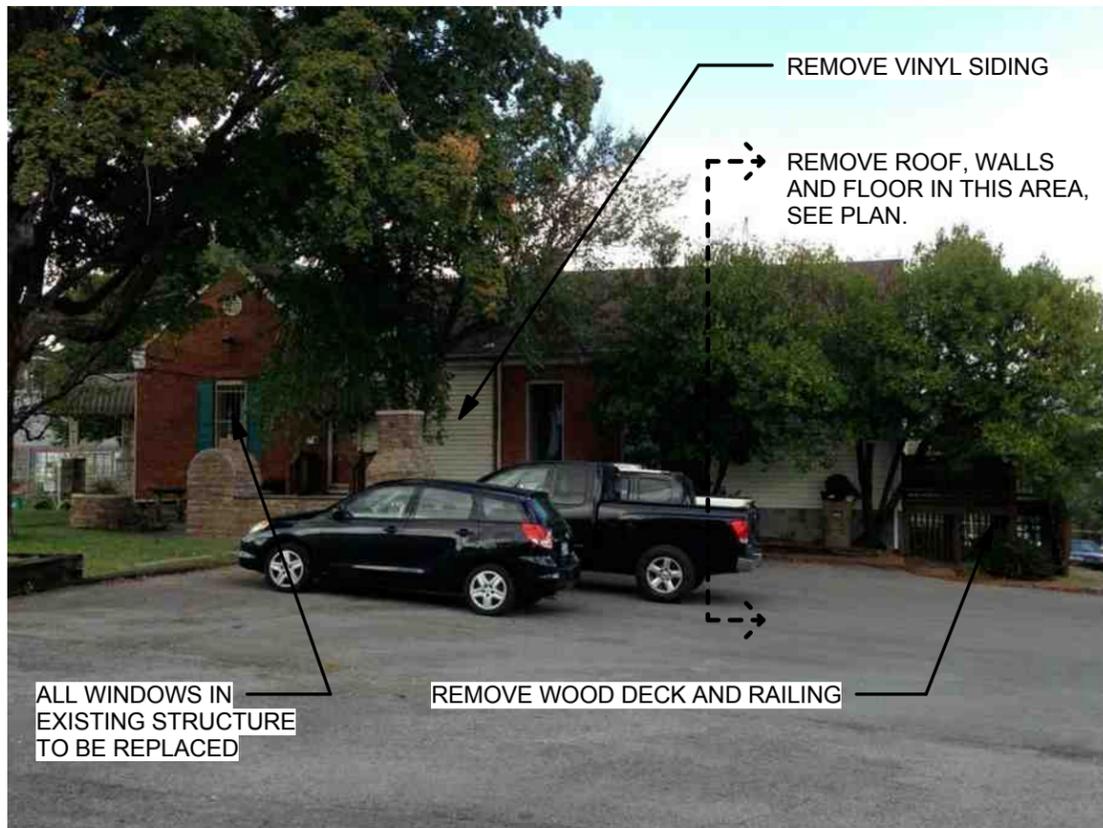
Planting
 (9) 3" cal. trees
 (7) large evergreen shrubs
 (18) large deciduous shrubs
 (255) 3'x3' evergreen shrubs
 (25) 5 gal. deciduous shrubs
 (2,275) 4" pot groundcovers

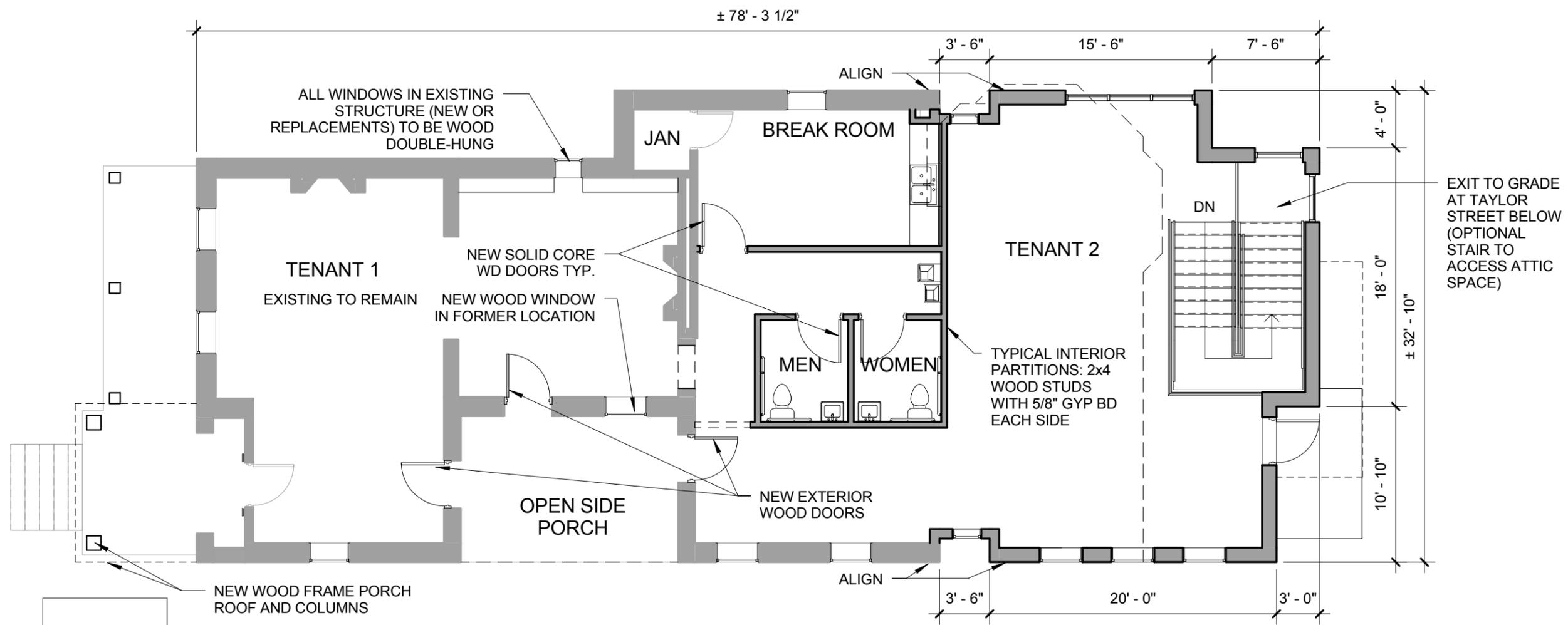
All landscape beds to be irrigated



E1 - DEMO PLAN 1/8" = 1'-0"

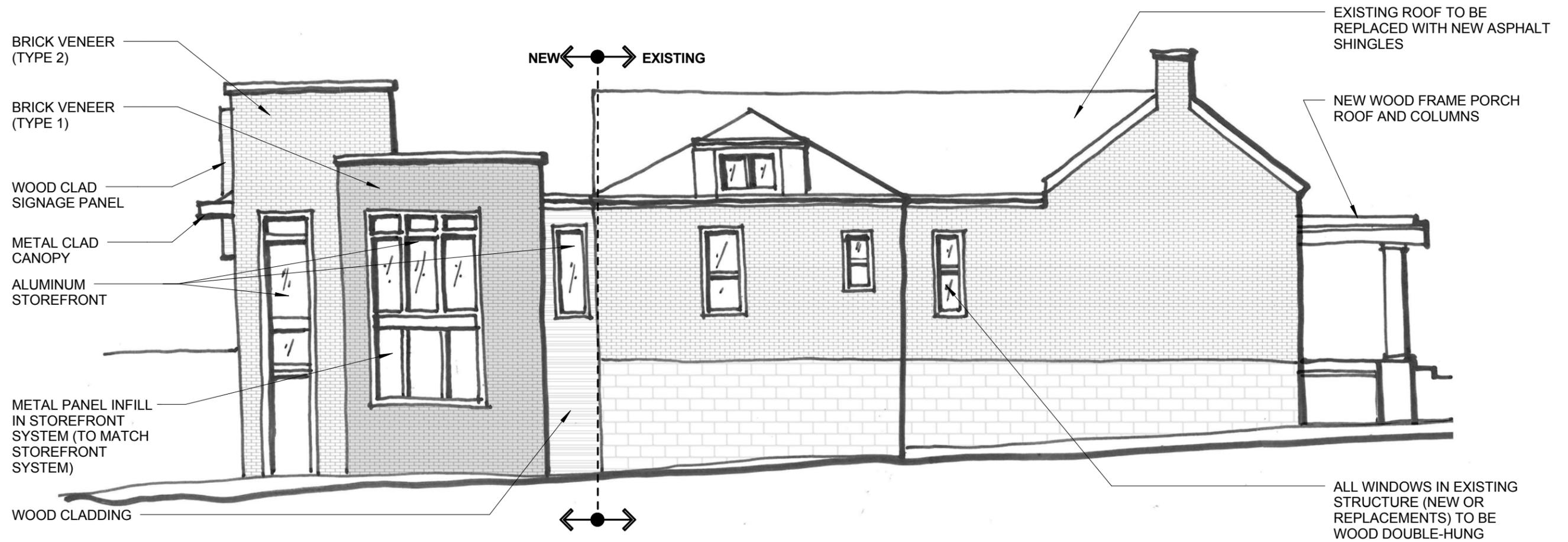






E1 - GROUND LEVEL 1/8" = 1'-0"





E1 - TAYLOR STREET ELEVATION 1/8" = 1'-0"



EXISTING ROOF TO BE REPLACED WITH NEW ASPHALT SHINGLES

NEW WOOD FRAME PORCH ROOF AND COLUMNS

EXISTING FOUNDATION PIERS TO REMAIN

ALL WINDOWS IN EXISTING STRUCTURE (NEW OR REPLACEMENTS) TO BE WOOD DOUBLE-HUNG

EXISTING ← ● → NEW

ALUMINUM STOREFRONT

BRICK VENEER (TYPE 2)

