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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
921 Benton Avenue
May 15, 2019

Application: New Construction – Addition and Outbuilding
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Base Zoning: R-8
Map and Parcel Number: 105 09 0 419.00
Applicant: Martin Wieck, Nine 12 Architects
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Application for the construction of an addition, including an attached garage, and the construction of a new detached garage.

Recommendation Summary: Staff recommends approval with the following conditions:

1. The side door opening, hood and stoop will remain; and
2. Staff approve the roofing color, windows and the final pedestrian and garage doors prior to purchase and installation; and,
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house

finding that the project meets Section III and IV of the *Waverly-Belmont Neighborhood Conservation District: Handbook and Design Guidelines*.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:

III. New Construction
A. Height

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

B. Scale

1. The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

C. Setback and Rhythm of Spacing

1. The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. *17.40.410*).

Appropriate setbacks will be determined based on:
· The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;
· Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;
· Shape of lot;
· Alley access or lack thereof;
· Proximity of adjoining structures; and
· Property lines.

Appropriate height limitations will be based on:
· Heights of historic buildings in the immediate vicinity
· Existing or planned slope and grade

3. In most cases, an infill duplex for property that is zoned for duplexes should be one building as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

· There is not enough square footage to legally subdivide the lot but there is enough frontage and depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;

· The second unit follows the requirements of a Detached Accessory Dwelling Unit; or

· An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.

D. Materials, Texture, Details, and Material Color

1. The materials, texture, details, and material color of a new building's public facades shall be visually

compatible, by not contrasting greatly, with surrounding historic buildings.

a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.

b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding.
- · Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
- · Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
- · Four inch (4") nominal corner boards are required at the face of each exposed corner.
- · Stone or brick foundations should be of a compatible color and texture to historic foundations.
- · When different materials are used, it is most appropriate to have the change happen at floor lines.
- · Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
- · Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
- · Texture and tooling of mortar on new construction should be similar to historic examples.
- · Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

2. Asphalt shingle and metal are appropriate roof materials for most buildings.

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

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

2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial– or full-width porches attached to the main body of the house. Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.

4. Generally, curb cuts should not be added. Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

5. For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street. For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

G. Proportion and Rhythm of Openings

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

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

3. Double-hung windows should exhibit a height to width ratio of at least 2:1. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

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

5. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

H. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

1. A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

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

b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*

c. *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings.* T*he roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

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

3. Roof
   a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Waverly-Belmont, historic accessory buildings were between 8' and 14' tall.
   b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
   c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
   d. *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

4. Windows and Doors
   a. Publicly visible windows should be appropriate to the style of the house.
   b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
   c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
   d. For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.
   e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim
   a. Weatherboard, and board-and-batten are typical siding materials.
   b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
   c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
   d. Stud wall lumber and embossed wood grain are prohibited.
   e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
   a. Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
   b. Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
   c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.
   d. There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
   e. *Outbuilding may be as close as 3' to the rear property line if there are no garage doors facing the rear property line or they may be as close as 5' if there are garage doors facing the rear property*

line. (Appropriate setbacks approved by Commission on 6/21/17 and notes in Rules of Order and Procedure.)

f. *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.*

g. *For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

h. On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.

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

J. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

I. Utilities

1. Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

2. Generally, utility connections should be placed no closer to the street than the mid-point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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 or extend wider than the existing building; however, generally the addition should not be higher and 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.

Figure 1: 921 Benton Avenue.

Background: 921 Benton is a circa 1930 bungalow that contributes to the character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

Figure 2: East elevation, arrow indicates windows to be shortened. Side door, hood and landing to be removed.

Analysis and Findings: This is an application for construction of an addition, inclusive of an attached garage, and the new construction of a detached garage outbuilding.

Demolition:
The plans call for some changes to original openings on the east side elevation, which is considered partial demolition. (Figures 2 & 5) The paired windows beyond the door will be shortened, but will

maintain their width and historic location. Staff finds that shortening the windows may be appropriate as the windows are located beyond the midpoint of the historic house and because the change maintains the width and location of the historic opening, only changes the length.

The applicant also proposes to remove the door on the side, along with the hood, stairs and landing. Staff can find no conclusive evidence that this side entry is not original (though the door itself has clearly been replaced). The brackets on the hood match those on the main eaves, and the brick does not appear to have been cut. Removing the door, hood and landing, along with the alterations to the paired windows, would significantly change the character of this side elevation. While staff will often support some fenestration changes past the midpoint of the historic house, this proposal would alter the entire back half of this elevation and would go beyond just openings, by including the removal of the hood and stoop. Staff recommends that the opening, hood and stoop be retained. The door itself could be replaced, and does not need to remain functional, if doing so would disrupt the renovated interior floorplan.

