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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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STAFF RECOMMENDATION
1707 Blair Boulevard
April 10, 2017

Application: New construction—addition and outbuilding; Setback determination
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416009000
Applicant: Martin Wieck, Nine12 Design
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct an addition to an historic house with a mid-way parking pad and to construct a detached building at the rear with 4 attached parking bays. The historic house and addition will have three dwelling units in it, and the rear structure will have two dwelling units in it. The rear structure requires a rear setback determination. **Recommendation Summary:** Staff recommends disapproval of the project, finding that the height, scale, roof form, and orientation of the addition and rear structure do not meet Sections II.B.1.a., II.B.1.b., II.B.1.e., II.B.1.f., II.B.1.i., and II.B.2. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines. The Commission does not have the authority to approve the use. This recommendation is for the design of the buildings based on the proposed use.	**Attachments** **A:** Photographs **B:** Site Plan **D:** Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:

II. B. GUIDELINES

B. GUIDELINES

a. Height

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.

b. Scale

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.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

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.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

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

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. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

Stud wall lumber and embossed wood grain are prohibited.

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 materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, 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 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; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

e. Roof Shape

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have

posts that include bases and capitals.

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

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.

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.
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.
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.
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. Utilities

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.

i. Outbuildings
(*Although the MHZC does not review use itself there are additional ordinance requirements for buildings*

that have 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 DADU's or outbuildings and 17' for two-story DADUs or outbuildings. T*he roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials and Details
· Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

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'.

Outbuildings: Windows and Doors
· Publicly visible windows should be appropriate to the style of the house.
· Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.
· Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
· Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.
· 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.

Outbuildings: Siding and Trim
· Brick, weatherboard, and board-and-batten are typical siding materials.
· Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
· Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
· Stud wall lumber and embossed wood grain are prohibited.

· Four inch (4" nominal) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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.
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.
Generally, attached garages are not appropriate; however, instances where they may be are:
· Where they are a typical feature of the neighborhood; or
· When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

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.

j. Public Spaces

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.

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

k: Multi-unit Detached Developments/ Cottage Developments

Multi-unit detached developments or "cottage" developments are only appropriate where the Planning Commission has determined that the community plan allows for the density requested and the design guidelines for "new construction" can be met.
The buildings facing the street must follow all the design guidelines for new construction. The interior

units need not meet the design guidelines for setbacks and rhythm of spacing on the street.
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 face the street.
Interior dwellings should be "tucked-in" behind the buildings facing the street.
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.
Attached garages are only appropriate for rear units along the alley.

2. ADDITIONS

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 side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.
Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
Generally, one-story rear additions should inset one foot, for each story, from the side wall.
Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
Additions should be a minimum of 6" below the existing ridge.

In order to assure than an addition has achieved proper scale, the addition should:
No matter its use, 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.

· 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
· Atypical lot parcel shape or size
In these cases, an addition may rise above <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> 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.

Foundation
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.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

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).

Rear & Side Dormers

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.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

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.*
- *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 dormer locations 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.*

d. 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.

e. 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.

f. Additions should follow the guidelines for new construction.

Background: 1707 Blair Boulevard is a two-and-a-half story house constructed c. 1915 that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figures 1-5). The site is zoned RM20. Based on the zoning and the size of the lot, up to five dwelling units are allowed under code.

Figure 1. 1707 Blair Boulevard

Figures 2 & 3, right elevation

Figures 4 (left) right elevation; Figure 5 (right) rear elevation

The immediate context is primarily single family houses. To the left of the site is a contributing house that has a single-family form and zoned R8. Further to the left of this house is a multi-family development located at the corner of Blair and Belmont Boulevard. MHZC approved the design of this development in 2015 (Figure 6). To the right are two historic single-family forms which are zoned RM20 (figure 7). Across the street are primarily houses with single-family forms that are zoned RM20, although there is also an historic multi-family structure (Figure 8). The block is bookended with large multi-family buildings on the corners but the interior of the block currently maintains the historic single-family forms. Based on the fact that the majority of the lots in the immediate vicinity are similar in size with similar house forms and zoning, any approvals for this property will likely set a precedent for 10 other lots on the block.

Figure 6. Structures to the left of 1707 Blair.

Figure 7. Structures to the right of 1707 Blair.

Figure 8. Structures to across the street from 1707 Blair.

Analysis and Findings: Application is to construct an addition to an historic house with a mid-way parking pad and to construct a detached building at the rear with 4 attached parking bays. (The rear building is not considered a detached accessory dwelling unit because of the zoning of the lot.) The historic house and addition will have three dwelling units in it, and the rear structure will have two dwelling units in it. The rear structure requires a rear setback determination.

While the Metro Historic Zoning Commission does not regulate the number of units allowed on the site and does not regulate use, it can determine whether or not the proposed design, height and scale of the construction on the site is appropriate to the historic house, the lot, and the overall Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Addition Height & Scale: The addition will add one thousand, three hundred and six square feet (1,306 sq. ft.) of footprint to the historic structure, which has a footprint of two thousand, four hundred and eighteen square feet (2,418 sq. ft.). The addition is inset two feet, six inches (2'6") from the back corner on the right side and twenty-four feet (24') on the left side. On the right elevation, after a depth of five feet (5'), the addition steps back out to match the line of the historic house. Staff finds these insets and the footprint to be appropriate.

The historic house is two-and-a-half stories with an eave height of approximately twenty-three feet (23') and a ridge height of thirty-three feet (33'). The addition will also be approximately two-and-a-half stories in height; but will be two feet, four inches (2'4") taller than the historic house. The design guidelines state:

> *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.*

The design guidelines only permit additions to be taller than the historic house when the historic house is one story in height. It is not appropriate for an addition behind a two-and-a-half story house to be taller than the historic house, particularly when there are no other severe lot constraints. The wall dormers on the addition, which meet the ridge of the roof, and the balconies above the second story level further serve to accentuate the height and scale of the addition. Staff finds that the addition's height and scale do not meet Sections II.B.1.a., II.B.1.b., and II.B.2.a. of the design guidelines.

Addition Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition is inset appropriately. The addition is designed so that if the addition were to be removed in the

future, the historic form and integrity of the house would remain intact. Staff finds that the addition meets Section II.B.2.a. and II.B.2.e. of the design guidelines.

Addition Design: The addition's insets, change in materials, and separate roof form distinguish it from the historic structure. However, its height, scale, wall dormer, and balconies above the second story are not compatible to the historic structure. Staff therefore finds that the addition's design does not meet Sections II.B.2.a. and II.B.2.f of the design guidelines.

Addition Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It will be five feet, seven inches (5'7") from the right side property line, approximately twenty-three feet (23') from the left side property line, and approximately sixty-six feet (66') from the rear property line. Because the addition is no wider than the historic house, the rhythm of spacing along Blair Boulevard will not be affected. Staff finds that the proposed addition meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Addition Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block	Split Face	Yes	No
Cladding	Stucco	Smooth	Yes	No
Secondary Cladding	Brick	Unknown	Yes	Yes
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Wood	Typical	Yes	No
Other material	Stone	Unknown	Yes	Yes
Left façade Balcony Material	Metal	Unknown	Yes	No
Windows	Unknown	Unknown	Unknown	Yes
Principle Entrance	Unknown	Unknown	Unknown	Yes
Side/rear doors	Unknown	Unknown	Unknown	Yes
Driveway	Concrete	Typical	Yes	No
Walkway	Concrete	Typical	Yes	No

Staff would recommend approval of brick and stone samples, the shingle color, and all windows and doors. With staff's approval of all final material choices, staff finds that the project meets Sections II.B.1.d. and II.B.2. of the design guidelines.

Addition Roof form: The addition includes a flat-roofed dormer that ties into the back of the historic house at a point six inches (6") below the ridge. The dormer is inset two feet (2') from the side walls of the house, which is appropriate. The taller portion of the roof will have an 8/12 front-facing gable form. The design guidelines state that taller portions of the addition should be clipped, hipped or side gable form. Even with an appropriate roof form, the addition is taller than the historic house; therefore, staff therefore finds that this roof form does not meet the design guidelines.

The brick part of the addition will have a flat roof form. Staff finds that a flat roof could be appropriate if the top of the roof is no taller than the historic house's eave height. In this case, the top of the flat roof is a foot (1') taller than the top of the historic house's eave. Above the flat roof will be a wall dormer that contains access to a balcony above the second story. The balcony includes a wall/barrier that is three feet, six inches (3'6") above the flat roof. Because the flat roofs are taller than the historic house's eave and because they are paired with wall dormers and three foot, six inch (3'6") balcony barriers, staff finds that the roof form is not appropriate.

Staff finds that the addition's roof form does not meet Section II.B.1.e. and II.B.2. of the design guidelines.

Addition Orientation: The applicant plans to have three residential units in the primary structure. Two units will be in the historic house, and a third unit will be in the addition. The entrances to the two units in the historic house will be via existing door openings on the front façade, which is appropriate. The entrance to the unit in the addition will be at the rear, invisible from the street.

Typically rear units should have a walkway connecting them to the street, as was required for the multi-family project at the corner of Blair and Belmont. Three units do not have pedestrian access to the street. Therefore staff finds that the orientation of the project does not meet the design guidelines.

The left façade contains a hanging metal balcony at the second story level. Although atypical, staff finds this to be appropriate because it will be located eighteen feet (18') inset from the side wall of the historic house.

