

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 3604 Richland Avenue January 16, 2019

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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Application: Partial Demolition; New Construction—Addition and Outbuilding

District: Richland-West End Neighborhood Conservation Zoning Overlay

Council District: 24

Map and Parcel Number: 10409009100

Applicant: Historic Builds, LLC

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish a non-contributing portion of the rear of the house and to construct a rear addition, a side addition, a side dormer, and an outbuilding. The outbuilding will not be used as a Detached Accessory Dwelling Unit.

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

1. Staff approve a brick sample;
2. Staff approve a stone sample;
3. Staff approve all windows and doors prior to purchase and installation;
4. Staff approve the roof shingle and rubber membrane color and texture; and
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

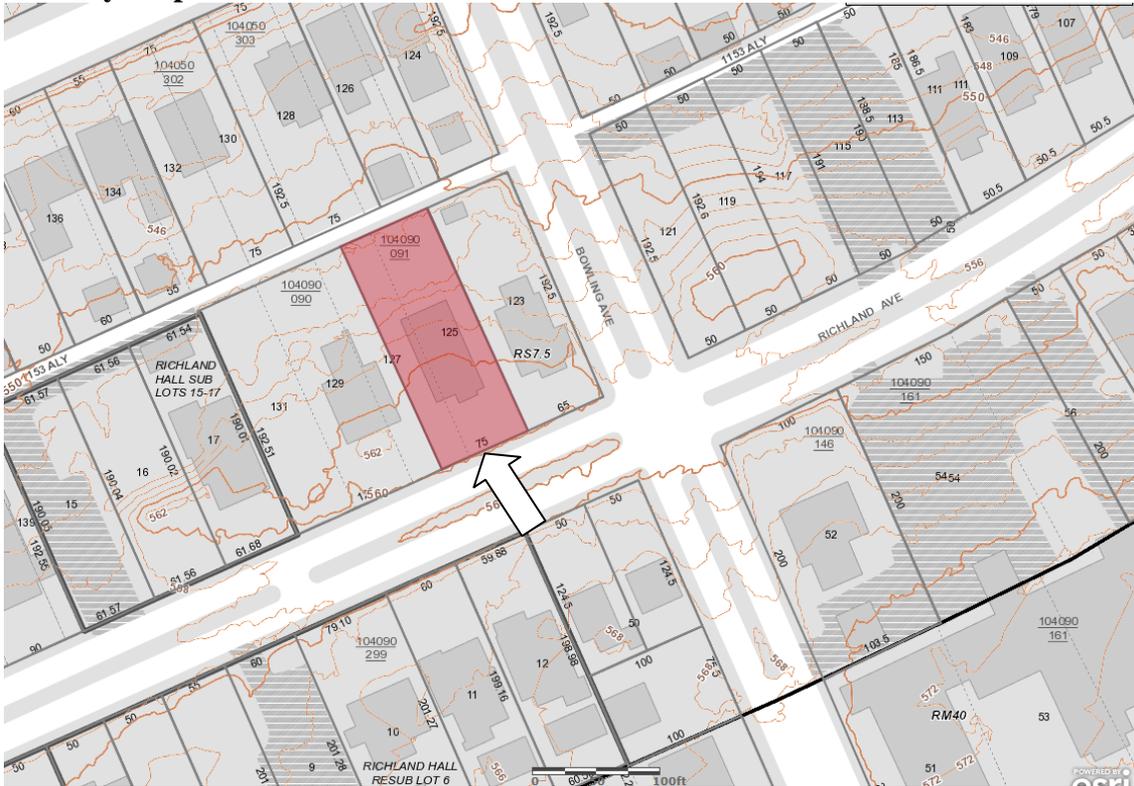
With these conditions, staff finds that the proposed addition and outbuilding meet Sections II.B.1. and II.B.2. of the design guidelines.

