DAVID BRILEY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
945 S. Douglas Avenue
December 19, 2018

Application: New Construction-Infill (SP Part I)
District: Waverly Belmont Neighborhood Conservation Zoning Overlay
Council District: 17
Map and Parcel Number: 10513028900
Applicant: Nine 12 Architects
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: This is a proposal to construct a multi-family residential development. The project requires a rezoning to a Specific Purpose Plan (SP). The current proposal is for approval of the overall massing and site plan only. If the SP is approved by the Planning Commission, the project will return to this Commission for final review.

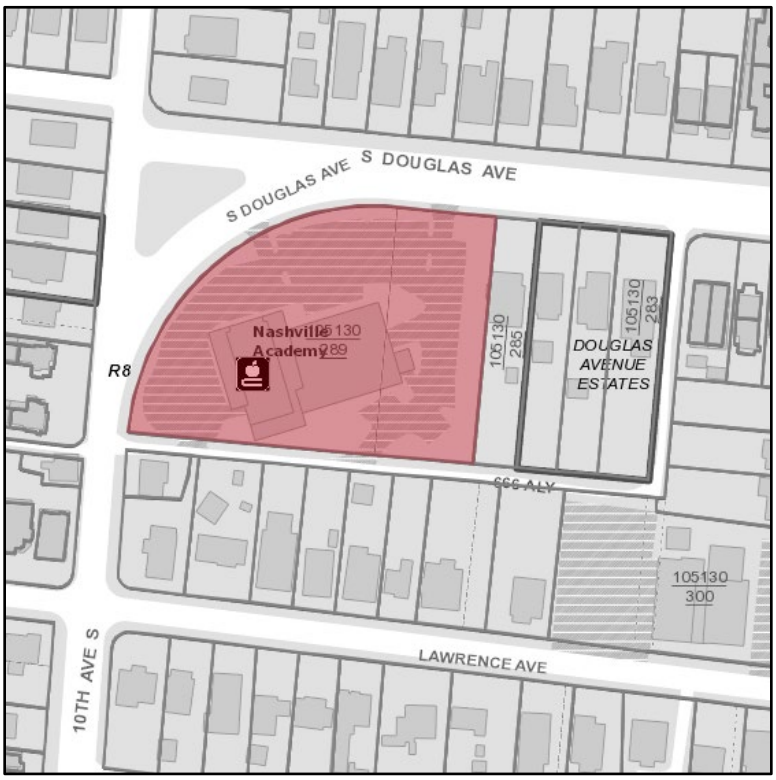
Recommendation Summary: Staff recommends approval with the conditions that:

1. Buildings 1 and 8 (Figure 7) be a maximum of two-story forms with a maximum ridge height of thirty-five feet (35') and maximum eave heights of nineteen feet, eight inches (19'8");
2. Buildings 4, 5 and 6 (Figure 7) be a maximum of one-and-a-half stories with a maximum ridge eight of thirty-five (35') and a maximum eave height of twelve feet (12');
3. Buildings 2, 3, 7, and 9 be a maximum of one-and-a-half stories with a maximum ridge eight of thirty-two (32') and a maximum eave height of twelve feet (12');
4. The front-units have greater variety of forms; and
5. If the SP is approved by the Planning Commission, the applicant will return to the Commission with a second application, or additional applications, including full plans complete with design details review of materials; windows and doors; proportion and rhythm of openings; porches and stoops, fences and walls, appurtenances and utility locations; and the overall detailing of the proposal.

With these conditions, Staff finds the massing of the project to meet the design guidelines for new construction in the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Massing Drawings

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. Generally, a building should not exceed one and one-half stories.

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

3. In most cases, an infill duplex for property that is zoned for duplexes 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 depth 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.

   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.
   · 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.

2. 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 are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

2. Small roof dormers are typical throughout the district. 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. 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.

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. 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. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

5. 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

a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*

c. *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.*

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are generally not appropriate for Waverly-Belmont.

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 Waverly-Belmont, 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.
   d. *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'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

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.
   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.

d. 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.

e. *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.*

f. *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*

g. 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.

h. 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.

i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

J. 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.

k: Multi-unit Detached Developments/ Cottage Developments

1. 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.

2. 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.

3. *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.*

4. Interior dwellings should be "tucked-in" behind the buildings facing the street.

5. 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.

6. Attached garages are only appropriate for rear units along the alley.

Figure 1: Existing church at 945 S Douglas Avenue

Background: This proposal is for a residential development on a large lot at the irregular corner of S Douglas Avenue and 10th Avenue South, in the Waverly-Belmont Neighborhood Conservation Zoning Overlay. An existing non-contributing church on the lot was approved for demolition administratively in 2017 (HCP2017-039755). The proposal requires a rezoning to a Specific Plan (SP). The current proposal is for approval of the overall massing and site plan only. If the SP is approved by the Planning Commission, the project will return to the Commission for final design review.

The proposal calls for nine (9) houses fronting the street, with an additional ten (10) houses on the interior of the lot, facing an interior greenspace. An interior drive will be created with attached garages on the rear of all units.

Analysis and Findings:

Height, Scale: Regarding height, the design guidelines state that:

> *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. Generally, a building should not exceed one and one-half stories.*

Stories: The project proposes tall one-and-a-half-story houses along S Douglas Avenue and two-story houses on the interior of the lot, which will all be a maximum height of thirty-five feet (35') from grade. The historic context contains a mix of one and one-and-a-half story historic houses in the immediate vicinity.


Figures 2 & 3: 937 S Douglas Avenue, just east of the subject property and 2107 10th Avenue S, across the street

The house immediately to the east on S Douglas Avenue is a one-and-a-half story historic house (Figure 2) and the historic homes across both 10th and S Douglas Avenue are all one or one-and-a-half stories. (See Attachment A.) Given this historic context, one and one-and-a-half stories would be the most appropriate building types for the majority of the street-facing buildings on this lot. Approximately three percent (3%) of the overall district includes buildings that are two-story historic dwellings. The house immediately to the south, on 10th Avenue South, is a large two-story, constructed in 2006.

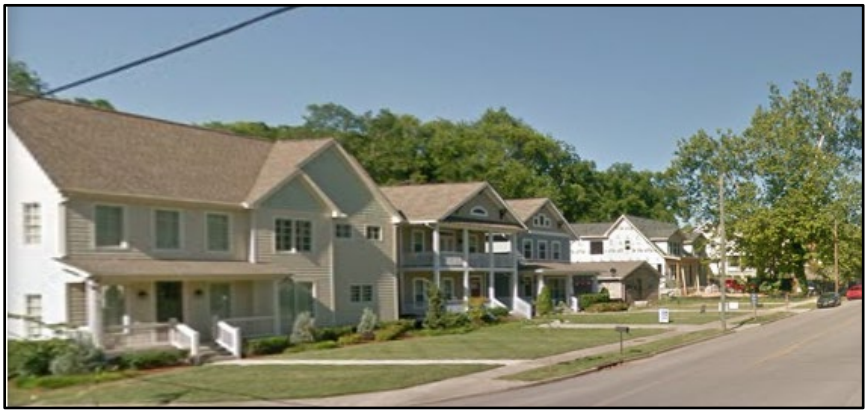


Figure 4: South side of the 900 block of S Douglas Avenue

Ridge Height: In terms of height, the historic houses in the immediate vicinity range from approximately eighteen feet to thirty feet (~18'-~30') tall from grade. There are many examples of tall new builds in the immediate vicinity, which were constructed shortly before the overlay was enacted. While new construction is not typically used to determine the context for infill in conservation overlays, in this case, nearly the entire south side of the 900 block of S Douglas Avenue consists of two-story new construction (Figure 4). The non-contributing buildings are between approximately thirty-two feet and thirty-six feet (32'-36') tall.

