



**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  
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**STAFF RECOMMENDATION**  
**1825 Fourth Avenue North**  
**April 19, 2017**

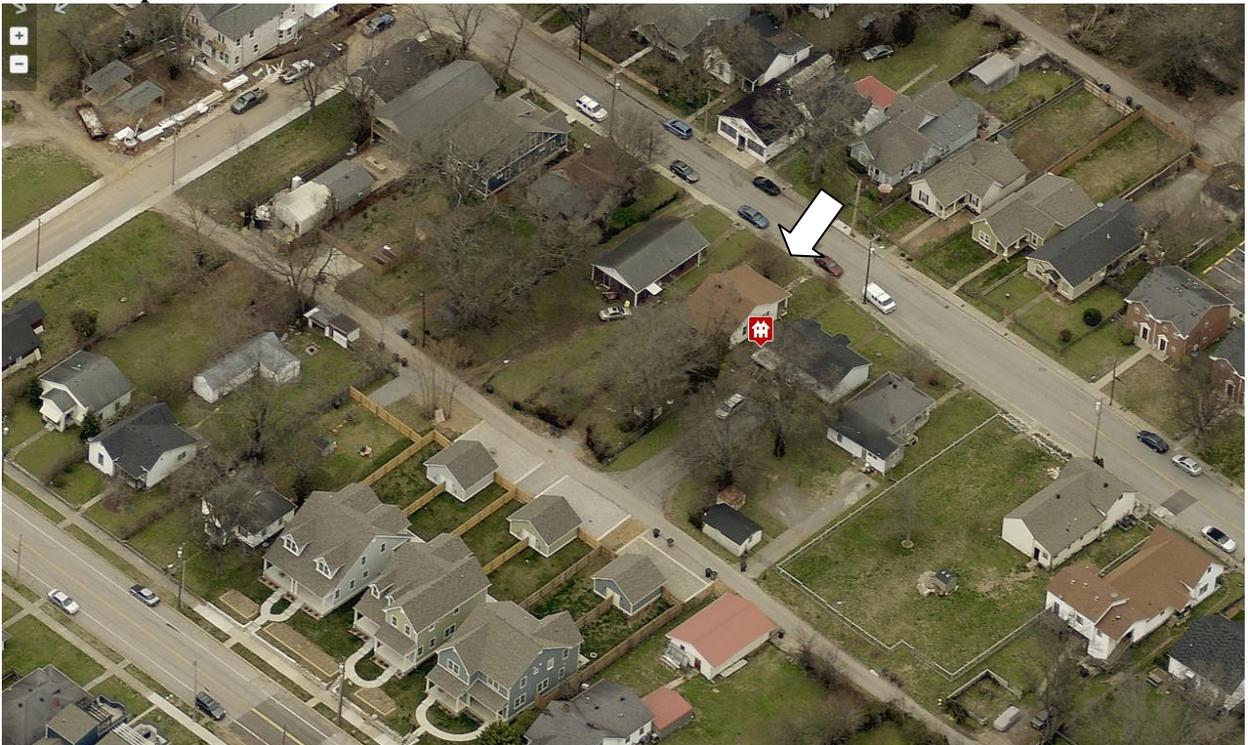
**Application:** New construction—infill and Outbuilding; Setback determination  
**District:** Salemtown Neighborhood Conservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 08108029400  
**Applicant:** Prithvi Gummi  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is to construct duplex infill and an outbuilding. The outbuilding requires a rear setback determination. The outbuilding will not be used as a detached accessory dwelling unit.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"><li>1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;</li><li>2. The front dormers be removed;</li><li>3. The front porch be a minimum of six feet (6') deep;</li><li>4. All exposed corners have nominal four inch (4") corner boards;</li><li>5. The front porch columns have a cap and a base;</li><li>6. Staff approve a brick sample;</li><li>7. Staff approve the colors of the asphalt shingles and the standing seam metal roofs;</li><li>8. Staff approve the final details, dimensions and materials of all windows and doors prior to purchase and installation; and</li><li>9. The HVAC be located behind the house or on either side, beyond the mid-point of the house.</li></ol> <p>With these conditions, staff finds that the proposed addition meets Section III of the Salemtown Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p><b>Attachments</b> <b>A:</b> Photos <b>B:</b> Site Plan <b>C:</b> 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 Salemtown.