Attachments

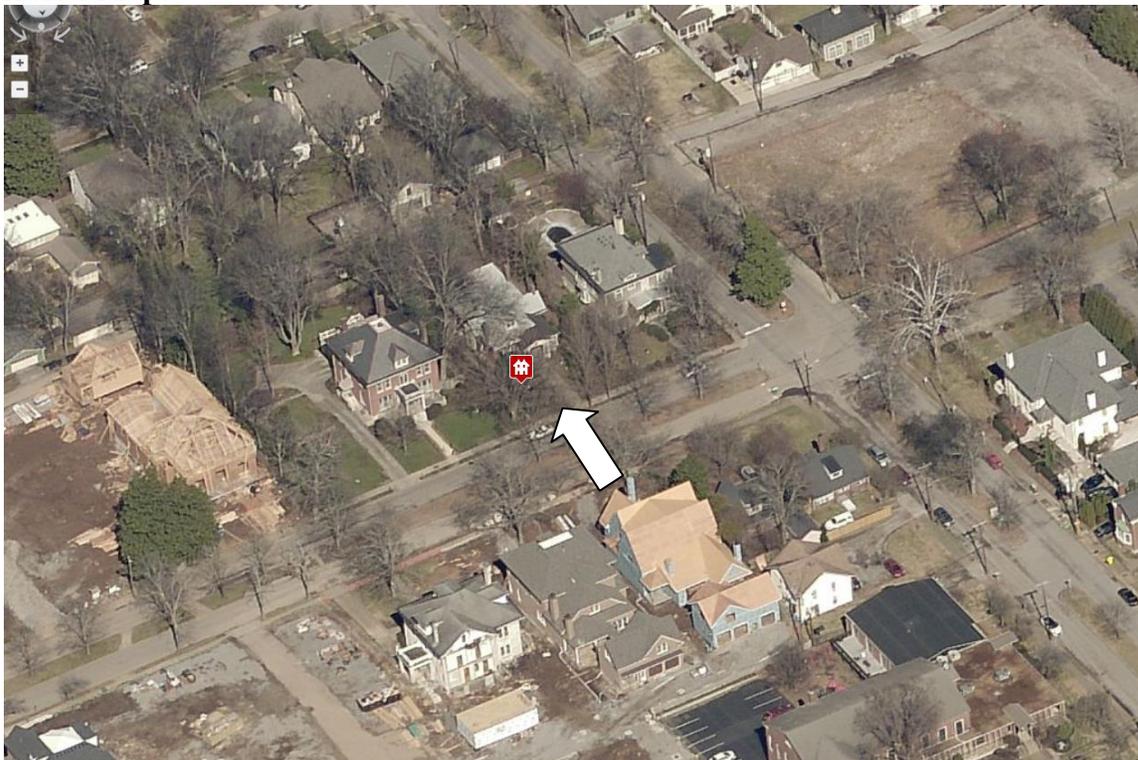
A: Site Plan

B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

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

Duplexes

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

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

Multi-unit Developments

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

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

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

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. 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 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

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.*

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.

When an addition ties into the existing roof, the addition should be at least 6" below 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 higher and extend wider.

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

When a lot width exceeds 60' 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 (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.

- b. The creation of an addition through enclosure of a front porch is not appropriate.

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. 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.

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

- d. 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.

- e. Additions should follow the guidelines for new construction.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

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 of the historic zoning ordinance.

Background: The National Register of Historic Places nomination report for the Richland-West End Historic Districts states that 3604 Richland Avenue is a “ca. 1910, One-story red brick house” with an “elegant ionic porch and leaded glasswork.” (Figure 1). The house contributes to the historic character of the National Register district and to the Richland-West End Neighborhood Conservation Zoning Overlay.



Figure 1. 3604 Richland Avenue

Analysis and Findings: Application is to demolish a non-contributing portion of the rear of the house and to construct a rear addition, a side addition, a side dormer, and an outbuilding. The outbuilding will not be used as a Detached Accessory Dwelling Unit, as the property is zoned RS7.5.

Demolition: The applicant proposes to demolish a frame portion at the rear of the house (Figures 2 & 3). The 1957 Sanborn map shows that at that time, the house had a frame porch at the rear, in this general location, but the existing structure today extends deeper than what the map illustrates (Figure 4). It is likely that the porch shown on the Sanborn map was either expanded or entirely reconstructed sometime after 1957. Although part of this addition may be older, staff finds that it does not contribute to the historic character of the house or the district because of changes and visibility. In addition, enclosed porches like this one were often constructed with lighter materials and framing so that after one hundred years, they are often either structurally unsound or have been

reconstructed already. This is porch is located at the rear of the house, where it is not highly visible from the street (Figure 5). Its location, lack of a proper foundation, flat roof form that is separate from the house, and the fact that it is not the same dimensions as the original rear porch all combine to make the rear porch non-contributing. Staff therefore finds that the proposed demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition



Figures 2 & 3 are photos of the existing frame portion of the house at the rear that will be demolished.

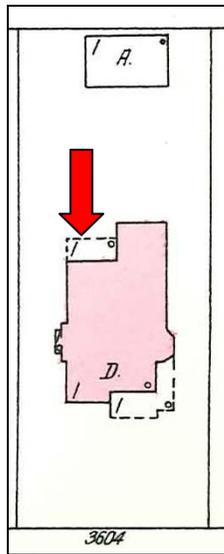


Figure 4(left) is the 1957 Sanborn map that shows a one-story rear porch in the same location as the existing frame extension. Figure 5 (right) shows how the existing frame extension is not highly visible from the front of the house.

Height & Scale: The proposed rear addition will be one story over a raised basement. It will be approximately four feet, six inches (4'6") lower in height than the historic house.

The rear addition will inset one foot (1') from each of the back corners of the house, which is appropriate. It will have a maximum depth of thirty-seven feet (37') and will have a footprint of approximately one thousand, one hundred, and fifteen square feet (1,115 sq. ft.). By comparison, the historic house has a footprint of approximately two thousand, four hundred square feet (2,400 sq. ft.). Staff finds that the height and scale of the rear addition meets the design guidelines.

The applicant is proposing a side addition on the left side. The side addition meets all the design guidelines for side additions. The lot is wide for the immediate context; it is seventy-five feet (75') wide. The addition is located on the back half of the left façade, towards the back; however, it stops one foot (1') from the back corner of the house, preserving the back corner. The side addition is just eight feet (8') wide, and it is significantly shorter than the historic house. In fact, the top of the side addition is below the eave of the historic house. Staff finds that the height and scale of the proposed side addition meets the design guidelines.

On the right side, the applicant is proposing a side dormer on the historic portion of the house. The dormer has a hipped roof to match that of the house, and it is inset two feet (2') from the wall below. It does not interfere with any historic roof features, and staff finds that its height and scale meet the design guidelines.

Staff finds that the additions' height and scale meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The bulk of the addition is located at the rear of house, inset appropriately from the back corner to preserve the house's original form. The side addition to the historic house is located on the back half of the house, where it will have less of an impact on the historic structure as seen from the street. The plan shows that only a doorway will be cut into the historic wall at the location of the side addition; the entire section of the wall will not be removed. In addition, the side addition ends one foot (1') from the back corner of the house, leaving the house's rear corners intact. The addition is designed so that if it were to be removed in the future, the house's historic form and character would remain intact. Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.d. of the design guidelines.

