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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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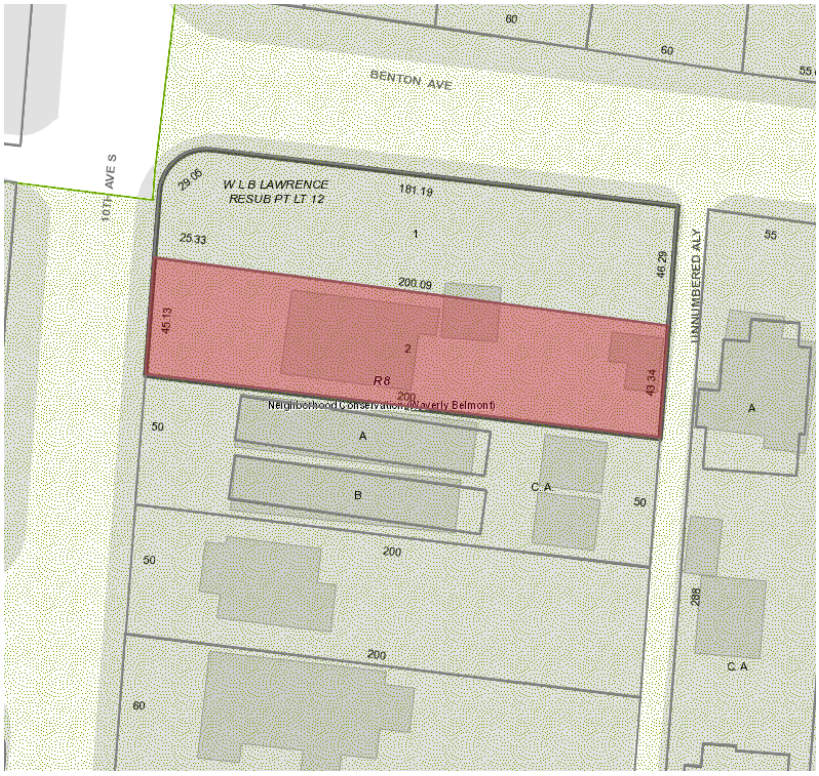
STAFF RECOMMENDATION
2020 10th Avenue South
March 20, 2019

Application: Demolition-Partial; New Construction—Addition;
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 17
Map and Parcel Number: 10509041200
Applicant: Tarl LaRocco
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is for a two-story addition behind the historic one-story house. The project involves enclosing a side porch and altering window openings. **Recommendation Summary:** Staff recommends approval of the window opening alterations and the demolition of the rear addition, detached garage, and detached carport, finding that their demolition meets the guidelines' Section V.B.II. for appropriate demolition. Staff recommends disapproval of the partial demolition of the front door frame and other detailing on the historic house, finding that it does not meet Section V.B.II. for appropriate demolition but rather meets Section V.B.I. for inappropriate demolition. Staff also recommends disapproval of the addition, finding that its height, scale, design, removability, and roof form do not meet Sections III. and IV. of the design guidelines.	**Attachments** **A:** Site Plan **B:** Elevations **C:** Photographs

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.

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.

IV. Additions

A. **Location**

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

   a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
   b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.

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

B. Massing

1. In order to assure than an addition has achieved proper scale, the addition 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 or an atypical lot parcel shape or size. In these cases, an addition may rise above <u>or</u> extend wider than the existing building; however, generally the addition should not be higher <u>and</u> extend wider.

   a. 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 ridge 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.

   b. 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.
   A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

2. 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.

3. 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.

4. When an addition ties into the existing roof, it should be at least 6” below the existing ridge.

5. 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.
6. 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.

7. The height of the addition's roof and eaves must be less than or equal to the existing structure.

8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. 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.

   a. Rear dormers should be inset from the side walls of the building by a minimum of 2’. The top of a rear dormer may attach just below the ridge of the main roof or lower.

   b. 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.
   · If there are no existing dormers, 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 the width of roof dormers 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.

   2. 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).

   3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

D. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

E. 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.

F. 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.

G. Additions should follow the guidelines for new construction.

V. Demolition

B. **GUIDELINES**

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.

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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 2020 10th Avenue South is one of the oldest houses in the Waverly-Belmont neighborhood (Figures 1 & 2). Historically, it was known as the Spillman House for former owners of the house and likely the original owners. The National Register nomination for the Waverly Place National Register Historic District lists the structure as contributing and describes it as c. 1880 building that is "1-story, frame, Italianate cottage, aluminum siding, recessed corner porch, gable roof, 4-bay." If the 1880 date is correct, and staff believes that it is a good estimate, the house at 2020 10th Avenue South predates the platting of the Waverly-Belmont Neighborhood for

development in 1886. The Italianate design is more prevalent in areas developed before the building boom of this district, which also supports the early date of construction.

Figure 1. 2020 10th Avenue South

Figure 2. 2020 10th Avenue South, c. 1968

Until 2018, the house sat on a larger, wider lot. In 2018, Metro subdivided the lot into two parcels (Figure 3). As a result, the lot at 2020 10th Avenue South became narrower than typical lots in the area at approximately forty-five feet (45') wide at the front. MHZC approved new infill construction, with conditions, for the newly created parcel at 2018 10th Avenue South in July 2018. MHZC staff never received revised drawings

meeting the Commission's conditions for approval, so MHZC staff has not issued yet the preservation permit for that infill.