Foundation Height: Due to the grade, the house next door at 937 S Douglas Avenue (Figure 2) has a high stone foundation. Staff typically requires that infill has foundation heights that match those of nearby historic houses, however in this case, this immediately adjacent house should not be considered context in terms of foundation height. The subject lot at 945 S Douglas Avenue has a stone retaining wall that addresses a considerable amount of the change in grade, while 937 S Douglas Avenue has no wall.

Building on top of, and behind, the retaining wall will give the new homes more of a level ground for construction, negating the need for tall foundations. (See Figures 5 and 6.) Foundation heights are shown as approximately three feet (3') on the elevations. Staff finds that this height will need to be field checked, as is typical. However, regardless of the final foundation heights, the overall maximum ridge heights as measured from grade should not exceed the height maximum approved by the Commission.

Figure 5: S Douglas Avenue, current conditions

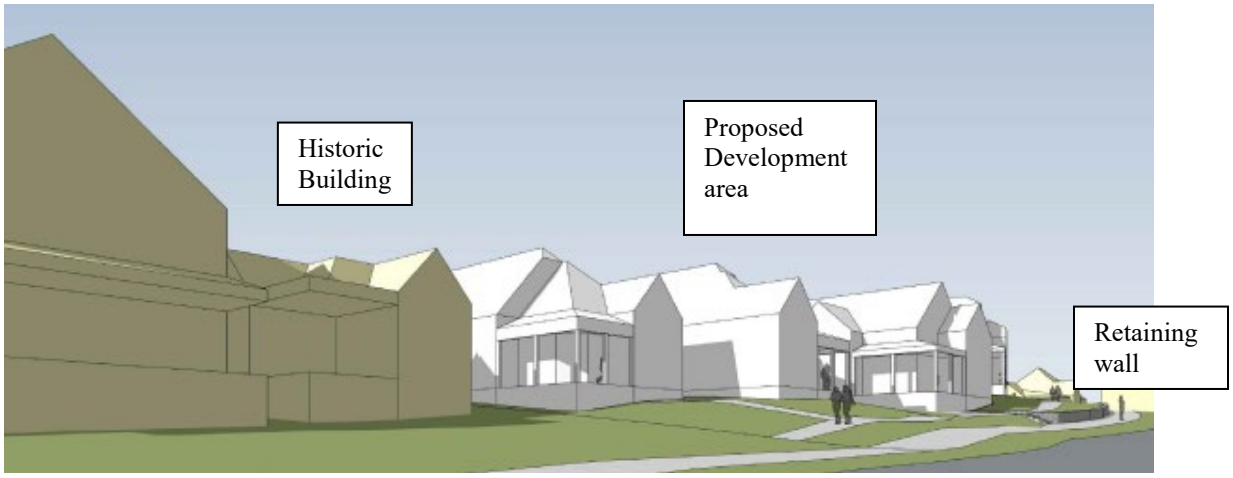


Figure 6: Similar view to existing conditions shown in Figure 5 with existing retaining wall remaining.

Porch roof and eave heights: The porch eaves are shown at a consistent nine feet (9') from foundation height. With foundation heights that are consistent with the historic context, staff finds that this is an appropriate height for a porch. The roof eaves on the Type 1, 2 and 2A houses (one-and-a-half, street-front) are a maximum of fifteen feet, four inches (15'4") from finished floor and Type 3 (two-story, interior) are approximately nineteen feet, eight inches (19'8").

Staff finds the Type 3 houses to be appropriate as they are interior on the lot, with minimal visibility from the street, and designed to be true two-story homes. Staff finds the eave heights of Types 1, 2 and 2A to be inappropriate as they are taller than is typical on a one-and-a-half story. One-and-a-half story houses have a basic one-story form, with dormers or partial gabled walls that create useable space in a partial second floor. The

one-and-a-half story historic homes in the vicinity have eave heights that average between eleven and twelve feet (11'-12') tall from finished floor. One-and-a-half story buildings approved on S Douglas Avenue, since the establishment of the overlay, have eave heights between approximately nine feet and eleven feet (9' - 11') from finished floor. Staff is concerned that the proposed fifteen foot, four inch (15'4") eave height, combined with the thirty-five foot (35') ridge height - both taller than the historic context- creates an overall height and massing that is too tall for a one-and-a-half story building.

Width: The proposed building widths vary from thirty-one to thirty-nine feet (31'-39') for the buildings that face the street. The proposed interior buildings are twenty-five feet (25') wide. Staff finds that the widths in themselves could be appropriate as the historic houses in Figures 3 and 4 are both about thirty-eight feet (38') wide; however, staff is concerned that the width, ridge and eave heights all match, or exceed, the maximums seen in the historic context.

Although the buildings' widths and heights are separated in this report for ease of review, each element of a building cannot be divorced from the other in finding the appropriate massing and scale. In an effort to create a more heterogeneous streetscape, as is typical throughout the historic neighborhood, staff recommends that not all of the heights and widths of the houses facing the street meet whatever maximums are found to be appropriate, and that there be a greater variety of forms. Figure 8 illustrates the variety of forms and house sizes that were located in this area in 1914.

The plans already show variety in the widths, which range from thirty-one to thirty-nine feet (31'-39') for the houses that face the street, but all of these are proposed to max out the height. Staff recommends two of the street-facing homes be true two-story houses as two-story homes are scattered throughout the neighborhood. They should be buildings numbers 1 and 8 on Figure 7 due to their proximity to two-story new construction. The two-story building should not exceed a height of thirty-five feet (35') with eaves no taller than nineteen feet, eight inches (19'8").

The remainder of the houses along the street should be true one-and-a-half story houses that range between thirty feet and thirty-five feet (30'-35') tall with maximum eave heights of twelve feet (12'). Although thirty-five (35') is significantly taller than the historic context, staff finds the additional height could be appropriate for the street-facing buildings because of the low amount of immediate historic context and is appropriate for the interior lots because of their low visibility from the street. Staff recommends that the maximum height of thirty-five (35') for the street-facing buildings should only be met on three of the remaining street-fronting buildings and all others should be closer to the historic context at between thirty feet and thirty-two feet (30'-32') tall. For example, if buildings 4, 5, and 6 met the maximum height at one-and-a-half stories, they would have the greatest distance from the other buildings that also meet the maximum and from the historic context. This will allow for a greater variety of massings, as seen historically, but still allow for greater height than seen in the immediate context.