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 Salemtown, 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.*

**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.*

**Background:** In March 2017, the Metro Historic Zoning Commission voted to allow the demolition of the contributing structure at 1825 4<sup>th</sup> Avenue North based on economic hardship (Figure 1). This application is for construction of new duplex infill on the vacant lot.



Figure 1. 1825 Fourth Avenue North

**Analysis and Findings:** Application is to construct duplex infill and an outbuilding. The outbuilding requires a rear setback determination. The outbuilding will not be used as a detached accessory dwelling unit.

**Height & Scale:** The proposed infill will have a maximum eave height of twenty-one (21') and a maximum ridge height of thirty-four feet, nine inches (34'9"). Staff finds that these heights meet the design guidelines and the neighborhood context. The front dormers give the infill the appearance of a two-and-a-half story house, whereas the historic context is a maximum of two stories. There are no two-and-a-half stories historic houses in the Salemtown Neighborhood Conservation Zoning Overlay and there is only one two-story historic home. All infill development that has been approved by MHZC since the overlay has been two-story or lower. Because the front dormers give the infill a two-and-a-half story form, staff recommends that the front dormers be removed.

The infill will be thirty-six feet (36') wide at the front, and will expand to be forty feet (40') wide over thirty-six feet (36') back from the front wall of the house. Staff finds this to meet the historic context and the design guidelines. The infill will be approximately seventy-feet (70') deep, and will have an overall footprint of approximately two thousand, seven hundred square feet (2,700 sq. ft.).

With the condition that the front dormers be removed, staff finds that the infill's height and scale meet Sections III.A. and III.B. of the design guidelines.

**Setback & Rhythm of Spacing:** The infill meets all base zoning setbacks. It will be a minimum of five feet (5') from the side property lines and approximately sixty feet (60') from the rear property line. The front setback will be the approximate average of the two

houses on either side of the infill. Staff finds that the infill meets Section III.C. of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split Face	Yes	No
<b>First Floor Cladding</b>	Brick	Unknown	Yes	Yes
<b>Second Floor Cladding</b>	5" cement fiberboard lap siding	Smooth	Yes	No
<b>Gable Field Cladding</b>	Board-and-batten	Smooth face	Yes	No
<b>Primary Roofing Material</b>	Asphalt Shingles	Unknown	Yes	Yes
<b>Secondary Roofing Material</b>	Standing Seam Metal	Unknown	Yes	Yes
<b>Trim*</b>	Cement Fiberboard	Typical	Yes	Yes*
<b>Front Porch floor/steps</b>	Concrete/wood	Natural Color	Yes	No
<b>Front Porch Posts**</b>	Wood (pedestals were not indicated)	Smooth wood (pedestal material needs final approval)	Yes	Yes
<b>Rear Porch floor/steps</b>	Concrete	Typical	Yes	No
<b>Rear Porch Posts</b>	Wood	Typical	Yes	No
<b>Windows</b>	Unknown	Unknown	Unknown	Yes
<b>Principle Entrance</b>	Full light	Unknown	Unknown	Yes
<b>Side/rear doors</b>	Full light	Unknown	Unknown	Yes
<b>Driveway</b>	Concrete	Typical	Yes	No
<b>Walkway</b>	Concrete	Typical	Yes	No
<b>Fence/wall</b>	Wood	Typical	Yes	No

\* The drawings do not show corner boards at exposed corners in the areas where cement fiberboard lap siding is installed. Staff recommends that four inch (4") nominal wood

corner boards be installed at the face of each exposed corners in the areas where lap siding is installed.

\*\* Staff recommends that the front porch column posts have a cap and a base.

Staff recommends approval of a brick sample, the asphalt shingle color, the metal roof color, and all window and doors prior to purchase and installation. With the conditions that four inch (4”) corner boards be installed at exposed corners, the front porch columns have a cap and a base, and staff approve all final material choices, staff finds that the known materials meet Section III.D. of the design guidelines.

Roof form: The proposed infill has a side gable roof form with an 8/12 pitch. As mentioned under “Height and Scale,” the front shed dormers give the infill a two-and-a-half story form, and staff therefore recommends that the front dormers be removed. The back half of the infill ties into the back slope of the side gable with a 7/12 gable. The upper portion of the roof is removed at the back in order to create a rooftop terrace above the second story. Since the rooftop terrace is at the back of the house and will not be highly visible from the street, staff finds it to be appropriate. With the removal of the front dormers, staff finds that the project’s roof forms meet Section III.E. of the design guidelines.