WOOD CLAD SIGNAGE PANEL

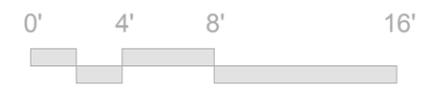
METAL CLAD CANOPY

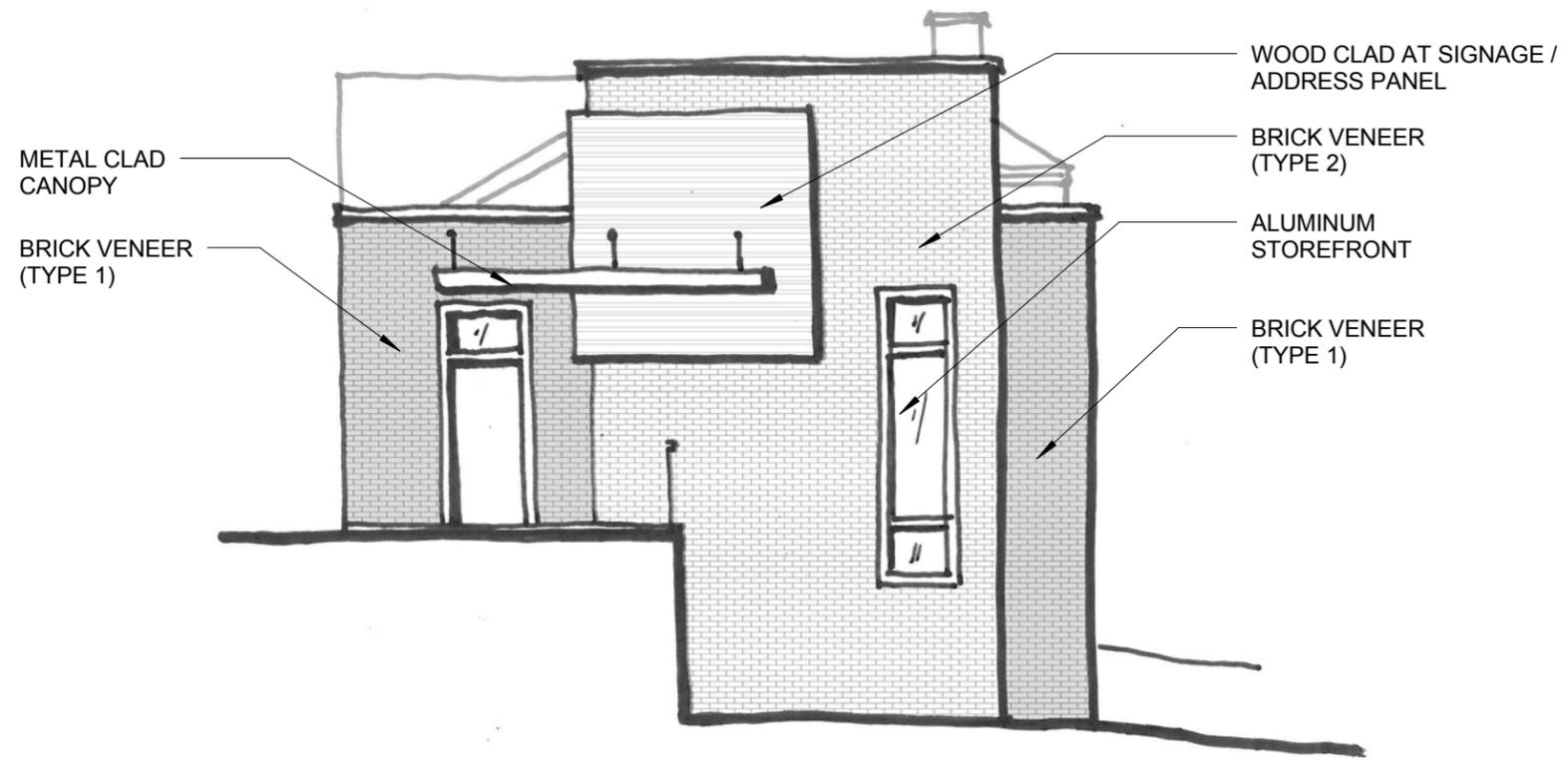
BRICK VENEER (TYPE 1)

WOOD CASEMENTS WITH TRANSOM

WOOD CLADDING

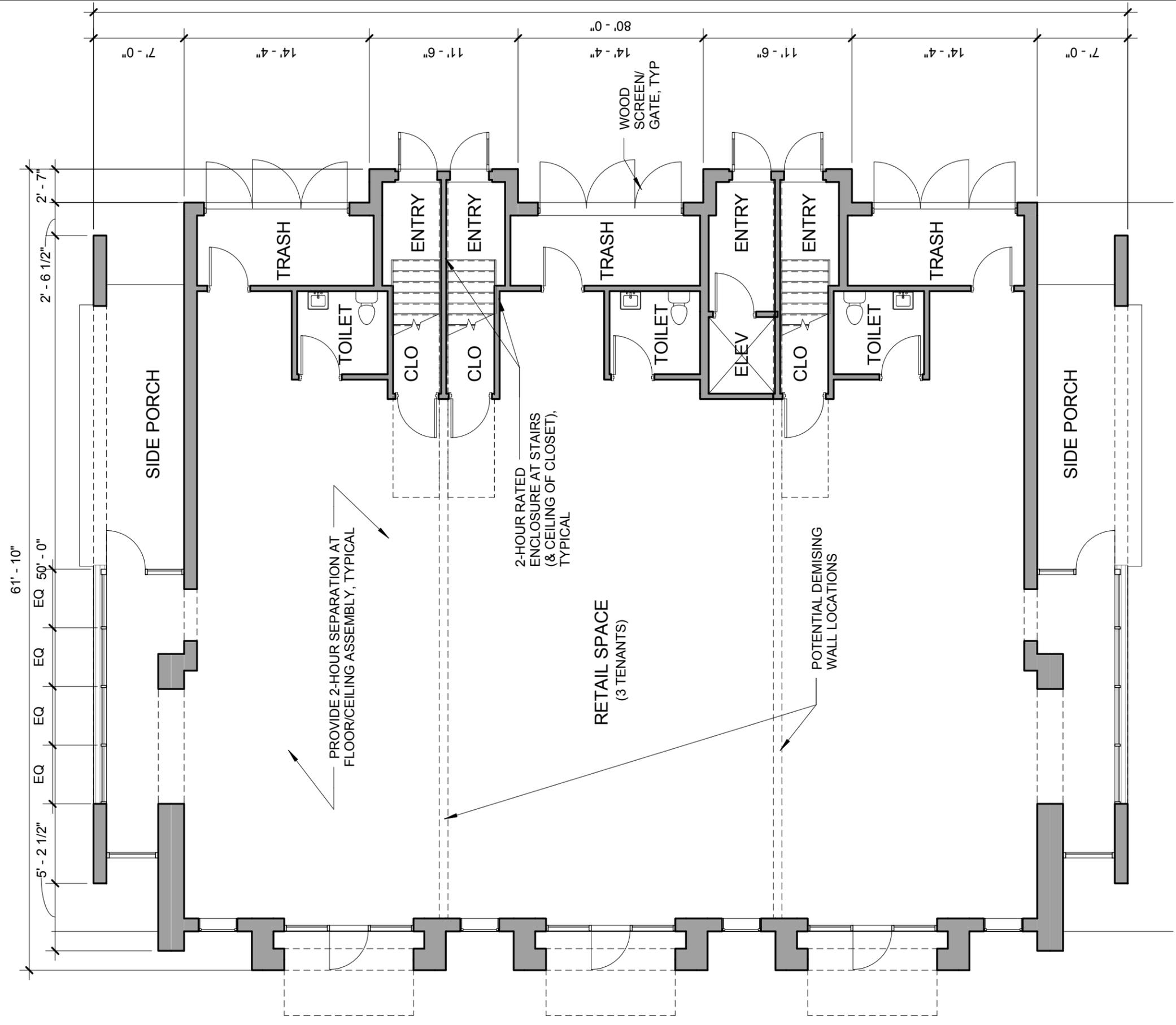
E1 - SIDE PATHWAY ELEVATION 1/8" = 1'-0"



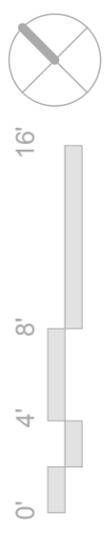


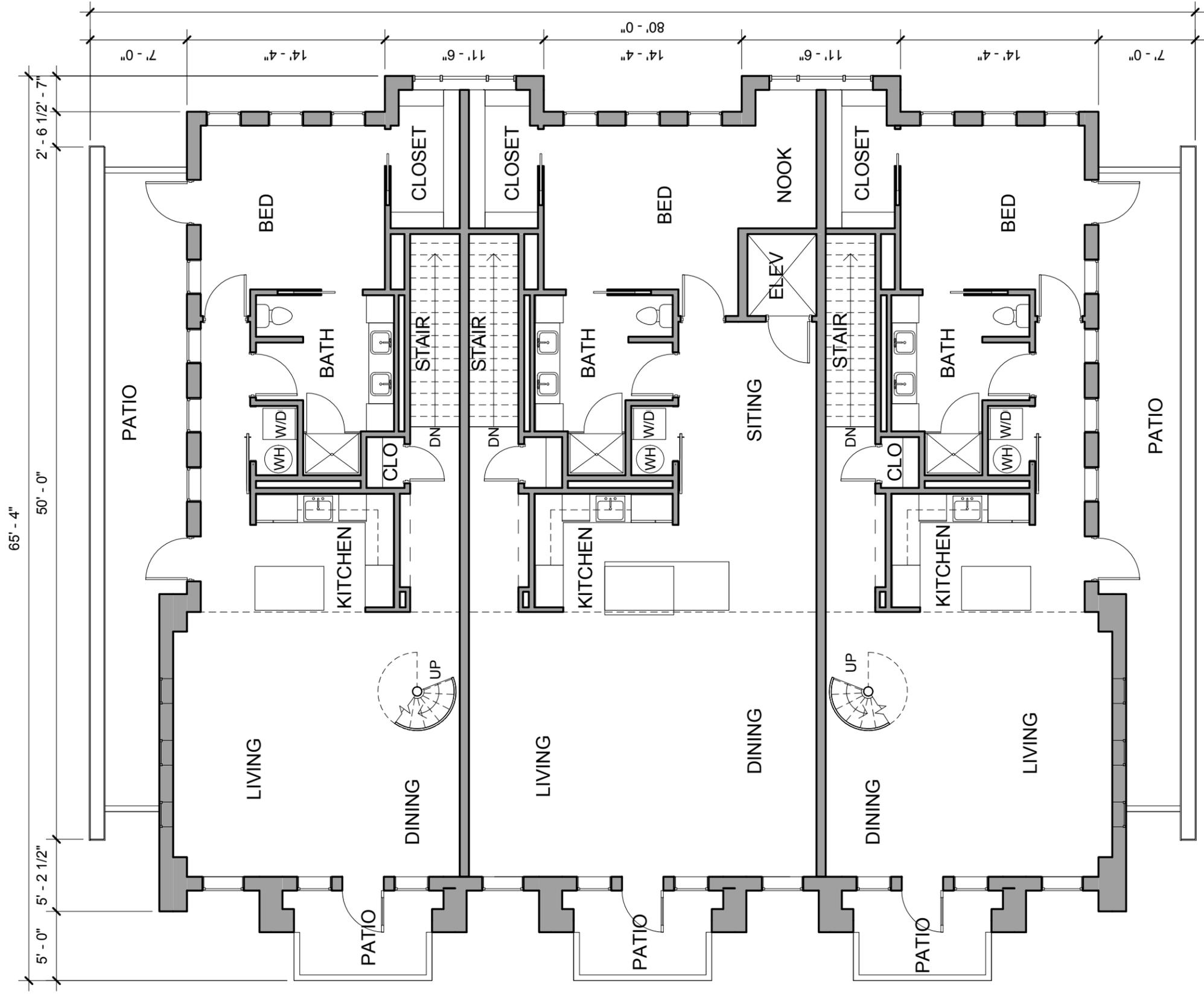
E1 - BACK COURTYARD ELEVATION 1/8" = 1'-0"



