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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
2224 Blair Boulevard
April 18, 2018

Application: New construction – addition
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10415014400
Applicant: Nick Dryden, DAAD Group
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: The applicant proposes to construct a rear addition.

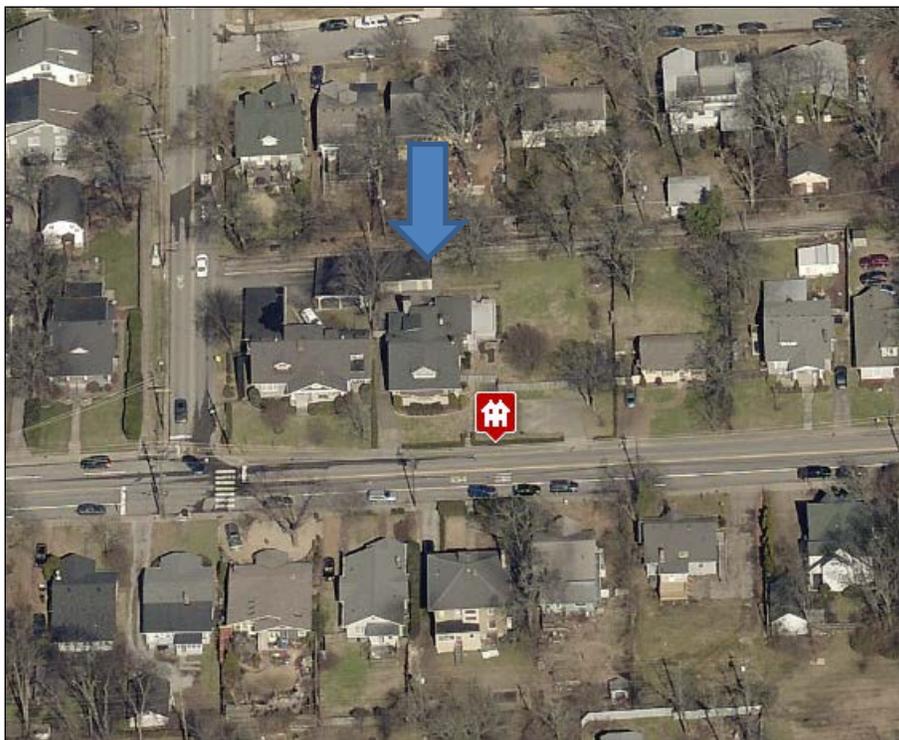
Recommendation Summary: Staff recommends disapproval of the proposed addition and partial demolition at 2224 Blair Boulevard, finding that the proposed addition does not meet the design guidelines in terms of scale, massing and location.

Attachments
A: Photographs
B: Floor Plans and Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.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. 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

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 primary entrances should have full to half-lite doors. 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.

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.

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. 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 DADU's 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.

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) 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.*

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 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 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

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.

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

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.

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 exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the 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 that tie into the existing roof should be at least 6" off the existing ridge.

In order to assure that an addition has achieved proper scale, the addition should:

- 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.*
- Additions 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*
- 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 needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

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.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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.*

Side Additions

- b. *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. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

- c. *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.*

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

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.

III.B.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.

III.B.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 D of the historic zoning ordinance.

Background: The house located at 2224 Blair Boulevard is a large-scale bungalow, constructed around 1930 that contributes to the character of the Hillsboro – West End Neighborhood Conservation Zoning Overlay. The property currently has a sizeable one-story rear/side addition and a wooden deck on the east side. The property owner also owns the vacant lot next door, to the east.



Figure 1: 2224 Blair Blvd

Analysis and Findings: The applicant proposes to construct a two-story rear addition, inclusive of an attached garage, which will face the alley.

Partial demolition: Partial demolition will occur to the rear of the main house to make way for the new construction. There is an existing garage on the northwest corner of the property that will be demolished as well.

The partial demolition on the main house will occur primarily along the rear elevation. An existing Sun Room addition on the northeast corner of the house will be removed and reconstructed as a Family Room – Staff finds demolition of the addition to meet the design guidelines as it is not historic. In the center of the rear elevation, the rear wall of the kitchen will be removed, as will the dormer above it (figure 2). Staff finds this partial demolition to be appropriate because it is located on the rear of the house and contains no significant architectural or historic features. The rear wall of the Master Bedroom, inclusive of the stone chimney, will remain and become an interior wall.



