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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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STAFF RECOMMENDATION

302 Chapel Avenue

February 20, 2019

Application: Demolition—Partial; New Construction—Addition and Outbuilding

District: Eastwood Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

Map and Parcel Number: 08302029500

Applicant: Kim Kennedy, Bootstrap

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: An application to construct a rear addition that extends wider than the historic house and to construct a single-story outbuilding.

Recommendation Summary: Staff recommends approval of the proposed addition and outbuilding at 302 Chapel Avenue with the following conditions:

1. Window selections shall be administratively approved prior to installation; and
2. An additional window shall be added on the left side and the windows on the left side shall be more vertically oriented; and,
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B of the *Eastwood Neighborhood Conservation District: Handbook and Design Guidelines*.

Attachments

A: Photographs

B: Site Plan

C: Floorplans

D: Elevations

Applicable Design Guidelines:

II.B.1. 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 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.

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 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.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

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 taller 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).

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.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

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

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

- 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.

- 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.

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

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

Background: The structure located at 302 Chapel Avenue is a single-story house. The building was constructed circa 1910 and contributes to the historic character of the Eastwood neighborhood. The house has been enlarged with a rear addition previously with a shed-roofed addition, but the historic integrity of the house is mainly intact.



Figure 1: 302 Chapel Avenue, front.

Analysis and Findings: The application is to construct a single-story rear addition that extends wider than the historic house and to construct a single-story detached garage.

Demolition: The proposal will require the existing rear addition to be demolished to accommodate the new addition. The portion to be removed is at the rear and does not contribute to the character of the historic house as perceived from the front or sides. Staff finds that the partial demolition meets section III.B.2 of the design guidelines.

Location & Removability: The new addition will attach to the historic house at the rear corners of the historic building. Additions are generally required to step in from the sides of an historic house to retain the original form and preserve historic materials, however the form and materials at the rear of the historic building have already been altered because the existing addition is not stepped in, therefore Staff finds that it is necessary for the proposed addition to not step in at this location.

The addition will then continue thirty feet (30') toward the rear, beginning with a two foot (2') wide alcove stepped in one foot (1') from the primary wall. By stepping in from the roof and walls before extending further to the rear, the addition will not impact the front or side facades of the historic house and would not further impair the house's historic integrity. Staff finds that the location and attachment of the addition is appropriate and meets section II.B.2.a and II.B.2.d of the design guidelines.

Design: The materials, roof form, and overall character of the addition will be compatible with the historic house, and while a portion of the addition is wider than the historic house, it will be differentiated from the historic house physically by being connected by a lower roof and an inset alcove before going wider.

Staff finds that the design of the addition is compatible with the historic house and meets sections II.B.2.a and II.B.2.e of the design guidelines.

Height & Scale: The addition will have a hipped roof component matching the height and pitch of the house's original hipped roof, with a lower "hyphen" section connecting the two hipped forms. The ridge of the hyphen's roof will be five feet, six inches (5'-6") lower than the peaks of the hipped roof sections with eaves one foot (1') shallower than the original house's eaves.

The depth of the original house is thirty-eight feet (38') and the existing addition is ten feet (10') deep. The new addition will increase the depth of the house by thirty feet (30'). Roughly half of the new addition will be wider than the historic house, extending twelve feet (12') to the right. It is generally not appropriate for additions to be wider than an historic house, however the design guidelines allow wider additions on houses that are less than thirty feet (30') wide or the house is shifted to one side of the lot. Staff finds the proposed addition width to be appropriate because the house is only twenty-eight feet (28') and the house is shifted to one side of the lot. Furthermore, Staff finds the additional width of the addition to be appropriate because it is less than half of the width of the historic house and it is only one story.

Staff finds the height and scale of the proposed addition to be compatible with the historic house and to meet sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition will not increase the width of the house to the left, and will have a narrow hyphen before going wider to the right. Despite the additional width, Staff finds that the addition will not disrupt the established rhythm of spacing along the street because the additional width is so far to the rear and because the historic house is currently shifted far to the left side of the lot. Additionally, while the lot has fifty feet (50') of street frontage, the lot lines are angled making it roughly forty feet (40') wide at the widest point of the addition, and the addition would still meet the five foot (5') left and right side setback requirements.

Staff finds that the proposed addition would maintain the established rhythm of the street and would meet 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	Smooth-Faced CMU Block	Match Existing	Yes	
Primary Cladding	Cement-Fiber Clapboard	Smooth, 5" Reveal	Yes	
Trim	Cement- Fiberboard	Smooth	Yes	
Roofing	Asphalt Shingles	Match Existing	Yes	
Windows	Aluminum- Clad or Wood	Final Selection Needs Approval	Yes	X

Staff recommends that the window selections are approved administratively to ensure that they are appropriate and meet section II.B.1.d of the design guidelines.

Roof form: The primary roof of the addition will be a pyramidal hip, matching the form and pitch of the existing roof. The roof on wider section of the addition will be a gable facing the right, with the same 6.5:12 pitch. These roofs are compatible with the historic house and meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: A new window will be added on the right side of the original structure toward the rear, adjacent to an existing window of the same size. This section of the right façade wall may have already been altered as the existing window size is shorter than is typical for this type and style of house. No other changes to the window and door openings on the existing house were indicated on the plans.