Orientation: The duplex will be oriented so that both front doors face 4<sup>th</sup> Avenue North, which is appropriate. There will be two walkways leading from the sidewalk to the front porch. The front porch is drawn as five feet, eight inches (5’8”) deep, and staff recommends that the porch be a minimum of six feet (6’) deep. There will be a four foot (4’) tall railing dividing the porch, which the Commission has approved in the past as long as the divider is no more than four feet (4’) tall. Vehicular access to the site will be via the alley. Staff finds that the infill meets Section III.F. of the design guidelines.

Proportion and Rhythm of Openings: The primary windows on the infill will be twice as tall as they are wide, thereby meeting the historic proportion of window openings. There are no large expanses of wall space without a door or window opening. Staff therefore finds that the infill’s fenestration pattern meets Section III.G. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC be located behind the house or on either side, beyond the mid-point of the house.

Outbuilding: The outbuilding will not contain any dwelling units.

*Roof Shape:*

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary form	Gable	Yes
Primary roof slope	6/12	X

Since the form and slopes are similar to historic outbuildings, the project meets Sections III.H.1 and 3 of the design guidelines.

*Design Standards:* The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. The outbuilding will be open on its two sides and will have vehicular doors facing the alley and facing the interior of the lot. The outbuilding’s roof form, detailing, and form do not contrast greatly with the primary structure. It is in a minimally-visible location at the rear of the lot. Staff finds that the outbuilding meets Section III.H.2 of the design guidelines.

*Materials:*

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>
<b>Foundation</b>	Concrete slab	Natural color	Yes
<b>Cladding</b>	Cement-fiber	Smooth with 5” reveal	Yes
<b>Roofing</b>	Standing Seam Metal	Unknown	Yes
<b>Trim*</b>	Cement fiberboard	smooth	Yes
<b>Vehicular Door</b>	Unknown	Unknown	Yes

With the staff’s final approval of the vehicular doors and the metal roof color, staff finds that the known materials meet Section III.H.4 and 5 of the design guidelines.

*General requirements for Outbuildings:*

The answer to each of these questions must be “yes”.

	<b>YES</b>	<b>NO</b>
<b>If there are stairs, are they enclosed?</b>	N/A	
<b>If a corner lot, are the design and materials similar to the principle building?</b>	N/A	
<b>If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?</b>	N/A	
<b>If dormers are used, do they sit back from the wall below by at least 2’?</b>	N/A	
<b>Is the roof pitch at least 4/12?</b>	Yes	
<b>If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?</b>	N/A	
<b>Is the building located towards the rear of the lot?</b>	Yes	

Staff finds that the outbuilding meets section III.H. of the design guidelines.

*Site Planning:*

	<b>MINIMUM</b>	<b>PROPOSED</b>
<b>Space between principal building and DADU/Garage</b>	20'	≈35'
<b>Rear setback</b>	20'	5'6" *
<b>L side setback**</b>	5'	6'8"
<b>R side setback**</b>	5'	6'8"
<b>How is the building accessed?</b>	From the alley or existing curb cut	Alley

\* The proposed outbuilding requires a rear setback determination. Base zoning requires a twenty foot (20') rear setback when an outbuilding's footprint is more than seven hundred square feet (700 sq. ft.). In this case, the outbuilding's footprint is approximately seven hundred and forty-seven square feet (747 sq. ft.). The applicant, however, is proposing to situate the outbuilding just five feet, six inches (5'6") from the rear property line.

Staff finds that the proposed five foot, six inch (5'6") rear setback to be appropriate because historically, outbuildings were situated close to the rear and side property lines. A five foot, six inch (5'6") rear setback is more historically appropriate than a twenty foot (20') rear setback. The reduced rear setback allows for more space in between the house and the outbuilding, which is appropriate. In addition, because the rear property line abuts an alley, the reduced rear setback will not directly affect any adjoining properties. Staff finds that the proposed site planning and setbacks meet Section III.H. of the design guidelines.

*Massing Planning:*

	<b>Existing conditions (height of historic portion of the home to be measured from finished floor)</b>	<b>Potential maximums (heights to be measured from grade)</b>	<b>Proposed (should be the same or less than the lesser number to the left)</b>
<b>Ridge Height</b>	34'9"	25'	15'
<b>Eave Height</b>	21	17'	10'

	<b>Lot is less than 10,000 square feet</b>	<b>50% of first floor area of principle structure</b>	<b>Proposed footprint</b>
<b>Maximum Square Footage</b>	750 sq. ft.	1,350 sq. ft.	747 sq. ft.

