JOHN COOPER
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION
1208 Seventh Avenue North
July 15, 2020

Application: New Construction—Infill
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Base Zoning: MUN
Map and Parcel Number: 08213017800
Applicant: Scott Wenz, Tuck Hinton Architects
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

Description of Project: This application is for infill on the site. The historic home on the lot was demolished following tornado damage. The site is located within the National Register District Development Zone. **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; **2.** Staff have final review of roofing color, masonry, porch materials, walkway, new retaining walls, windows and doors prior to purchase and installation; and, **3.** The HVAC and other utilities shall be located behind the house or on either side, beyond the mid-point of the house; **4.** Staff have final review of any proposed appurtenances. With these conditions, staff finds that the proposed infill and outbuilding meet Section III for New Construction in the Germantown Historic Preservation Zoning Overlay.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:
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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.

SUMMARY OF BUILDING TYPES:

Building Type	**# of stories, depending on zone**	**Roof Forms**	**Development Zone**
House	1-2	Side and front gables, hipped and pyramidal, hipped	National Register, East, North

		with gables and cross gable forms	
Plex House	1-2	Side and front gables, hipped and pyramidal, hipped with gables and cross gable forms	National Register, East, Jefferson, 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
      - Commercial Building Types were typically built to the front property line/sidewalk and may extend to within 5' of the rear property line. Generally commercial building types are not appropriate on the interior of blocks.

      - 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.

- Corner new construction should appropriately address setbacks on both streets for corner lots.

- Setbacks that do not meet the historic context may be appropriate for Civic Building Types

c. Height

i. 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.

ii. 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.

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 form the right-of-way.
   - Appropriate chimney materials: masonry or stucco.
   - Inappropriate chimney materials: clapboard/lap siding.

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

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

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

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

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

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

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

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

a. Large expanses of featureless wall surface are not appropriate. *In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*
b. The relationship of width to height of doors and windows and the rhythm of solids (walls) to voids (windows and doors) should be compatible with surrounding buildings.

c. Exterior doors often have transoms, giving them a tall, narrow proportions.
d. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
e. Double-hung windows should exhibit a height to width ratio of at least 2:1.
f. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
g. On corner commercial buildings, glazing shall address both streets.

7. Primary Entrances

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

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

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

c. Entrances to commercial buildings should be recessed.

8. Roof

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

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

9. Rooftop Decks

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

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

d. Where Rooftop decks are appropriate:
   - They should not cantilever or project from the building.
   - The lighting of roof decks should point inward and downward and not be located more than 42" above the deck. The access structure shall not be illuminated, other than safety lighting near the entrance.

- No rooftop deck may be raised more than two feet (2') above the plane that is midway between the lowest and the highest points of the roof surface supporting the rooftop deck.
- A rooftop deck should sit back from the front wall of the building by at least 8' for a flat roof and 6' behind the ridgeline for a gabled roof or mansard roof. It should sit back a minimum of 5' from the side street-facing wall in the case of corner buildings.

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

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

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

10. Utilities / Mechanical

a. Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, satellite TV and HVAC condenser units should be located so as to minimize their visibility from the street.

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

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

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

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

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

11. Sidewalks & Walkways

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

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

b. Original sidewalks and walkways, including details such as original retaining walls, stone and concrete edgings, and brick sidewalks, etc., shall be preserved in their original state as

closely as possible. Special care shall be taken to preserve existing trees and significant landscape elements.

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

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

12. Exterior Lighting

See "Rooftop Decks" for lighting guidance regarding rooftop decks.

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

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

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

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: 1208 7th Avenue North was a one-story Italianate brick building dating to the 1870s, and was a contributing building in the Germantown Historic Preservation Zoning Overlay. The March tornado damaged the historic building beyond repair; the rear addition was intact. MHZC staff issued an emergency demolition permit under the Rules of Order and Procedure VI.C.2.c, which allow for administrative issuance of demo permits for any structure that has become a major life-safety hazard.

