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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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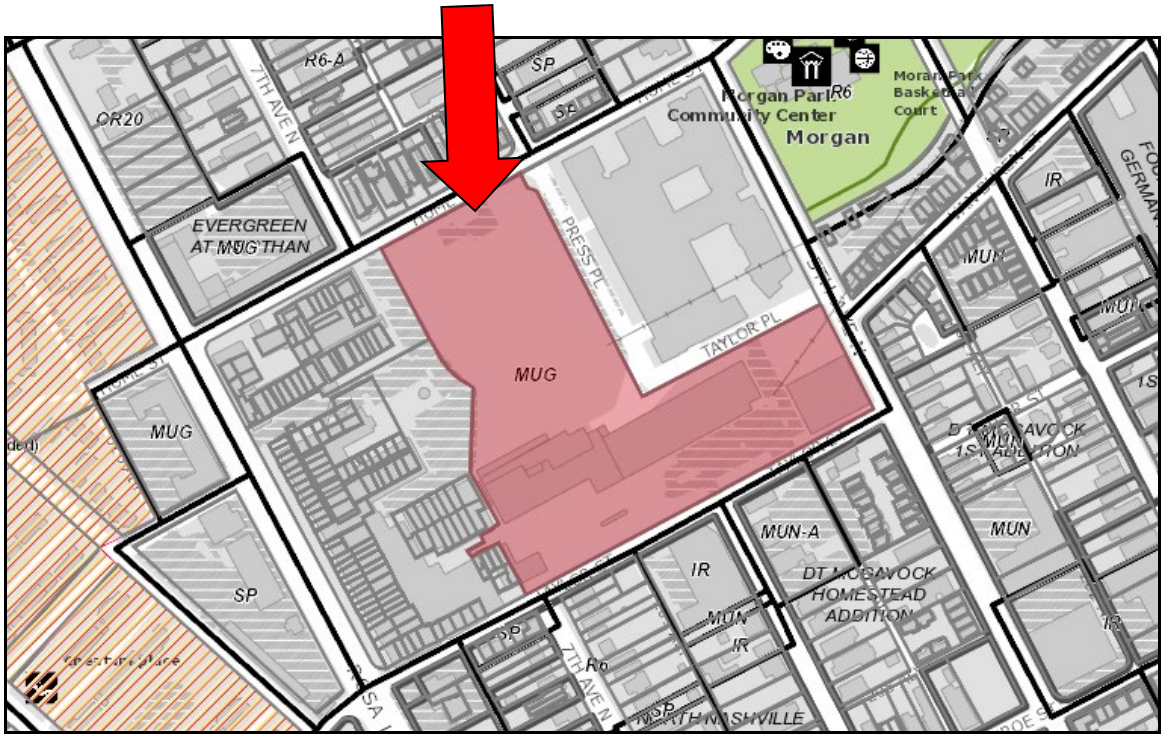
STAFF RECOMMENDATION
Hume Street (1401 5th Ave N)
August 21, 2019

Application: New Construction - Infill
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Base Zoning: MUG
Map and Parcel Number: 08112041500
Applicant: Dallas G. Caudle, Smith Gee Studio
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Application for the new construction of a four-story residential building on the Werthan campus. **Recommendation Summary:** Staff recommends approval of the project with the following conditions: 1. MHZC staff approve the following materials prior to purchase and installation: masonry and metal colors, final window and door selections and the pool fencing; 2. Staff shall review and approve the location of the HVAC/mechanical units; 3. Staff shall review and approve any exterior lighting, landscaping walls and appurtenances With these conditions, staff finds that the proposed project meets Section III of the Germantown Historic Preservation Zoning Overlay design guidelines for new construction.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:



Aerial Map:

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.

6. Low-Mid Rise, Mixed Use & Commercial Building Type

A Low-Mid Rise, Mixed Use & Commercial types have either residences, a non-residential use or a mix of uses. At least one primary pedestrian entrance is provided along the primary street frontage. Vehicular access is from the alley. The building may occupy the full frontage of its lot, eliminating most side yards except for instances of required public pedestrian passages from the rear of the lot, or parking areas located on the side of the building. Siting of such buildings should provide desirable streetscape characteristics: pedestrian oriented businesses and shops at ground level, corner entrances, and a consistent building edge at least 12' feet from the sidewalk. The roof form is typically flat with parapet or a pitched roof.

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.

2. Werthan Complex Development Zone: properties located within the Tennessee Manufacturing Company (Werthan Bag) National Register district.

3. Rosa L. Parks Blvd. Development Zone: properties facing Rosa L. Parks Blvd. between the Werthan Complex to the north and Jefferson Street on the south.

4. East Development Zone: properties that face Second Avenue North, Third Avenue North and Fourth Avenue North roughly between Monroe and Madison Streets, and the east side Fifth Avenue North between Monroe and Madison Streets.

5. Jefferson Street Development Zone: properties primarily along Jefferson Street. The corner lot at Jefferson and Rosa Parks shall follow guidance for the Rosa L. Parks Blvd. Development Zone.

6. North Development Zone: includes properties on the north side of Van Buren Street.

D. DESIGN GUIDELINES BY DEVELOPMENT ZONE

2. **Werthan Complex Development Zone**
The Werthan site is a unique property within the District. At inception the site, large structures and use were an anomaly in the neighborhood. Its initial use and planning made it a center and focal point within the community. Future development on the site should recognize these unique features and new structures are encouraged to enhance the sites presence within the neighborhood.

a. Appropriate Building Types: House, Plex House House Court, Townhouse, Low-mid Rise Mixed Use & Commercial, Civic

b. Setbacks
• Setbacks along Taylor Street should be a minimum of 5' for 1-2 story buildings as seen from Taylor Street and 15' for buildings that are 3- stories as seen from Taylor Street. Setbacks on Hume Street should match the historic context.

c. Height
• The Werthan site is unique regarding building height. It shall take its context from within the boundaries of the site as opposed to adjacent properties providing context.
• Houses, Plex Houses, House Courts and Townhouses should not exceed 2-stories (~35' for a pitched roof and ~30' for a flat roof) from existing grade to ridge or top of parapet wall as measured at the front two corners. Low-mid Rise Mixed Use & Commercial Building Types should not exceed the height of historic buildings within the Tennessee Manufacturing Company (Werthan Bag) National Register district., which is 4-stories with heights that vary between approximately 35' and 65'.
• A height that does not meet the historic context may be appropriate for Civic Building Types, depending on the massing and siting of the building.

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 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.

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.")

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.

14. Sidewalk Cafes & Commercial Plazas
Sidewalk cafes must meet the public right-of-way encroachment requirements as required by city ordinance and cannot cause a sight distance issue or obstruct the sidewalk/pedestrian path of travel. The process for approval of an encroachment in or over a public right-of-way begins in the Metro Public Works Permits Office.

a. Front plazas are only appropriate for the Low-mid Rise Mixed Use & Commercial Building Type.

b. Use of metal or wood materials with a simple open design, movable posts and rope, or narrow planter boxes, no more than 32" tall, to fence in sidewalk café areas or plazas, are appropriate.

c. Sidewalk café or plaza elements should not be attached to the building.

d. Sidewalk café and plaza elements shall not be covered or enclosed (roof, walls), in any way, temporarily or permanently. Tables may be covered by non-permanent canvas umbrellas.

e. A/V equipment, such as televisions and speakers, and signage are not appropriate in sidewalk cafes or plazas.

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.

Background: The application is for a proposed new building which will be located within the Werthan Complex Development Zone, facing north, onto Hume Street. The site is currently vacant and sits between the Werthan complex to the west and the Flats at Taylor Place to the east. The site experiences a significant drop in grade, falling away from Hume Street. The new building is proposed to sit at the corner of Hume Street and the private drive, Press Place.

