DAVID BRILEY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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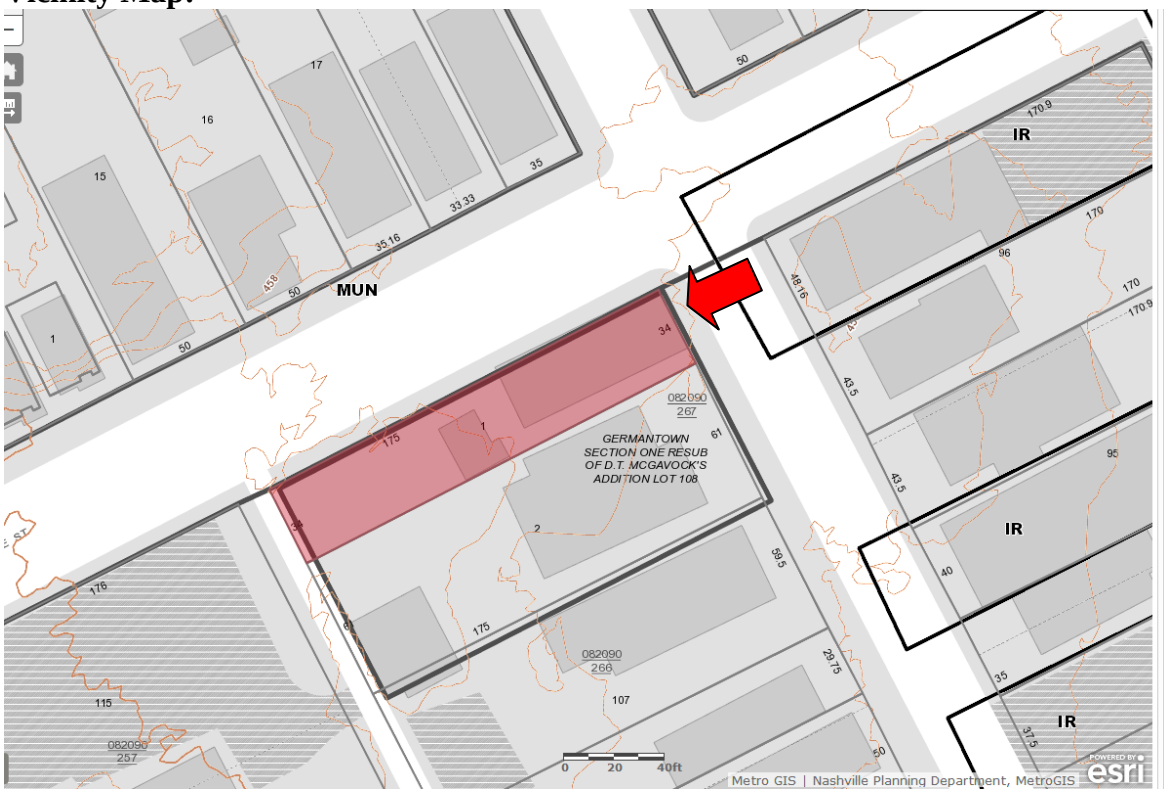
STAFF RECOMMENDATION
1239 6th Avenue North
June 20, 2018

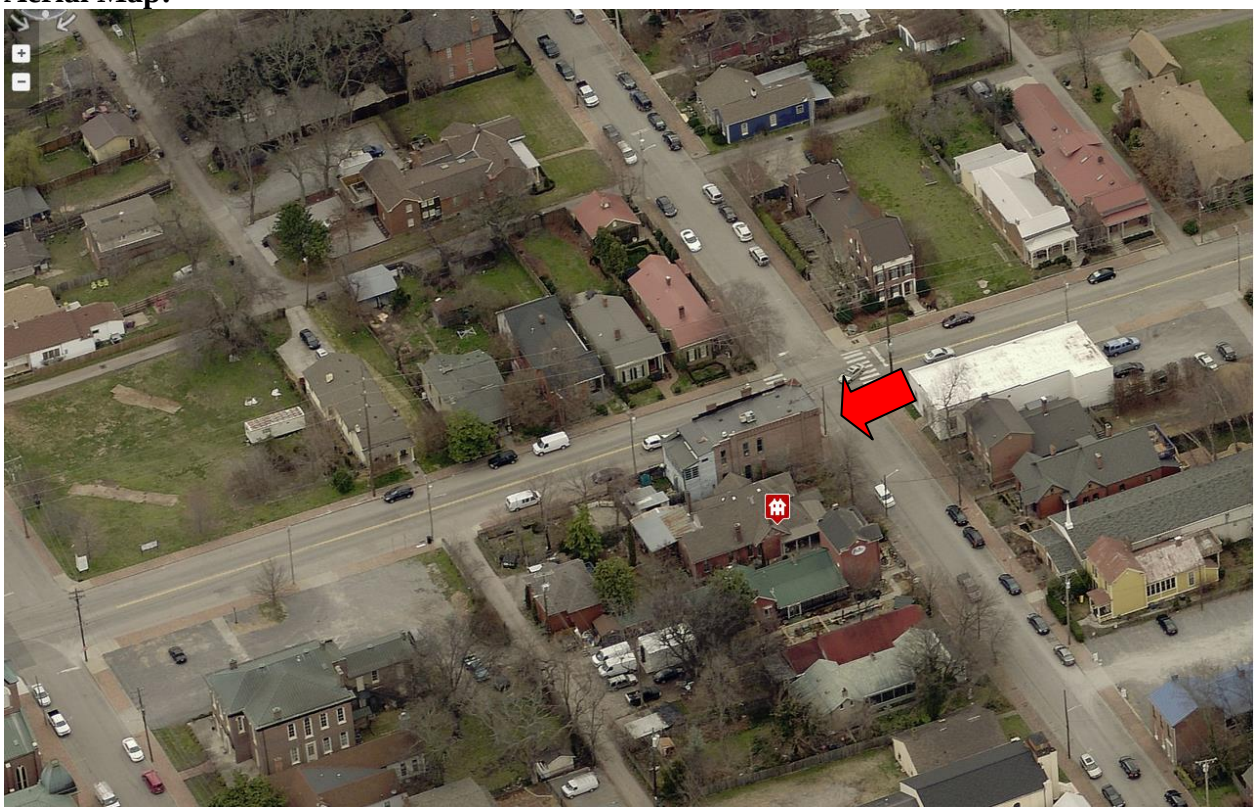
Application: Demolition—addition; New construction—addition
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08209045700
Applicant: L. Lesley Beeman, Jr., AIA, Manuel Zeitlin Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish the existing addition and construct a new addition. **Recommendation Summary:** Staff recommends approval of the project with the following conditions: 1. The window openings on the Monroe Street elevation have glazing in them, even if they are painted black or obscured on the interior; 2. Staff approve a brick sample; 3. Staff approve all window and door selections; 4. Staff approve the color and texture of the membrane roof; 5. Staff approve the canopy material; and 6. Staff approve the location of the HVAC units and all other utilities. With these conditions, staff finds that the proposed demolition and addition meets Sections III.E., V., and VII. of the design guidelines.	**Attachments** **A:** Site Plan **B:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. REPAIRS, REPLACEMENT & ALTERATIONS
Italicized sections of the guidelines contain interpretive information clarifies the guidelines and memorializes past decisions of the MHZC. They are not part of the guidelines themselves.
Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one building or site may not be appropriate for another.

A. GENERAL PRINCIPLES

1. These guidelines apply only to the exteriors of structures. Any interior alterations that require exterior alterations or change the look of the exterior such as changing floor lines or removing load bearing walls should not be undertaken. Care should be taken during rehabilitation not to remove stabilizing factors such as plaster lathe and original siding.
2. Exterior repairs, replacement and alterations 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, alleys or greenways. Non-public facades are those not visible from the public right-of-way, street, alleys or greenways.
3. The color of paint used on wood surfaces is not reviewed. The inherent color of materials, such as masonry and metal, is reviewed.
4. Alterations and repairs to non-contributing (non-historic) buildings should be appropriate for the historic context. Alterations and repairs to contributing (historic) buildings should be appropriate for the individual historic building.