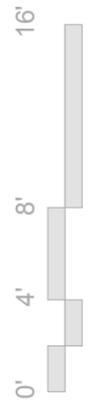


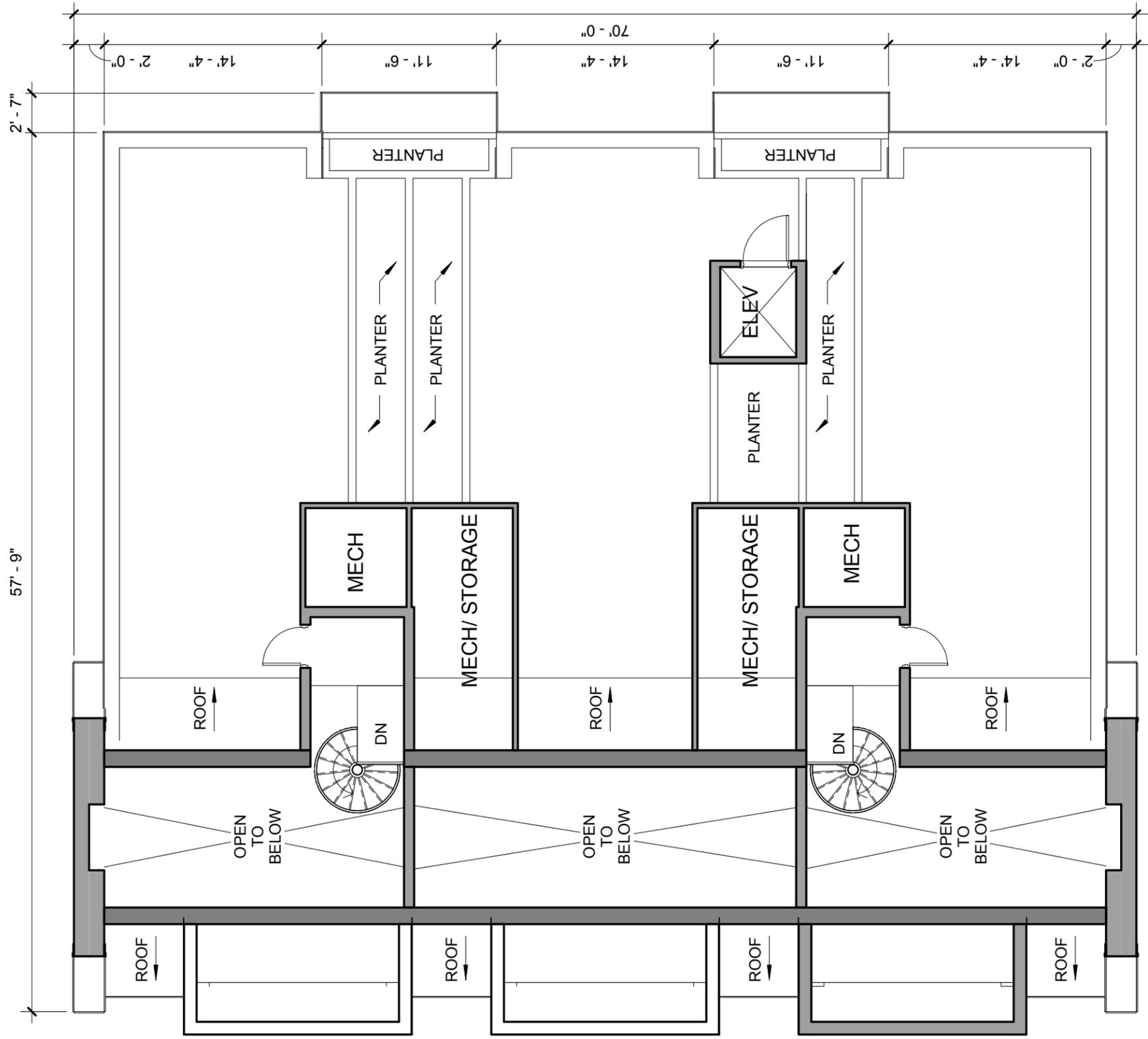
N1 - GROUND LEVEL 1/8" = 1'-0"



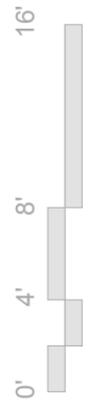


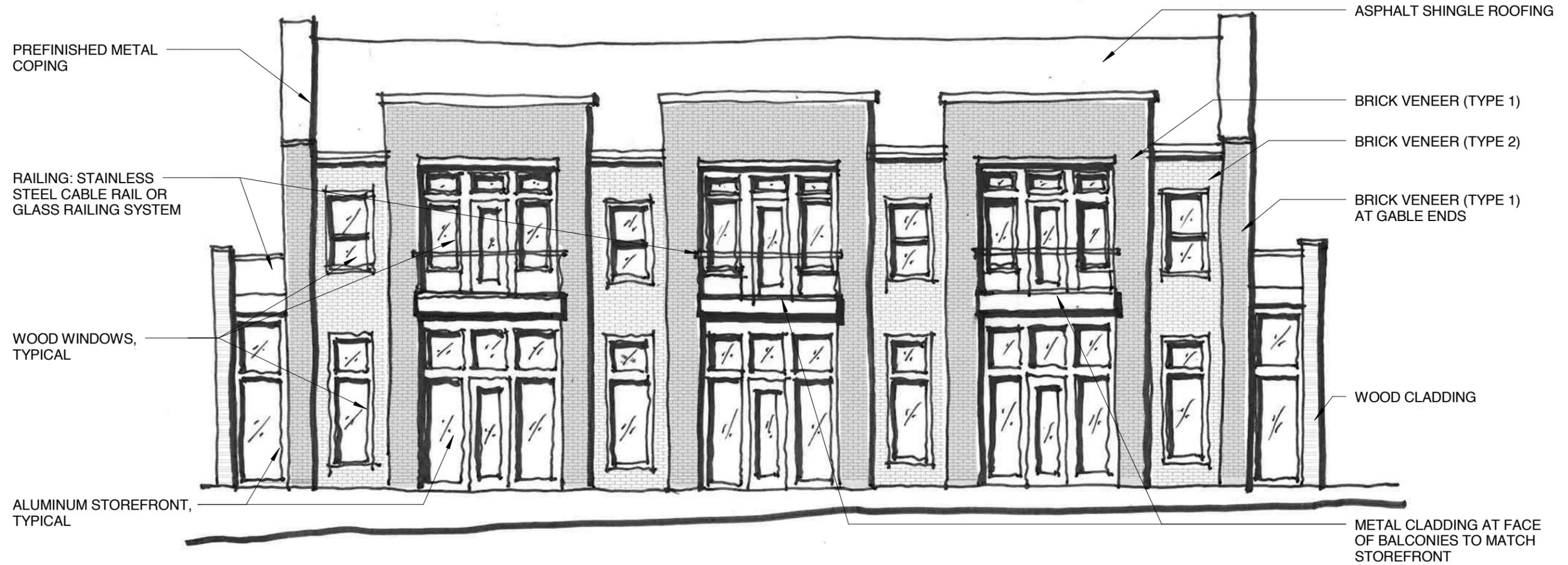
N1 - SECOND LEVEL 1/8" = 1'-0"





N1 - ROOFTOP LEVEL 1/8" = 1'-0"





N1 - 6TH STREET ELEVATION 1/8" = 1'-0"

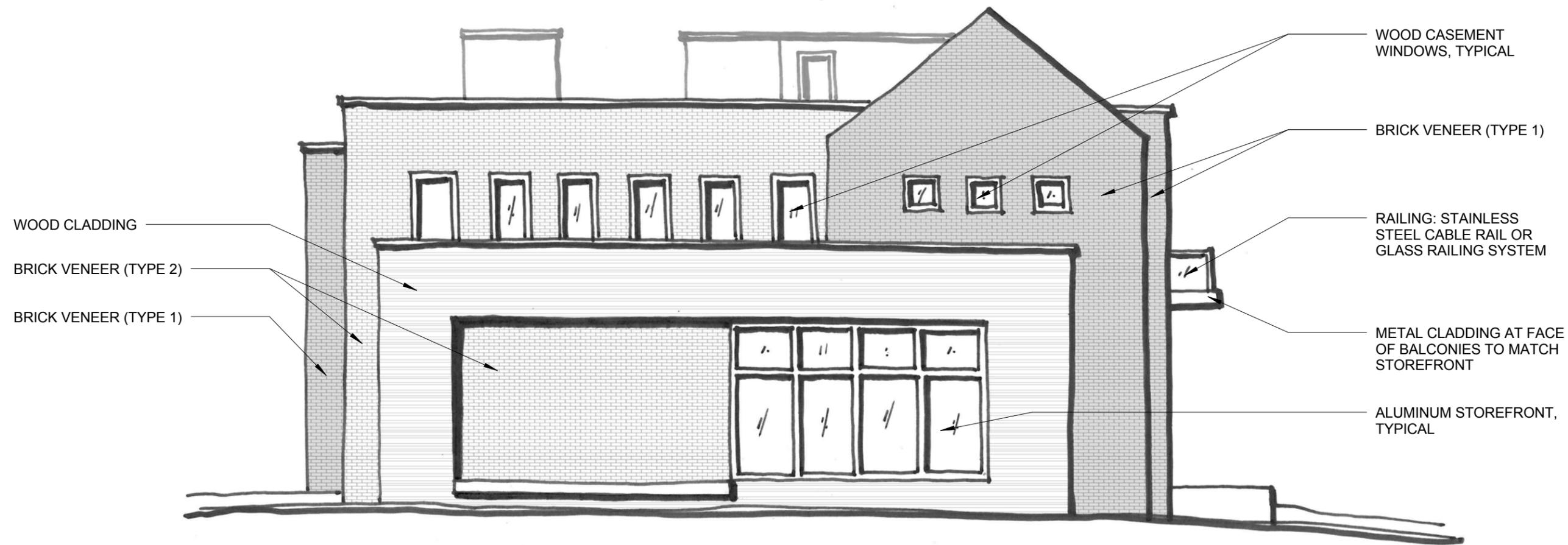




N1 - COURTYARD ELEVATION 1/8" = 1'-0"

