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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION 2206 Belmont Boulevard August 21, 2019

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

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Zoning: RM20

Map and Parcel Number: 10416035500

Applicant: Marcus Dipietro

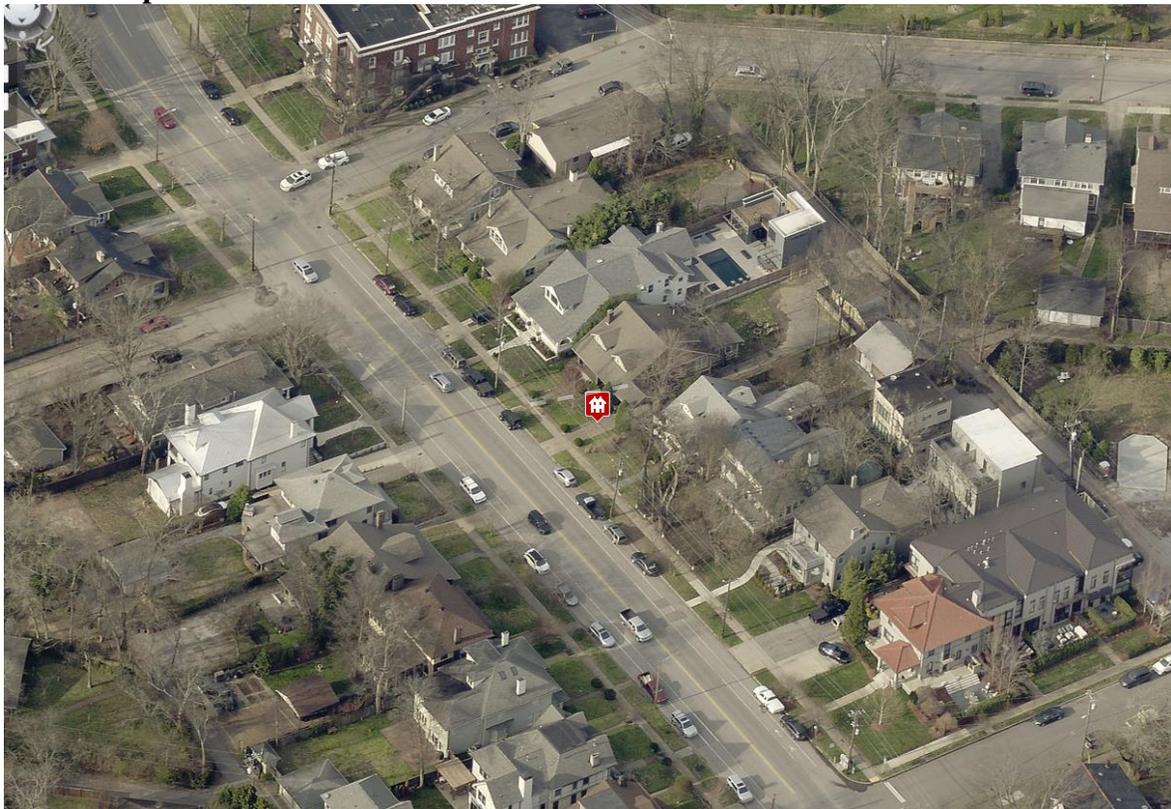
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The application is to demolish the existing front dormers and construct a new front dormer, to construct a rear addition, to demolish an existing outbuilding, and to construct a new outbuilding. Because the lot is zoned multi-family, RM20, the outbuilding is not considered to be a DADU.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition and outbuilding with the following conditions:</p> <ol style="list-style-type: none">1. The front dormers remain unchanged and no new front dormer be constructed;2. The outbuilding's footprint be no larger than 1,000 sq. ft.;3. The outbuilding's eave height be no taller than ten feet (10');;4. Staff approve all window and door selections;5. Staff approve the roof shingle color and texture;6. Staff approve a brick sample; and7. The HVAC and utility connections be located on the rear or behind the midpoint of the house. <p>With these conditions, staff finds that the proposed addition meets Section II.B.1., II.B.2., and V. of Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p>Attachments A: Site Plan B: Floorplans C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

1. NEW CONSTRUCTION

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

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

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

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

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 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. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials and Details

- *Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*

· Four inch (4" nominal) 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.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

· The lot area on which a DADU is placed shall comply with Table 17.12.020A.

· The DADU may not exceed the maximums outlined previously for outbuildings.

· No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.

Density.

· A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.

Ownership.

a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.

b. The DADU cannot be divided from the property ownership of the principal dwelling.

· The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

· Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be

used under the conditions listed here.

Bulk and Massing.

- *The living space of a DADU shall not exceed seven hundred square 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 that 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 or extend wider than the existing building; however, generally the addition should not higher and extend wider.*

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.

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).

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: The house at 2811 Belmont Boulevard was constructed c. 1930 (Figure 1). It is a one-and-a-half story brick bungalow that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Figure 1. 2206 Belmont Boulevard

Analysis and Findings: The application is to demolish the front dormers and construct a new front dormer, to construct a rear addition, to demolish an existing outbuilding, and to construct a new outbuilding. Because the lot is zoned multi-family, RM20, the outbuilding is not considered to be a DADU.

Demolition: The applicant is proposing to demolish an existing outbuilding (Figure 2). The date of construction of the outbuilding is not known, and it is possible that the structure is the same structure marked as a dwelling on the 1951 and 1957 Sanborn Maps (Figure 3). Nevertheless, staff finds that the outbuilding's location all the way at the back of the lot and its utilitarian design does not contribute to the historic character of the house. Staff therefore finds that its demolition meets the design guidelines.