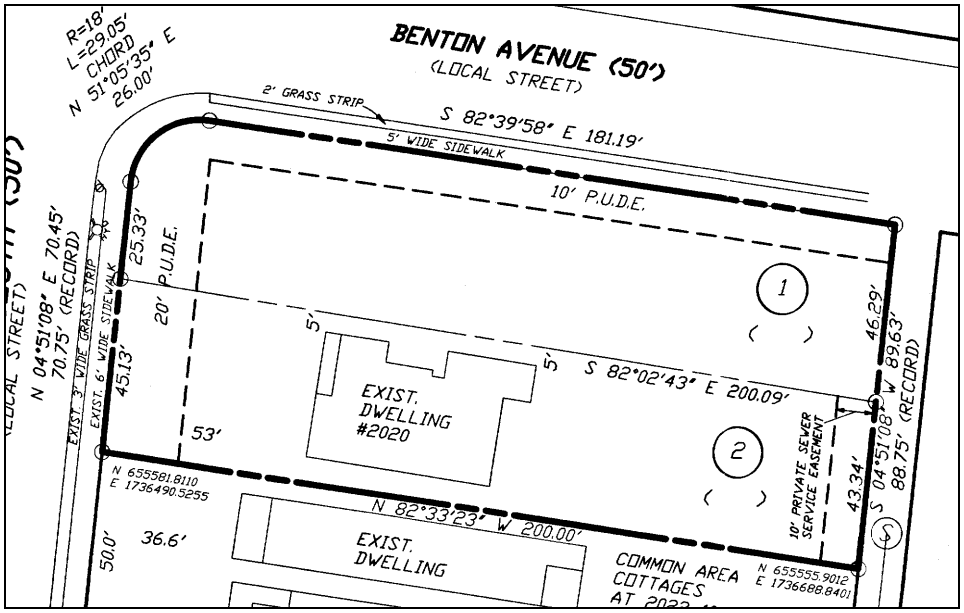


Figure 3. The plat showing the creation of two lots out of the previous larger lot at 2020 10th Avenue South.

In July, August, September, and October 2018, the owner of the historic house at 2020 10th Avenue South applied to the Commission for permission to demolish the entirety of the historic house. However, the applicant deferred the application, and finally rescinded it in October 2018. Staff recommended disapproval of the demolition, but the proposed demolition was never presented to the Commission at a public hearing.

In January 2019, the applicant submitted plans for an addition that was five feet, eleven inches (5'11") taller than the historic house, but deferred the project prior to the January MHZC public hearing. In February 2019, the applicant submitted these current drawings for an addition that is three feet, ten inches (3'10") taller than the historic house, but again deferred the project prior to the February MHZC public hearing.

Analysis and Findings: Application is for a one-and-a-half to two-story addition behind the historic one-story house. The project involves enclosing a side porch and altering window openings.

Partial Demolition: The applicant is proposing several changes to the historic house, which are partial demolition. On the front façade, the drawings show a different door frame configuration than what is extant (Figures 4 & 5). Staff finds that the arched transom and door frame are significant Italianate details that are likely original to the

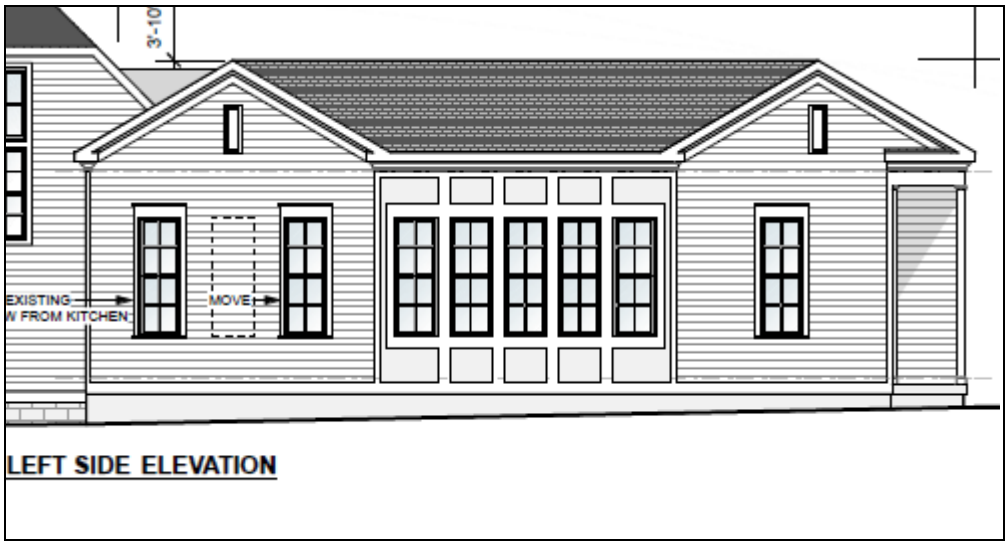
house and should be retained. However, the doorframe and transom do not appear on the drawings. Other details on the front porch and front façade, including the dentils and porch brackets, do not appear on the drawings and staff recommends that they be retained (Figures 6 & 7).

