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STAFF RECOMMENDATION
2700 Oakland Avenue
June 19, 2019

Application: New Construction—Addition and Outbuilding
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: R8
Map and Parcel Number: 11704016700
Applicant: Manuel Zeitlin
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: This application is for a rear addition to this contributing building.

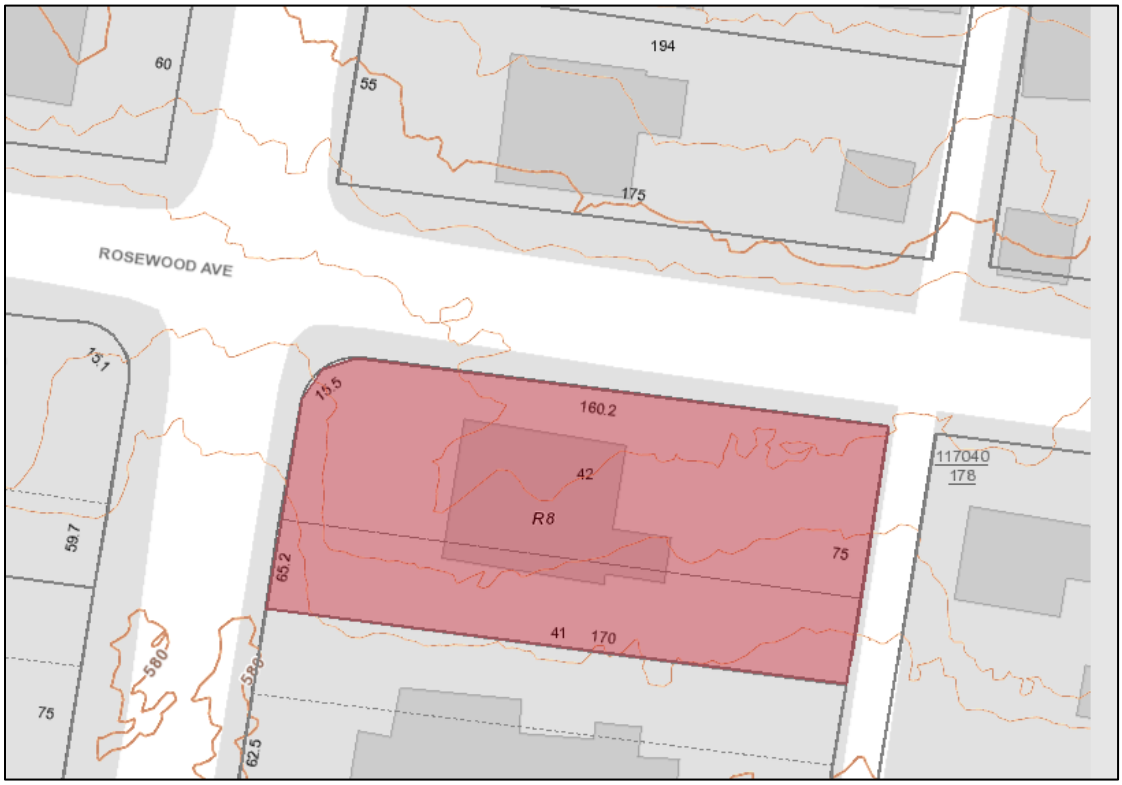
Recommendation Summary: Staff recommends approval with the conditions:

1. The horizontal window on the street side of the addition is revised to a traditional window proportion;
2. The foundation line is differentiated with a soldier course;
3. The driveway configuration to the rear yard is retained;
4. Staff approve the final details, dimensions and materials of windows, doors, garage door prior to purchase and installation; and,
5. Staff approve the walkways, driveways, roof color and masonry color, dimensions and texture.

With these conditions, staff finds that the application meets Sections II.B and V of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations
D: Floor Plans

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

II. B. GUIDELINES

B. 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. BL2007-45).

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

posts that include bases and capitals.

Parking areas and Driveways
Generally, curb cuts should not be added.

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

Duplexes
Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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

g. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
Double-hung windows should exhibit a height to width ratio of at least 2:1.
Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. 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.

i. Outbuildings
(*Although the MHZC does not review use itself there are additional ordinance requirements for buildings*

that have 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. 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.*

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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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.

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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

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 should be a minimum of 6" below the existing ridge.

In order to assure than an addition has achieved proper scale, the addition should:

No matter its use, 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.

· 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 <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> 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).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

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

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- *New dormers should be similar in design and scale to an existing dormer on the building.*
- *New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- *The roof pitch of the dormer should generally match the roof pitch of the building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

b. When a lot exceeds 60 feet 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 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.

c. 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 the original form and openings on the porch remain visible and undisturbed.

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

d. 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.

e. 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.

f. Additions should follow the guidelines for new construction.

V. DEMOLITION

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: 2700 Oakland Avenue is a c. 1931 four-square brick home that contributes to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1).

Analysis and Findings: This application is for construction of a two-story rear addition and screened porch, including an attached garage below grade.

Figure 1: 2700 Oakland Avenue.

Partial Demolition: The application proposes removal of an existing shed-roofed screened porch (Figure 2) and approximately fourteen feet (14') of the rear of the house. The porch is not architecturally significant, and staff finds that its removal meets the guidelines for demolition. Likewise, the removal of the portion of the rear wall of the house will not affect the historic or architectural integrity of the historic house. Staff finds that the proposed partial demolition meets Section V.2 of the design guidelines for appropriate demolition and does not meet Section V.1 for inappropriate demolition.

Figure 2: Existing rear screened porch proposed to be removed.

Height & Scale: The addition is two stories with an offset screen porch at the rear. In total, the addition will add fifty-four feet (54') of depth and one thousand, two hundred and eighty-eight square feet (1,288 sq. ft.) of footprint. By comparison the house is sixty feet deep (60') with a footprint of one thousand, five hundred and forty-three square feet (1,543 sq. ft.)

The eave and foundation heights will match those of the house. The addition is inset three feet (3') on the left side and two feet (2') on the right, before opening up to a width of thirty feet (30'), which is two feet (2') less than the width of the existing house. The

addition's ridge will be two feet, six inches (2' 6") below the ridge of the house. As the addition is lower, narrower, and adds less than the existing footprint of the house, Staff finds the proposed addition to be appropriately subordinate to the house. The project meets Sections II.B.1.a.and b.

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

Setback & Rhythm of Spacing: The addition will be fifteen feet (15') from the left-side property line, twenty-five feet (25') from the right-side property line, and twenty-six feet (26') from the rear property line. The proposed setbacks meet the required five feet (5') on the sides and twenty feet (20') at the rear. Staff finds that the proposed addition meets Section II.B.1.c for setbacks.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Brick*	Not indicated	Yes	Yes
Cladding	Brick	Not indicated	Yes	Yes
Roofing	Asphalt Shingles	Match existing	Yes	Yes
Trim	Not indicated	n/a	n/a	
Windows	Steel casement	Needs final approval	Unknown	Yes
Doors	Not indicated	n/a	Unknown	Yes
Rear porch	Screen with wood framing	Black	Yes	
Driveway	Not indicated	n/a	Unknown	Yes
Deck and railing	Not indicated	n/a	Unknown	
Garage Door	Not indicated	n/a	Unknown	Yes
Walkway	Not indicated	n/a	Unknown	Yes
Fence	Not indicated	n/a	n/a	Yes

- The addition is proposed to have a brick foundation. Foundation lines should generally be differentiated with a change in material. However the Commission

has approved brick to grade when the foundation line is differentiated with a change in the brick pattern. Staff therefore finds the foundation material appropriate in this case, with the condition that a soldier course or similar differentiation in the brick pattern is added. With the condition that a soldier course is added, and staff approval of the masonry, windows, doors, walkways and driveways and roofing color, the project meets Section II.B.1.d.

Roof form: The existing house has a hipped roof with 8/12 pitch. The addition connects to the house with a low-sloped connection, and the addition has a pyramidal roof form with 8/12 pitch. The screened porch has a hipped roof with the same pitch. These are typical roof forms seen on other historic buildings in the district. Staff finds that the proposed roof forms are compatible with the historic house and meet Section II.B.1.e.

Proportion and Rhythm of Openings**:** The submitted plans indicate no changes to the window and door openings on the existing house. The windows on the proposed addition are generally twice as tall as they are wide, meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. There is one horizontal window proposed on the left side of the addition. The Commission has discouraged horizontal windows, especially on a street-visible façade. Staff therefore recommends that the horizontal window on this side be revised to an historic proportion of windows. With this condition, staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: A new driveway will be constructed at the rear. A new fence and gates are proposed. The portion of the driveway that goes alongside the house to the rear yard is drawn being removed leaving the current driveway as "front-yard" parking, which is not appropriate. Staff recommends the existing driveway configuration to be retained. The project meets Section II.B.1.h.

Outbuildings: The addition includes an attached garage below grade. In general, an attached garage is not appropriate; however, in this case the garage will be in the basement level and will have vehicular access from the rear. For these reasons, staff finds the attached garage to be appropriate. Staff finds the project meets Section II.B.1.i for outbuildings.

Recommendation:
Staff recommends approval with the conditions:

1. The horizontal window on the street side of the addition is revised to a traditional window proportion;
2. The foundation line is differentiated with a soldier course;
3. The driveway configuration to the rear yard is retained;
4. Staff approve the final details, dimensions and materials of windows, doors and garage door prior to purchase and installation; and,
5. Staff approve the walkways, driveways, roof color and masonry color, dimensions and texture.

With these conditions, staff finds that the application meets Sections II.B and V of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

2700 Oakland Ave.
Nashville TN 37212

1 View from Rear

NOTE -
THIS IS A LIMITED BUILDER'S SET WITH MINIMAL INFORMATION.
THE INTENTION IS FOR THE GENERAL CONTRACTOR/DEVELOPER TO FILL IN ANY GAPS.
CONTRACTOR TO CONFIRM DIMENSIONS, PROVIDE STRUCTURAL DESIGN, GRADING AND DRAINAGE DESIGN AND DETAIL OF CONSTRUCTION, ETC.