Figure 1: Site of proposed new construction, with Werthan Building on the right

Analysis and Findings: The application is to construct a new four-story, low-mid rise, commercial building along Taylor Street, within the Werthan Complex Development Zone. The proposed building has three main components: an irregular U-shape portion that sits along Hume Street ('Hume House'), a central parking garage, and a southern portion, interior to the lot, called 'The Hamilton."

Building Type: The applicant is proposing a four-story low-mid rise development. As per the guidelines for low-mid rise mixed use & commercial building types, the proposed structure provides a primary pedestrian entrance along Hume Street, with vehicular access from the private side street. As allowable by the guidelines, the property occupies the full street frontage. The roof is flat behind a parapet, as per the guidelines. Staff finds that this type of building is appropriate for this location within the Werthan Complex Development Zone. Staff finds that the infill meets Section III.B.6, and Section III.D.2.a of the design guidelines.

Setbacks: The guidelines state that setbacks along Hume Street should meet the historic context. The proposal shows the front setback about eight feet (8') from the front property line at the closest point. This is noted as the average setback between the historic Werthan building to the west and the infill to the east. As is standard practice, staff recommends that this setback be checked in the field at field staking. On the east side elevation, the property sits along the private street, Press Place, and on the rear it faces other buildings and plazas interior to the parcel and thus these setbacks are not

subject to specific requirements. The west elevation faces the historic Werthan building; the bulk of the proposed building will sit at least ten to fifteen feet (10'-15') from the property line on this side. With the MUG zoning, no side-setback is required here. Staff finds that the proposal meets the setbacks as per Section III.D.2.b and III.E.2 of the guidelines.

Figure 2: Looking south, down Press Place. The subject site is to the right.

Height: The Werthan site is unique regarding building height and takes its context from within the boundaries of the site. As such, the appropriate height for low-mid rise mixed use & commercial building types, as stated in the guidelines, is a maximum of four stories with a maximum height of sixty-five feet (65'). The proposed new construction is four stories, with a partial basement level along Press Place, where the grade drops the most dramatically, at the interior southeast corner of the building. At the tallest point along Hume Street, the building is approximately fifty-five feet (55') tall. Its tallest point on site is an elevator tower located in the parking garage section, along the interior west-facing elevation. This tower rises an additional ten feet (10') higher than the roof height along Hume Street, for a total height, from Hume Street, of about sixty-five feet (65'), which meets the guidelines. Although from grade this tower measures closer to seventy feet (70') tall, staff finds that the additional height is appropriate in

Figure 3: Historic Werthan property to the right of the site

this instance because the height along the public street is appropriate, and where the building does step higher, it is interior to the lot and set back nearly two hundred-seventy

feet (270') from Hume Street. Staff finds that the proposed infill meets Section III.D.2.c for height.

Figure 4: Hume Street Elevation

Orientation: The proposed infill will sit along Hume Street, abutting the sidewalk, and will extend south into the site, along the private side street, Press Place. A primary entrance will be located in the middle of the building, with a secondary pedestrian entry and vehicular access both provided on the east elevation from Press Place. Staff finds that the project meets Section III.E.3.a,b and c, for orientation.

Façade Articulation: The Hume Street elevation features two separate massings with a central open passageway between, leading to an interior courtyard (Figure 2). The front wall is a full four stories tall and is articulated with insets and projecting balconies which break up the wall plane. The main body of the building is faced with brick and contains regularly spaced windows, window groupings and doors at least every five to ten feet (5'-10'). The windows are more than twice as tall as they are wide. Further breaking up the massing are changes from red to brown brick and vertical bands of metal siding. The west elevation, facing toward the Werthan Lofts parking lot, does have an unbroken expanse of solid wall at the parking garage. Staff finds that this could be appropriate since it is an interior façade and is set so far back from Hume Street. Staff finds that the proposal meets Section III.E.4 and 6 for façade articulation and rhythm of solids-to-voids and proportions of openings.

Materials:

	Proposed	**Color/Texture/ Make/ Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Brick	Red/Brown/Dark Gray	Yes	Yes
Primary Cladding	Brick Veneer	Red/Brown/Dark Gray	Yes	Yes
Secondary Cladding	Metal Siding	Black/Dark Gray/ Light Gray	Yes	Yes
Garage wall	CMU	Smooth, Painted	Yes	No
Coping Cap	Metal	Unknown	Yes	Yes
Canopies/ Columns	Metal	Unknown	Yes	Yes
Balconies	Steel	Unknown	Yes	Yes

Railing	Cable	Unknown	Yes	No
Storefront Windows	Aluminum	Unknown	Yes	No
Windows	Vinyl	MGM Southern Rose	Yes	Yes
Doors	Vinyl	Unknown	No	Yes
Entry Stairs	Concrete	Unknown	Yes	No
Walkways	Concrete	Unknown	Yes	No
Pavers	Concrete	Unknown	Yes	No
Sidewalk	Brick	Unknown	Yes	No
Fencing	Steel panel screen wall	Steel	No	Yes

While the design guidelines state that all facades should be at least 80% brick, an exception is allowed for the Werthan site, where a greater percentage of accent materials is specifically allowed. The proposal calls for red, brown and gray brick, which staff finds could be appropriate as this portion of the Werthan site establishes its own context, is historically an industrial complex and different masonry colors will help to break up the massing of this large building. Metal is proposed as secondary cladding material and is allowed by the guidelines. The parking garage will be smooth painted concrete block. Staff should review and approve the final masonry and metal colors, the final door and window selections and the steel panels for the pool fencing.

With staff level approval of the masonry and metal colors and the final doors, windows and fencing material, the proposal meets Section III.E.5 for materials.

Primary Entrances: The primary entrance is located along Hume Street. Staff finds that the primary entrances meet Section III.E.7. of the design guidelines.

Roof Form: The roof is flat, behind a parapet, which is appropriate for low to mid-rise developments within the Werthan Complex. Staff finds that the proposed roof form is common in the historic district and meet Section III.E.8. of the design guidelines.

Rooftop Decks: The project incorporates balconies on each floor level but does not propose any rooftop decks.

Figure 5: Rendering of the project as viewed from the south, interior to the site.

Utilities/Mechanicals: The location of the mechanical units was not indicated. With staff review and approval of the final location of the mechanical units, the proposal meets Section III.E.10 of the design guidelines.

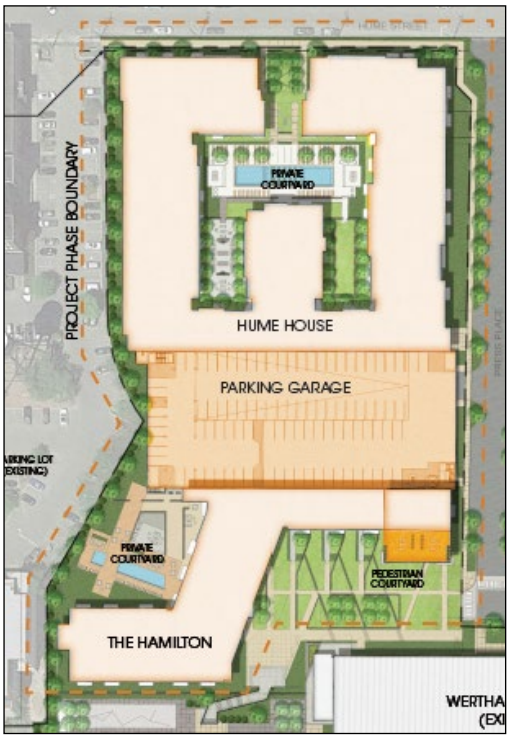


Figure 6: Site plan

Sidewalks and Walkways: A six foot (6') wide sidewalk will be provided along Hume Street. This sidewalk will be brick, matching sidewalk standards for the neighborhood. Additional concrete walkways will run along the eastern and western sides of the property. Additionally, a pedestrian courtyard on the southern end of the infill, interior to the lot, will utilize concrete pavers and precast concrete stairs. The location and design of these site improvements is appropriate, with staff's final review of the materials. The proposal meets Section III.E.11. of the design guidelines.