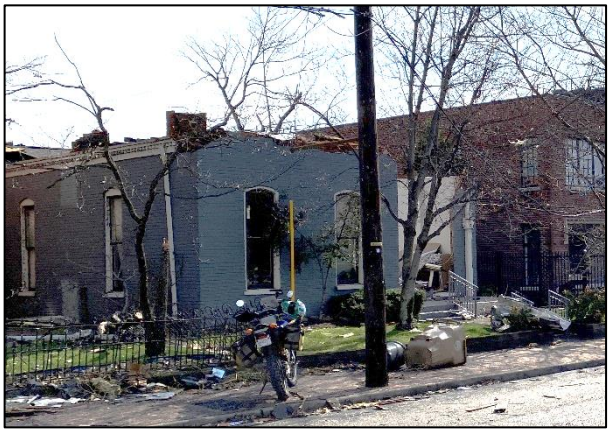


Figure 1: 1208 7th Avenue North before and after the tornado.

Analysis and Findings:

Building Type: The applicant is proposing a one-story, single-family residence. Staff finds that this type of building is appropriate for this single lot, located 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 new construction is a reinterpretation of the historic home. It is twenty-one feet (21') in height, the same as the previous height, with a width of thirty-six feet (36'), which is two feet (2') wider than the historic home. The range of widths of the contributing homes on this block is from twenty-nine (29') to forty-six (46') feet, so the proposed new width is within the acceptable range. Staff finds that the proposed height and scale are comparable to the historic structure and meet Section III.D.1.c. of the design guidelines.

Setbacks: The side setbacks are five feet (5') on the left and five feet, four inches (5' 4") on the right side. MUN base zoning permits building to the property line, but the proposed setbacks are appropriate for the new construction. The front setback will be the same as that of the historic house, which staff finds to be appropriate. The rear setback does not apply, as the rear of the structure remains intact following the storm damage.

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

Orientation: The orientation of the new structure's primary facade is consistent with the historic structure and with adjacent historic buildings. The primary entrance faces the street and has a walkway leading from the entrance to the sidewalk. Staff finds that the proposed orientation meets Section III.E.3. of the design guidelines.

Façade Articulation: The new structure uses recesses and projections on the side facades to avoid large expanses of unbroken façade planes and/or materials. Staff finds that the proposed façade articulation meets Section III.E.4. of the design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Brick	Natural	Yes	Yes
Cladding	Brick	Smooth	Yes	Yes
Roofing	Architectural Shingles or standing-seam metal	Not known	Yes	Yes
Trim	Wood	Painted	Yes	No
Windows	Loewen	Needs final approval	Yes	Yes
Principal Entrance	Half-light with semi-circular transom	Needs final approval	Yes	Yes
Front porch columns	Wood	Painted	Yes	No
Front porch railing	Metal (recycled from previous)	Painted	Yes	No
Front porch floor	Not indicated	Needs final approval	Unknown	Yes
Walkway	Not indicated	Needs final approval	Unknown	Yes

The primary cladding is brick, which is appropriate. As the walkway is proposed to be replaced, staff requests final review of the walkway location and materials. Staff recommends approval of a brick sample for material, dimensions and texture, as well as having final review of other materials that were not indicated: windows, doors, porch materials, and the walkway. Staff finds that the materials submitted meet Section III.E.5. of the design guidelines.

Rhythm of Solids to Voids and Proportions of Openings: The proposed design does not have any large expanses of featureless wall surface. The longest expanse without a window or door opening is eight feet (8') on the sides. The relationship of width to height of doors and windows and the rhythm of solids to voids is compatible with surrounding buildings. The front door has a transom giving it a tall, narrow proportions. Double-hung windows have a height to width ratio of at least 2:1. Staff finds that the proposed fenestration pattern meets Section III.E.6. of the design guidelines.

Primary Entrances. The building has a primary entrance and front porch similar to the historic one. The entry uses elements of the porch and recessed entry to create a transition from the outside into the structure. Staff finds that the primary entrance design meets Section III.E.7. of the design guidelines.

