



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
Fax: (615) 862-7974

STAFF RECOMMENDATION 503 Coffee Street April 15, 2015

Application: New construction—addition and outbuilding
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08108026700
Applicant: Martin L. Espinosa
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a rear addition that is taller than the historic house and an outbuilding. The outbuilding will not contain a dwelling unit.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. The lap siding be smooth face and have a maximum reveal of five inches (5"); 2. Staff approve the roof color, foundation material, and the material of the side entry stairs and railing; 3. Staff approve all window and door specifications prior to purchase and installation; 4. All windows have at least four inch (4") trim around them, and all double and triple window openings have four to six inch (4"-6") mullions in between them; and 5. The HVAC be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the project meets Sections III., IV., and V. of the <i>Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Outbuilding and DADU Worksheet C: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

B. Scale

1. The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

C. Setback and Rhythm of Spacing

1. The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.
2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;
- Shape of lot;
- Alley access or lack thereof;
- Proximity of adjoining structures; and
- Property lines.

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity
- Existing or planned slope and grade

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

D. Materials, Texture, Details, and Material Color

1. The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.

- a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
 - Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
 - Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
 - Four inch (4") nominal corner boards are required at the face of each exposed corner.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - *Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; strongly variegated colors; colors that are too 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. Generally, curb cuts should not be added. Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two

driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

G. Proportion and Rhythm of Openings

1. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.
2. 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. 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.
3. Double-hung windows should exhibit a height to width ratio of at least 2:1. 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.
4. Single-light 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.
5. 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 but is not appropriate on non-masonry buildings.

H. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are

reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

1. A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

- On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Salem town.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Salem town, historic accessory buildings were between 8' and 14' tall.
- b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Roof

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.
- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials. There are no known examples of historic masonry accessory buildings; however, a concrete block building with a parge or stucco coating is appropriate.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door

- casings (trim).
 - c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
 - d. Stud wall lumber and embossed wood grain are prohibited.
 - e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 but is not appropriate on non-masonry clad buildings.
6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
- a. Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
 - b. Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
 - c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- *The DADU may not exceed the maximums outlined previously for outbuildings.*
- *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

Density.

- *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*

Ownership.

- *No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- *The DADU cannot be divided from the property ownership of the principal dwelling.*
- *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

· The living space of a DADU shall not exceed seven hundred square feet.

I. Utilities

1. Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
2. Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

J. Public Spaces

1. Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken 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.

2.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

II. ADDITIONS

A. Location

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
 - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
 - a. 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.
 - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as an extreme grade change or an 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 extend wider.

When an addition ties into the existing roof, it should be at least 6" below the existing ridge.

- a. 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 ridge 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.

b. 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.

A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

2. Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
3. Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset. Foundation height should match or be lower than the existing structure.
4. The height of the addition's roof and eaves must be less than or equal to the existing structure.
5. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories. The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.
 - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.
 - b. Front and side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
 - New dormers should be similar in design and scale to an existing dormer on the building.
 - If there are no existing dormers, new dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.
 - The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes the width of roof dormers relate to the openings below. The

symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.

- Dormers should not be added to secondary roof planes.
- Eave depth on a dormer should not exceed the eave depth on the main roof.
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.
- The roof pitch of the dormer should generally match the roof pitch of the building.
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
- Dormers should generally be fully glazed and aprons below the window should be minimal.
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.

2. Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

D. The creation of an addition through enclosure of a front porch is not appropriate. 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 original form and openings on the porch remain visible and undisturbed.

E. Contemporary designs for additions to existing properties are not discouraged 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, color, material, and character of the property, neighborhood, or environment.

F. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

G. Additions should follow the guidelines for new construction.

V. B. GUIDELINES

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. 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, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; 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: 503 Coffee Street is a single-family house constructed prior to 1914 (Figures 1 & 2). It appears on the 1914 Sanborn map (Figure 3).

The site is located between 5th and 6th Avenues North. An alley runs long the right side property line of the property. At the back of the property is a twenty-foot (20') wide easement that provides vehicular access from the alley to houses that face 5th Avenue North (See "Aerial Map" and Figure 3). Because of this easement, the buildable area for the lot is relatively shallow.



Figures 1 & 2. 503 Coffee Street

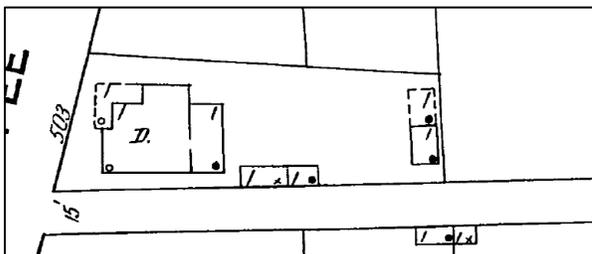


Figure 3. 1914 Sanborn Map



Figures 4 & 5. The stake is the rear property line for 503 Coffee, and the area from the stake to the fence is the easement.

Analysis and Findings: Application is to construct a rear addition that is taller than the historic house and an outbuilding. The outbuilding will not contain a dwelling unit.

Partial Demolition: The applicant is proposing to remove an existing rear porch addition (Figure 6). The rear porch does not seem to have the same footprint as the addition that appears on the historic Sanborn maps. Its roof form, architectural details, and placement at the rear of the structure do not contribute to the historic character of the historic house nor the Salemtown neighborhood.

The applicant also plans to alter one historic window opening on the right elevation (Figure 7). Staff finds the alteration of this window opening to be appropriate because it is located on the back half of the house, and the change will not adversely affect the historic character of the house.



Figure 6. Rear addition to be removed.



Figure 7. The window opening to be altered.

Staff therefore finds that the removal of the existing rear addition and the alteration of the window opening on the right facade meet Section V.B.2 for appropriate demolition and do not meet section V.B.1 for inappropriate demolition.

Location & Removability: The addition is located entirely behind the historic house and is appropriately inset. The addition's roof will connect to the back slope of the historic house's roof in a manner that preserves the general roof form of the historic house. This roof connector and the insets ensure that if the addition were to be removed in the future, the primary form and character of the historic house could still be discerned. Staff therefore finds that the project meets Sections IV.A. and IV.F. of the design guidelines.

Design: The addition is distinguished from the historic house with insets, a separated roof tie-in, and additional height. At the same time, the addition's roof form, window proportions and pattern, and scale are all compatible with the historic character of the historic house. Staff therefore finds that the project meets Sections IV.B., IV.E., and IV.G. of the design guidelines.