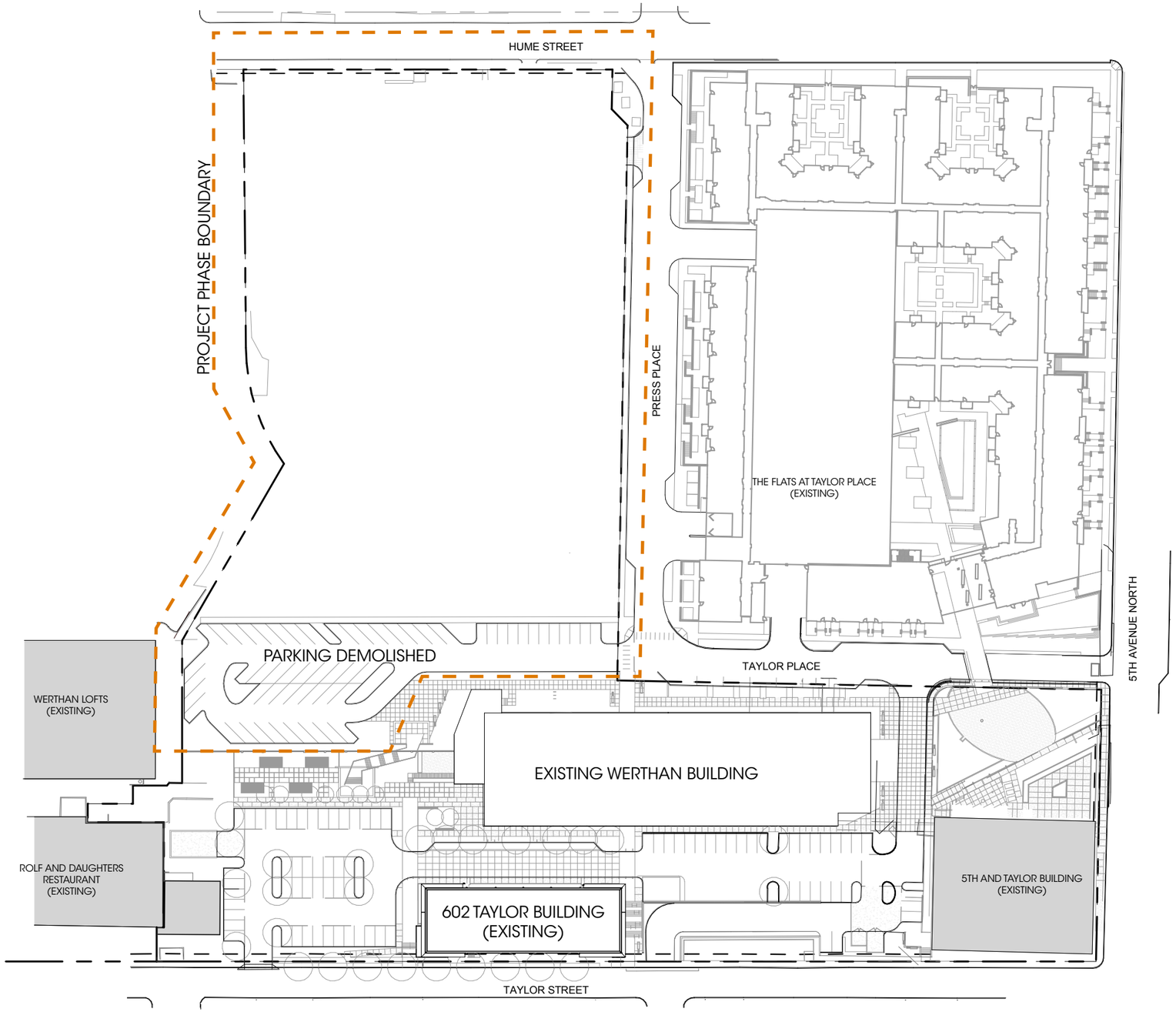
Exterior Lighting: No exterior lighting was shown on the plans. Staff recommends approval of all exterior lighting fixtures prior to purchase and installation to ensure compliance with Section III.E.12. of the design guidelines.

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

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

1. MHZC staff approve the following materials prior to purchase and installation: masonry and metal colors, final window and door selections and the pool fencing;
2. Staff shall review and approve the location of the HVAC/mechanical units;
3. Staff shall review and approve any exterior lighting, landscaping walls and appurtenances

With these conditions, staff finds that the proposed project meets Section III of the Germantown Historic Preservation Zoning Overlay design guidelines for new construction.



EXISTING SITE PLAN

0′ 50′ 100′ 200′

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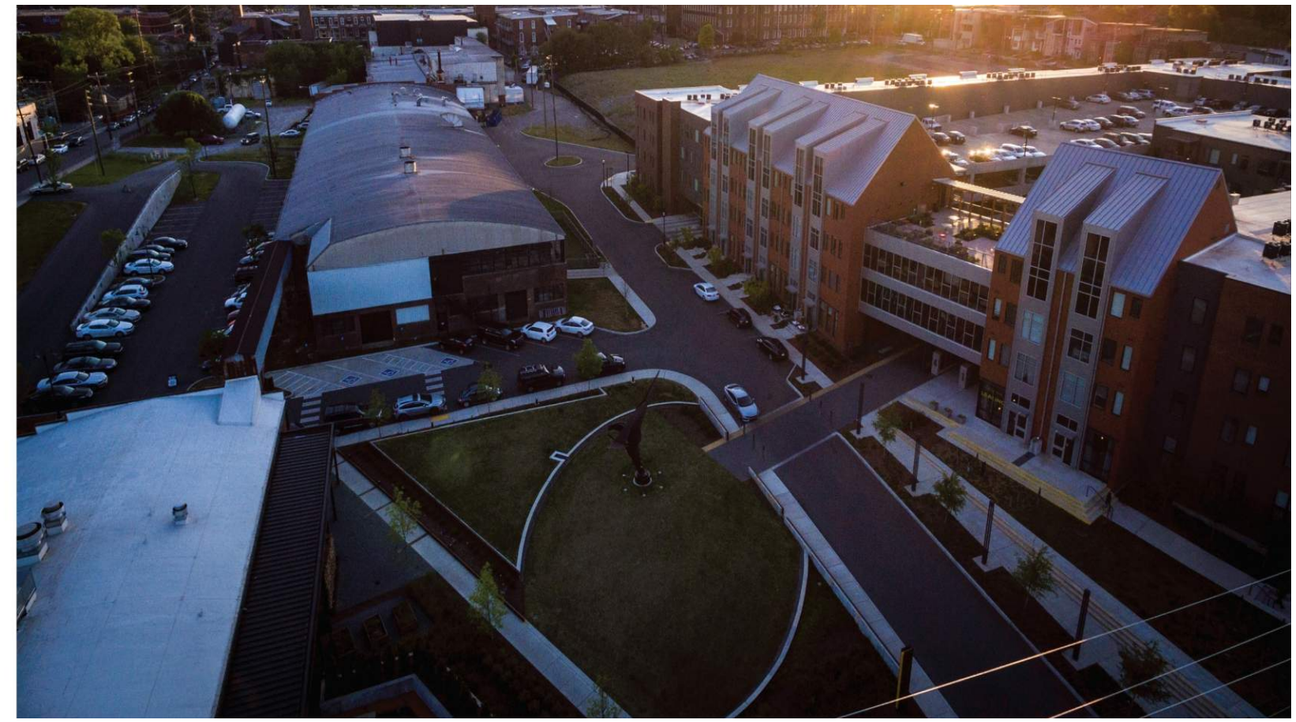

