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MAYOR



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
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## STAFF RECOMMENDATION 600 Monroe Street July 21, 2021

**Application:** New Construction—Addition; Partial Demolition  
**District:** Germantown Historic Preservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 08209003800  
**Zoning:** MUN  
**Applicant:** Tarl LaRocco  
**Project Lead:** Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)

**Description of Project:** Application is to construct a rear addition and includes a setback determination to reduce the street setback from Sixth Avenue North from twenty feet (20') to eight feet, two inches (8'-2"). The project includes demolition of an existing rear addition, add two windows to the left-side façade beyond the midpoint, and replace the existing windows on the enclosed porch on the right side with full-light doors.

**Recommendation Summary:** Staff recommends approval of the addition and the setback determination with the following conditions:

1. Staff shall approve the final selections of the trim, windows, doors, foundation material, and patio material for the addition prior to purchase and installation;
2. Staff shall approve all permanent landscape features, included but not limited to fences, pathways, pavers, parking pads, pools, etc.; and
3. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the proposed partial demolition and addition meet Sections III.E, V, and VII of the design guidelines for the Germantown Historic Preservation Zoning Overlay.

**Attachments**  
**A:** Site Plan  
**B:** Floorplans  
**C:** Elevations



## Applicable Design Guidelines:

### III.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 ridge line 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.

### **13. Open Space & Surface Parking**

- a. Removal or demolition of existing historic buildings, or portions of buildings, to create open space or surface parking is not appropriate.
- b. Generally, surface parking should have its vehicular access on the alley.
- c. The most appropriate treatment for vacant lots is construction of a new building; however, when that is not possible, the area may be used as open space with features such as:
  - Visual and pedestrian access into the site from the public sidewalk;
  - Walking surface of attractive pavers;
  - Pedestrian scaled site lighting;
  - Public art;
  - Outdoor seating or dining (also see design guidelines for sidewalk cafes).
- d. Open space or surface parking shall maintain the pattern of the street wall with a 3’ wall, fence, planter box or other barrier located at the appropriate front-setback.
- e. Outdoor furniture (seating, tables, umbrellas, etc.) that are not permanently installed, shall not be reviewed.
- f. Signage is generally not appropriate in open space areas, with the exception of wayfinding and historical marker signage.
- g. Audio/visual equipment, such as televisions and speakers, is not appropriate on the exterior of buildings or in open space areas.
- h. Preparation equipment, service areas and furnishings that require piping including a water supply and/or drainage or a permanent utility line; readily movable appliances operated by a portable propane gas tank, such as a barbecue grill, or a furnishing using temporary piping such as a garden hose should be screened from view and shall not be covered.
- i. Food and beverage storage shall be screened from view of the public right-of-way.
- j. Open space should generally not be covered. Exceptions may be made for small garden structures.

### **17. Appurtenances**

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

- a. Appurtenances and other work planned in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.
- b. Appurtenances related to new buildings, should be visually compatible with the environment established by surrounding existing buildings and the site on which they are located. They should not contrast greatly with the style of associated buildings in terms of design, size, materials, material color and location and should not contrast greatly with comparable original features of surrounding buildings.
- c. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate. Screened group mailboxes (cluster mailboxes) are appropriate for the House Court Building Type. For denser Building Types, such mailboxes should be located inside a building's common area.
- d. Permanently installed front-yard fixtures such as fountains, ponds, or waterfalls are atypical for the district and not appropriate for new construction. They may be appropriate as new construction in front of historic buildings if there is documentary, physical, or pictorial evidence showing a similar original feature.
- e. An appropriate location for flags is attached to the front of a building, on a porch or near a front entrance. Front yard, free-standing flag poles are atypical, except in front of Civic Building types.
- f. Swimming pools are to be located in the rear yard or appropriately screened from view and set back from the street; fencing around swimming pools required by zoning ordinance must comply with these design guidelines.
- g. Structures such as gazebos and pergolas that are appropriately sized to the scale of the principle building should generally be located in rear or side yards.
- h. Historic curbing, edging, brick sidewalks and stone retaining walls should be retained.
- i. Vending/ATMs should be located inside. In instances where outside locations are necessary, they are only appropriate for new construction and should only be located on buildings directly associated with the use of the vending. For instance, an ATM is only appropriate on a bank building. Where such is appropriate, they should not be located on primary facades and should be pedestrian oriented rather than vehicular oriented.
- j. Foundation/basement access doors shall be located on the side or rear of the building.
- k. Dumpsters and other trash containers shall be located with techniques that minimize interruption to the sidewalk network and the pedestrian environment. The most appropriate location for dumpsters and trash containers is in the rear yard or alley and screened from public view.

