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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
1309 6th Avenue North
March 20, 2019

Application: New Construction—Infill and Outbuilding
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Base Zoning: MUN
Map and Parcel Number: 08209004100
Applicant: David Brawner, Pfeffer Torode Architecture
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: Application is to construct infill and an outbuilding on a vacant lot. The primary building will be primarily brick and will have a one-story component at the front and a two-story component at the rear. The outbuilding will be one and one-half stories. The site is located within the National Register District Development Zone.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; and
2. The foundation line shall be distinct from the predominant exterior wall material; and
3. Staff shall approve window and door selections prior to purchase and installation; and
4. Staff shall approve brick selection prior to purchase and installation;
5. Staff shall approve stone selection prior to purchase and installation;
6. Staff approve all appurtenances, including, but not limited to, lighting, walkways, gutters, gates, etc.

With these conditions, staff finds that the proposed project meets Sections III. and IV. of the Germantown Historic Preservation Zoning Overlay design guidelines.

Applicable Design Guidelines:

III. New Construction

A. GENERAL PRINCIPLES

Germantown is an eclectic district with distinct that contain different types of development. For this reason, the district is divided into “Development Zones” for site planning and “Building Types” for building design. Each project should meet the guidelines provided for “All Development Zones” and follow the more specific guidance for the “Building Type” and the “Development Zone” in which project is located.

Each “Development Zone” identifies the “Building Types” appropriate for that zone. The “Building Types” are very similar to those found in the Planning Department’s “Community Character Manual” but with additional information and guidance specific to Germantown.

Process for Planning New Construction in Germantown:

1. Determine the proposed “Building Type.”
2. Determine the “Development Zone” in which the project will be located. Check to be sure that the desired “Building Type” is appropriate in that “Development Zone.” If so,
3. Follow the guidelines for the “Building Type” in designing the building, the guidelines for the “Development Zone” when designing the site and the “General Design Guidelines” for both the design of the building and the site.

B. BUILDING TYPES

The Commission only reviews the design of buildings, sites and improvements. Applicants should check with the Metro Codes Department to assure that the intended use is permitted.

1. House Building Type

A House is a low-rise detached structure suitable as a residence. It is generally 1, 1.5 or 2 stories. Vehicular access is from the side street, or alley. The pedestrian entrance is located along the primary street frontage of the building. This building type typically has a pitched roof. Common forms in this district are side and front gables, hipped and pyramidal, hipped with gables and cross gabled forms.

Mansard roof forms are atypical and generally not appropriate. When used, mansard roof forms should be minimal and be proportional to historic mansard roofs. Typical pitch ranges from 7/12 to 14/12.

- a. Patios and decks are not appropriate for the front setbacks of this building type.

Building Type	Building Type	Building Type	Building Type
House	1-2	side and front gables, hipped and pyramidal, hipped with gables and cross gabled forms	National Register, East, North

C. DEVELOPMENT ZONES

The district is divided into Development Zones to provide guidance on new construction that is specific to that area, particularly as relates to setback and height requirements.

1. National Register District Development Zone: properties located within the National Register of Historic Places boundaries.

D. DESIGN GUIDELINES BY DEVELOPMENT ZONE

1. National Register Development Zone

- a. Appropriate Building Types: House, Plex House, House Court, Townhouse, Corner Commercial, Low-mid-Rise Mixed Use & Commercial, Civic
- b. Setbacks
 - Residential building types (House, Plex House, House Court, Townhouse) are appropriate on corner and interior lots. An appropriate front setback shall be one that is approximately half-way between the setbacks of the historic buildings to either side. If the buildings to either side are not historic, are unusual for the neighborhood, or are not of the same development type, such as a church or school, then the average of the historic buildings of the same building type on the entire block face shall be used. Rear setbacks are generally deep to allow for a rear yard and outbuilding.
 - Side setbacks should be similar to the historic context in order to maintain the rhythm of the street. Often this is accomplished by matching the widths of historic buildings on the block face that are on similar sized lots.
 - Wings, porches, and secondary building elements should be at similar setbacks to existing context.
- c. Height
 - Traditionally residential portions of Germantown had 1 and 2 story homes next to each other; therefore 1, 1.5 and 2 story homes are appropriate. New construction should not exceed 2-stories (~35' for a pitched roof and ~30' for a flat roof) from grade to ridge or top of parapet wall as measured at the front two corners. Special features of limited height, such as towers or turrets may be acceptable, as long as they are kept to a minimum.

Summary of Development Zones. Please refer to text for additional guidance.

Development Zone	Setback	Height	Appropriate building types
National Register	Follows Historic Context	1-2 Stories	House, Plex House, House Court, Townhouse, Corner Commercial, Low-mid-Rise Mixed Use & Commercial, Civic

E. DESIGN GUIDELINES FOR NEW CONSTRUCTION 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 from 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 look, 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 to 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 it 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 nor 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.

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.

IV. NEW CONSTRUCTION-OUTBUILDINGS

A. GENERAL PRINCIPLES

The Commission does not review nor regulate use of an outbuilding.

B. GUIDELINES

1. Height & Scale

- a. The ridge height of an outbuilding should not exceed the primary ridge/peak height of the principle building. *The principle building should be measured from the floor line to the ridge of the main massing and the outbuilding from grade to ridge.*
- b. If the outbuilding has a second level, the knee wall of the second level shall not exceed 6'.

- c. The footprint of an outbuilding or a collection of outbuildings together shall not exceed 60% of the footprint of the principal building. All covered spaces, including features such as porches, carports, and covered walkways shall be considered part of the footprint of the outbuilding. Small hoods over stoops are not included in this calculation.

2. Character, Materials & Details

- a. The principal cladding material shall be lapping or brick. *Please see "New Construction" for additional guidance on materials.*
- b. Outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.
- c. Upper level balconies extending from a pitched roof should not exceed 86 square feet. Supportive posts are not appropriate for upper level balconies.
- d. Lighting on an outbuilding should enhance the pedestrian experience of the alley at night. This may include ground-level porch lighting, bollards or garden lights. Lighting located on the building in a location higher than 10' from grade should be directed downwards.

3. Roof

- a. Roof slopes and forms of the outbuilding should be similar to the roof slopes and form of the principal building.
- b. The outbuilding may have shed, gable or hipped roof dormers that shall be subordinate to the roof slope by covering no more than fifty percent of any one roof plane. *The width of the dormer shall be measured from side wall to side wall and the roof plane from side wall to side wall.*
- c. The front face of dormers should have primarily glazing.
- d. Skylights and solar panels are appropriate additions to the roof of an outbuilding.

5. Location, Setbacks and Site

- a. The addition of an outbuilding may not allow a property to exceed the lot coverage required in the bulk standards.
- b. Generally new garages should be placed close to the alley, at the rear of the lot, whether or not they are attached to the principal building,
- c. Rear setbacks shall be a minimum of 5'. If the alley-facing façade incorporates a balcony, the rear setback of the primary wall shall be a minimum of 8'. Additional rear setback is encouraged if the setback area is to be used as greenspace. Side setbacks may be zero but shall be 8' if the side includes an upper-level balcony.