B. REPAIR, REPLACEMENT & ALTERATIONS GUIDELINES

1. Materials & Features
    a. All original materials and features shall be repaired. Replacement may be appropriate when the existing material or feature no longer exists or is beyond repair. Alterations may be appropriate on secondary facades, when original conditions no longer exist, or when there is no evidence of original conditions. Also see “Materials and Features-Additional Guidance.”
    b. Repair
        i. The distinguishing qualities or character of a building, structure, or site and its environment should not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
        ii. Original dimensions, form, pattern, color and texture of historic materials and features and locations of features should be retained and preserved.
        iii. Original materials and features shall not be covered with new materials.
        iv. Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event replacement is necessary, see “replacement” below.
        v. 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.
    c. Replacement
        i. When original materials or features no longer exist or are beyond repair, replacement may be appropriate. New material should be the same as the original material. In cases where the original material is not readily available or unreasonable to use, substitute materials shall match the original in composition, design, texture, other visual qualities and workability.
        ii. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence.
    d. Alterations

i. 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

III.E. DESIGN GUIDELINES FOR NEW CONSTRUCINO IN ALL ZONES
1. General Policy

a. This section provides design guidelines for all new construction. Additional guidance is provided based on the Building Type proposed and the Development Zone in which the project will be located.

b. Guidelines apply only to the exterior of new construction. Public facades shall be more carefully reviewed than non-public facades. Public facades are visible from the public right-of-way, street, alley or greenway. Non-public facades are not visible from the public right-of-way, street, alley, or greenway.

c. Construction in the District has taken place continuously from the mid- 19th century through the present and a variety of building styles and building types have resulted. This variety reflects the style, culture, and values of the District over time. New construction that imitates historic architectural styles may compromise the value of authentic historic structures by confusing genuine history with reproduction. Exterior building design should avoid the creation of themed environments that create a false sense of being in an alternate time or place. The architectural building types of new buildings should be appropriate to the general context of the historic portions of the neighborhood but may be contemporary in design.

d. Because new buildings should relate to an established pattern and rhythm of existing buildings as viewed along both the same and opposite sides of a street, a dominance of the pattern and rhythm should be respected and not be disrupted.

e. 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. Setbacks

a. Specific setbacks will depend the "Development Zone" in which the property is located, the "Building Type" proposed, and the immediate context.

b. It is the intent of these guidelines to avoid the arbitrary establishment of setbacks resulting in haphazard building placement and a resulting interruption or absence of visual order within the District.

c. Setback Determinations. The Commission has the ability to determine the bulk standard (setbacks and height) requirements (ordinance no. 17.40.410) for each lot. When the Commission finds that a setback is less than what is required by the zoning code's bulk standard is appropriate, it is called a "Setback Determination".

- *Setback determinations may be appropriate when:*
- *The existing setbacks of the contributing primary building does not meet bulk standards;*
- *Original setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs; or*
- *Shape and size of lot makes meeting bulk standards unreasonable.*

3. Orientation

a. The orientation of a structure's primary facade shall be consistent with those of adjacent historic buildings or existing buildings where there is little historic context. This typically means that a primary entrance faces the street and has walkways leading from the entrance to the sidewalk.

b. Vehicular orientation is typically an access from the alley. Porte cocheres, front-yard parking and front loading driveways are atypical of the district.

c. The intent is to encourage pedestrian oriented development, interaction with the street environment and allow for transition between the street/public domain and the interior of the building/ private domain. Entries that are visible from the street generally make a building more approachable and create a sense of association among users, customers and neighbors. Clear entries should be provided off of public streets not solely from parking lots.

4. Façade Articulation

a. New structures shall employ design techniques that avoid large expanses of unbroken façade planes and/or materials, particularly on public facades.

b. For multi-story buildings, the width of any unbroken façade shall not exceed the building height. This width to height ratio is considered a minimum – more modulation is encouraged. Some appropriate techniques for building articulation include but are not limited to:

- Modulating the façade by stepping back or extending forward a portion of the façade. Articulating a building's façade vertically and/or horizontally in intervals are informed by existing patterns or structures within the Germantown is encouraged;
- Pilasters, recesses and or projections;
- Repeating window patterns at an interval that equals the articulation interval; and/or
- Changing the roof line by varying parapet heights, alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval and changing materials with a change in building plane. Changes in a materials, texture or color are appropriate techniques – however changes solely in paint color alone are generally not sufficient to meet the intent of this guideline.

5. Materials

a. The relationship and use of materials, texture, details and material color of a new buildings shall be visually compatible with and similar to or shall not contrast conspicuously with those of adjacent historic buildings.

b. The MHZC does not review paint color on wood. The MHZC reviews the inherent color of new materials, such as masonry and metal. Generally, painting masonry materials is inappropriate for existing and new construction.

c. The color of masonry should be similar to historic colors of the same or similar materials. Traditional brick colors range from red-oranges to dark red. The use of "antique" reproduction or multi-colored brick is not permitted.

d. Materials not listed in section e and f may be appropriate, if they possess characteristics similar in scale, design, finish, texture, durability, workability and detailing to historic materials and meet The Secretary of the Interior's Standards.

e. Foundation Materials:
   - Appropriate materials: brick, limestone, pre-cast stone if of a compatible color and texture to existing historic stone clad structures in the district, split-face concrete block, parge-coated concrete block

- Inappropriate materials: dry-stack stone and “rubble stone” veneers
- Intervening spaces of pier foundations may be filled with an open lattice work.
- Slab-on-grade foundations may be appropriate for commercial building types but they are generally not appropriate for residential building types.

f. Facade Materials:
- All facades shall be at least 80% brick. Appropriate accent materials include stucco, fiber-cement or metal panels, fiber-cement, milled and painted wood, or metal horizontal siding. A greater percentage of accent materials may be used on facades that are not visible from a public right-of-way. A greater percentage of accent materials may be appropriate to create a more varied and appropriately neighborhood scaled building façade and massing with the Werthan and Rosa Parks Development zone.
- Lap and horizontal siding should have reveals that do not exceed 5”.
- Inappropriate materials: T-1-11- type building panels, "permastone", E.F.I.S., vinyl, aluminum, rustic and/or unpainted wood siding, stud wall lumber, embossed wood grain materials. Stone, board-and-batten and half-timbering are uncommon cladding materials in Germantown and are generally not appropriate.
- Texture and tooling of mortar on new construction should be similar to historic examples.
- Four inch (4”) nominal corner boards are required at the face of each exposed corner for non-masonry walls.
- Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing. When different wall materials are used, it is most appropriate to have such changes occur at floor lines.

g. Accent and Trim Materials:
- Appropriate materials: wood or fiber cement
- Shingle siding is appropriate as an accent material and should exhibit a straight-line course pattern or a fish scale pattern and exhibit a maximum exposure of seven inches (7”).
- Wood trim and accents were typically painted and milled. Rustic timbers and unpainted wood is generally inappropriate.
- Composite materials may be appropriate for trim if they match the visual and durability characteristics of wood.
- Stucco/parge coating may be appropriate cladding for a new chimney or a foundation.

h. Roofs and Chimneys Materials:
- Appropriate roof materials: Asphalt shingle and standing seam metal Generally, asphalt shingle roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.
- Rolled roofing material, such as EPDM, is appropriate for low-sloped roof planes that are not visible form the right-of-way.
- Appropriate chimney materials: masonry or stucco.
- Inappropriate chimney materials: clapboard/lap siding.

i. Door & Window Materials:
- Front doors shall be painted or stained wood or painted metal and be at least half-glass.
- Tinted, reflective, or colored glass are generally inappropriate for windows or doors.
- For new commercial structures a significant portion of the street level façade (i.e., doors and windows) shall be transparent to provide visual interest and pedestrian access.
- Windows on residential buildings or upper level facades of commercial/mixed-use buildings may be fixed, casement, single or double hung window sashes. Single-light (also known as 1/1) window sashes are appropriate for new construction. If using multi-light sashes, muntins should be

fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

- Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

- Brick molding is required around doors, windows and vents within masonry walls. The use of brick molding on non-masonry buildings is inappropriate.
- Door openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.

j. Walkways, Sidewalks & Curbing Materials:
- For the purpose of these design guidelines, "sidewalks" are those that parallel the street in the public realm and "walkways" are typically on private property and lead from the sidewalk to a principal entrance.
- Materials for new appurtenances should be in keeping with the loo, feel and workability of existing historic materials.
- New sidewalks shall be brick, with the exception of sidewalks on Rosa L. Parks Blvd and Jefferson Street, which may be brick or concrete.
- Brick, concreted, concrete pavers, stone and stepping stones are appropriate walkway materials.
- Planting strips are not appropriate in the interior of the district but may be appropriate on Rosa L. Parks Blvd.

k. Front Yard Fencing and Walls:
- Front yard fences can be up t 4' in height and shall generally have an open design.
- Appropriate materials: wood picket, metal fencing of simple design. Stone is an appropriate material for retaining walls. New stone should match existing historic retaining walls with characteristics similar in scale, design, finish, texture, durability, and detailing.
- Inappropriate materials: chain link or women fences are generally not appropriate for front or visible side yards. Salvaged metal fencing and dry stack masonry are not appropriate for new construction.

l. Rear Yard Fencing and Walls:
A rear yard is considered to be any location beyond the mid-point on the side facades of a building and surrounding the rear yard.