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A1.2	FOUNDATION PLAN
A1.3	DIMENSION PLAN - LOWER LEVEL
A1.4	DIMENSION PLAN - MAIN LEVEL
A1.5	DIMENSION PLAN - UPPER LEVEL
A1.6	ANNOTATED PLAN - LOWER LEVEL
A1.7	ANNOTATED PLAN - MAIN LEVEL
A1.8	ANNOTATED PLAN - UPPER LEVEL
A1.9	ROOF PLAN
A1.10	ENLARGED PLANS
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A3.1	SECTIONS
A4.1	WALL DETAILS
A5.1	DOOR SCHEDULE & LEGENDS
A5.2	WINDOW SCHEDULE & DETAILS
A6	VIEWS

DORRIS RESIDENCE
2700 OAKLAND AVE
COVER SHEET

BUILDER'S SET REVIEW
6-05-19

A0.0
1892

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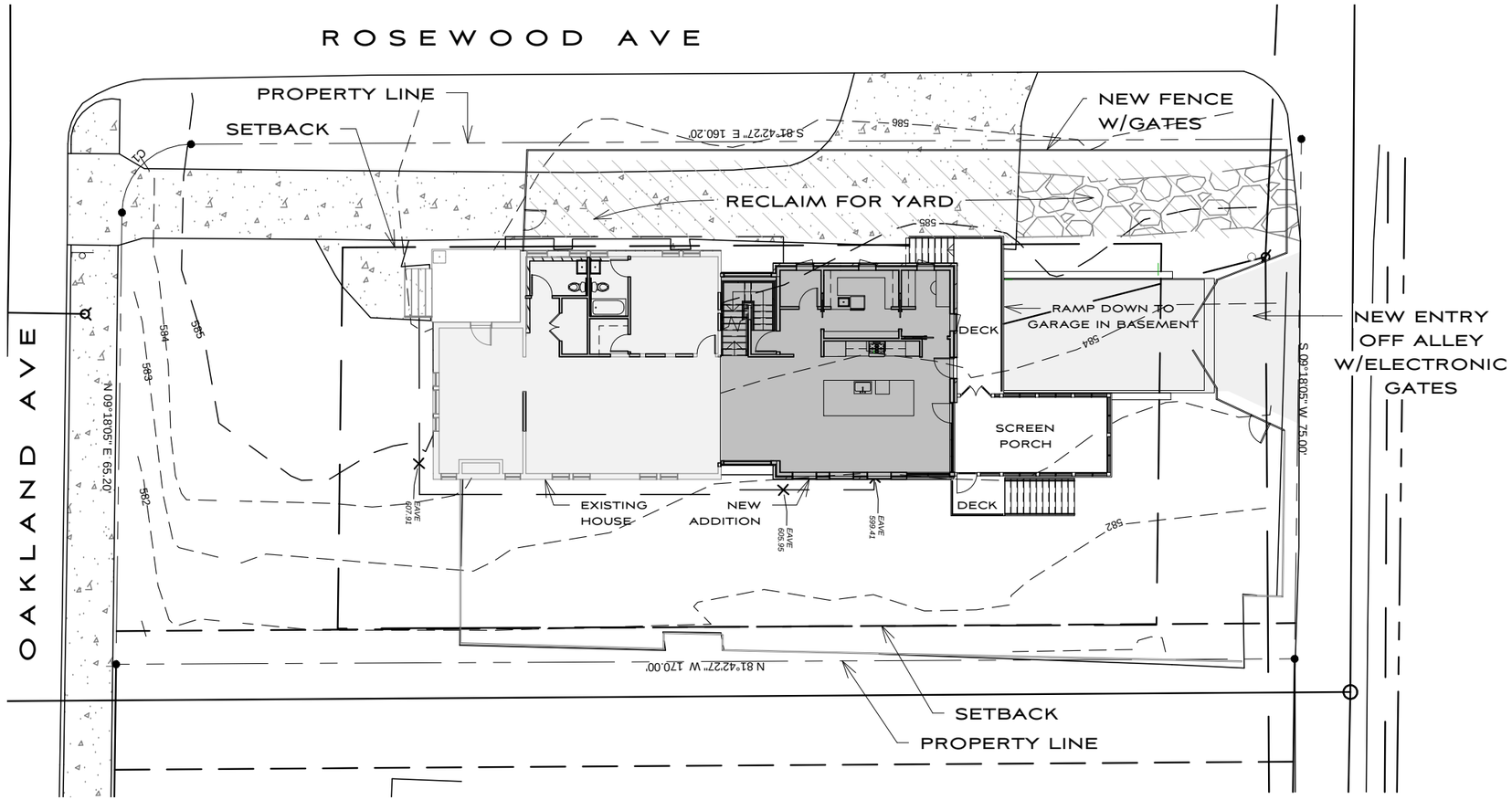

1 Site Plan
1" = 20'-0"

0' 10' 20' 40'

DORRIS RESIDENCE
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SITE PLAN

BUILDER'S SET REVIEW
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A0.1

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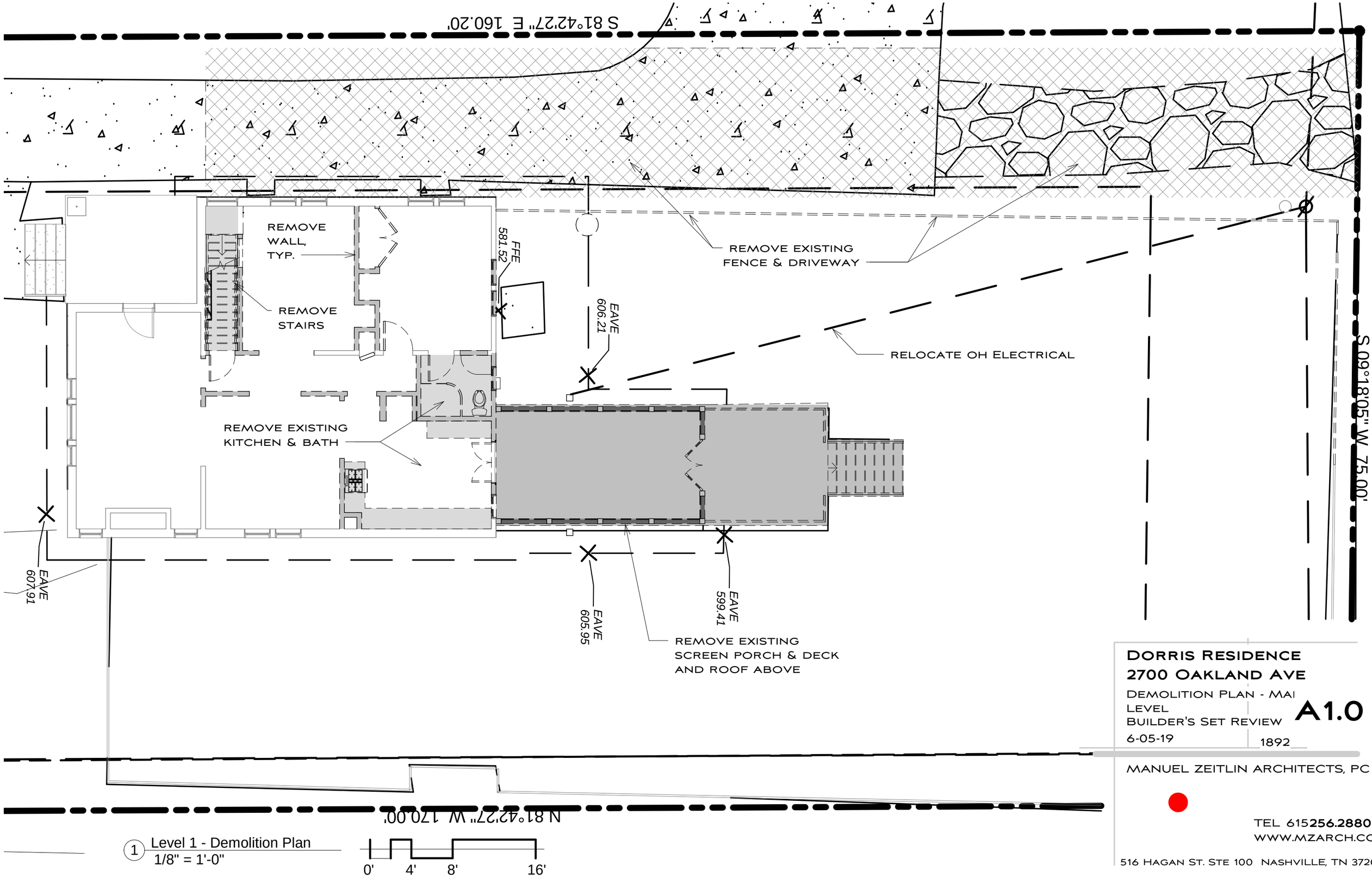

1 Level 1 - Demolition Plan
1/8" = 1'-0"

DORRIS RESIDENCE
2700 OAKLAND AVE

DEMOLITION PLAN - MAI
LEVEL
BUILDER'S SET REVIEW
6-05-19

A1.0

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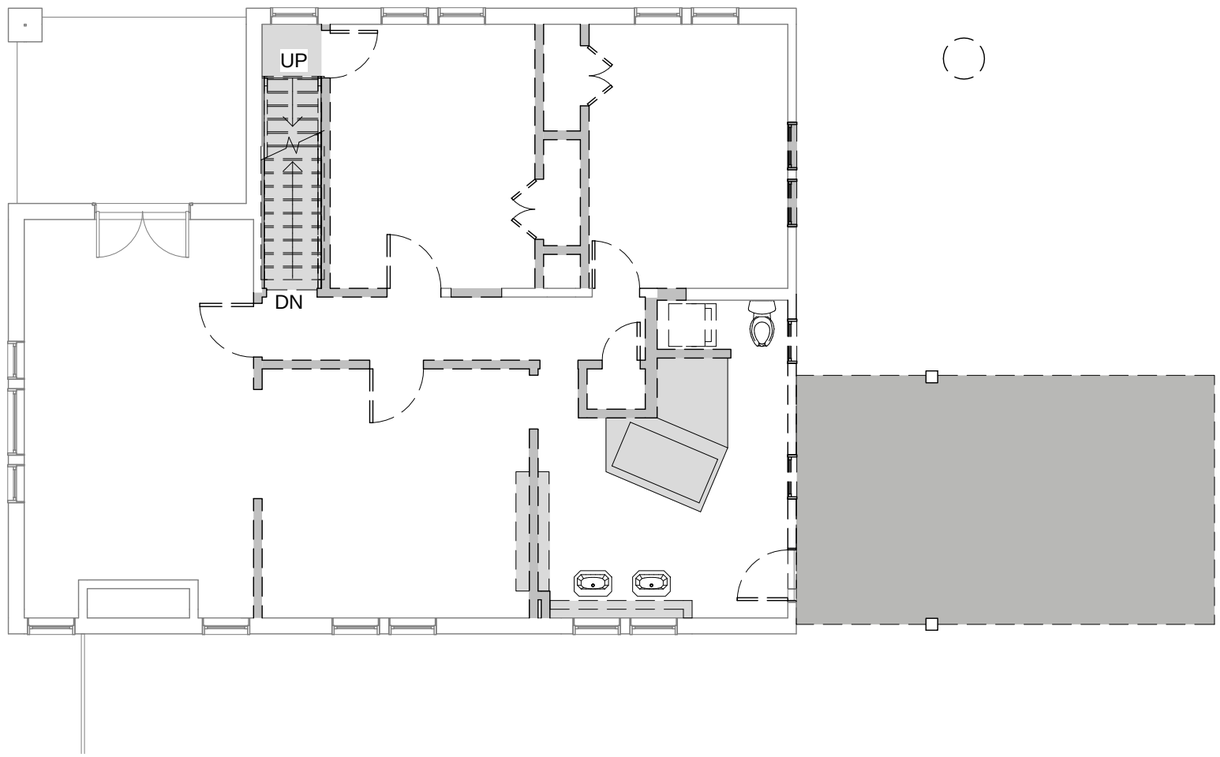

1 Level 2 - Demolition Plan
1/8" = 1'-0"

0' 4' 8' 16'