Figure 2: Rear elevation. Red arrows indicate original portions to be removed. Blue arrow indicates existing addition to be removed.

On west wall of the master bedroom, the single existing window will be infilled and two additional windows will be cut into the existing wall. This is considered partial demolition. Staff finds this demolition to be appropriate because it is occurring beyond the midpoint of the existing house and is behind the historic projecting bay, which will help obscure it from the street.

The existing garage is a non-contributing concrete block outbuilding. While a garage does show on the 1932 and 1957 Sanborn maps, it is on the northeast corner and is not



Figure 3: Existing garage to be demolished

likely this same outbuilding. The existing garage likely dates from 1960 or later. Regardless of its age, the outbuilding is not of particular architectural or historic interest and its demolition will not be detrimental to the public interest.

Staff finds that the proposed partial demolition at the rear of the house and complete demolition of the existing garage is appropriate and meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

The proposed addition will be no taller than the existing house, as per the guidelines. The ridge line of the new rear-facing gable will be lower than the original ridge line of the side-facing gable by seven inches (7”).

The proposal adds significant mass to the existing house, however the proposed rear addition does not more than double the footprint or depth. The existing house is about sixty-three feet (63') deep, to the back of the existing sun room addition. The proposed addition will increase the depth to approximately ninety-two feet (92'), inclusive of the attached garage. This depth is considerable, however, about twenty-two feet (22') of the depth is the garage, which is normally a separate structure on the lot. Subtracting out the garage depth, the house itself will be seventy-two feet (72') deep; there are other historic houses in the vicinity with a comparable depth, inclusive of additions. (See 'Outbuilding' below for further discussion of the attached garage.)

The footprint of the addition extends four feet (4') wider than the historic house on the east side, at the family room. Staff finds the increased width to be acceptable in this location because it maintains the existing footprint, which was widened for the prior addition - and because the wider portion is only one-story high. On the west side, the garage will extend about six and a half feet (6'6") wider than the historic house. Staff finds the extra width appropriate because it is set back more than seventy feet (70') from the front of the house and because historic garages were often visible beyond the house, near the corner of the lot. However, combined, these two requests result in an addition that extends wider than the historic home on both sides. Further combined with the lack of insets, which are typically required, the resulting addition is inappropriately massed for the historic home.

The lack of insets, with or without an addition that extends wider, impacts the overall scale and massing. Staff finds that the first floor footprint may be appropriate, however, the second story is flush with the historic walls for the entire depth of bedroom #3 and even extends wider than the historic walls on the east elevation, at the stair tower. The result is a massing that overwhelms the historic second floor of the house. In the past, the Commission has required that a two-story addition be inset from historic side-walls by at least two-feet. Because this alteration may change the design of the addition, Staff is not recommending approval with conditions.

Staff finds that the height of the proposed addition is compatible with the historic house and meets Section II.B.1.a. for height, but that the proposal is too massive without the appropriate insets and does not meet Section and II.B.1.b of the design guidelines for scale.

Location & Removability: The new addition will be at the rear of the existing building. The rear wall of the master bedroom is being left intact and only a small portion of the remaining original rear wall is being removed on the ground level. The back slope of the roof will be reworked, however this work will not be visible from the street and does not change the home's primary roof form. If the addition were removed in the future, the main form of the house would remain. Staff finds this to be appropriate and to meet section II.B.2.e of the design guidelines.

As introduced under "height and scale", the guidelines recommend that additions be inset one foot (1') per floor level from the walls of the historic house. The plans indicate a one

foot (1') inset on the west side on both the first and second floors. Staff recommends that this be increased to a two foot (2') inset, as per the guidelines. On the east side, the original exterior wall is harder to define due to the earlier addition, however the stair tower steps two feet (2') wider than the side wall of the historic house and should instead be stepped in two feet (2'). Staff finds that the proposed insets do not meet sections II.B.2.a of the design guidelines and result in an inappropriate massing.



Figure 3: West elevation. The addition (shaded outside of red lines) needs to inset two feet (2') from the original house (white portion and shaded section within red line).