EXISTING SITE CONDITIONS

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VIEW LOOKING WEST ON HUME STREET

VIEW LOOKING EAST ON HUME STREET

EXISTING SITE CONDITIONS

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PROPOSED SITE PLAN

0' 25' 50' 100'

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ZONING PLAN - HUME STREET

0' 25' 50' 100'

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HUME HOUSE - HUME STREET ELEVATION

0' 5' 10' 20'

ELEVATION NOTES	
1	BLACK BRICK VENEER
2	BLACK BRICK STACKED BOND BETWEEN WINDOWS
3	RED BRICK VENEER
4	BRICK SOLDIER COURSE HEADER
5	LIGHT GRAY CONCEALED FASTENER METAL SIDING
6	VINYL WINDOWS
7	STEEL CABLE RAILING
8	METAL COPING CAP
9	METAL WRAPPED CANOPY
10	ALUMINUM BOX DOWNSPOUT WITH CONDUCTOR HEAD AND OVERFLOW
11	ALUMINUM STOREFRONT (SEE SCHEDULE)
12	STEEL BALCONY W/ TIEBACK
13	BROWN BRICK VENEER
14	PAINTED CMU
15	CONCRETE STOOP
16	VINYL PATIO DOOR

NOTE: WINDOW AND DOOR MANUFACTURER TO BE PROVIDED AS A PART OF PERMIT APPLICATION

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ELEVATION - HUME HOUSE

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THE HAMILTON - SOUTH ELEVATION

0' 5' 10' 20'

AERIAL SITE PERSPECTIVE

ELEVATION NOTES	
1	BLACK BRICK VENEER
2	BLACK BRICK STACKED BOND BETWEEN WINDOWS
3	RED BRICK VENEER
4	BRICK SOLDIER COURSE HEADER
5	LIGHT GRAY CONCEALED FASTENER METAL SIDING
6	VINYL WINDOWS
7	STEEL CABLE RAILING
8	METAL COPING CAP
9	METAL WRAPPED CANOPY
10	ALUMINUM BOX DOWNSPOUT WITH CONDUCTOR HEAD AND OVERFLOW
11	ALUMINUM STOREFRONT (SEE SCHEDULE)
12	STEEL BALCONY W/ TIEBACK
13	BROWN BRICK VENEER
14	PAINTED CMU

NOTE: WINDOW AND DOOR MANUFACTURER TO BE PROVIDED AS PART OF PERMIT APPLICATION

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ELEVATION - THE HAMILTON

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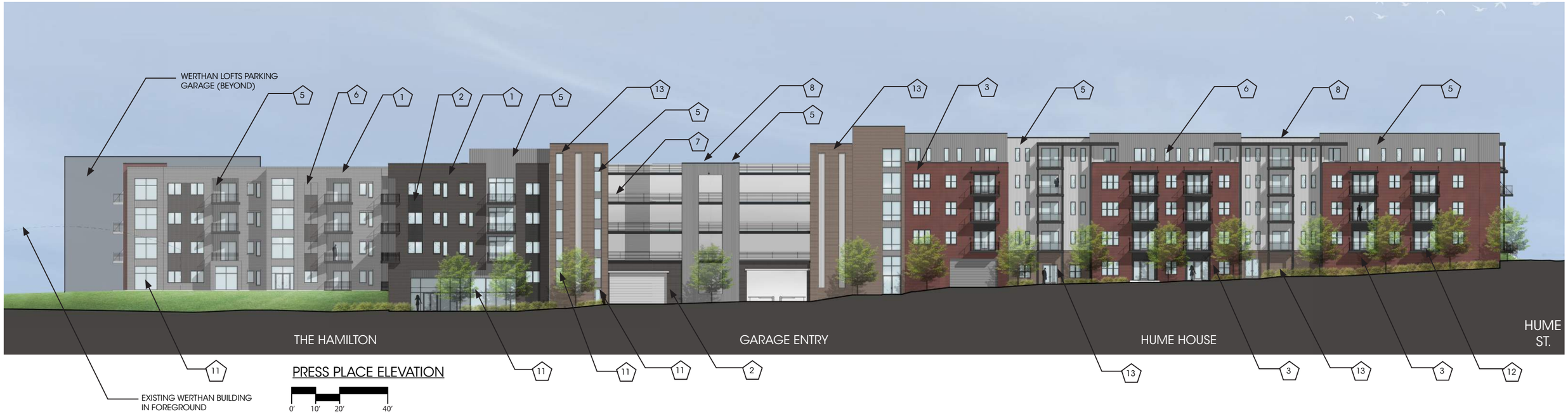
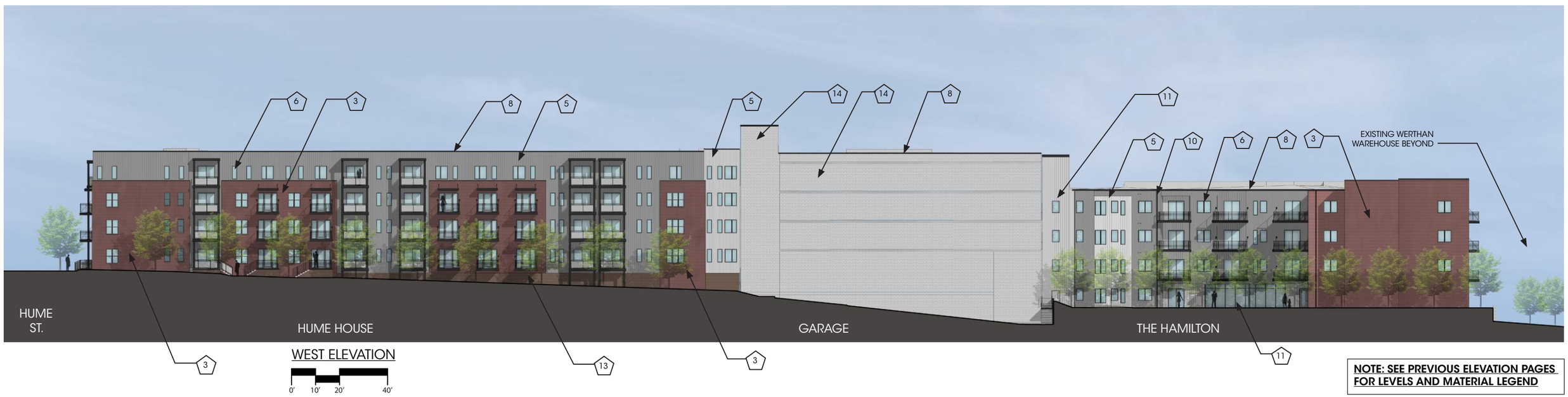


PRESS PLACE ELEVATION



WEST ELEVATION

NOTE: SEE PREVIOUS ELEVATION PAGES FOR LEVELS AND MATERIAL LEGEND

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ELEVATIONS - EAST AND WEST FACADES