Height & Scale: The existing house has a footprint of approximately one thousand, one hundred and twenty-four square feet (1,124 sq. ft.). The proposed rear addition will add approximately five hundred and eighty-nine square feet (589 sq. ft.) of footprint to the house. The addition will have a maximum width of twenty-nine feet (29') and a maximum depth of twenty-one feet, three inches (21'3"). The addition insets two feet, six inches (2'6") on the left side and four feet (4') on the right side. After a depth of six feet (6'), the addition steps back out on both sides, but it is still inset one foot (1') from each of the historic house's side walls.

A portion of the addition will be two stories in height behind the one-story house. The addition will rise in height to be four feet (4') taller than the historic house. The taller portion of the house will not occur until over forty feet (40') behind the front of the house, reducing its impact on the historic house. Its roof will be side gabled, reducing its visibility from the front.

Staff finds that the addition's height and scale meet Sections III.A., III.B., and IV. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be a minimum of five feet (5') from the right side property line, and over ten feet (10') from the left side property line. It will be approximately sixty feet (60') from the rear property line. Staff finds that the addition meets Sections III.C. and IV. of the design guidelines.

Materials: No changes to the historic house's materials were noted on the site plan. The primary cladding material for the addition will be fiber cement siding, and staff recommends that it have a smooth face and have a maximum reveal of five inches (5"). The trim will be wood or cement fiberboard. The roof will be asphalt shingle, and staff recommends final approval of the shingle color. The material for the foundation was not noted, and staff asks to approve the foundation material. Likewise, the window and door

specifications were not provided, and staff recommends that the applicant seek approval of the windows and doors prior to purchase and installation. Staff should also review the side entry stair and railing materials. With the aforementioned staff approvals, staff finds that the project meets Sections III.D. and IV. of the design guidelines

Roof form: The existing house has a multi-part roof with gabled and hipped elements. The roof pitches range from 10/12 to 12/12. The addition will tie into the historic house with a 4/12 gable. The taller portion of the addition will have a side gable form with a 6/12 pitch. Staff finds that the project's roof forms meet Sections III.E. and IV. of the design guidelines.

Orientation: The new addition will not alter the historic house's orientation towards Coffee Street. The existing house has two entries on the front façade, which were likely historic and which will be retained. A new side entry will be created in the addition on the right elevation, off of the alley. This entry will not be adorned with a covering or roof and will read as a side entrance. Vehicular access to the site will be from the side alley, towards the back of the lot. Staff finds that the project meets Sections III.F. and IV. of the design guidelines.

Proportion and Rhythm of Openings: The applicant's proposed alteration of one window opening on the historic house was discussed under "Partial Demolition." The addition's primary windows are generally taller than they are wide, thereby meeting the historic proportion of window openings. There are no large expanses of wall space without a window or door opening. Staff recommends that all windows have a minimum four inch (4") trim around them, and that all double and triple window openings have four to six inch (4"-6") mullions in between them. With the addition of window trim and mullions, staff finds the project's proportion and rhythm of openings to meet Sections III.G. and IV. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The applicant is proposing a one-story, two car outbuilding, that will not be used as a dwelling unit. See attached "Outbuilding and DADU Worksheet" for the specifics as to how the outbuilding meets the design guidelines. The materials for the outbuilding will match that of the addition – cement fiberboard lap siding, asphalt shingle, and a concrete slab for the foundation. Staff will need to approve all final material choices for the outbuilding. Staff finds that the proposed outbuilding meets Section III.H. of the design guidelines.

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

1. The lap siding be smooth face and have a maximum reveal of five inches (5");

2. Staff approve the roof color, foundation material, and the material of the side entry stairs and railing;
3. Staff approve all window and door specifications prior to purchase and installation;
4. All windows have at least four inch (4") trim around them, and all double and triple window openings have four to six inch (4"-6") mullions in between them; and
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections III., IV., and V. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

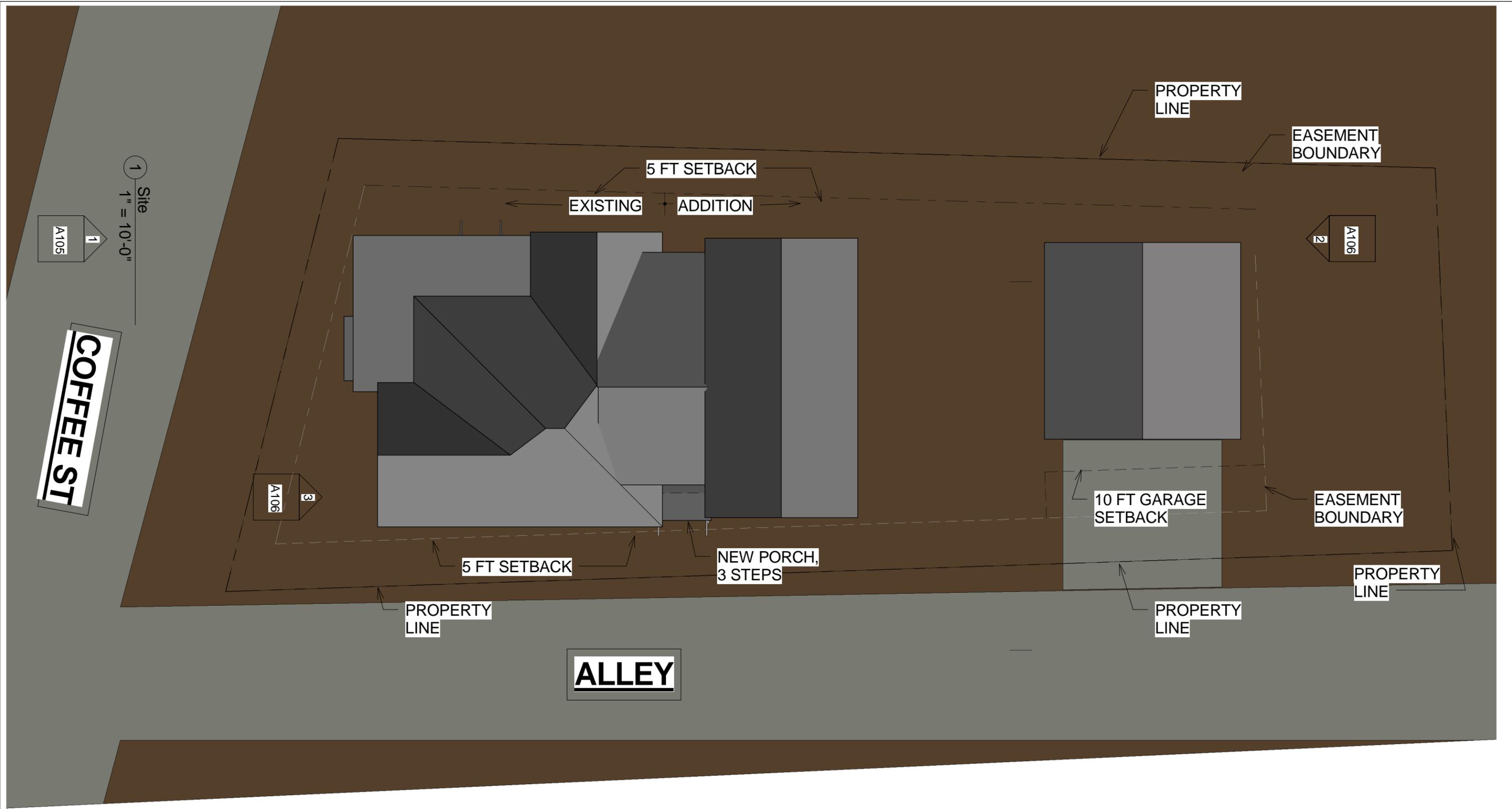
Additional Photos:



View from Coffee Street



View of side yard from the alley



M. ESPINOSA
503 COFFEE ST

No.	Description	Date

SITE PLAN		
Project number	Project Number	A100
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale 1" = 10'-0"		

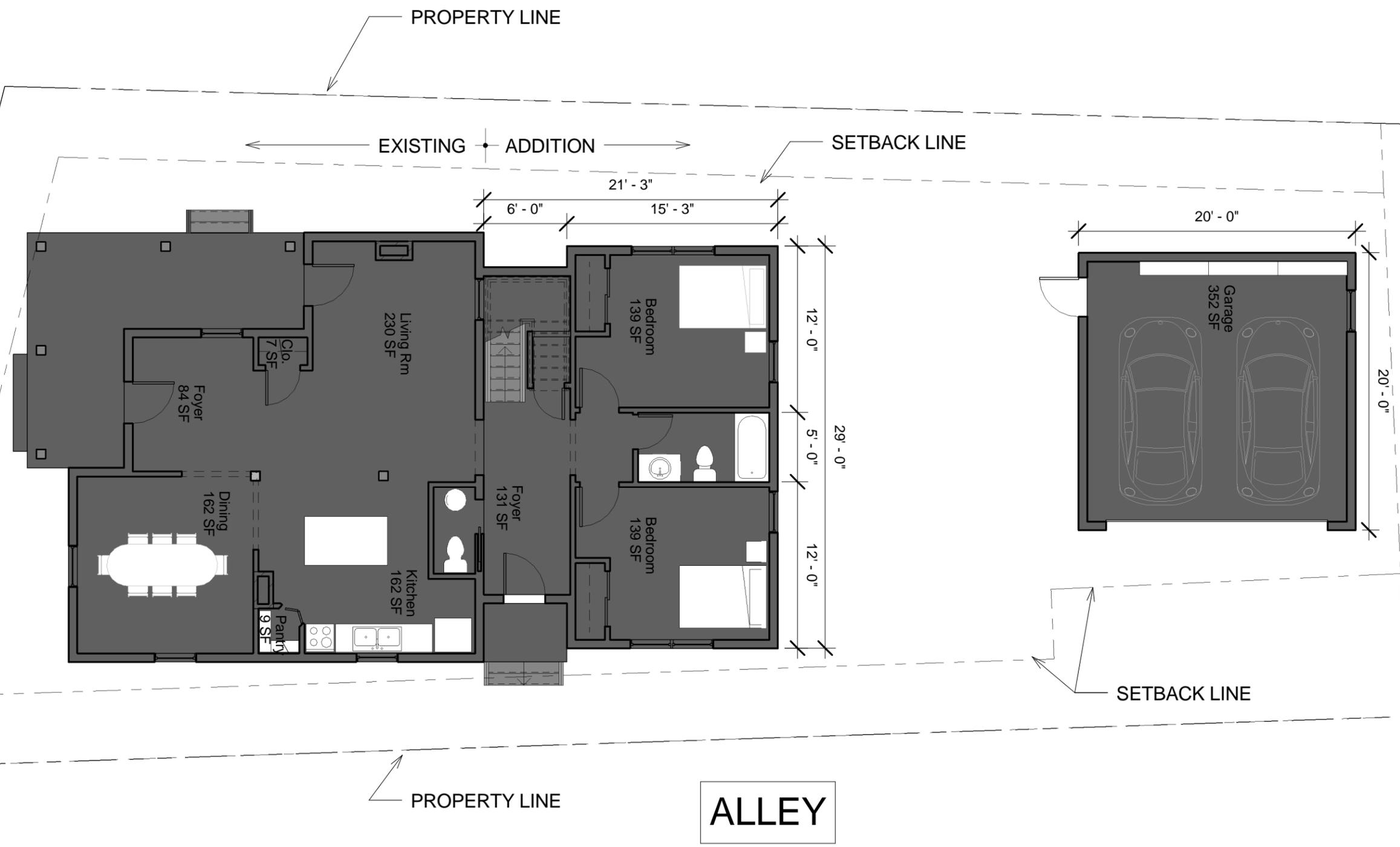
NEW WORK KEYNOTES:

1. Repair all hidden wood framing damages at existing structure. Re-clad entire structure (existing & addition) with wood lap siding. Lap siding spacing shall be acceptable to the historic commission.