Figure 4: East elevation. Again, the shaded portion needs to be inset by two feet (2') at the stair tower and on the second level. The one-story Family Room addition may maintain its existing width.

Design: As described under “Height and Scale” and “Location,” Staff recommends that the design be altered to include appropriate insets in order to distinguish the new construction from the historic house and to achieve a more appropriate scale, with the bulk of the massing contained behind the historic house. The proposed roof form, fenestration, and materials of the addition will not detract from the historic house. Staff finds that the project meets section II.B.2.f for new construction, but does not meet section II.B.2.a due to the insets.

Setbacks: The new addition meets all setbacks as required by the base zoning. The addition is located approximately twelve feet (12') from the rear property line, three feet

(3') from the west side property line, and about fifteen feet, seven inches (15'7") from the east side property line. Staff finds that the project meets section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Not indicated	Yes	Yes
Cladding	Lap	Not indicated	Yes	Yes
Primary roofing	Not indicated	Not indicated	-	Yes
Trim	Not indicated	Not indicated	-	Yes
Windows	Not indicated	Not indicated	-	Yes
Door	Glass	Not indicated	-	Yes
Lower/upper Terrace Materials	Not indicated	Not indicated	-	Yes
Garage door	Not indicated	Not indicated	-	Yes

The materials have not been indicated. With the condition that the materials are administratively approved, staff finds that the known materials of the project will meet section II.B.1.d of the design guidelines.

Roof form: The primary roof of the addition will be a rear-gable that ties into the roof form of the historic house seven inches (7") lower than the existing ridge. This primary rear gable will have a steeper pitch on the west side at about 7/12 and a shallower pitch on the east side at about 3/12. The gabled stair tower will have a 9/12 pitch, which matches the historic roof pitch. The roof of the one-story family room will have a very low slope, at about 2/12. The attached garage is discussed below under "Outbuilding." Overall, Staff finds the roofs of the proposed addition to be compatible with the existing building. The shallower roof slopes are appropriate because they are located in minimally visible locations and/or are porch roofs, which typically have lower slopes. Staff finds that the proposal meets section II.B.1.e of the design guidelines for roof form.