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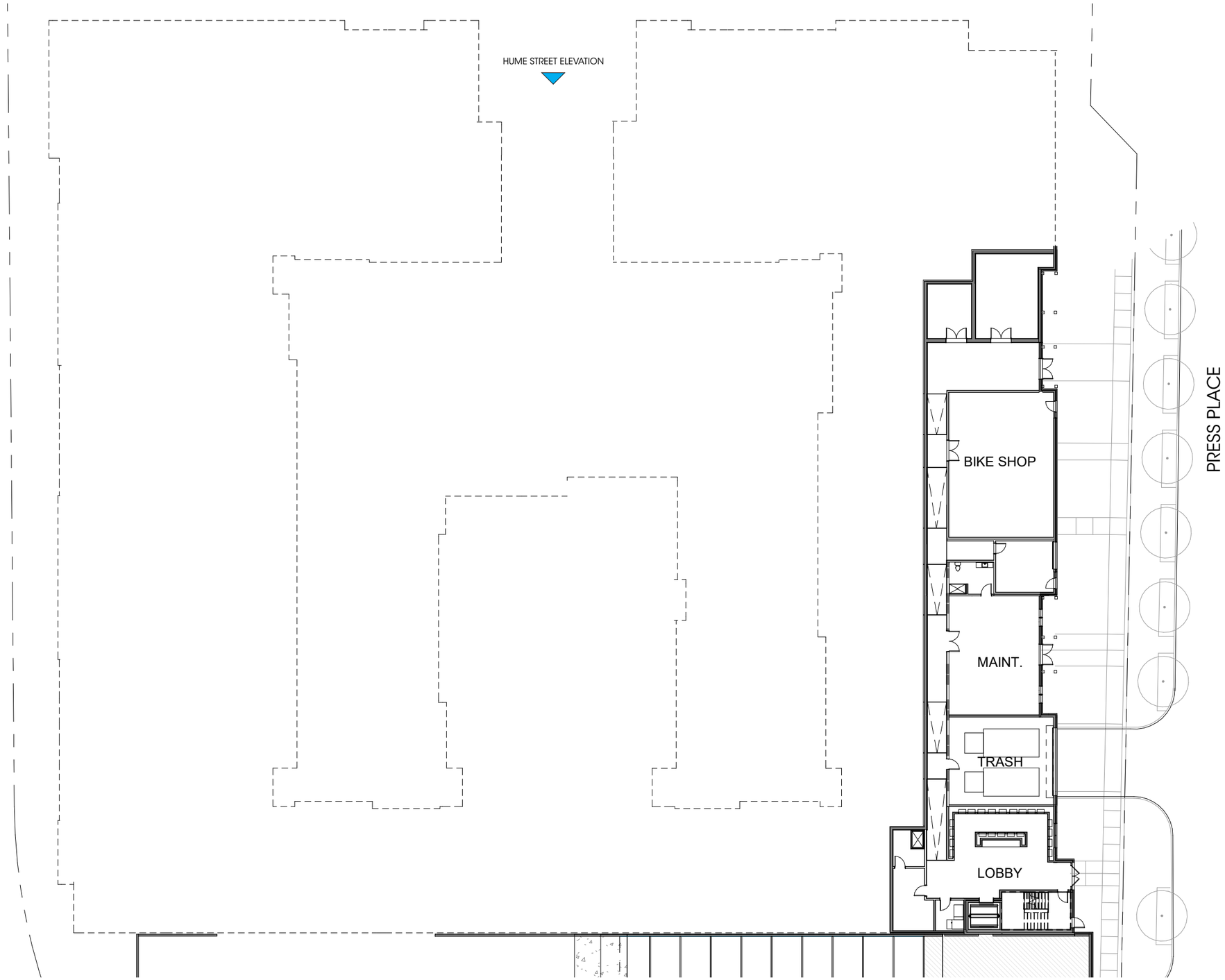

FIRST FLOOR PLAN

0′ 15′ 30′ 60′

FIRST FLOOR PLAN - HUME HOUSE

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SECOND FLOOR PLAN

0′ 15′ 30′ 60′

SECOND FLOOR PLAN - HUME HOUSE

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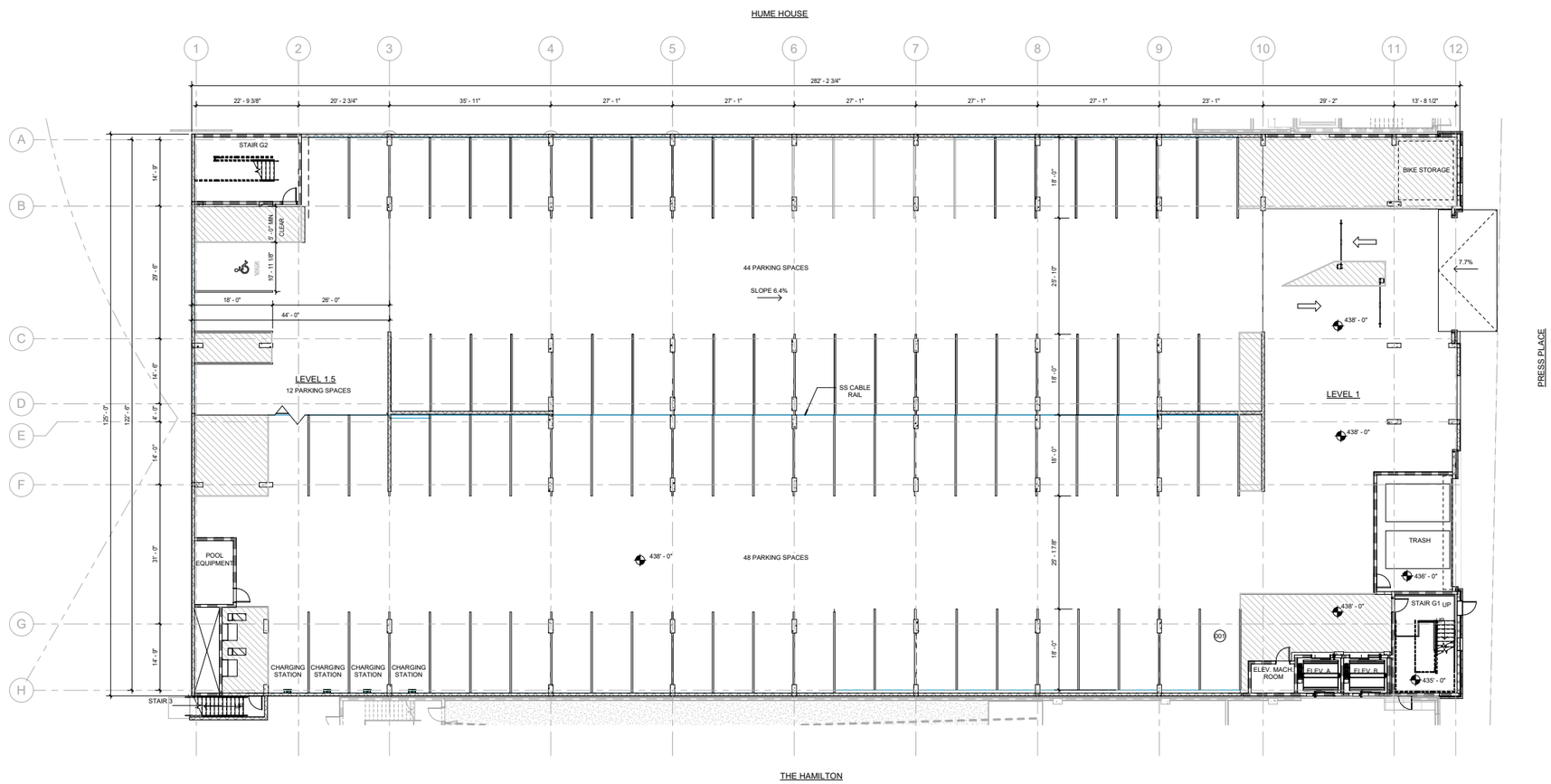

FIRST FLOOR PLAN

0' 15' 30' 60'