The windows on the front, right side, and rear of the proposed addition are all generally twice as tall as they are wide, as is typical of the proportions of opening historically.

The left side of the addition is shown with a section of wall without any windows, and with a horizontally oriented window that is more than three times wider than it is tall. Typically, windows on Folk Victorian house are twice as tall as they are wide and are spaced with no more than ten to twelve feet (10' to 12') between openings. With the condition that a window is added on the left side of the addition and that the windows on the left side are more vertically oriented, Staff finds that the project's proportion and rhythm of openings are appropriate and meet section II.B.1.g of the design guidelines.

Appurtenances & Utilities: An existing asphalt parking court and driveway from Benjamin Street will be and repaved with concrete. Staff finds the locations of these appurtenances appropriate because of the odd shape of the lot and lack of alley connection. The location of the HVAC and other utilities was not noted. Staff asks that if the HVAC are relocated that they are located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition, Staff finds that the project meets section II.B.1.i of the design guidelines.

Outbuildings: The applicant proposes to construct a detached outbuilding at the rear of the lot. The proposed outbuilding will not include a residential use.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary Form	Pyramidal Hip	Yes
Primary Roof Pitch	6.5:12	Yes

The outbuilding's roof the form and pitch are similar to historic outbuildings, therefore Staff finds that the project meets section II.B.1.h.1 of the design guidelines.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. The outbuilding's roof form, detailing, and form do not contrast greatly with the primary structure and it will be located at the rear of the lot. Staff finds that the outbuilding meets section II.B.1.h.2 of the design guidelines.

Materials:

	Proposed	Color/Texture/Manufacturer	Approved or Typical	Additional Review Needed
Foundation	Concrete Slab	Typical	Yes	
Cladding	Cement-Fiber Clapboard	Smooth, 5" Exposure	Yes	
Trim	Cement Fiberboard	Smooth Faced	Yes	
Roofing	Asphalt Shingle	Match Existing	Yes	
Pedestrian Doors	Full-Glass	Not Indicated	Yes	Yes
Vehicle Doors	Flat Overhead Doors	Not Indicated	Yes	Yes

Staff finds the known materials meet sections II.B.1.h.1 of the design guidelines and recommends administrative approval of the window and door selections.

Bulk and Massing:

	YES	NO
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	
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	
Is the building located towards the rear of the lot?	Yes	

Staff finds that the outbuilding meets section II.B.1.h the design guidelines.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and Garage	20'	17'-8"
Rear setback	5'	5'
L side setback**	5'	5'
R side setback**	5'	17'
How is the building accessed?	Unique Lot Shape, Driveway from Benjamin Street	

Staff finds that the location of the proposed outbuilding is compatible with the location of outbuildings historically and that it meets the setback and site planning requirements of section II.B.1.h.1 of the design guidelines.

Massing Planning:

	Lot is less greater than 10,000 square feet	Proposed footprint
Maximum Square Footage	1000 sq. ft.	864 sq. ft.

	Existing conditions (height of historic structure measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	23'	23'	17'
Eave Height	10'	10'	9'

Although the outbuilding is less than twenty feet (20') from the house, Staff finds the location to be appropriate because the distance of seventeen feet (17') is minimally different than what is required. The purpose of the distance is to prevent large additions that are essentially attached to garages resulting in a build-out of the entire lot. In this case, the proposed addition is minimal and remains at one-story, the outbuilding is less than the maximum allowed and portion of the lot is too narrow to be built on. Staff finds that the outbuilding's massing meets section II.B.1.h.1 of the design guidelines.

Staff finds that the proposed outbuilding meets section II.B.1.h of the design guidelines.

Recommendation: Staff recommends approval of the proposed addition and outbuilding at 302 Chapel Avenue with the following conditions:

1. Window selections shall be administratively approved prior to installation; and
2. An additional window shall be added on the left side and the windows on the left side shall be more vertically oriented; and,
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B of the *Eastwood Neighborhood Conservation District: Handbook and Design Guidelines*.

ATTACHMENT A: PHOTOGRAPHS



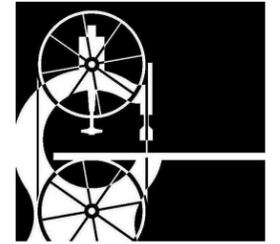
302 Chapel as seen from Chapel Avenue.