Roof Form: The main roof form is front gabled with lower side gables projecting on either side. The primary roof pitch is 9/12, matching the historic roof. The new building's roof is visually compatible by not contrasting significantly with the roof shape, pitch, and orientation of surrounding buildings. Staff finds that the proposed roof forms meet Section III.E.8. of the design guidelines.

Utilities/Mechanicals: The location of HVAC and utilities was not indicated. Staff recommends that the HVAC and other mechanical units be located on the rear façade, or on a side façade beyond the midpoint.

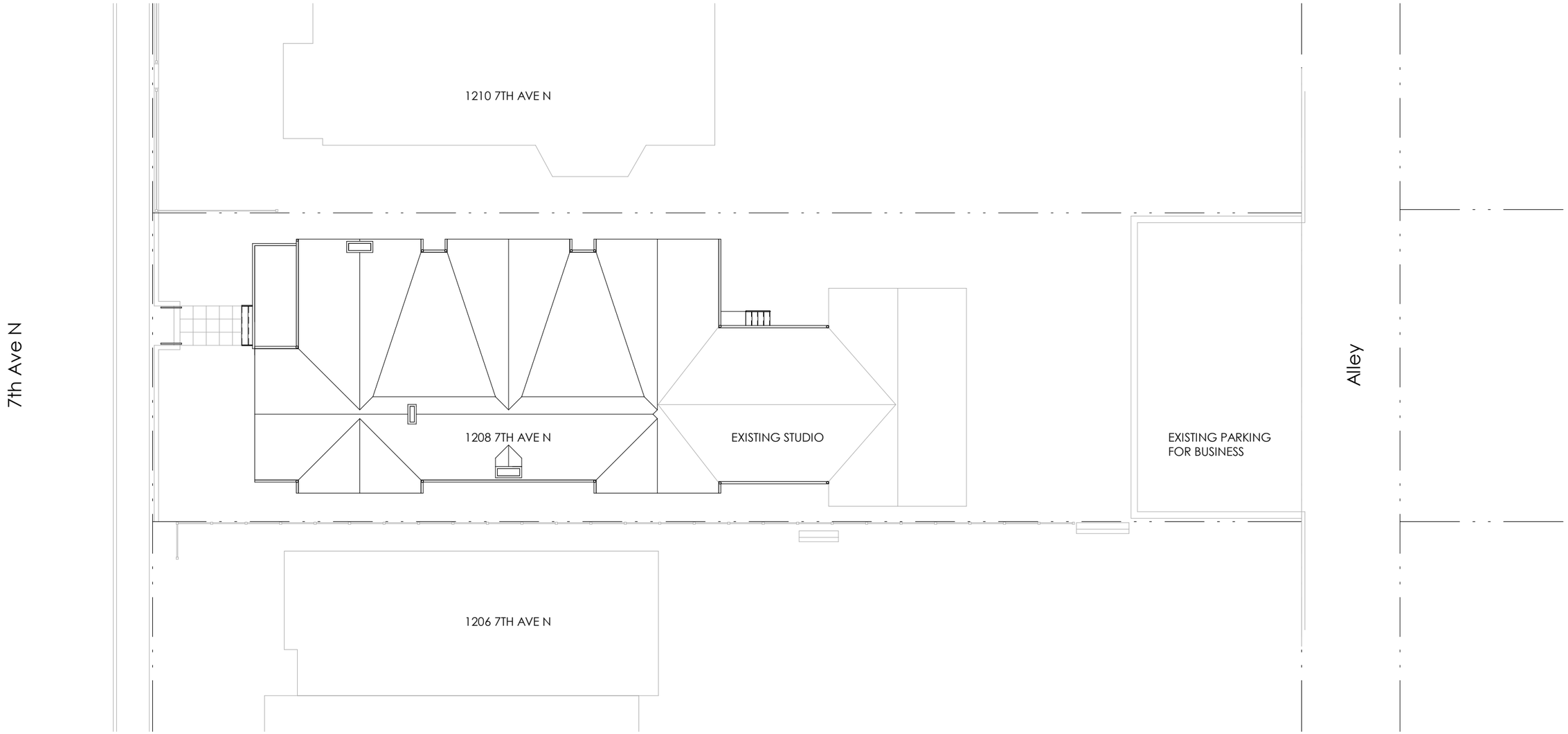
Sidewalks and Walkways: The front of the house has its entrance flipped from the original orientation. Original sidewalks and walkway should be preserved, however historic images do not show the existing retaining wall. Staff recommends having final review of the design and materials of any new retaining walls. Staff finds that the project meets Section III.E.11. of the design guidelines.