Background: 1309 6th Avenue North is a vacant lot. The surrounding context includes one- and two-story houses, several of which date from the late 19th Century.



Figure 1. Vacant lot at 1309 6th Avenue North

Analysis and Findings: The applicant is proposing to construct a new house and outbuilding.

Building Type: The primary structure the applicant is proposing will be a new detached residential structure with a side-gabled roof and a pedestrian entrance oriented toward the primary street, consistent with the House Building Type as described on pages 24-25 of the Germantown Design Guidelines. Staff finds that this type of building is appropriate for a mid-block single lot within the National Register District Development Zone.

Staff finds that the infill meets Section III.B of the design guidelines.

Height and Scale: The proposed infill will have two side-oriented gables, with a perpendicular ridge between them. The two gables and the connecting ridge, shifted toward the right side (north) to give the structure a “letter-C” shaped plan, frame a courtyard that opens to the left. The gable at the front will have a one-story form with its eave line at the bearing point of the one-story front wall. The rear gable will have the eaves bearing on a partial kneewall, and the center section will have an eave height of twenty feet (20’). As a result the front mass of the house will read as having a single story, but the center section and rear of the house will have a second story.

The front gable will have an eave height of eleven feet, six inches (11'-6”) and a ridge height of twenty-six feet, six inches (26'-6”), and the gable at the rear will be taller with a height of twenty-nine feet (29’). In the immediate vicinity there is a mixture of one- and two-story structures ranging from twenty feet (20’) tall to thirty-five feet (35’) tall, and the design guidelines allow for infill to be as tall as thirty-five feet (35’) tall.

The floor height of the building will be one foot, six inches (1'-6”) above grade, which is compatible with the floor heights of historic houses nearby. Staff asks that the compatibility of the foundation height is approved by an inspection during construction.

The house will be thirty-eight feet (38’) wide at the front. Historic houses on the block range from thirty feet (30’) to forty-two feet (42’) wide.

The total depth of the house will be eighty-eight feet, six inches (88'-6”), divided into the primary gabled and connector components, a smaller rear-gabled section on the rear, and a five foot (5’) deep projecting bay on the front. Breaking up the depth of the infill in this manner helps to minimize the perceived scale.

Staff finds that the proposed height and scale meets the historic context and Section III.D.1.c of the design guidelines.

Setbacks: The front wall of the proposed infill will be twenty feet (20') back from the front of the property, which is approximately the average of the setbacks of the historic houses on either side. The front porch and a bay will project five feet (5') forward of the front wall, but will still sit two feet, six inches (2'-6") deeper than the front wall of the house to the right. The new building will have side setbacks of six feet (6') on the left side and five feet (5') on the right. These setbacks meet all base zoning setbacks and are consistent with the setbacks of surrounding historic buildings.

Staff finds that the proposed setback meets Sections III.D.1.b and III.E.2. of the design guidelines.

Orientation: The side-gabled form of the proposed infill will be contemporary and minimal in its character and detailing. The front of the building will have a front porch on the right side that is partially projecting and uncovered, partially recessed, and a projecting window bay toward the left side of the facade.

Staff finds that the front of the proposed infill will be easily identifiable as the primary façade because the bay and porch elements are prominently located and facing the street. The orientation is similar to many historic houses in the surrounding area which are also asymmetrical, including the two adjacent houses which both have gabled-L forms. Staff finds that the orientation of the proposed infill meets Section III.E.3 of the design guidelines.

Façade Articulation: The infill will have the two primary gabled sections with the connection between, the front porch and bay, and smaller one-story section at the rear with a gabled roof. Each of these components will be distinct with alternating roof forms and with wall planes that step in or out from one another.

Staff finds that the façade articulation of the proposed infill meets Section III.E.4 of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Brick	Unknown	Yes	Yes
Cladding	Brick	Unknown	Yes	Yes
Secondary Cladding	Cement-fiber Clapboard	Smooth, 5" Reveal	Yes	

Window Sills & Heads	Stone	Unknown	Unknown	Yes
Primary Roofing	Standing Seam Metal	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	
Front Stoop Steps/ Landing	Poured Concrete	Typical	Yes	
Side Patio	Concrete	Typical	Yes	
Rear Porch floor/steps	Concrete	Typical	Yes	
Rear Porch Posts	Wood	Typical	Yes	
Windows	Casement, Fixed	Unknown	Unknown	Yes
Principle Entrance	Clad Wood, Glass	Unknown	Yes	Yes
Side/rear doors	Clad Wood, Glass	Unknown	Yes	Yes
Driveway	Poured Concrete	Typical	Yes	
Front Walkway	Poured Concrete	Typical	Yes	

Typically, a building's foundation is visually distinct from the predominant exterior wall material, usually accomplished with a change in materials. Staff recommends review of the following materials prior to purchase and installation: a brick sample, a stone sample, metal roof color, and the window and door selections.

With a condition that the foundation is made be distinct from the predominant exterior wall material, and that the masonry and roof materials and window and door selections are approved administratively, Staff finds that the proposed infill will meet Section III.E.5. of the design guidelines.

Rhythm of Solids to Voids and Proportions of Openings: The infill will have regularly spaced window and door openings on the front and sides, with vertically oriented openings and no large expanses of uninterrupted wall spaces between.

Staff finds that the proposed façade articulation meets Staff finds that the proposed fenestration pattern meets Section III.E.6. of the design guidelines.

Primary Entrances. The primary entrance on the new building will be located near the left side of the partial-width front porch deck in a three foot (3') deep recess, facing the

front. This location is similar to that found on historic houses in the surrounding area, including several gable-L houses, shotgun houses, and double-shotgun houses.

Staff finds that the primary entrance design meets Section III.E.7. of the design guidelines.

Roof Form: The primary roof form is composed of several gable forms with a 16/12 pitch, with a flat roof over the front projecting window bay.

Staff finds that the proposed roof forms are common in the historic district and meet Section III.E.8. of the design guidelines.

Utilities/Mechanicals: The location of the HVAC units is shown on the site plan as being on the right side of the building, behind the midpoint of the right façade.

Staff finds that the proposal will meet Section III.E.10. of the design guidelines.

Sidewalks and Walkways: A new concrete walkway will be added connecting the front porch to the existing sidewalk.

Staff finds that the proposal will meet Section III.E.11. of the design guidelines.

Exterior Lighting: No exterior lighting was shown on the plans. Staff recommends approval of all lighting fixtures prior to purchase and installation to ensure compliance with Section III.E.12. of the design guidelines.

Appurtenances: Staff recommends administrative approval of all appurtenances, including, but not limited to, fencing, lighting, gutters, and mailboxes in order to ensure compliance with Section III.E.17. of the design guidelines.