DORRIS RESIDENCE
2700 OAKLAND AVE

DEMOLITION PLAN - UPPI LEVEL
BUILDER'S SET REVIEW
6-05-19

A1.1

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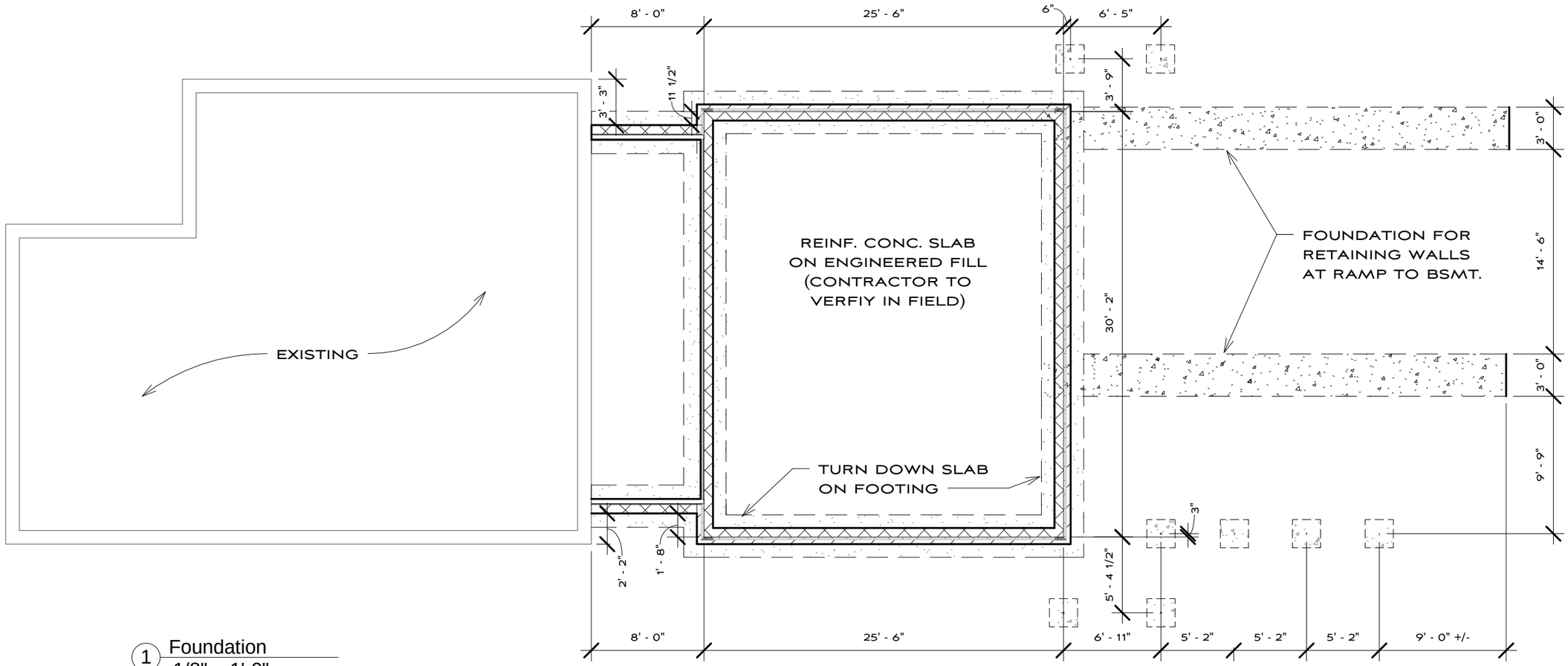

1 Foundation
1/8" = 1'-0"

0' 4' 8' 16'

DORRIS RESIDENCE
2700 OAKLAND AVE
FOUNDATION PLAN

BUILDER'S SET REVIEW
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A1.2

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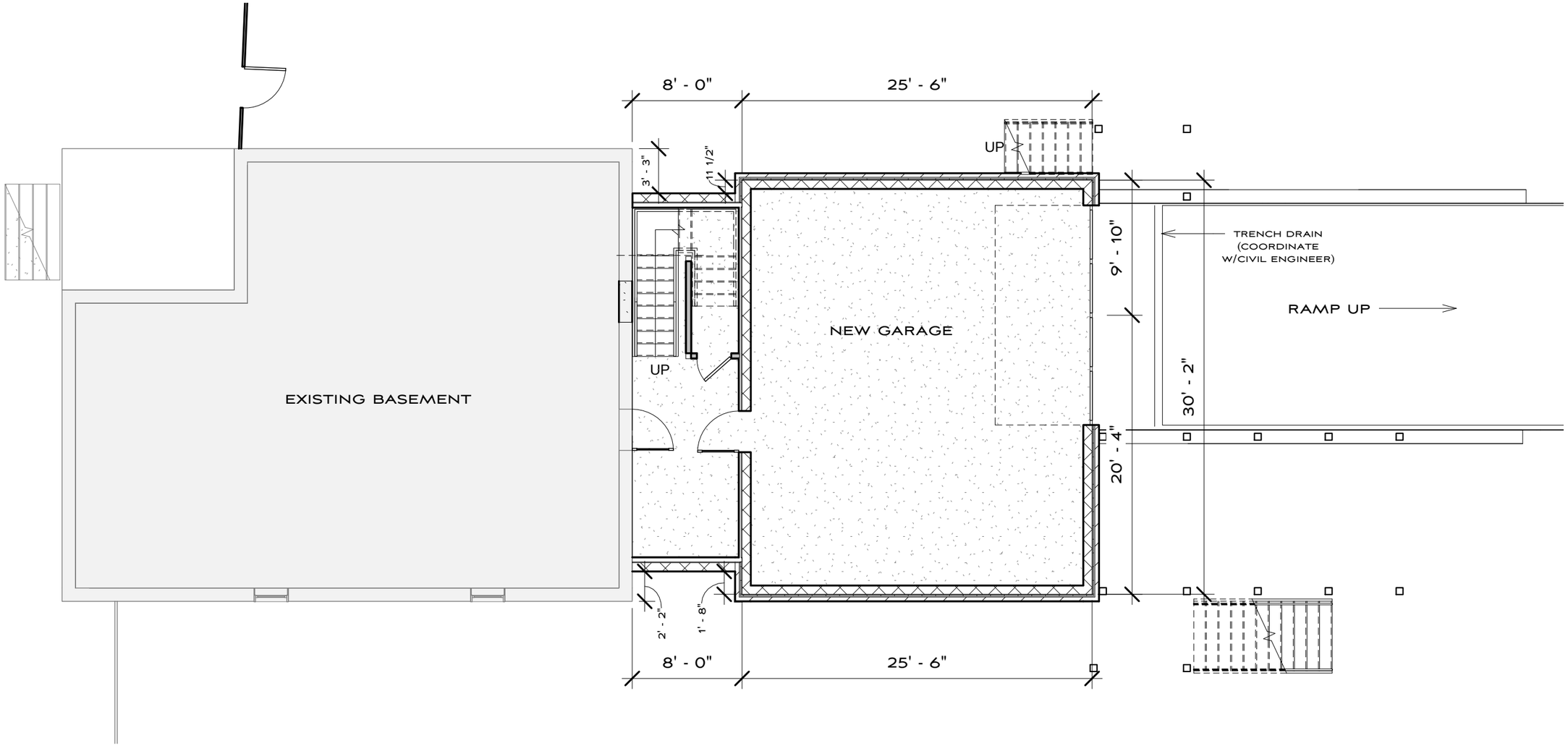

1 Basement - Dimension Plan
1/8" = 1'-0"

0' 4' 8' 16'

DORRIS RESIDENCE
2700 OAKLAND AVE
DIMENSION PLAN - NEW ADDITION
LOWER LEVEL

A1.3

BUILDER'S SET REVIEW
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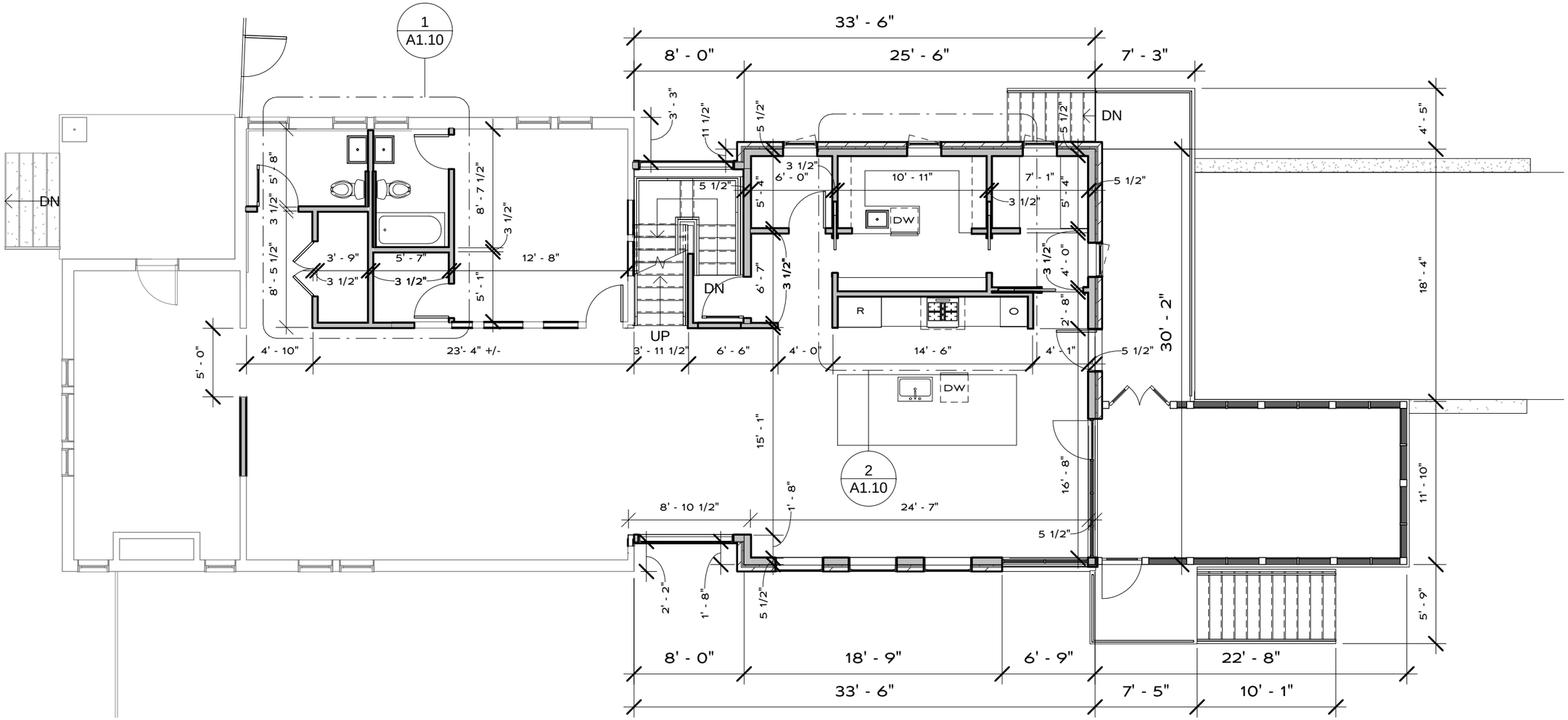
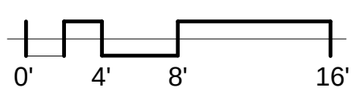