Figure 2. The existing outbuilding, as seen from the alley.

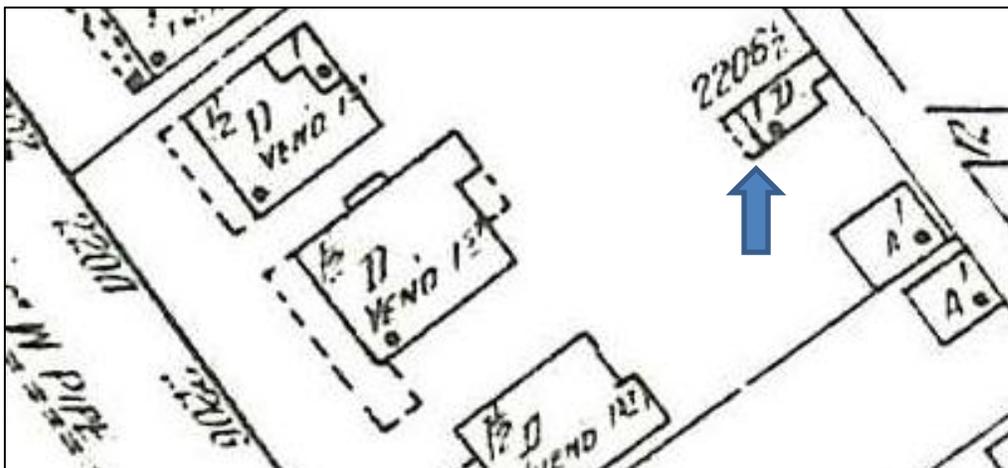


Figure 3. The 1950s Sanborn maps shows a structure similar in size and location towards the rear of the lot. It is not known if this is the same structure as what is existing today.

The applicant will be removing a rear screen porch and addition approved by MHZC in 2009 (Figure 4). Since this part of the house is just about ten years old, staff finds its removal to be appropriate.



Figure 4. Portions of the rear of the house, including the rear addition, will be removed.

On the front façade, the applicant is proposing to remove the two front dormers so that a larger front dormer can be constructed (Figure 5). There is no evidence that these two dormers are not original to the house, and it is highly likely that they are original features. They appear in the c.1968 Property Assessor photo (Figure 6). Front dormers like these are an integral part of a historic bungalow’s design and character. Bungalow front dormers come in all shape, sizes, and locations, and are defining features of these houses. The design guidelines do not allow for the removal of character-defining features like front dormers.

Furthermore, by state law, all design guidelines for historic and conservation zoning overlays must meet the Secretary of Interior Standards for Historic Preservation. The standards state, “The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.” They further explain, “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.” The removal of the historic front dormers so that a larger front dormer can be created meets neither the design guidelines nor the Secretary of Interior Standards. Staff recommends that the front dormers remain as they are now.



Figure 5. The front dormers in 2005.



The front dormers c. 1968.

With the condition that the front dormers remain unchanged, Staff finds that the proposed demolition of the existing outbuilding and the rear addition meet Section V.B.2 for appropriate demolition.

Height & Scale: The applicant is proposing to construct a new front dormer. While the dormer's height and scale could be appropriate if it were built on an infill house, the dormer is not appropriate on the front of this historic house because it requires the demolition of the existing, historic front dormers. It adds a conjectural element to the front façade – i.e. a new dormer design that never existed on this house.

The proposed rear addition is scaled appropriately. It will be no taller or wider than the historic house. On the ground floor, the addition will tie into the existing addition and will add a depth of seven feet (7') on the right side and a rear covered porch across the entire back. On the upper level, the addition will be inset over two feet (2') from the sidewalls of the house, which is appropriate. The addition will tie into the rear roof at a level six inches (6" below the ridge).

With the condition that the front dormers remain as is and no new front dormer be constructed, staff finds that the height and scale of the rear addition meets Sections II.B.1.a., II.B.1.b. and II.B.2. of the design guidelines.

Location & Removability: As discussed under "Demolition" and "Height and Scale," the demolition of the existing front dormers and the construction of a new front dormer does not meet the design guidelines. A new front dormer is not an appropriate location for an addition, as new additions should be located at the rear of the house. It is also not removable or reversable since it requires the demolition of the historic dormers.

The rear addition does have an appropriate location. The addition is inset appropriately at the back corners of the historic house, distinguishing the addition from the historic house. The addition's roof ties into the historic house's roof six inches (6") below the historic house's roof. The addition's inset from the back corner and offset from the roof ensures that if it were to be removed in the future, the historic house's main form, proportion, and details would remain intact.

With the condition that the front dormers remain as is and no new front dormer be constructed, staff finds that the project meets sections II.B.2.a and II.B.2.e. of the design guidelines.

Design: As previously mentioned, the front dormer does not meet the design guidelines. The proposed rear addition's design is compatible with the historic house. Its roof form, fenestration pattern, and height and scale are all compatible with the historic structure. At the same time its separate roof form, modern materials, and insets distinguish it as a newer portion of the house.