## **V. New Construction—Additions**

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

### **A. GENERAL PRINCIPLES**

- 1. Guidelines apply only to the exteriors of new construction. Public facades shall be more carefully reviewed than non-public facades. Public facades are those that are visible from the public right-of-way, street, alley, or greenway. Non-public facades are those not Visible from the public right-of-way, street alley or greenway.
- 2. The guidelines for New Construction shall also apply to all additions, where applicable.

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

## B. GUIDELINES FOR ADDITIONS

### 1. Design

- a. Additions should not obscure or contribute to the loss of historic character-defining features or materials.
- b. Additions to existing historic buildings shall be compatible in scale, materials, and texture; additions shall be visually compatible by not contrasting greatly with the existing historic building.
- c. Additions to historic buildings should be done in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the original structure would not be impaired.
- d. The creation of an addition through enclosure of a front porch is not permitted. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.
- e. Contemporary designs for additions to existing historic properties may be permitted when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, material color, material, and character of the property, neighborhood, or environment.

### 2. Height & Massing

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

- i. An extreme grade change
- ii. Atypical lot parcel shape or size..

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

*When an addition needs to be taller:*

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

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

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

### 3. Placement

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

### 4. Awnings & Canopies

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

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

## VII. DEMOLITION

### A. GENERAL PRINCIPLES

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

### B. DESIGN GUIDELINES

1. Demolition is Not Appropriate
  - a. If a building, or major portion of a building contributes to the architectural or historical or character of the district.
  - b. Or, if a building, or major portion of a building is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.
2. Demolition is Appropriate
  - a. If a building, or major portion of a building does not contribute to the architectural or historical character or significance of the district; or,
  - b. If a building, or major portion of a building has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; or,
  - c. If the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance

**Background:** The house located at 600 Monroe Street contributes to the historic character of the Germantown Historic Preservation Zoning Overlay. According to the Germantown Historic District National Register nomination, the house was constructed c. 1870s and is a “one-story frame worker’s cottage” (Figure 1).



Figure 1. 600 Monroe Street.

**Analysis and Findings:** Application is to construct a rear addition and includes a setback determination to reduce the street setback from Sixth Avenue North from twenty feet (20') to eight feet, two inches (8'-2"). The project includes demolition of an existing rear addition, add two windows to the left-side façade beyond the midpoint, and replace the existing windows on the enclosed porch on the right side with full-light doors.

Partial Demolition. The applicant proposes to demolish an existing partial-width enclosed porch addition at the rear of the house that was permitted in 2008 (HCP 2008-116) (Figure 2). Since the portion of the building to be demolished is a later rear addition, staff finds that its demolition is appropriate and meets the design guidelines.



Figure 2. Addition to be demolished.

The application also proposes adding two windows to the left-side façade of the historic house to allow for egress (Figure 3). The proposed windows are located at or beyond the midpoint of the existing house, which is consistent with Section II.C.3.a of the design guidelines. In addition, the new openings are located on a non-street facing façade so are not likely to be visible from the street. The design of the windows is similar to the existing windows with the same overall height and sill height but wider to meet egress requirements. Staff finds that the addition of these two windows can meet the design guidelines.

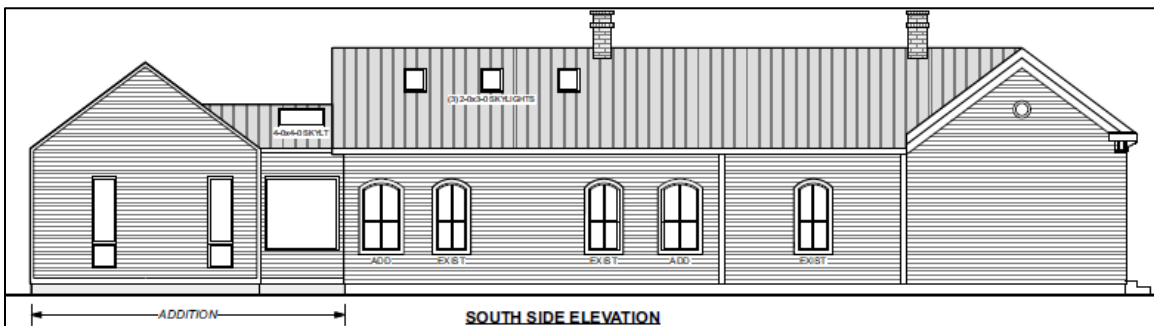


Figure 3. Left-side elevation.