Design: The addition's change in materials, inset, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. Staff finds that the proposed addition meets Sections II.B.2.a. and II.B.2.e. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be twenty-one feet (21') from the right side property line, ten feet (10') from the left side property line, and forty-eight feet (48') from the rear property line. Since the side

addition is located towards the rear of the house, it will not alter the rhythm of spacing of houses along this part of Richland Avenue. Staff finds that the proposed project meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufact urer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Rear Addition Foundation	Brick	Unknown	Yes	Yes
Side Addition Foundation	Stone	Unknown	Yes	Yes
Cladding	Cement Fiberboard Lap Siding	Smooth, 5” reveal	Yes	No
Rear addition and dormer roof	Composition Shingles	Unknown	Yes	Yes
Side Addition Roof	Rubber Membrane	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Rear Porch floor/steps	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Rear Porch Railing	Wood	Typical	Yes	No
Windows	Not indicated	Unknown	Unknown	Yes
Side/rear doors	Not indicated	Unknown	Unknown	Yes

Staff recommends approval of a brick sample, stone sample, all windows and doors, and the shingle roof and membrane roof color and texture. With staff’s approval of all final material choices, staff finds that the proposed addition meets Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The rear addition will have a hipped roof form with a 6/12 pitch. This matches the roof form and pitch of the historic house. The side addition will have a low-sloped 1/12 hipped roof. Staff finds this to be appropriate because side appendages and bays often had low-sloped or flat roofs. A side dormer is proposed for the right façade. The dormer is hipped with a 6/12 slope to match the historic house. The dormer is inset

two feet (2') from the wall below and does not interfere with any historic roof features. Staff finds that the proposed roof forms meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The rear and side additions will not alter the historic house's orientation towards Richland Avenue. Staff therefore finds that the project meets Sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

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

Outbuildings: The applicant is proposing a one-and-a-half story outbuilding. The outbuilding will not contain a dwelling unit. This site is zoned for single family, and DADUs are not permitted under the current zoning.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot		Yes
Space between principal building and DADU/Garage	20'	20'
Rear setback	5'	5'
L side setback	5'	28'6"
R side setback	5'	5'
How is the building accessed?		From alley
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?		N/A

Staff finds that the outbuilding's location and setbacks meet the design guidelines.

Massing Planning:

	Historic House (from foundation line)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	26'	25'	24' 4"
Eave Height	10'	10'	10'

The proposed outbuilding is one-and-a-half stories on a lot greater than 10,000 square feet.

	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	1,000 sq. ft.	≈1,840 sq. ft.	984 sq. ft.

Staff finds that the outbuilding's height and scale meet the design guidelines

Roof Shape & Elements:

Shape

Proposed Element	Proposed Form	Typical of district?
Primary form	Side gable	Yes
Primary roof slope	12/12	Yes

Elements

	YES	NO
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?	Yes	
Is the roof pitch at least 4/12?	Yes	

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires final Review
Foundation	Brick to Grade	Unknown	Yes	Yes
Cladding	Brick	Unknown	Yes	Yes
Roofing	Composition	Unknown	Yes	Yes

	shingle			
Trim	Cement fiber or wood	smooth	Yes	No
Driveway	Concrete	N/A	Yes	No
Windows	Not indicated	Unknown	Unknown	Yes
Pedestrian Door	Not indicated	Unknown	Unknown	Yes
Vehicular Door	Not indicated	Unknown	Unknown	Yes