Staff finds that the outbuilding's massing meets Section III.H.6. of the design guidelines.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front dormers be removed;
3. The front porch be a minimum of six feet (6') deep;
4. All exposed corners have nominal four inch (4") corner boards;
5. The front porch columns have a cap and a base;
6. Staff approve a brick sample;
7. Staff approve the colors of the asphalt shingles and the standing seam metal roofs;
8. Staff approve the final details, dimensions and materials of all windows and doors prior to purchase and installation; and
9. 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 proposed addition meets Section III of the Salemton Neighborhood Conservation Zoning Overlay design guidelines.

**Context Photos**



View to the left of the site



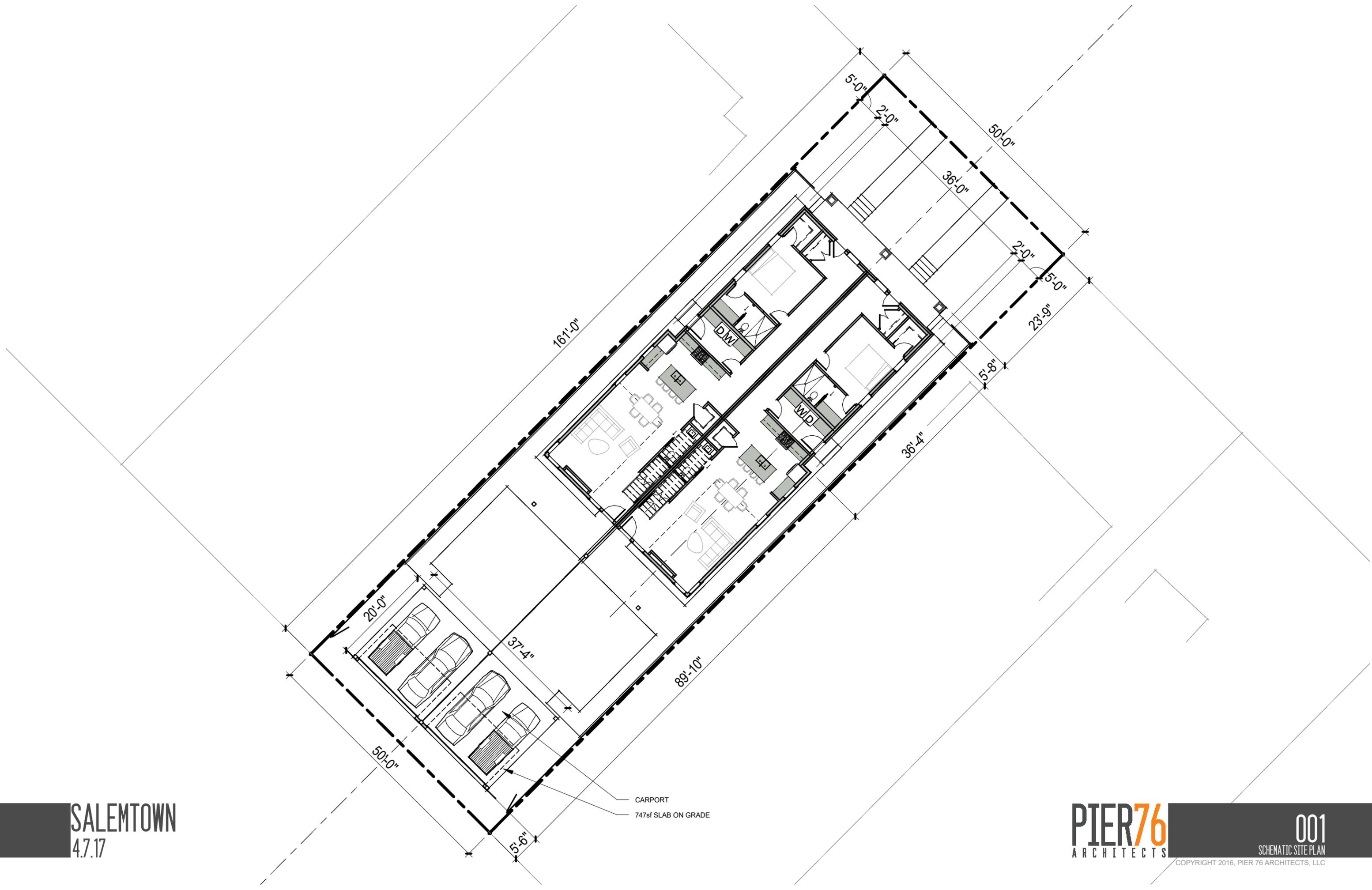
View to the right of the site



View across the street



View across the street



161'-0"