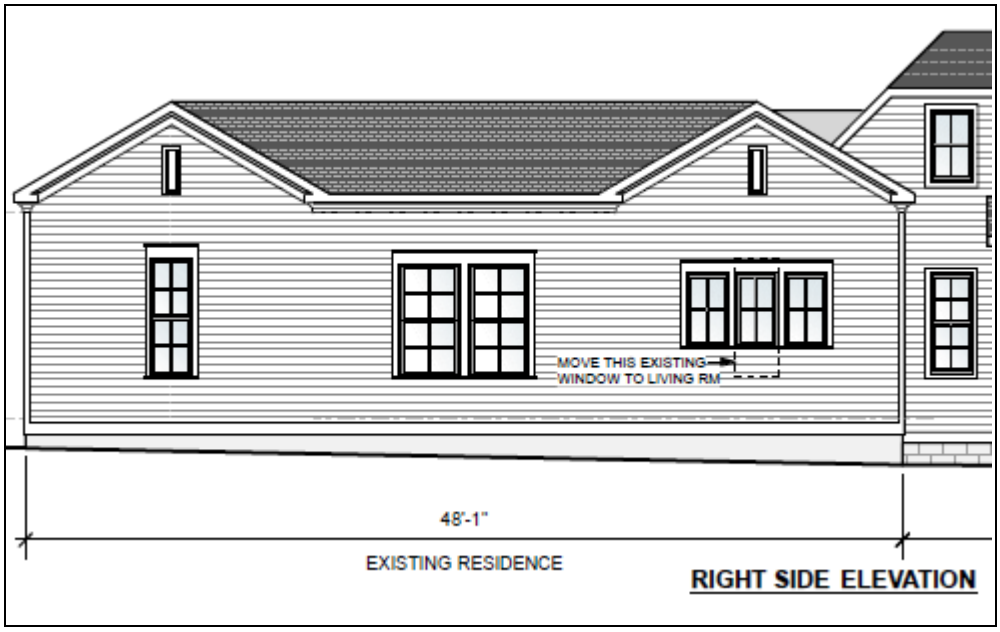
Figures 4 (left) is the front door frame, which is likely original. Figure 5 (right) is the drawing showing a different door frame and configuration.

Figures 6 & 7 show the front porch dentils and brackets that are likely original to the house. These details do not appear on the drawings, but should be retained.

The applicant is proposing to alter window and door openings on the right and left facades towards the back. Alteration to window openings on the historic house is considered to be partial demolition. On the left elevation, the applicant is intending to move the existing window opening slightly to the right and to move the existing window opening from the back of the right elevation to this façade (Figure 8). The window opening on the right will be replaced with three shorter window openings (Figure 9). Because these window alterations are happening towards the back of the historic house

and because the applicant intends to use the same casings and windows, staff finds these alterations to be appropriate.





Figures 8 & 9 show the proposed window alterations to the side of the historic house. Staff finds these alterations to be appropriate.

The applicant is proposing further to remove a small, rear porch portion of the house (Figure 10). The rear porch of the house is not seen in any of the older maps for the house and was therefore likely constructed after 1957. The structure has a separate roof form from the rest of the house, and staff finds that its date of construction, location at the rear of the house, and roof form do not contribute to the historic character of the house. Finally, the applicant is proposing to remove a detached rear carport and a detached garage (Figure 11). Neither structure appears on the 1957 Sanborn map, and neither

contributes to the historic character of the house, the site, or the overall neighborhood. Staff therefore finds demolition of the rear porch, garage, and carport to be appropriate.