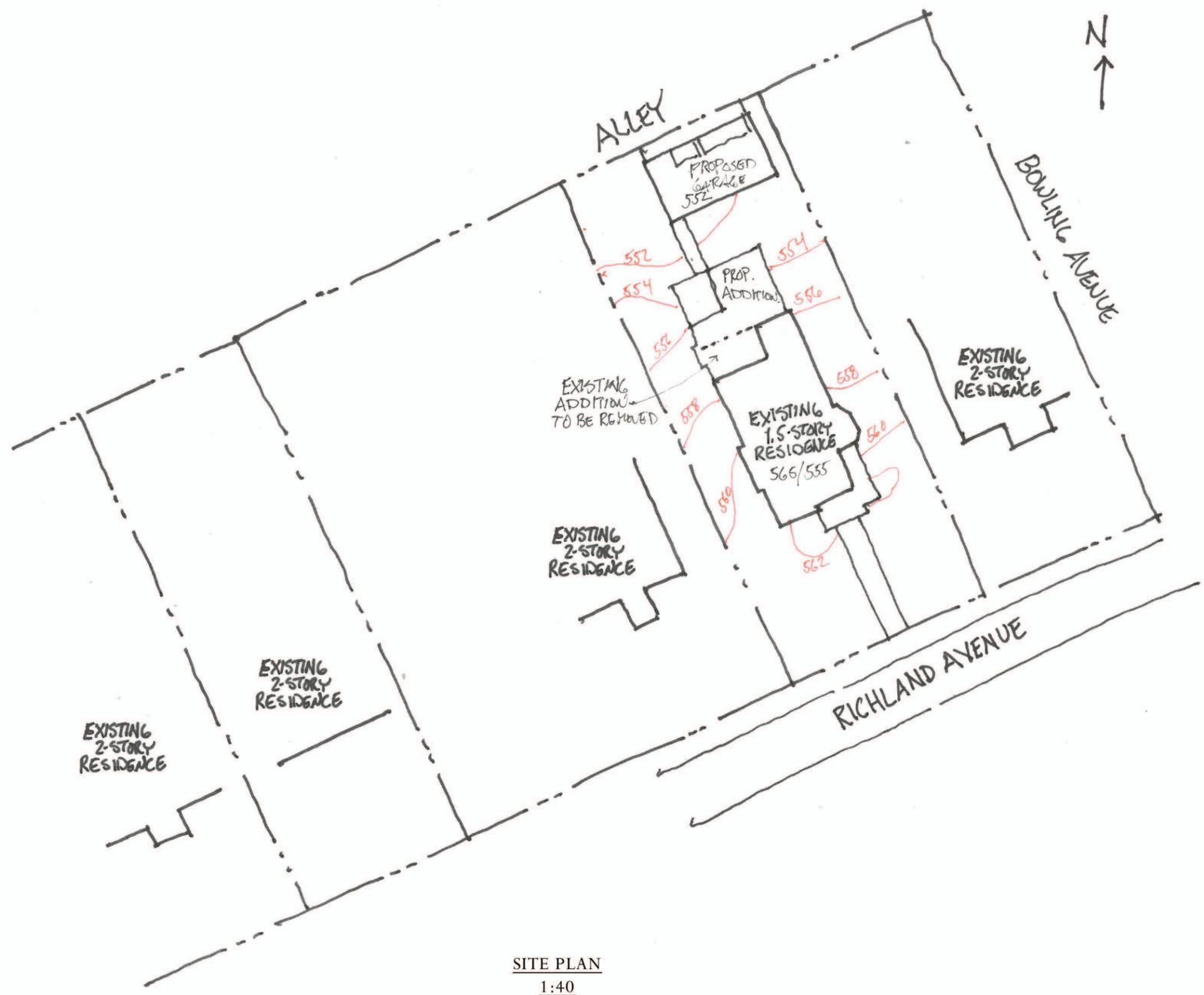
With the final approval a brick sample and all windows and doors, staff finds that the proposed materials meet the design guidelines.

Staff finds that the outbuilding’s location, height, scale, setbacks, roof form, and known materials meet Section II.B.1.h of the design guidelines.

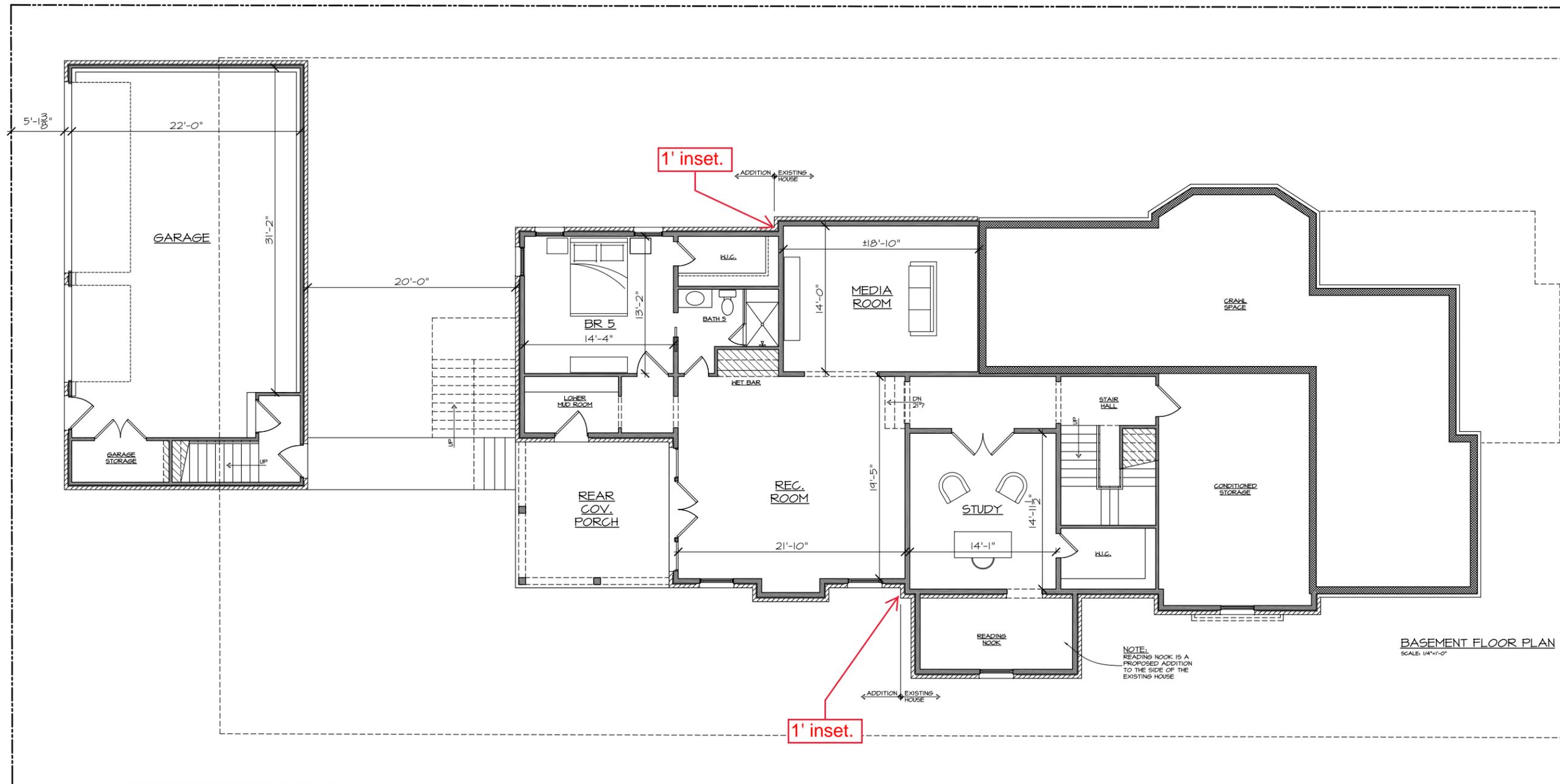
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve a brick sample;
2. Staff approve a stone sample;
3. Staff approve all windows and doors prior to purchase and installation;
4. Staff approve the roof shingle and rubber membrane color and texture; and
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed addition and outbuilding meet Sections II.B.1. and II.B.2. of the design guidelines.