No changes to the existing pathways were indicated on the drawings. Vehicular access to the site will be via both the side and the rear alleys, which is appropriate.

Because of the lack of walkways to the rear units, staff finds that the addition's orientation does not meet Section II.B.1.f. and II.B.2. of the design guidelines.

Addition Proportion and Rhythm of Openings**:** The only change to the window and door openings on the historic house indicated on the plans is the opening of a previously enclosed window opening on the right façade. Staff finds this to be appropriate. The windows on the proposed addition are all generally twice as tall as they are wide, thereby

meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: Parking for four cars will be provided off of the side alley, behind the historic house. Staff finds this to be appropriate. Because of the slope of the site, a retaining wall of split face block will be built to create the parking areas as well as a courtyard and other patio areas. The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition, staff finds that the project's appurtenances and utilities meet the design guidelines.

Outbuilding/Rear Building: The proposed building in the rear is not an outbuilding in the traditional sense. It is not an accessory structure to the historic house, but rather a separate building with two dwelling units that have three bedrooms and three and a half bathrooms each. Because the lot is zone RM 20, the rear building is not restricted by the regulations of the Detached Accessory Dwelling Unit ordinance. MHZC needs to determine whether the design, height, and scale of the rear building are appropriate to the historic house, the site, and the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

The proposed rear building will be three stories and will have a maximum height of thirty-three feet (33'). This is the same height as the front of the historic house, but because the site slopes up towards the back, the rear building will appear taller than the historic house. Staff finds that the three story scale of the rear building is not appropriate because it is larger than the historic house, which is two and a half stories. Any rear structure should have a height lower than the historic building and be a maximum of two and a half stories.

The rear building will have a footprint of one thousand, eight hundred and ninety-one square feet (1,891 sq. ft.). For a traditional outbuilding, the design guidelines limit the footprints of outbuildings to one thousand square feet (1,000 sq. ft.) on lots larger than ten thousand square feet (10,000 sq. ft.) like this one. Because the lot is zoned RM 20, staff finds that it could be appropriate for an outbuilding to have a footprint larger than one thousand square feet (1,000 sq. ft.). However, staff finds the proposed footprint and overall scale to be too large for the site and the historic context. The footprint does not allow for the minimum space of twenty feet (20') between the back of the primary structure and the rear structure, as is typically required. The footprint, combined with the three story form and the wall dormers, results in a rear structure that is too large for the site and is not sufficiently subordinate to the historic structure. Although zoned for five units, the historic context is primarily single-family and two-family houses. The scale of the rear structure is not appropriate to the historic context.

The rear structure will contain parking on the ground floor facing the alley. The attached parking, as well as the proposed materials and fenestration pattern, meet the design guidelines.

The rear structure will meet the five feet (5') base zoning setbacks on the sides. Base zoning requires that all new construction be a minimum of twenty-feet (20') from the rear property line. The applicant is proposing to situate the rear structure as close as eight feet, six inches (8'6") from the rear property line. If the scale of the outbuilding is reduced, staff finds that the proposed rear setback could be appropriate, as it would allow for more room between the historic house/addition and the rear structure. A shorter rear setback would also reduce the visibility of the rear structure from the street and would reduce its impact on the historic house.

Because of the outbuilding's height, three story form, and large footprint, staff finds that the rear building does not meet Sections II.B.1.a., II.B.1.b., and II.B.1.i. of the design guidelines.

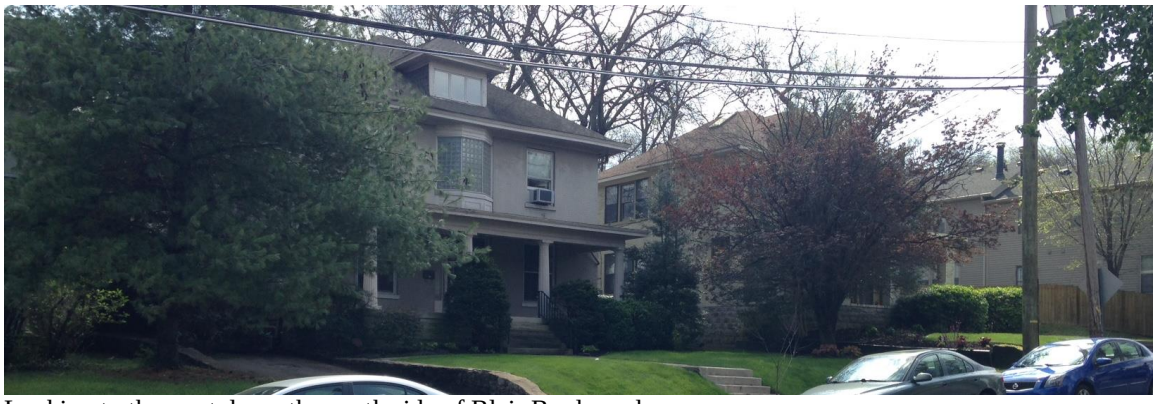
Recommendation Summary: Staff recommends disapproval of the project, finding that the height, scale, roof form, and orientation of the addition and rear structure do not meet Sections II.B.1.a., II.B.1.b., II.B.1.e., II.B.1.f., II.B.1.i., and II.B.2. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the buildings based on the proposed use.

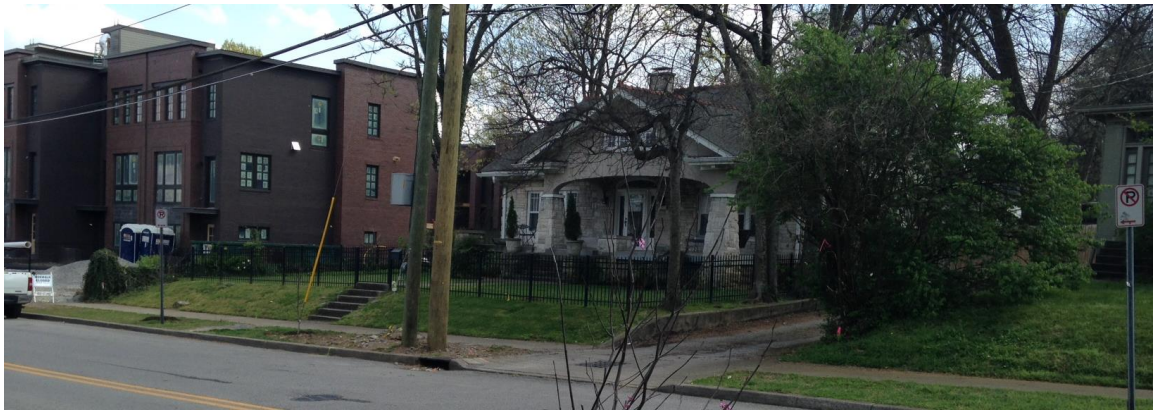
Context Photos:

1709 Blair Boulevard, to the right of the site

1707 5 Blair Boulevard, to the left of the site, across the side alley



Looking to the west down the south side of Blair Boulevard



Looking to the east down the south side of Blair Boulevard

The Jenkins SP development at the corner of Belmont Boulevard and Blair Boulevard

Residential Structures across Blair Boulevard from No. 1707

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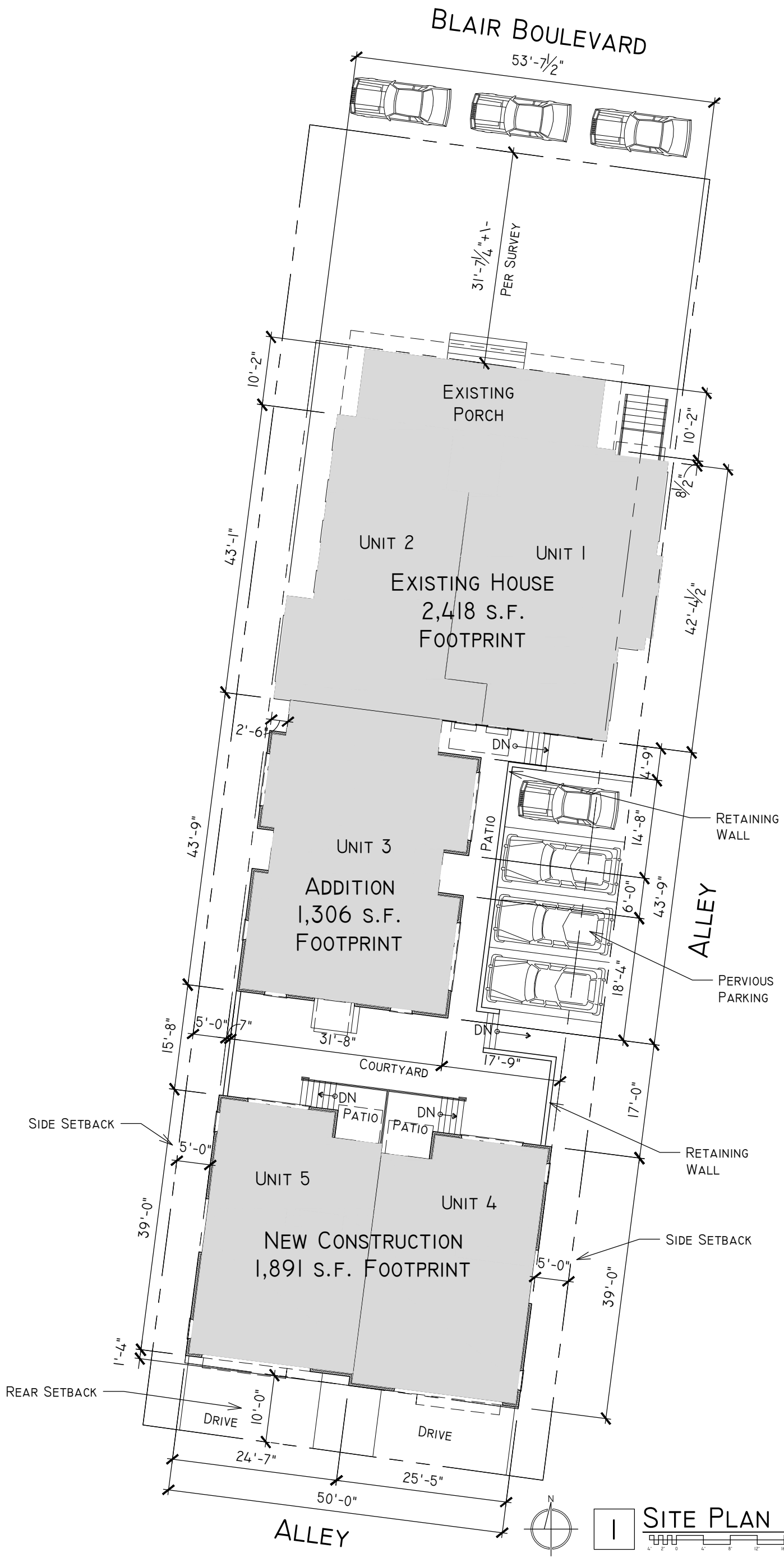