Figure 7: Site plan with street-facing buildings numbered for reference.

With the condition that the front-units have greater variety of forms, with two (2) two-story houses allowed fronting the street (maximum ridge height of thirty-five feet (35') and eaves limited to nineteen feet, eight inches (19'8")), with the remainder being true one-and-a-half story houses, with maximum ridge heights of thirty-five feet (35') for three street-facing houses and thirty-two feet (32') for the remaining four houses – all with eaves no taller than twelve feet (12'), staff finds that the proposal could meet sections III.A. and B of the guidelines, for height and massing.

Setback & Rhythm of Spacing: Seven of the nine houses facing the street are proposed to have a twenty foot (20') setback from the front property line (at the interior edge of the existing sidewalk). The two houses furthest east, along S Douglas Avenue (buildings 8 & 9 in Figure 7) will step back, with building 8 set back about thirty-five feet (35') and building 9 set back fifty feet (50'). This step-back is to help ease the transition from the proposed development to the remainder of the houses on the block, which have deep setbacks at approximately sixty feet (60'). At the street, most of the houses will be approximately twenty-five feet (25') apart, though due to the curve of the lot, they will get closer toward the back. Most will maintain a separation of at least ten feet (10'). Staff finds the proposal to meet guidelines III.C.1-3 for orientation and rhythm of spacing.

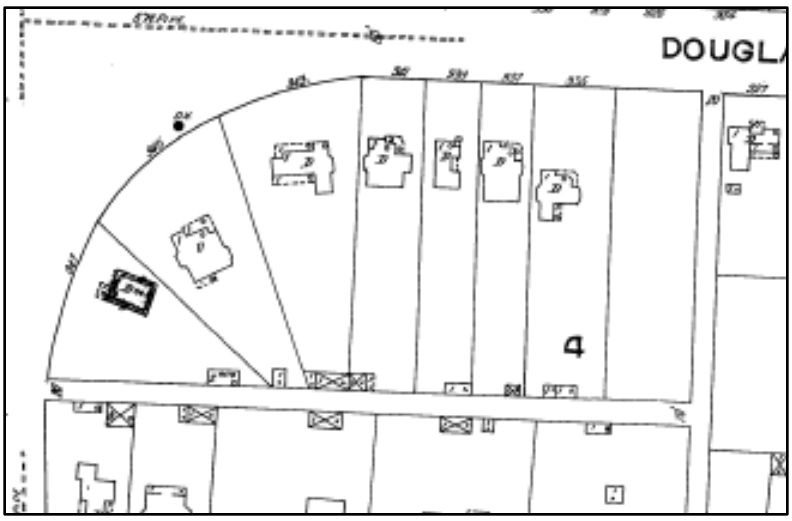


Figure 8: 1914 Sanborn map of the development area.

Roof form: The primary roof forms of the proposed infill houses will be gabled and hipped, with gabled and shed dormers utilized on side elevations. The primary roof slopes are 9/12 and 12/12. These roof types and slopes are typical of historic house forms and are common in the Waverly-Belmont NCZO; however Staff recommends a greater variety in form. (See discussion under height.) Staff finds the proposal to meet guidelines III.E for roof form.

Orientation: The proposal includes nine houses facing onto the street at the curve, as houses would be sited historically. These 'front row' houses will all have partial width front porches that are six feet (6') deep. Interior to the lot, an additional ten houses will face inward, fronting onto a small area of green space at the center of the project with walkways to connect to the street.

Public Spaces: There is alley access at the southwest corner of the lot, from 10th Avenue South and an existing curb cut at the northeast side of the lot, onto S Douglas Avenue. An existing sidewalk runs along the street frontage with a stone retaining wall. The access to S Douglas Avenue will be removed. A new driveway will be constructed on the interior of the lot, providing garage access to the houses fronting the street, and to the proposed interior houses, which will face the interior green space. All vehicular access will be from the alley and all parking will be internal to the project. A sidewalk will be constructed interior to the stone wall, parallel to the existing sidewalk, and will connect the houses to one another internally. The historic stone wall will be retained with two cuts proposed for walkways to lead to the new interior sidewalk. Additional interior walkways will connect the interior houses to one another and to the greenspace, and two long sidewalks will connect the green space to the street, where there are existing stairs in the stone wall. Staff finds that the proposal meets the guidelines for section III.J.

Multi-unit Detached Developments

The guidelines state that for developments such as this one, the interior units do not need to meet the guidelines for setbacks and rhythm of spacing on the street. The interior dwellings should be subordinate to those that front the street, which typically means they

need to be shorter and narrower. At about twenty-five feet (25') wide, the proposed interior house are narrower than the street-facing houses, which are between thirty-three and thirty-nine feet (33'-39') wide. The proposed heights are all a maximum of thirty-five feet (35'), which matches the proposed heights of the buildings in front of them. The building foot prints of the interior houses are about nine hundred and eighty-eight (988) square feet, as opposed to the front houses, which are one thousand, nine hundred and twenty (1,920) square feet and one thousand eight hundred and thirty-six (1,836) square feet. The smaller footprints and widths help to make the interior buildings subordinate to the street-facing buildings.

The interior units will be connected to the street with pedestrian sidewalks. The proposal includes attached garages on all the units. The guidelines state that attached garages are only appropriate for rear units along the alley, however, staff finds that attached garages could be appropriate in this instance, as the interior driveways essentially serve as alleys.

Staff finds that proposal meets the guidelines for section III.K.

Figure 8: Development area as seen from the 10th Avenue South

Recommendation: Staff recommends approval with the conditions that:

1. Buildings 1 and 8 (Figure 7) be a maximum of two-story forms with a maximum ridge height of thirty-five feet (35') and maximum eave heights of nineteen feet, eight inches (19'8");
2. Buildings 4, 5 and 6 (Figure 7) be a maximum of one-and-a-half stories with a maximum ridge eight of thirty-five (35') and a maximum eave height of twelve feet (12');
3. Buildings 2, 3, 7, and 9 be a maximum of one-and-a-half stories with a maximum ridge eight of thirty-two (32') and a maximum eave height of twelve feet (12');
4. The front-units have greater variety of forms; and
5. If the SP is approved by the Planning Commission, the applicant will return to the Commission with a second application, or additional applications, including full plans complete with design details review of materials; windows and doors;

proportion and rhythm of openings; porches and stoops, fences and walls, appurtenances and utility locations; and the overall detailing of the proposal.