Figure 3: Rear elevation, box indicates addition to be removed, arrow indicates windows to be enclosed

Further partial demolition will occur on the rear elevation, to allow for the addition. (Figure 3) A rear addition/porch enclosure will be removed, the paired first floor windows on the back elevation will be enclosed, and the back wall of the dormer on the western side will be removed. This work will all occur along the rear elevation and will not be visible from the street. Staff finds that this partial demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height & Scale: The proposed addition takes advantage of the grade to provide a full two-story addition, which is set lower than the historic house. A rear-facing gable ties into the back of the historic side-gabled roof form, about nine inches (9”) below the ridge. It ties into the hipped roof of the addition which peaks about one inch (1’) lower than the historic ridge.

The footprint of the addition steps in about eleven feet, five inches (11’5”) on the east side to accommodate the basement-level attached garage portion of the addition. After about twenty-three feet (23’), the addition steps back out flush with the historic side wall. On the west side, the addition steps in two feet (2’) for a distance of two feet (2’) and then steps out about seven feet (7’) wider than the historic house. Because the lot is sixty feet (60’) wide and because the house is slightly off-set on the lot, the guidelines allow for the addition to step wider. The seven foot (7’) wider section is about eighteen feet

Figure 4: Front elevation, note the subordinate nature of the wider portion of the addition from this vantage point.

(18') deep and then steps back in. The main wall of the addition is flush with the historic wall, but contains a second wider section that is about fifteen feet (15') deep and steps out six feet (6') from the historic side wall plane. The sections of wall that step wider appear to be one story in height, as viewed from Benton Avenue, due to the slope. (Figure 4) The roofs are clipped side gables, to further temper the perceived height. Staff appreciates the thoughtful articulation of this elevation.

The side walls of the addition that rise to the height of the second level of the historic house are inset at least two feet (2'), as per recent guidance from the Commission.

The depth of the addition is significant – it will add approximately forty-seven feet, six inches (47'6") to the existing footprint and will result in a house that is approximately one-hundred-fourteen feet (114') deep. Staff finds that the depth could be appropriate as the current footprint – including non-historic additions- is approximately sixty-seven feet (67') deep, so the addition will less than double the current depth. Also, the lot is exceptionally deep at about two-hundred-eighty-eight feet (288') deep.

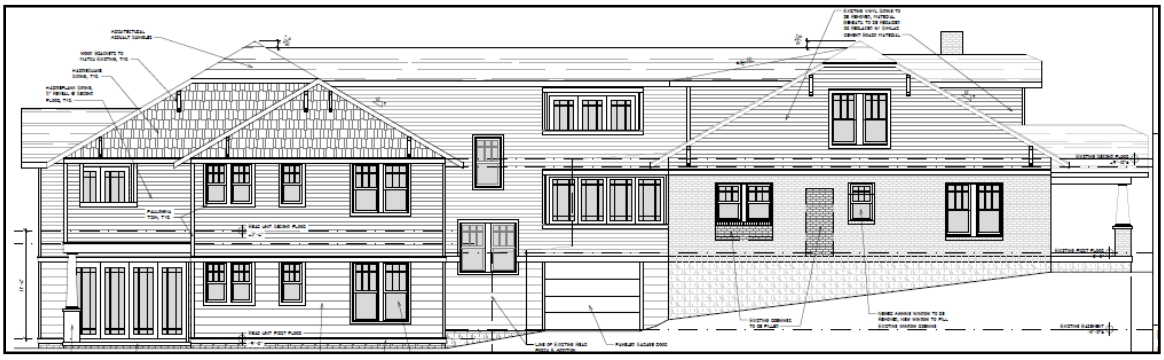

Figure 5: Proposed east elevation. Note how the addition, though very deep, sits lower than the historic house. Also note that the attached garage is fully at basement level.

Staff finds that the project meets section IV.B. for additions-massing.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. 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.

The project meets sections IV.A and IV.F.

Design: The addition's change in materials from brick to lap siding, the insets, the separate roof form, and lower height all 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 project meets sections IV.B, and IV.G for design for additions.

Setback & Rhythm of Spacing: The addition will not impact the front setback or rhythm of spacing. It meets all base zoning requirements and will be approximately thirteen feet (13') from the east side property line and nine feet (9') from the west side property line, at its closest points. The rear wall of the addition will be approximately one-hundred-forty feet (140') from the rear property line.

The project meets section III.C for setbacks.