302 Chapel Avenue's existing driveway on Benjamin Street.

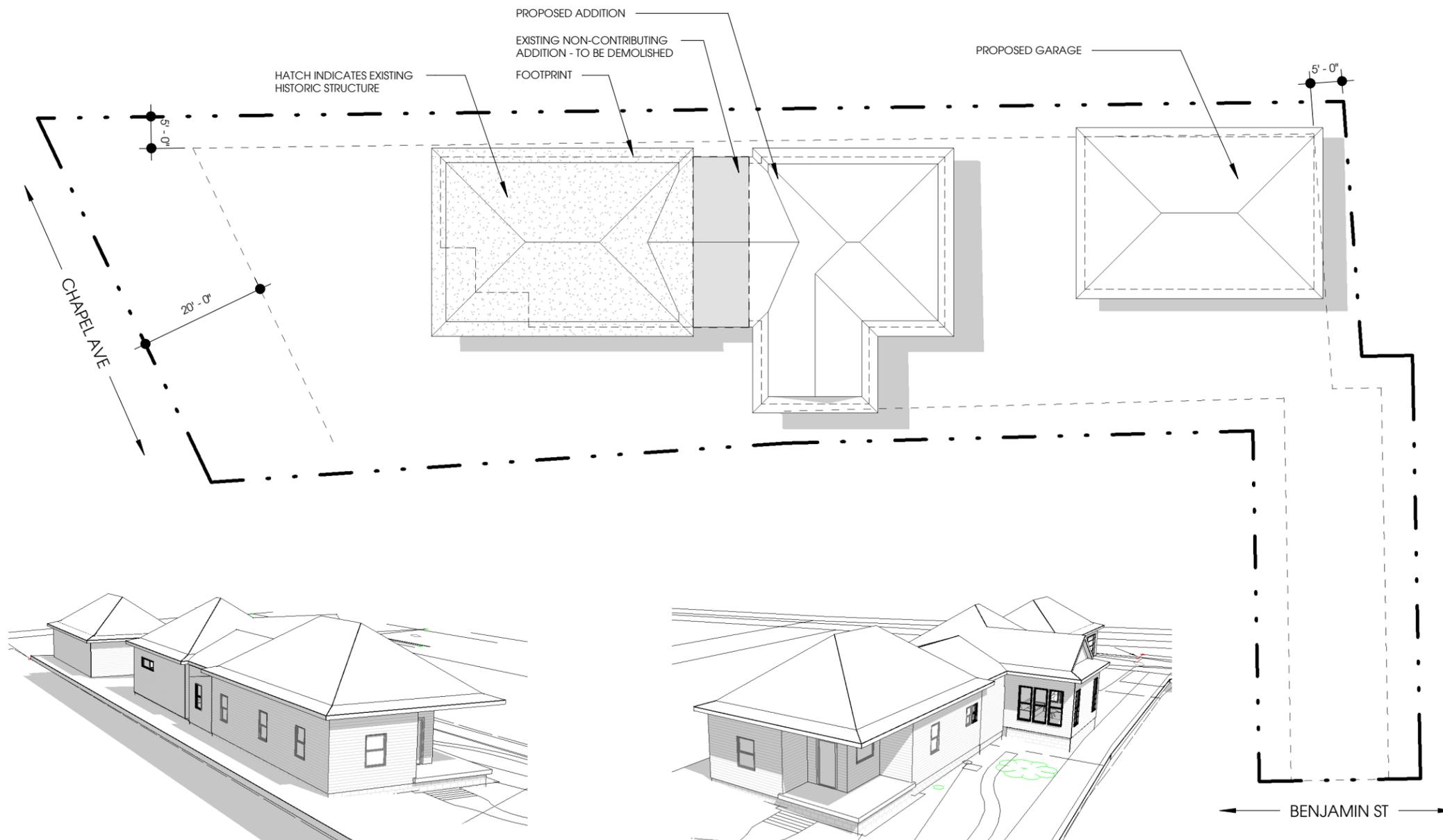


Closer view of front of 302 Chapel Avenue.



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302 CHAPEL AVENUE

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2019 JANUARY 17
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SITE PLAN

H0.1

1 SITE PLAN



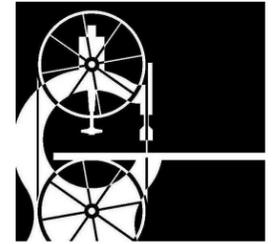
PROJECT INFORMATION

ZONING:

- PARCEL #08302029500
- R-6
- EASTWOOD NEIGHBORHOOD CONSERVATION OVERLAY
- URBAN ZONING OVERLAY

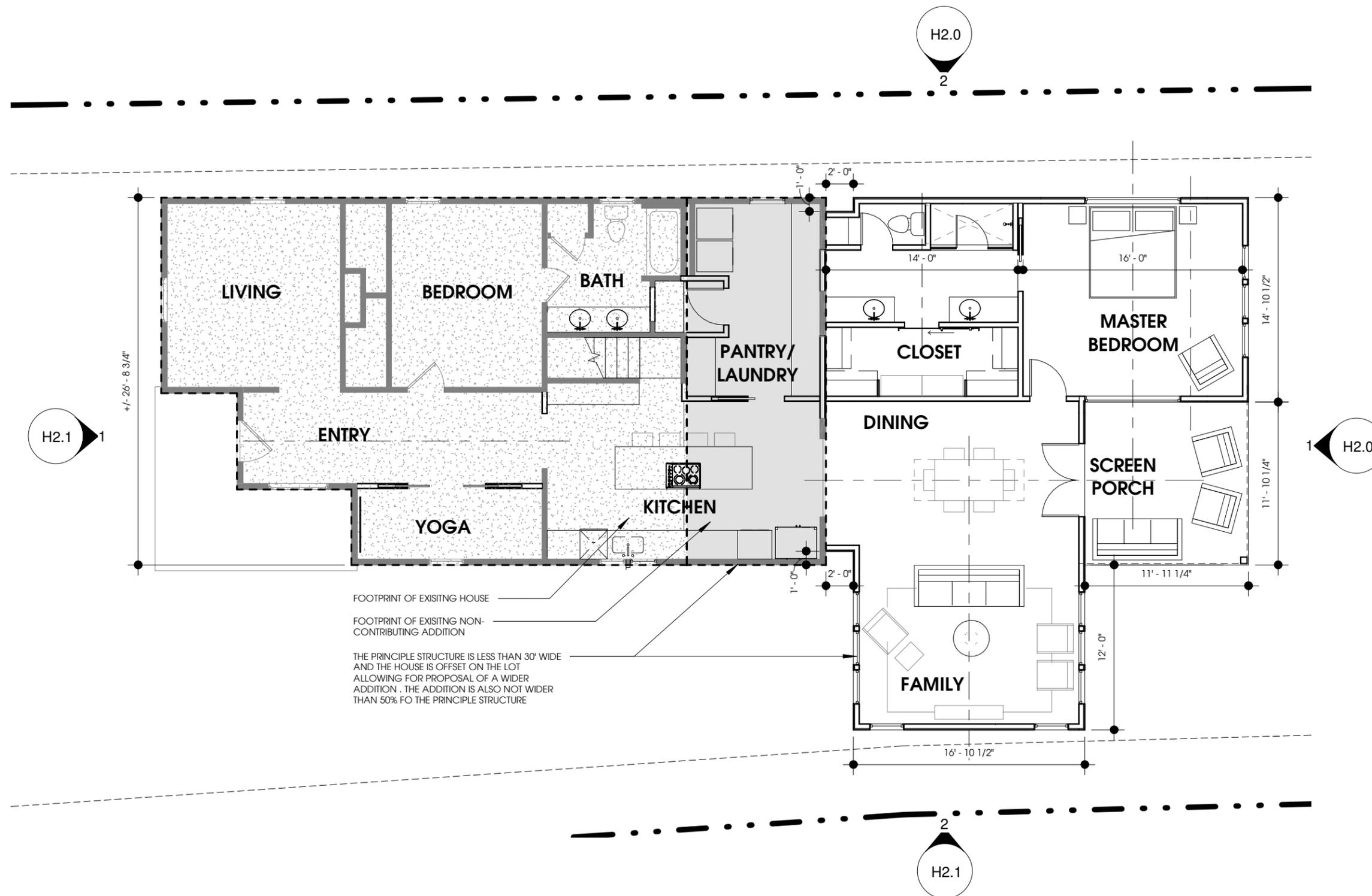
PROJECT SUMMARY:

THE PROJECT SCOPE INCLUDES A REAR ADDITION, GARAGE, AND INTERIOR RENOVATION.



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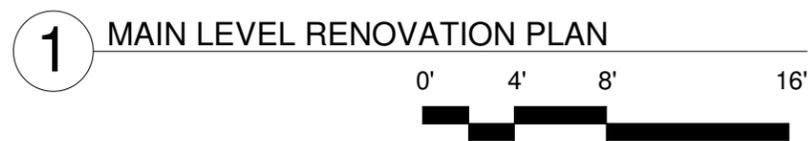
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FOOTPRINT OF EXISTING HOUSE

FOOTPRINT OF EXISTING NON-CONTRIBUTING ADDITION

THE PRINCIPLE STRUCTURE IS LESS THAN 30' WIDE AND THE HOUSE IS OFFSET ON THE LOT ALLOWING FOR PROPOSAL OF A WIDER ADDITION. THE ADDITION IS ALSO NOT WIDER THAN 50% FO THE PRINCIPLE STRUCTURE