1 Site Plan

Scale: 1/16"=1'-0"

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Site Plan

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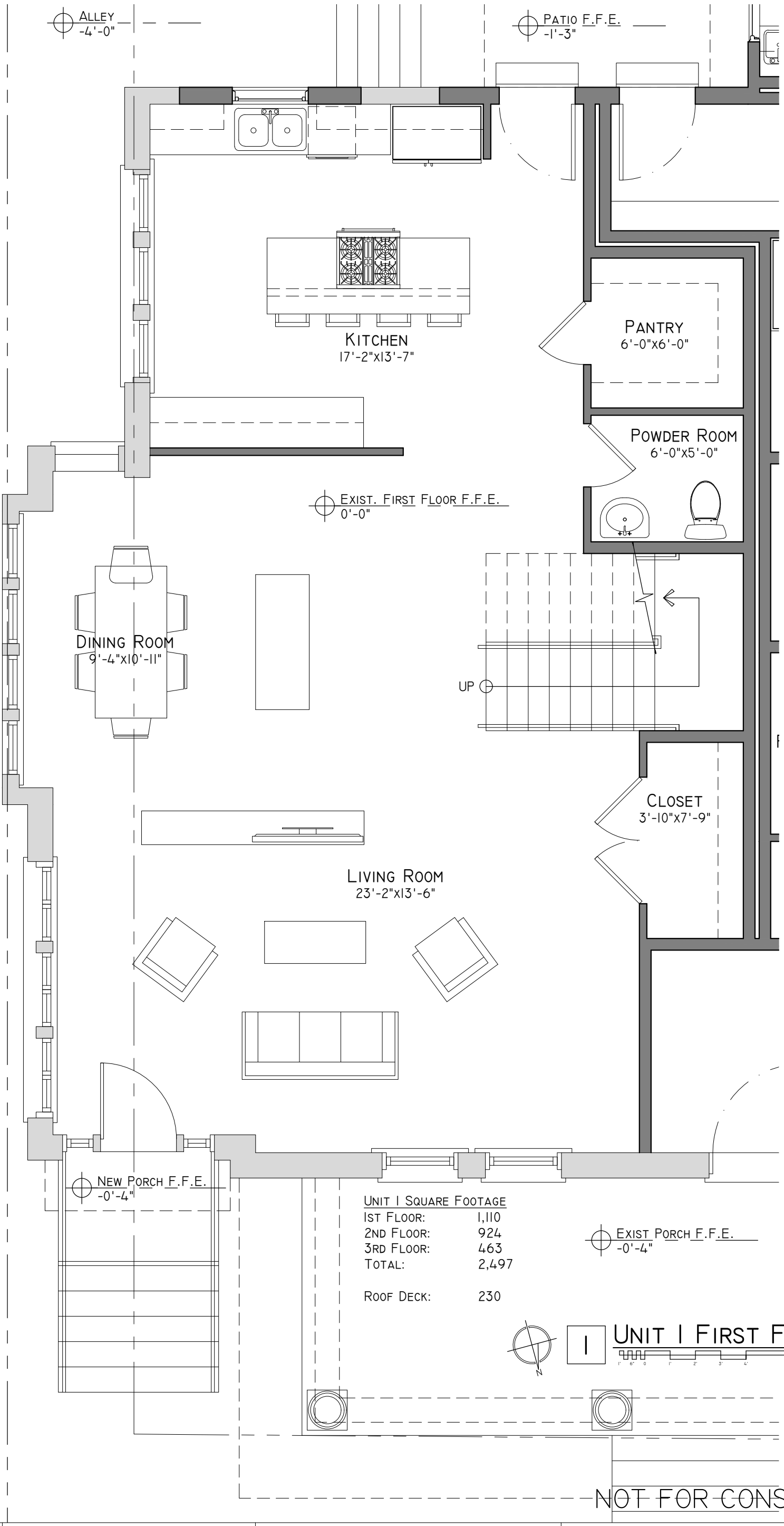

UNIT 1 SQUARE FOOTAGE

1ST FLOOR:	1,110
2ND FLOOR:	924
3RD FLOOR:	463
TOTAL:	2,497
ROOF DECK:	230

1 UNIT 1 FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

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FLOOR PLANS

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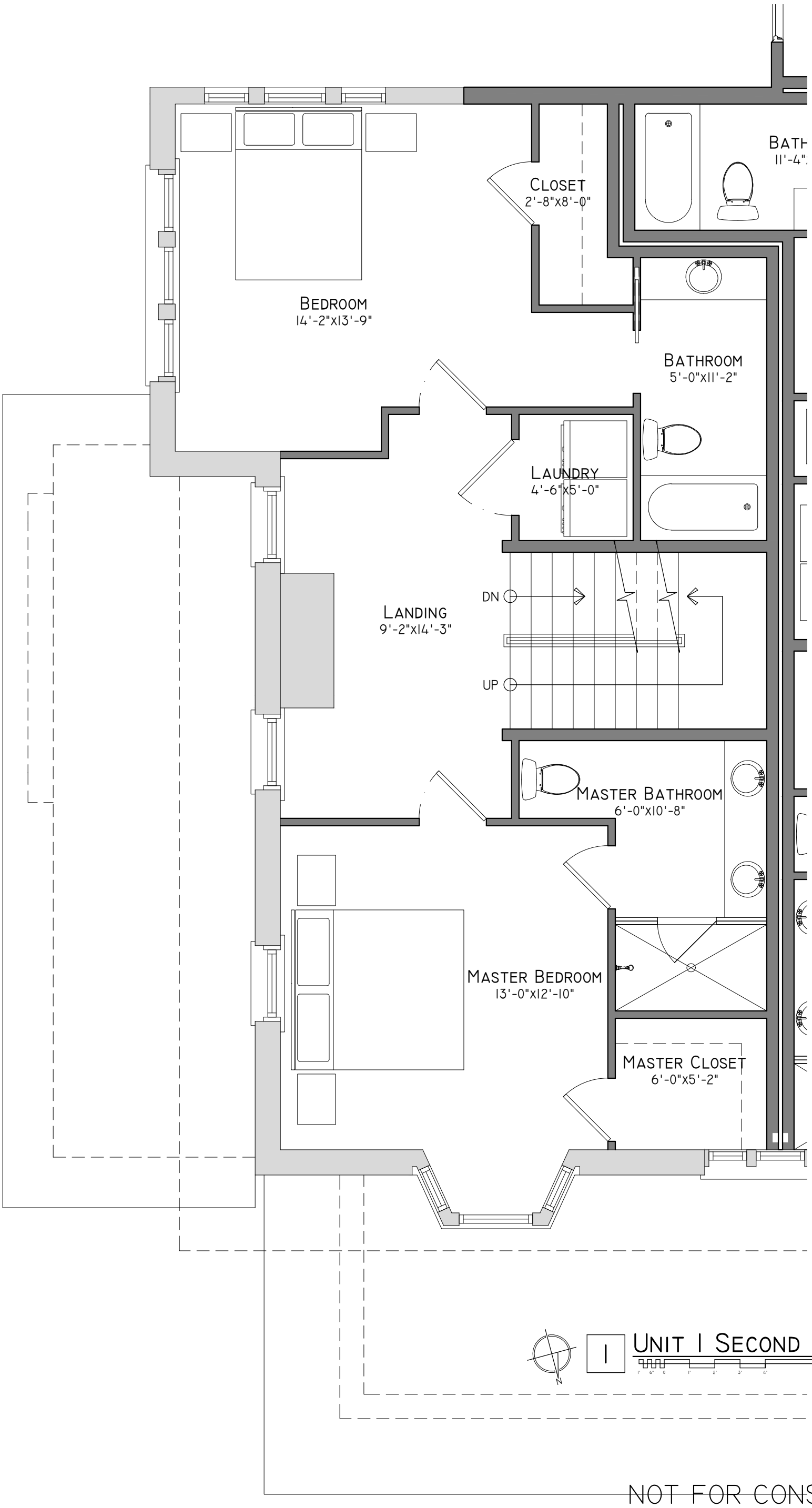