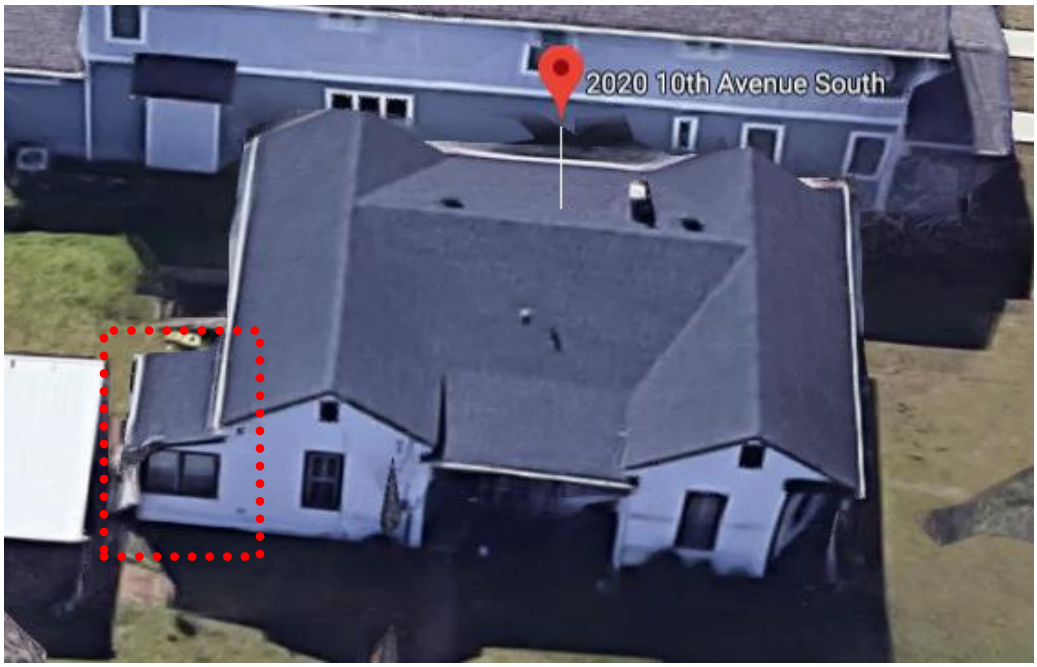


Figure 10. Staff finds that the removal of the appendage at the rear of the house to be appropriate.

Figure 11. The garage and carport that will be demolished.

In conclusion, staff is supportive of the removal of the rear appendage at the back left side of the house and the detached garage and carport, and is also supportive of the proposed alterations to the existing windows. However, staff finds that the alterations to the front door framing and other detailing do not meet Section V.B.2. of the design guidelines for appropriate demolition. Staff recommends disapproval of this proposed partial demolition.

<u>Height & Scale</u>: The applicant is proposing a two-story addition to this one story house. The addition is proposed to be three feet, ten inches (3'10") taller than the historic house. Where the addition ties into the rear of the historic house, its eave is six feet (6') taller

than the eave of the historic house and about nine inches (9") taller than the historic house's ridge height. The design guidelines state, "*when a taller addition is the only option, additions to single story structures may rise as high as 4' above ridge of the existing building."* In this case, staff does not see a taller addition as the "only option" for adding onto this house. There are no site constraints or easements to prevent the applicant from adding onto the rear with an addition that is no taller than the historic house. Even though the taller portion of the addition is inset two feet (2'), staff finds a two-story or even a one-and-a-half story addition to be inappropriate to this true one-story house.

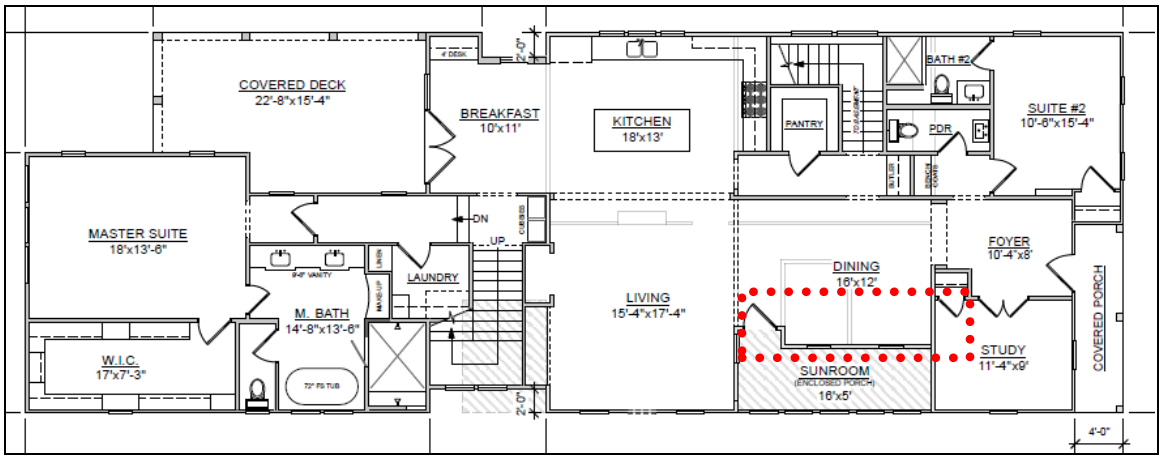
The addition will have a footprint of approximately one thousand, two hundred, and sixteen square feet (1,216 sq. ft.), compared to the historic house, which has a footprint of approximately one thousand, five hundred square feet (1,500 sq. ft). Staff finds this footprint to be appropriate, but the overall height and scale of the addition is not appropriate.

Staff finds that the addition's two-story form and taller height are not appropriate for this one-story historic house. Staff therefore finds that the proposed addition does not meet Sections III.A., III.B., and IV. of the design guidelines.