The application also includes replacing the existing windows of the enclosed porch on the right-side façade (Figure 4). The 1914 Sanborn map shows that the enclosed porch was previously a covered porch (Figure 5). Since the existing windows are not original as the porch was later enclosed, staff finds that replacing the existing windows can be

appropriate. The proposed replacement materials are full-light French doors which would increase the appearance of openness of the enclosed porch (Figure 6). With the condition that staff approve the final selections of the doors, staff finds that replacing the existing windows can meet the design guidelines.



Figure 4. Existing right-side façade.

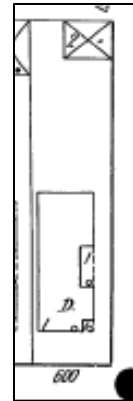


Figure 5. 1914 Sanborn footprint.

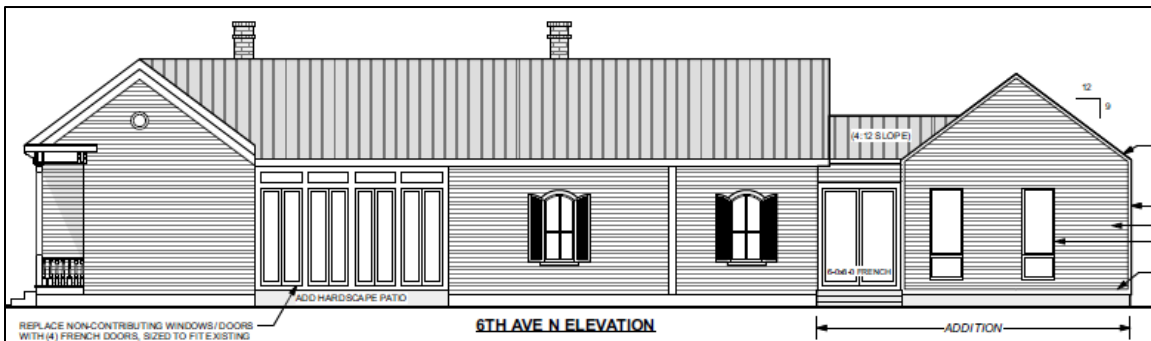


Figure 6. Proposed right elevation.

Staff finds that the proposed partial demolition meets Section VII.B.2. for appropriate demolition and does not meet Section VII.B.1. for inappropriate demolition.

**Massing, Height, and Scale.** The proposed rear addition is one-story with eave and foundation heights to match the historic house. The addition ties in approximately four feet, six inches (4'-6") lower than the ridge of the historic house and is no taller or wider than the historic house at any point. The addition adds a net footprint of approximately four hundred eighty square feet (480 sq. ft.), which does not more than double the existing footprint or depth of the historic house. As proposed, the addition would meet the criteria for administrative approval if it were not for the requested setback determination from the side property line along Sixth Avenue North.

The proposed addition is located at the rear and is inset one foot (1') from both rear corners then goes back seven feet (7') on both sides before coming back out to match the width of the historic house on the right side and ten inches (10") on the left-side in order to meet the three foot (3') side setback.



Staff finds that the height and scale of the proposed addition meet Section V.2. of the design guidelines.

Setbacks. The addition meets all base zoning setbacks for the MUN district except for the street setback from Sixth Avenue North. The proposed addition is located three feet (3') from the interior side property line and fifty-five feet, three inches (55'-3") from the rear property line. The applicant has requested a setback determination to reduce the street setback along Sixth Avenue North from twenty feet (20') to eight feet, two inches (8'-2"), which is the existing setback for the historic house. Staff finds that the proposed setback determination can be appropriate for several reasons. The new construction is a modestly scaled addition that is appropriate for the historic house and located no closer to the right-side property line than the historic house. The lot is approximately thirty-three feet (33') wide, so if an addition were to meet both the interior and street setback, the result would be an exceptionally narrow addition. For these reasons, staff recommends approval of the requested setback determination, finding that the proposed setback determination is appropriate in this case. Staff finds that the proposed setbacks meet Sections III.E.2. and V. of the design guidelines.