1 Unit 1 Second Floor Plan

Scale: 1/4"=1'-0"

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Floor Plans

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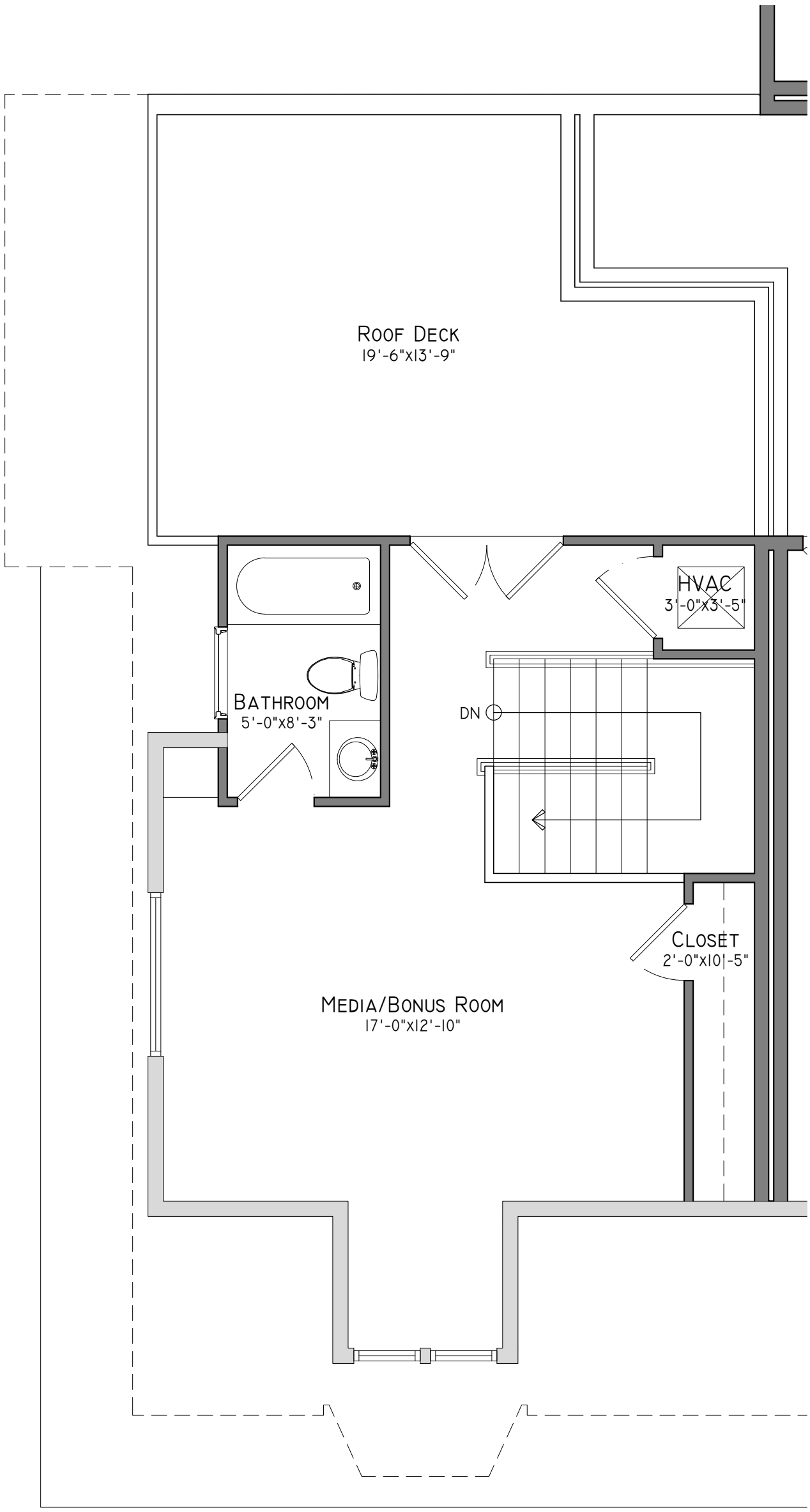

1 Unit 1 Third Floor Plan

Scale: 1/4"=1'-0"

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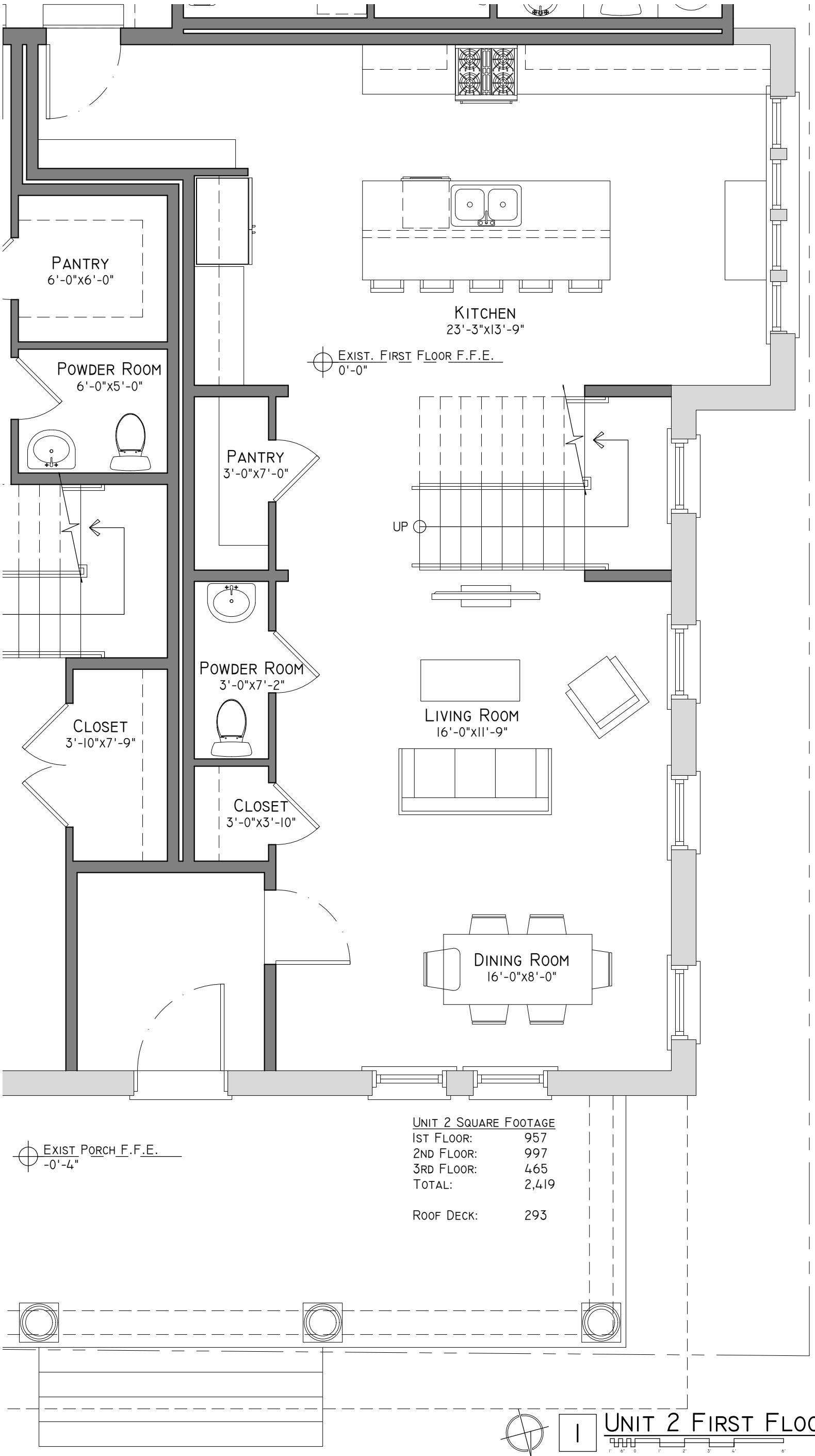

Unit 2 Square Footage

1st Floor:	957
2nd Floor:	997
3rd Floor:	465
Total:	2,419
Roof Deck:	293

1 Unit 2 First Floor Plan

Scale: 1/4"=1'-0"