WALL LEGEND

	EXISTING TO REMAIN
	DEMOLISHED
	NEW CONSTRUCTION

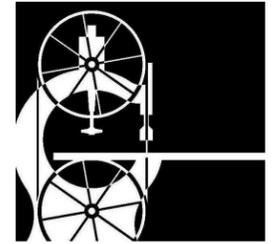
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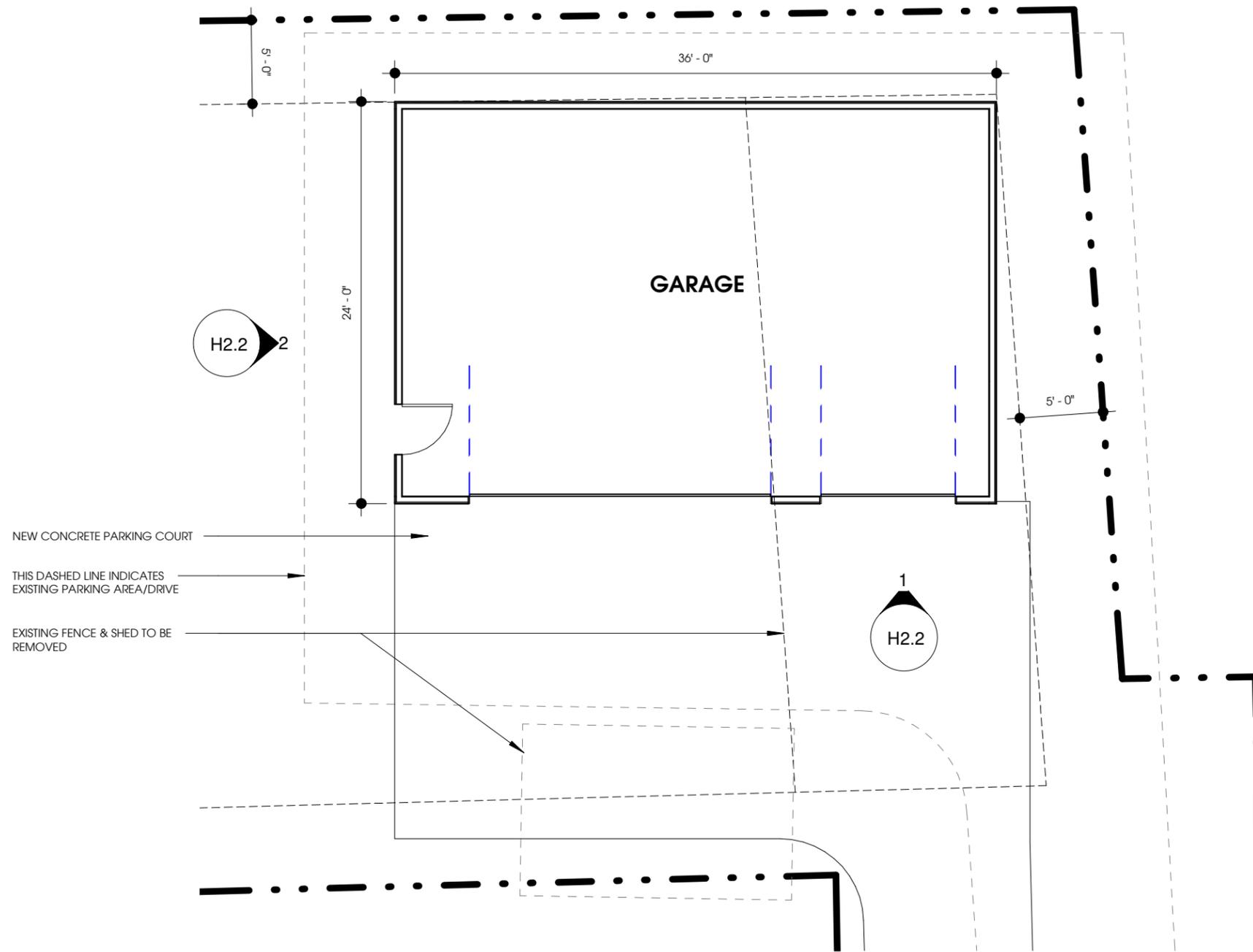
FLOOR PLAN

H1.0



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1 GARAGE FLOOR PLAN

0' 4' 8' 16'

PLAN NORTH

WALL LEGEND

-  EXISTING TO REMAIN
-  DEMOLISHED
-  NEW CONSTRUCTION

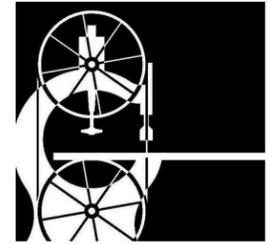
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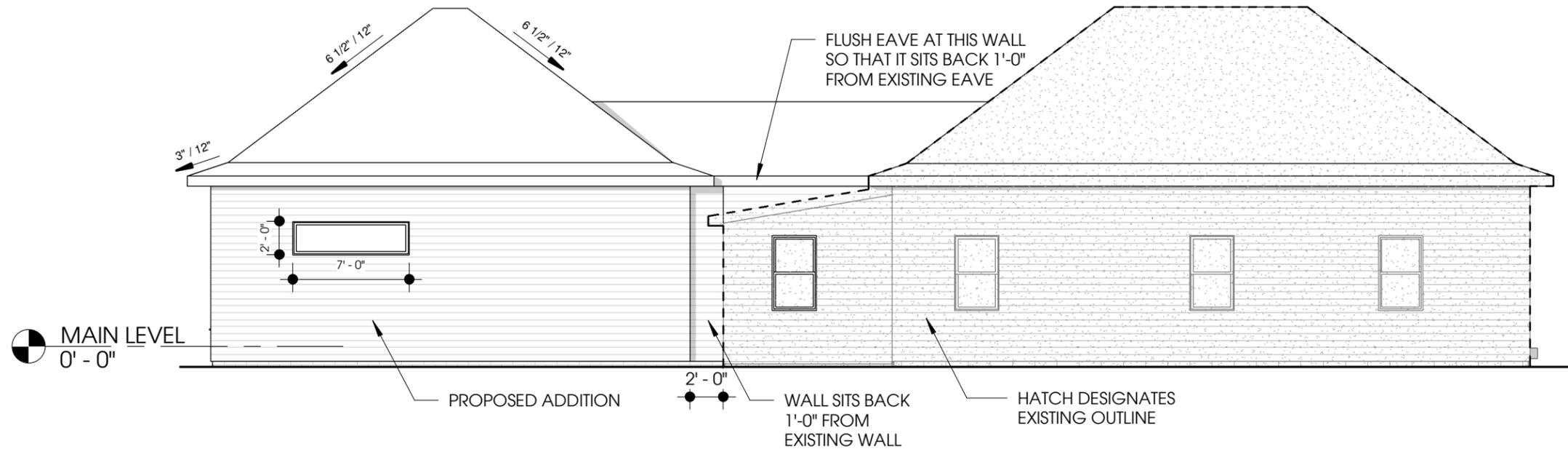
GARAGE FLOOR PLAN