5'-0"  
2'-0"

50'-0"

36'-0"

2'-0"

5'-0"

23'-9"

5'-8"

36'-4"

89'-10"

20'-0"

37'-4"

50'-0"

5'-6"

CARPORT  
747sf SLAB ON GRADE

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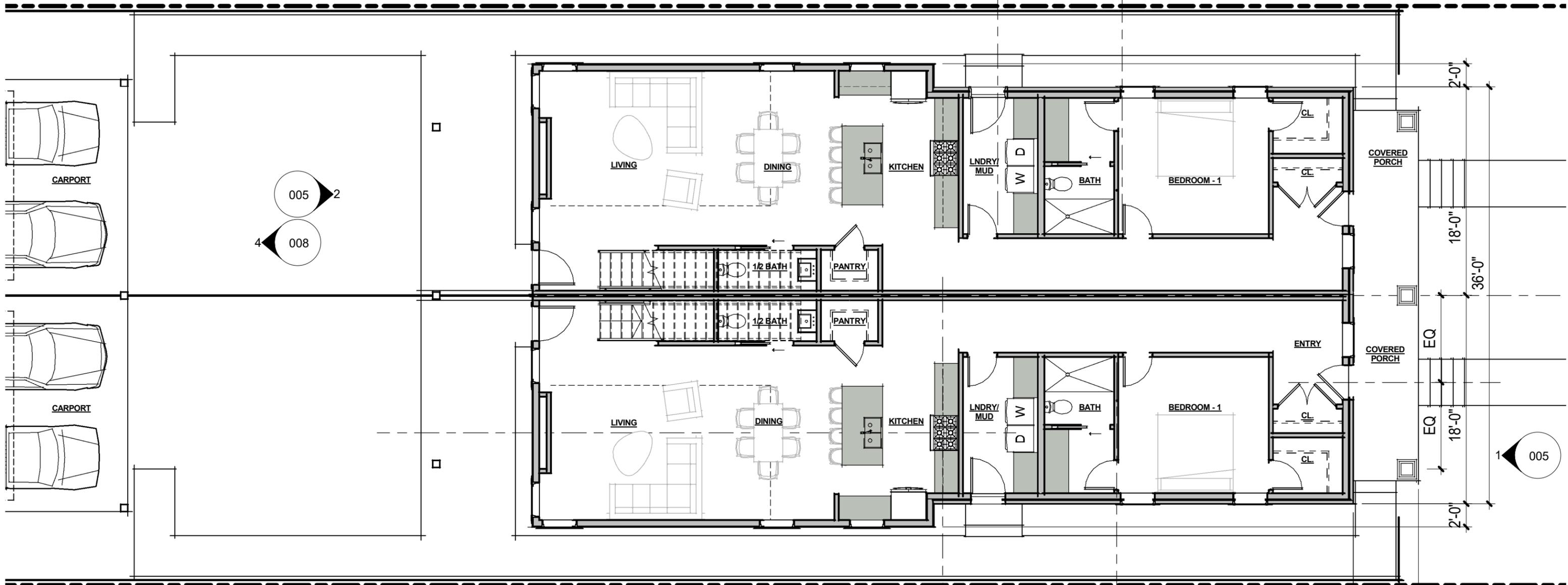
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SQUARE FOOTAGE	
THIRD FLOOR	21 SF
SECOND FLOOR	976 SF
FIRST FLOOR	1,263 SF
	2,260 SF