SITE PLAN
1:40



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DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.
These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

No.	Date	Description
01	11.07.18	Schematics
02	12.10.18	Revised Schematics
03	12.28.18	Design Development
04	01.03.19	Revised DD's

18095

A-101

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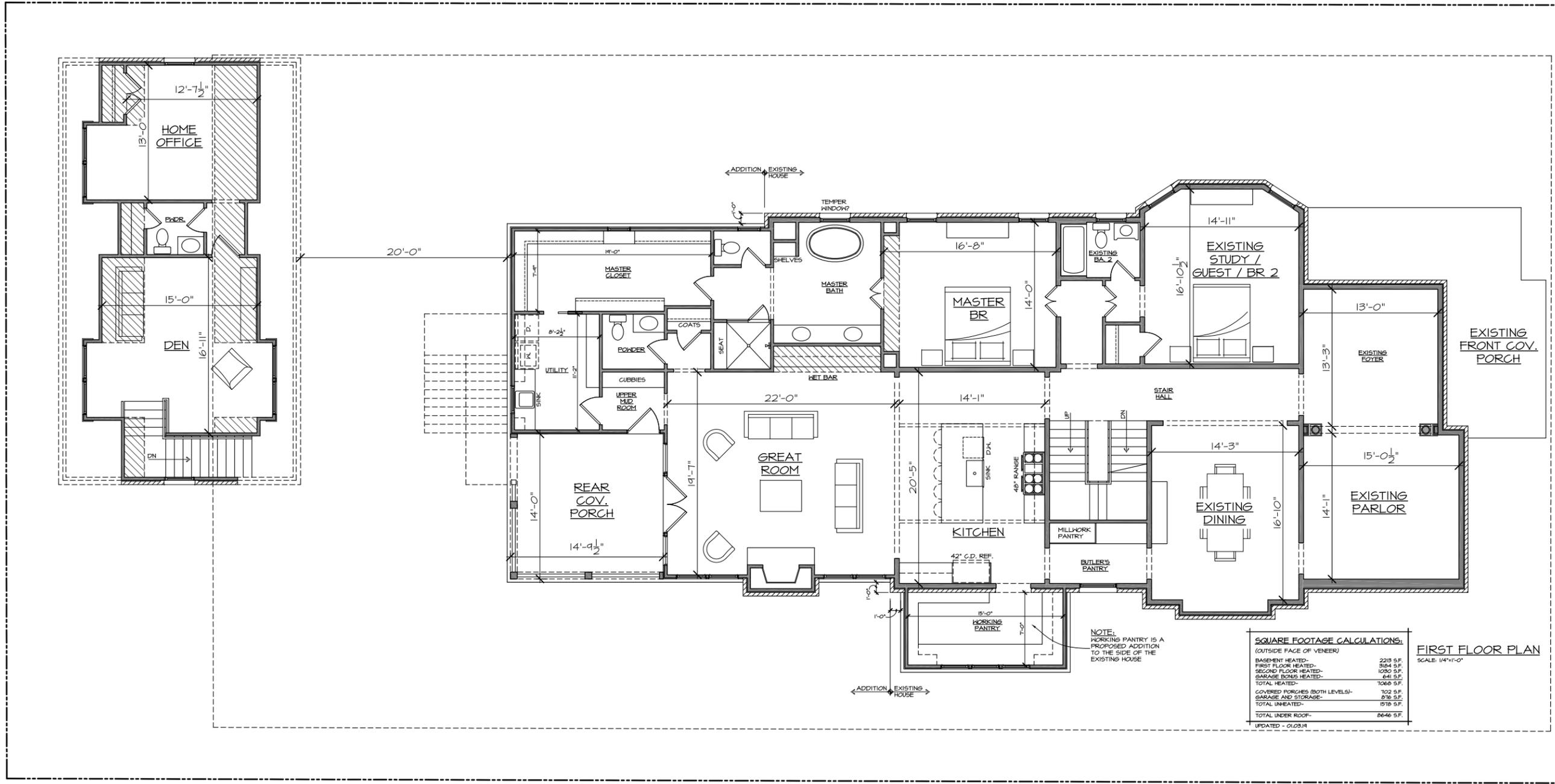
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Issues:

No.	Date	Description
01	11.07.18	Schematics
02	12.10.18	Revised Schematics
03	12.28.18	Design Development
04	01.03.19	Revised DD's