H1.1



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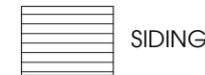
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2 NORTH ELEVATION



MATERIAL SYMBOLS



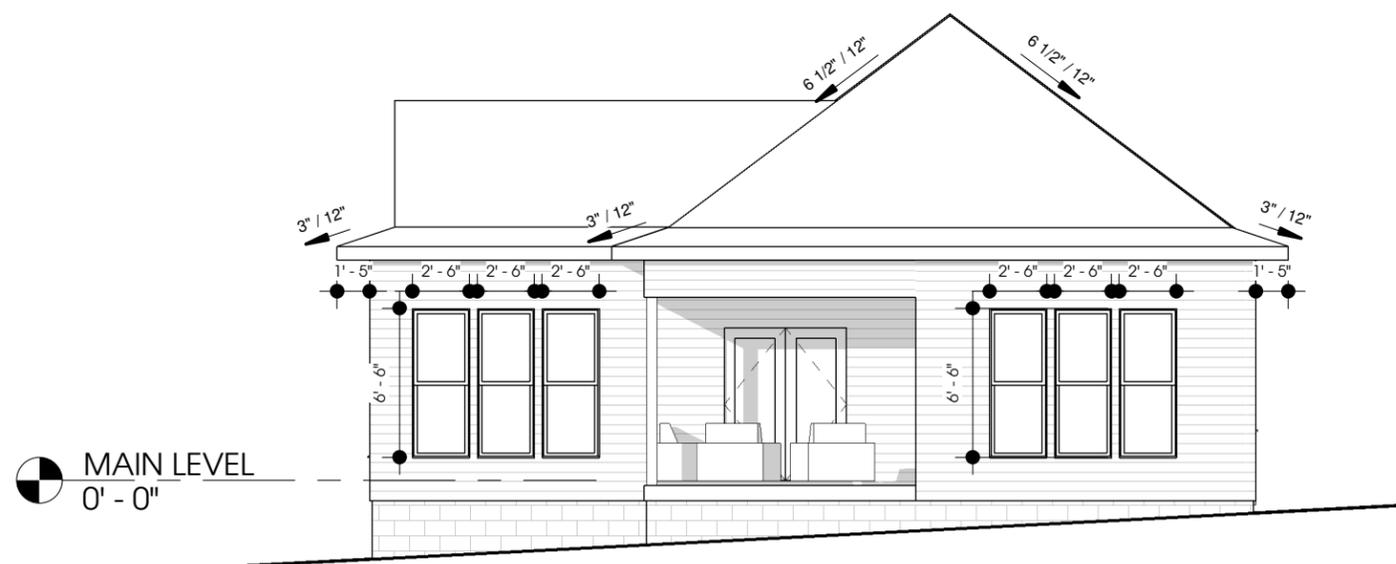
SIDING



SMOOTH FACE CMU -
MATCH EXISTING

MATERIAL NOTES

- WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ALL NEW CMU FOUNDATIONS SHALL BE SMOOTH FACE CMU TO MATCH EXISTING FOUNDATIONS.
- ROOFING WILL BE ASPHALT SHINGLES TO MATCH EXISTING SHINGLES.
- SIDING ON ENTIRE HOUSE WILL BE ALL NEW 5" EXPOSURE SMOOTH FACE FIBER CEMENT BOARDS.



1 EAST ELEVATION



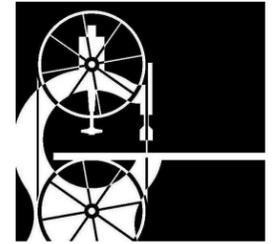
302 CHAPEL AVENUE

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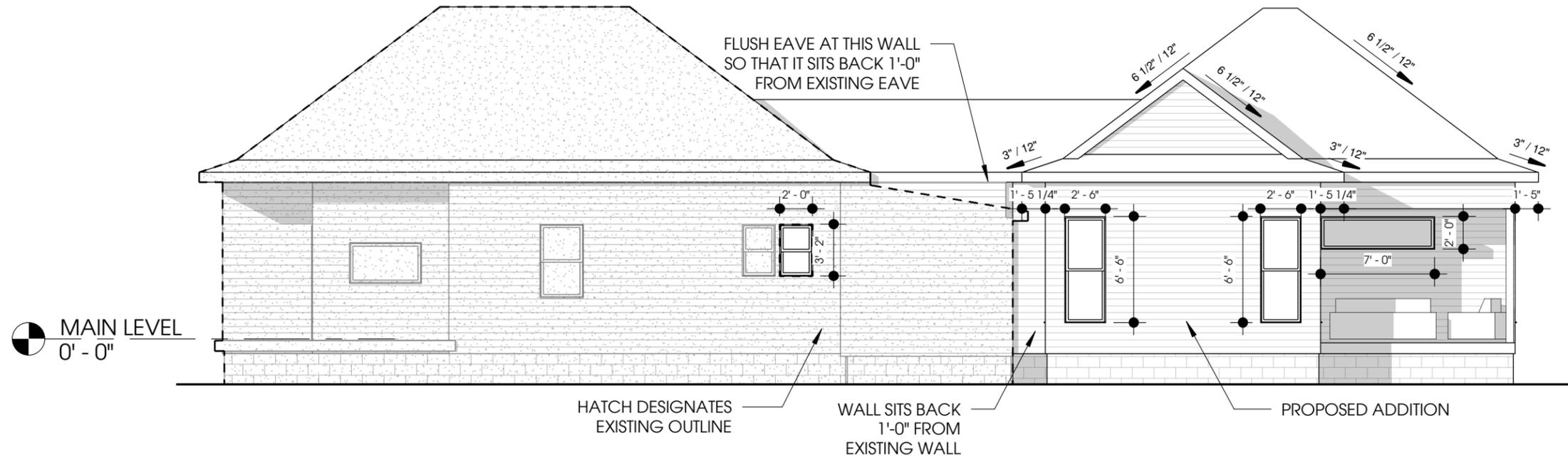
ELEVATIONS