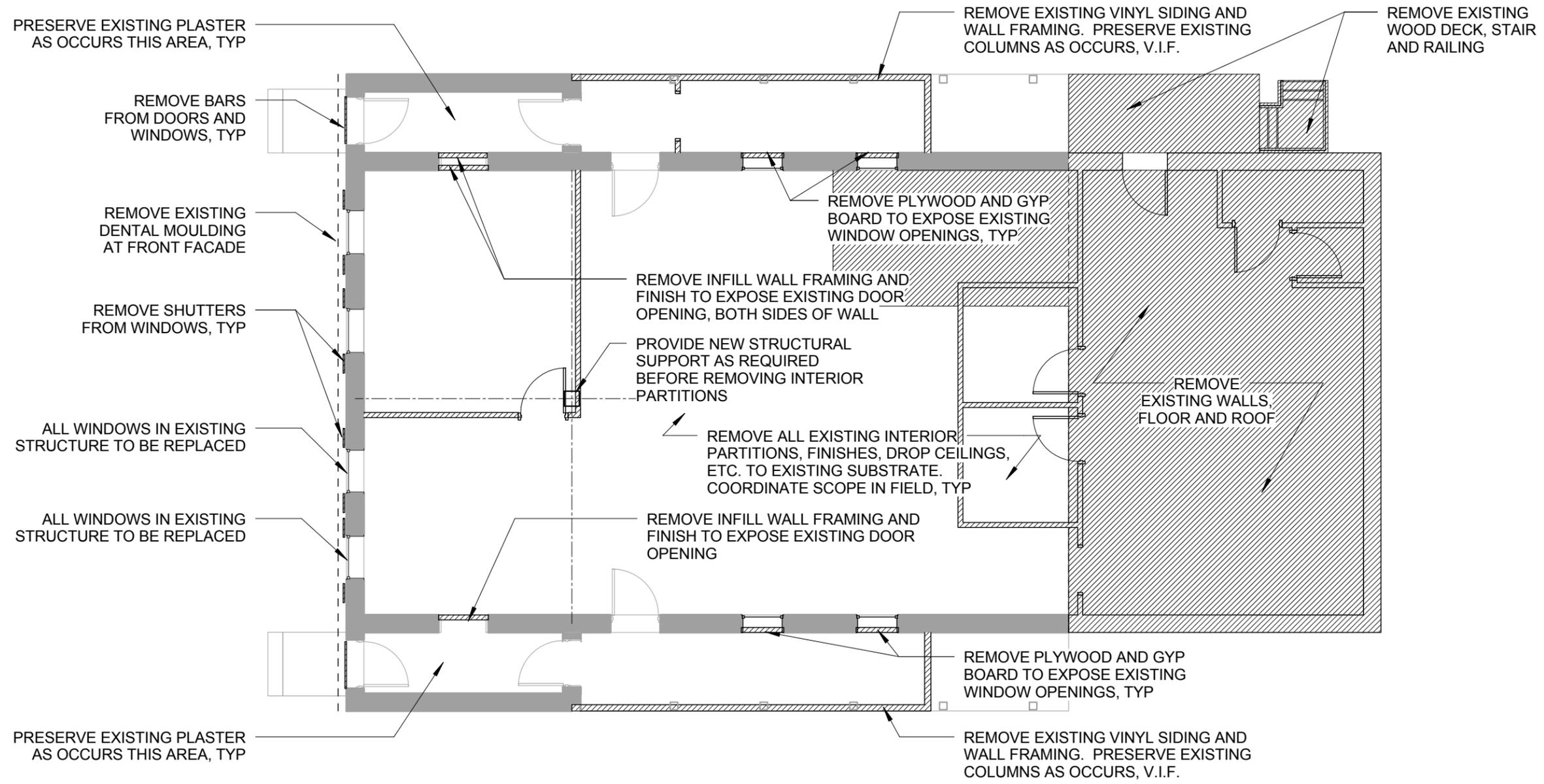


N1 - COURTYARD ELEVATION
MHZC SUBMISSION_ 2014.03.31



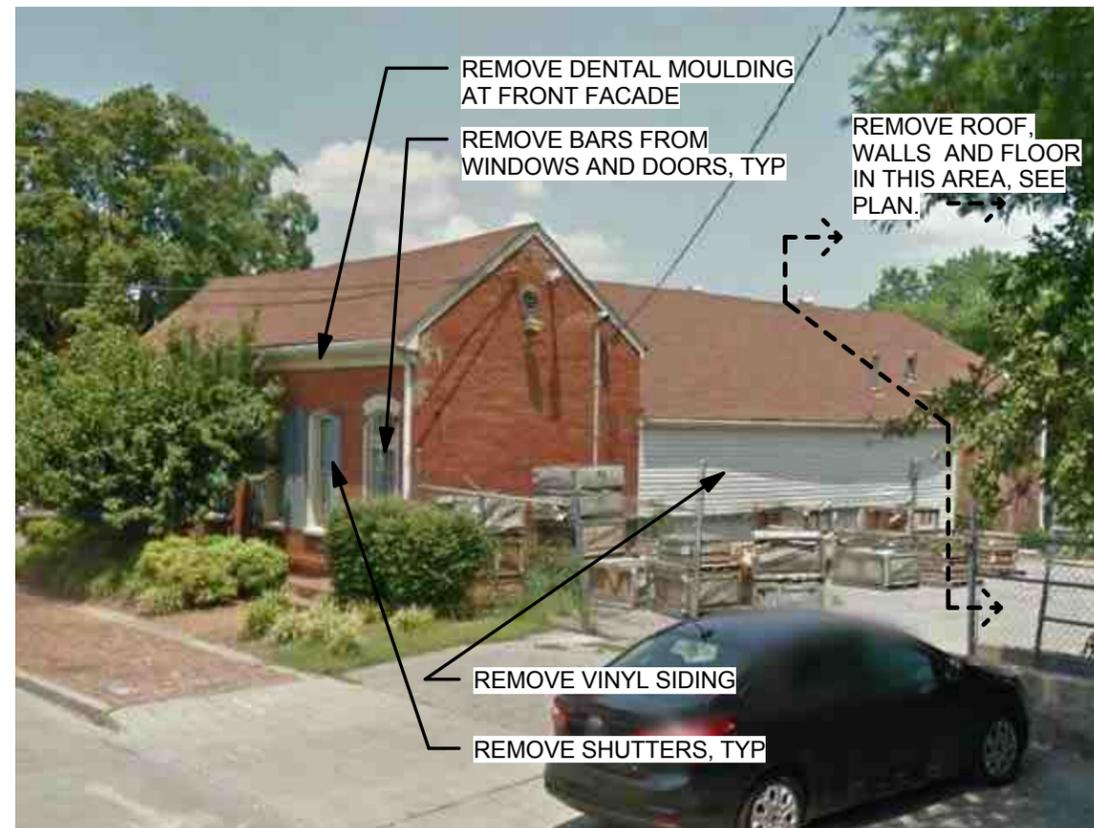
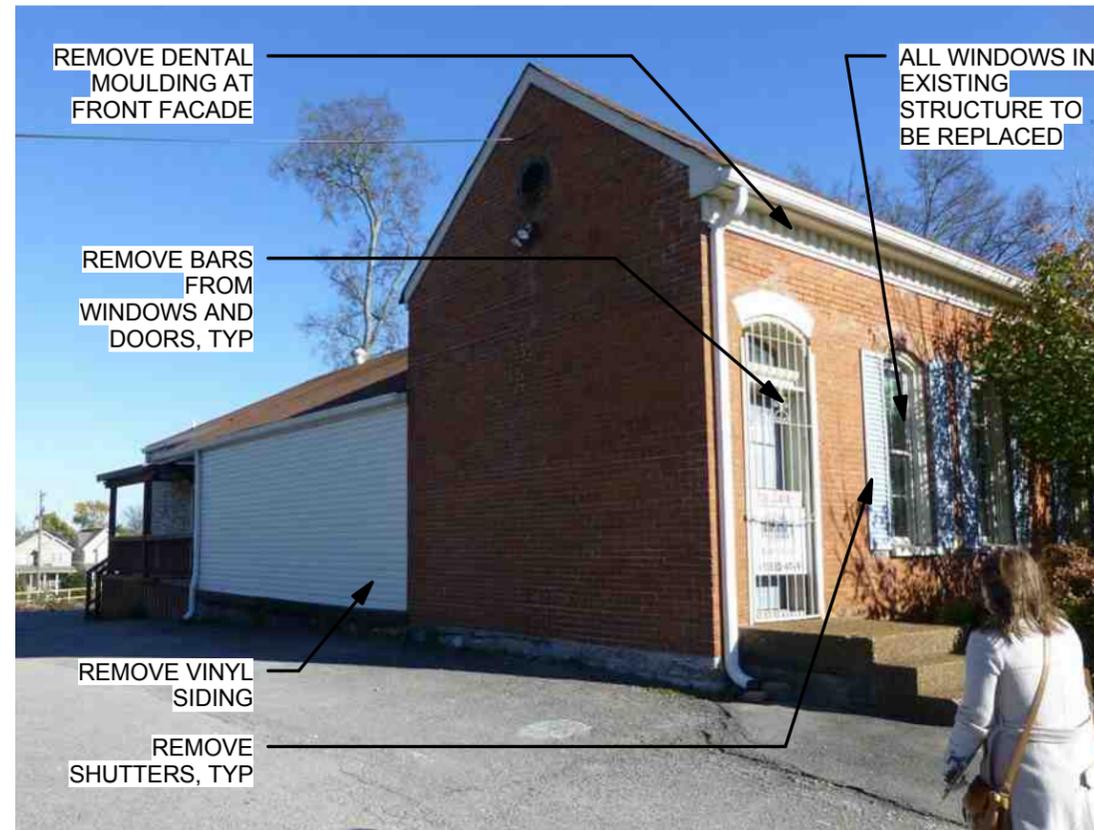
N1 - SIDE ELEVATION 1/8" = 1'-0"