With these conditions, Staff finds the massing of the project to meet the design guidelines for new construction in the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

ATTACHMENT A: HISTORIC CONTEXT

2107 10TH Avenue South


2103 10th Avenue South

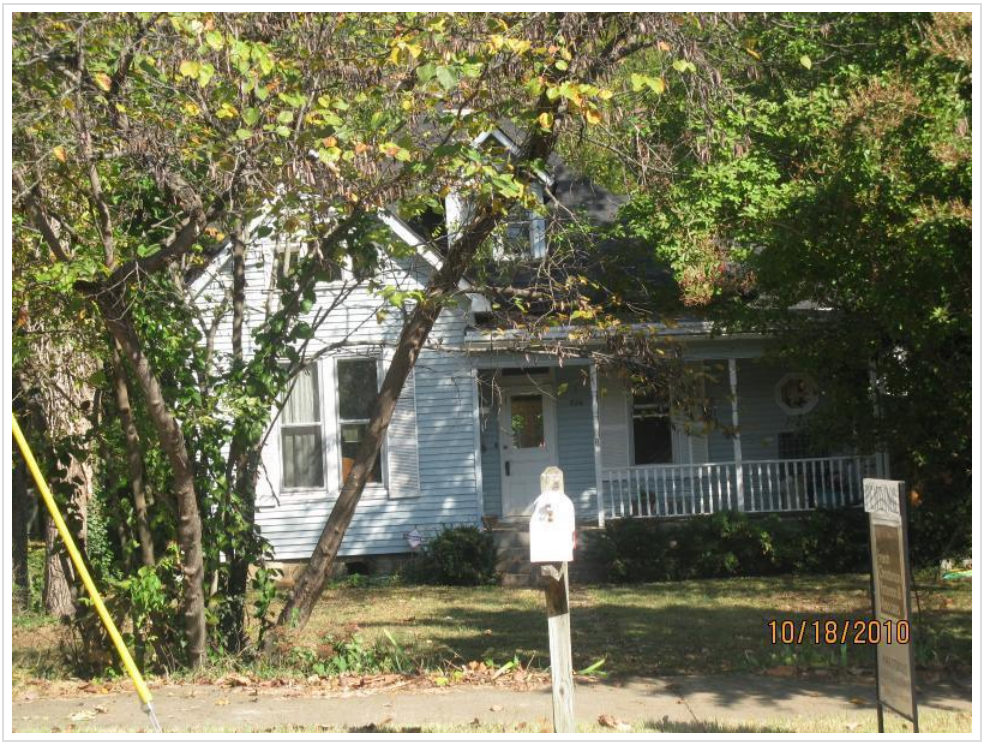
938 S Douglas Avenue

936 S Douglas

932 S Douglas Avenue

930 S Douglas Avenue

928 S Douglas Avenue



926 S Douglas Avenue

LEGEND:

TYPE 1: 32'X60' FOOTPRINT,
1.5 STORIES, MAX HEIGHT: 35'

TYPE 2: 34'X54' FOOTPRINT,
24'X32' PORCH + GARAGE,
1.5 STORIES, MAX HEIGHT: 35'

TYPE 3: 26'X38' FOOTPRINT,
2 STORIES, MAX HEIGHT: 35'

1 PROPOSED SITE PLAN

SCALE: 1" = 40'-0"

REV:	DATE:	DESC:
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SP PROPOSAL:
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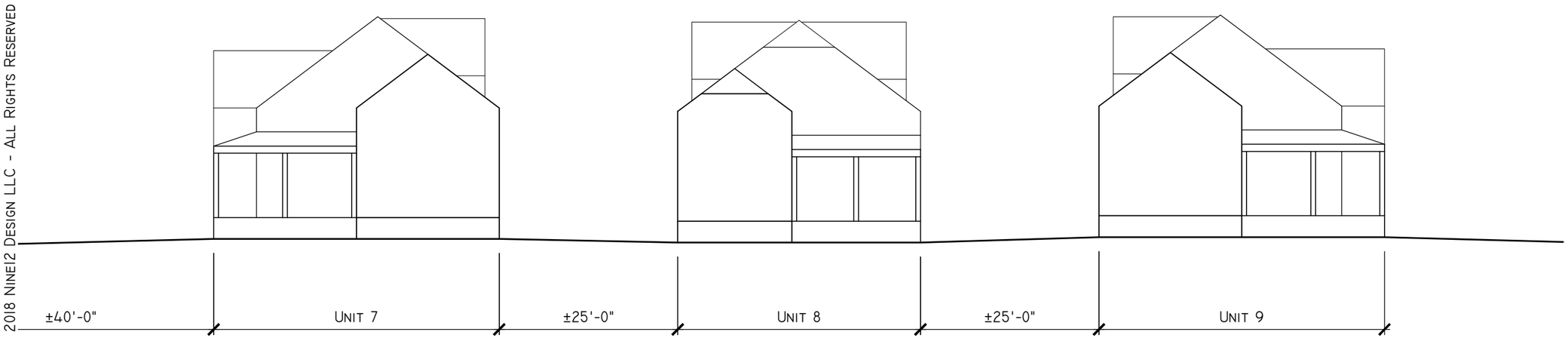
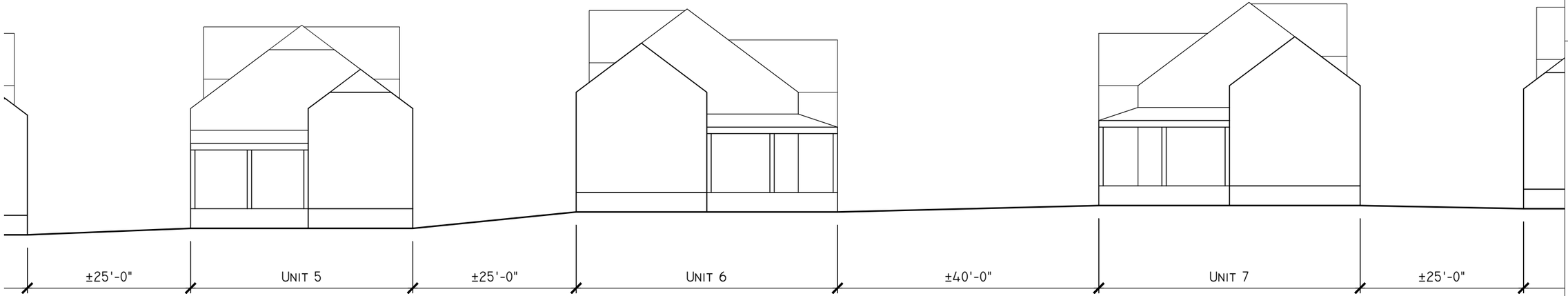
SITE PLAN