H2.0

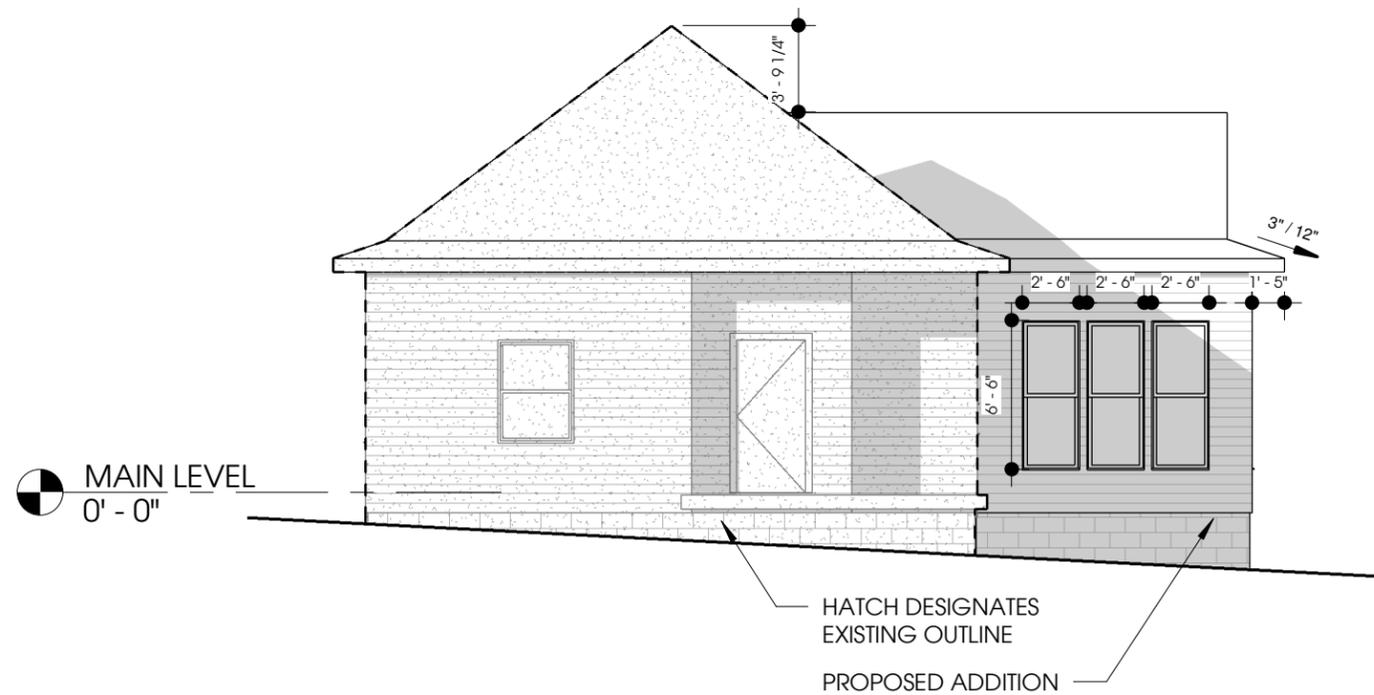


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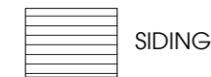
2 SOUTH ELEVATION