Appurtenances: The submitted plans do not indicate any new appurtenances. If any are proposed, Staff recommends having final review of them prior to purchase and installation.

Recommendation:
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;
2. Staff have final review of roofing color, masonry, porch materials, new retaining walls, windows and doors prior to purchase and installation; and,
3. The HVAC and other utilities shall be located behind the house or on either side, beyond the mid-point of the house;
4. Staff have final review of any proposed appurtenances.

With these conditions, staff finds that the proposed infill and outbuilding meet Section III for New Construction in the Germantown Historic Preservation Zoning Overlay.



NOTES

- SETBACKS FOLLOW THE BASELINE SET BY THE STREET ON WHICH THIS RESIDENCE RESIDES.

16' 8' 0 16'

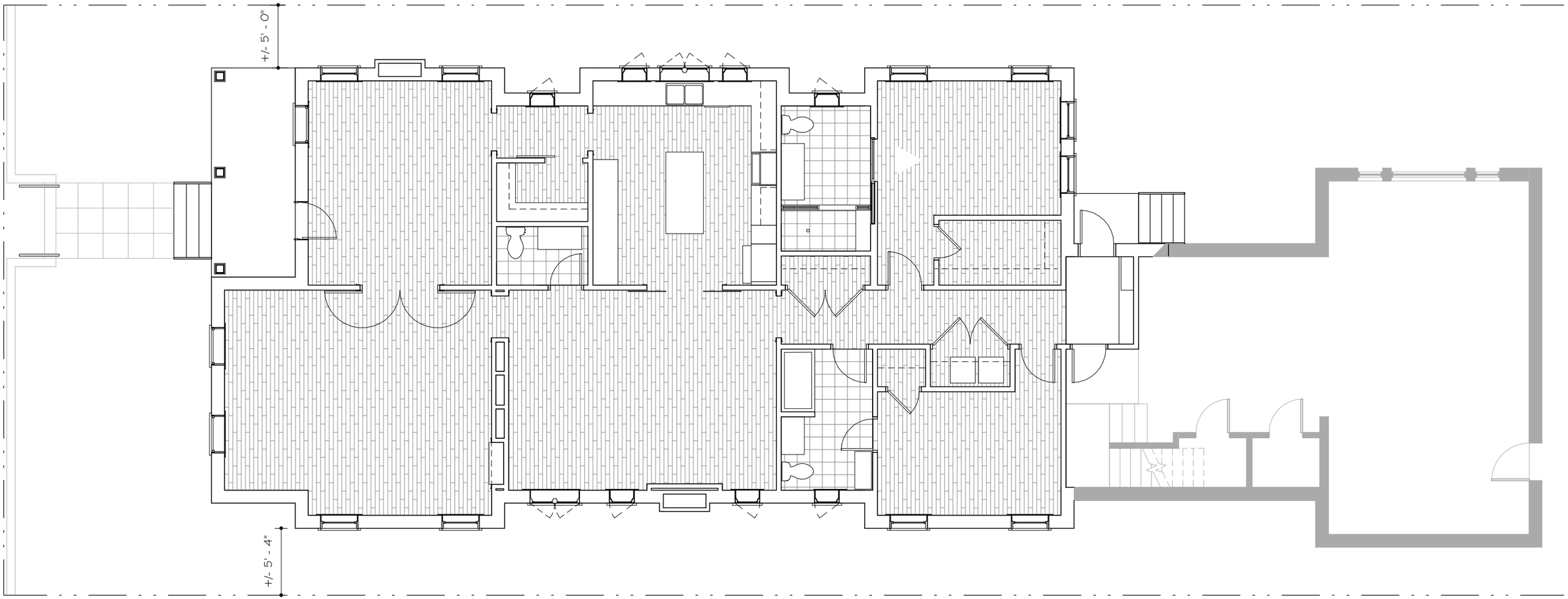
1208

FELL RESIDENCE

TUCK-HINTON
ARCHITECTURE & DESIGN

SITE PLAN

20007
06/26/20



8' 4' 0 8'