- Appropriate materials: wood planks, iron, and masonry and mortar may be appropriate along rear property lines. Stone with mortar and concrete are appropriate materials for retaining walls. New stone should match existing historic retaining walls with characteristics similar in scale, design, finish, texture, durability, and detailing.
- Inappropriate materials: Dry-stack masonry
- Privacy fences in rear yards can be up to 6' in height and solid in design.

6. Rhythm Of Solids-To-Voids & Proportions Of Openings

a. Large expanses of featureless wall surface are not appropriate. *In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*
b. The relationship of width to height of doors and windows and the rhythm of solids (walls) to voids (windows and doors) should be compatible with surrounding buildings.
c. Exterior doors often have transoms, giving them a tall, narrow proportions.
d. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
e. Double-hung windows should exhibit a height to width ratio of at least 2:1.

f. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
g. On corner commercial buildings, glazing shall address both streets.

7. Primary Entrances

a. Within the district, front porches, stoops and hoods, and recessed entries are common on residential and commercial buildings.

b. Primary entrances shall be in locations similar to those used historically for primary entrances.

c. New construction (specifically residential) shall provide an entry that utilizes elements of a porch or recessed entry to create a transition from the outside (public domain) to the inside (private domain).

c. Entrances to commercial buildings should be recessed.

8. Roof

a. The roofs of new buildings should be visually compatible by not contrasting significantly with the roof shape, pitch, and orientation of surrounding buildings. See Building Type descriptions.

b. Roof-top equipment, skylights, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. Typically screening does not meet the requirement for "minimal visibility" as if often alters the look and perceived height of a building. Generally, rooftop equipment should be placed behind the mid-point of the building. (For solar panels, please see "utilities.")

9. Rooftop Decks

a. Rooftop decks (flooring, railing and access structure) shall not be added to historic buildings.

b. Rooftop decks are not appropriate on new construction within the National Register Development Zones but may be appropriate in other Development Zones.
c. Rooftop decks are not appropriate for single-story new-construction.

d. Where Rooftop decks are appropriate:
   - They should not cantilever or project from the building.
   - The lighting of roof decks should point inward and downward and not be located more than 42" above the deck. The access structure shall not be illuminated, other than safety lighting near the entrance.
   - No rooftop deck may be raised more than two feet (2') above the plane that is midway between the lowest and the highest points of the roof surface supporting the rooftop deck.
   - A rooftop deck should sit back from the front wall of the building by at least 8' for a flat roof and 6' behind the ridgeline for a gabled roof or mansard roof. It should sit back a minimum of 5' from the side street-facing wall in the case of corner buildings.

h. Mechanicals or other elements shall not be located on top of a rooftop access structure.

i. Roof decks shall not have outside A/V equipment (for instance televisions and speakers but not including small security cameras), flags, signage, permanently installed structures such as pergolas, other than the access structure, or permanently installed furniture and appurtenances.

j. Access structures may only serve to enclose a single-door access, stair or elevator. Access structures should have flat or slight slope roofs and not exceed 9' in height. The 9' may be in addition to the maximum height allowed based on context, if the rooftop access structure is positioned in a minimally visible location.

10. Utilities / Mechanical

a. 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.

b. Exterior utilities and mechanical equipment shall generally be located in the rear or side yard and screened when visible from the street.

c. Solar panels should be located on the back of pitched roofs or on outbuildings, where possible. They should be installed to be flush with the roof pitch unless hidden behind a parapet wall, in which cases; they should not protrude above the parapet wall.

d. Satellite dishes shall be located beyond the midpoint of the building. In the case of corner lots, a satellite dish should be located on the interior side, beyond the midpoint.

e. Modern rooftop elements such as mechanical units, ducts, antenna, and vents should not be readily visible from the public right-of-way.

f. Security cameras should be installed in the least obtrusive location possible. Select camera models that are as small in scale as possible.

11. Sidewalks & Walkways
For the purpose of these design guidelines, "sidewalks" are those that parallel the street in the public realm and "walkways" are typically on private property and lead from the sidewalk to a principal entrance. (Please also see "materials.")

a. Curb cuts on public streets are generally not appropriate. 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.

b. Original sidewalks and walkways, including details such as original retaining walls, stone and concrete edgings, and brick sidewalks, etc., shall be preserved in their original state as closely as possible. Special care shall be taken to preserve existing trees and significant landscape elements.

c. Where historic sidewalks are no longer in existence, new sidewalks should be of brick in the dominant pattern closest to the development. A typical pattern for the neighborhood is a herringbone pattern or running bond.

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

12. Exterior Lighting
See "Rooftop Decks" for lighting guidance regarding rooftop decks.

a. Exterior lighting fixtures shall be compatible in style, size, scale and material with the character of the structure and neighborhood.

b. Lighting shall not spill onto adjacent structures, or properties.

c. Permanently installed lighting may be used to highlight architectural features and to illuminate walkways, parking ,and signage and should be a daylight color.
   - Lighting to illuminate walkways and parking should be ground-mounted with the light directed toward the ground, rather than be pole mounted.

- Building lighting should be directed toward the façade instead of outward. Architectural features may be illuminated through uplights. It is inappropriate to wash an entire building or façade with light.
- Ground mounted spotlights shall be screened from public view.
- Dark metals or a color that matches the wall the light is installed on are appropriate materials for light fixtures.
- Inappropriate types of lighting including:, flashing, chasing or moving lights, neon lighting, multi-colored lighting.
- Rope and string lighting is only appropriate in ground-floor locations where neither the fixture not the illumination is visible from a public right-of-way or where it is located beneath ground-floor awnings or canopies.
- See section for "signage" for illuminating of signage.

13. Open Space & Surface Parking

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

b. Generally, surface parking should have its vehicular access on the alley.

c. The most appropriate treatment for vacant lots is construction of a new building; however, when that is not possible, the area may be used as open space with features such as:
   - Visual and pedestrian access into the site from the public sidewalk;
   - Walking surface of attractive pavers;
   - Pedestrian scaled site lighting;
   - Public art;
   - Outdoor seating or dining (also see design guidelines for sidewalk cafes).

d. Open space or surface parking shall maintain the pattern of the street wall with a 3' wall, fence, planter box or other barrier located at the appropriate front-setback.

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

f. Signage is generally not appropriate in open space areas, with the exception of wayfinding and historical marker signage.

g. Audio/visual equipment, such as televisions and speakers, is not appropriate on the exterior of buildings or in open space areas.

h. Preparation equipment, service areas and furnishings that require piping including a water supply and/or drainage or a permanent utility line; readily movable appliances operated by a portable propane gas tank, such as a barbecue grill, or a furnishing using temporary piping such as a garden hose should be screened from view and shall not be covered.

i. Food and beverage storage shall be screened from view of the public right-of-way.

j. Open space should generally not be covered. Exceptions may be made for small garden structures.

17. Appurtenances

Appurtenances include, but are not limited to, features such as curbs, steps, pavement, gravel, fountains, pergolas, pools and ponds, street furniture, bike racks, outdoor fireplaces/pits, vending, public art and mailboxes.

a. Appurtenances and other work planned in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

b. Appurtenances related to new buildings, should be visually compatible with the environment established by surrounding existing buildings and the site on which they are located. They should not contrast greatly with the style of associated buildings in terms of design, size, materials, material color and location and should not contrast greatly with comparable original features of surrounding buildings.

c. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate. Screened group mailboxes (cluster mailboxes) are appropriate for the House Court Building Type. For denser Building Types, such mailboxes should be located inside a building's common area.

d. Permanently installed front-yard fixtures such as fountains, ponds, or waterfalls are atypical for the district and not appropriate for new construction. They may be appropriate as new construction in front of historic buildings if there is documentary, physical, or pictorial evidence showing a similar original feature.

e. An appropriate location for flags is attached to the front of a building, on a porch or near a front entrance. Front yard, free-standing flag poles are atypical, except in front of Civic Building types.

f. 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 ordinance must comply with these design guidelines.

g. Structures such as gazebos and pergolas that are appropriately sized to the scale of the principle building should generally be located in rear or side yards.

h. Historic curbing, edging, brick sidewalks and stone retaining walls should be retained.

i. Vending/ATMs should be located inside. In instances where outside locations are necessary, they are only appropriate for new construction and should only be located on buildings directly associated with the use of the vending. For instance, an ATM is only appropriate on a bank building. Where such is appropriate, they should not be located on primary facades and should be pedestrian oriented rather than vehicular oriented.

j. Foundation/basement access doors shall be located on the side or rear of the building.

k. 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 dumpsters and trash containers is in the rear yard or alley and screened from public view.