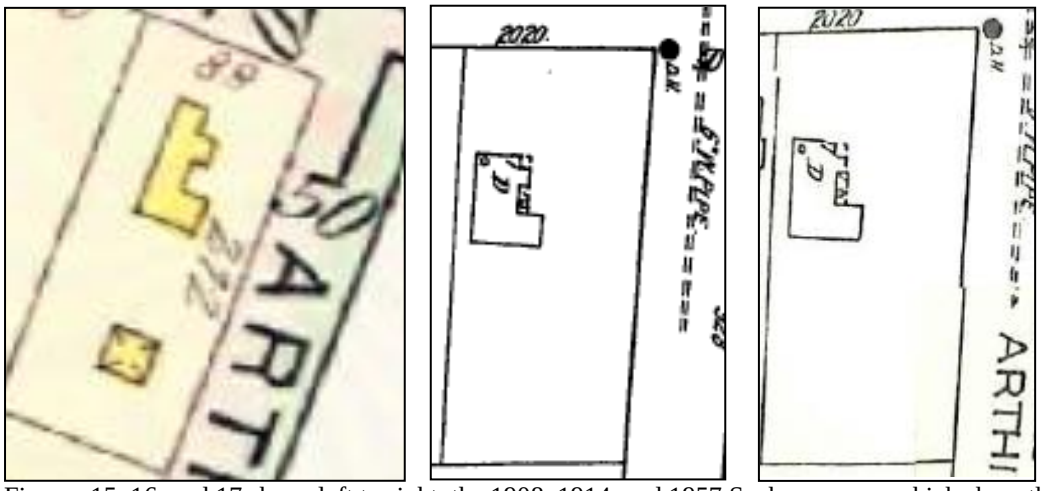
Location & Removability: The bulk of the addition is located at the rear, after a two-foot (2') inset. Staff finds that this location is appropriate, as the addition could be removed in the future without altering the historic character of the house. Staff therefore finds that the proposed addition meets design guidelines in terms of location and removability.

Design: Staff finds that the addition's height, scale, and taller roof form contrast greatly with the historic house at 2020 10th Avenue South. In addition, staff finds that the design of the proposed enclosure of the side porch is not appropriate (Figures 12, 13, and 14). Although the plans show that the exterior wall will remain, staff finds that the design of the enclosure lacks the transparency and openness required to indicate that this was once an open porch. The Sanborn maps from 1908, 1914, and 1957 all show that this area was always a side porch (Figures 15, 16, and 17). Staff finds the side porch configuration is a significant part of this historic house's form and should be preserved. Staff therefore recommends that the side porch element be designed to be more open in nature so – for instance all glass or screened – so that the exterior wall can still be read through the enclosed porch. The addition of posts to the enclosure would further help to make the element read more as an enclosed porch rather than a new wall.

Figure 12. The side porch that will be enclosed. .



Figures 13 & 14. The floor plan and elevation showing the area of the enclosed porch.



Figures 15, 16, and 17 show, left to right, the 1908, 1914, and 1957 Sanborn maps, which show the side porch element.

Because of the large height, scale, and roof form, and because the design of the porch enclosure is not sufficiently open in nature and does not read as a porch area, Staff finds that the project's design does not meet Sections IV.A, IV.B, IV.C, and IV.F. of the design guidelines.

<u>Setback & Rhythm of Spacing:</u> The site plan shows that the addition meets all base zoning setbacks. It shows that the addition will be five feet (5') from the left side property line and seven feet, three inches (7'3") from the right side property line. It will be over fifty feet (50') from the rear property line. Staff notes, however, that the first floor plan shows different setbacks. It shows the addition as being four foot, six inches (4'6") from the left side property line and seven feet, seven inches (7'7") from the right side property line. Since the official survey for the lot shows the existing house as being five feet (5') from the side property line and both plans show the addition as lining up with the historic house, staff assumes that the site plan is correct and the first floor plan is erroneous. Although staff finds that the proposed setbacks as shown on the site plan are appropriate and meet Sections III.C. and IV. of the design guidelines, staff recommends that all future drawings show the accurate setbacks.

<u>Materials:</u>

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block	Split Face	Yes	
Cladding	Lap Siding	Not indicated	Unknown	Yes
Roofing	Not indicated	Not indicated	Unknown	Yes
Trim	Not indicated	Not indicated	Unknown	Yes
Side Porch steps	Not indicated	Not indicated	Unknown	Yes

Side Porch Posts	Not indicated	Not indicated	Unknown	Yes
Windows	Not indicated	Not indicated	Unknown	Yes
Side/rear doors	Not indicated	Not indicated	Unknown	Yes

The proposed materials were not marked on the plans. Staff recommends approval of all final material choices before any new material is purchase and installed to ensure that the materials meet Section III.D. of the design guidelines.

Roof form: The proposed addition has pyramidal roof form that is not appropriate for this historic house. The taller eave heights on the side facades and the large amount of roof visible above the front façade are not appropriate for this one-story historic house. Staff finds that the addition's roof form contrasts greatly with the roof form of the historic house. Staff therefore finds that the proposed roof form does not meet Sections III.E. and IV.C. of the design guidelines.

Proportion and Rhythm of Openings**:** Alterations to the existing window openings are discussed under "Partial Demolition." 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 addition's proportion and rhythm of openings to meet Section III.G. for new construction-proportion and rhythm of openings.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also 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: Although the site plan shows a garage, no elevation drawings were submitted for the outbuilding. The outbuilding is therefore not part of this application.

Recommendation Summary: Staff recommends approval of the window opening alterations and the demolition of the rear addition, detached garage, and detached carport, finding that their demolition meets the guidelines' Section V.B.II. for appropriate demolition.