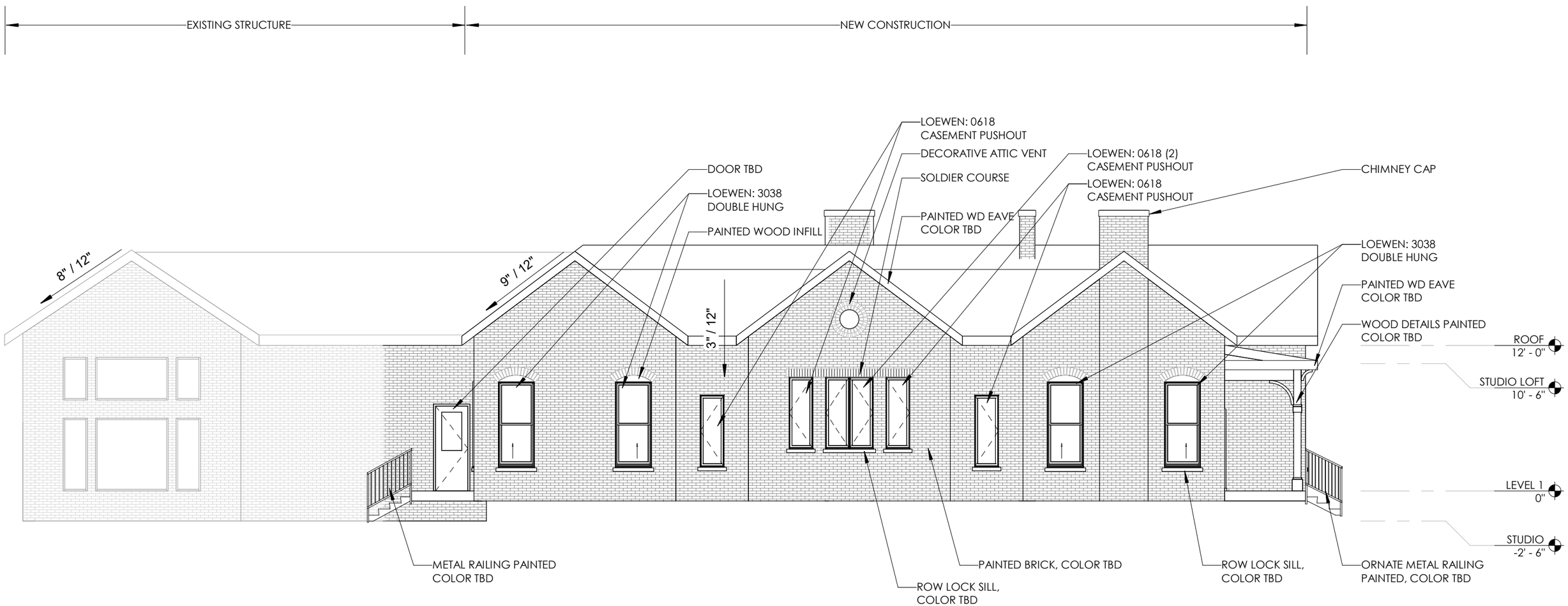
12 08

FELL RESIDENCE

TUCK-HINTON
ARCHITECTURE & DESIGN

FLOOR PLAN

20007
06/26/20



NOTES

- EXISTING STUDIO ROOF PITCH V.I.F.
- APPROXIMATE NEW CONSTRUCTION SLOPE 9"/12", INTENT IS TO COORDINATE PITCH OF NEW WITH EXISTING
- SHINGLE ROOF W/ ALTERNATE OF STANDING SEAM METAL ROOF
- PAINTED BRICK COLORS TBD
- B.O.D. IS THE LOEWEN WINDOW OR SIMILAR