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

COFFEE STREET



ALLEY

EASEMENT BOUNDARY

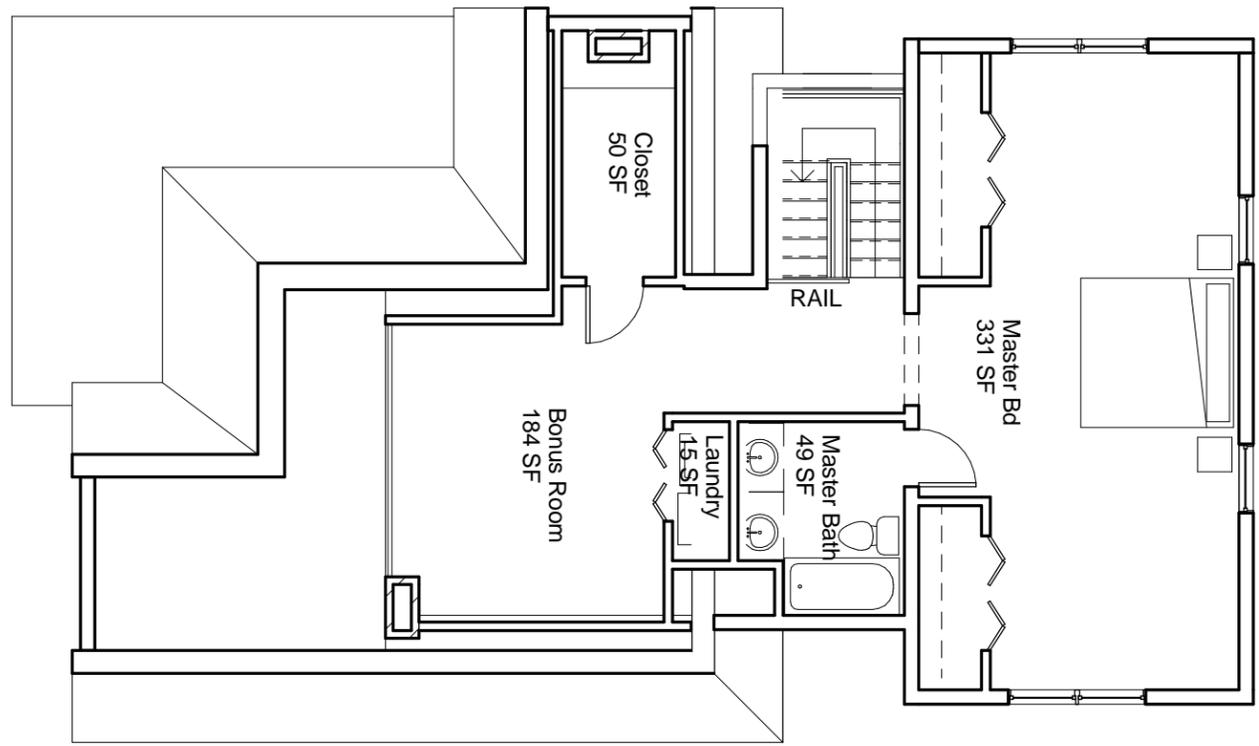
M. ESPINOSA
503 COFFEE ST

No.	Description	Date

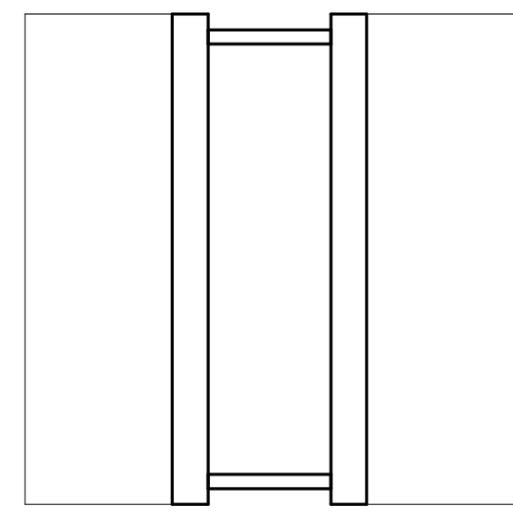
FIRST LEVEL FLOOR PLAN		
Project number	Project Number	A101
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		1/8" = 1'-0"

← EXISTING + ADDITION →

1 Level 2
1/8" = 1'-0"



3
A106

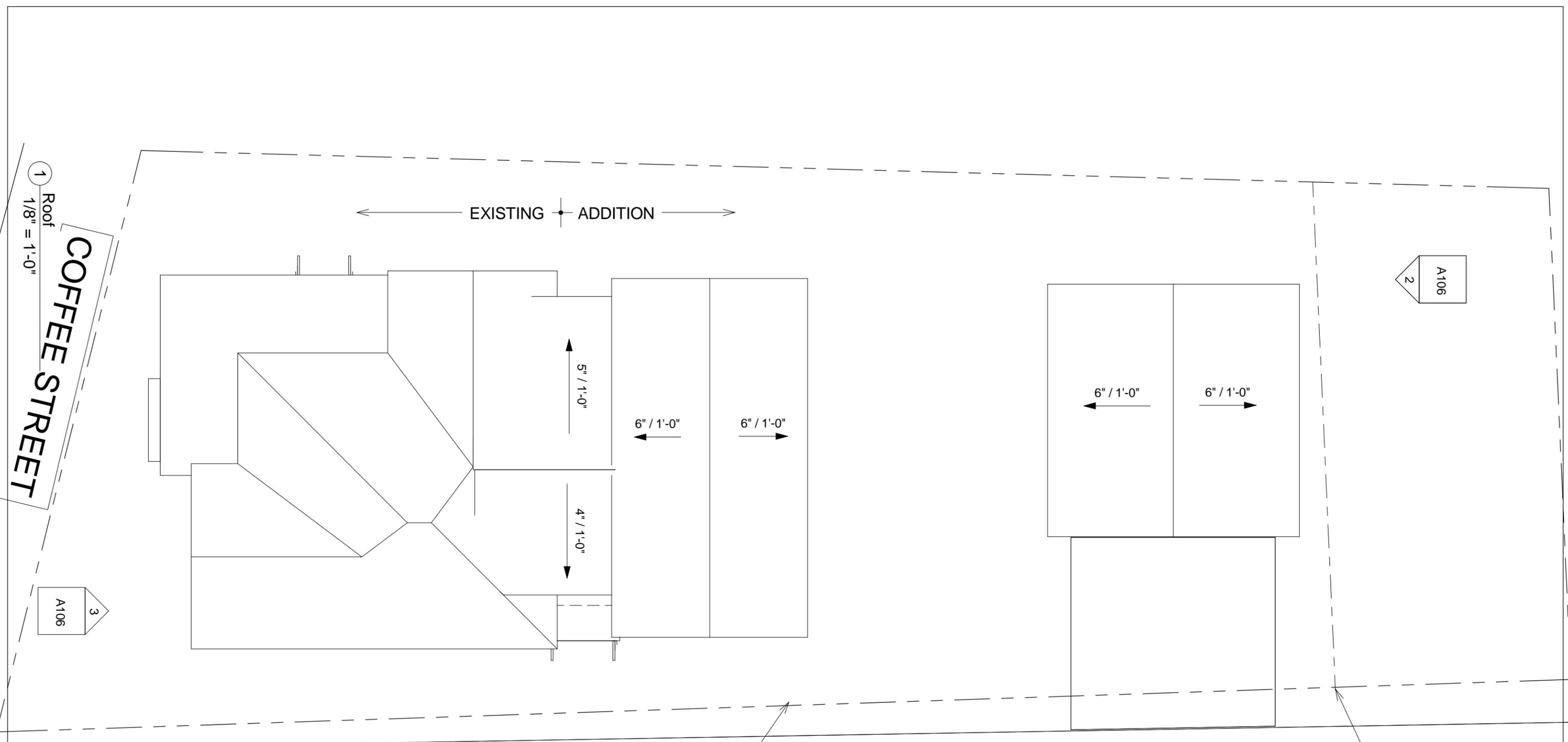


2
A106

M. ESPINOSA
503 COFFEE ST

No.	Description	Date

SECOND LEVEL FLOOR PLAN		
Project number	Project Number	A102
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		1/8" = 1'-0"