Staff recommends disapproval of the partial demolition of the front door frame and other detailing on the historic house, finding that it does not meet Section V.B.II. for appropriate demolition but rather meets Section V.B.I. for inappropriate demolition.

Staff also recommends disapproval of the addition, finding that its height, scale, design, removability, and roof form do not meet Sections III. and IV. of the design guidelines.

ADDITIONAL PHOTOS

Rear of building.

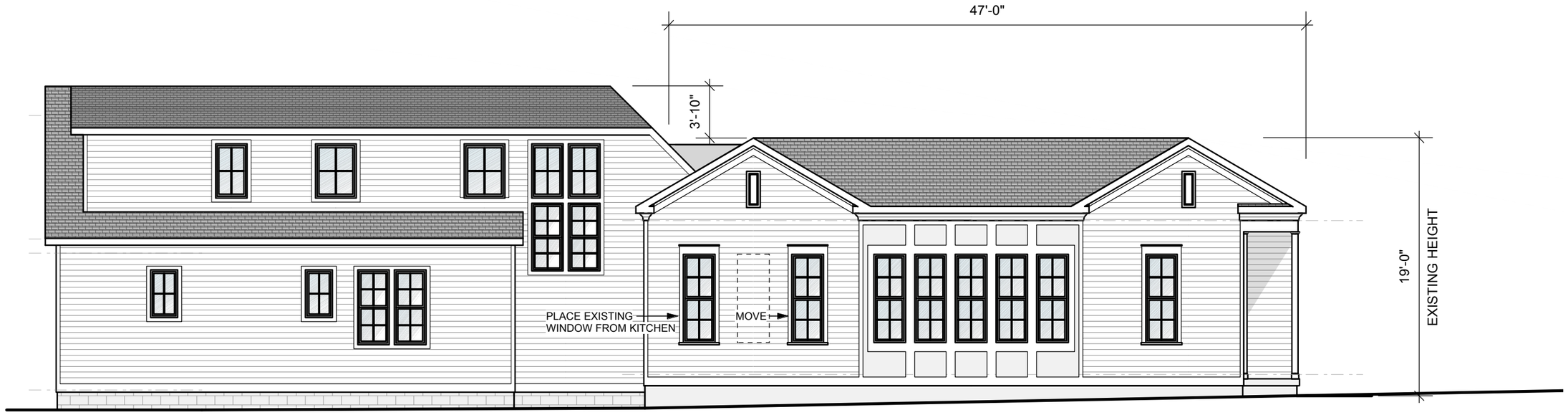
Rear of building

Left side.

Front.

Front and right side.

Original or early windows are extant.



LEFT SIDE ELEVATION

FRONT (STREET) ELEVATION

SCALE: 1/8"=1'