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A-102



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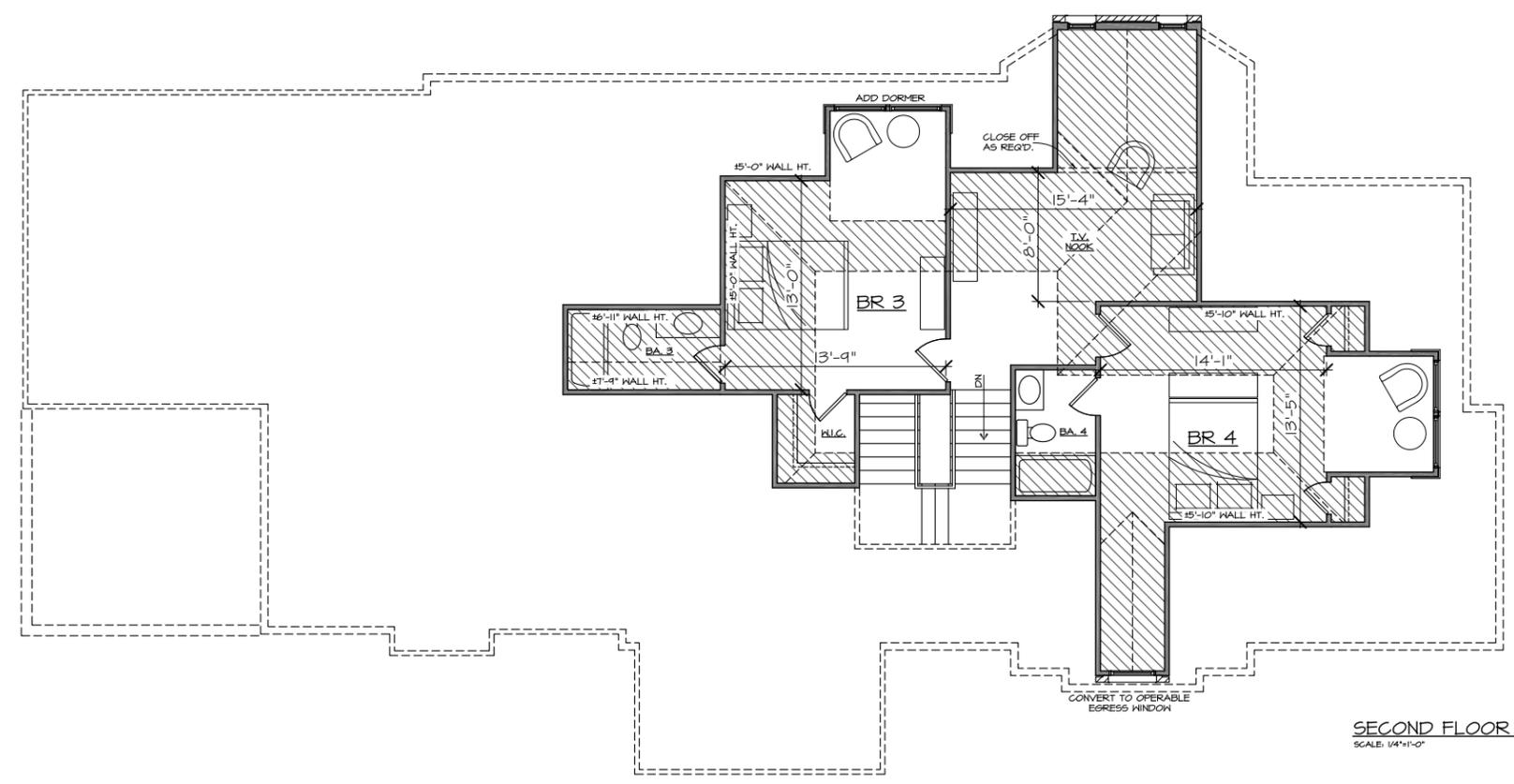
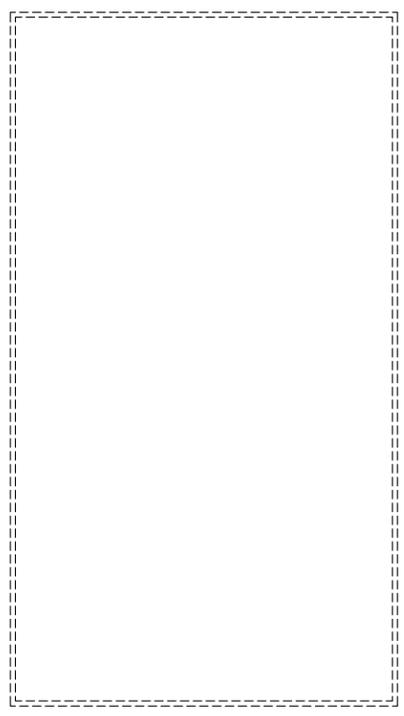
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Issues:

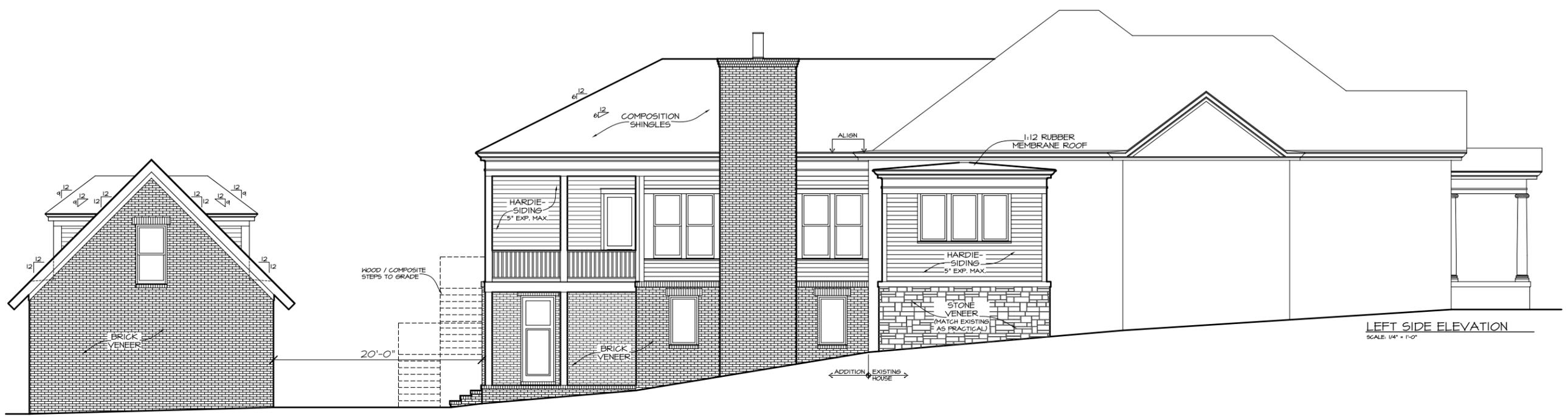
No.	Date	Description
01	11.07.18	Schematics
02	12.10.18	Revised Schematics
03	12.28.18	Design Development
04	01.03.19	Revised DD's

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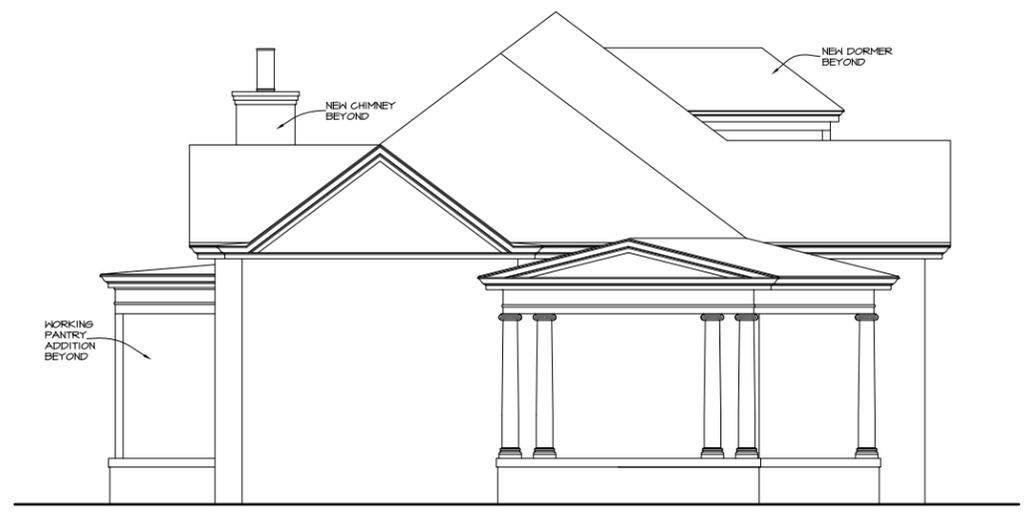
A-103



SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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

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Issues:

No.	Date	Description
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02	12.10.18	Revised Schematics
03	12.28.18	Design Development
04	01.03.19	Revised DD's