Outbuilding: The applicant is proposing a one and one-half-story outbuilding behind the new house, at the rear of the lot. The outbuilding will not contain a dwelling unit. The outbuilding will have a side-oriented primary gable form with front and rear dormers, with a cross-gabled wing projecting toward the front.

Height & Scale:

	Primary Structure	Potential Max	Proposed
Ridge Height	29'	Match Primary	27'
Eave Height	11'-6" Front Gable, 20' Rear Gable	Match Primary	9'-6" Primary Roof 14'-4" Front Gabled Wing
Footprint	2,600 sq. ft.	1,300 sq. ft.	1,100 sq. ft.

Staff finds that the proposed height and scale meet Section IV.B.1. of the design guidelines.

Character, Materials & Details:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete slab	Typical	Yes	
Cladding	Cement-fiber Clapboard	Smooth, 5” Reveal	Yes	
Trim	Cement Fiberboard	Smooth faced	Yes	
Primary Roofing	Standing Seam Metal	Unknown	Yes	
Driveway	Poured Concrete	Typical	Yes	
Windows	Casement, Fixed	Unknown	Yes	Yes
Pedestrian Door	Clad Wood, Glass	Unknown	Yes	Yes
Vehicular Door	Glass Panel	Unknown	Yes	

Staff recommends approval of the roof color, and window and door selections prior to purchase and installation.

With a condition that those materials are approved administratively, staff finds that the outbuilding’s character, materials and details meet Section IV.B.2. of the design guidelines.

Roof Shape:

Proposed Element	Proposed Form	Appropriate?
Primary form	Side-Oriented Gable	Yes
Primary roof slope	16/12	Yes
Porch form	Shed	Yes
Porch slope	6/12	Yes
Dormer Form	Shed	Yes
Dormer Slope	8/12	Yes

Staff finds that the outbuilding’s roof form meets Section IV.B.3. of the design guidelines.

Cont’d...

Location, Setbacks and Site:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	23'
Rear setback	5'	16'
L side setback	5'	6'
R side setback	5'	6'
How is the building accessed?	From the alley or existing curb cut	Alley

Staff finds that the proposed garage meets Section IV. of the design guidelines.

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

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; and
2. The foundation line shall be distinct from the predominant exterior wall material; and
3. Staff shall approve window and door selections prior to purchase and installation; and
4. Staff shall approve brick selection prior to purchase and installation;
5. Staff shall approve stone selection prior to purchase and installation;
6. Staff approve all appurtenances, including, but not limited to, lighting, walkways, gutters, gates, etc.

With these conditions, staff finds that the proposed project meets Sections III. and IV. of the Germantown Historic Preservation Zoning Overlay design guidelines.

ATTACHMENT A: PHOTOGRAPHS



Vacant lot at 1309 6th Avenue North.



1307 6th Avenue North, to the left of 1309 6th Avenue North.



1311 6th Avenue North, to the right of 1309 6th Avenue North.



View of vacant lot at 1309 6th Avenue North from the left.



View of vacant lot at 1309 6th Avenue North from the left.



View across the street from 1309 6th Avenue North.

PROBY RESIDENCE

1309 6TH AVENUE NORTH
NASHVILLE, TN 37208

PROJECT TEAM

ARCHITECT
PFEFFER TORODE ARCHITECTURE
921 B WOODLAND STREET
NASHVILLE, TN 37206
615-618-3565
jamie@pfeffertorode.com

BUILDING DATA

PROJECT: PROBY RESIDENCE
ADDRESS: 1309 6TH AVENUE NORTH
NASHVILLE, TN 37208



VICINITY MAP



MAIN HOUSE

FIRST FLOOR
CONDITIONED 2,174 SF
UNCONDITIONED 722 SF

SECOND FLOOR
CONDITIONED 1,314 SF
UNCONDITIONED 139 SF

TOTAL CONDITIONED 3,488 SF

GARAGE

GARAGE
UNCONDITIONED 864 SF

ENTRY LEVEL
CONDITIONED 56 SF

UPPER LEVEL
UNCONDITIONED 731 SF

TOTAL UNCONDITIONED 1,595 SF

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03.04.2019

TITLESHEET

H-O



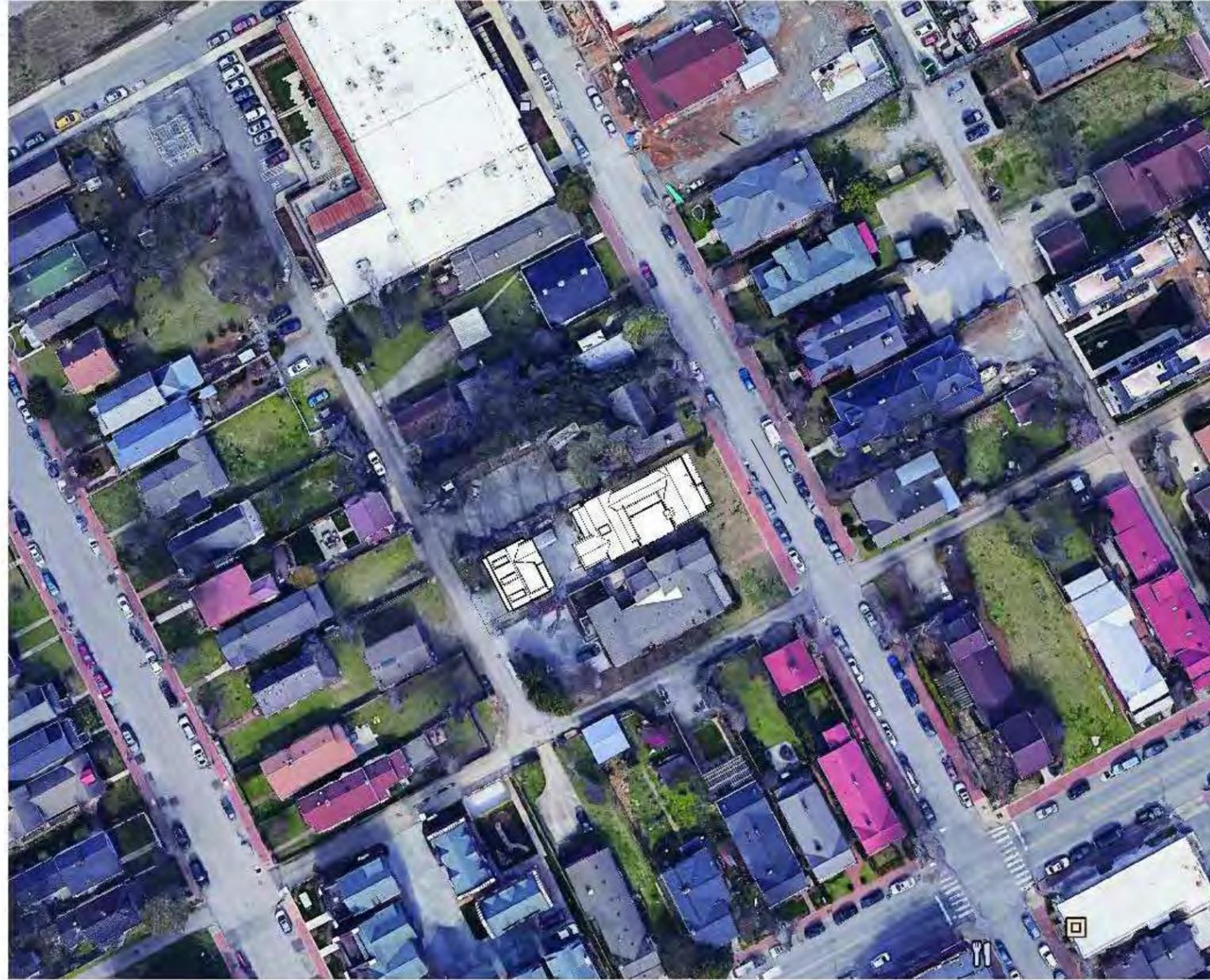
SITE PLAN MZHC
 1" = 20'-0"