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Floor Plans

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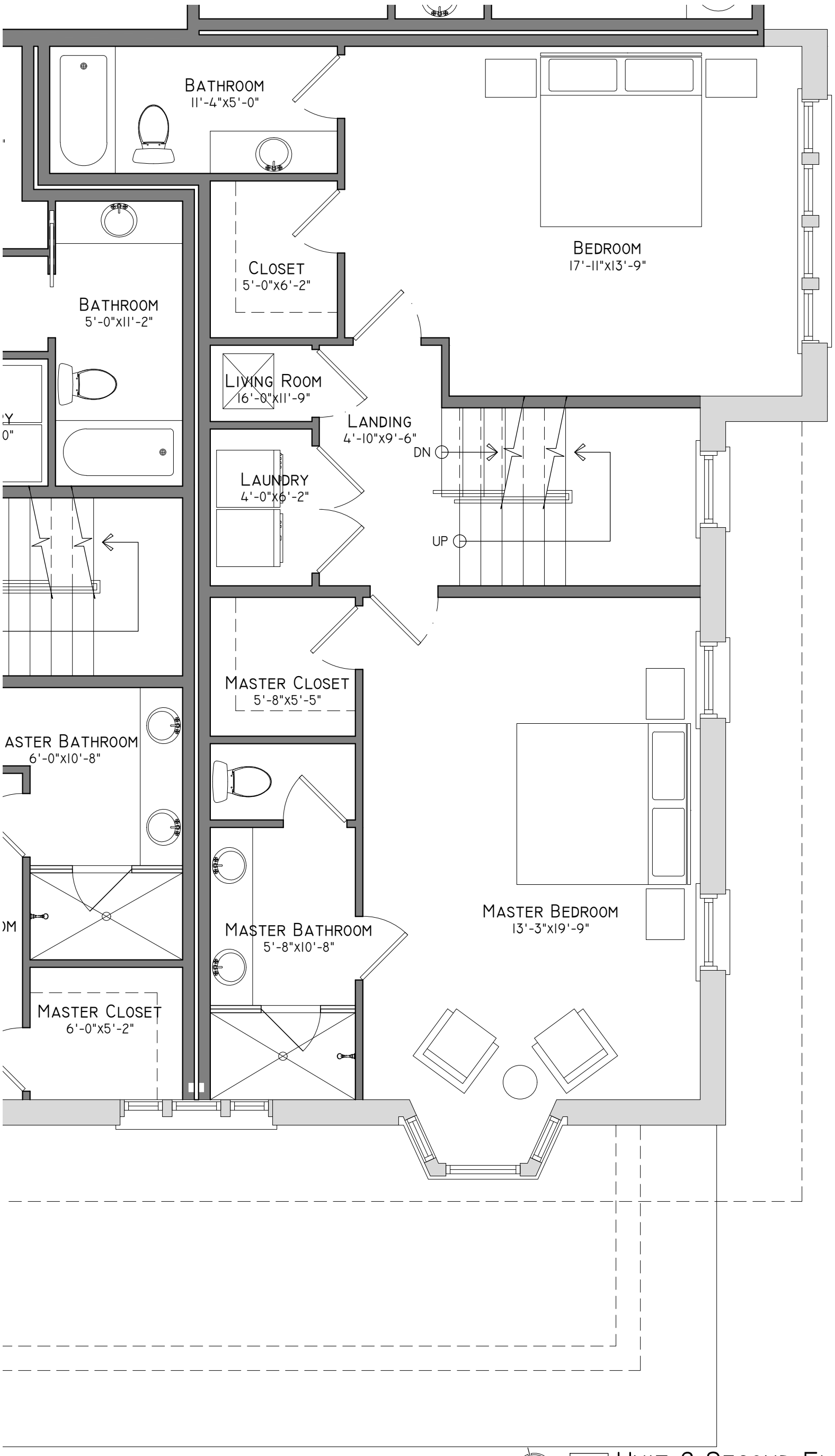

1 UNIT 2 SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

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FLOOR PLANS

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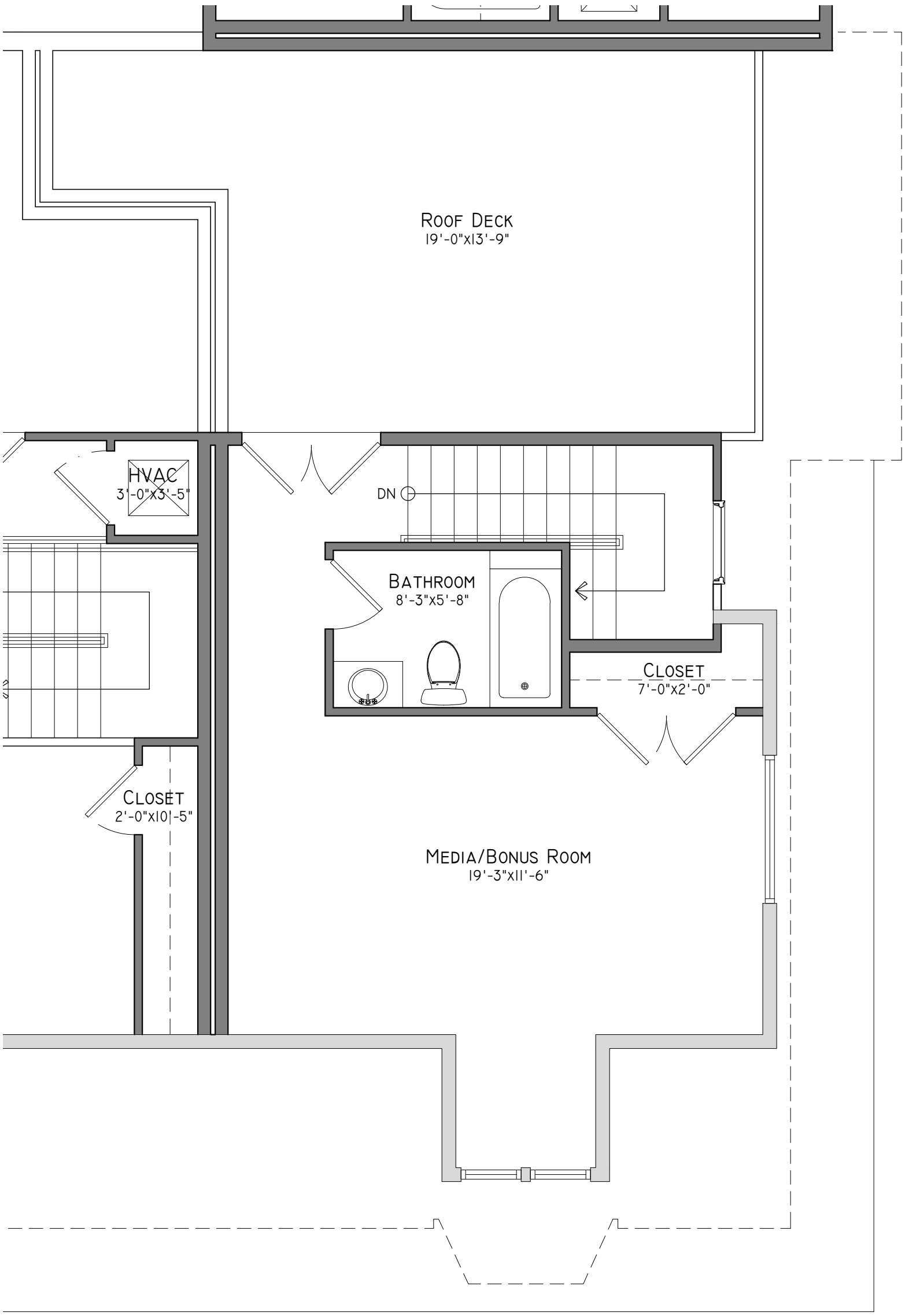

1 Unit 2 First Floor Plan

Scale: 1/4"=1'-0"

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Floor Plans

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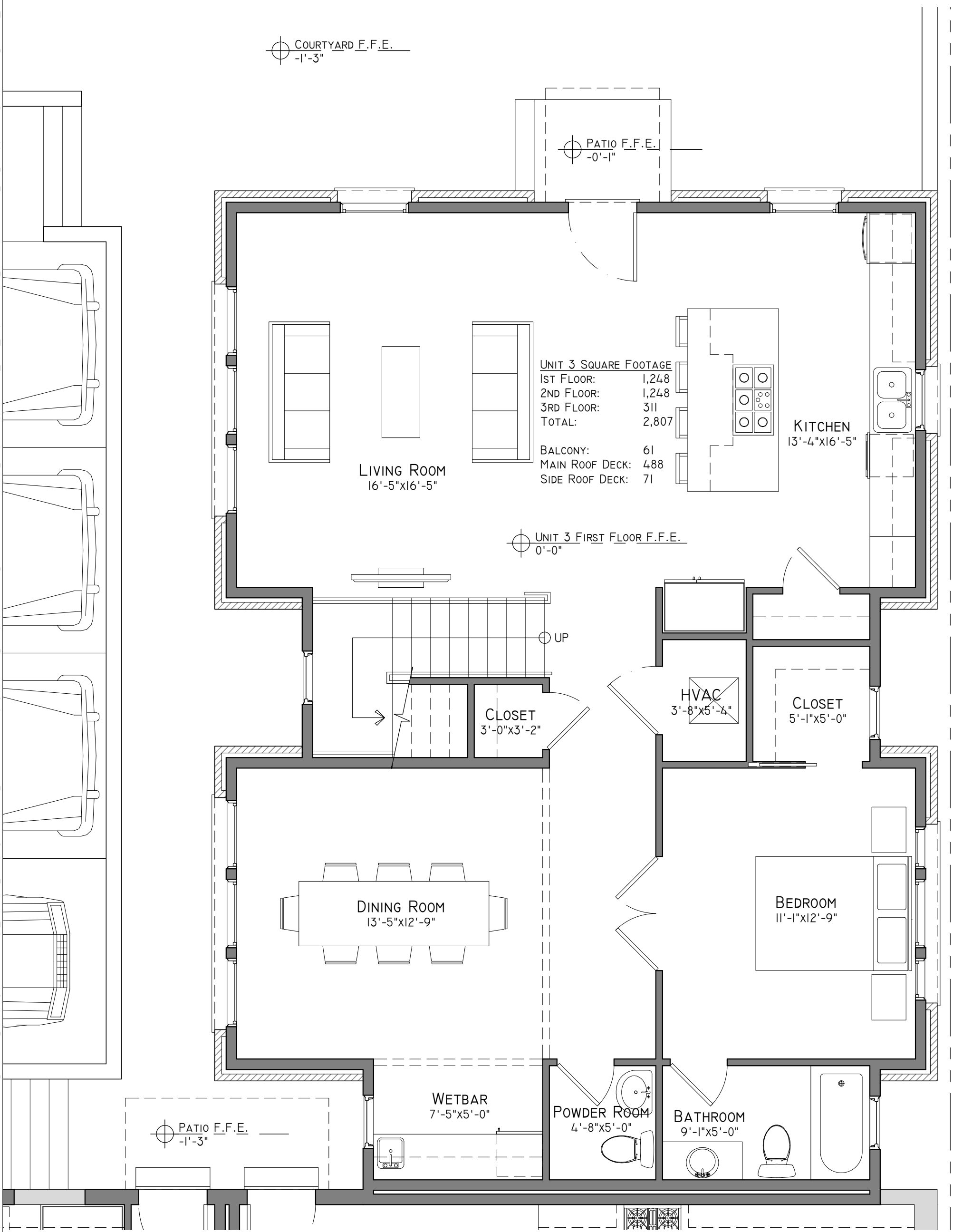