01



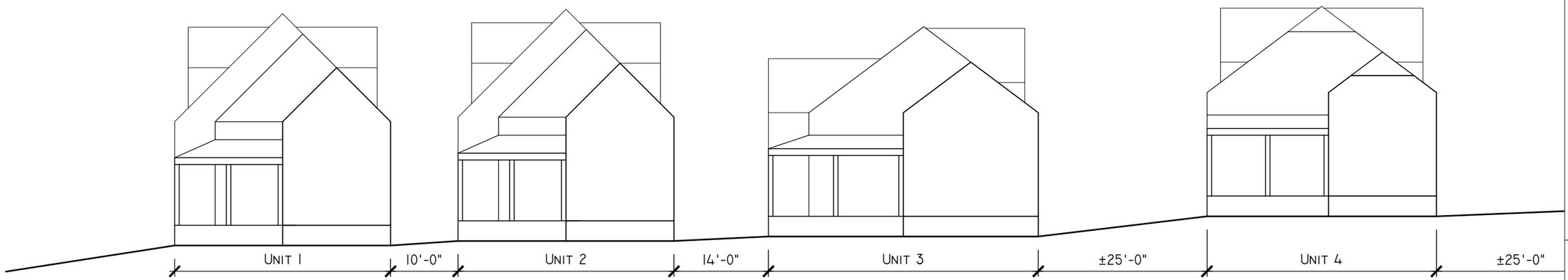
3 STREET ELEVATION: UNITS 7-9

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



2 STREET ELEVATION: UNITS 5-7

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



1 STREET ELEVATION: UNITS 1-4

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

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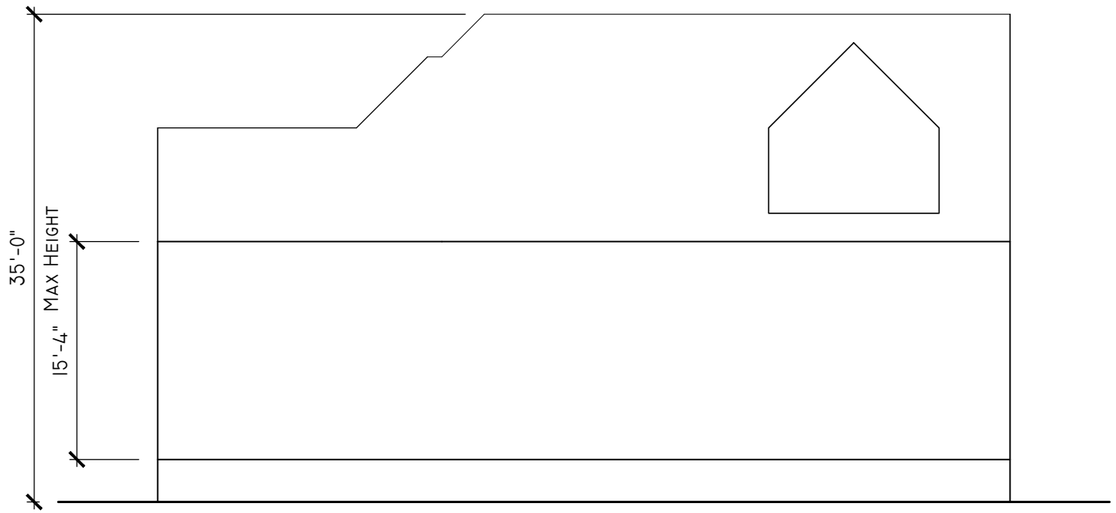
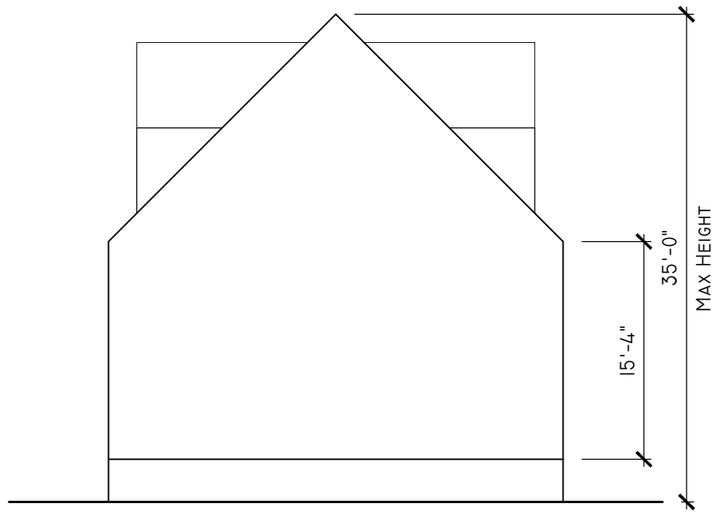
STREET ELEVATIONS

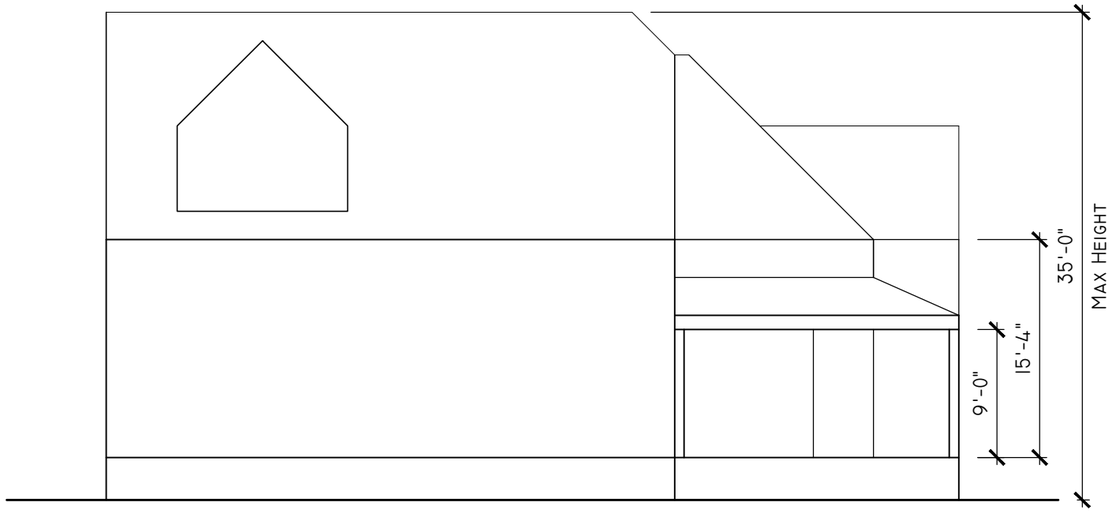
02



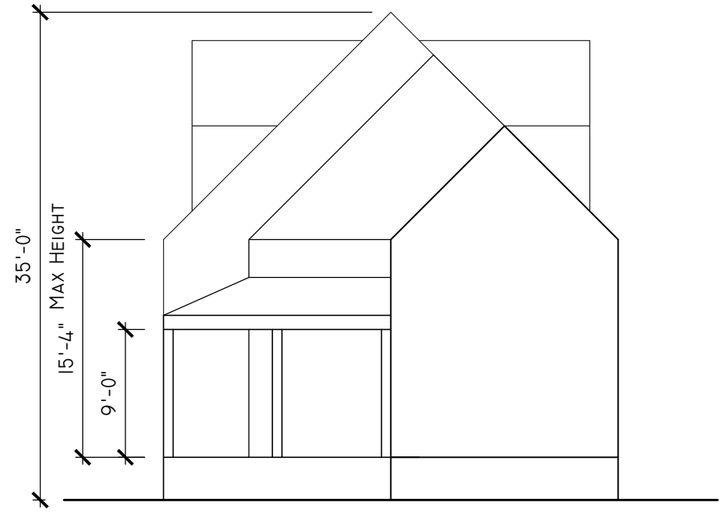
4 TYPE I-SIDE ELEVATION
SCALE: 3/32"=1'-0"