V. New Construction—Additions

Also see "New Construction-infill" for information on materials, roofs, utilities/mechanicals, sidewalks/walkways, exterior lighting, appurtenances and other applicable guidance.
A. GENERAL PRINCIPLES

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, alley, or greenway. Non-public facades are those not Visible from the public right-of-way, street alley or greenway.
2. The guidelines for New Construction shall also apply to all additions, where applicable.

3. Additions should be sited on their respective parcels in ways that are appropriate to the historic building and, in the case of non-historic buildings, in a way that is appropriate for the general context of the historic portions of the neighborhood.
4. The color of paint used on wood surfaces is not reviewed. The inherent color of materials is reviewed.
5. In the case of historic buildings, additions should be consistent and compatible with the historic buildings. In the case of non-historic buildings, additions should be compatible with historic 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.
6. Any interior alterations that require exterior alterations or change the look of the exterior such as changing floor lines or removing load bearing walls should not be undertaken. Care should be taken during rehabilitation not to remove stabilizing factors such as plaster lathe.

B. GUIDELINES FOR ADDITIONS

1. Design
    a. Additions should not obscure or contribute to the loss of historic character-defining features or materials.
    b. 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.
    c. 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.
    d. 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.
    e. 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.
2. Height & Massing
    a. The height of the addition's roof, eaves and foundation must be less than or equal to the existing structure.
    b. Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.
    c. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.
    d. In order to achieve compatibility in scale, no matter the building's use, an addition should not be larger than the existing house, not including non-historic additions.
    e. Additions should generally be shorter and narrower than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:
        i. An extreme grade change
        ii. Atypical lot parcel shape or size..

        In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and should not extend wider.

        When an addition needs to be taller:
        Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single-story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions.

The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider: Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep. In addition, a rear addition that is wider should not wrap the rear corner

3. Placement
   a. 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's side walls or for the addition to have a different exterior cladding. A general rule of thumb is a 1' step-in for 1-story additions and a 2' step-in for 2-story additions. When an addition is small (i.e: one-room deep, 12' deep or less) and extends the full width of the a masonry building, and the addition is wood (or appropriate substitute siding), the typical insets are not necessary as the change in material from masonry to wood allows for a minimum of a four inch (4") inset.
   b. Rooftop additions (not including dormers)are generally not appropriate for historic buildings. A minimal rooftop access, just large enough to accommodate a stair and that is not visible from a public right-of-way may be appropriate for flat roof historic buildings that are more than 1-story and 9'.
   c. Dormers generally should not be introduced on the front or sides where none originally existed. Rear dormers should be inset from the sidewalls of the building by a minimum of two feet. The top of a rear dormer should attach below the ridge of the main roof or lower.
   d. When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure. Side additions should be narrower than half of the historic building width and exhibit a height f at least 2' shorter than the historic building. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

4. Awnings & Canopies
   a. Historically, awnings were used on commercial buildings for both storefronts and upper façade windows. Occasionally, awnings were found on residential structures.
   b. Awnings should be placed in locations historically used for awnings (within existing window and storefront openings) and should not obstruct transoms, columns, cornices, or other architectural features.
   c. Awnings may be fixed or retractable.
   d. Storefront awnings should project no more than seven feet from the building and should cover no more than one-third of a storefront window display height.
   e. The most appropriate design for awnings is a shed form. The use of shed awnings for upper façade windows is also appropriate. Curved forms are not appropriate, unless there is historical evidence for their use on a building.
   f. Opaque canvas, cotton duck, or similar woven materials are appropriate for awnings. Plastic sheet or vinyl awnings are not appropriate.
   g. Lighting within or immediately beneath an awning is inappropriate.
   h. Canopies may be appropriate at ground-floor level provided they complement a building's architectural style and do not conceal significant architectural features.
   i. Canopies should be constructed of materials compatible with the storefront of the building, such as metal and wood. Also see "New Construction-infill" for information on materials,

roofs, utilities/mechanicals, sidewalks/walkways, exterior lighting, appurtenances and other applicable guidance.

VII. DEMOLITION

A. GENERAL PRINCIPLES
Demolition of a building, or major portion of a building that contributes historically or architecturally to the character and significance of the district is not appropriate.

B. DESIGN GUIDELINES

1. Demolition is Not Appropriate
   a. If a building, or major portion of a building contributes to the architectural or historical or character of the district.
   b. Or, if a building, or major portion of a building is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is Appropriate
   a. If a building, or major portion of a building does not contribute to the architectural or historical character or significance of the district; or,
   b. If a building, or major portion of a building has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; or,
   c. 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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance

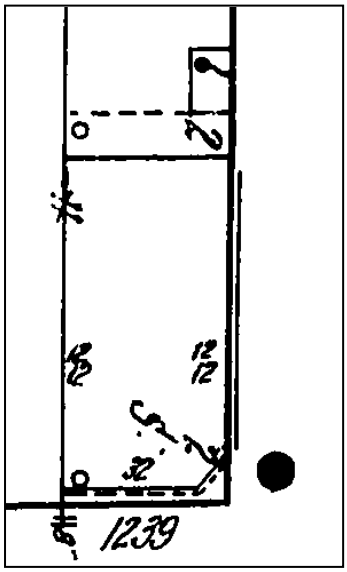
Background: 1239 6th Avenue North is a c. 1890s brick commercial structure that contributes to the historic character of the Germantown Historic Preservation Zoning Overlay (Figure 1). It is located at the corner of 6th Avenue North and Monroe Street. In May 2017, MHZC approved the demolition of the existing rear addition and the construction of a new rear addition. Since that time, the Commission has adopted revised design guidelines for the Germantown Historic Preservation Zoning Overlay. This application is a new design from a different applicant.

Figure 1: Front of building.

Analysis and Findings:

Demolition. The applicant is proposing to demolish the existing rear extension (Figure 2). The date of construction of the rear addition is not known, but the 1914 and 1957 Sanborn maps show that there were rear extensions to the structure historically, but their size and depth are different now than they were then (Figures 3 & 4). Staff finds that the rear extension's materials, form, roof slope, fenestration pattern, and date of construction do not contribute to the historic character of the historic commercial structure. Staff therefore finds that its removal meets Section VII.B.2. of the design guidelines.

Figure 2 shows the rear addition that will be demolished.



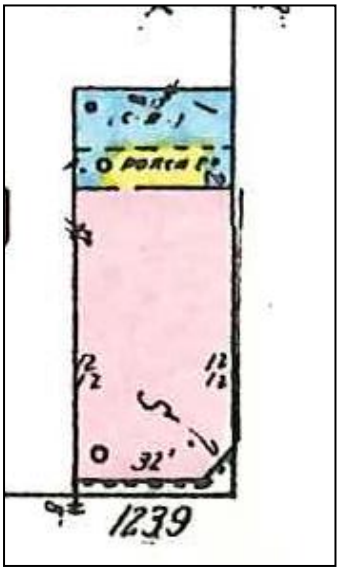


Figure 3 (left) is the 1914 Sanborn Map. The rear extension is shown here as a two-story porch structure with a small one story addition. Figure 4 (right) is the 1957 Sanborn Map. Part of the addition is a two story porch, and the other part is a one-story concrete block structure.

Alterations. The applicant is proposing few changes to the historic structure. The wood trim will be painted, and the brick will remain unpainted. MHZC does not review painting of wood surfaces. The existing storefront will remain, and the tiles underneath the storefront will either be retained or replaced in kind. These tiles date to the late 1980s and replicate an historic condition. The existing storefront awning will be repaired and repainted as necessary, as will the decorative gable. Staff finds that the proposed alterations to the historic structure meet Section II.B. of the design design guidelines.