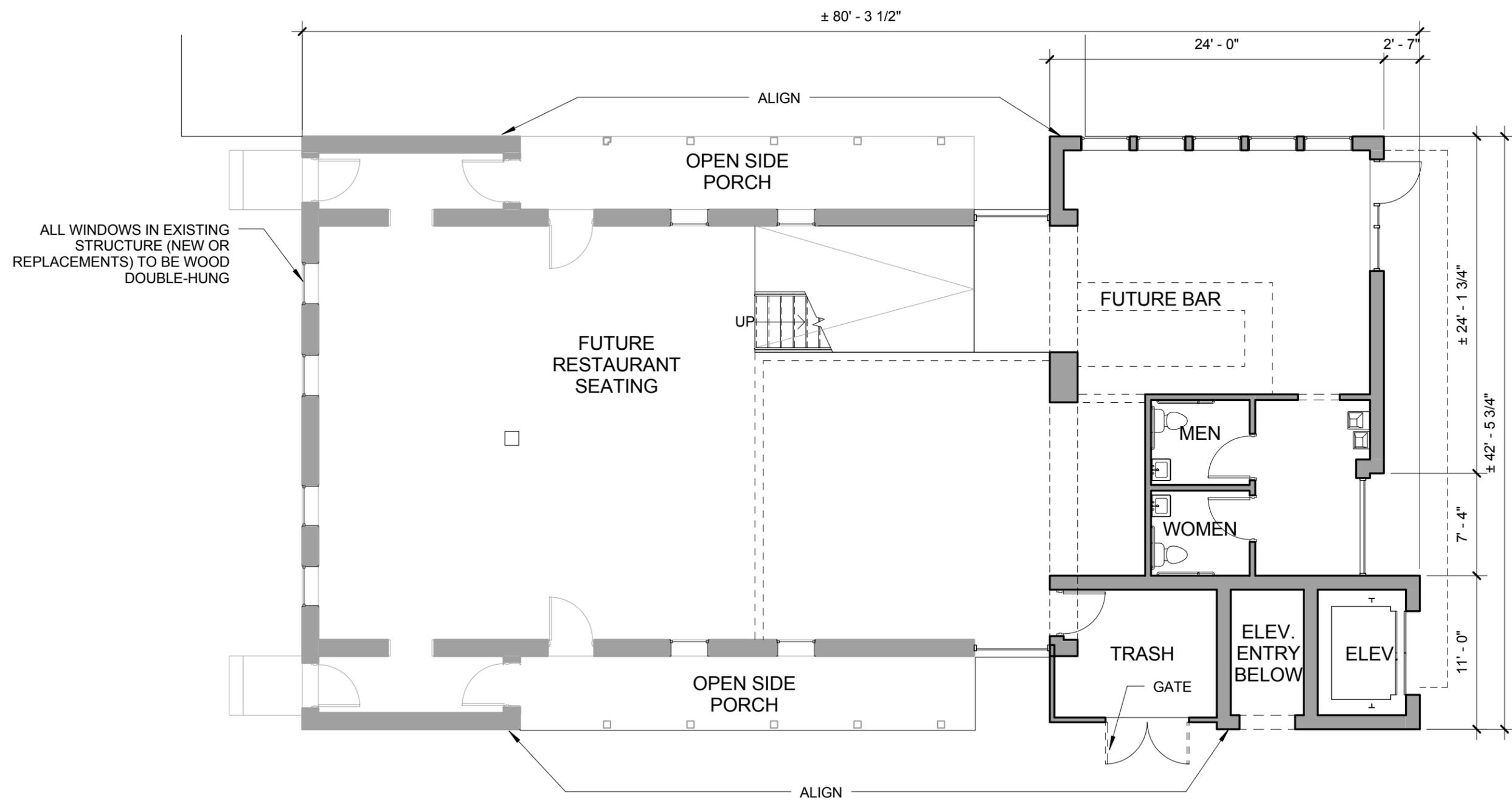




E2 - DEMO PLAN - GROUND 1/8" = 1'-0"

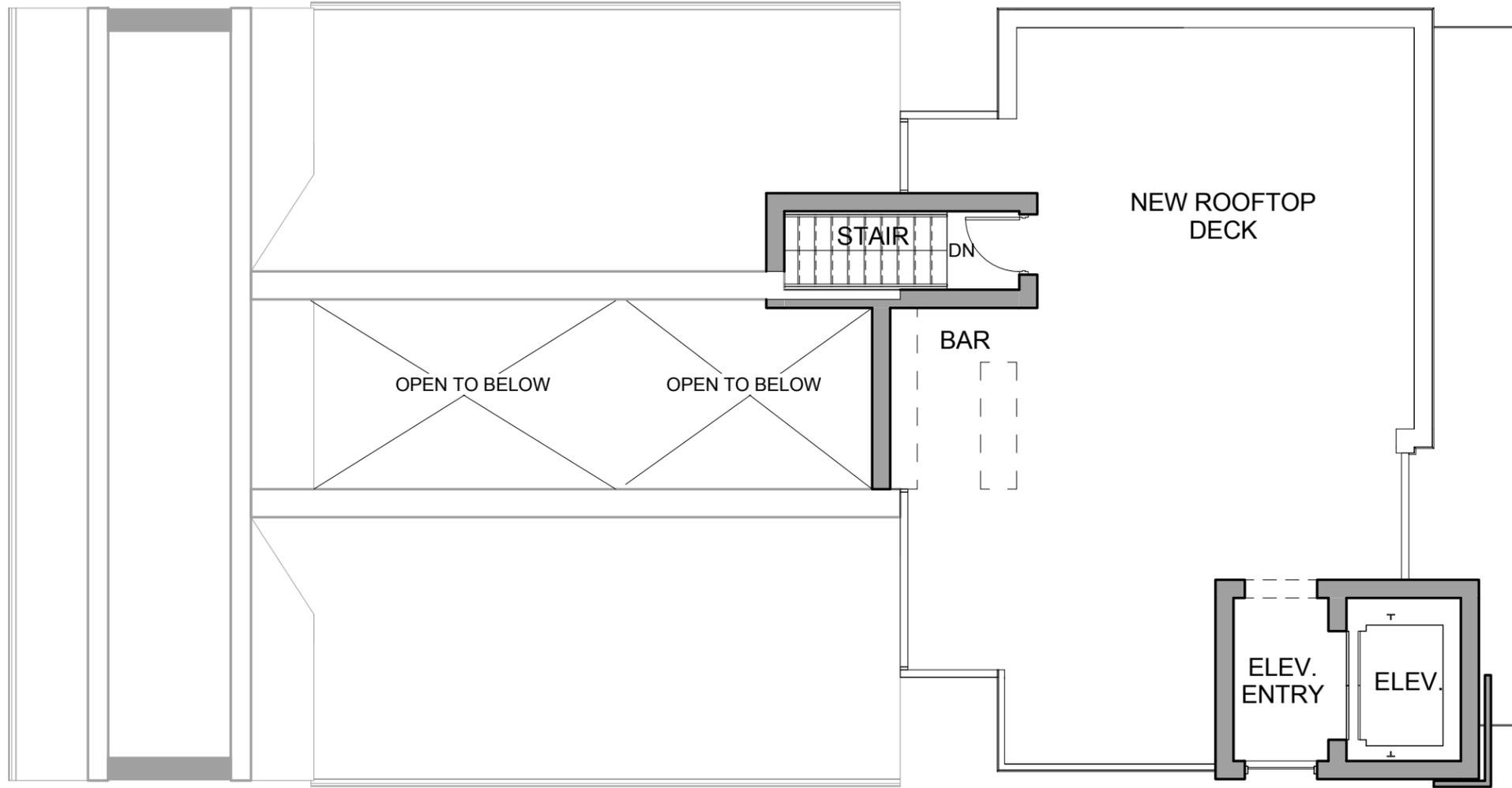






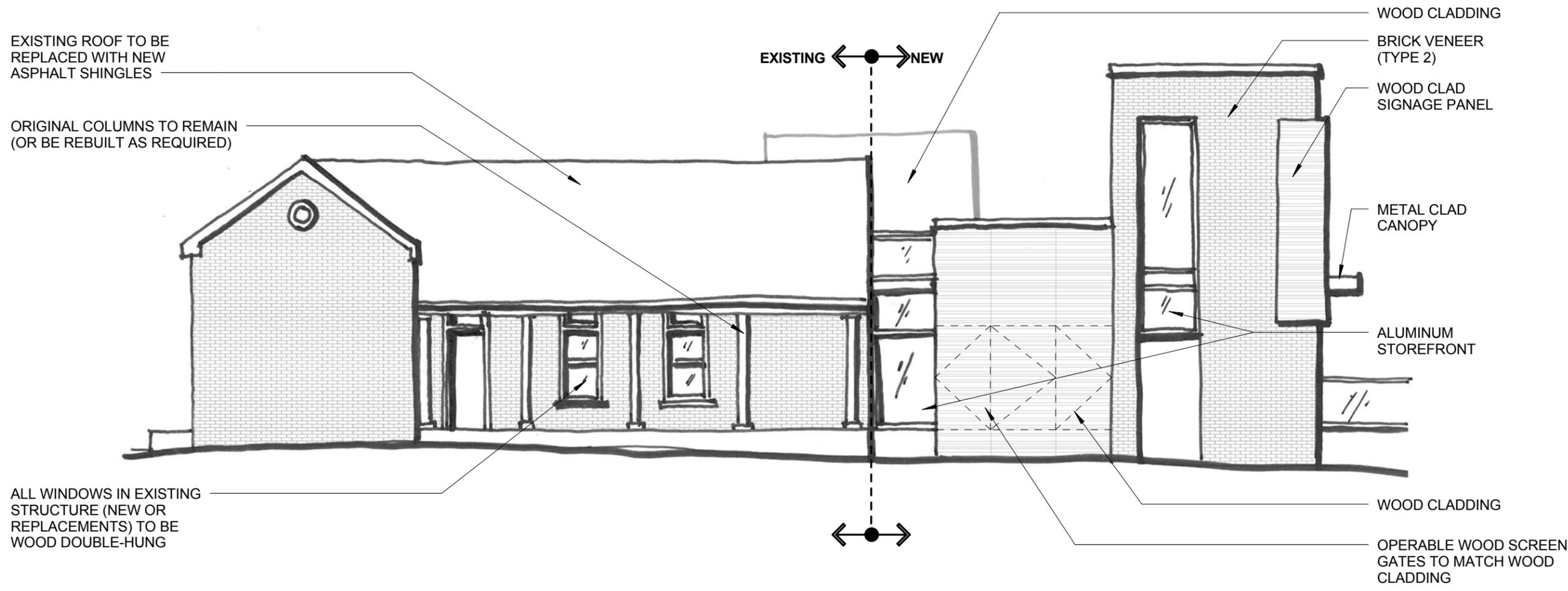
E2 - GROUND LEVEL 1/8" = 1'-0"





E2 - ROOF PLAN 1/8" = 1'-0"