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A-201

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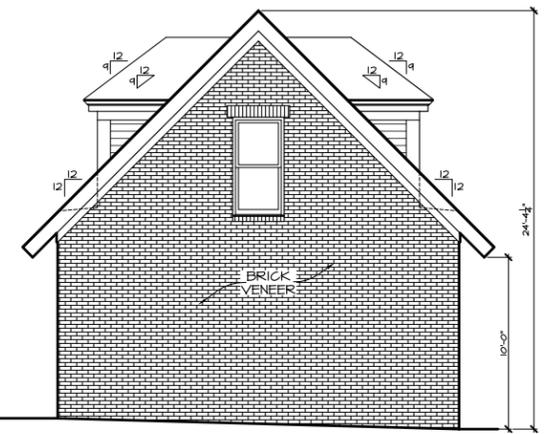
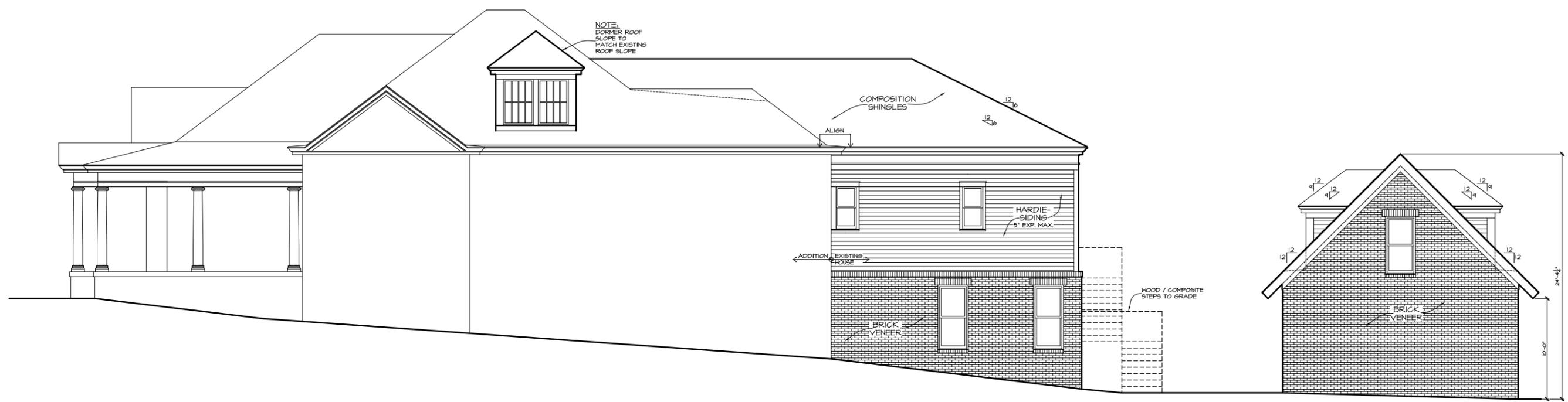
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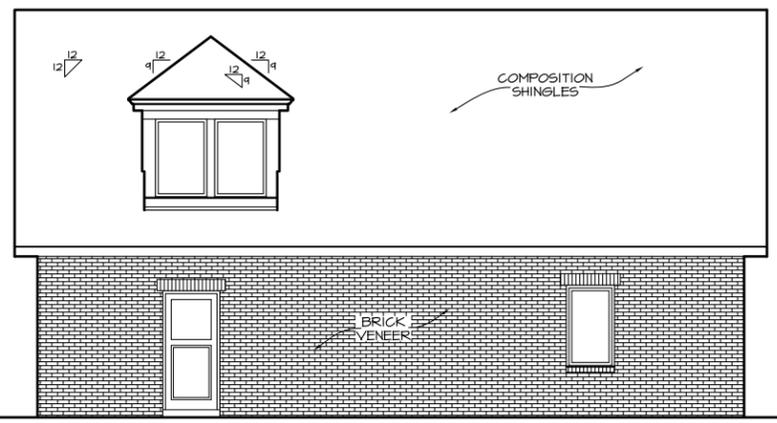
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03	12.28.18	Design Development
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18095

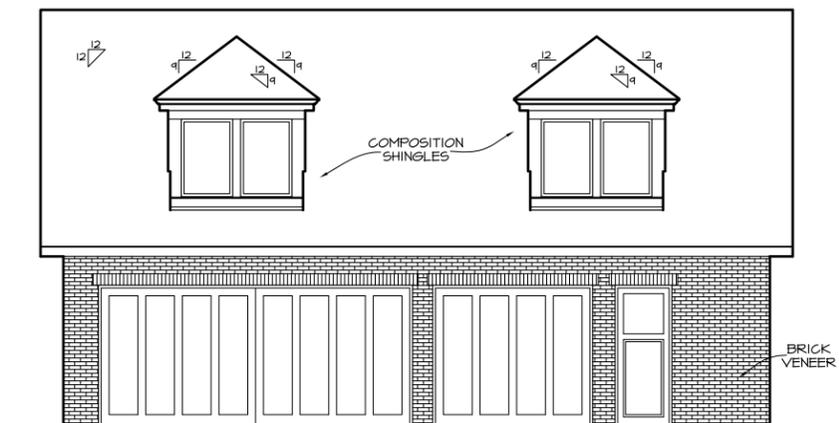
A-202



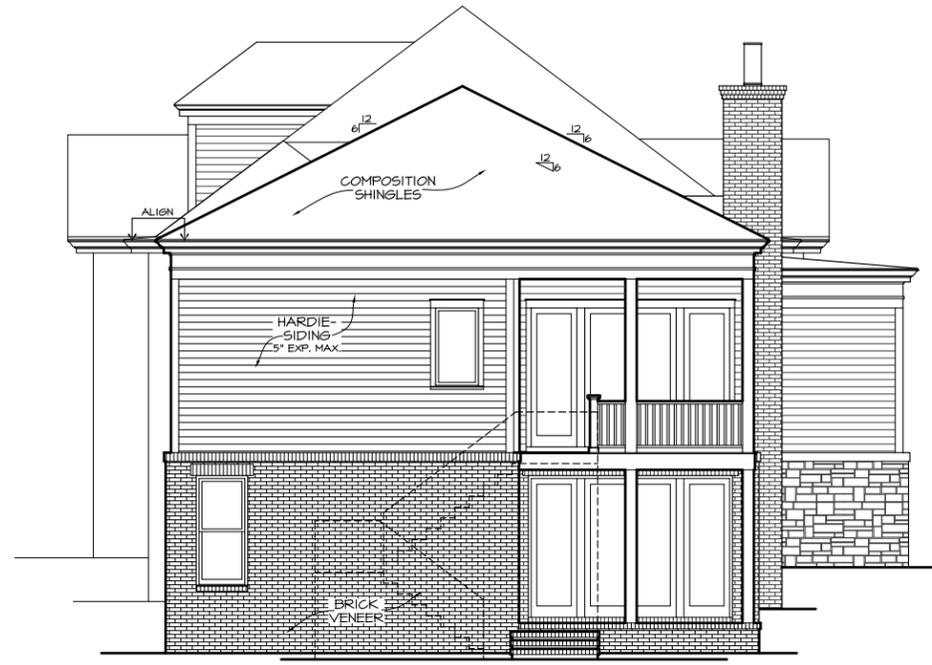
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



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



AUXILIARY ELEVATION / SECTION
SCALE: 1/4" = 1'-0"



SITE PHOTOS