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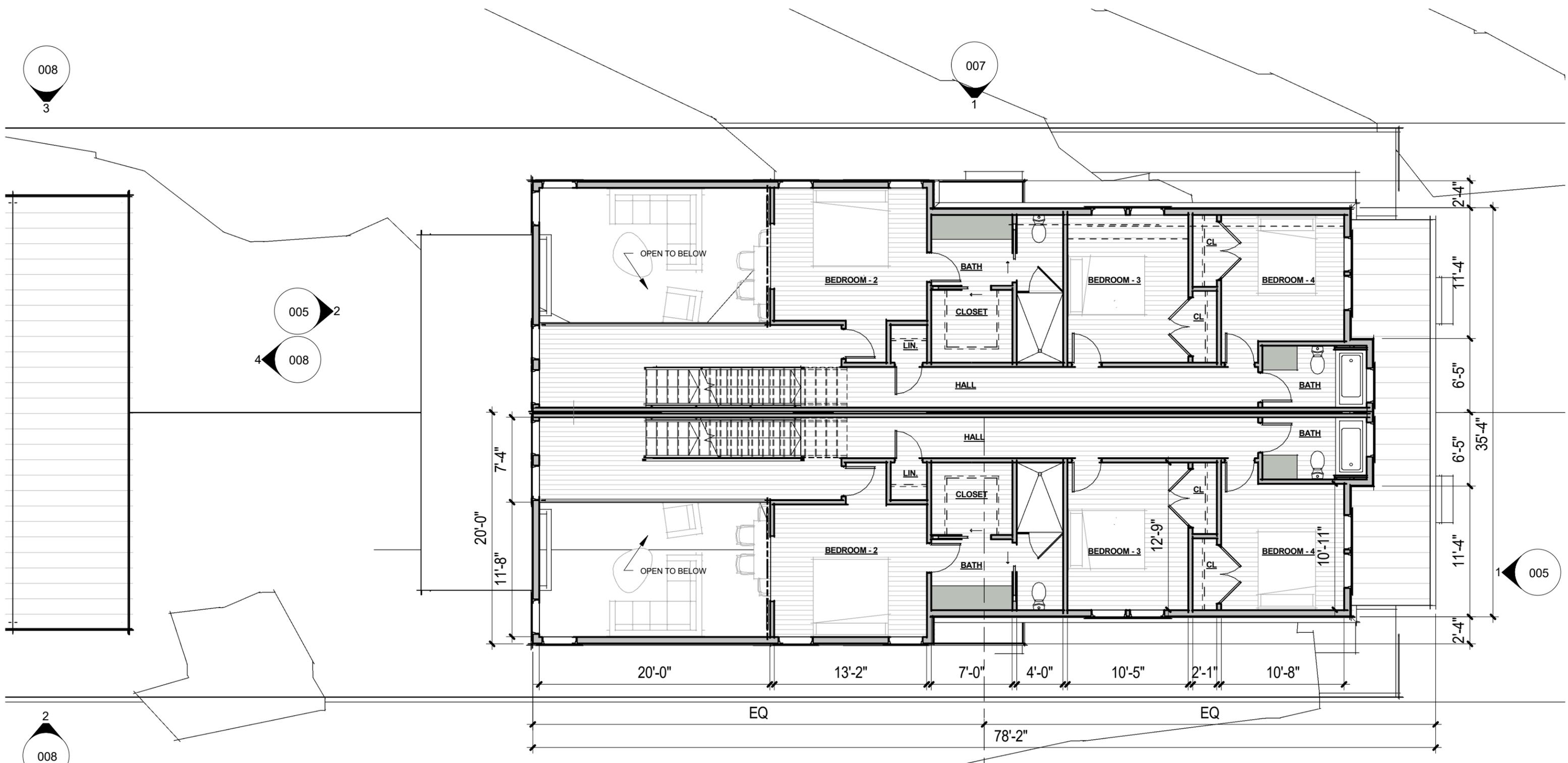
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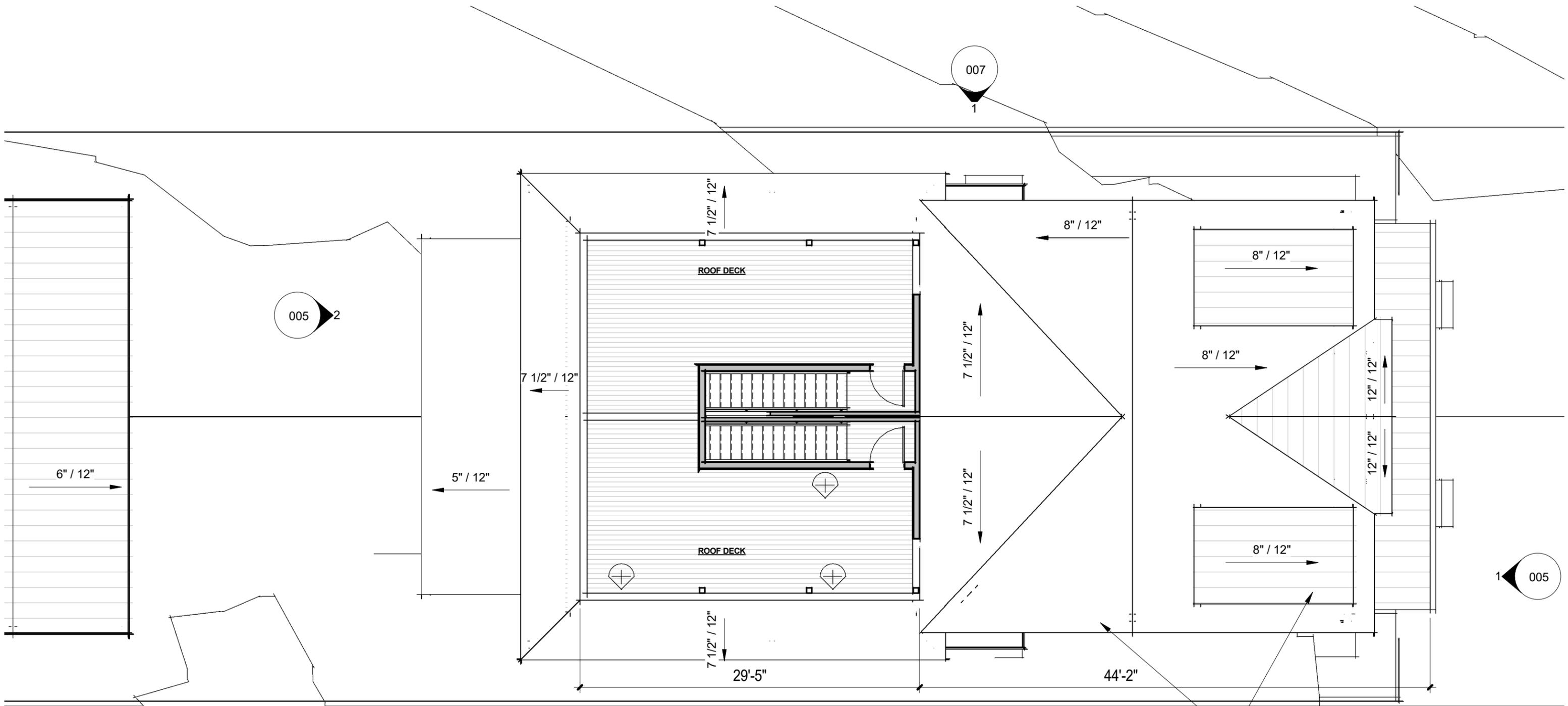
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STANDING SEAM METAL ROOF  
 ASPHALT SHINGLES, TYP.