Placement: The rear addition is inset appropriate from the back corners of the house. Its location at the rear meets Section V.3. of the design guidelines.

Materials.

	<b>Proposed</b>	<b>Color/Texture /Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Primary Cladding</b>	Hardie lap siding	Smooth, 4" reveal	No*	No
<b>Roofing</b>	Standing seam metal	Match existing	Yes	No
<b>Trim</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Foundation</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Windows</b>	MGM 8017	Needs final approval	Yes	Yes
<b>Side and rear doors</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Rear patio</b>	Not indicated	Needs final approval	Unknown	Yes

\*The design guidelines state that “All facades shall be at least 80% brick. A greater percentage of accent materials may be used on facades that are not visible from a public right-of-way.” The applicant proposes the addition to be clad entirely in siding. Staff finds that in this case, having an addition that contains no brick can be appropriate because this historic house is completely clad in siding, and the proposed addition is replacing an existing addition that is completely clad in siding.

Staff recommends approval of the trim, windows, doors, foundation material, and patio material prior to purchase and installation. With staff’s final approval of all material choices, staff finds that the known materials meet Sections III.E.5. and V. of the design guidelines.

Façade Articulation, Rhythm of Solids to Voids & Proportion of Openings. No changes to the window and door openings on the existing house are proposed with this project. Most of the windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The rear façade includes three smaller square windows, which staff finds appropriate given their location on the rear wall. A skylight is proposed on the left-side of the addition on the portion that is set in from the historic house. There are no large expanses of wall space on the addition without a window or door opening. Staff finds that the addition’s window pattern and façade articulation meet Sections III.E.4., III.E.6., and V. of the design guidelines.

Design. The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition’s lower height, inset, and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. Staff finds that the addition’s design meets Section V.B.1. of the design guidelines.

Utilities/Mechanicals. The applicant did not indicate on the plans the proposed location of the HVAC units and other utilities. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5’ of the front corner or on the rear or rear-side within 5’ of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s). With this condition, staff finds that the project meets Sections III.E.10. and V. of the design guidelines.

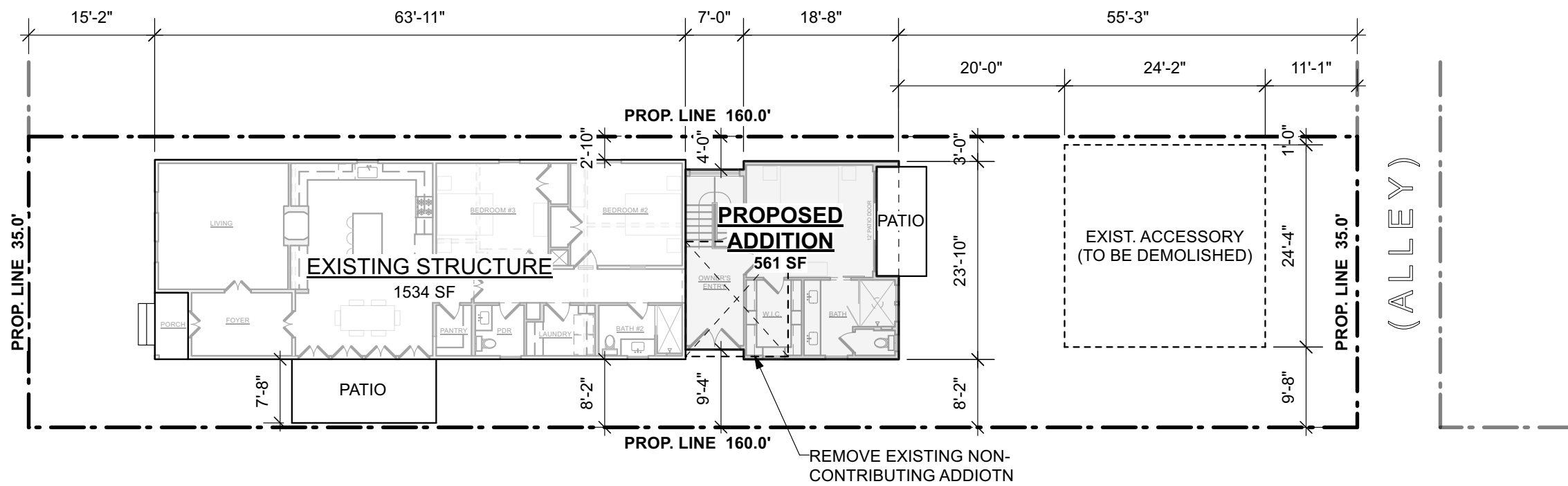
Appurtenances, Lighting, Signage, Fencing, Etc. The plan includes a rear patio, details of which were not provided. With the condition that staff review the details of all appurtenances, staff finds that the project can meet Section III.E.17.