With the condition that the front dormers remain as is and no new front dormer be constructed, staff finds that the proposed design meets Sections II.B.2.a and II.B.2.f of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. The addition will not affect the rhythm of spacing of houses along Belmont Boulevard. Staff

finds that the proposed project meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Unknown	Yes	Yes
1st floor Cladding	Cement Fiberboard Lap Siding	Smooth, 6" reveal*	Yes	No
2nd floor Cladding	Shingle Siding	10 ½" reveal	Yes	No
Trim	Wood or cement fiberboard	Smooth	Yes	No
Roof	Architectural Shingles	Unknown	Yes	Yes
Windows	Not indicated	Unknown	Unknown	No
Doors	Not indicated	Unknown	Unknown	Yes
Fireplace	Brick	Unknown	Yes	Yes

*The drawings indicate lap siding with a six inch (6") reveal. Typically, the design guidelines limit the exposure to five inches. However, since the existing siding is six inches (6"), staff is supportive of the new siding also being six inches (6").

With staff's final approval of a brick sample, the roof shingle color, and all window and door selections, staff finds that known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: As previously mentioned, the proposed demolition of the existing front dormers and the construction of a new, larger front dormer is not appropriate and does not meet the design guidelines.

The rear addition's roof form does meet the design guidelines. The addition has a gable form with an approximate 6/12 pitch, which is an appropriate roof form for an addition.

With the condition that the front dormers remain as is and no new front dormer be constructed, staff finds that the rear addition's roof form meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the windows on the historic house were indicated on the plans. The windows on the addition are generally twice as tall as

they are wide. 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 II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: The project includes an outbuilding, described below, with an existing driveway at the front as well as alley access. The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With that condition, staff finds that the project meets Sections II.B.1.h. of the design guidelines.

Outbuildings: The applicant proposes an outbuilding. Because the lot is zoned multifamily RM20, the outbuilding is not considered to be a DADU.

Massing Planning:

	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	1,000 sq. ft.	1,228 sq. ft.	1040 sq. ft. *

	Height of historic portion of the home to be measured from finished floor	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	27’6”	25’	21’7”
Eave Height	10’	10’	12’6”-14’ **

*The design guidelines limit outbuildings to 1,000 sq. ft. on lots of this size. The applicant is proposing an outbuilding that has a larger footprint of one thousand and forty square feet. Staff recommends that the outbuilding’s footprint be reduced to be no larger than 1,000 sq. ft.

** The proposed outbuilding has an eave height ranging from twelve feet, six inches to fourteen feet (12’6”-14’). The design guidelines limit the eave height of outbuildings behind one-and-a-half story houses to ten feet (10’). Staff therefore recommends that the eave heights be reduced to be no taller than ten feet (10’).

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary Form	Cross gable and Flat	Yes
Primary Roof Pitch	7:12	Yes

The outbuilding has two parts—a one-and-a-half story, cross-gable portion and a one-story, flat roof portion. Staff finds that the two roof forms are appropriate for an outbuilding. With the condition that the eave height be no taller than ten feet (10’), staff finds that the roof forms meet Section II.B.1.i.1 of the design guidelines.

Design Standards: The outbuilding has a simple and modern design that is appropriate for outbuildings. The outbuilding’s roof form, detailing, and form do not contrast greatly with the primary structure, and the building will be appropriately located at the rear of the lot. With the conditions that the footprint of the outbuilding be no larger than one thousand square feet (1,000 sq. ft.), and that the outbuilding’s eave height be no taller than ten feet (10’), staff finds that the outbuilding meets section II.B.1.i.2. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Unknown	Yes	Yes
1st floor Cladding	Cement Fiberboard Lap Siding	Smooth, 6” reveal*	Yes	No
Trim	Wood or cement fiberboard	Smooth	Yes	No
Roof	Architectural Shingles	Unknown	Yes	Yes
Windows	Not indicated	Unknown	Unknown	Yes
Doors	Not indicated	Unknown	Unknown	Yes
Pergola	Wood	Typical	Yes	No

*The drawings indicate lap siding with a six inch (6”) reveal. Since the addition will have six inch (6”) lap siding to match existing lap siding, staff finds it appropriate for the siding on the outbuilding to match.

With the staff’s final approval of the brick sample, roof color and texture, and all window and door selections, staff finds that the known materials meet section II.B.1.i.1. of the design guidelines.

General requirements for Outbuildings:

Bulk and Massing:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	

If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

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

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and Outbuilding	20'	49'
Rear setback	5'	8'2"
L side setback**	5'	7'2"
R side setback**	5'	5'
How is the building accessed?	From the alley or existing curb cut	Alley

The outbuilding meets all base zoning setbacks. Staff finds that the outbuilding meets the setback and site planning requirements of section II.B.1.i.1 and II.B.1.i.2 of the design guidelines.

In summary, staff recommends approval of the outbuilding with the conditions that the footprint be no larger than 1,000 sq. ft., the eave height be no taller than ten feet (10'), and staff approval all final material choices.