- ASPHALT SHINGLE ROOF
- STANDING SEAM METAL ROOF
- HARDIE LAP SIDING, 5" EXP.
- HARDIE BOARD AND BATTEN SIDING
- HARDIE TRIM, TYP.
- BRICK VENEER
- SPLIT FACE CMU

**1 EAST ELEVATION**



- 3rd Floor**  
20' - 10 1/2"
- 2nd Floor**  
10' - 5 1/4"
- 1st Floor**  
-1' - 0"

**2 WEST ELEVATION**



**1 SOUTH ELEVATION**



3rd Floor  
20' - 10 1/2"

2nd Floor  
10' - 5 1/4"

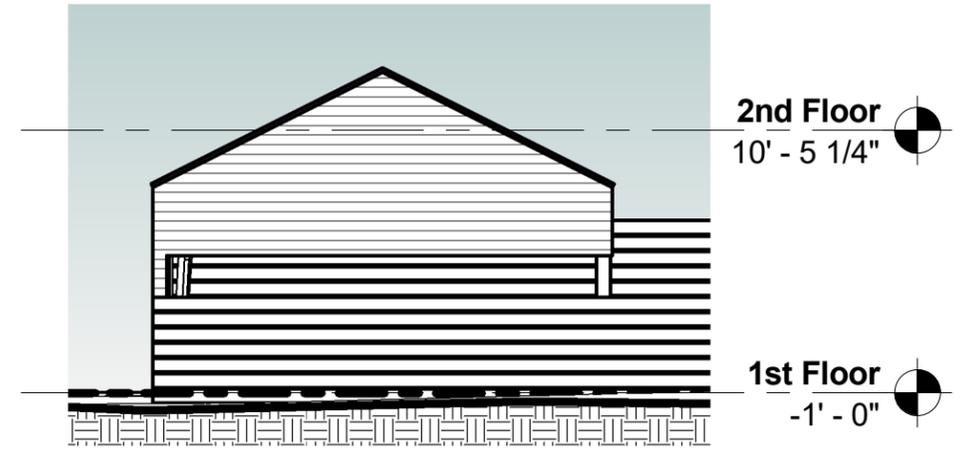
1st Floor  
-1' - 0"