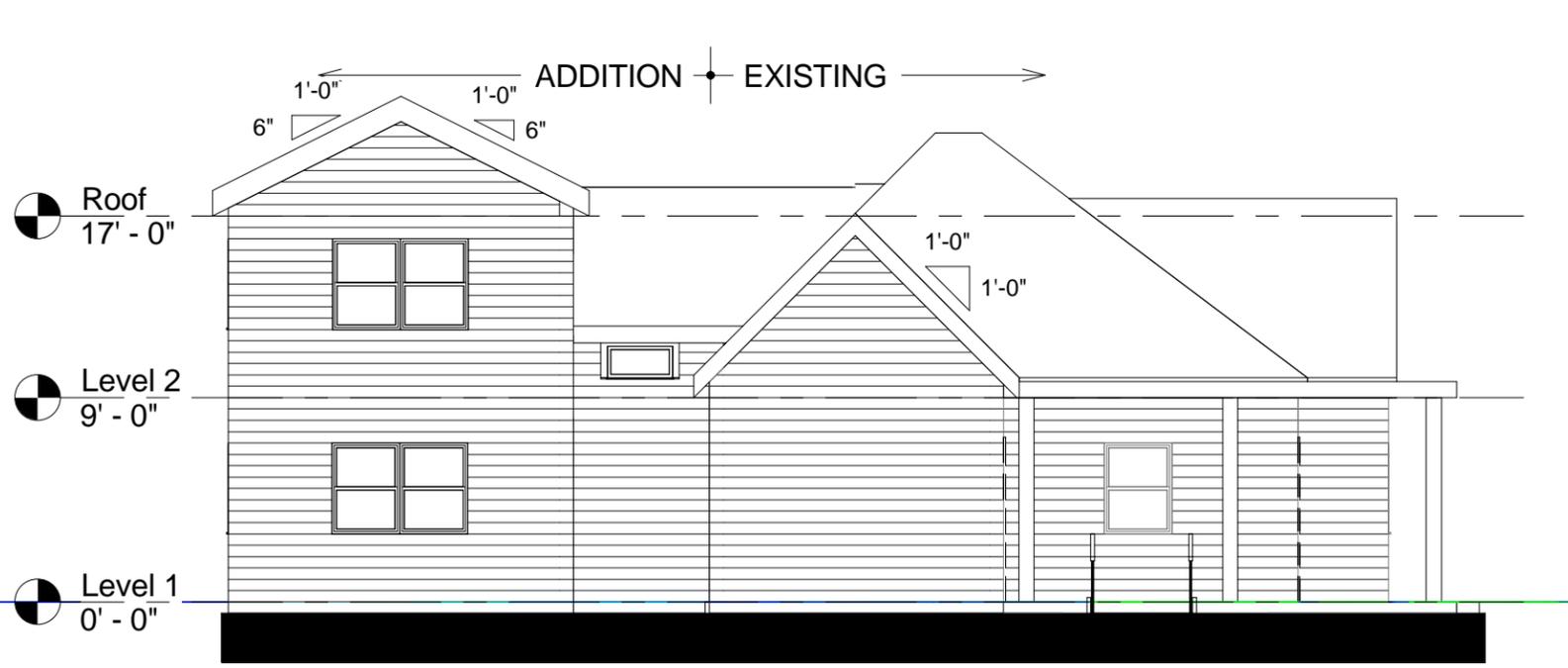


M. ESPINOSA
503 COFFEE ST

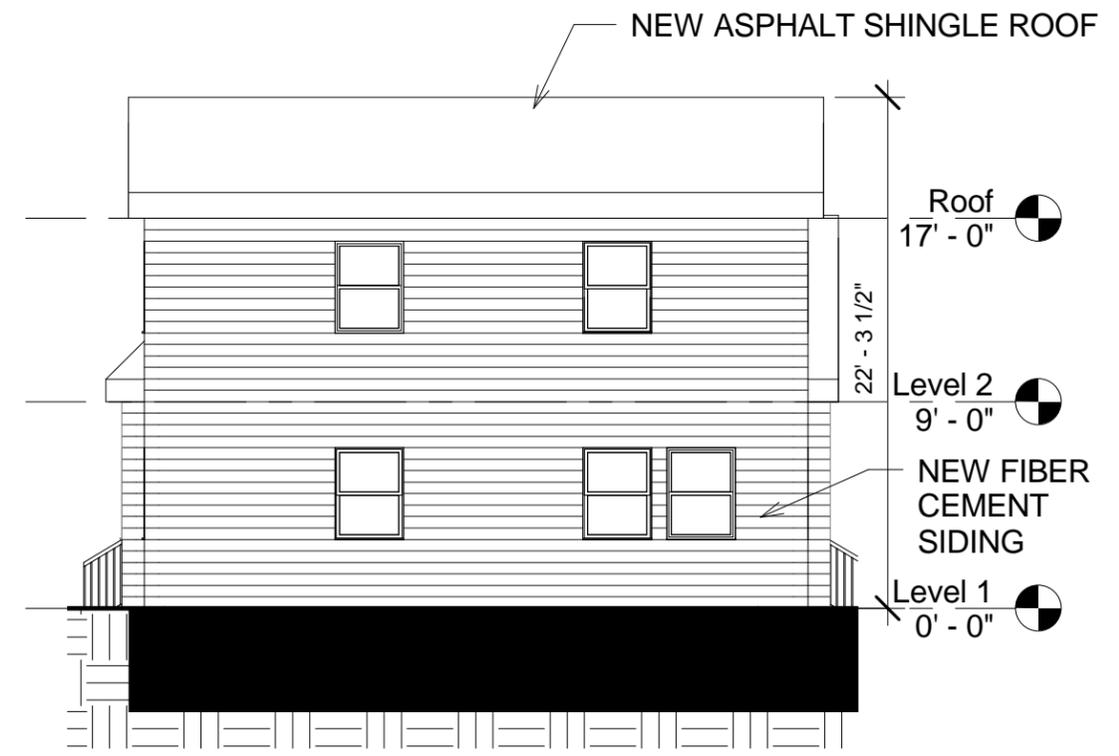
No.	Description	Date

ROOF PLAN

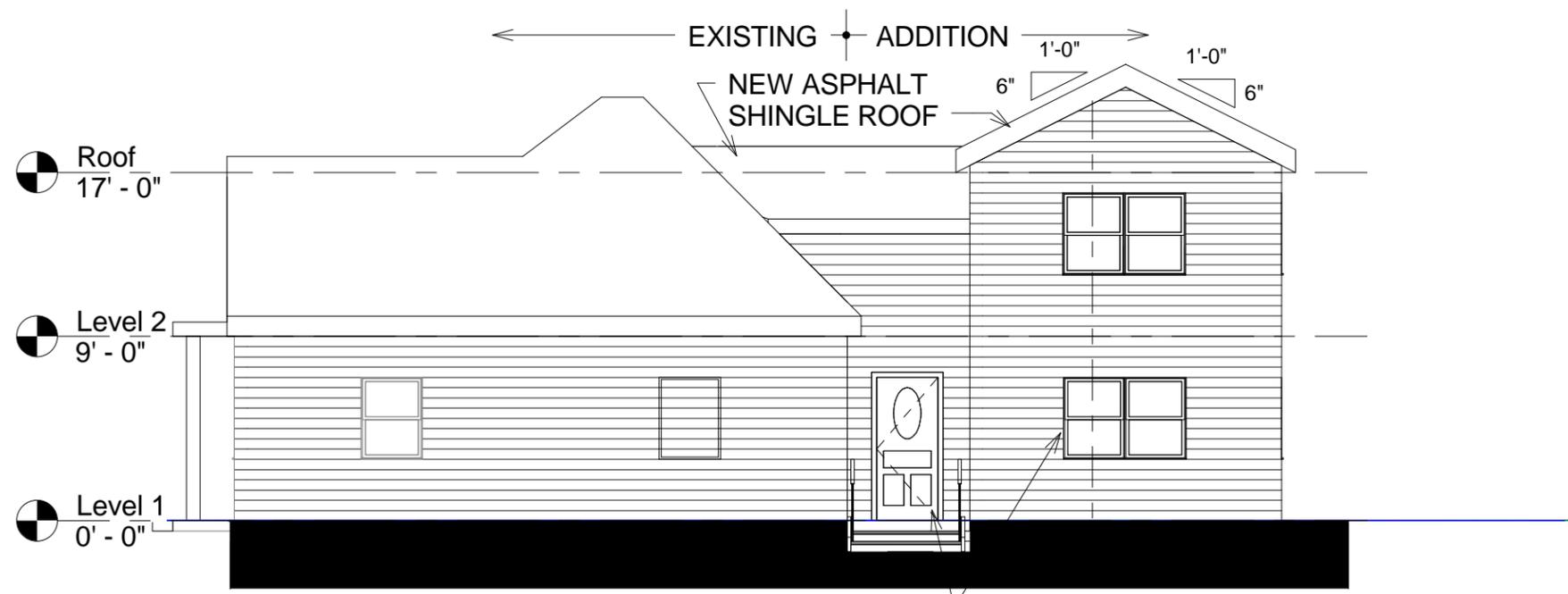
Project number	Project Number	A103