2 TYPE I-ALLEY ELEVATION
SCALE: 3/32"=1'-0"



3 TYPE I-SIDE ELEVATION
SCALE: 3/32"=1'-0"



1 TYPE I-STREET ELEVATION
SCALE: 3/32"=1'-0"

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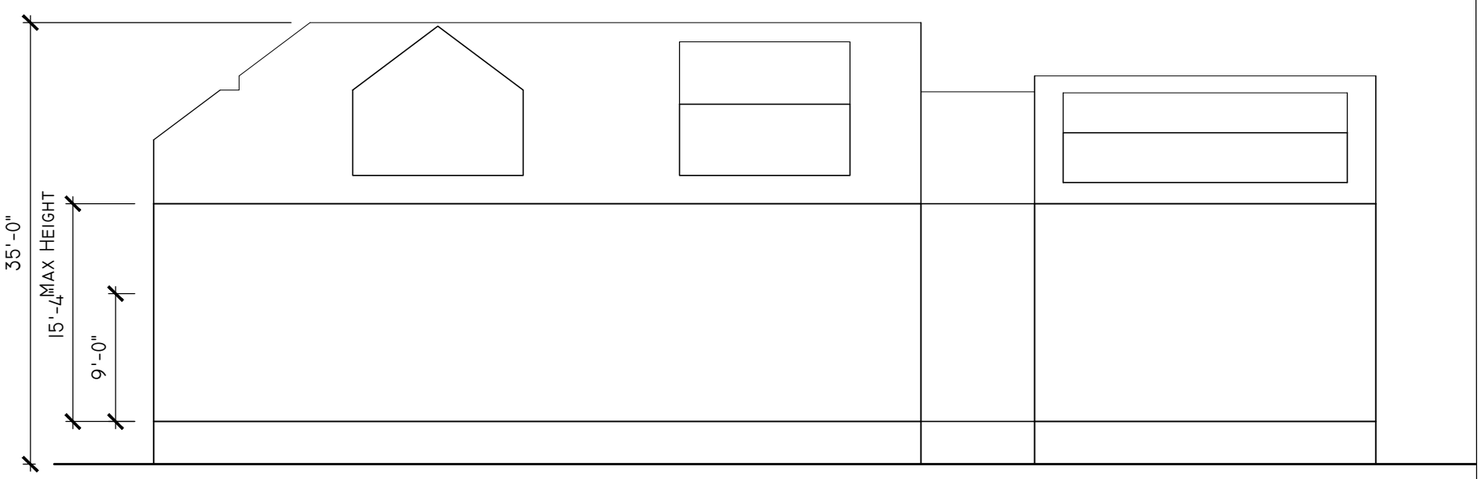
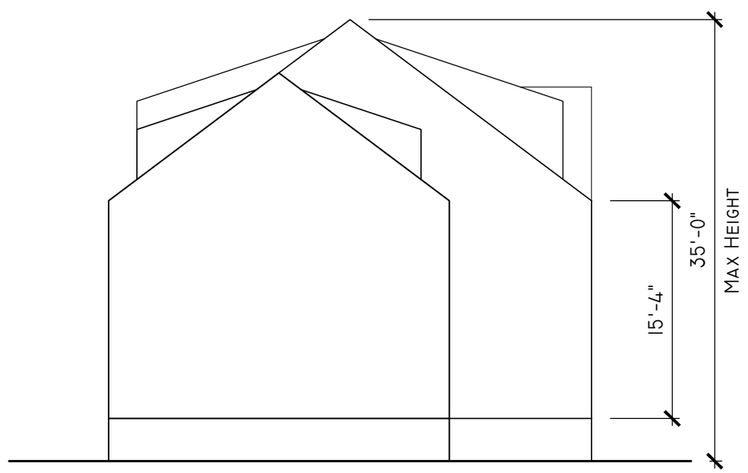
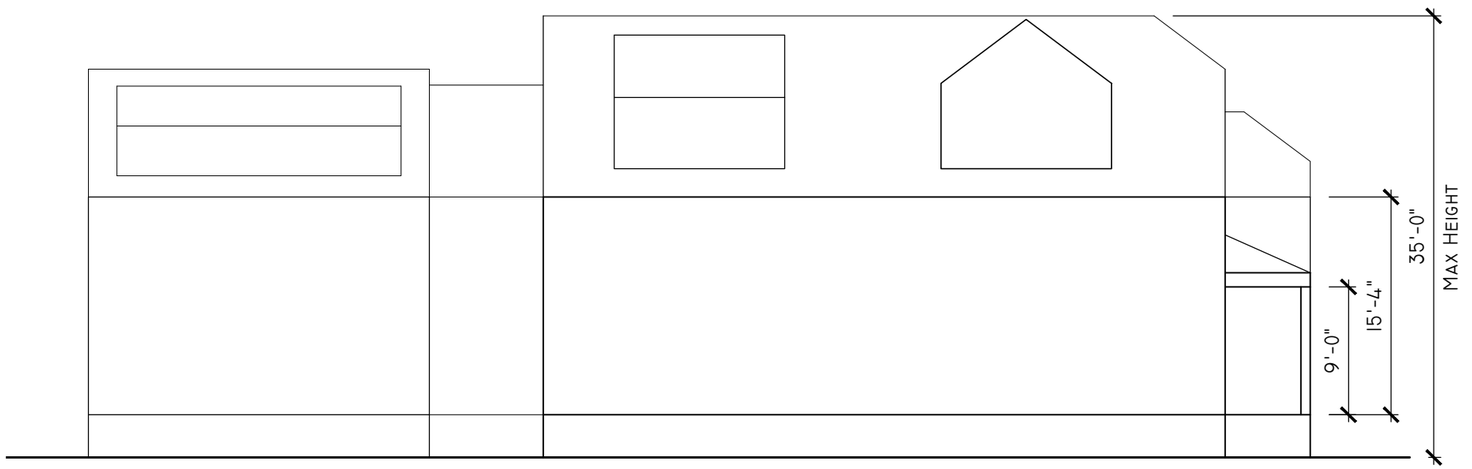
TYPE I
ELEVATIONS
03



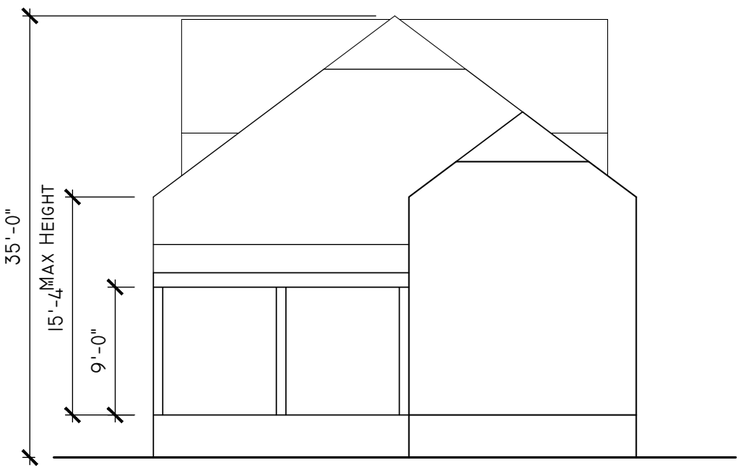
4 TYPE 2-SIDE ELEVATION
SCALE: 3/32"=1'-0"