1

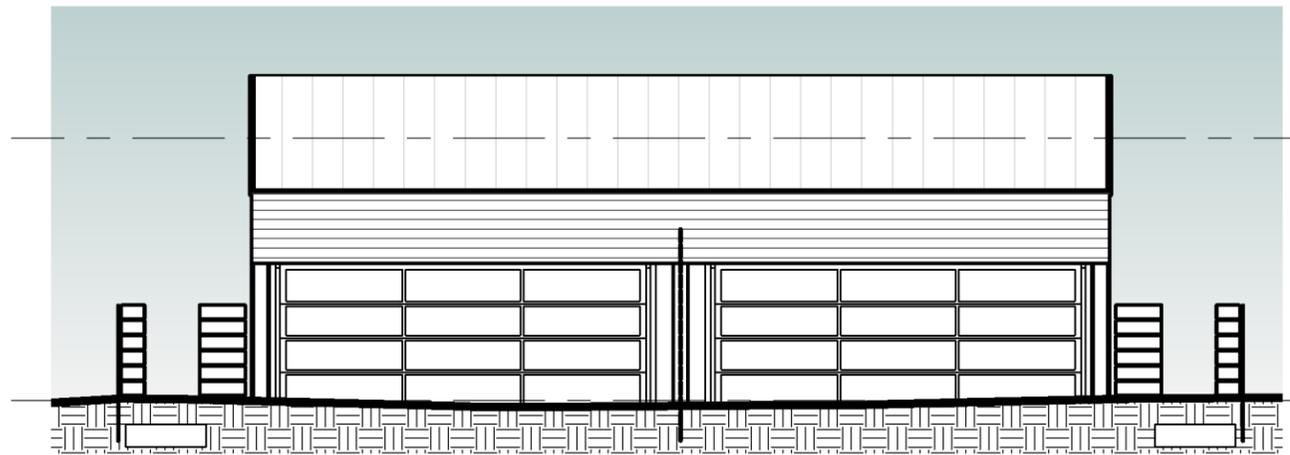
**NORTH ELEVATION**



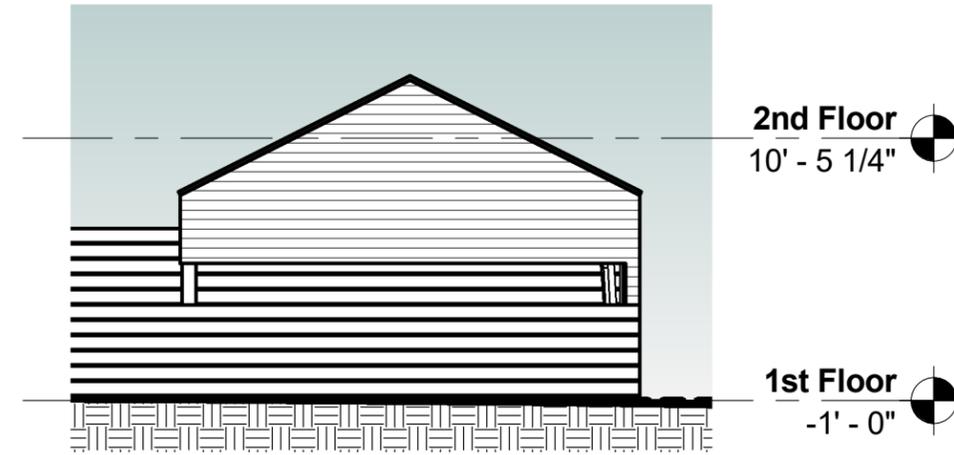
① **GARAGE ELEVATION - WEST**



② **GARAGE ELEVATION - SOUTH**



④ **GARAGE ELEVATION - EAST**



③ **GARAGE ELEVATION - NORTH**