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale 1/8" = 1'-0"		



④ WEST ELEVATION
1/8" = 1'-0"

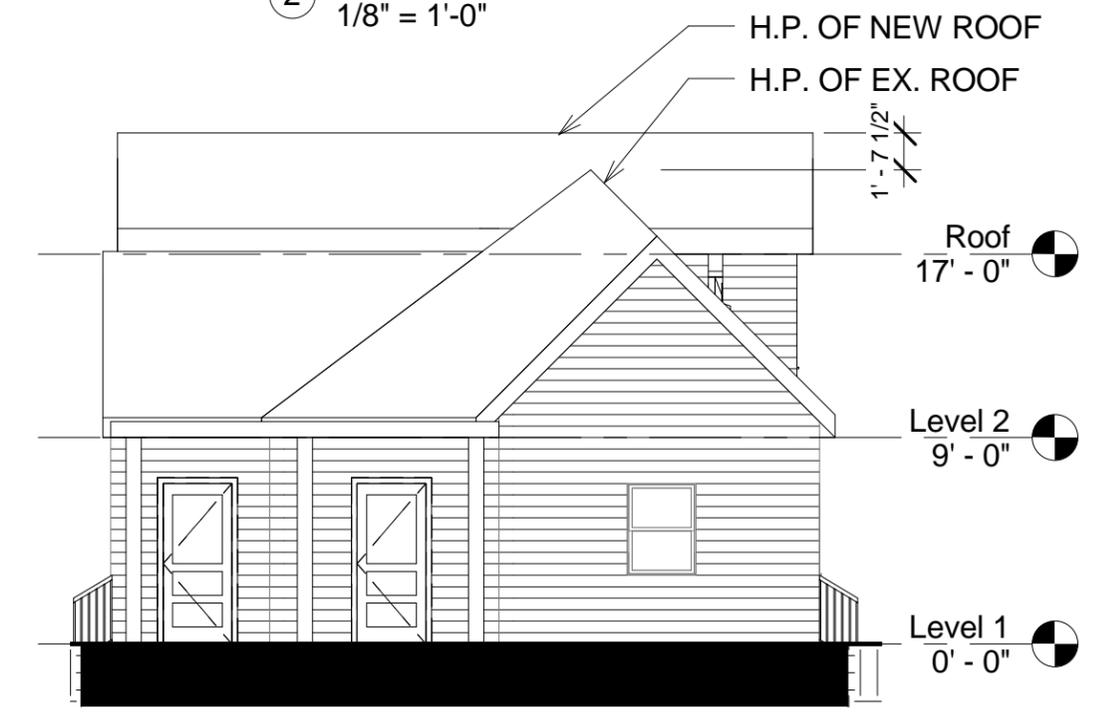


② NORTH ELEVATION
1/8" = 1'-0"



③ EAST ELEVATION
1/8" = 1'-0"