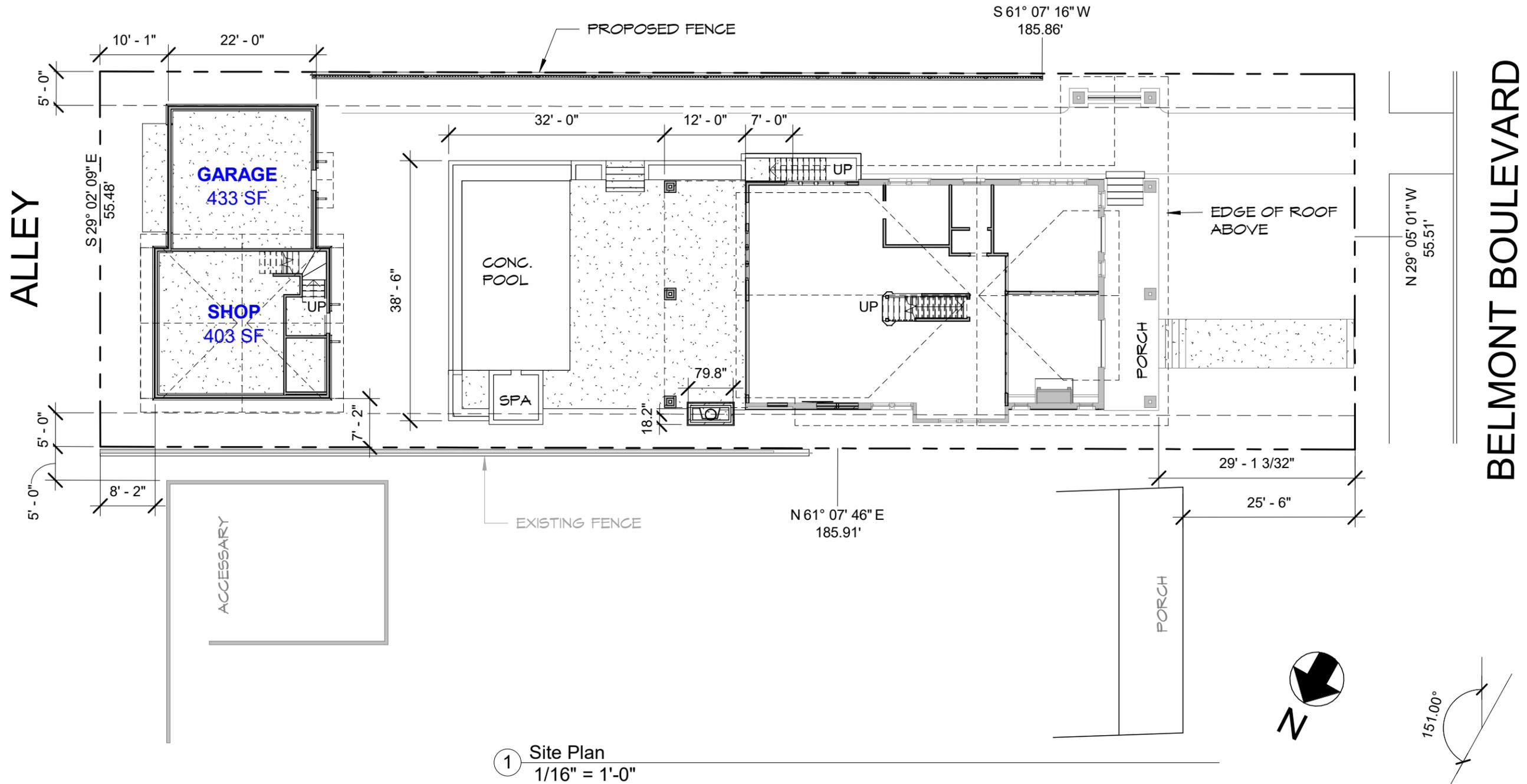
Recommendation Summary: Staff recommends approval of the proposed addition and outbuilding with the following conditions:

1. The front dormers remain unchanged and no new front dormer be constructed;
2. The outbuilding's footprint be no larger than 1,000 sq. ft.;
3. The outbuilding's eave height be no taller than ten feet (10');
4. Staff approve all window and door selections;
5. Staff approve the roof shingle color and texture;
6. Staff approve a brick sample; and
7. The HVAC and utility connections be located on the rear or behind the midpoint of the house.

With these conditions, staff finds that the proposed addition meets Section II.B.1., II.B.2., and V. of Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.

ZONING:
 HISTORIC CONSERVATION OVERLAY
 URBAN ZONING OVERLAY
 RM20 MULTI-FAMILY
 REAR SETBACK=20FT
 SIDE SETBACK=5FT
 MAX HEIGHT = 3 STORY
 MAX BUILDING COVERAGE = 60% OF 10316 = 6190 SF