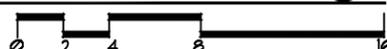
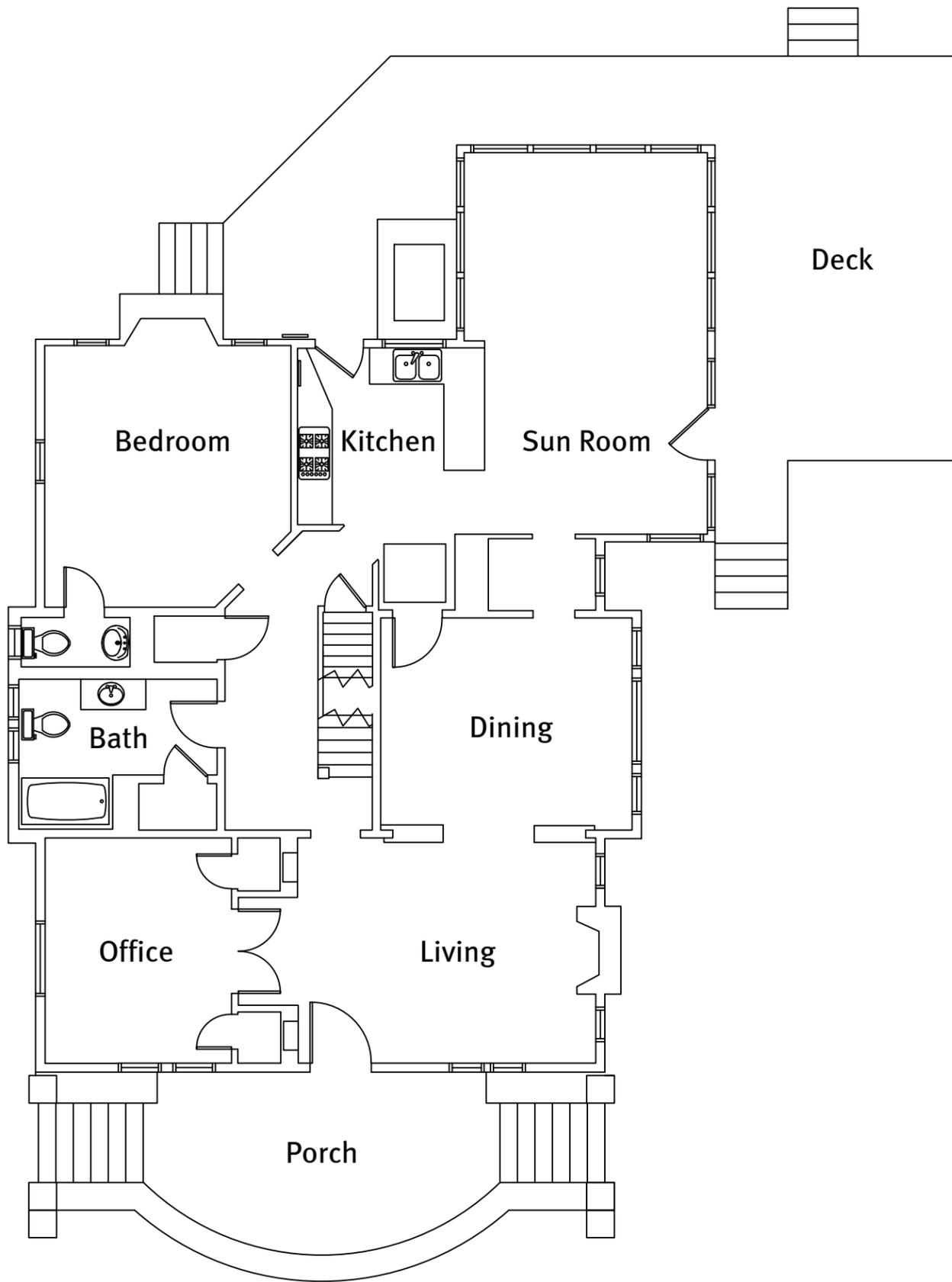
Proportion and Rhythm of Openings: The windows on the proposed addition are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The exception to this are the small square windows on the second floor of the east elevation. Staff finds that these smaller windows read as dormer windows and help to create a more one-and-a-half story appearance along this elevation. There are no large expanses of wall space without a window or door opening. At this time, there is no plan to replace the existing windows and doors, beyond the changes to the master bedroom windows on the west elevation, as discussed above. Staff finds the project's proportion and rhythm of openings to meet section II.B.1.g of the design guidelines.

Appurtenances & Utilities: The ground level floor plan indicates that a retaining wall will be constructed along the east property line. The applicant intends this upper terrace to be dirt fill and to install a lap pool in-ground. Staff asks that if the HVAC is moved that it be located on the rear façade, or on a side façade beyond the midpoint of the house to meet section II.B.1.i of the design guidelines.