NEW DOOR & WINDOWS SHOWN FOR REFERENCE ONLY, DOOR & WINDOW STYLES SHALL COMPLY WITH HISTORIC OVERLAY GUIDELINES

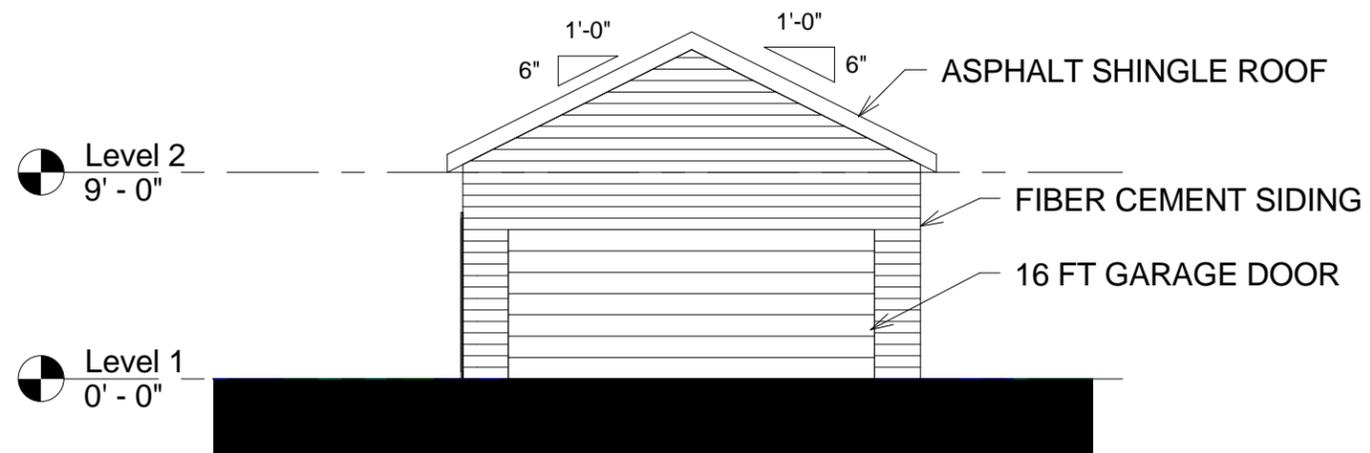


① SOUTH ELEVATION
1/8" = 1'-0"

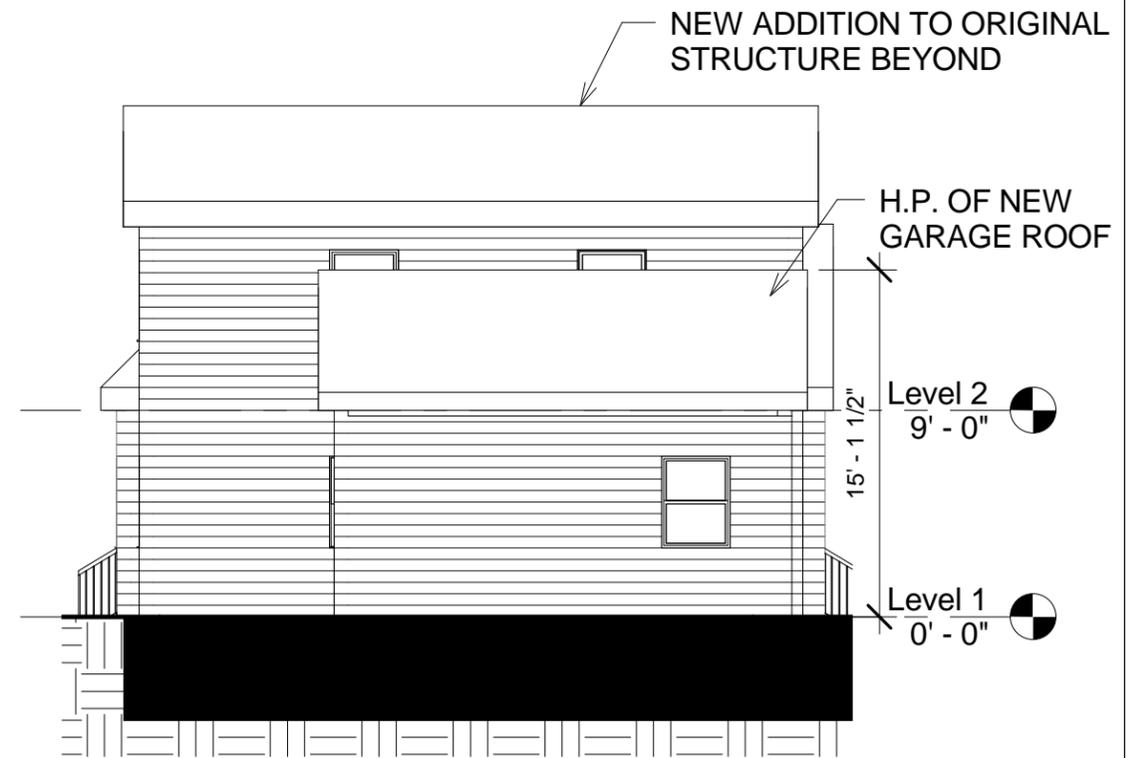
M. ESPINOSA
503 COFFEE ST

No.	Description	Date

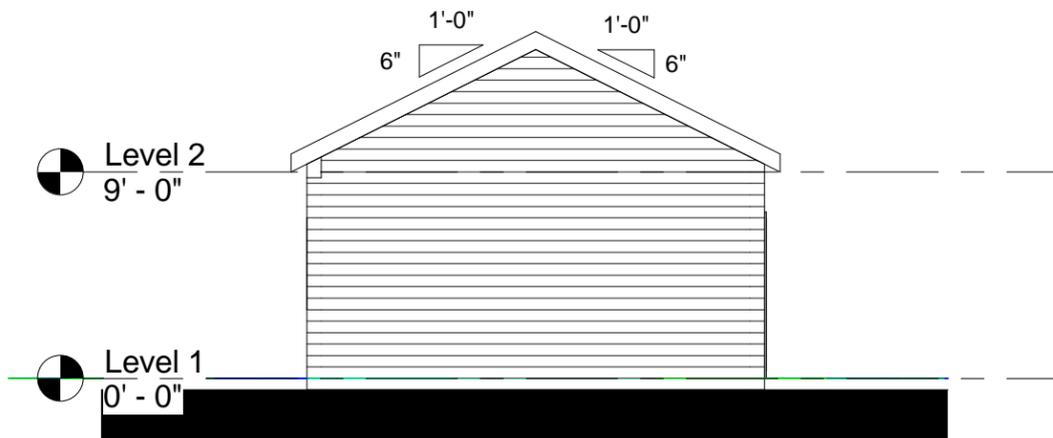
ELEVATIONS		
Project number	Project Number	A105
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		1/8" = 1'-0"