LOT AREA
 0.24 acres
 10316 SF



1 Site Plan
 1/16" = 1'-0"



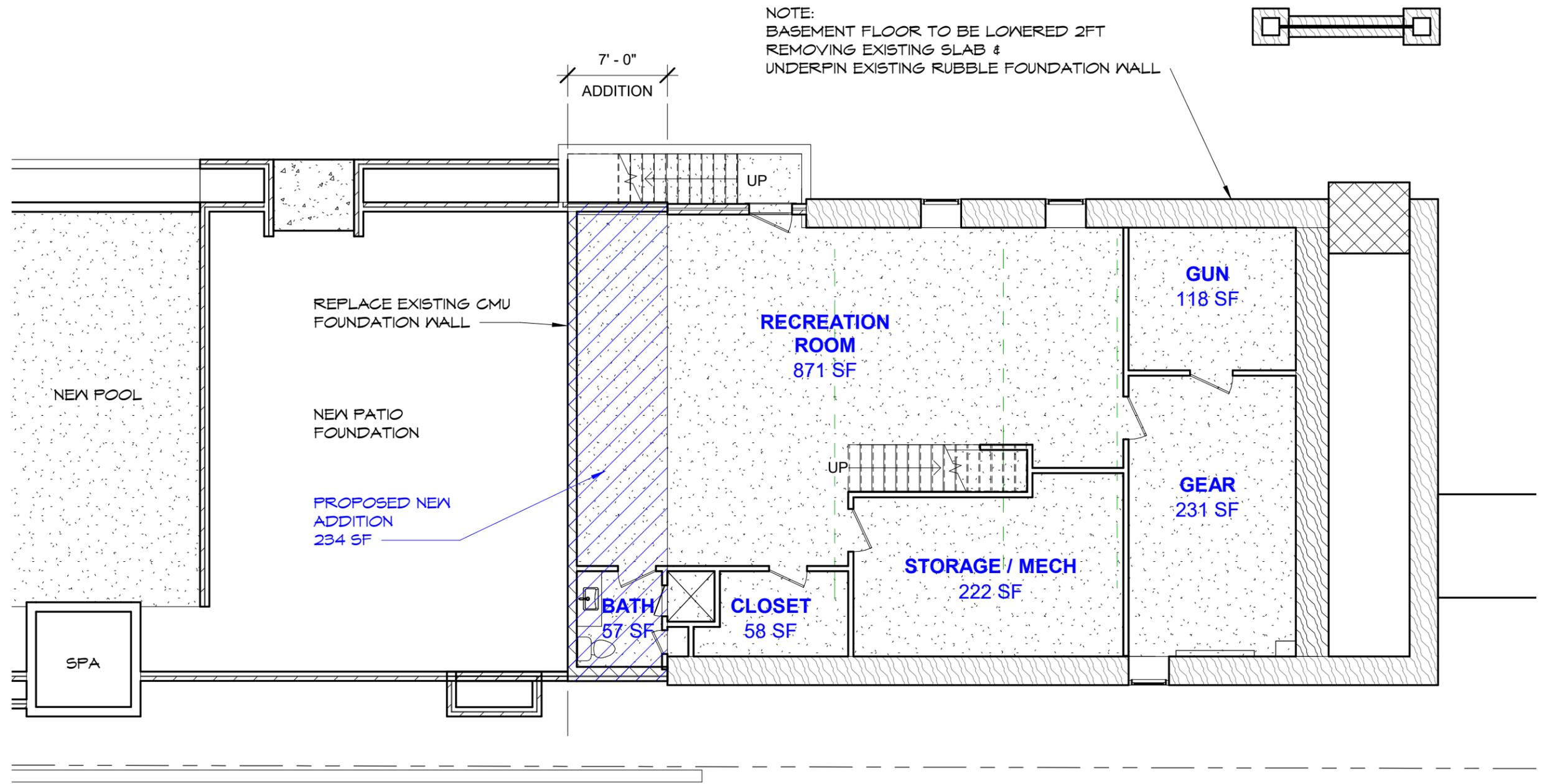
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2206 BELMONT BLVD.

Site Plan

Date Aug. 1, 2019
 Scale 1/16" = 1'-0"

A1.00



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



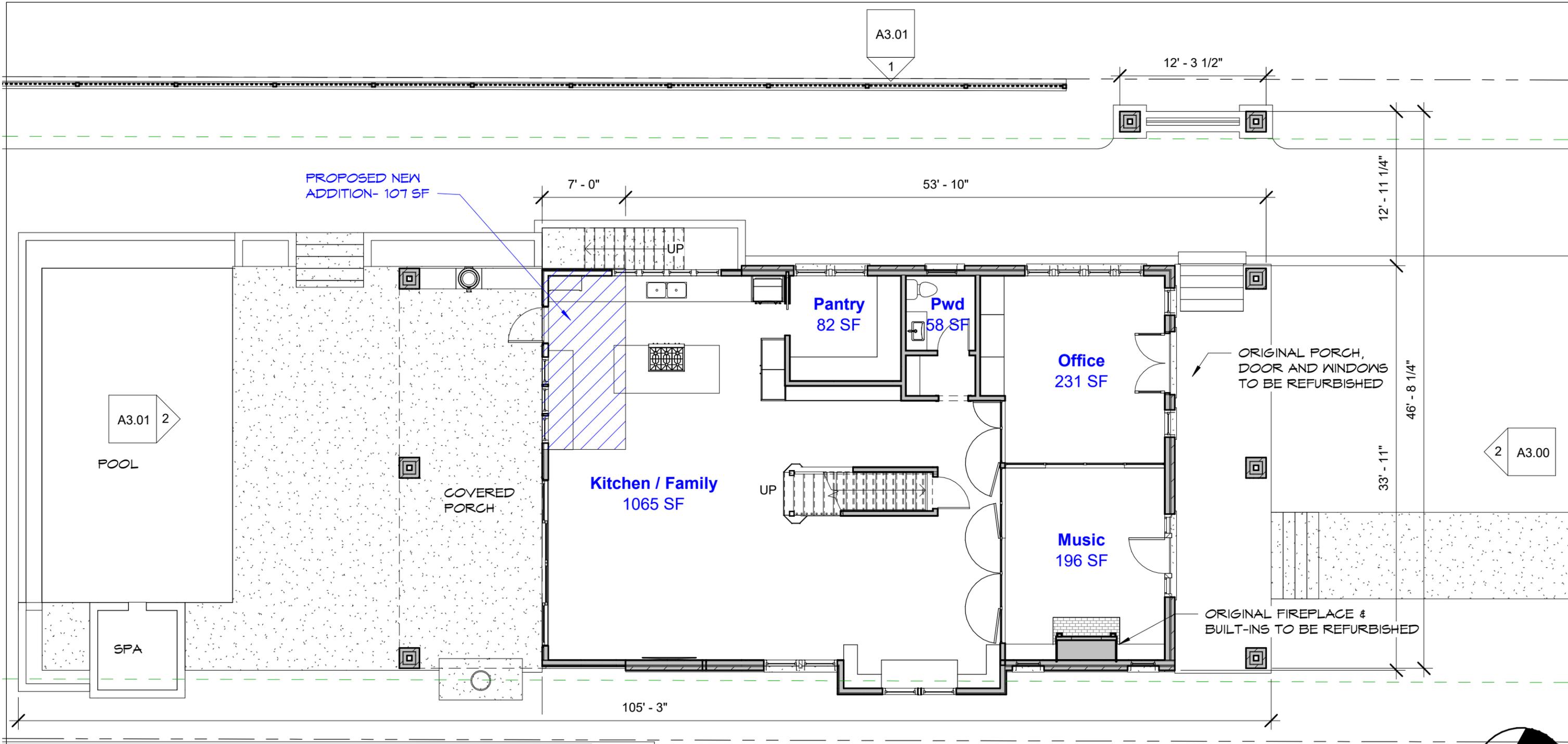
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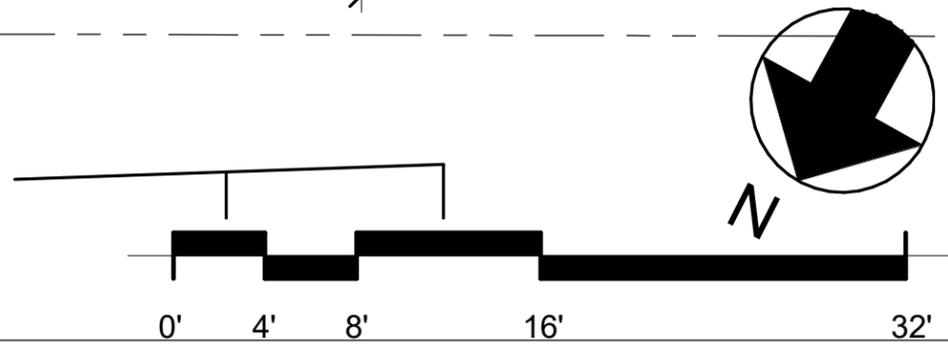
Basement Plan