1 Level 1 - Proposed - Dimensions
1/8" = 1'-0"



DORRIS RESIDENCE
2700 OAKLAND AVE

DIMENSION PLAN - NEW ADDITION MAIN LEVEL
BUILDER'S SET REVIEW
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A1.4

1892

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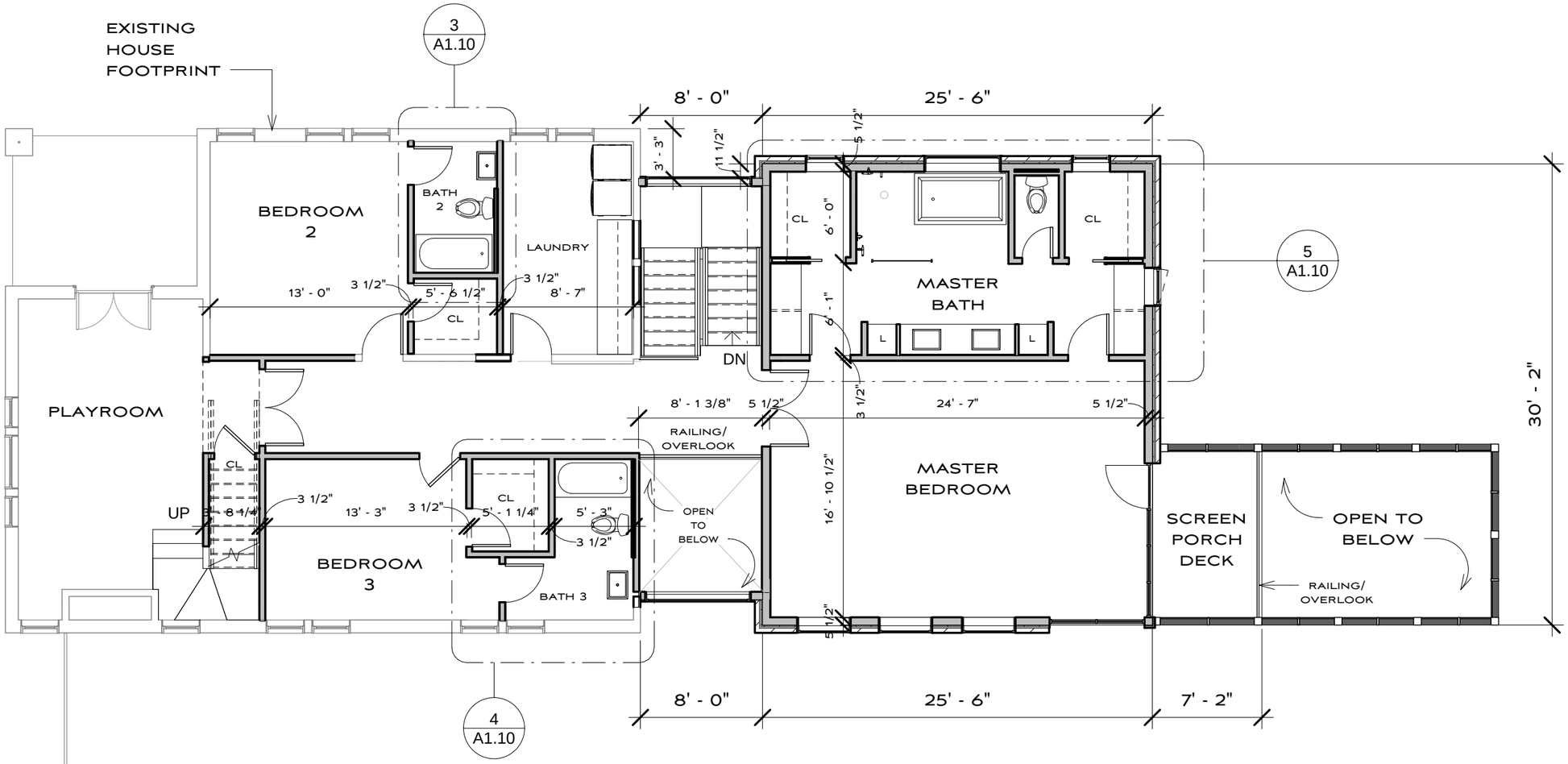

1 Level 2 - Proposed Dimension Plan
1/8" = 1'-0"

0' 4' 8' 16'

DORRIS RESIDENCE
2700 OAKLAND AVE

DIMENSION PLAN - NEW ADDTION UPPER LEVEL
BUILDER'S SET REVIEW

A1.5

6-05-19

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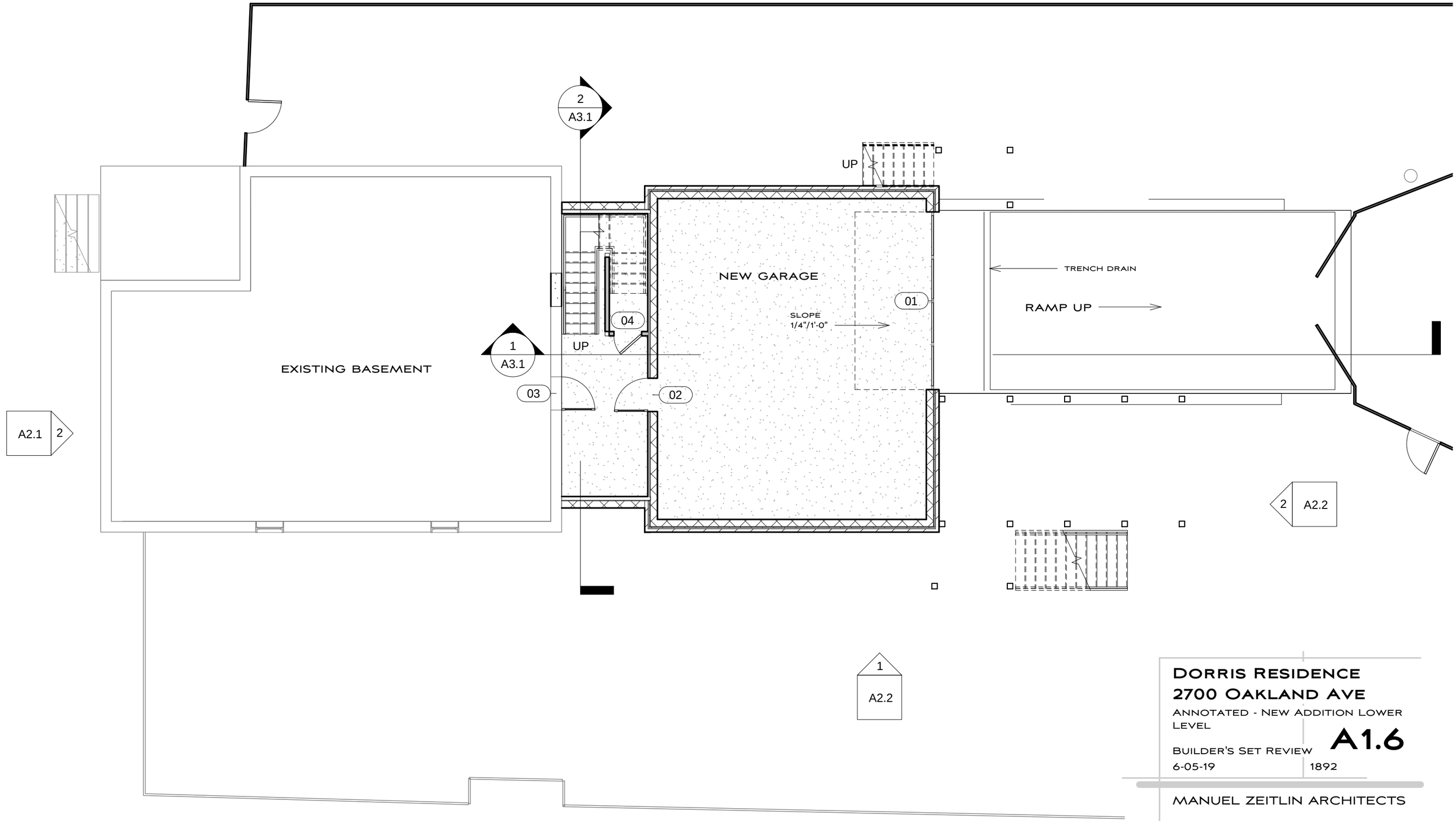

1 Basement - Proposed Annotation Plan
1/8" = 1'-0"

0' 4' 8' 16'

DORRIS RESIDENCE
2700 OAKLAND AVE

ANNOTATED - NEW ADDITION LOWER LEVEL

BUILDER'S SET REVIEW

6-05-19 1892

A1.6

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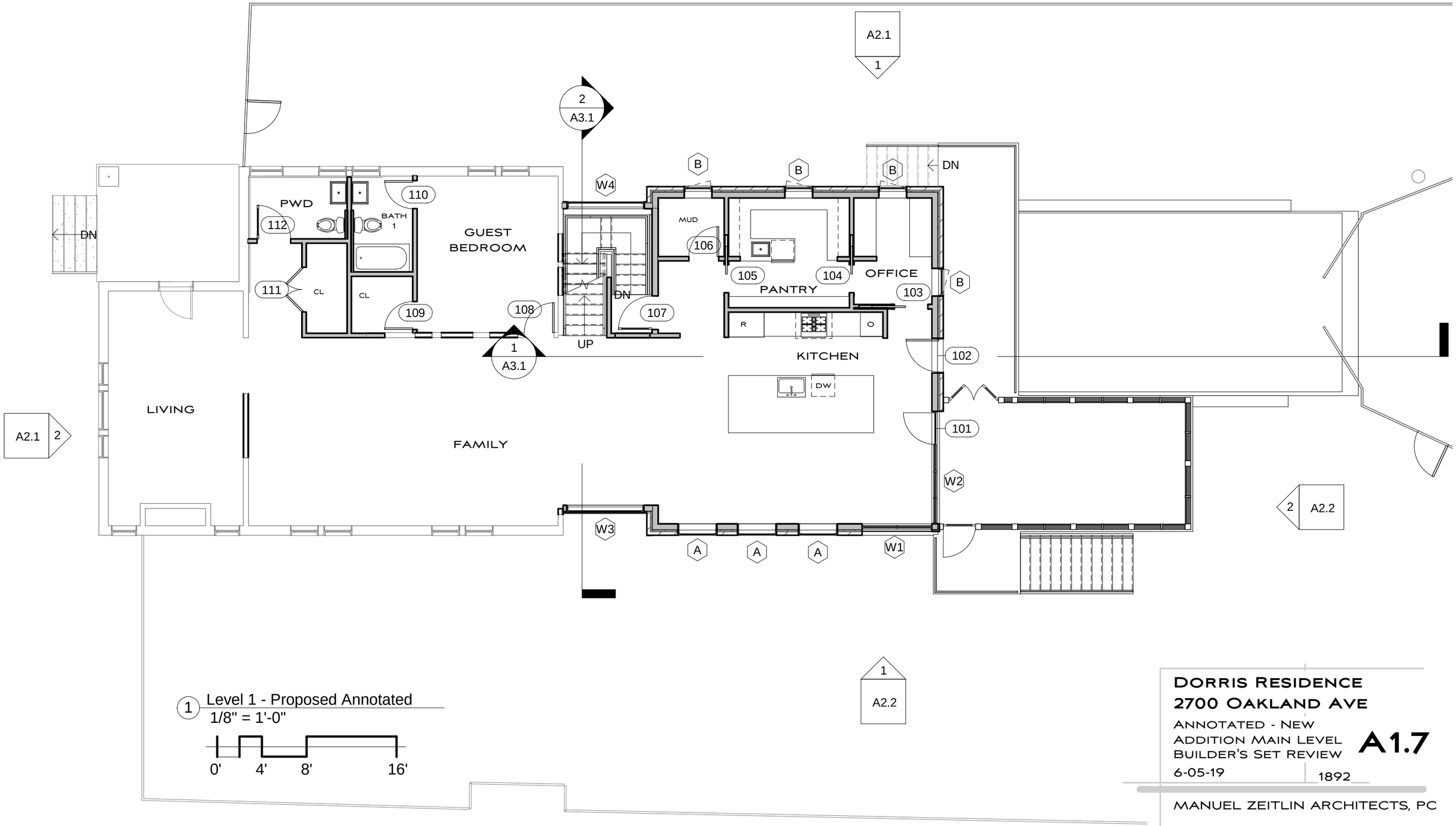

1 Level 1 - Proposed Annotated
1/8" = 1'-0"

0' 4' 8' 16'