1 UNIT 3 FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

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FLOOR PLANS

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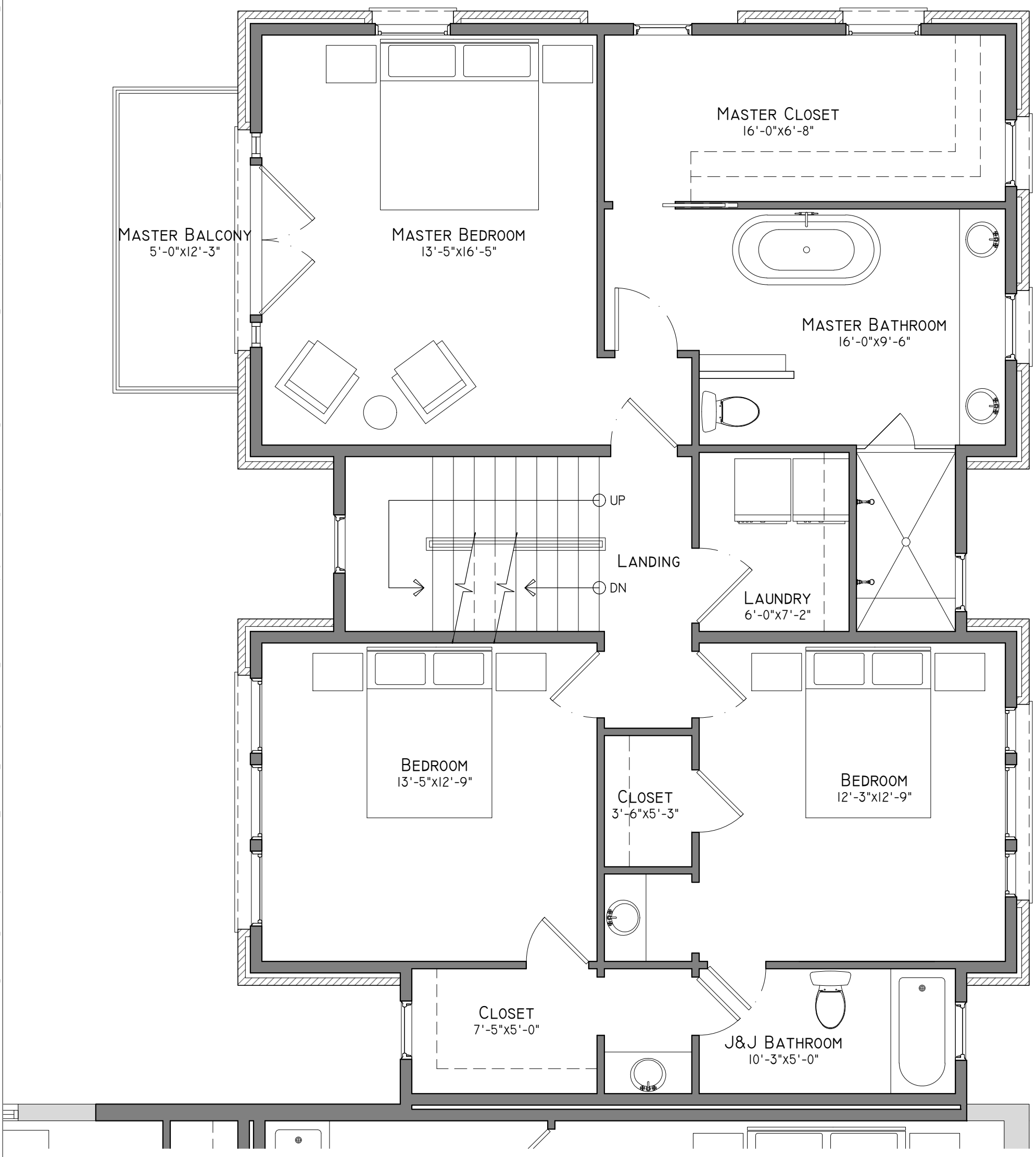

1 Unit 3 Second Floor Plan

Scale: 1/4"=1'-0"

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Floor Plans

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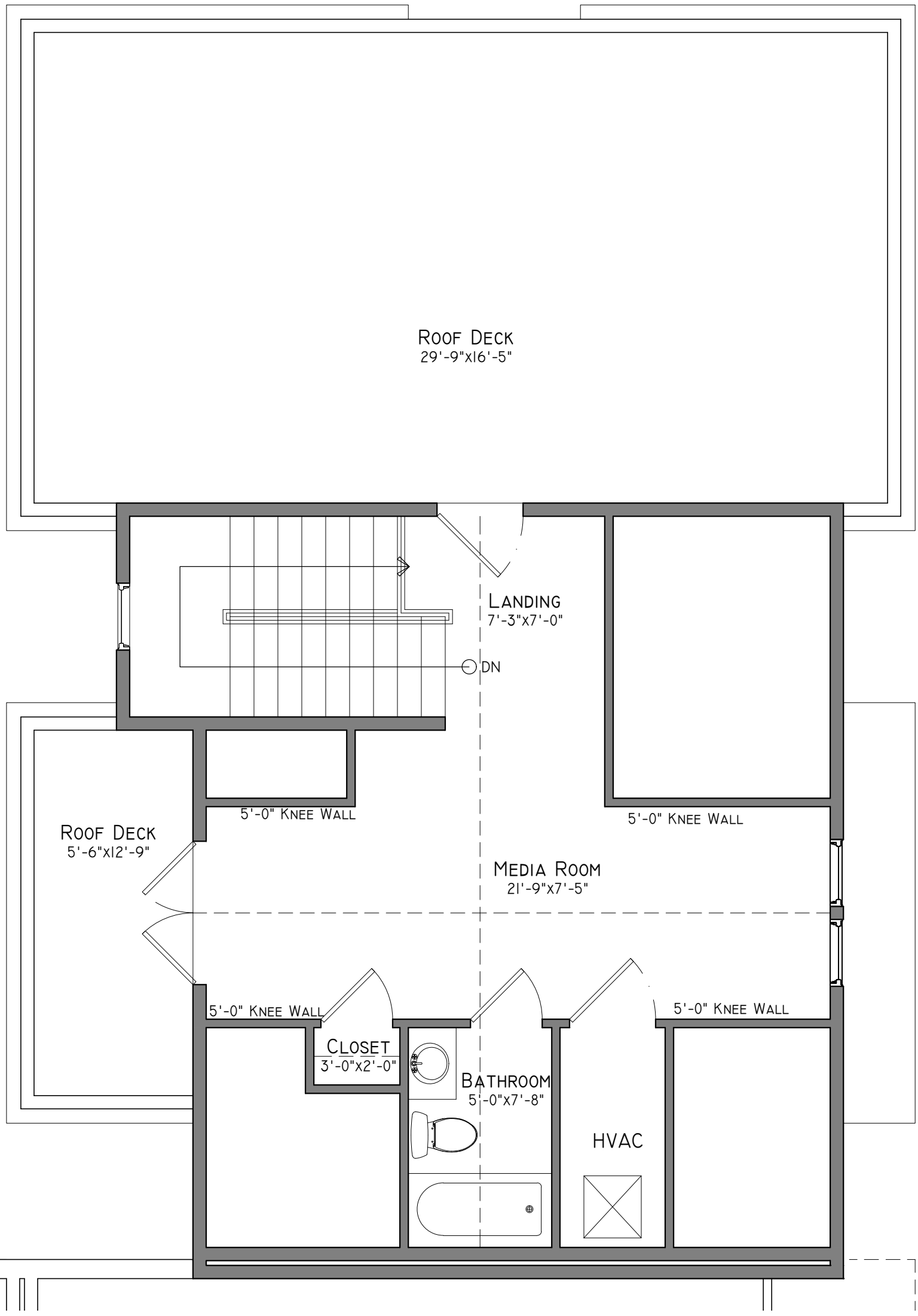