Setbacks. 1239 6th Avenue North is zoned MUN, which does not have side setbacks requirements. The proposed addition meets all base zoning setbacks. It will line up with the wall of the existing historic structure along Monroe Street, abutting the property line. It will be eight feet (8') from the edge of the sidewalk. On the left side, it will also line up with the existing side wall and will be seven feet (7') from the side property line. It will be approximately seventy-five feet (75') from the rear property line. Staff finds that the proposed setbacks meet Sections III.E.2. and V. of the design guidelines.

Orientation. The proposed addition does not alter the historic structure's orientation addressing the corner of 6th Avenue North and Monroe Street. The primary entry to the building will remain at the historic structure's chamfered corner entrance. There will be secondary entrances at the rear of the structure and on the left façade, which is appropriate. No vehicular entrance or parking is marked on the site plans. Staff finds that the proposed addition's orientation meets Sections III.E.3. and V. of the design guidelines.

Placement: The proposed addition is located at the rear of the structure, in the same location as previous addition. Staff finds the placement to be appropriate and to meet Section V.3. of the design guidelines.

Height/Massing: The addition will be two stories and will be approximately three feet, six inches (3'6") lower in height than the existing structure, which is appropriate. There will be an inset of two feet by four feet (2' X 4') along Monroe Street to separate the historic structure from the addition, which staff finds to be appropriate. The width of the addition will match that of the historic structure, which staff finds to be appropriate. The addition will have a depth of forty-one feet, six inches (41'6"), which is about twenty-five feet (25') deeper than the existing addition that is to be removed. The addition will increase the existing footprint of the structure by six hundred and seventy-one square feet (671 sq. ft.). Staff finds this to be appropriate and in scale with the historic structure, and finds that the proposed addition's height, scale, and massing meet Section V.2. of the design guidelines.

Materials.

	Proposed	Color/Texture /Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Primary Cladding*	Brick	Needs final approval	Yes	Yes
Secondary Cladding	Fiber cement panels and battens	Smooth, typical	Yes	No
Roofing	Rubber Membrane	Needs final approval	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Windows	Not indicated**	Needs final approval	Needs final approval	Yes
Rear/Side Entrance	Not indicated	Needs final approval	Needs final approval	Yes
Canopy	Not indicated	Needs final approval	Needs final approval	Yes

*The design guidelines state that "All facades shall be at least 80% brick…A greater percentage of accent materials may be used on facades that are not visible from a public right-of-way." For the Monroe Street elevation, which is the most visible, the façade, including the existing façade and the addition, is exactly eighty percent (80%) brick. The left and rear facades, however, do not meet this criterion. The left façade is sixty-four percent (64%) brick, which staff finds to be appropriate since the façade is not highly visible from a public right-of-way. The rear façade is approximately forty-six percent (46%) brick. This façade will be visible from the public right-of-way since this is a corner lot (Figure 5). Even though it is less than eighty-percent (80%), staff finds that the amount of brick on the rear façade to be appropriate as a part of the façade is neither brick nor fiber cement board panels, but is glazing. In addition, historically, rear facades of commercial buildings like this one were more utilitarian in nature, even when on a corner lot. The original rear addition was not brick but was wood, according to a 1908 map (Figure 6). Staff therefore finds that the rear façade's percentage of brick to be appropriate.

Figure 5. Rear of the building as seen from Monroe Street.

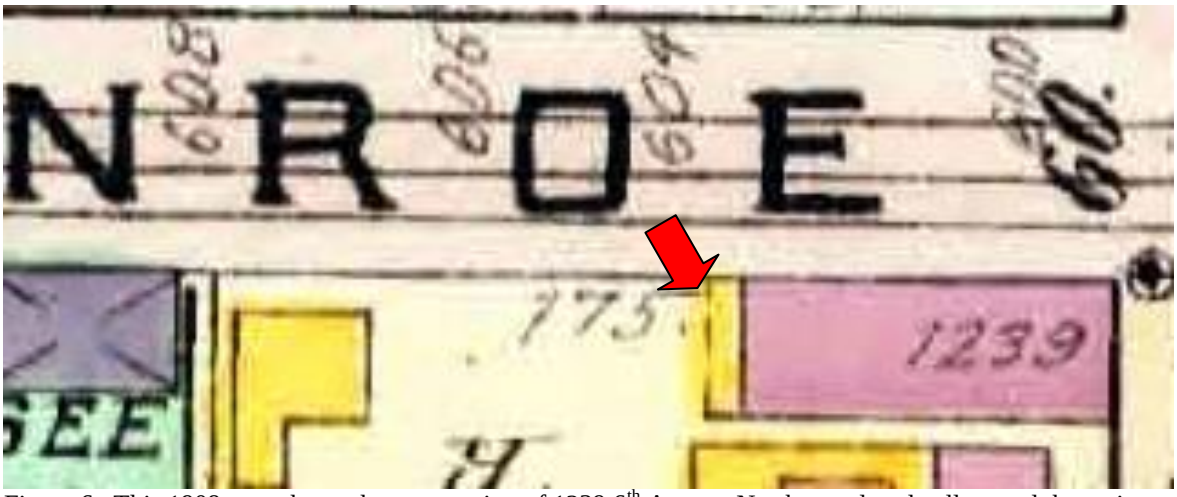


Figure 6. This 1908 map shows the rear portion of 1239 6th Avenue North as colored yellow and the main portion of the building as pink. The pink indicates a brick structure, while the yellow indicates a wood structure.

Staff finds that the proposed accent material of fiber cement panels and battens to meet the design guidelines. Staff recommends approval of a brick sample, all windows and doors, the rubber membrane color and texture, and the canopy material prior to purchase and installation of these materials. With staff's final approval of all material choices, staff finds that the known materials meet Sections III.E.5. and V. of the design guidelines.

Façade Articulation, Rhythm of Solids to Voids & Proportion of Openings. On the Monroe Street façade, which is the most visible, the second story will largely be casement windows and a storefront frame. Staff finds this to be appropriate, as historically, the rear addition was a two-story enclosed porch (See Figure 3, the 1914 Sanborn Map), which could have been largely open in nature.

The ground floor of the proposed addition does not have any true glazed window openings. Rather, it has three rectangular areas, with soldier course bricks recessed one-half inch (1/2") and wood frames. In the place where the glazing would typically be, the applicant is proposing to install fiber cement panels. Staff finds that this faux window opening treatment does not meet the design guidelines, which states "On corner commercial buildings, glazing shall address both streets." These openings are not glazed, creating a long wall without any glazing. Staff recommends windows that are frosted or painted black on the interior which will allow the applicant to wall over the windows on the interior. This is necessary because the area will be a commercial kitchen but will still appear as actual windows from the exterior. With this condition, staff finds that the proposed addition meets Sections III.E.4., III.E.6., and V. of the design guidelines.

Design. Staff finds that the addition's proposed design does not obscure or destroy any of the building's significant architectural features, particularly since the addition is in the same location as existing, earlier non-contributing additions. The addition is designed so

that if it were to be removed in the future, the historic and architectural character of the existing building would remain intact. In fact, the addition preserves the rear brick wall of the historic building by only cutting door openings into it. Staff finds that the addition is compatible in scale, materials, and texture to the historic building and does not contrast greatly with it. Staff finds that the addition's design meets Section V.B.1. of the design guidelines.