FIRST FLOOR PLAN - GARAGE

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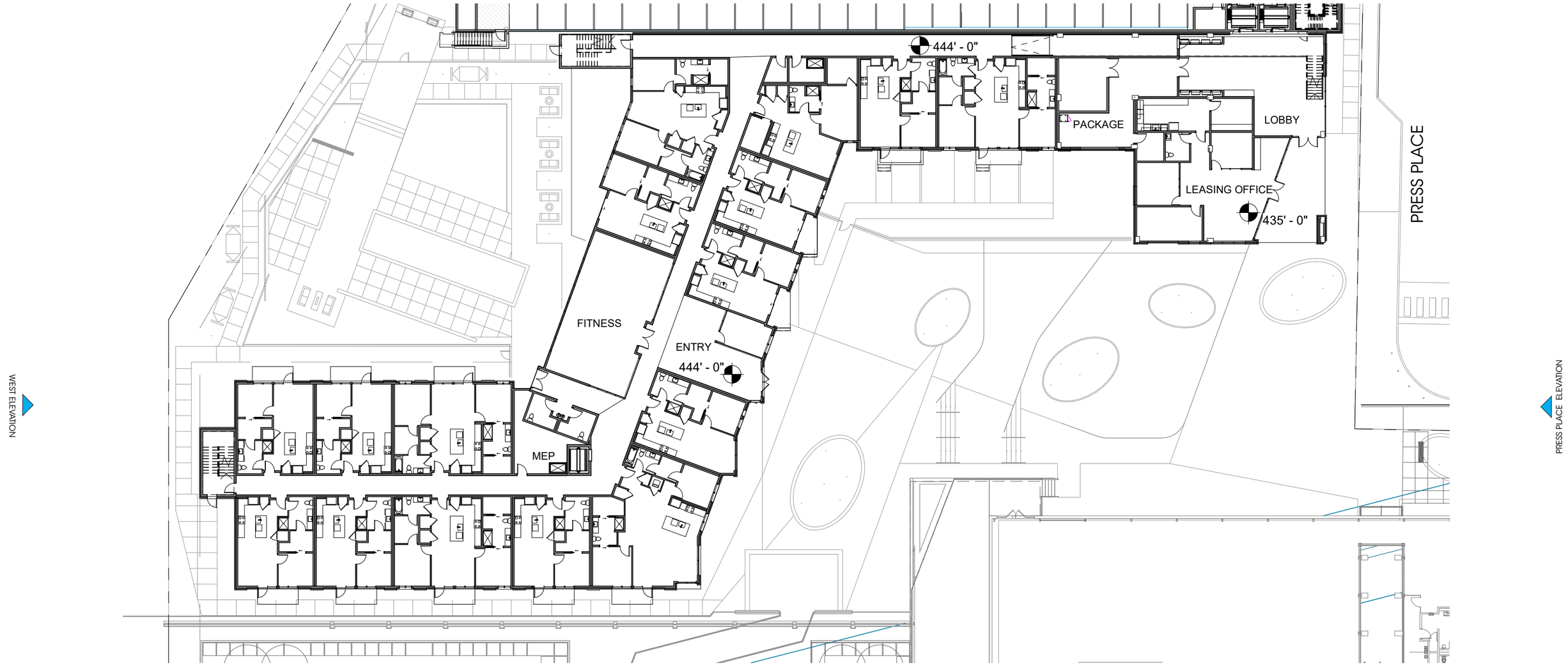

FIRST FLOOR PLAN

0' 15' 30' 60'

FIRST FLOOR PLAN - THE HAMILTON

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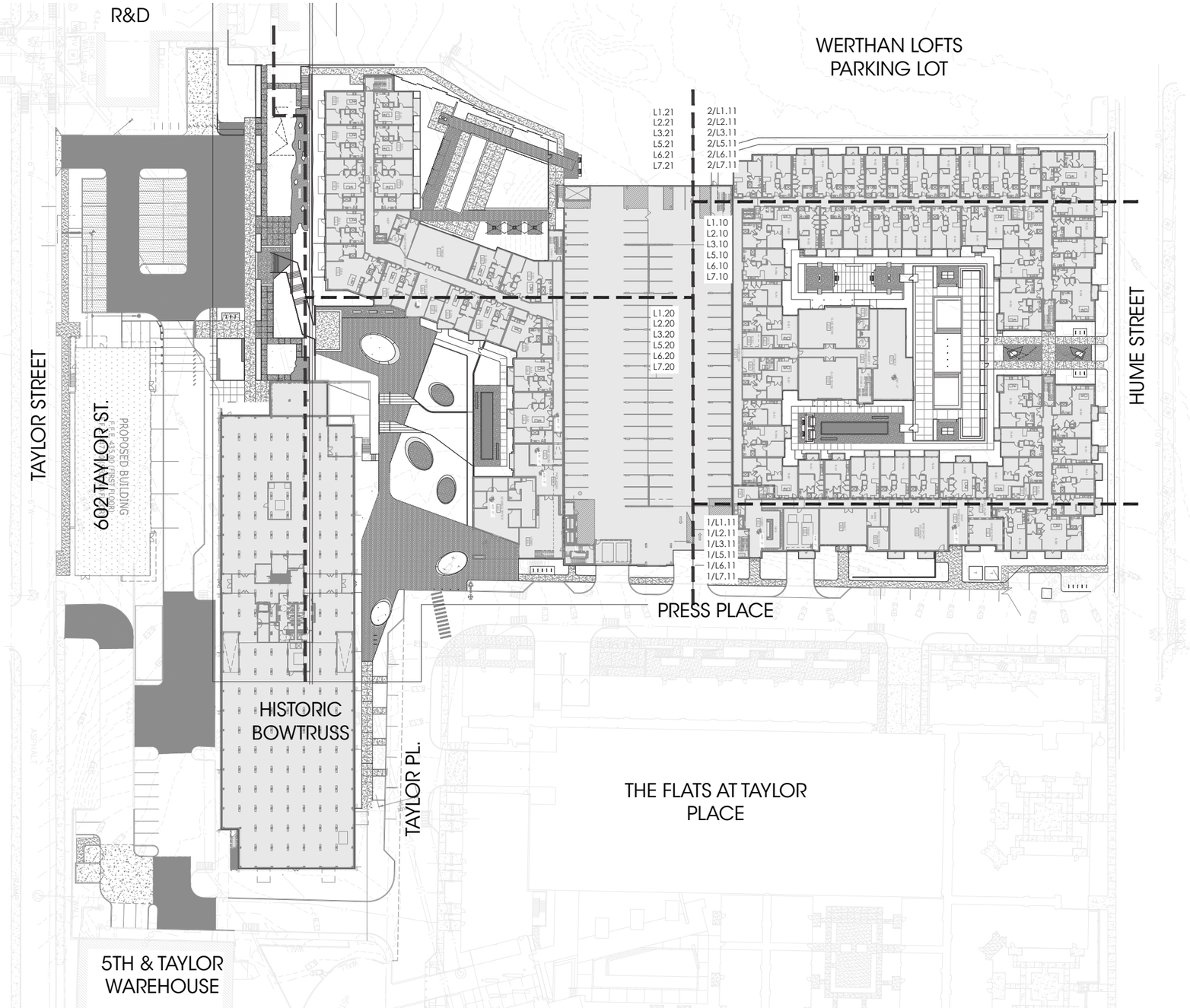