1 Unit 3 Third Floor Plan

Scale: 1/4"=1'-0"

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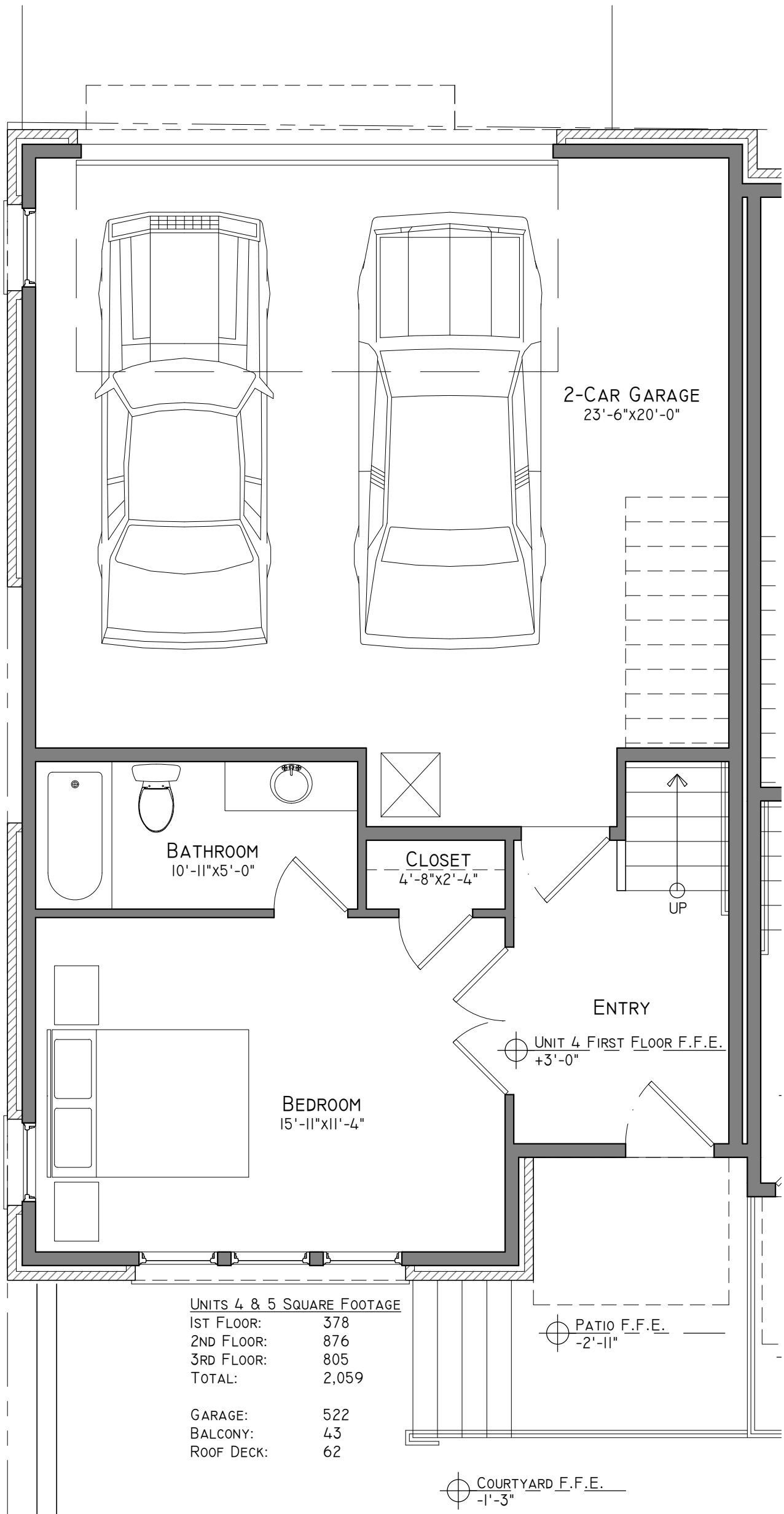

Units 4 & 5 Square Footage	
1st Floor:	378
2nd Floor:	876
3rd Floor:	805
Total:	2,059
Garage:	522
Balcony:	43
Roof Deck:	62

1 Unit 4 (5 O.H.) First Floor Plan

Scale: 1/4"=1'-0"

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Floor Plans

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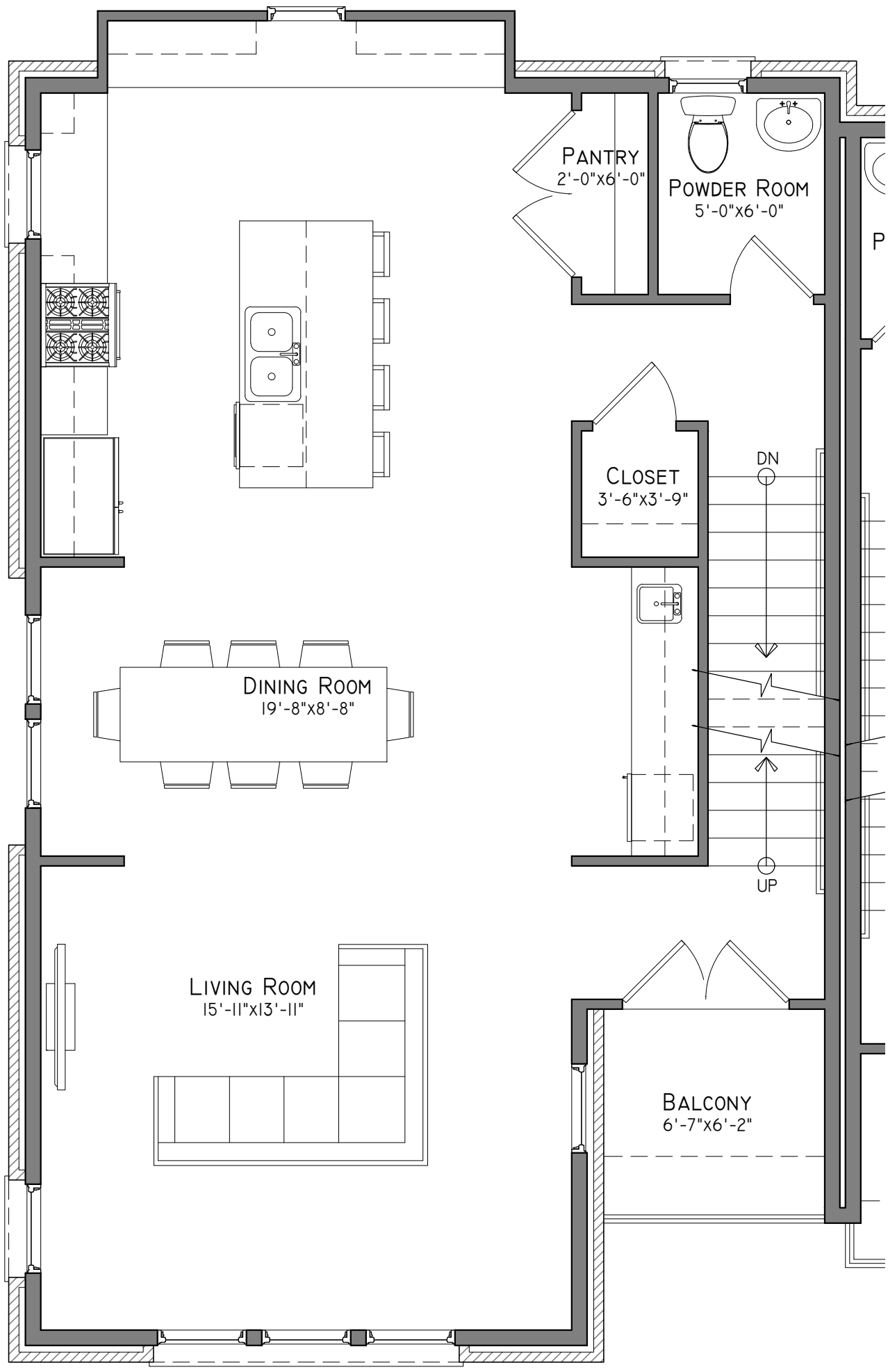