2 TYPE 2-ALLEY ELEVATION
SCALE: 3/32"=1'-0"



3 TYPE 2-SIDE ELEVATION
SCALE: 3/32"=1'-0"



1 TYPE 2-STREET ELEVATION
SCALE: 3/32"=1'-0"

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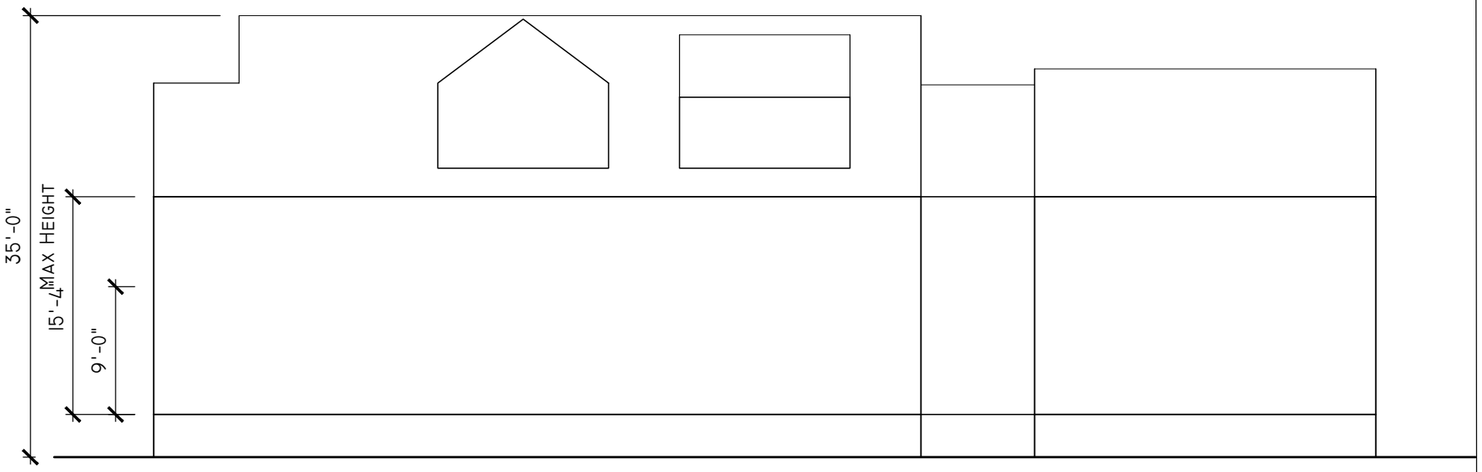
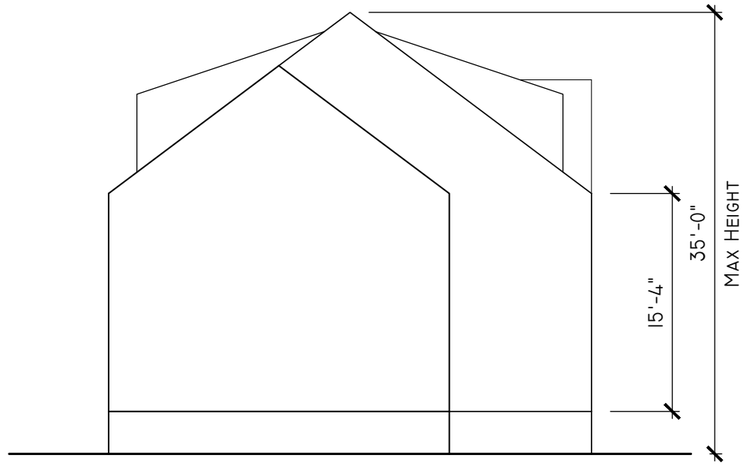
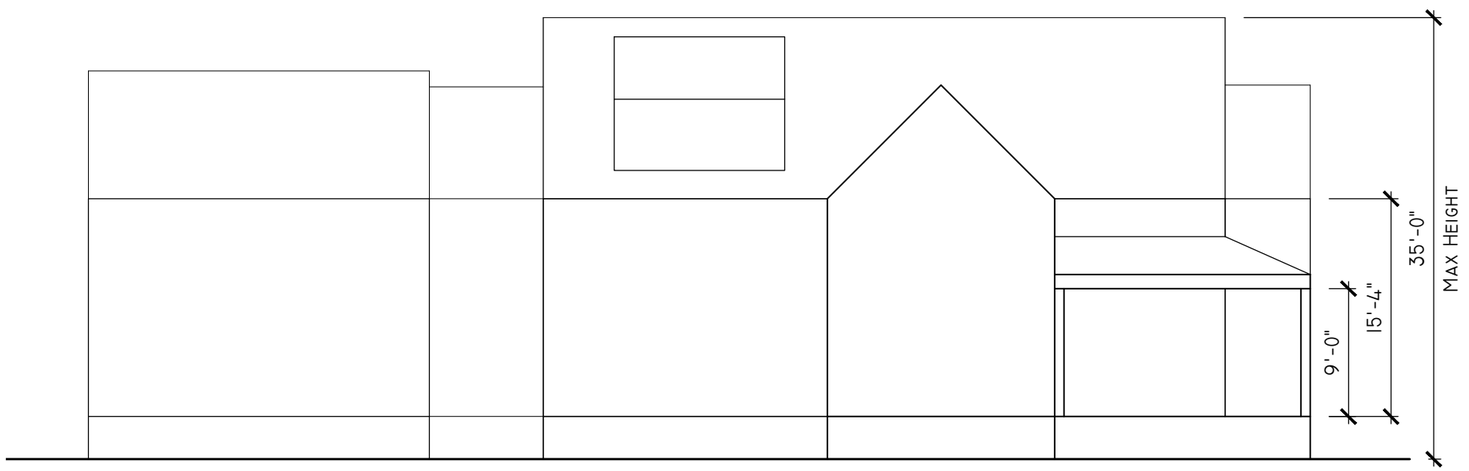
TYPE 2
ELEVATIONS
04