DORRIS RESIDENCE
2700 OAKLAND AVE

ANNOTATED - NEW
ADDITION MAIN LEVEL
BUILDER'S SET REVIEW

6-05-19

1892

A1.7

MANUEL ZEITLIN ARCHITECTS, PC

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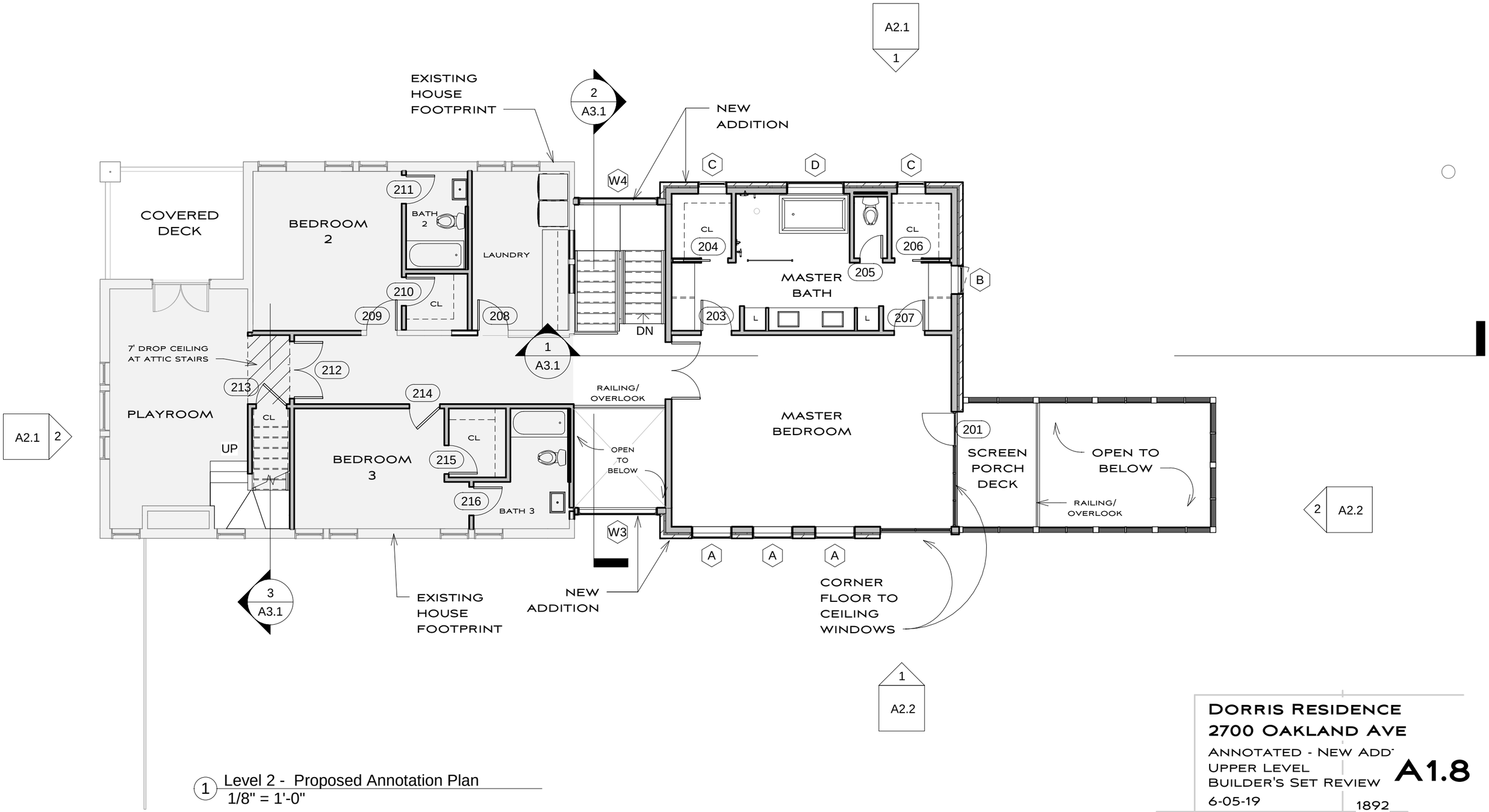

1 Level 2 - Proposed Annotation Plan
1/8" = 1'-0"

0' 4' 8' 16'

DORRIS RESIDENCE
2700 OAKLAND AVE

ANNOTATED - NEW ADD'
UPPER LEVEL
BUILDER'S SET REVIEW
6-05-19

A1.8

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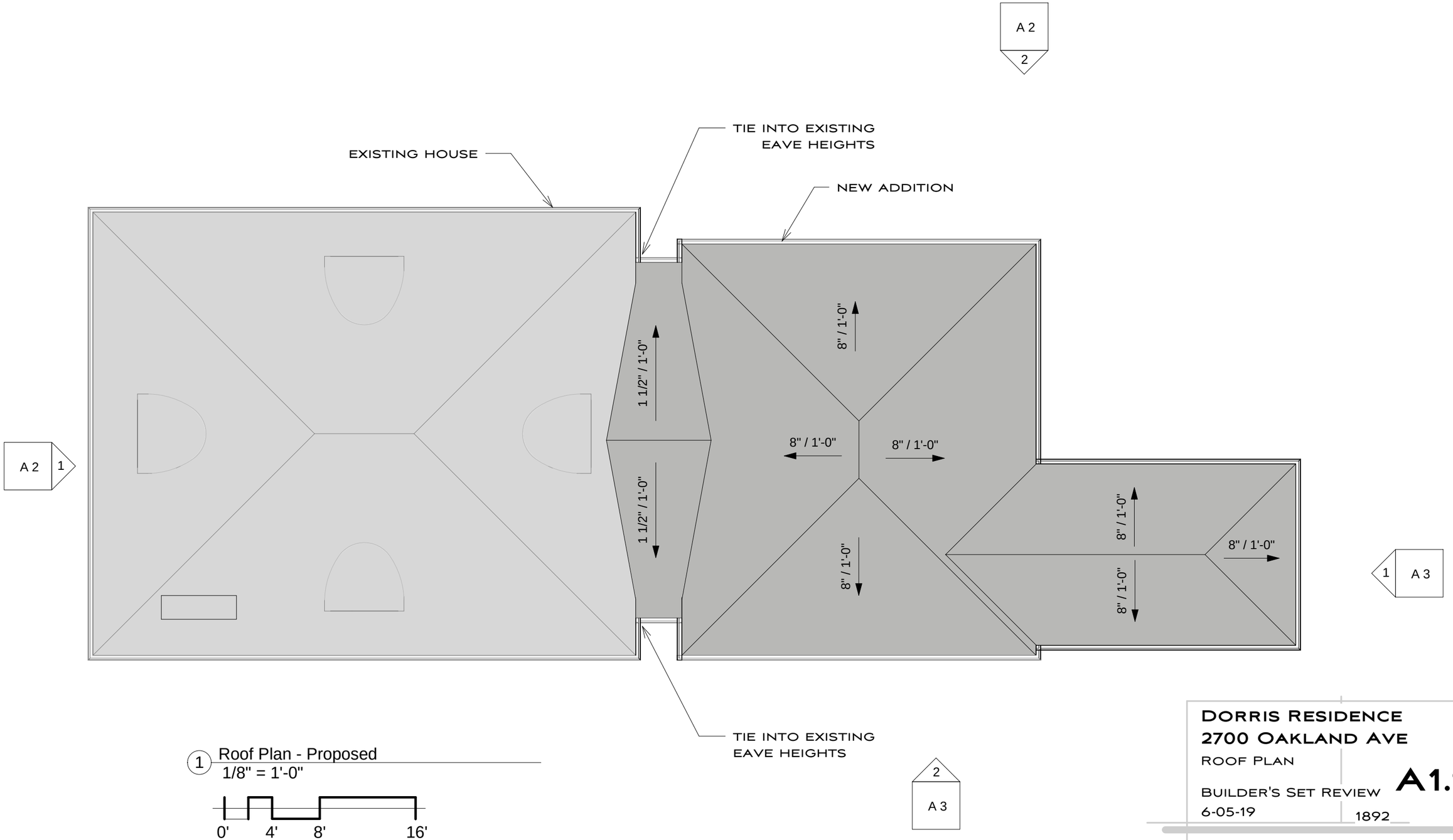

1 Roof Plan - Proposed
1/8" = 1'-0"

0' 4' 8' 16'

DORRIS RESIDENCE
2700 OAKLAND AVE
ROOF PLAN

BUILDER'S SET REVIEW
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A1.9

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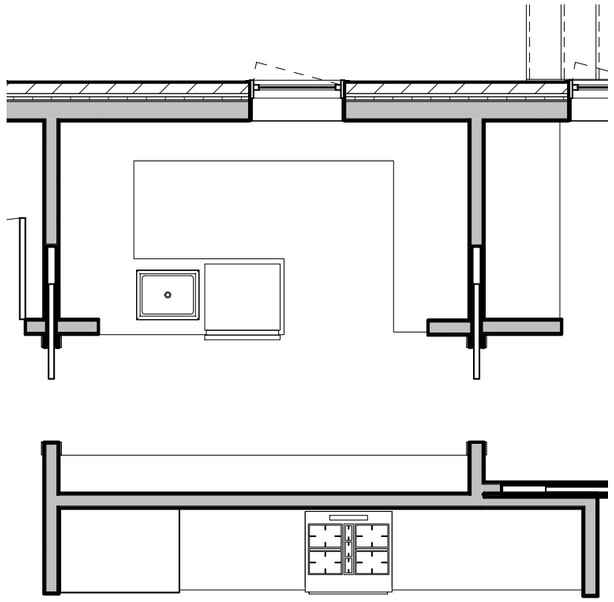
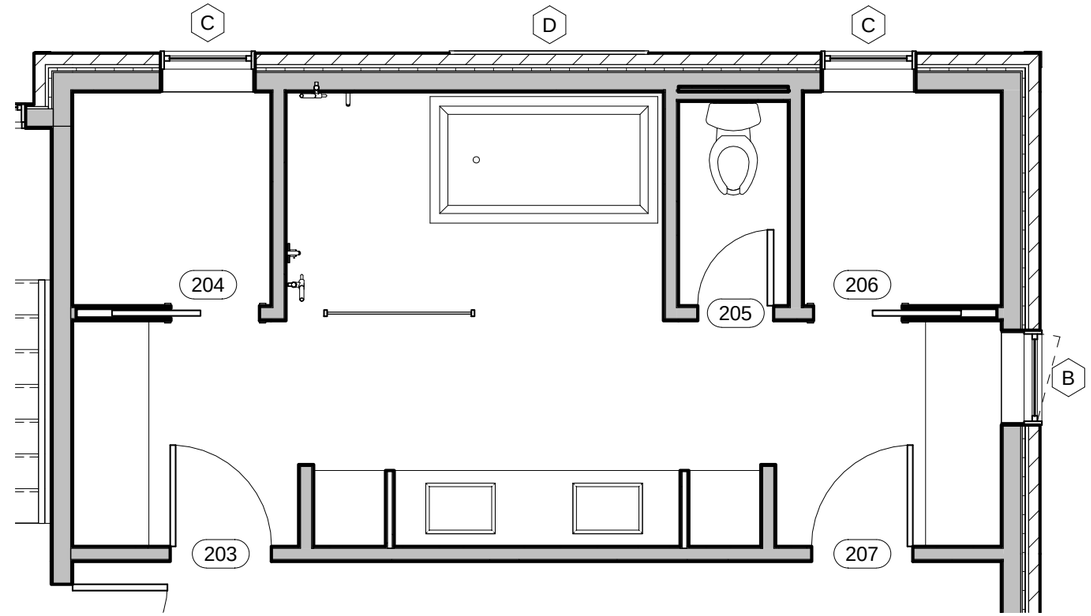
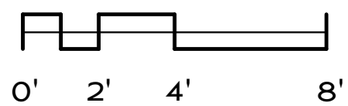
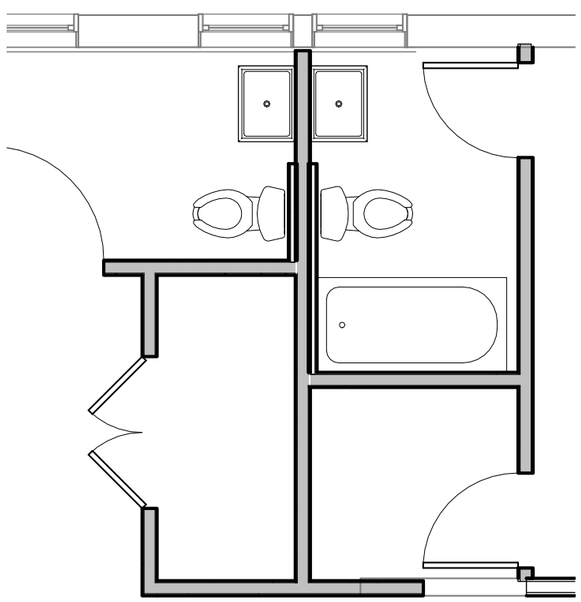