1 UNIT 4 (5 O.H.) SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

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FLOOR PLANS

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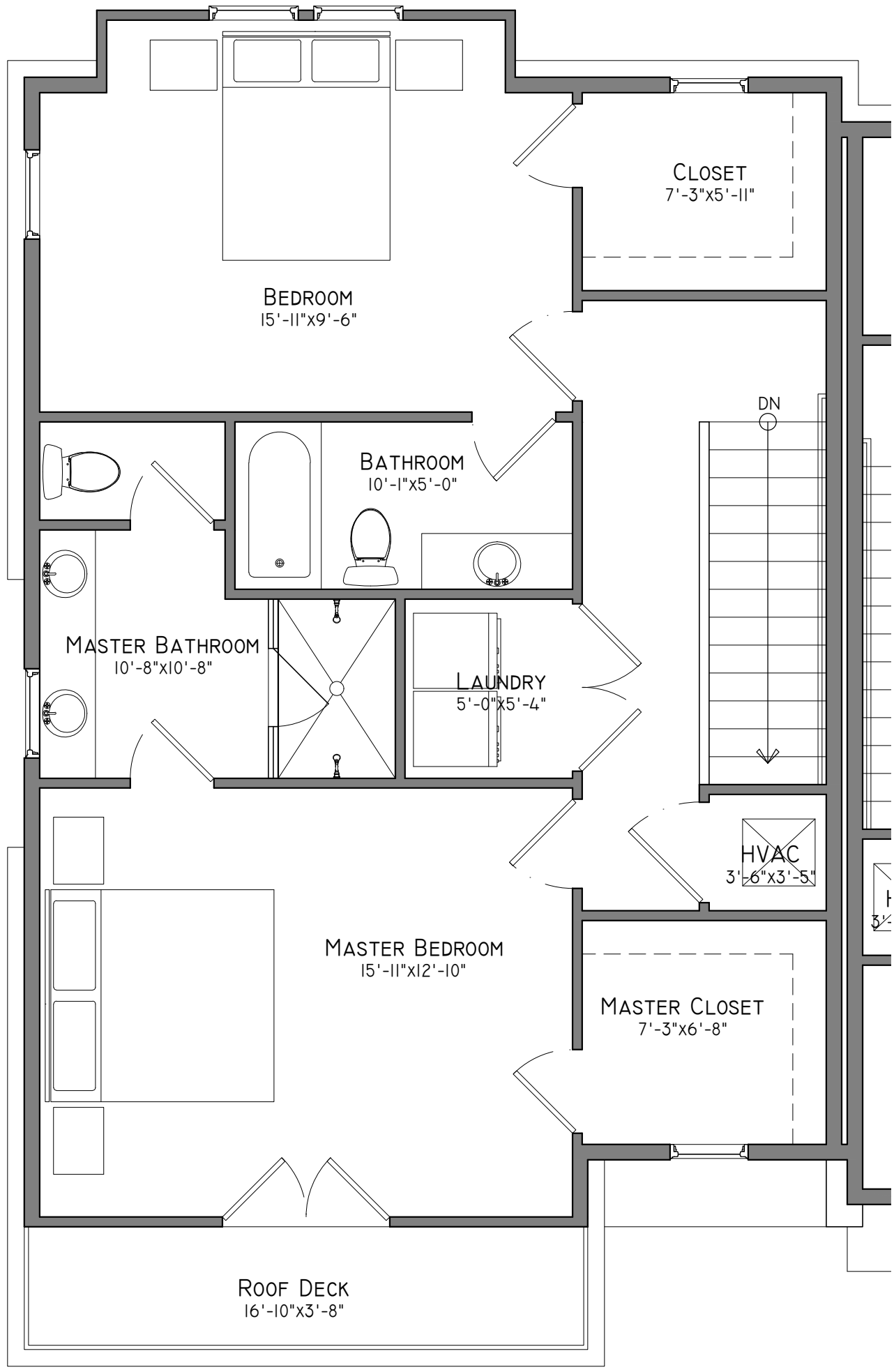

1 Unit 4 (5 O.H.) Third Floor Plan

Scale: 1/4"=1'-0"

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Floor Plans

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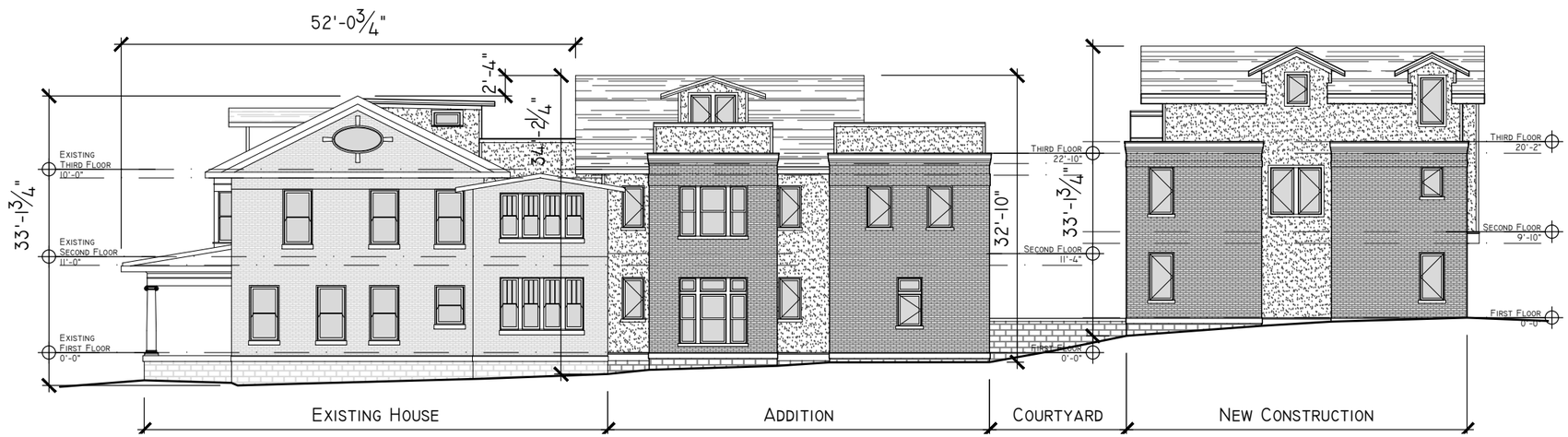

1 West Elevation

Scale: 1/16"=1'-0"

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Exterior Elevations

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2 North Elevation

Scale: 1/8"=1'-0"

3 Addition South Elevation

Scale: 1/8"=1'-0"

1 Partial South Elevation

Scale: 1/8"=1'-0"

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Exterior Elevations

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1 East Elevation

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Exterior Elevations

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1 West Elevation

Scale: 1/8"=1'-0"

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Exterior Elevations

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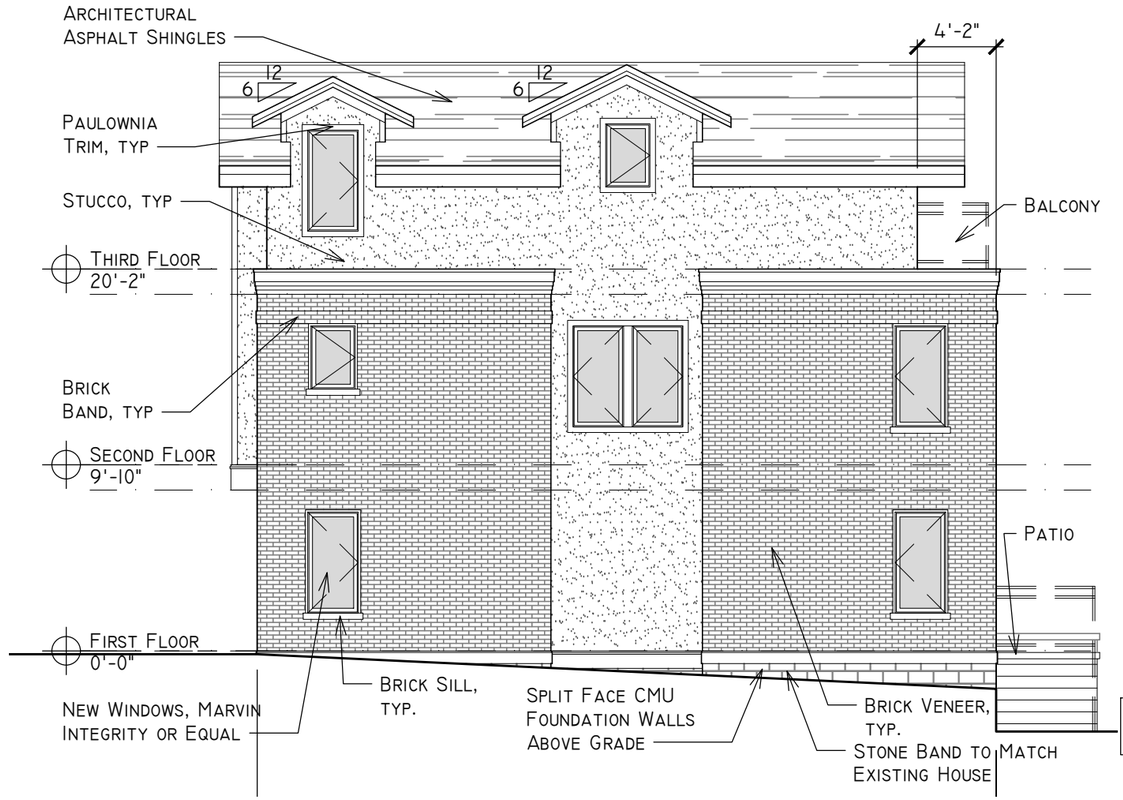

2 Units 4&5 East/West Elevation

Scale: 1/8"=1'-0"

3 Units 4&5 North Elevation

Scale: 1/8"=1'-0"

1 Units 4&5 South Elevation

Scale: 1/8"=1'-0"

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Exterior Elevations

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Exterior Elevations

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1 View From Street
NTS

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Exterior Elevations

20

1 View From Alley of Addition
NTS

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Exterior Elevations

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1 View From Alley

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