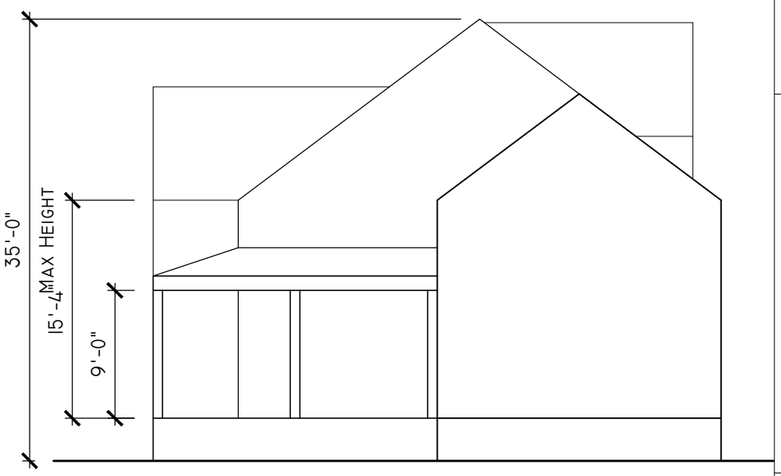
4 TYPE 2A-SIDE ELEVATION
SCALE: 3/32"=1'-0"



2 TYPE 2A-ALLEY ELEVATION
SCALE: 3/32"=1'-0"



3 TYPE 2A-SIDE ELEVATION
SCALE: 3/32"=1'-0"



1 TYPE 2A-STREET ELEVATION
SCALE: 3/32"=1'-0"

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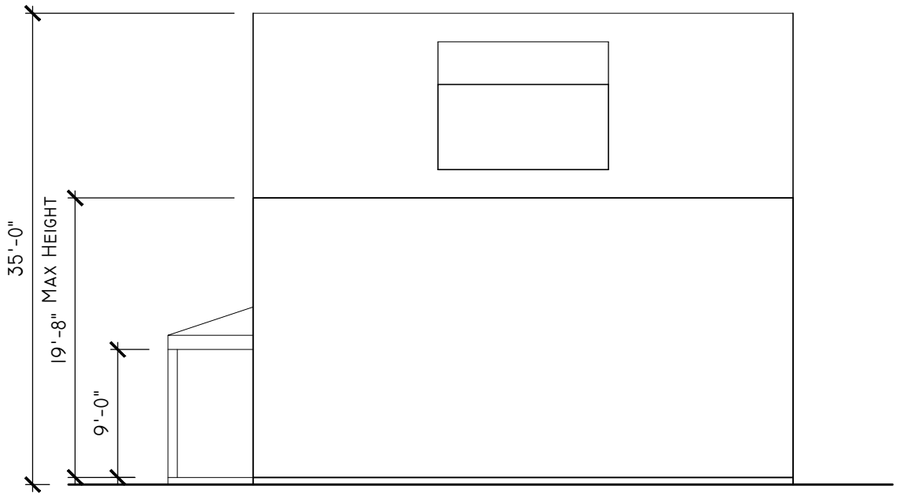
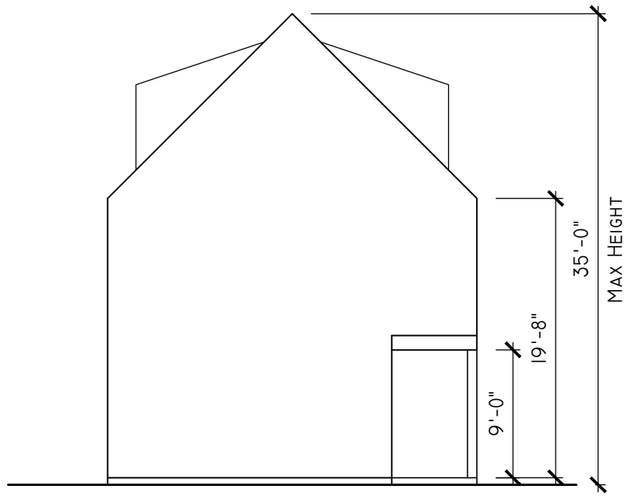
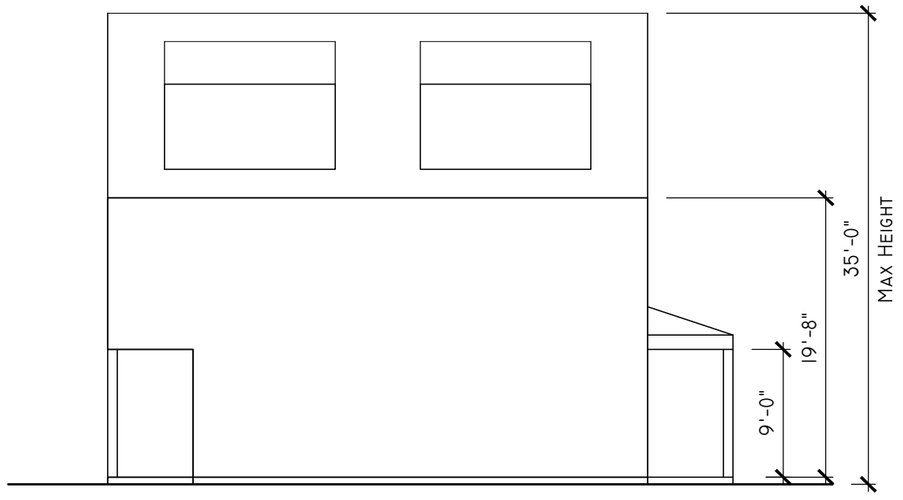
TYPE 2A
ELEVATIONS
05



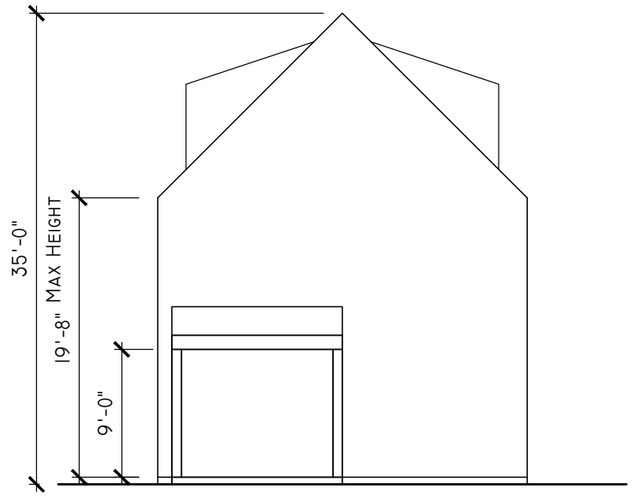
4 TYPE 3-SIDE ELEVATION
SCALE: 3/32"=1'-0"



2 TYPE 3-ALLEY ELEVATION
SCALE: 3/32"=1'-0"



3 TYPE 3-SIDE ELEVATION
SCALE: 3/32"=1'-0"



1 TYPE 3-COURT ELEVATION
SCALE: 3/32"=1'-0"

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TYPE 3
ELEVATIONS

06

1 PLAN VIEW
NTS

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3D VIEWS
04

1 VIEW WEST FROM S DOUGLAS
NTS

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3D VIEWS
05

1 VIEW NORTH FROM 10TH AVE S
NTS

REV:	DATE:	DESC:
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3D VIEWS

06

1 VIEW SOUTH FROM 10TH AVE S & S DOUGLAS INTERSECTION NTS

REV:	DATE:	DESC:
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3D VIEWS

07