2020 10th AVE S

ELEVATIONS

TARL LAROCCO DESIGNS

RIGHT SIDE ELEVATION

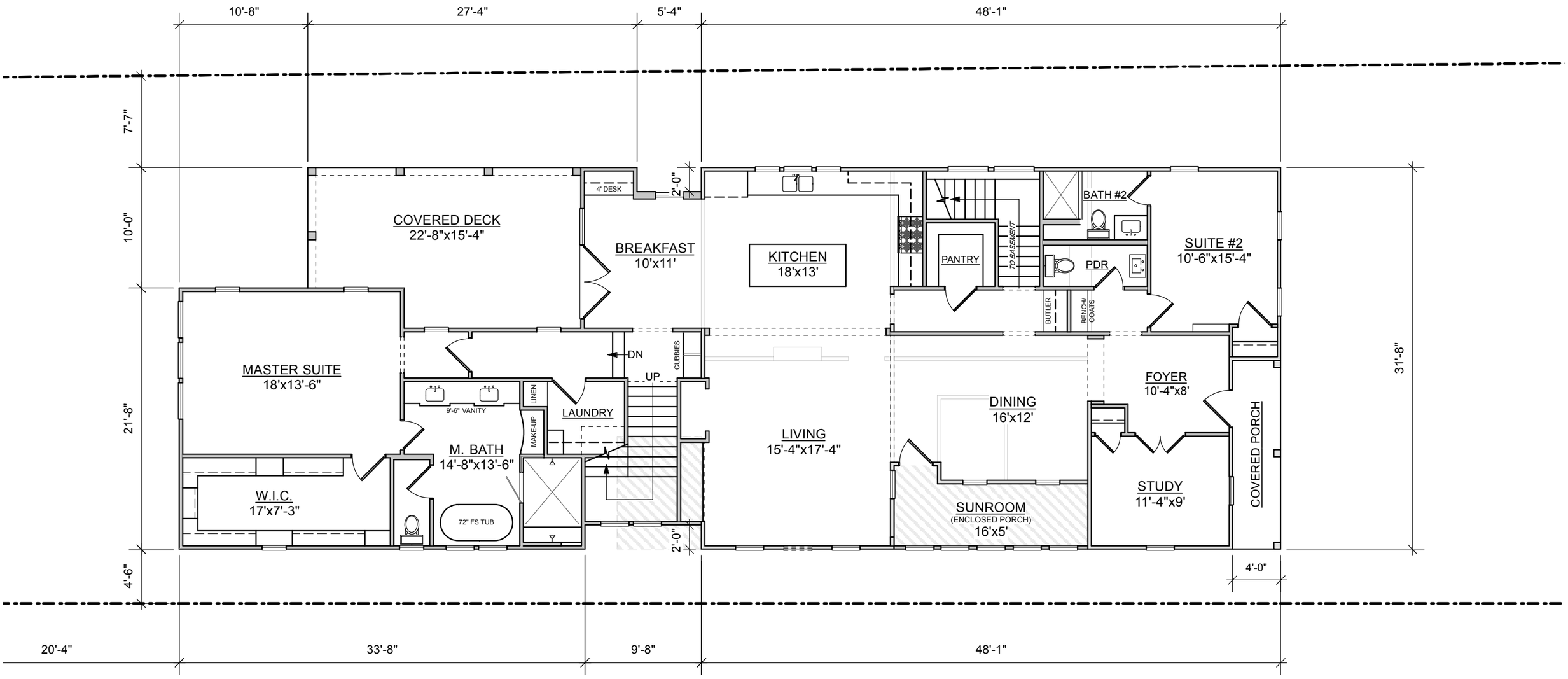
REAR (ALLEY) ELEVATION

SCALE: 1/8"=1'

2020 10th AVE S

ELEVATIONS

TARL LAROCCO DESIGNS



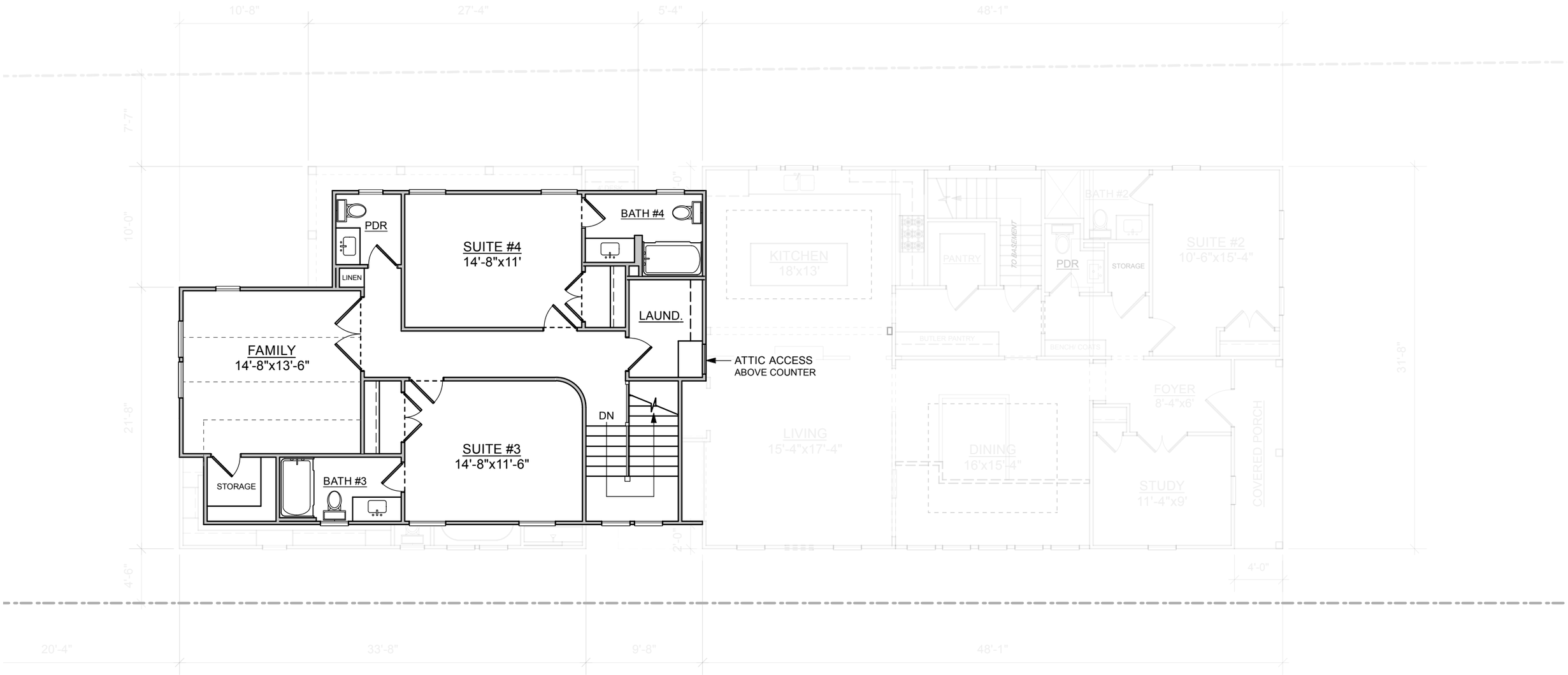
SCALE: 1/8"=1'