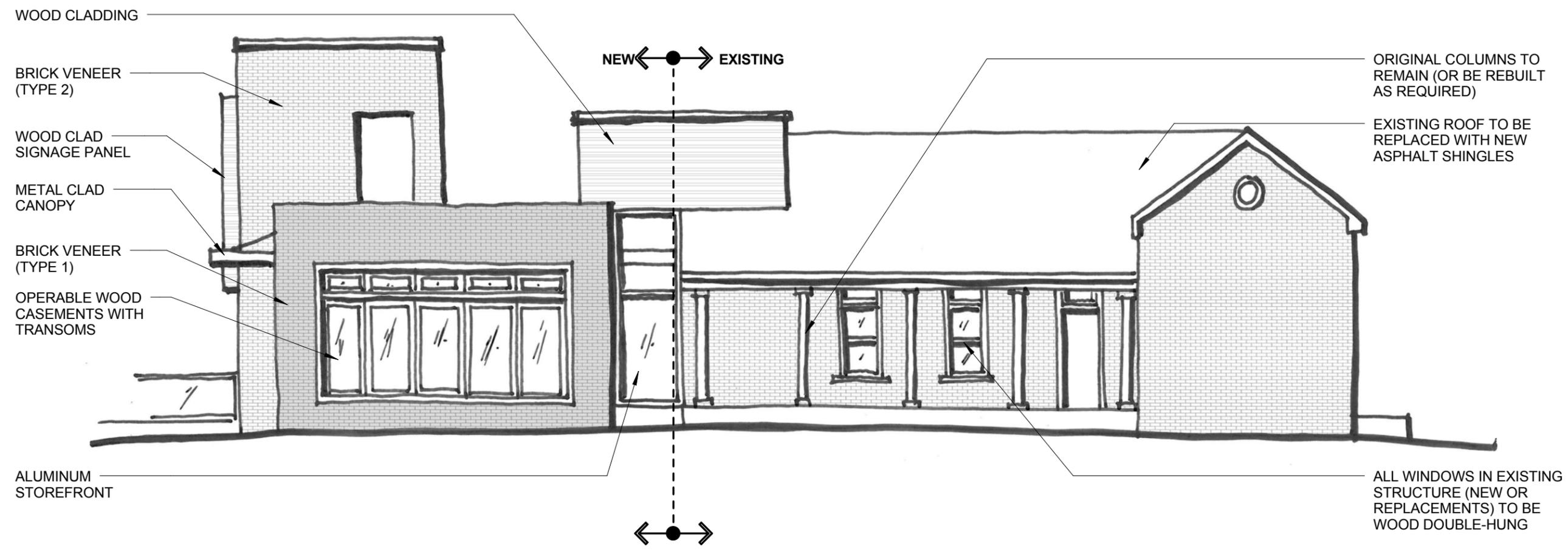




E2 - PARKING LOT ELEVATION 1/8" = 1'-0"



E2 - PARKING LOT ELEVATION
MHZC SUBMISSION_2014.03.31



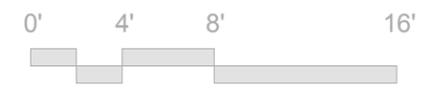
E2 - SIDE PATHWAY ELEVATION 1/8" = 1'-0"

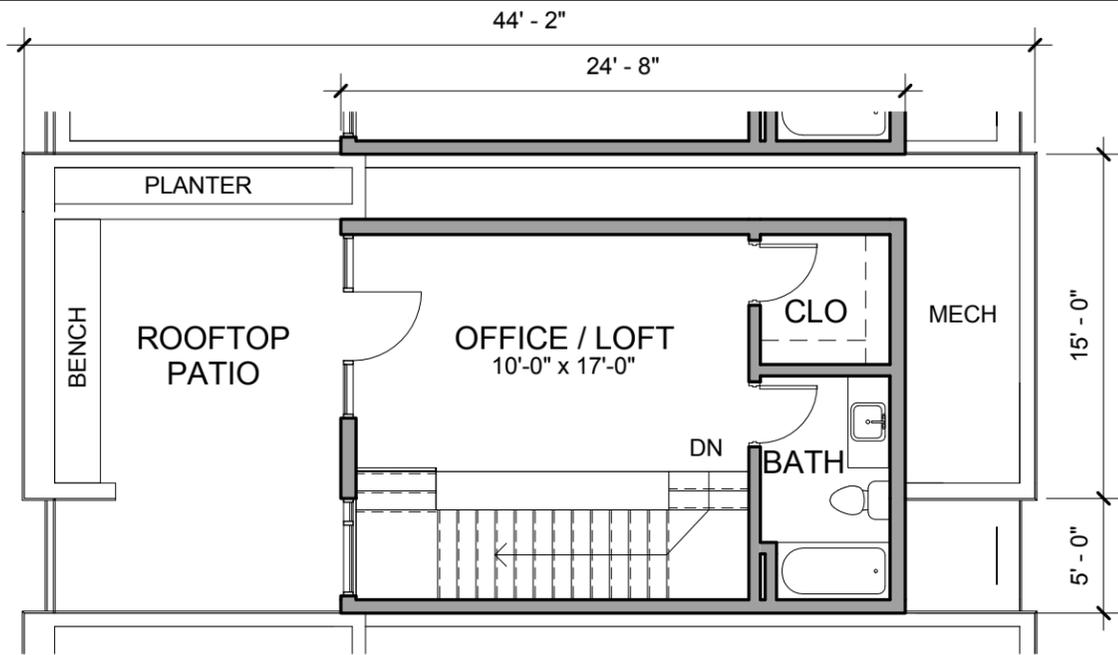


E2 - SIDE PATHWAY ELEVATION
MHZC SUBMISSION_ 2014.03.31

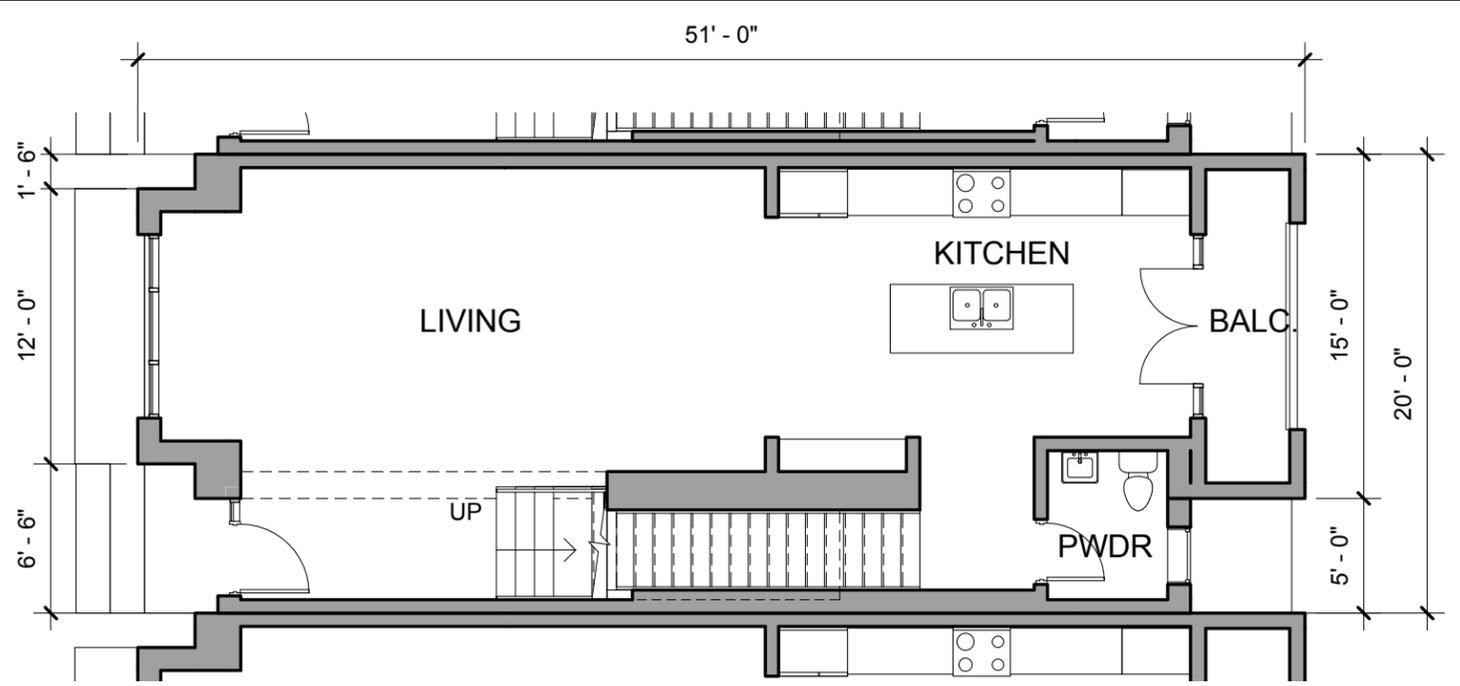


E2 - BACK COURTYARD ELEVATION 1/8" = 1'-0"

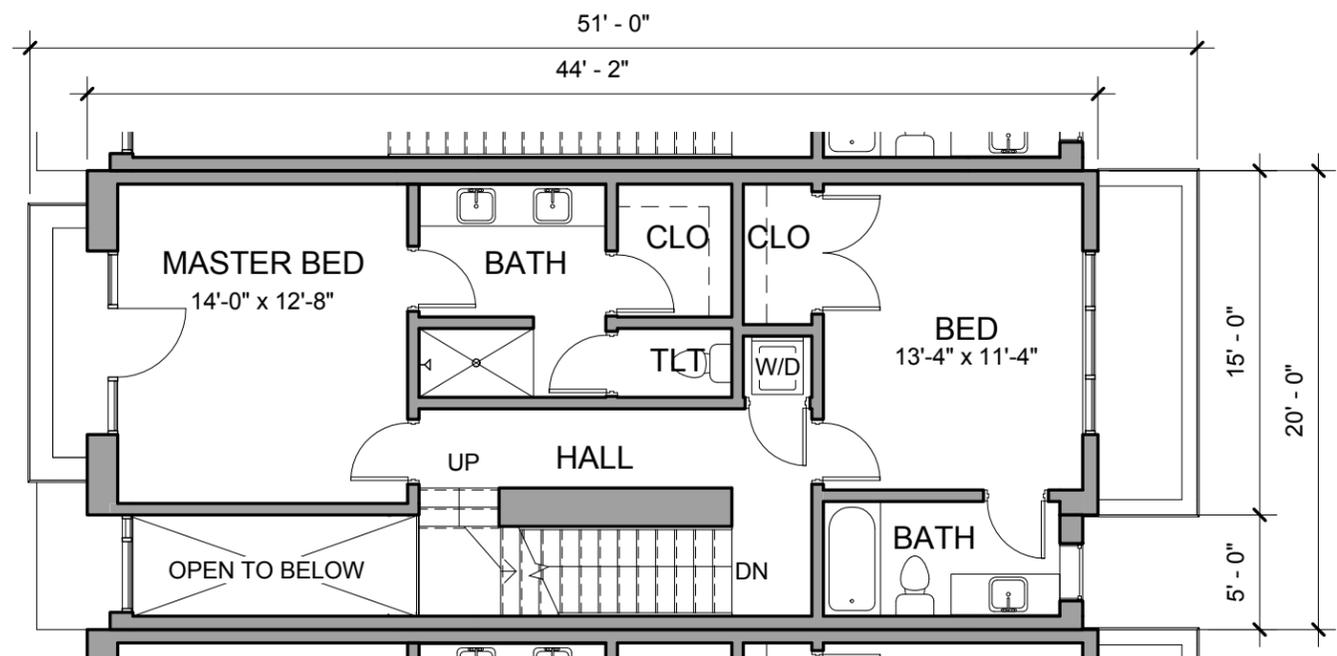
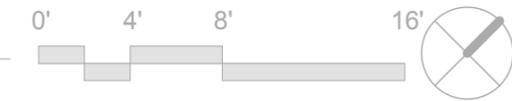