1 OVERALL SITE PLAN

0 15 30 60

LANDSCAPE PLAN - OVERALL

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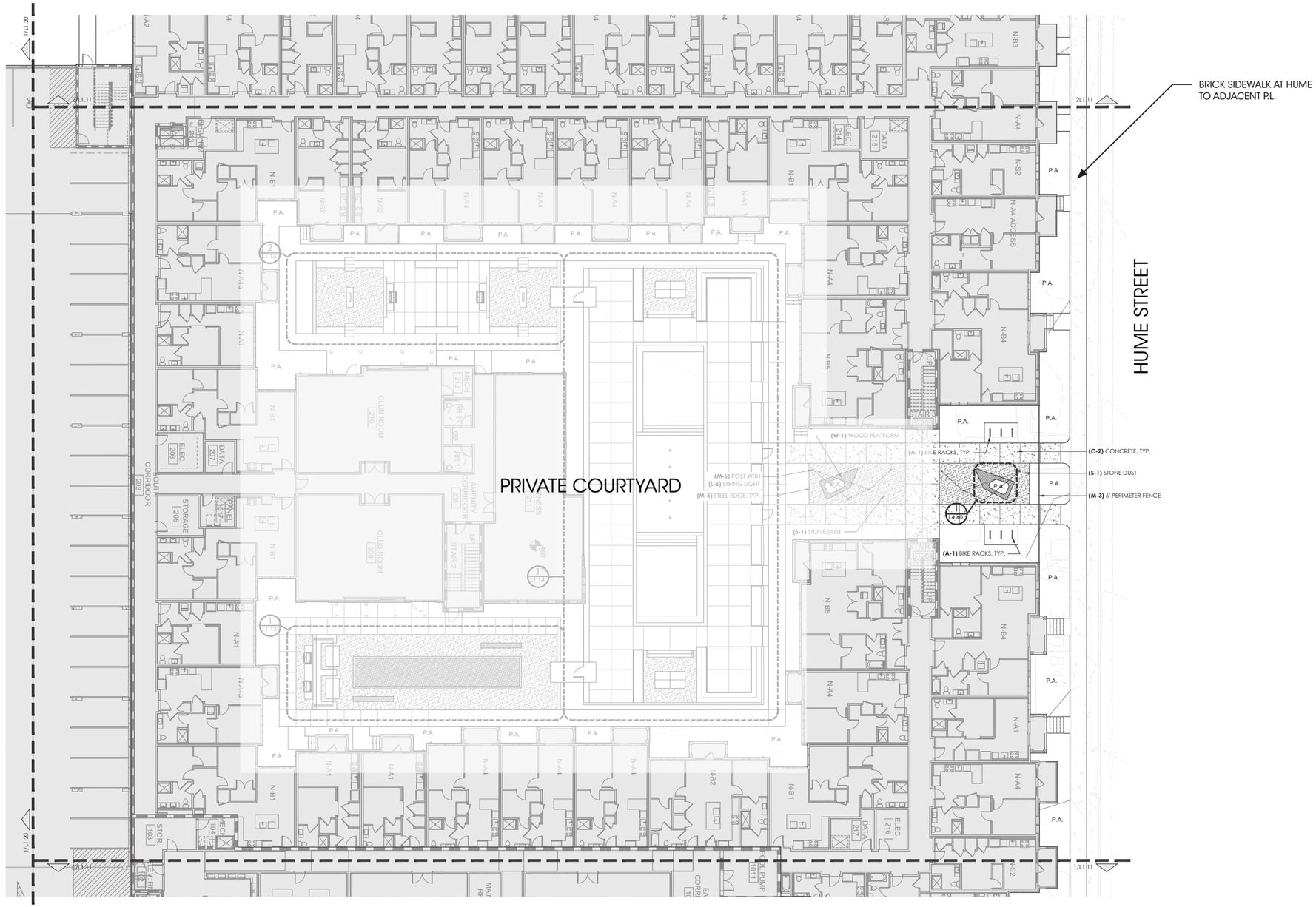

1 NORTH BUILDING COURTYARD PLAN

0 5 10 20 30

LANDSCAPE PLAN - HUME HOUSE

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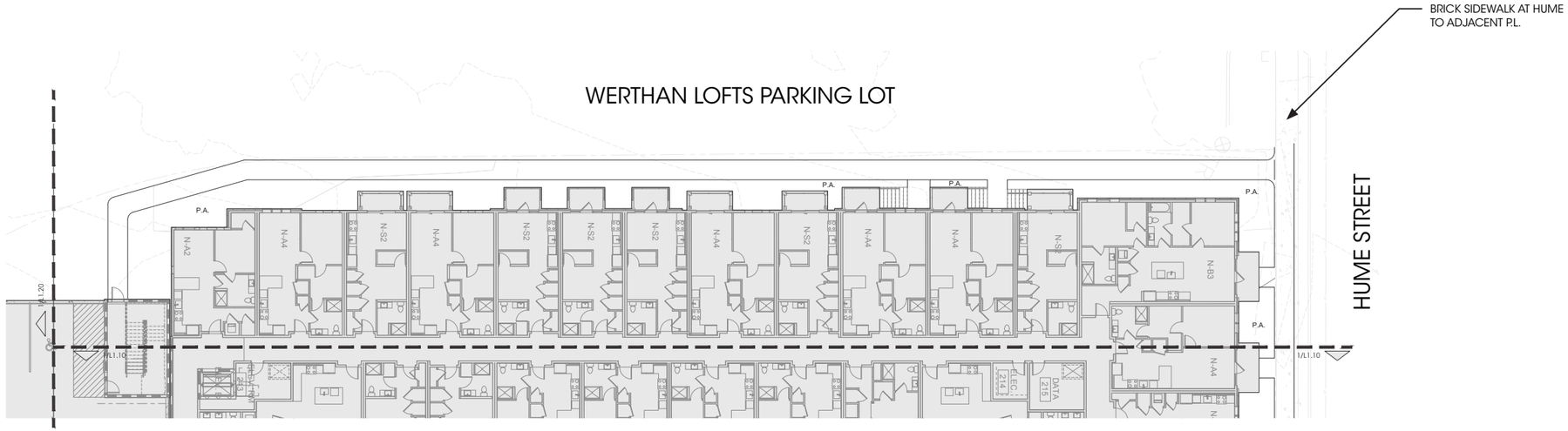
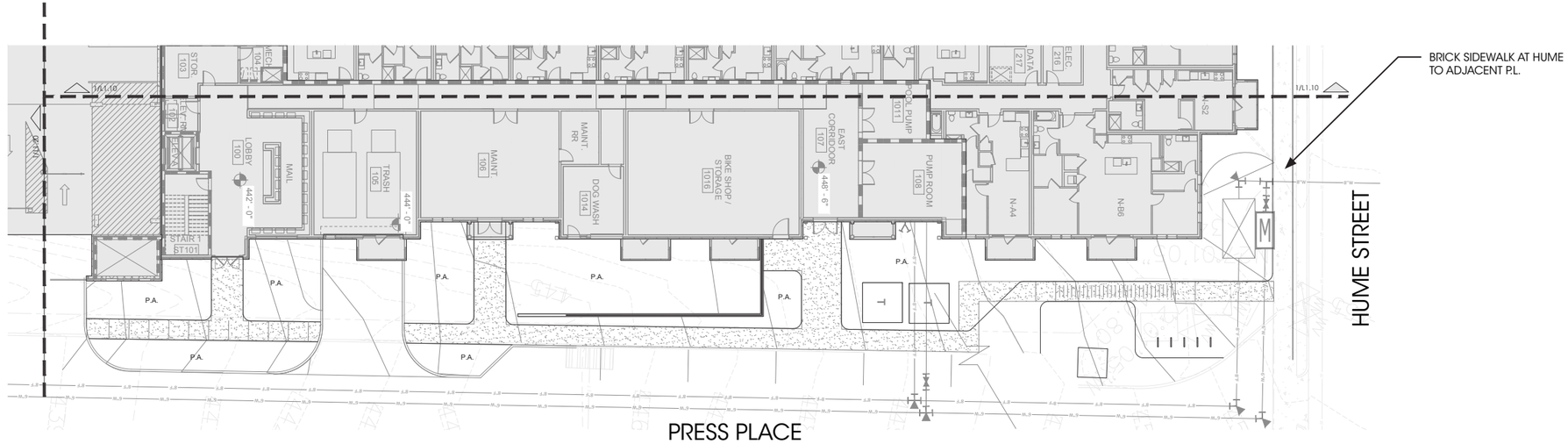