2 Enlarged Pantry
1/4" = 1'-0"

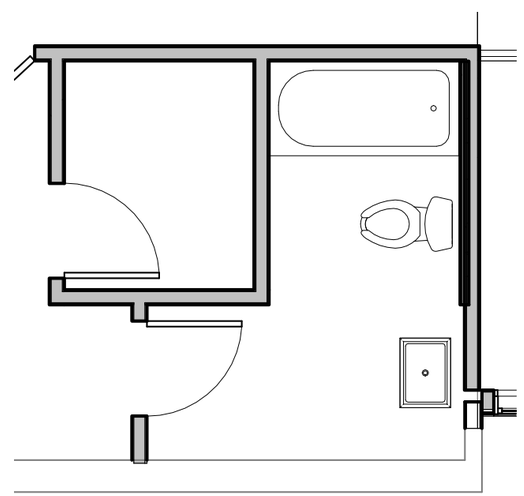


5 Enlarged Master Bath
1/4" = 1'-0"

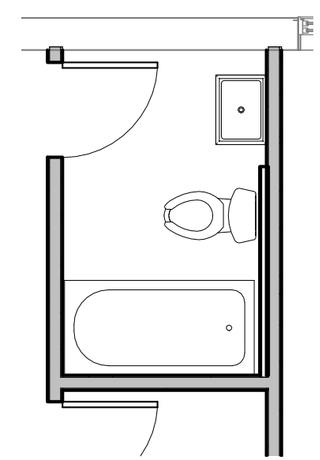




1 Enlarged Powder & Bath1
1/4" = 1'-0"



4 Enlarged Bath 3
1/4" = 1'-0"



3 Enlarged Bath 2
1/4" = 1'-0"

DORRIS RESIDENCE
2700 OAKLAND AVE

ENLARGED DIMENSION
PLANS & FINISH
BUILDER'S SET REVIEW
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A1.10

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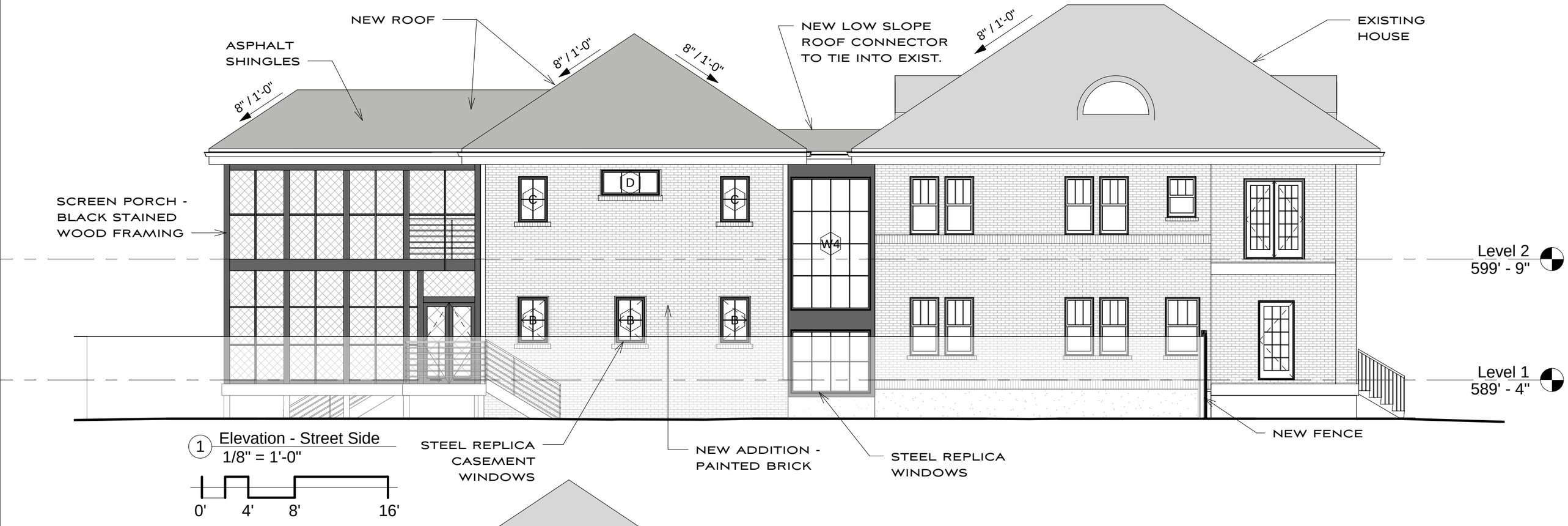
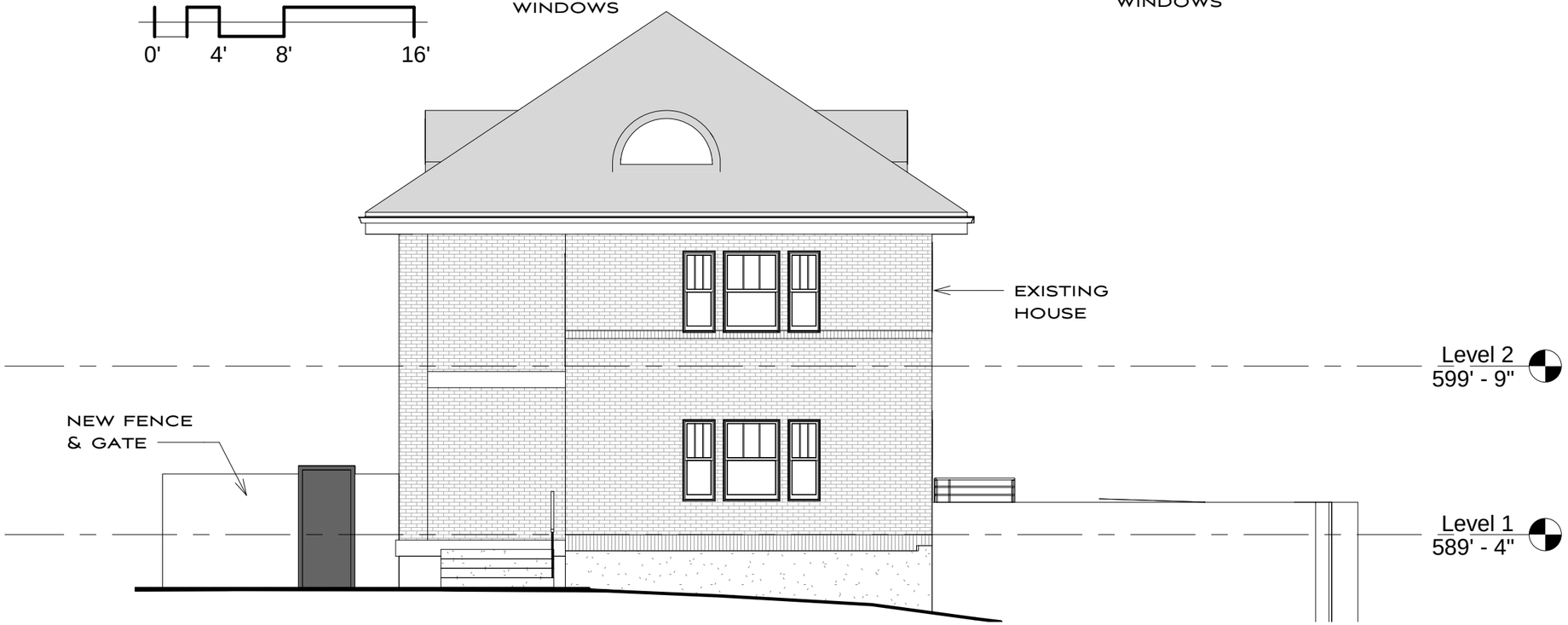


1 Elevation - Street Side
1/8" = 1'-0"

0' 4' 8' 16'



2 Elevation - Front
1/8" = 1'-0"

0' 4' 8' 16'

Dorris Residence
2700 Oakland Ave
Elevations

Builder's Set Review
6-05-19 1892

A2.1

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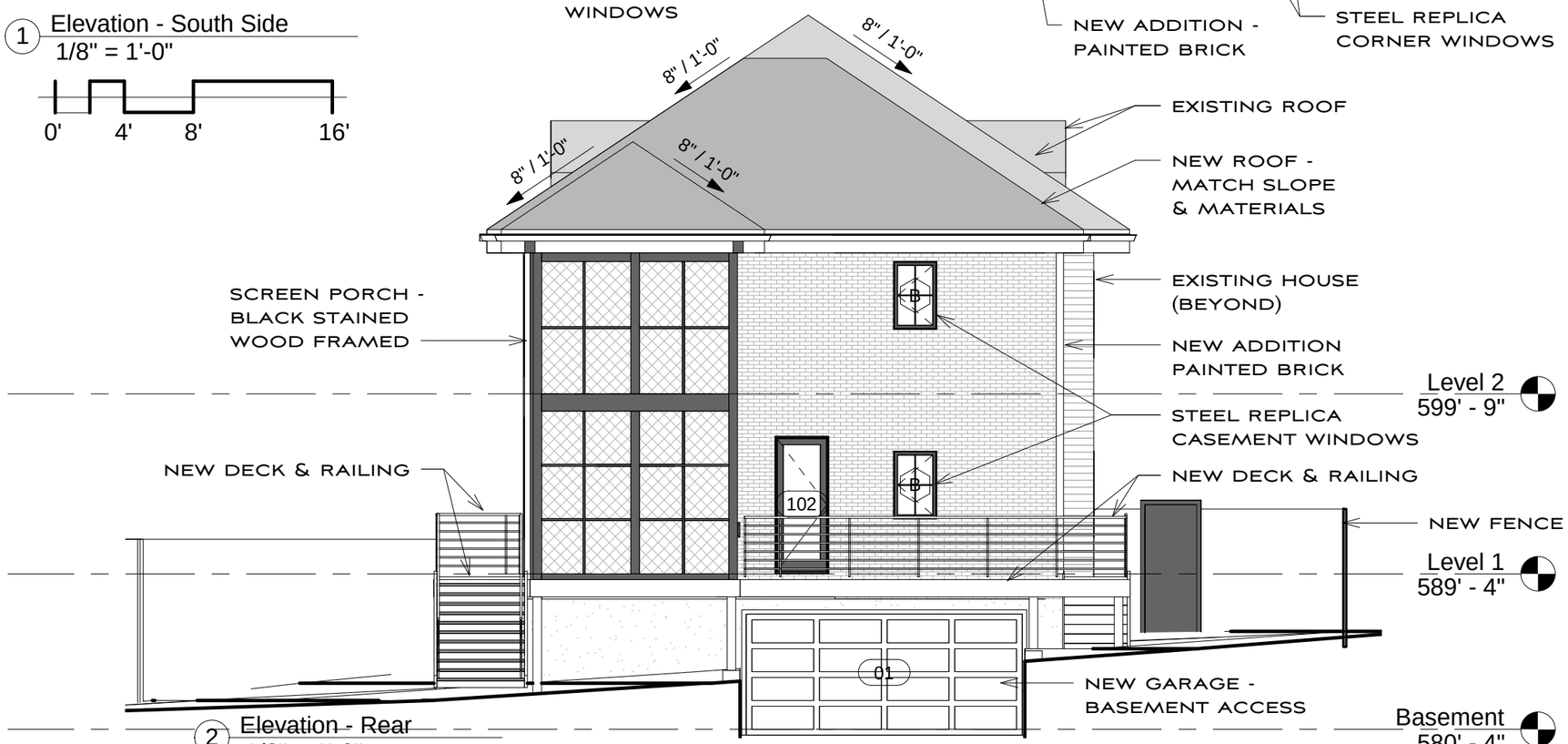
1 Elevation - South Side
1/8" = 1'-0"