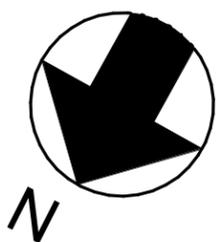
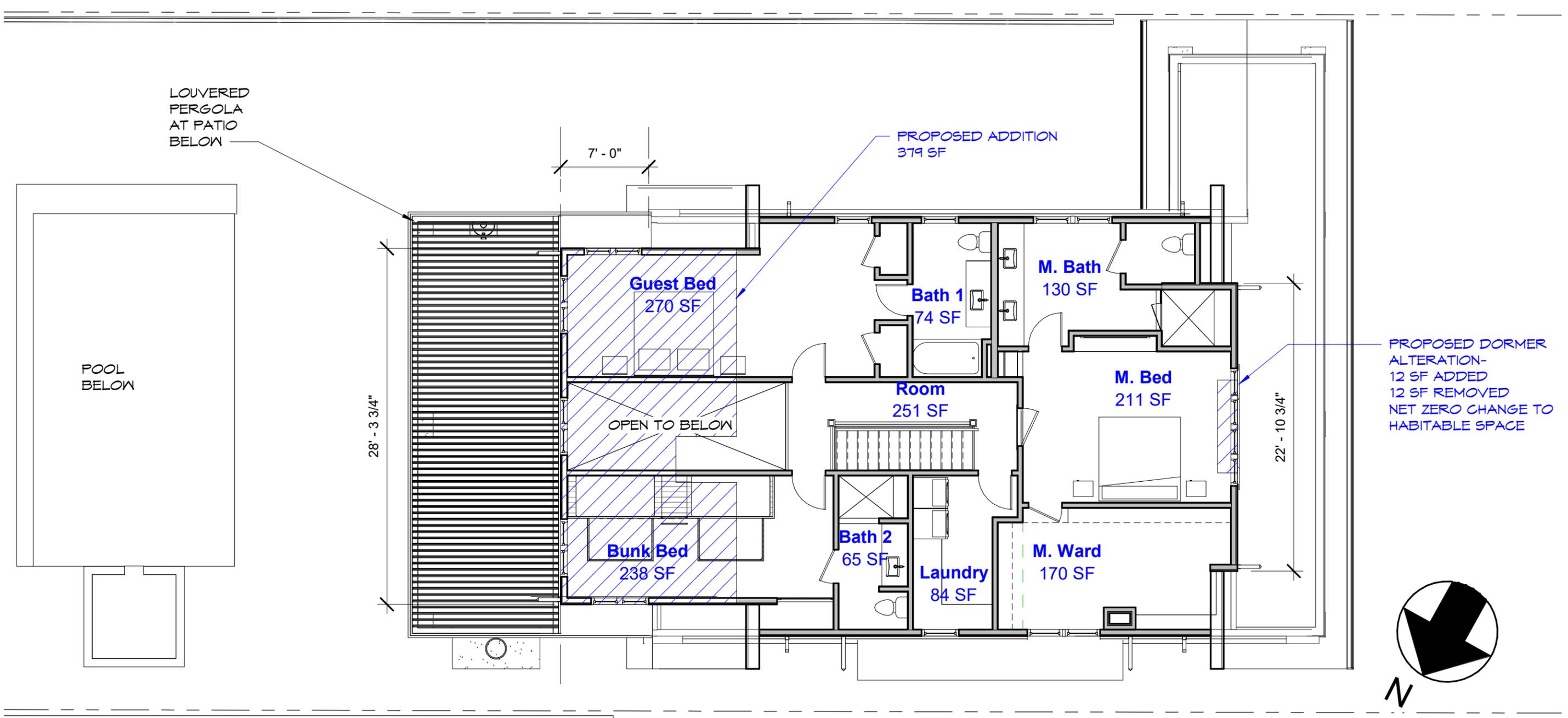
Date Aug. 1, 2019
 Scale 1/8" = 1'-0"