2 STREETSCAPE ENLARGEMENT PLAN



1 STREETSCAPE ENLARGEMENT PLANS

LANDSCAPE PLAN - HUME HOUSE

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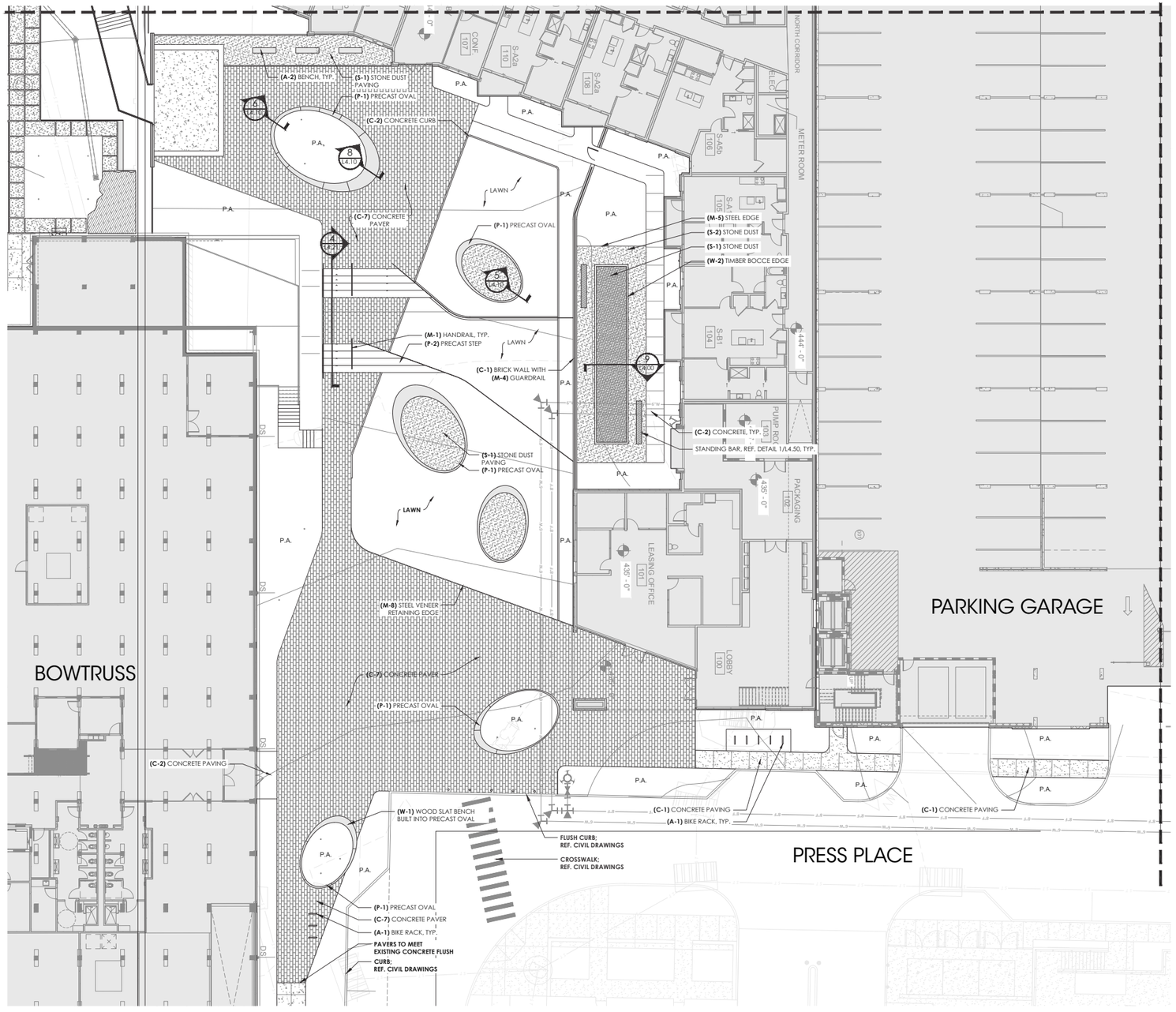

1 ENTRY PLAZA SITE PLAN

0 5 10 20 30

LANDSCAPE PLAN - THE HAMILTON

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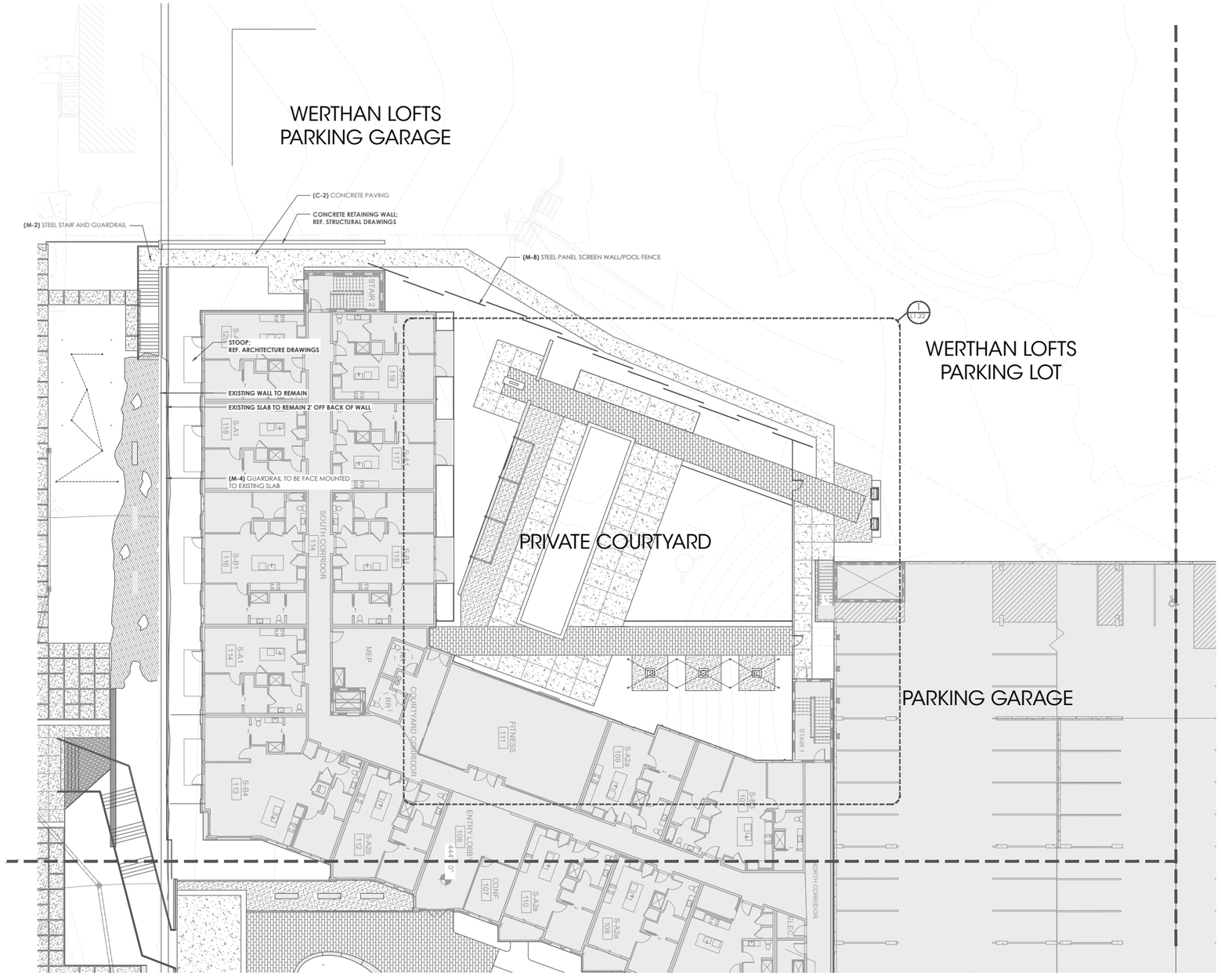

1 SOUTH BUILDING SITE PLAN

LANDSCAPE PLAN - THE HAMILTON

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