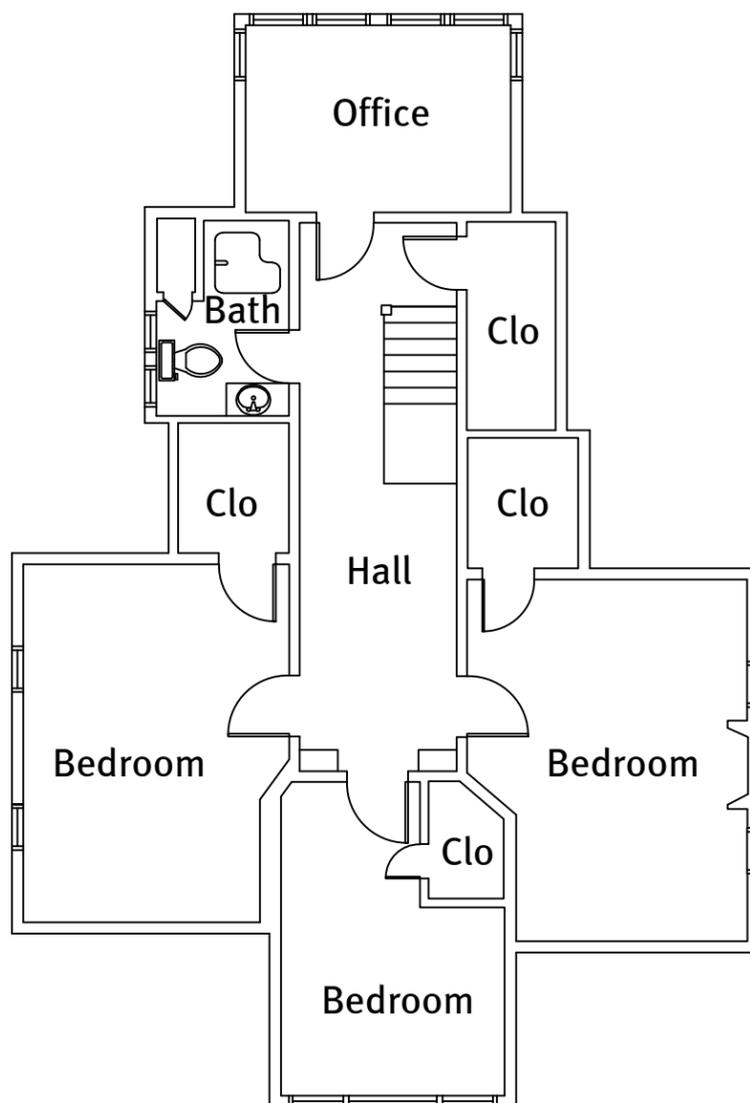
Outbuilding: The design includes the construction of an attached garage, which will be accessed via the alley. Attached garages are not a typical historic feature of the Hillsboro-West End neighborhood. In this instance, the garage is being located twelve feet (12') from the alley and three feet (3') from the side property line, which is the general location of a historic outbuilding, and access is being provided from the rear. The garage is not at the basement level. Staff finds that attaching the garage could be appropriate in this instance because the lot is somewhat shallow, at approximately one hundred-thirty-two feet (132'), when compared to lots across the street which are an average of about one hundred-sixty feet (160') or on the next block, averaging just over one hundred-eighty feet (180').

Staff finds that the outbuilding meets Section II.B.1.h.2 for location.

Recommendation: Staff recommends disapproval of the proposed addition and partial demolition at 2224 Blair Boulevard, finding that the proposed addition does not meet the design guidelines in terms of scale, massing and location.



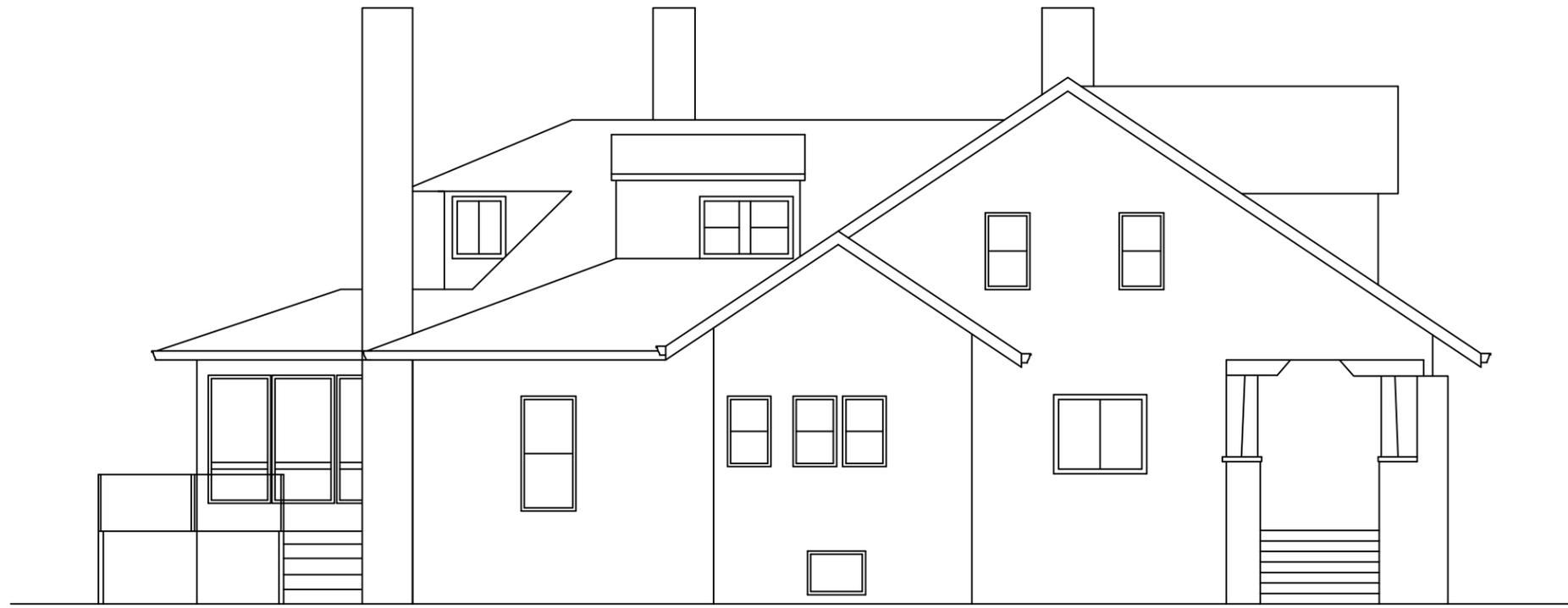
1 **Upper Level Floor Plan - Existing**
scale: 1/8" = 1'-0"