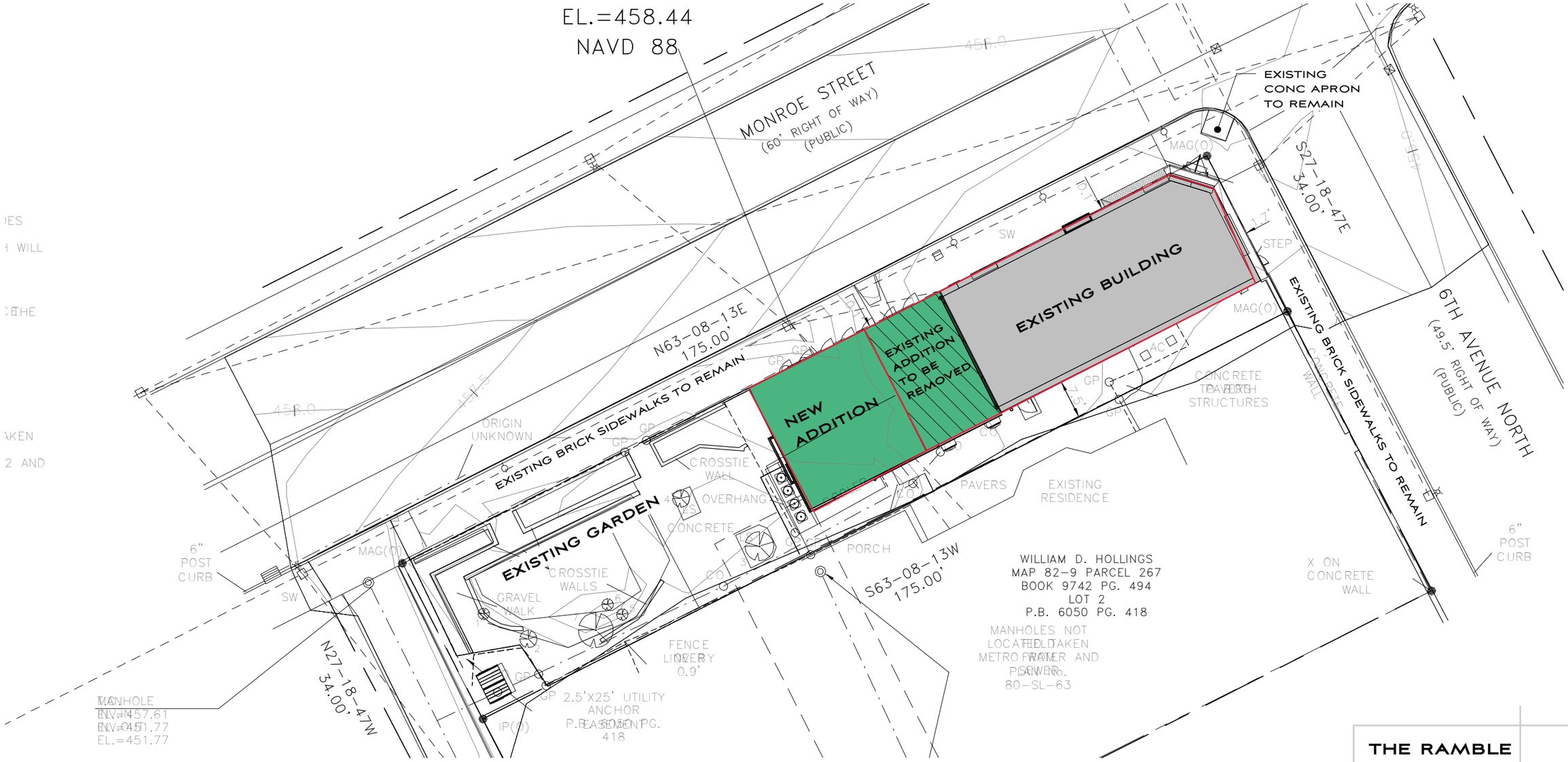
Utilities/Mechanicals. The applicant did not indicate on the plans the proposed location of the HVAC units and other utilities. Staff recommends approval of their locations in order to ensure that the project meets Sections III.E.10. and V. of the design guidelines.

Appurtenances, Lighting, Signage, Fencing, Etc. No new appurtenances, including lighting, pathways, fencing, etc., were indicated on the plans. The applicant must return to MHZC staff for review and approval of all appurtenances. Likewise, signage is not part of this applicant, and the applicant will have to return for signage approval.

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

1. The window openings on the Monroe Street elevation have glazing in them, even if they are painted black or obscured on the interior;
2. Staff approve a brick sample;
3. Staff approve all window and door selections;
4. Staff approve the color and texture of the membrane roof;
5. Staff approve the canopy material; and
6. Staff approve the location of the HVAC units and all other utilities.

With these conditions, staff finds that the proposed demolition and addition meets Sections III.E., V., and VII. of the design guidelines.



1 SITE PLAN
1" = 20'-0"

0 10' 20' 40'

THE RAMBLE

PROGRESS

XTNG SITE

JUNE 11, 2018

1827

XC1

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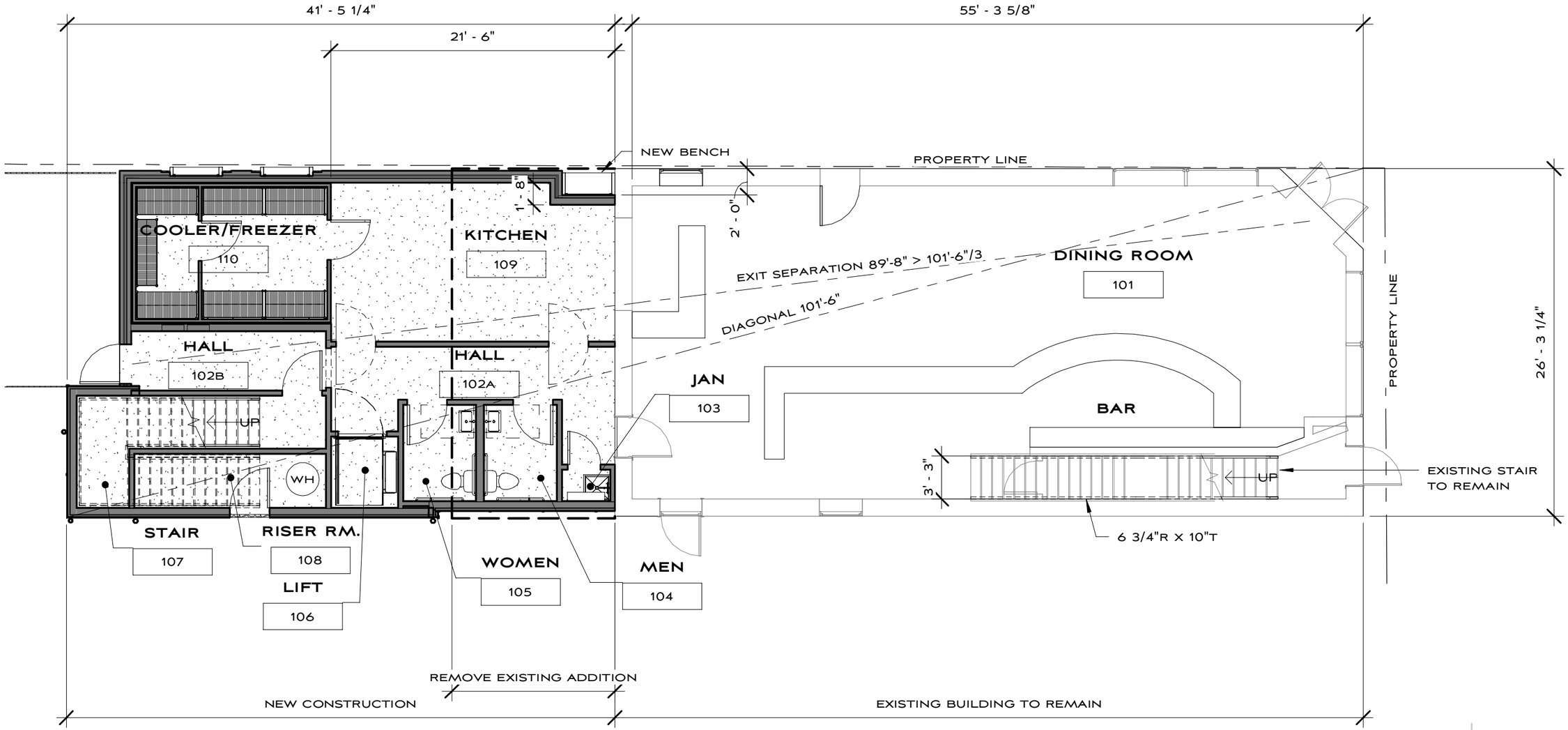

1 LEVEL 1
1/8" = 1'-0"

0 4' 8' 16'