A2.01

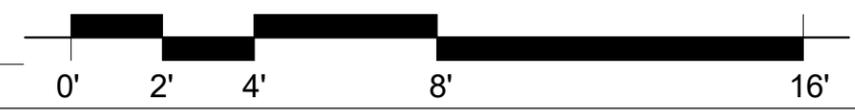


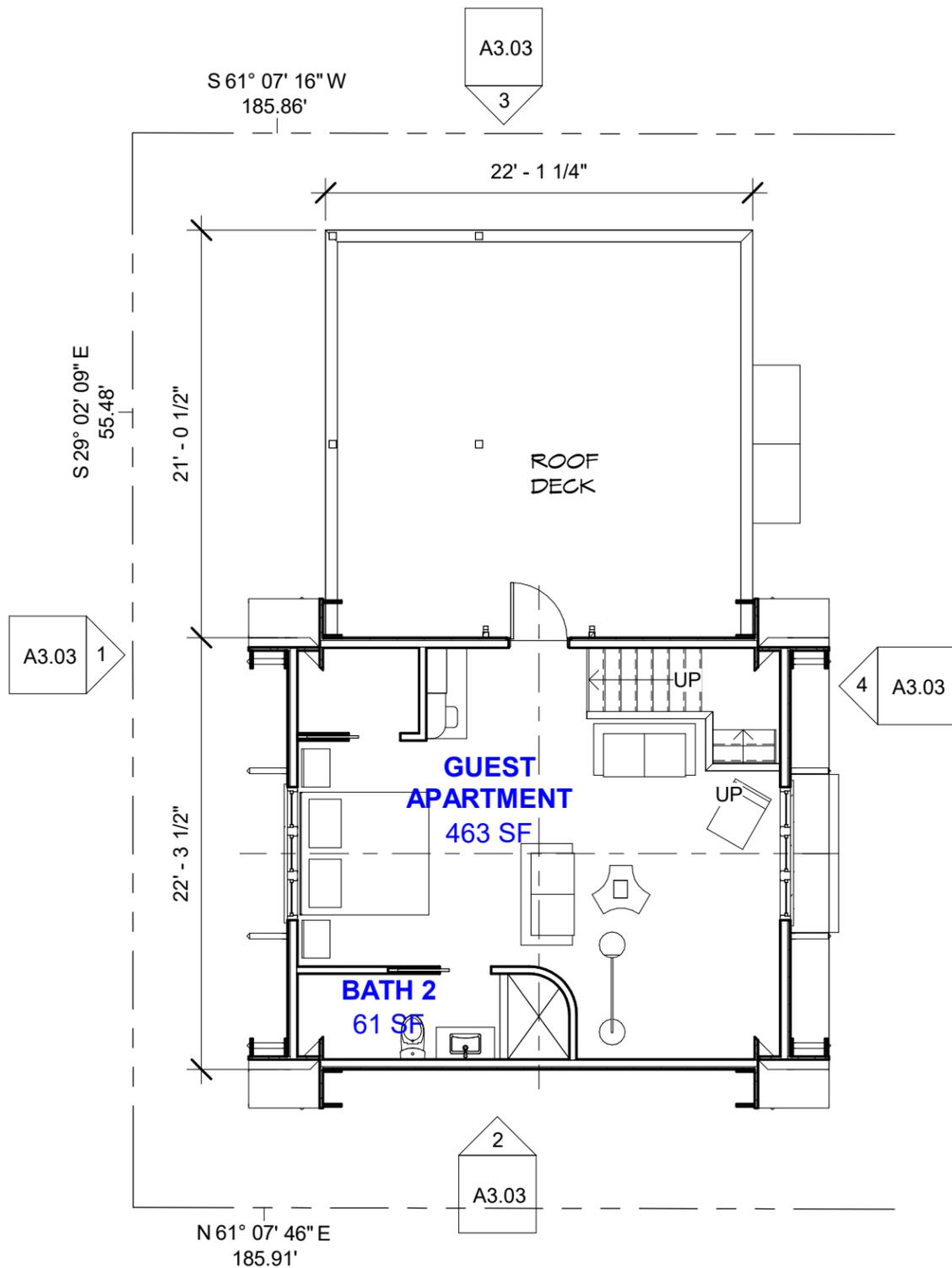
① First Floor
1/8" = 1'-0"