MZHC SUBMISSION

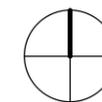
PROBY RESIDENCE
 1309 6TH AVENUE NORTH
 NASHVILLE, TN 37208

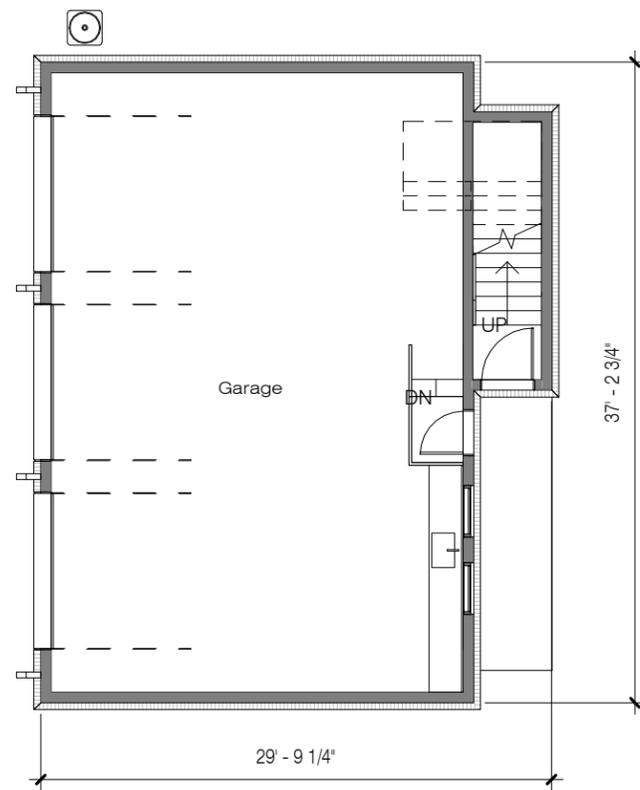
03.04.2019
 SITE PLAN



CONTEXTUAL SITE PLAN

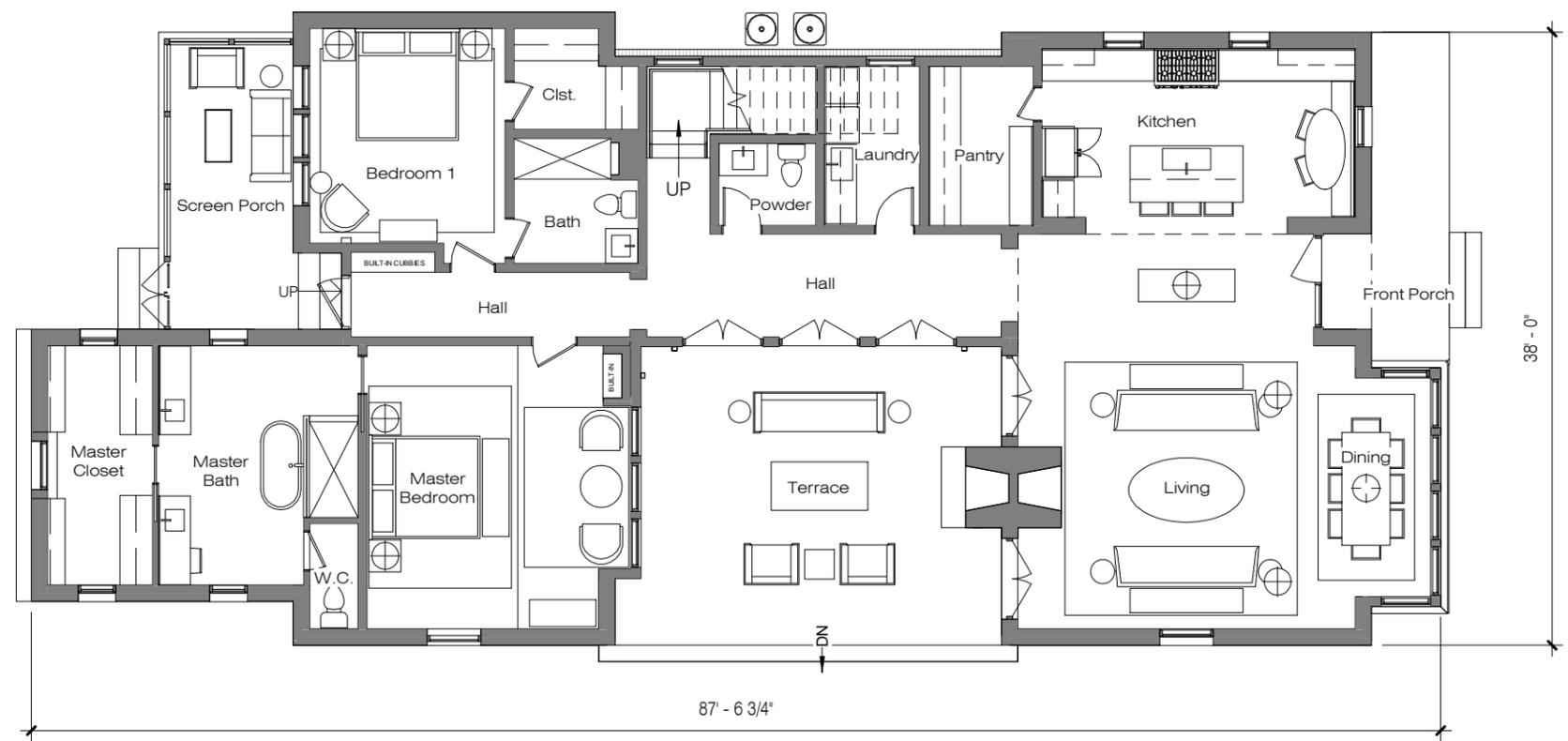
1" = 100'





GARAGE ENTRY LEVEL

3/32" = 1'-0"



GROUND LEVEL

3/32" = 1'-0"