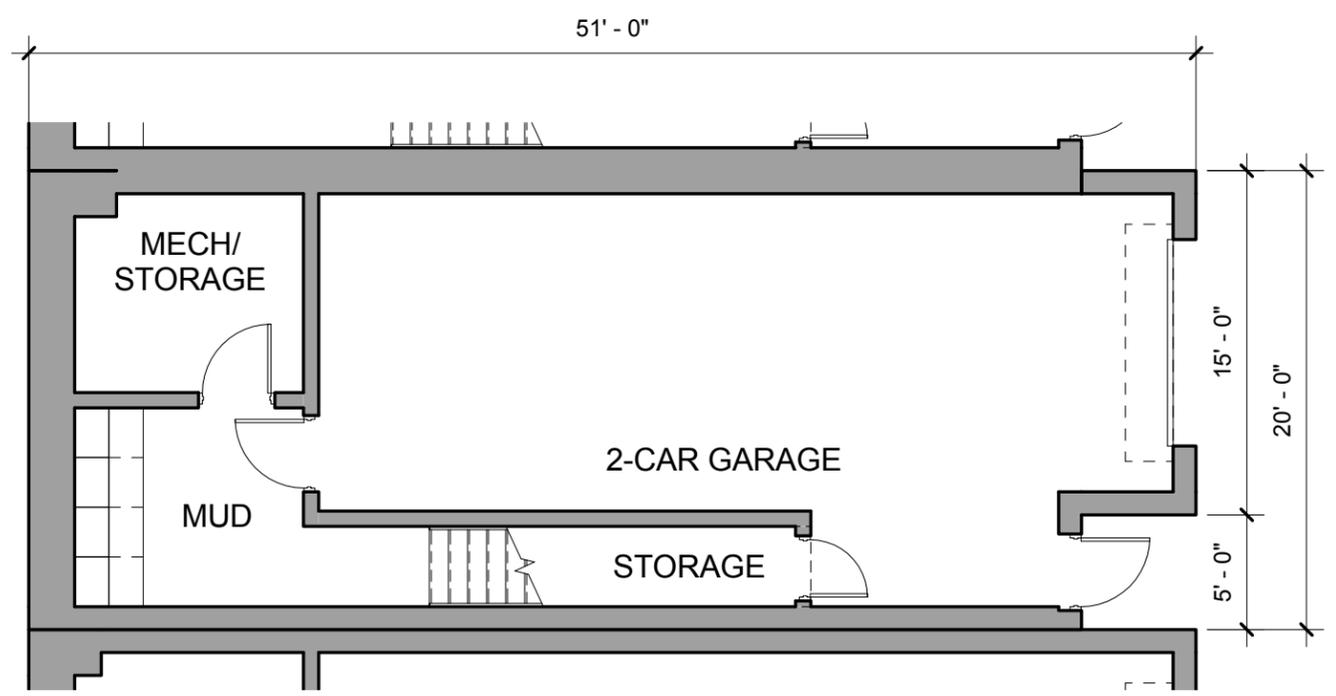
N2 - A UNIT - ROOFTOP LEVEL



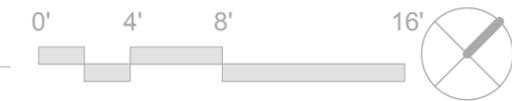
N2 - A UNIT - MAIN LEVEL

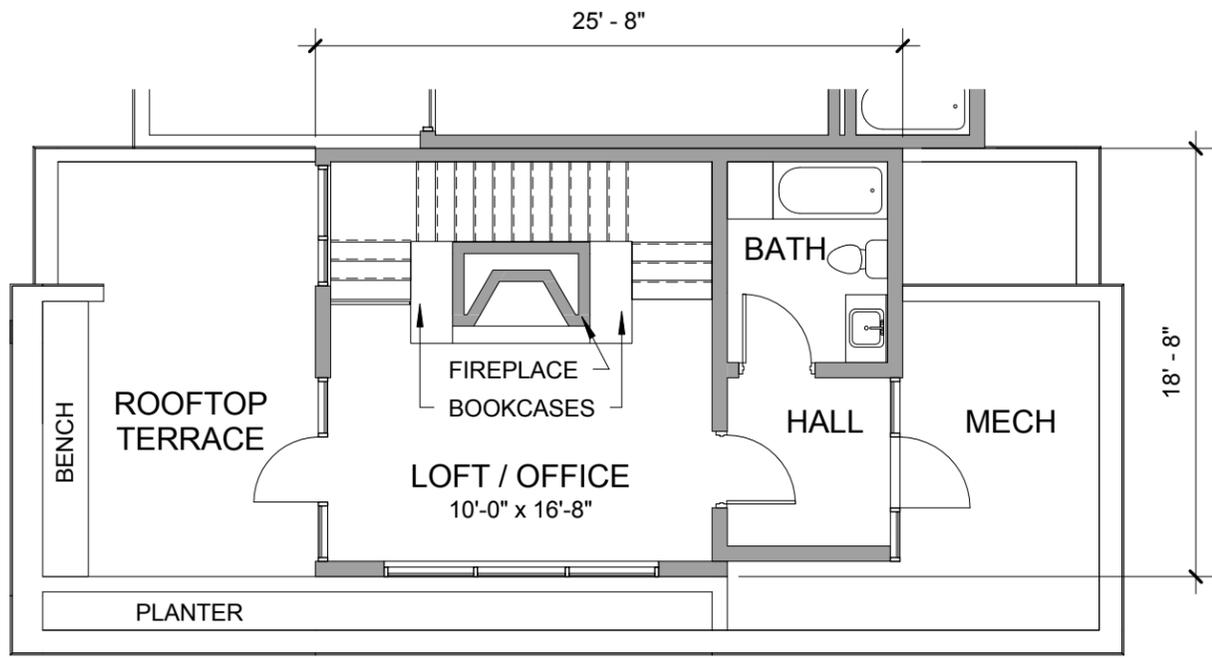


N2 - A UNIT - UPPER LEVEL

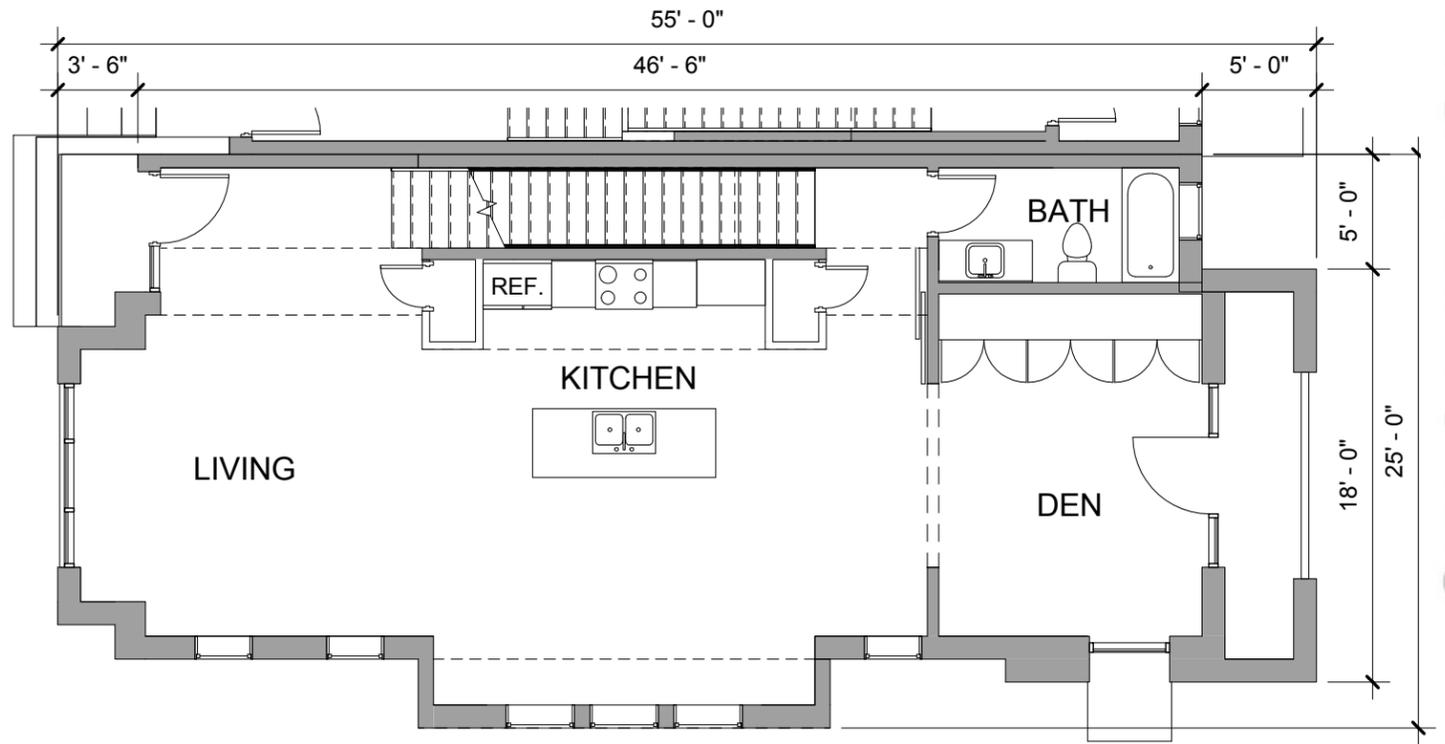


N2 - A UNIT - GARAGE LEVEL

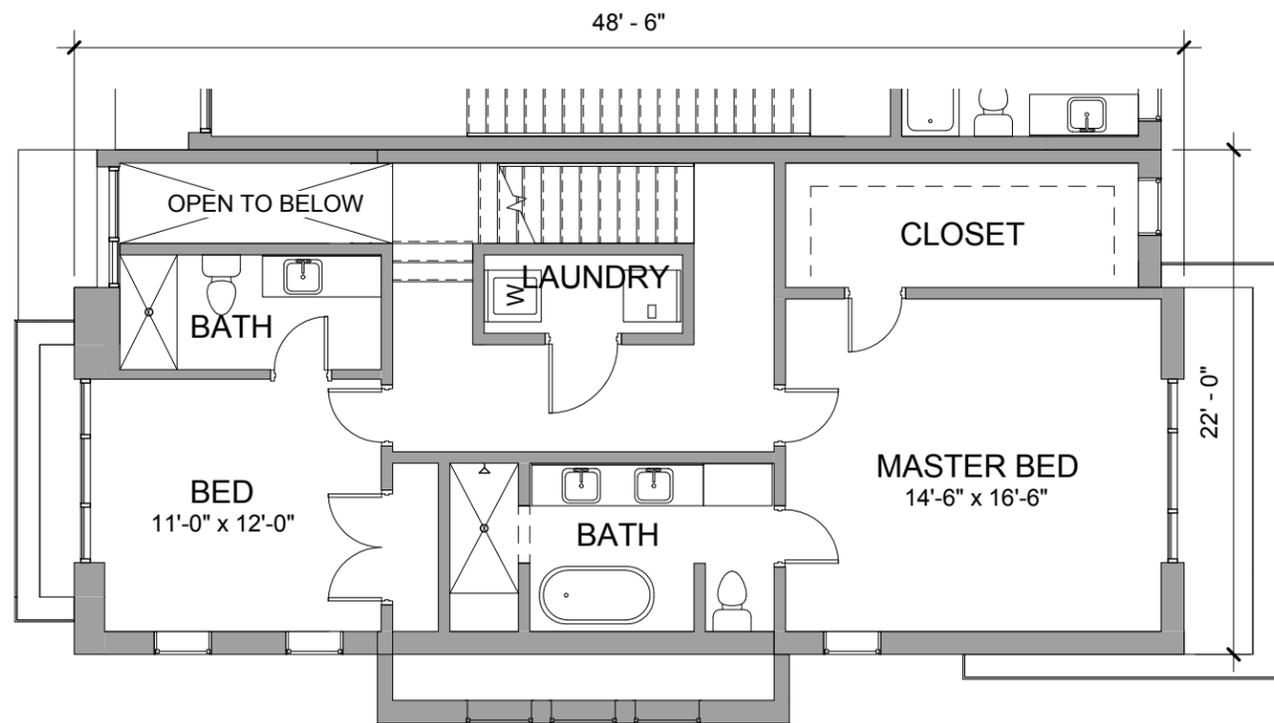




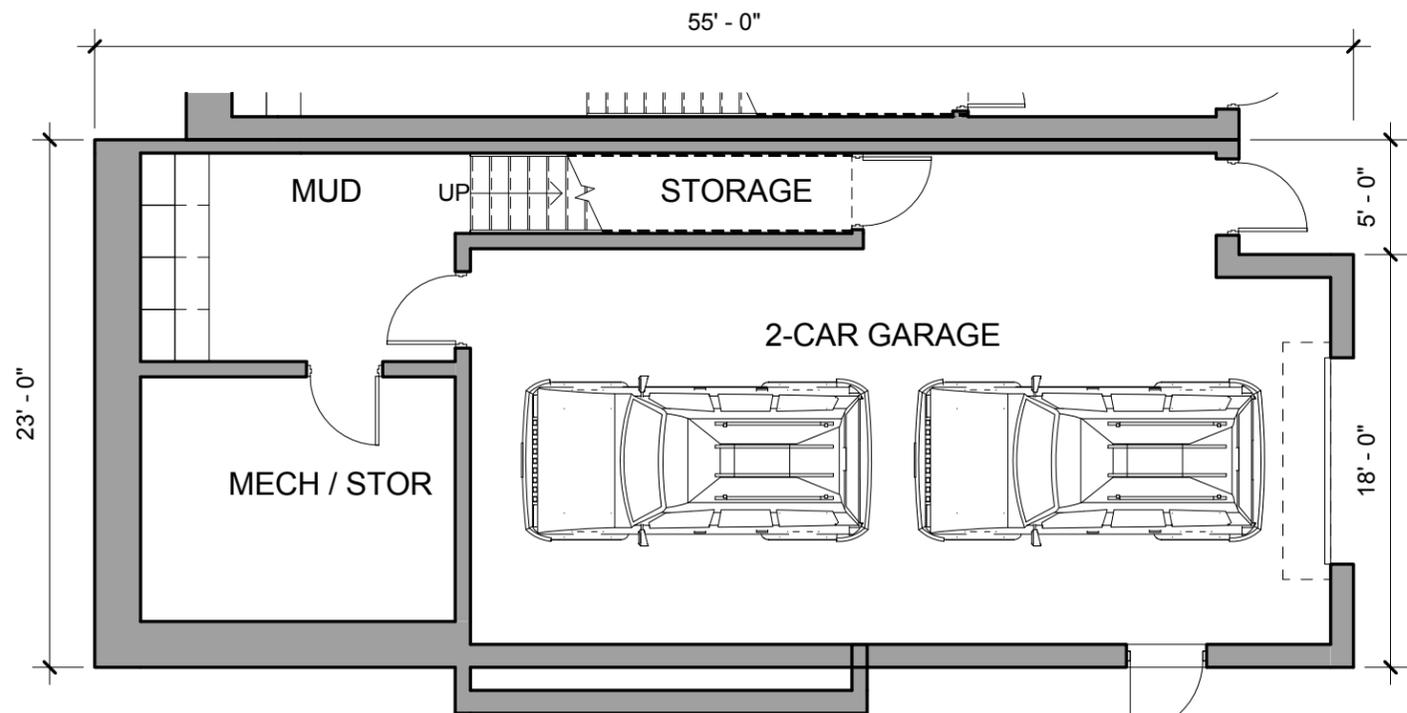
N2-B1 ROOFTOP LEVEL



N2-B1 MAIN LEVEL



N2-B1 UPPER LEVEL