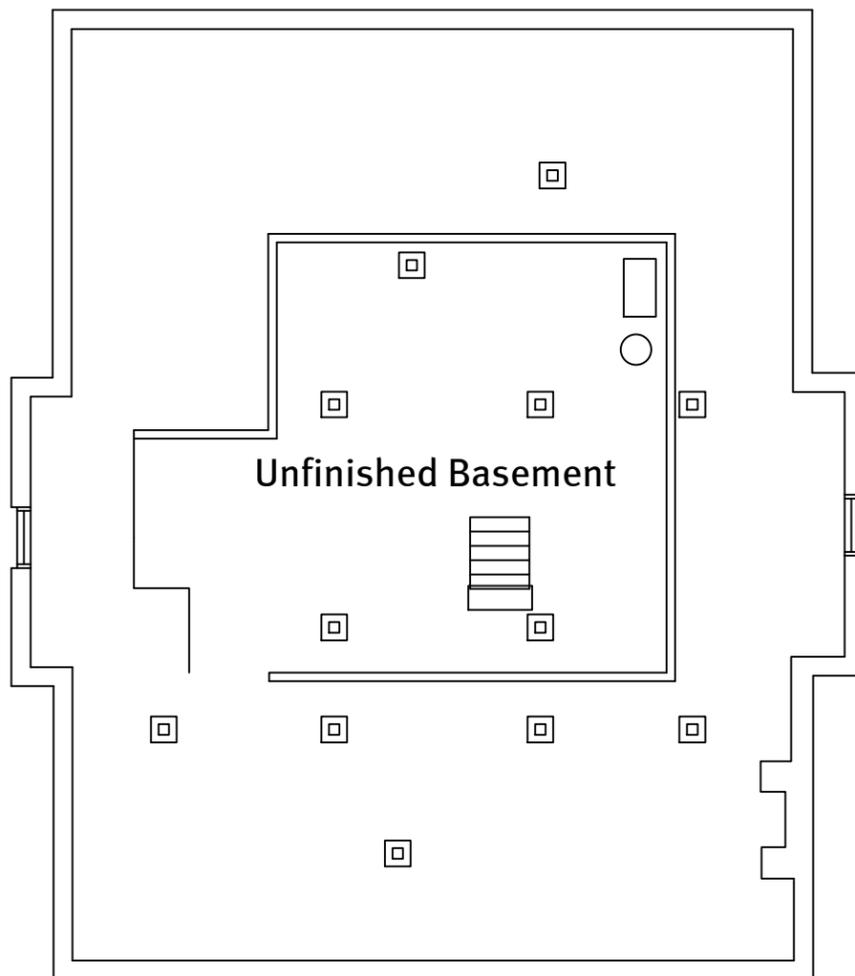
1 Front and Side Elevations - Existing
scale: 1/8" = 1'-0"