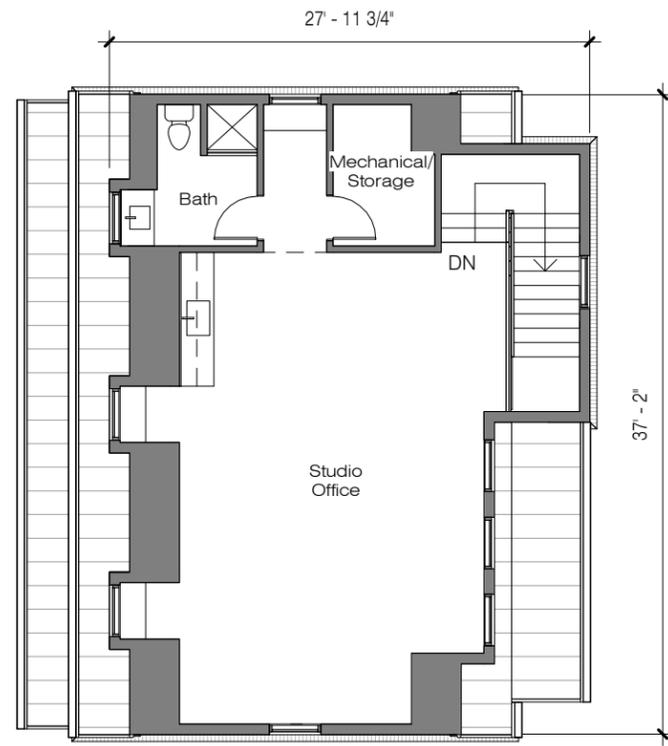
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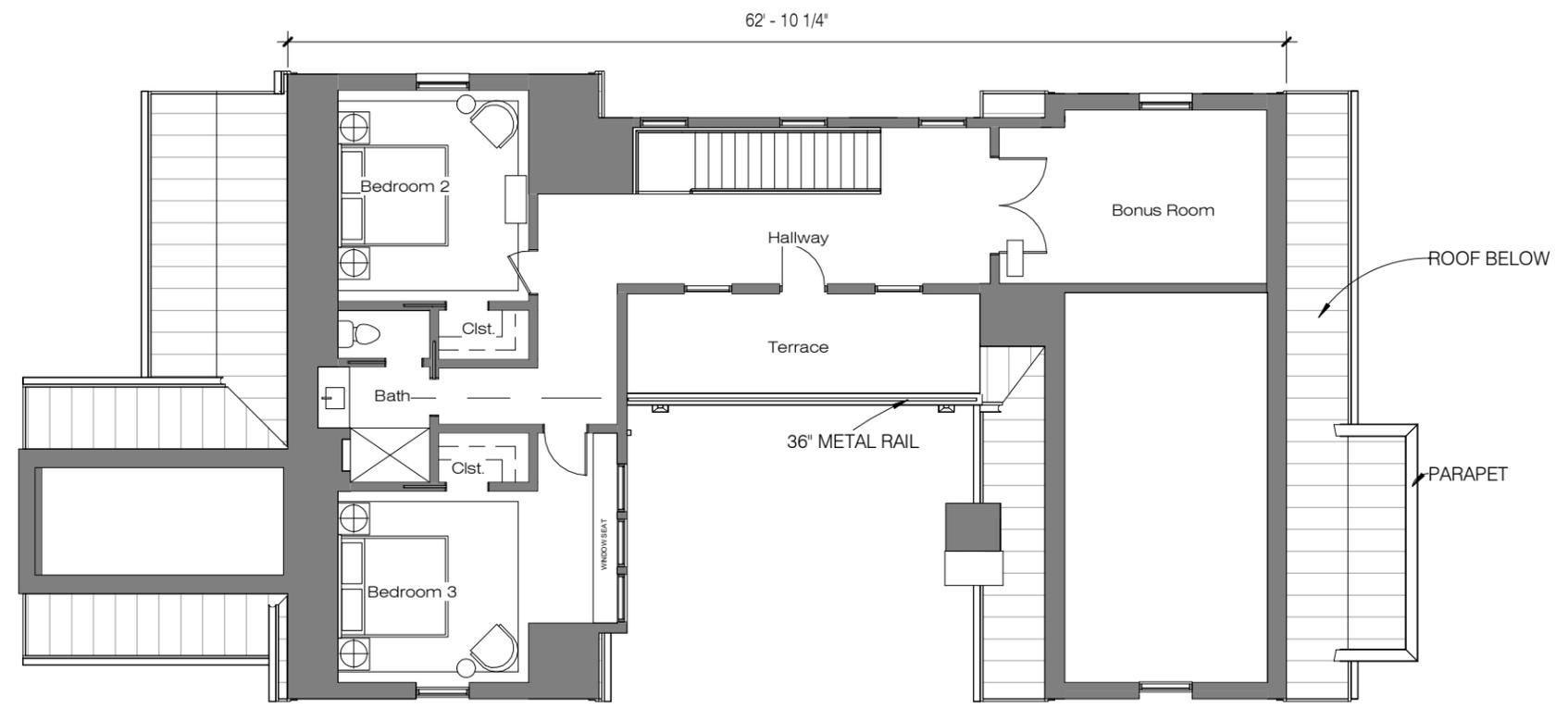
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FLOOR PLAN

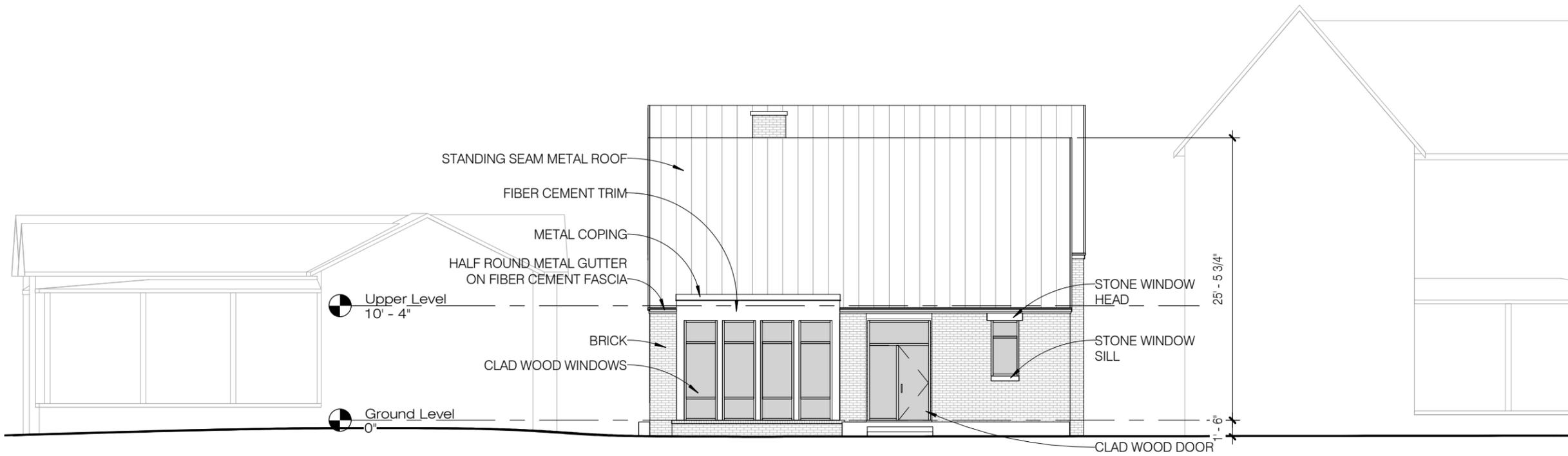
H-3



GARAGE UPPER LEVEL
3/32" = 1'-0"