N2 - UNIT B - GARAGE





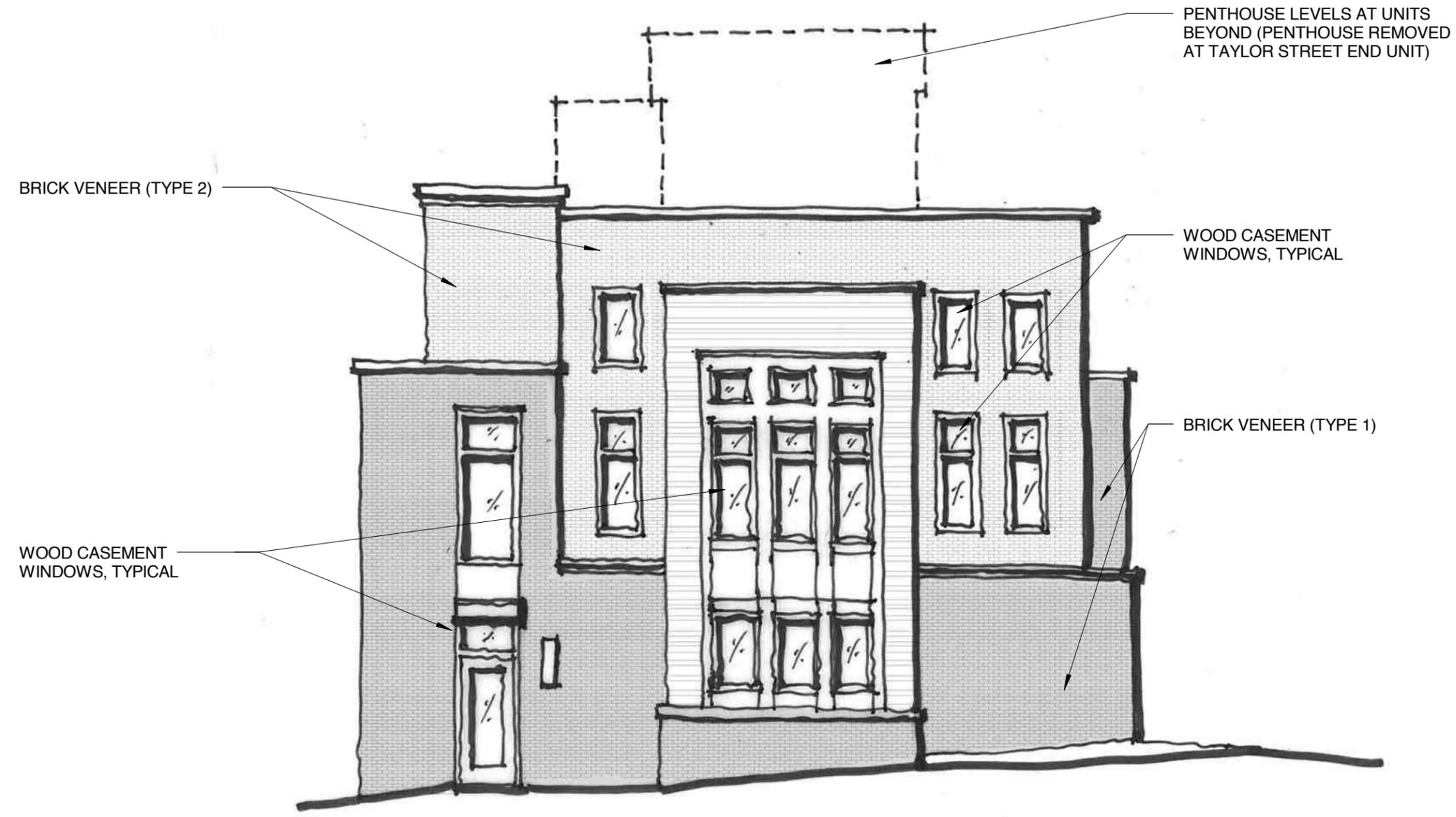
N2 - PARTIAL ALLEY ELEVATION 1/8" = 1'-0"





N2 - PARTIAL COURTYARD ELEVATION 1/8" = 1'-0"





N2 - SIDE ELEVATION 1/8" = 1'-0"





OVERALL TAYLOR ST ELEVATION 3/32" = 1'-0"



OVERALL ELEVATION
MHZC SUBMISSION_ 2014.03.31

CENTRIC
ARCHITECTURE



VIEW FROM 6TH & TAYLOR



VIEW FROM 6TH STREET



VIEW FROM TAYLOR & ALLEY



VIEW OF TOWNHOMES FROM COURTYARD