THE RAMBLE

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LEVEL 1 PLAN

HC1

JUNE 11, 2018

1827

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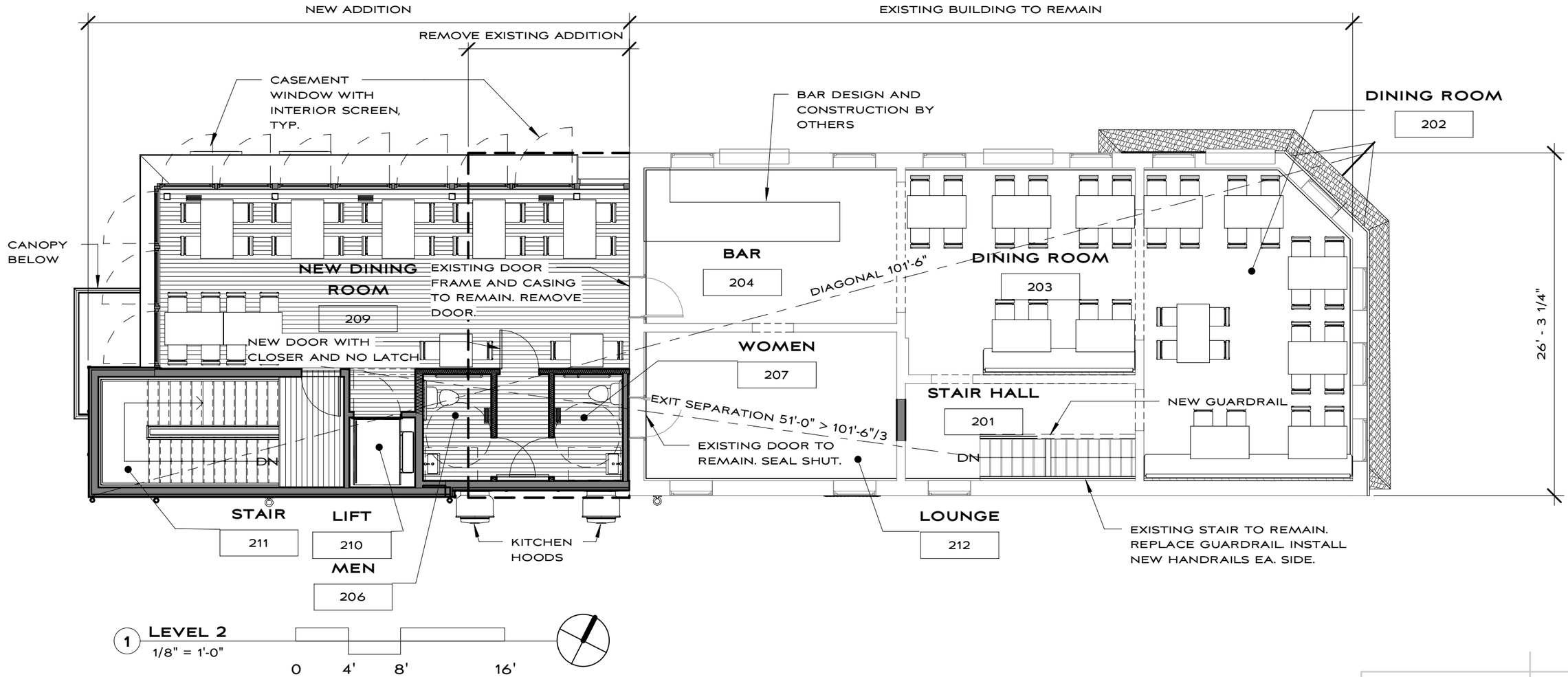

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LEVEL 2 PLAN

HC2

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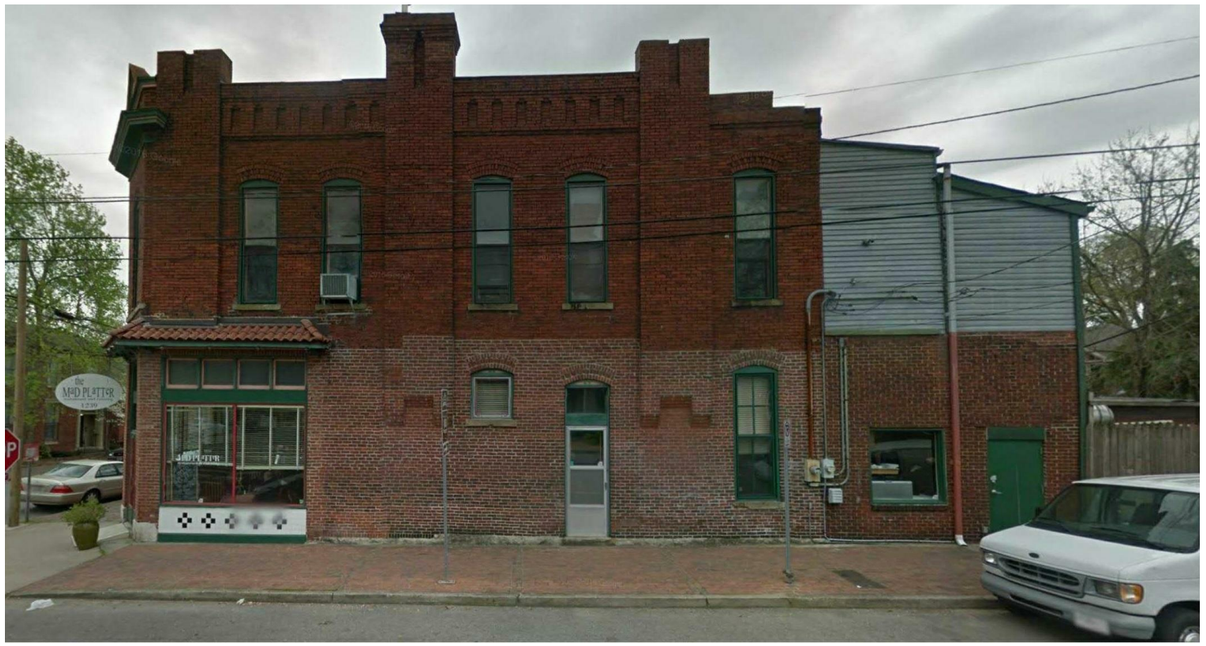

VIEW OF THE EXISTING BUILDING LOOKING SOUTH ALONG MONROE ST

VIEW OF THE EXISTING REAR GARDENS LOOKING SOUTH ALONG MONROE ST

VIEW OF THE EXISTING BUILDING LOOKING SOUTHWEST ALONG MONROE ST

THE RAMBLE

PROGRESS
PHOTOS

HC3

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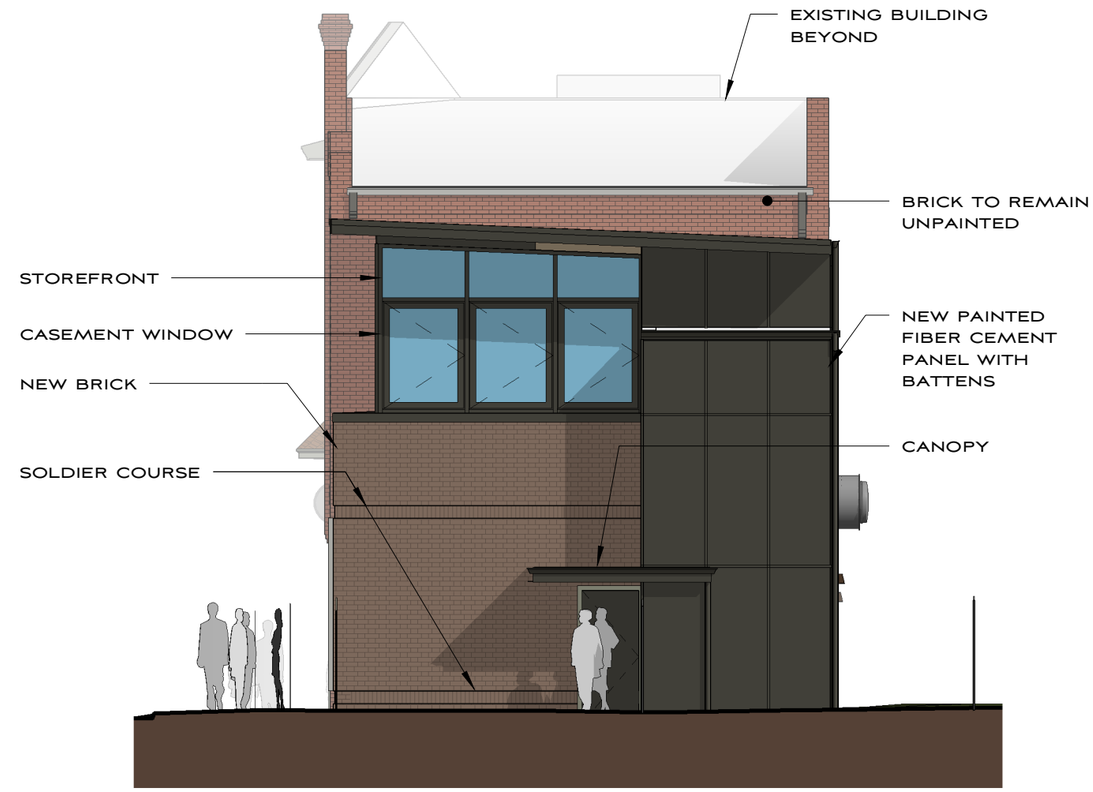
1 6TH AVE N ELEVATION
1/8" = 1'-0"
0 4' 8' 16'