UPPER LEVEL
3/32" = 1'-0"



EAST ELEVATION MATERIAL CALCULATIONS		
NET WALL	AREA (SF)	%
MASONRY	174.54	80%
FIBER CEMENT	44.63	20%
TOTAL	219.17	100%

SOUTH ELEVATION MATERIAL CALCULATIONS		
NET WALL	AREA (SF)	%
MASONRY	996.04	82%
FIBER CEMENT	218.79	18%
TOTAL	1214.83	100%

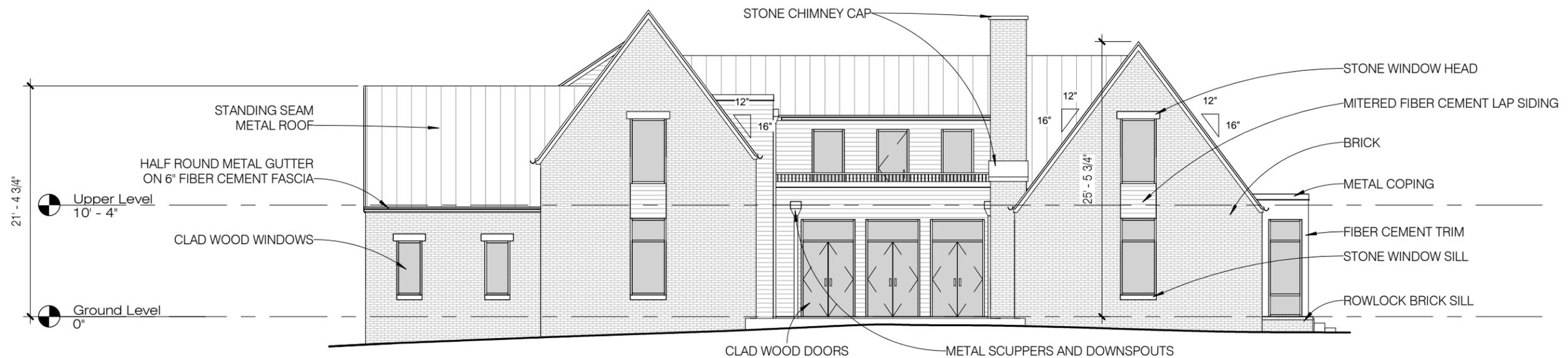
WEST ELEVATION MATERIAL CALCULATIONS		
NET WALL	AREA (SF)	%
MASONRY	369.52	96%
FIBER CEMENT	14.14	4%
TOTAL	383.66	100%

NORTH ELEVATION MATERIAL CALCULATIONS		
NET WALL	AREA (SF)	%
MASONRY	970.69	96%
FIBER CEMENT	41.92	4%
TOTAL	1012.61	100%

TOTAL BRICK	88%
TOTAL FIBER CEMENT	12%

EAST ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"

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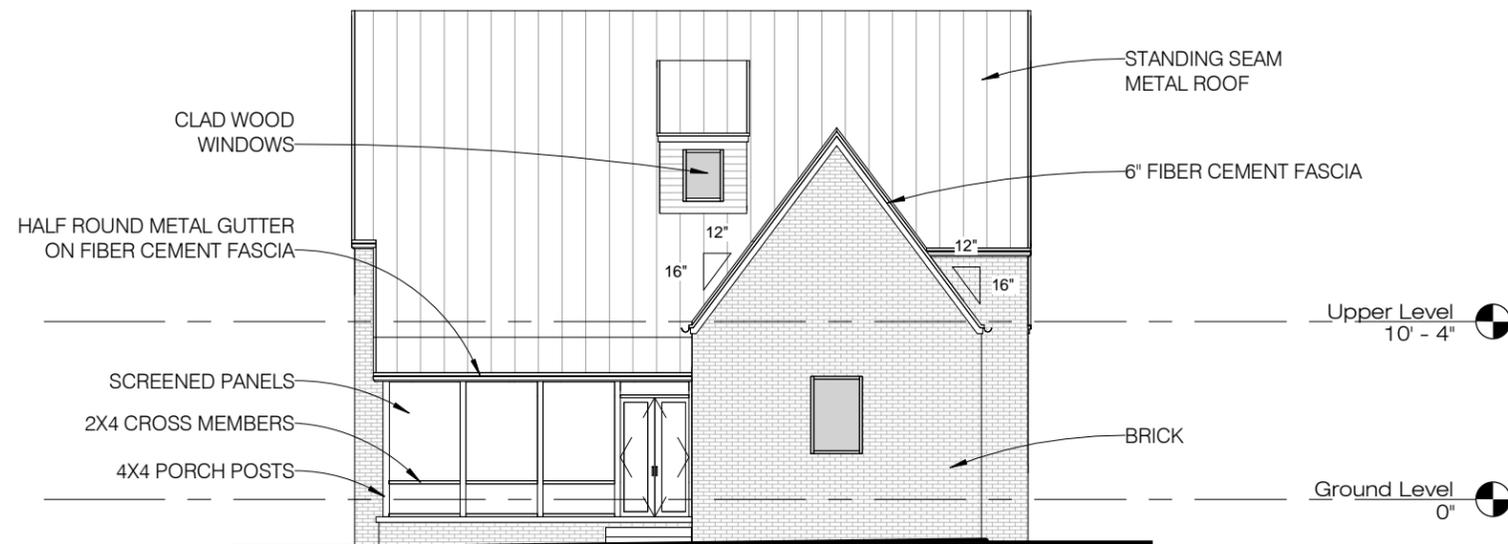
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PROBY RESIDENCE
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 NASHVILLE, TN 37208