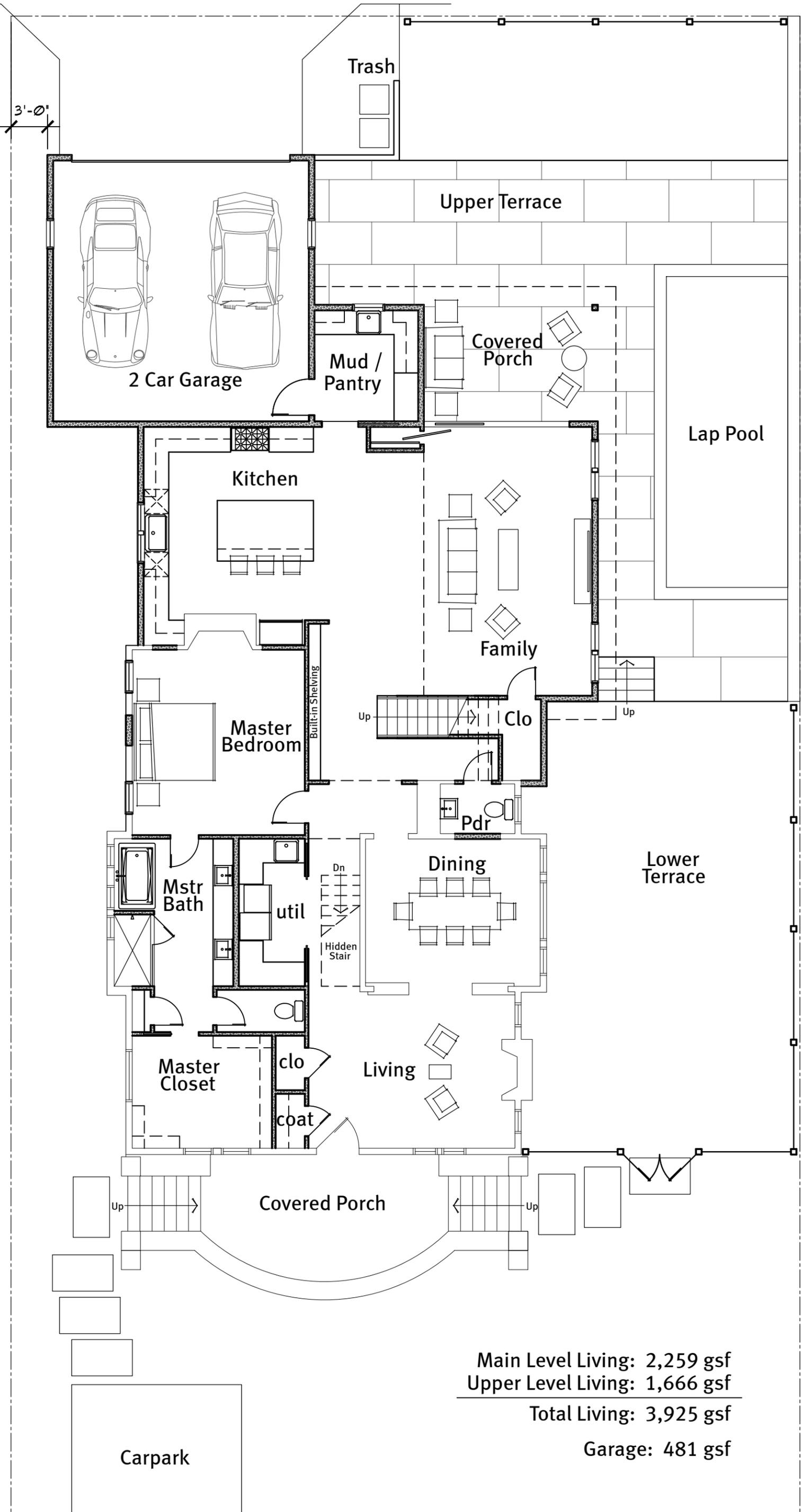




1 **Rear and Side Elevations - Existing**
scale: 1/8" = 1'-0"