2 WEST ELEVATION
1/8" = 1'-0"
0 4' 8' 16'

THE RAMBLE

PROGRESS

EAST AND WEST ELEV

HC4

JUNE 11, 2018

1827

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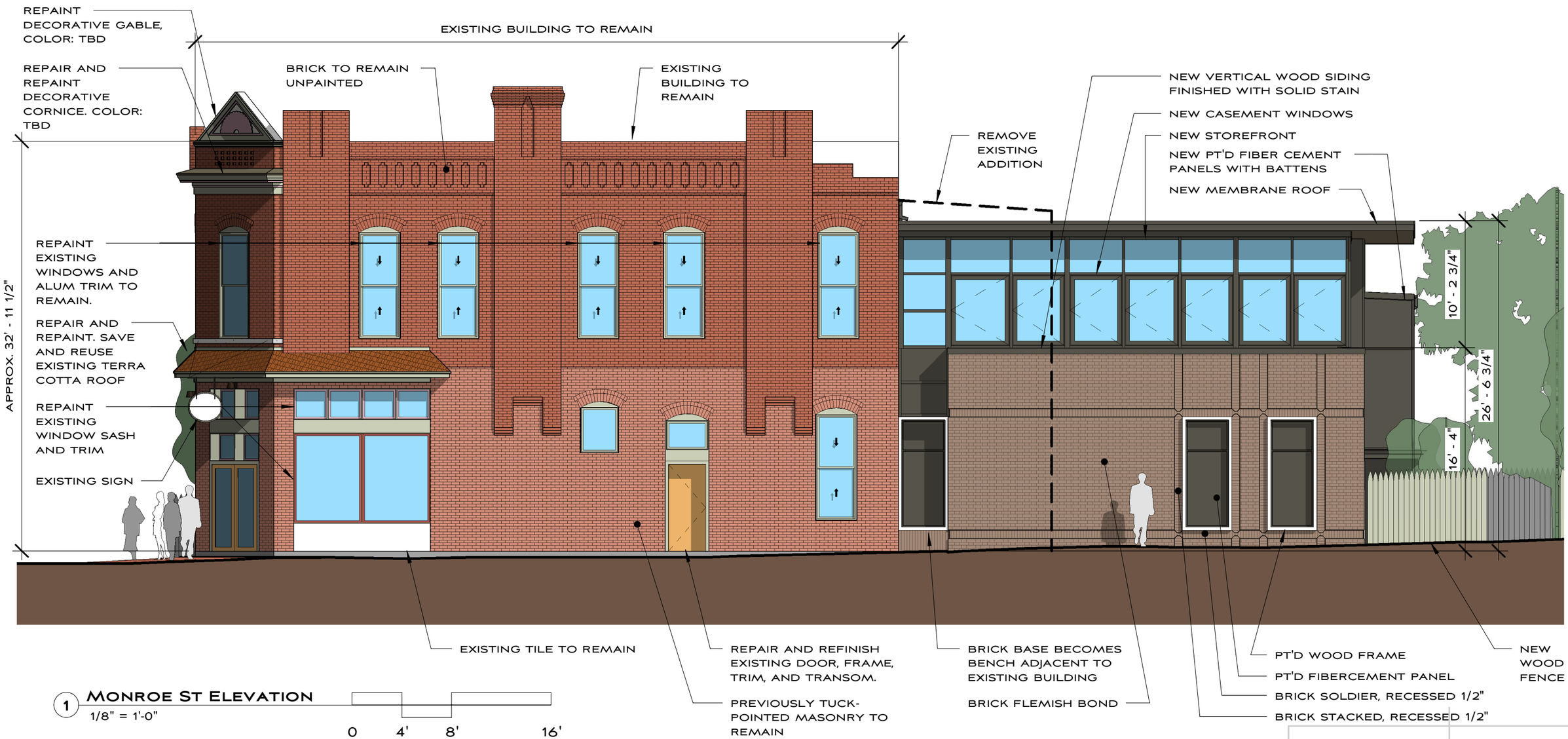

1 MONROE ST ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

THE RAMBLE

PROGRESS
NORTH ELEV

HC5

JUNE 11, 2018 | 1827

MANUEL ZEITLIN

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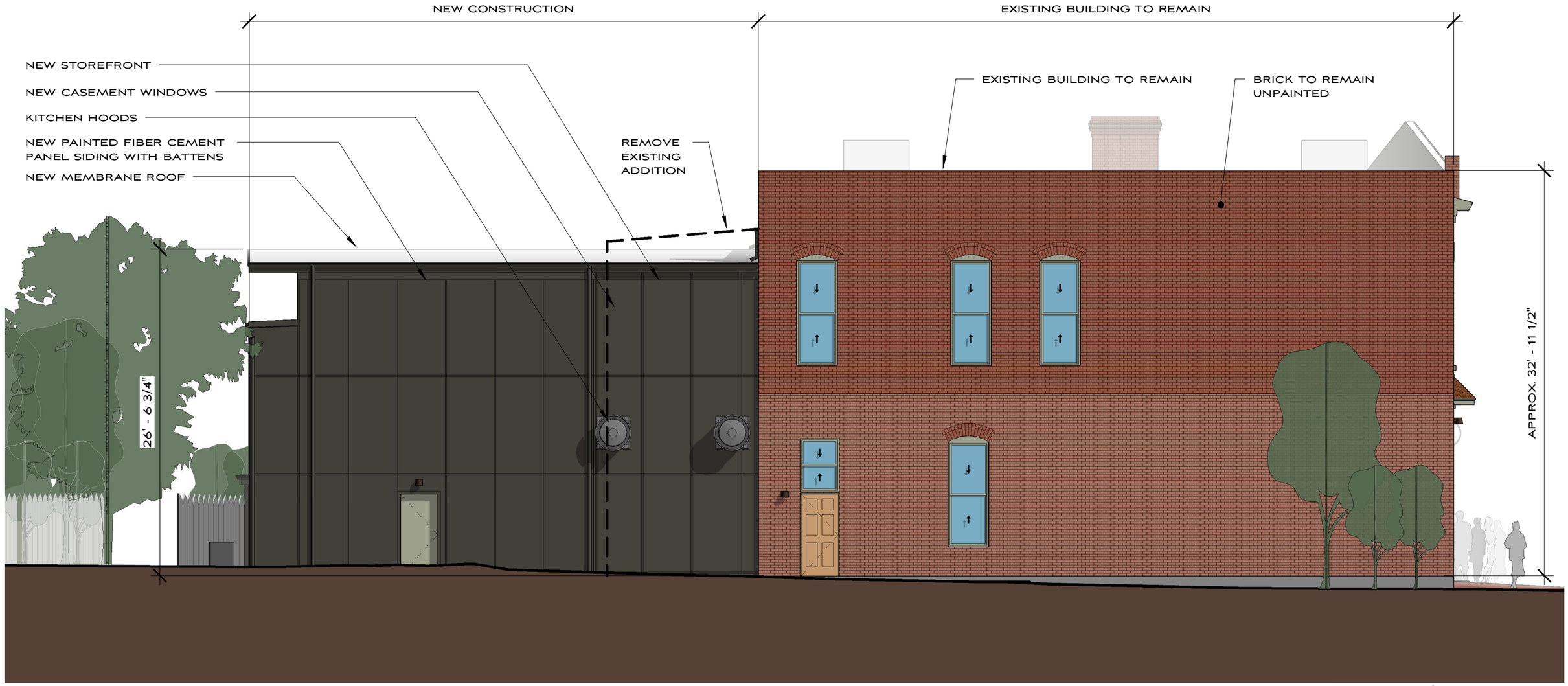

1 SOUTH ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

THE RAMBLE

PROGRESS

SOUTH ELEV

HC6

JUNE 11, 2018

1827

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