**Recommendation:** Staff recommends approval of the addition and the setback determination with the following conditions:

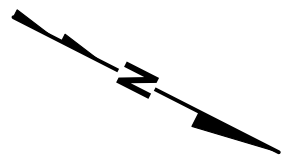
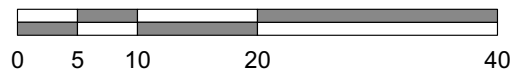
1. Staff shall approve the final selections of the trim, windows, doors, foundation material, and patio material for the addition prior to purchase and installation;
2. Staff shall approve all permanent landscape features, included but not limited to fences, pathways, pavers, parking pads, pools, etc.; and
3. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the proposed partial demolition and addition meet Sections III.E, V, and VII of the design guidelines for the Germantown Historic Preservation Zoning Overlay.

MONROE STREET



6TH AVENUE N



600 MONROE STREET

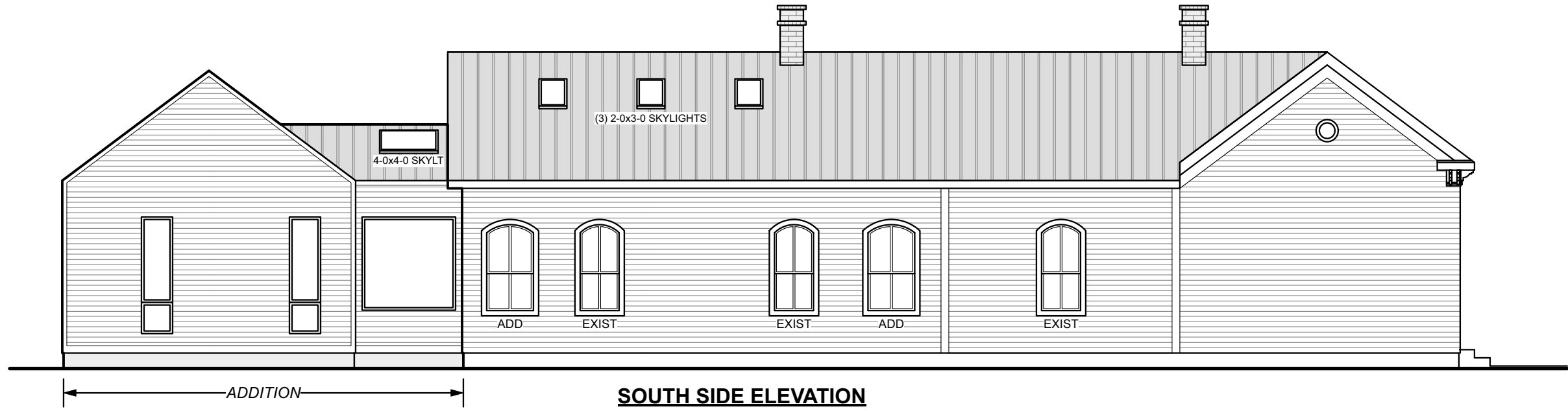
SITE PLAN • SCALE: 1/16"=1'





**6TH AVE N ELEVATION**

REPLACE NON-CONTRIBUTING WINDOWS/ DOORS WITH (4) FRENCH DOORS, SIZED TO FIT EXISTING OPENINGS/ TRIM DETAIL



**SOUTH SIDE ELEVATION**



**REAR (ALLEY) ELEVATION**

**600 MONROE STREET**

ELEVATIONS • SCALE: 1/8"=1'