Materials:

	Proposed	**Color/Texture /Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block	Split Face	Yes	
Cladding	5" HardiePlank siding	Smooth	Yes	
Secondary Cladding	10" HardiePlank siding	Smooth face	Yes	
Tertiary Cladding	HardieShake siding	Unknown	Yes	
Roofing	Architectural Shingles	Color unknown	Yes	X
Trim/brackets	Wood	Smooth faced	Yes	
Rear Porch floor/steps	Concrete slab	Unknown	Yes	
Rear Porch Posts	Wood		Yes	
Windows	Wood Composite	PlyGem	Yes	X
Side/rear doors	Unknown	Unknown	Unknown	X

The proposed design uses HardiePlank with a ten-inch (10") exposure for the cladding along the lower level of the addition. While a five inch (5") reveal is typically required, wider siding is often approved as an accent material. Staff finds that in this instance, the wider siding helps to differentiate the original foundation line along the addition without

having to clad the entire 'basement/first floor' of the addition with masonry. With staff-level approval of the roofing color, windows and the final doors, the project meets section III.D. for new construction-materials.

Roof form: The addition utilizes clipped gable roof forms, to match the historic house. A rear gable ties into the historic side gabled roof about nine inches (9") from the ridge. The existing dormer on the east side of the rear elevation will remain. The historic house has a slope of 7/12 and the main slope of the addition will match this pitch.

The project meets section III.E for new construction-roof form and IV.C for additions.

Orientation: The addition will not impact the house's orientation toward Benton Avenue. There is an existing driveway from Benton, along the east side of the house, accessing the existing detached garage. This driveway will be used to access the new basement level attached garage.

The project meets section III.F for orientation.

Proportion and Rhythm of Openings**:** The proposed changes to the window and door openings on the existing house were discussed above, under 'Demolition'. Please note that there is one error in the plans, an existing small second story window on the east elevation is not showing on the elevation, but will be retained, as is indicated on the floor plan.

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 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 asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section III.I. for new construction-utilities.

Figure 6: Alley-facing elevation of the garage.

Outbuildings: The plan includes a basement-level attached garage which will be accessed via the existing driveway. (Figure 5) The guidelines allow for such a garage. Additionally, a new detached outbuilding at the rear of the lot is also proposed.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and Garage	20’	~88’5”
Rear setback	10’	20’
L side setback	3’	~15’
R side setback	3’	5’
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

The building will be located at the rear of the lot, with the garage door facing the alley. The rear and side setbacks also meet the design guidelines and zoning requirements.

Massing Planning:

	Existing conditions (height of primary structure)	**Potential maximums (heights to be measured from grade)**	**Proposed (should be the same or less than the lesser number to the left)**
Ridge Height	~27’	25’	~21’6”
Eave Height	~14’ average	1 story - 10’	10’

The roof and eave heights of the proposed garage meet the requirements of the design guidelines. The proposed square footage of the outbuilding is nine-hundred-ninety-two (992) square feet and the lot is approximately seventeen thousand, two-hundred-eighty (17,280) square feet. The guidelines allow outbuildings to be up to one-thousand (1,000) square feet on lots over ten-thousand (10,000) square feet. Staff finds the height and scale of the proposed outbuilding meets section III.H.1.a & b of the design guidelines.

Design Standards: The materials, proportions, and overall character of the outbuilding will be similar to the house. Its gabled roof form will match that of the house, and the materials will not contrast greatly with the primary structure. The window proportions and locations are compatible with those of outbuildings historically. Staff finds the design of the proposed outbuilding to meet section III.H.2 and 4 of the design guidelines

Roof Shape:

Proposed Element	**Proposed Form**	**Typical of district?**
Primary form	Gable	X
Primary roof slope	9:12	X

The north and south elevations of the outbuilding include dormers. These are both eighteen feet (18') wide on a thirty-seven foot (37') roof. The dormers are set in two feet (2') from the wall below. The roof of the building meets section III.H.3 of the design guidelines.

Material:

	Proposed	**Color/Texture/Make/Manufacturer**	**Typical of Neighborhood**	**Requires Additional Review**
Foundation	CMU	Split face	Yes	
Cladding	HardiePlank	5" reveal	Yes	
Secondary Cladding	Cedar Shakes		Yes	
Roofing	Architectural Shingles	Match existing	Yes	
Trim	Wood	Paulownia	Yes	
Window	Wood Composite	PlyGem	Yes	X
Pedestrian Door	Not indicated	Unknown		X
Garage Door	Not indicated	Unknown		X

With the that condition that the final window and door selections are approved by MHZC Staff prior to purchase and installation, the project will meet section III.D of the design guidelines for Materials.

Staff finds that the proposed outbuilding meets section III of the design guidelines for New Construction, and specifically section III.H for Outbuildings.

Recommendation: Staff recommends approval with the following conditions:

1. The side door opening, hood and stoop with remain; and
2. Staff approve the roofing color, windows and the final pedestrian and garage doors prior to purchase and installation; and,
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house

finding that the project meets Section III and IV of the *Waverly-Belmont Neighborhood Conservation District: Handbook and Design Guidelines*.