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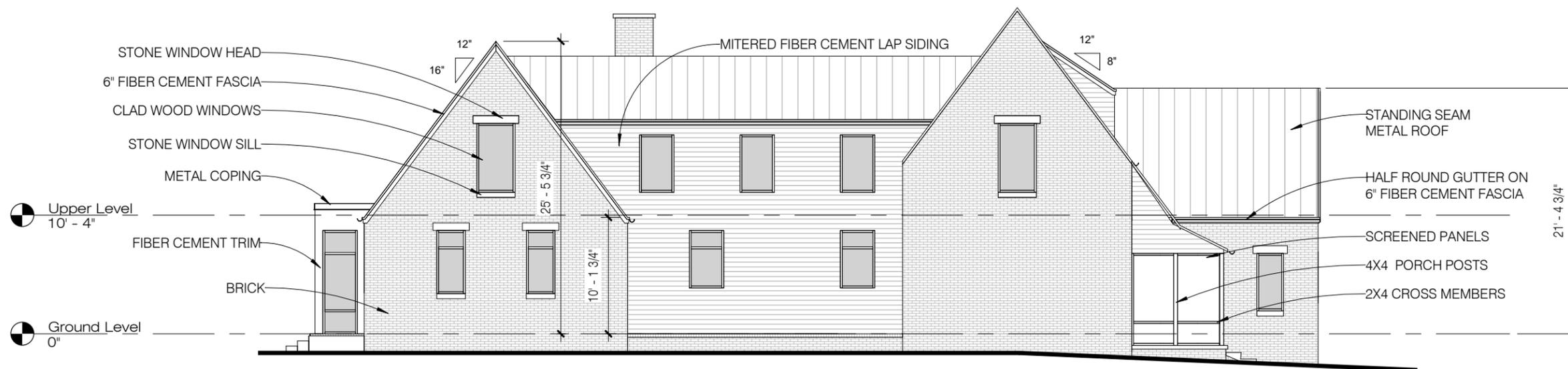
EXTERIOR ELEVATION

H-5



WEST ELEVATION

3/32" = 1'-0"



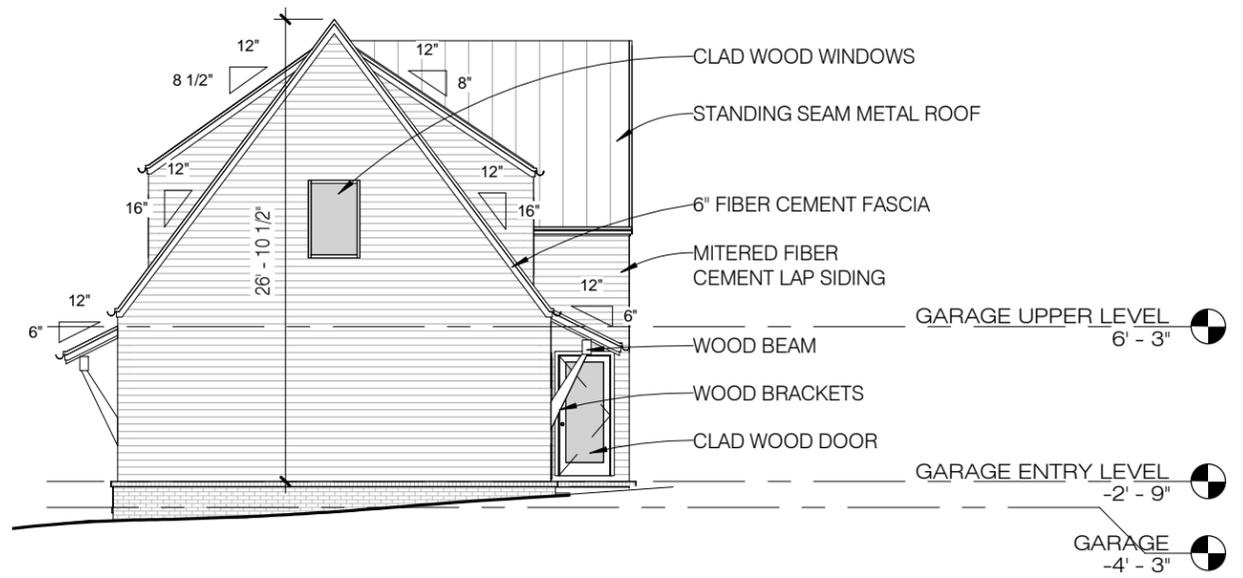
NORTH ELEVATION

3/32" = 1'-0"



GARAGE EAST

3/32" = 1'-0"



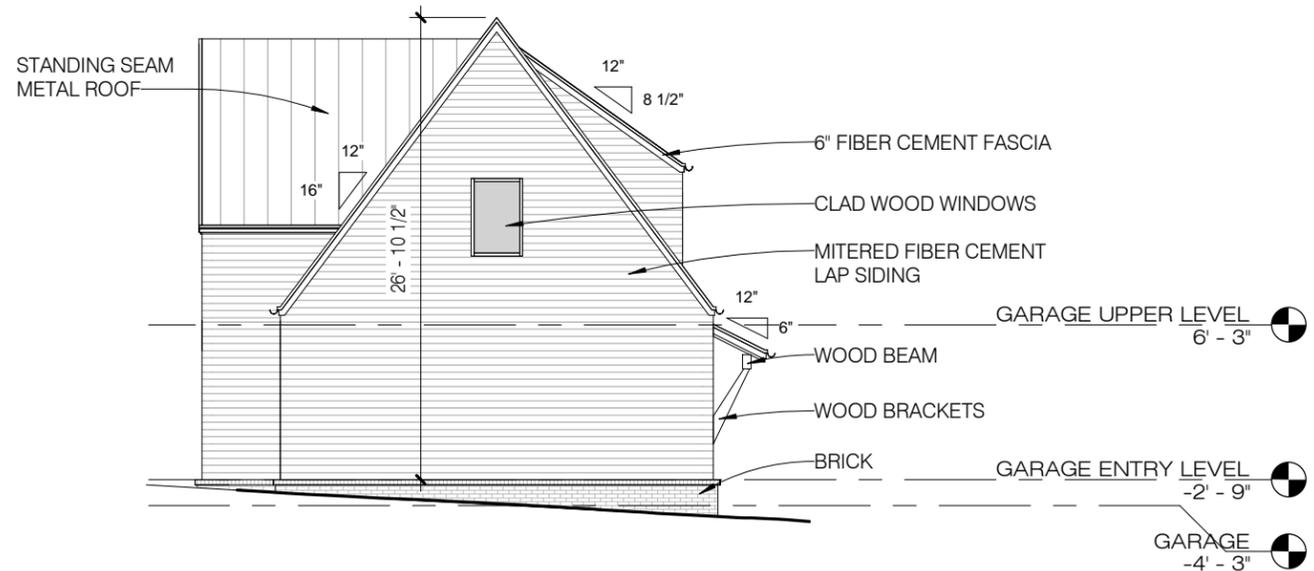
GARAGE SOUTH

3/32" = 1'-0"



GARAGE WEST

3/32" = 1'-0"



GARAGE NORTH

3/32" = 1'-0"