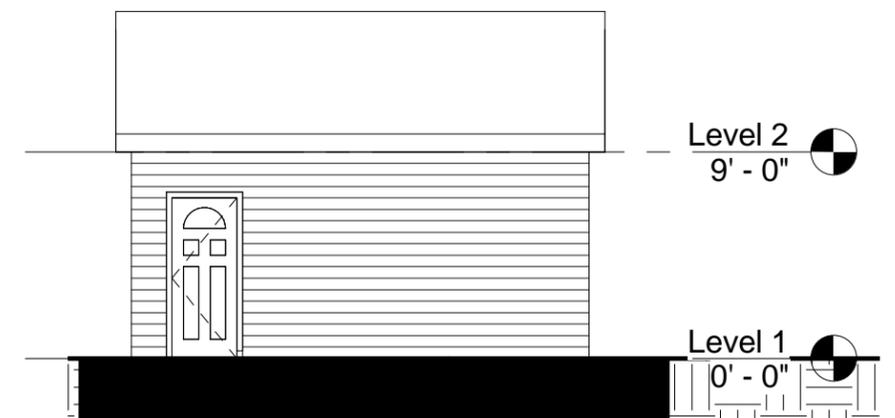
① EAST GARAGE ELEVATION
1/8" = 1'-0"



② NORTH GARAGE ELEVATION
1/8" = 1'-0"



④ WEST GARAGE ELEVATION
1/8" = 1'-0"



③ SOUTH GARAGE ELEVATION
1/8" = 1'-0"

M. ESPINOSA
503 COFFEE ST

No.	Description	Date

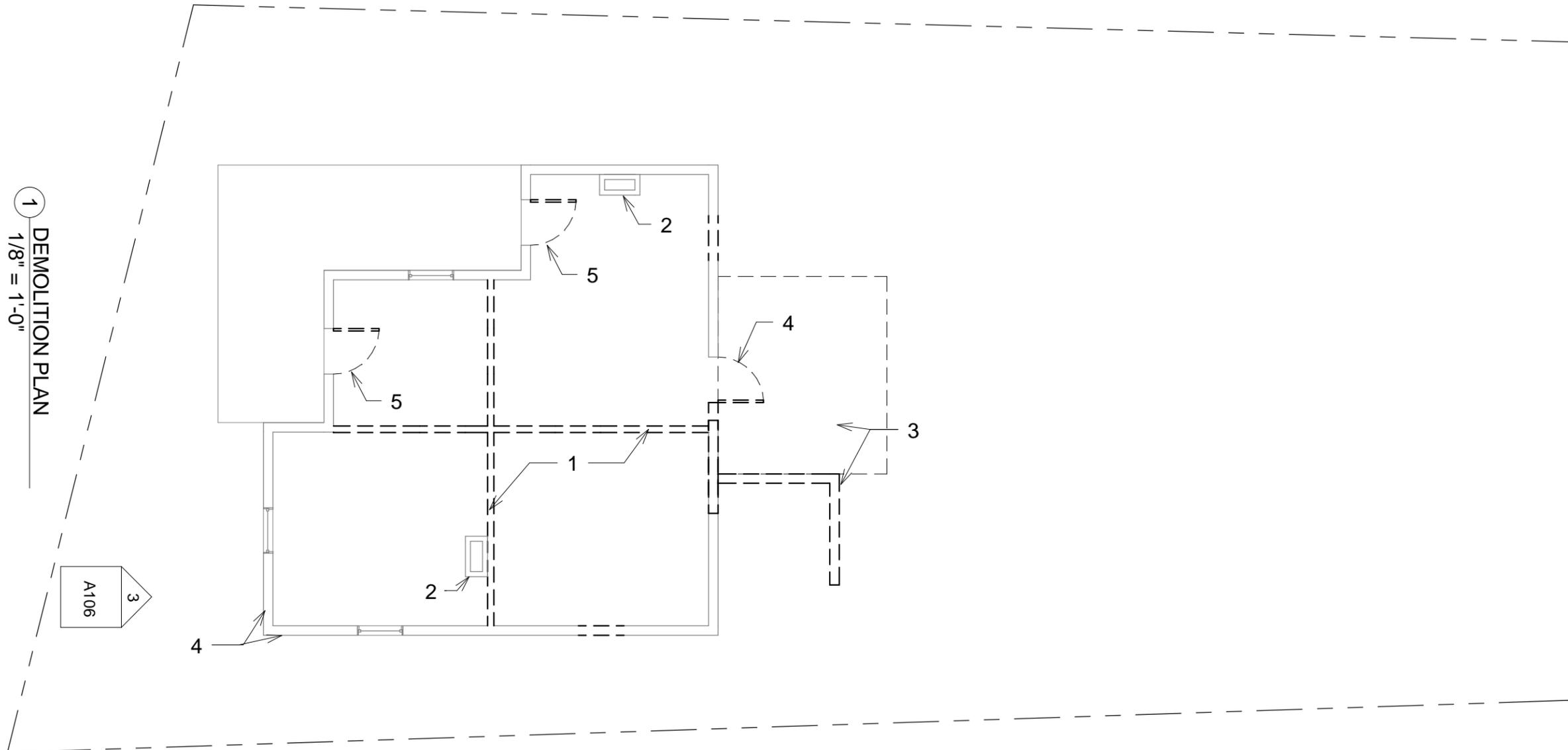
GARAGE ELEVATIONS

Project number	Project Number	A106
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		1/8" = 1'-0"

DEMOLITION KEYNOTES:

1. Demolish entire interior & all components, except existing fireplaces & chimney surrounds.
2. Protect & restore existing fireplaces & chimney surrounds.
3. Demolish rear porch & adjacent enclosure.
4. Demolish existing siding. Prep to receive new siding.
5. Demolish existing doors. Prep to receive new doors. All new doors shall be acceptable per historic commission guidelines.
6. Protect & restore existing wood windows. All new windows (at addition) shall be acceptable per historic commission guidelines.

1 DEMOLITION PLAN
1/8" = 1'-0"



M. ESPINOSA
503 COFFEE ST

No.	Description	Date

DEMOLITION PLAN		D101
Project number	Project Number	
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"