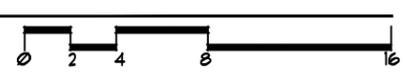


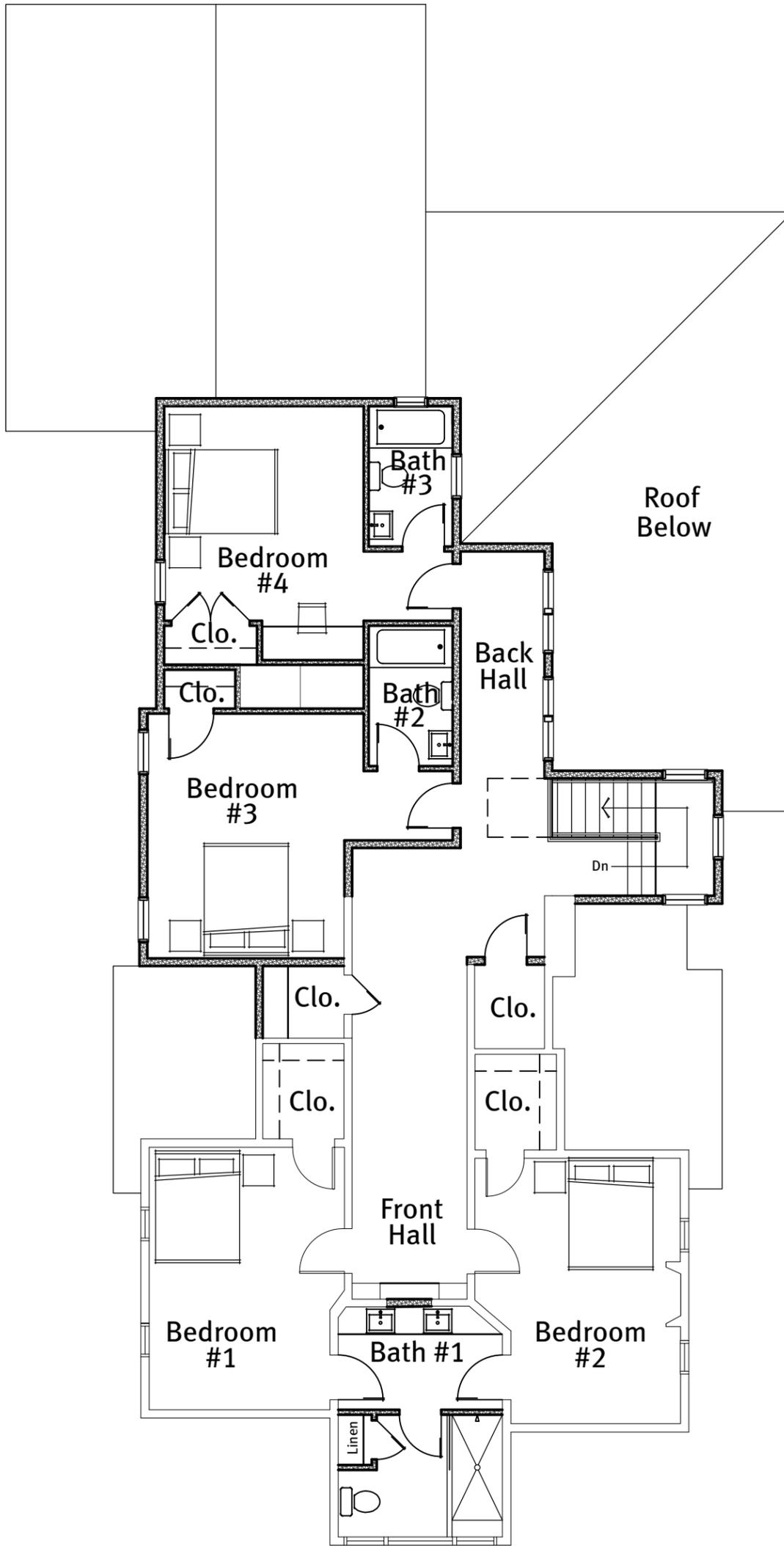




Main Level Living: 2,259 gsf
 Upper Level Living: 1,666 gsf

 Total Living: 3,925 gsf
 Garage: 481 gsf





Main Level Living: 2,259 gsf

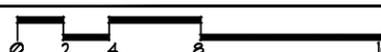
Upper Level Living: 1,666 gsf

Total Living: 3,925 gsf

Garage: 481 gsf

1 Second Floor Plan

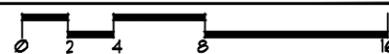
scale: 1/8" = 1'-0"





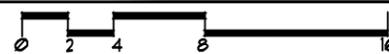
2 South Elevation

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



1 East Elevation

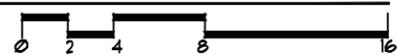
scale: 1/8" = 1'-0"





2 North Elevation

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



1 West Elevation

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