2 Elevation - Rear
1/8" = 1'-0"

DORRIS RESIDENCE
2700 OAKLAND AVE
ELEVATIONS

BUILDER'S SET REVIEW
6-05-19

A2.2
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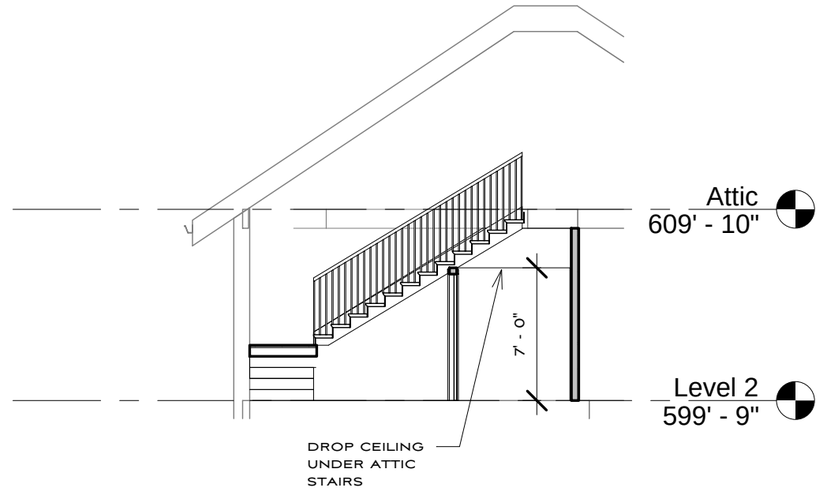
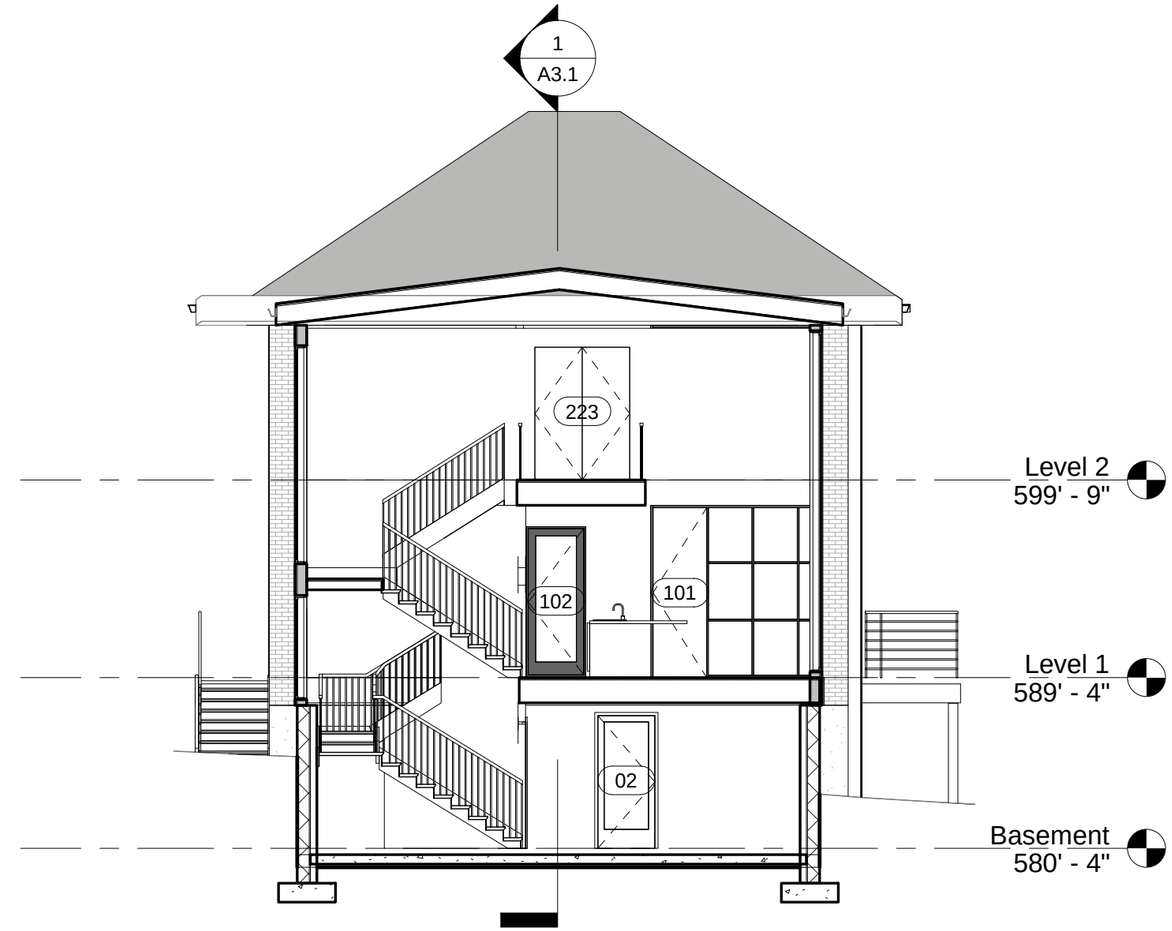


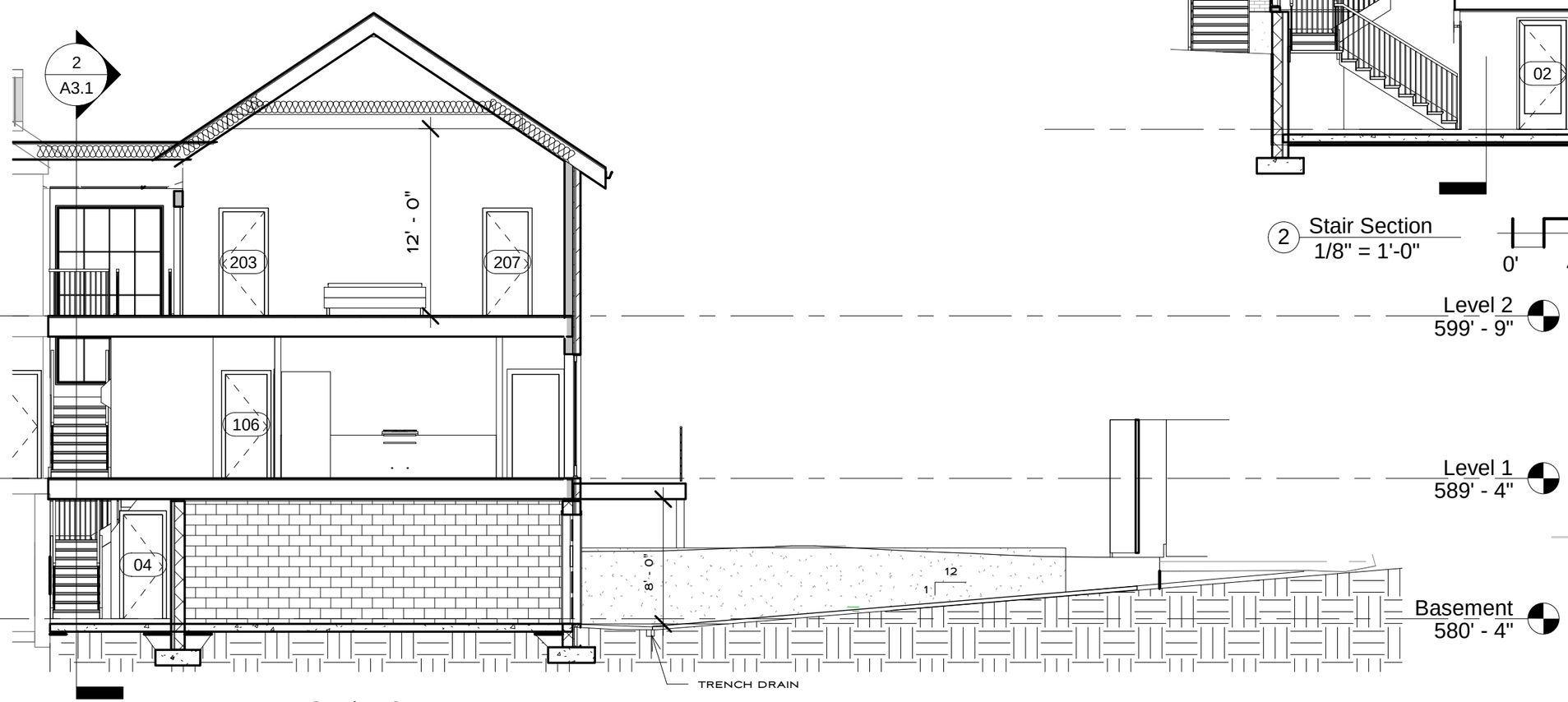
3 Attic Stair Section
1/8" = 1'-0"

0' 4' 8' 16'



2 Stair Section
1/8" = 1'-0"

0' 4' 8' 16'



1 New Section Garage
1/8" = 1'-0"

0' 4' 8' 16'