2020 10th AVE S

1ST FLOOR

EXIST. 1ST FLOOR	1367 SF
1ST FLR ADDITION	962 SF
2ND FLR ADDITION	990 SF
LIVING AREA	**3319 SF**

TARL LAROCCO DESIGNS



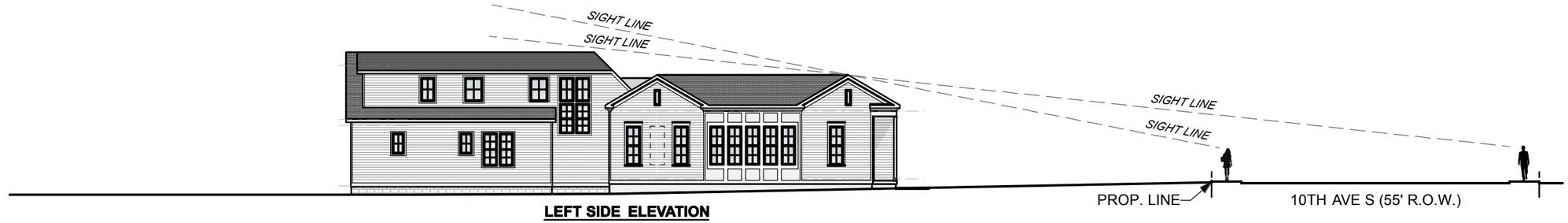
SCALE: 1/8"=1'

2020 10th AVE S

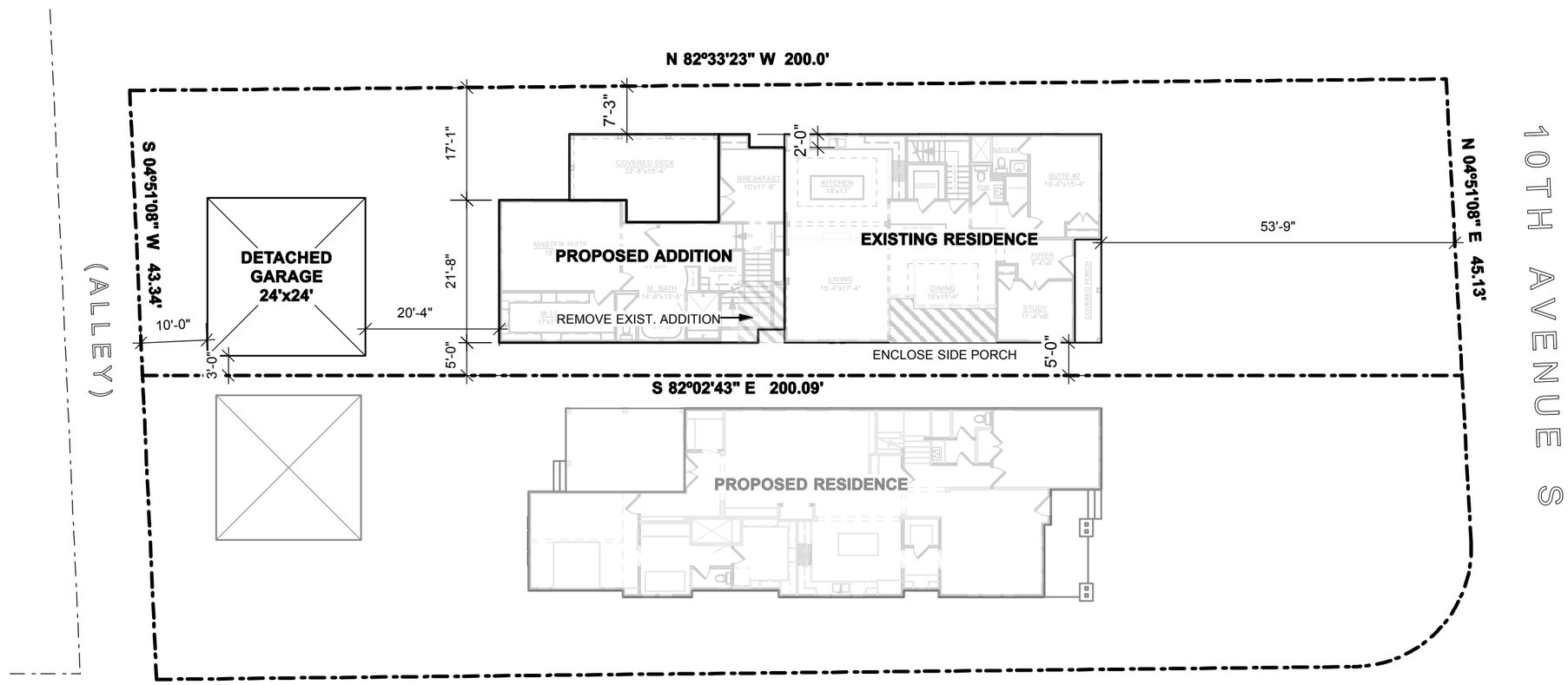
2ND FLOOR

EXIST. 1ST FLOOR	1367 SF
1ST FLR ADDITION	962 SF
2ND FLR ADDITION	990 SF
LIVING AREA	**3319 SF**

TARL LAROCCO DESIGNS



LEFT SIDE ELEVATION



SITE PLAN

2020 10TH AVE S

SCALE: 1"=20'

TARL LAROCCO DESIGNS