MHZD SUBMISSION

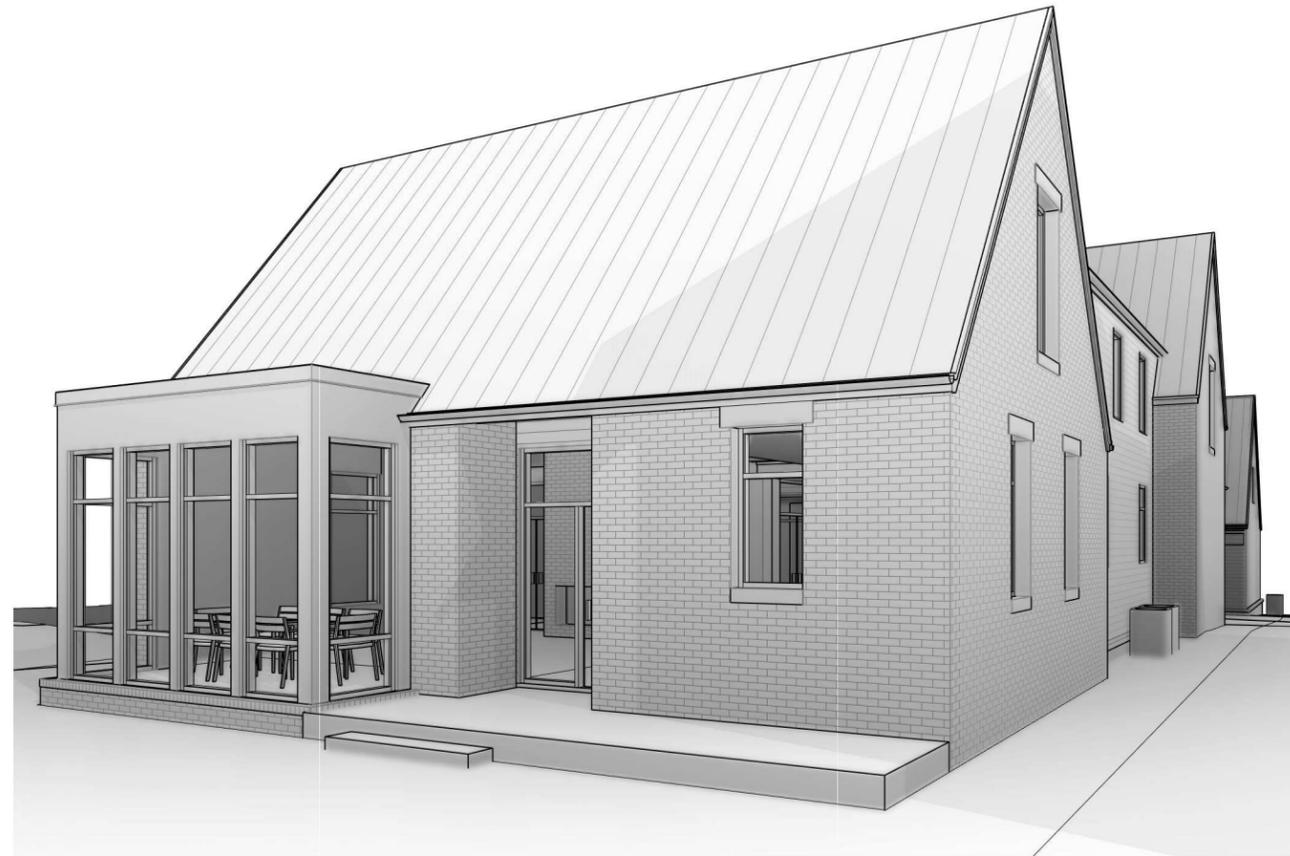


EXISTING CONDITIONS

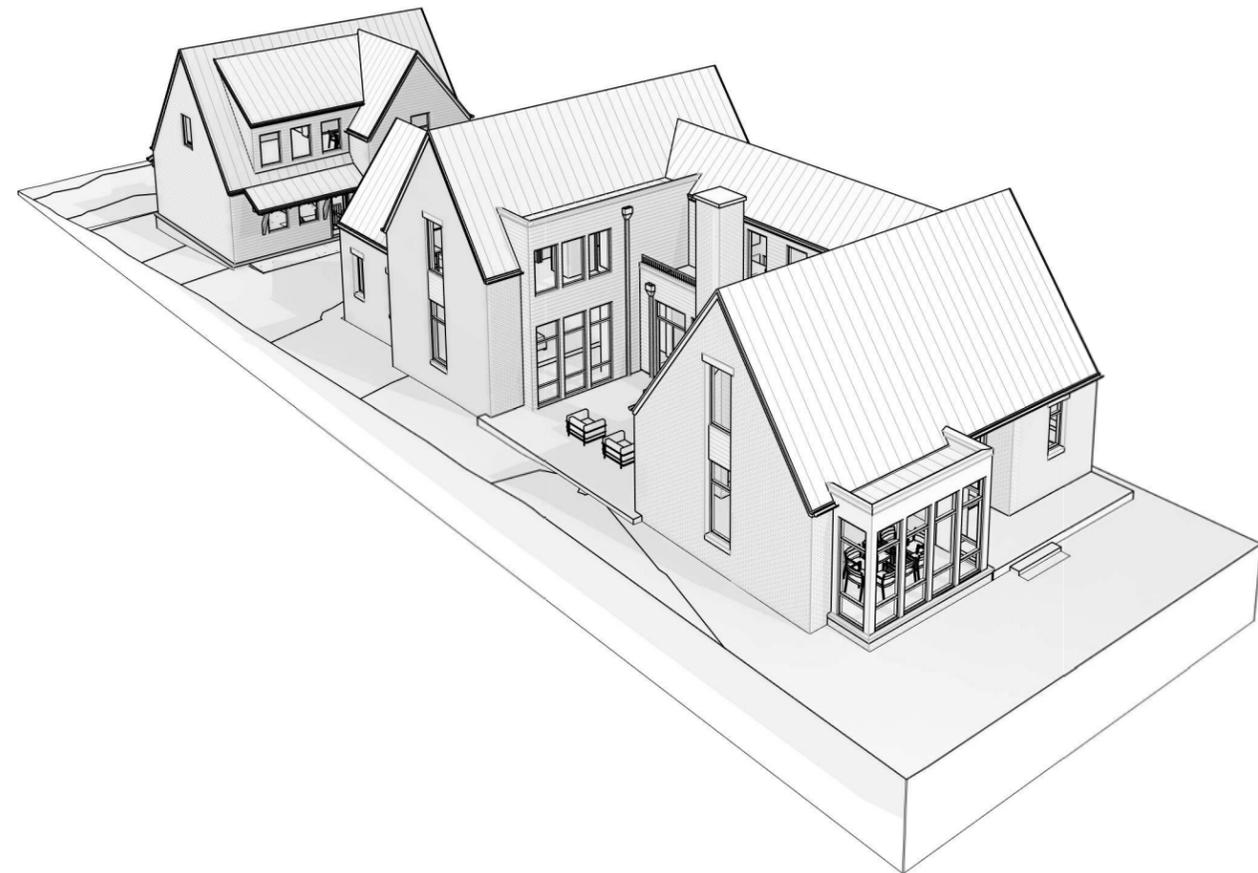


MODEL IN CONTEXT





NE Perspective



SE Birdseye

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PERSPECTIVES

H-9