8' 4' 0 8'

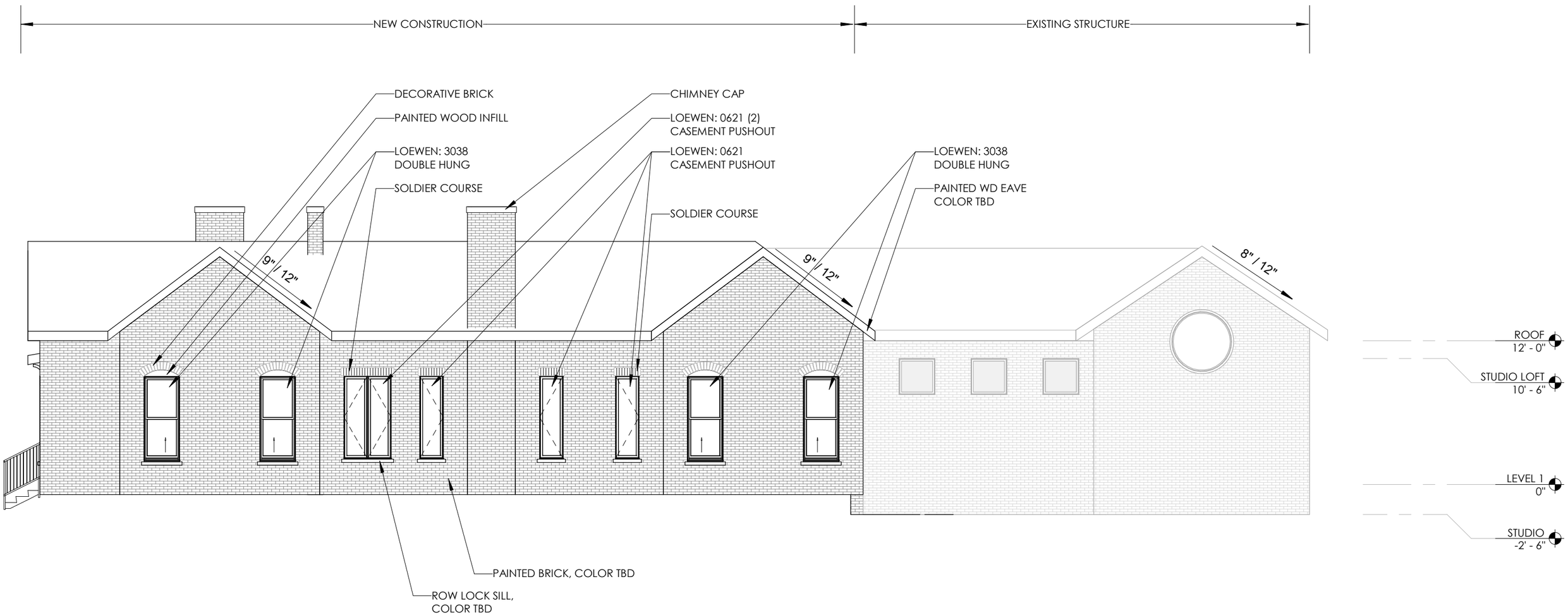
1208

FELL RESIDENCE

TUCK-HINTON
ARCHITECTURE & DESIGN

NORTH ELEVATION

20007
06/26/20



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8' 4' 0 8'

12/08

FELL RESIDENCE

TUCK-HINTON
ARCHITECTURE & DESIGN

SOUTH ELEVATION

20007
06/26/20

2 EAST - HR

1 WEST - HR

NOTES

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8' 4' 0 8'

1208

TUCK-HINTON
ARCHITECTURE & DESIGN

FELL RESIDENCE

EAST & WEST ELEVATIONS

20007
06/26/20