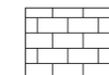
1 WEST ELEVATION



MATERIAL SYMBOLS



SIDING



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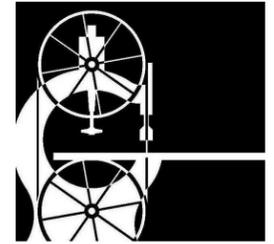
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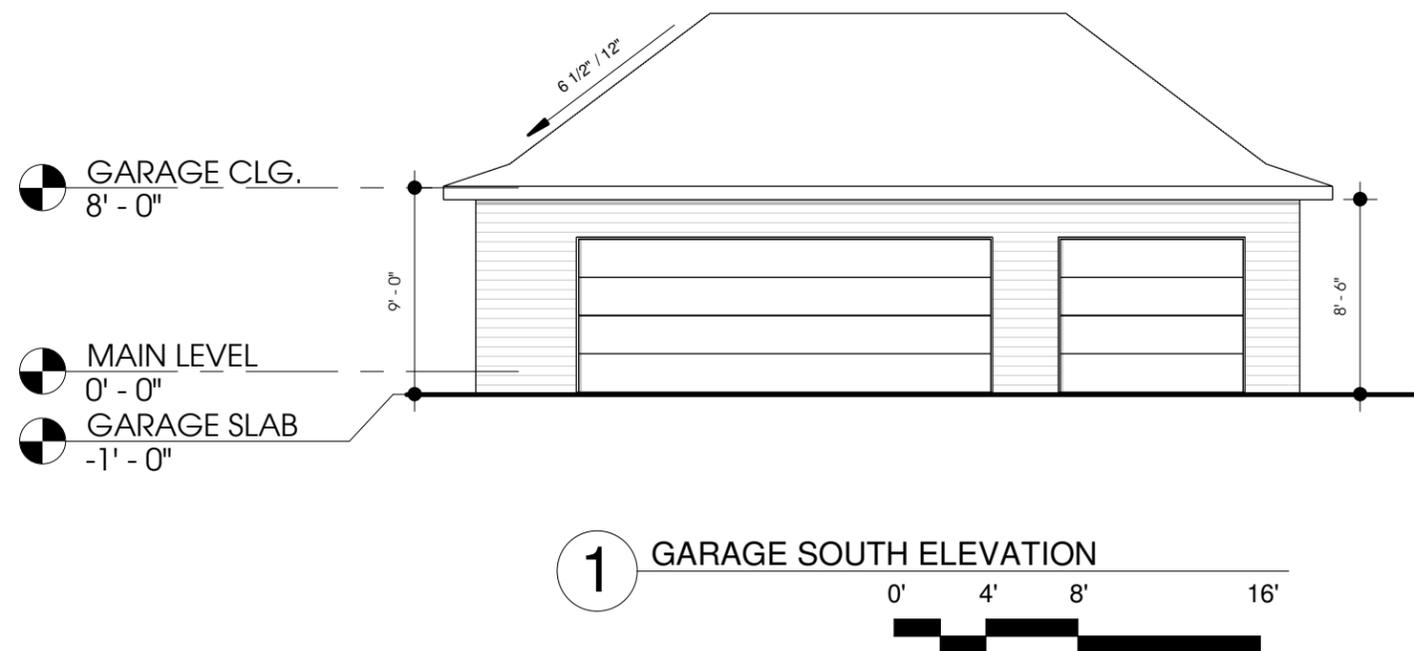
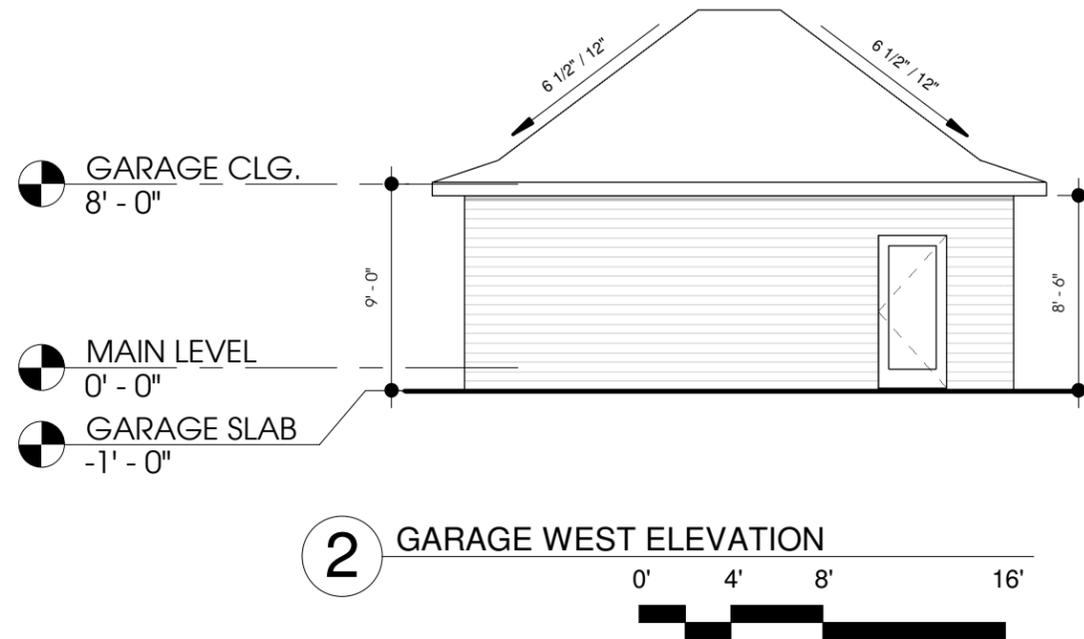
ELEVATIONS

H2.1

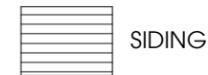


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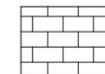
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MATERIAL SYMBOLS



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302 CHAPEL AVENUE

HISTORIC SUBMITTAL

2019 JANUARY 17
PROJECT #18.050

GARAGE ELEVATIONS

H2.2