DORRIS RESIDENCE
2700 OAKLAND AVE
SECTIONS

BUILDER'S SET REVIEW
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A3.1

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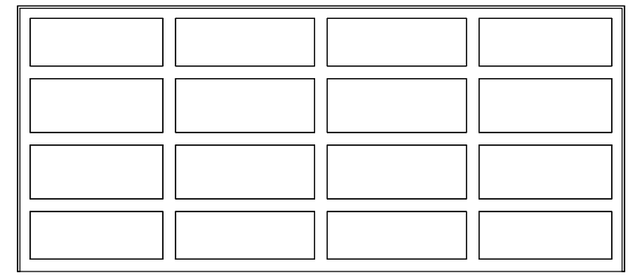
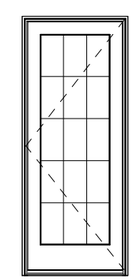
Door Schedule							
Mark	Elevation	Width	Height	Thickness	Finish	Hardware	Comments
01		16' - 0"	7' - 0"				
02		3' - 0"	7' - 0"	0' - 1 3/4"			
03		3' - 0"	7' - 0"	0' - 1 3/4"			
04		2' - 6"	6' - 8"	0' - 2"			
101		2' - 9 15/16"	8' - 11 7/16"				
102		3' - 1 7/16"	7' - 11 1/2"	0' - 1 3/4"			
103		3' - 0"	6' - 8"	0' - 1 3/4"			
104		2' - 6"	6' - 8"	0' - 1 3/4"			
105		2' - 6"	6' - 8"	0' - 1 3/4"			
106		2' - 8"	6' - 8"	0' - 1 3/4"			
107		3' - 0"	7' - 0"	0' - 1 3/4"			
108		2' - 8"	6' - 8"	0' - 1 3/4"			
109		2' - 6"	7' - 0"	0' - 1 3/4"			
110		2' - 6"	7' - 0"	0' - 1 3/4"			
111		4' - 0"	7' - 0"	0' - 1 3/4"			
112		3' - 0"	7' - 0"	0' - 1 3/4"			
201		2' - 9 15/16"	8' - 0 11/32"				
203		2' - 8"	6' - 8"	0' - 1 3/4"			
204		2' - 4"	6' - 8"	0' - 1 3/4"			
205		2' - 0"	6' - 8"	0' - 2"			
206		2' - 4"	6' - 8"	0' - 1 3/4"			
207		2' - 8"	6' - 8"	0' - 1 3/4"			
208		2' - 8"	6' - 8"	0' - 1 3/4"			
209		2' - 8"	6' - 8"	0' - 1 3/4"			
210		2' - 6"	7' - 0"	0' - 1 3/4"			
211		2' - 6"	7' - 0"	0' - 1 3/4"			
212		5' - 0"	6' - 9"	0' - 2"			
213		2' - 8"	6' - 8"	0' - 1 3/4"			
214		2' - 8"	6' - 8"	0' - 1 3/4"			
215		2' - 6"	7' - 0"	0' - 1 3/4"			
216		2' - 6"	7' - 0"	0' - 1 3/4"			
223		5' - 0"	7' - 0"	0' - 2"			

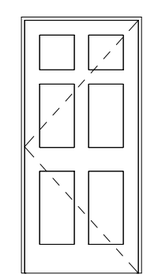


DOOR A

SEE FLOOR PLAN FOR DOOR SWING DIRECTION.

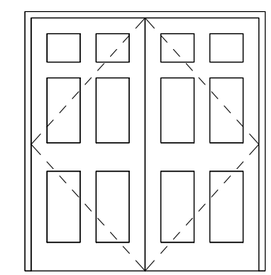


DOOR B



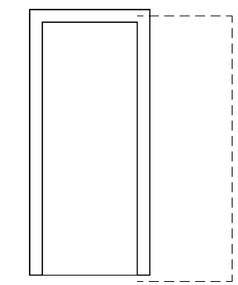
DOOR C

MATCH EXISTING DOOR



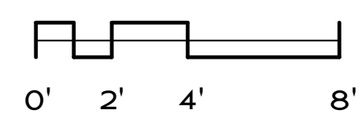
DOOR D

MATCH EXISTING DOOR



DOOR E

Door Legend
1/4" = 1'-0"



DORRIS RESIDENCE
2700 OAKLAND AVE
DOOR SCHEDULE & LEGENDS

BUILDER'S SET REVIEW
6-05-19

A5.1
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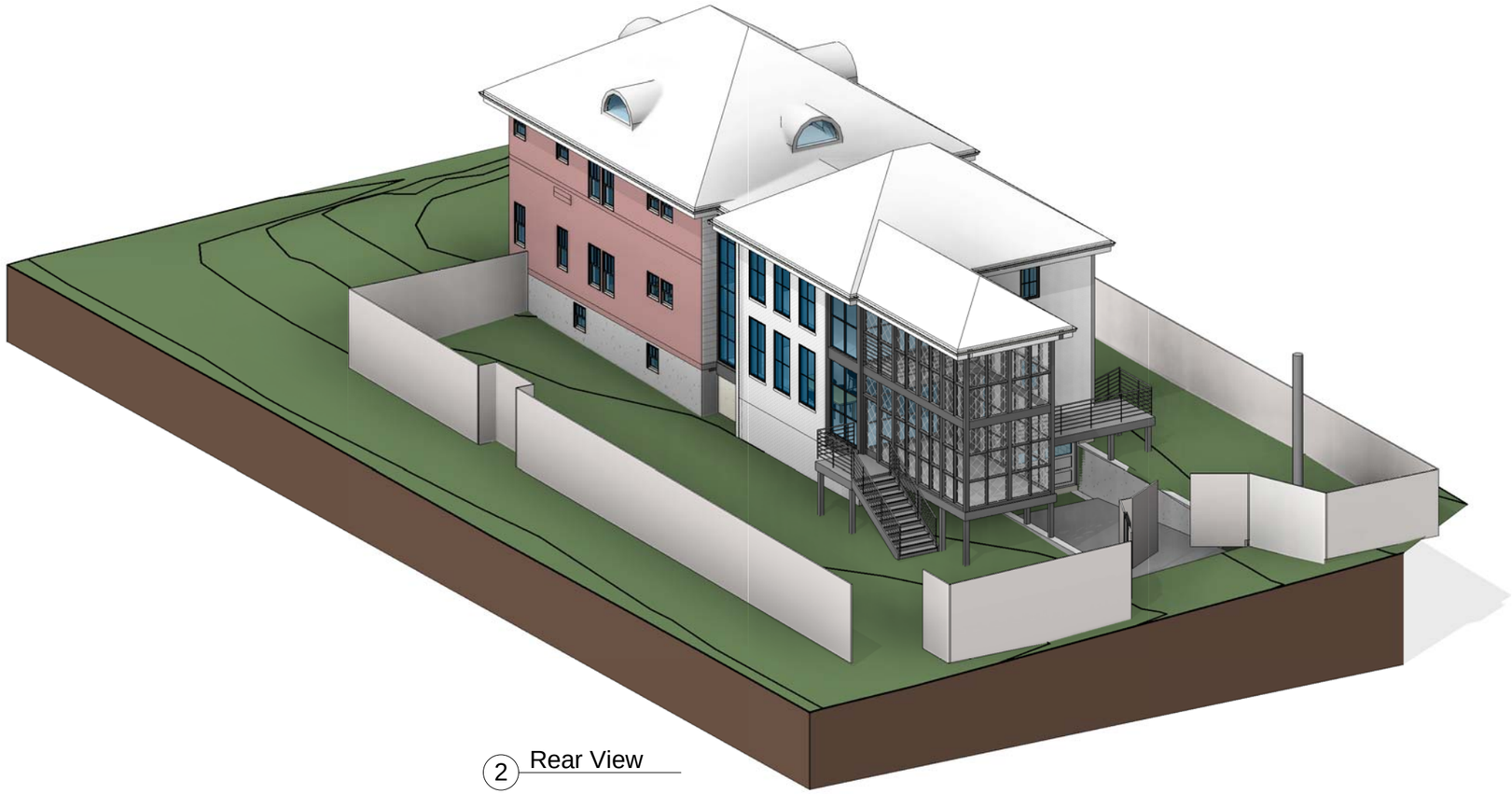
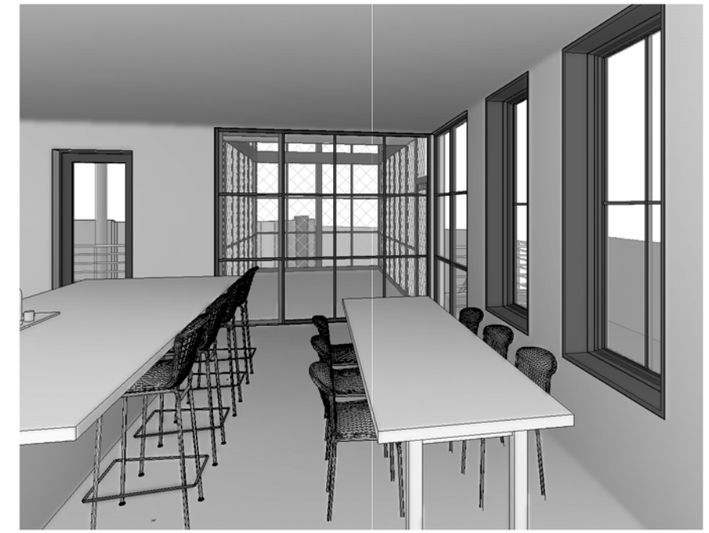
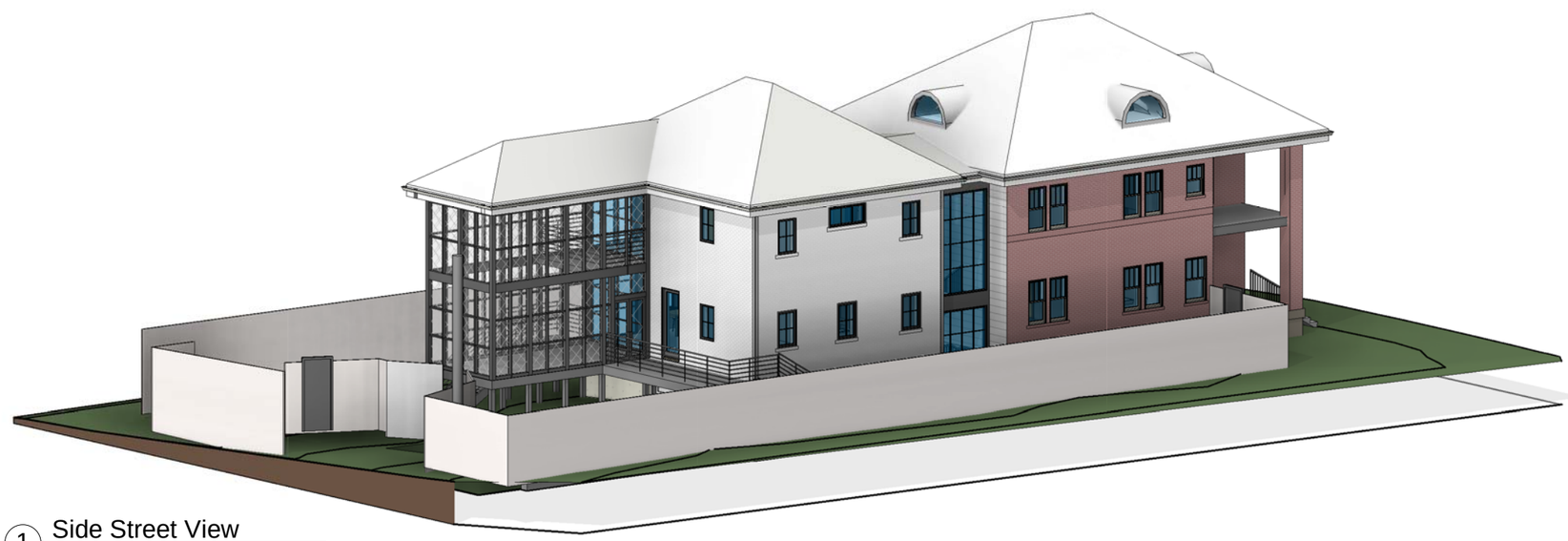


2 Rear View



3 Kitchen View Out



1 Side Street View

Dorris Residence
2700 Oakland Ave
Views

Builder's Set Review
6-05-19

A6.1
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