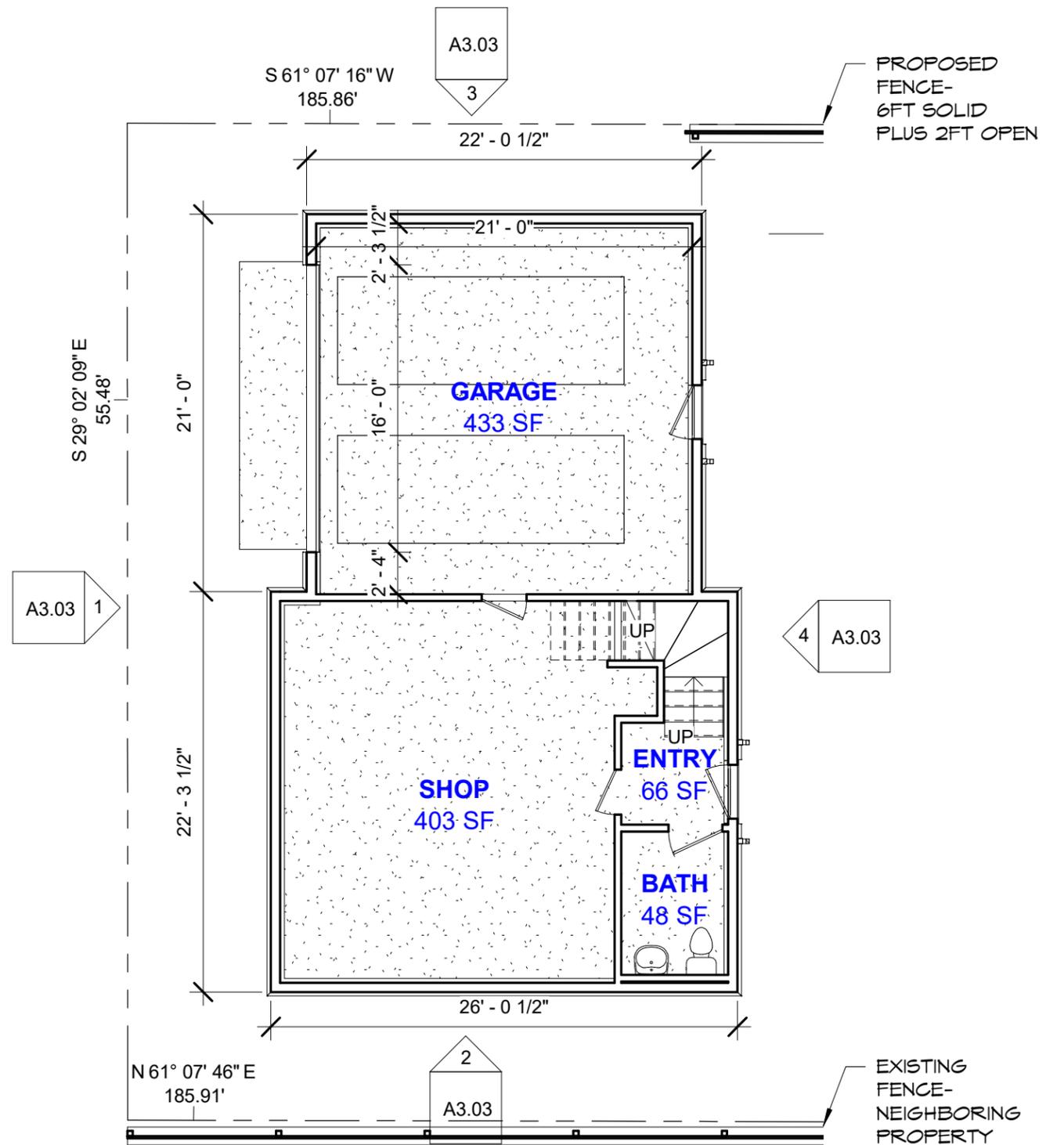


① Second Floor
1/8" = 1'-0"





1 Guest Apt.
1/8" = 1'-0"



2 Shop / Garage
1/8" = 1'-0"



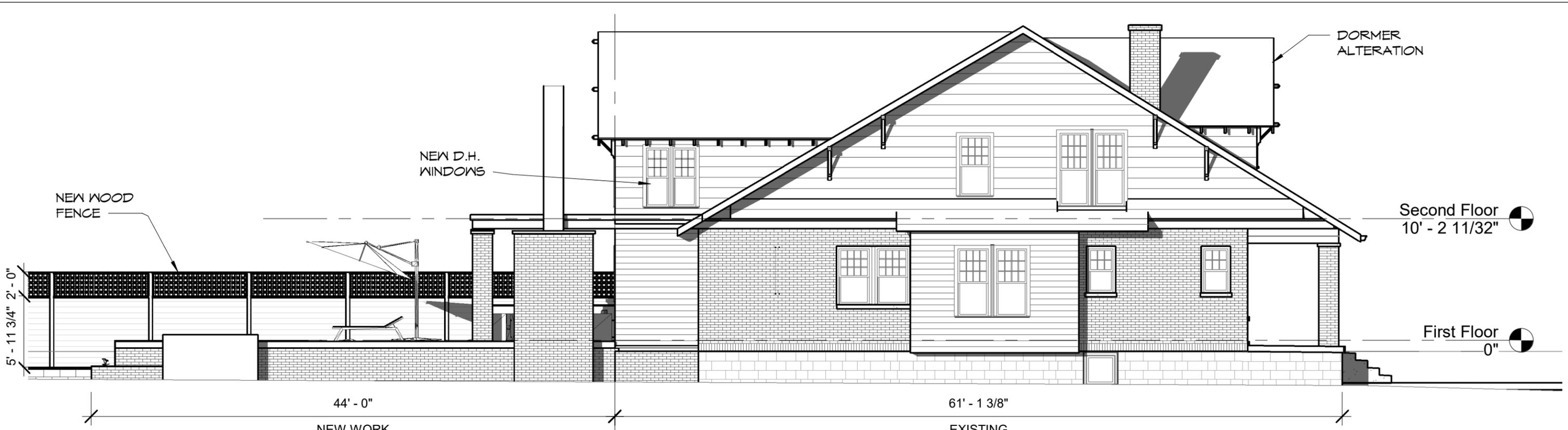
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2206 BELMONT BLVD.

Detached Dwelling

Date Aug. 1, 2019
Scale 1/8" = 1'-0"

A2.11

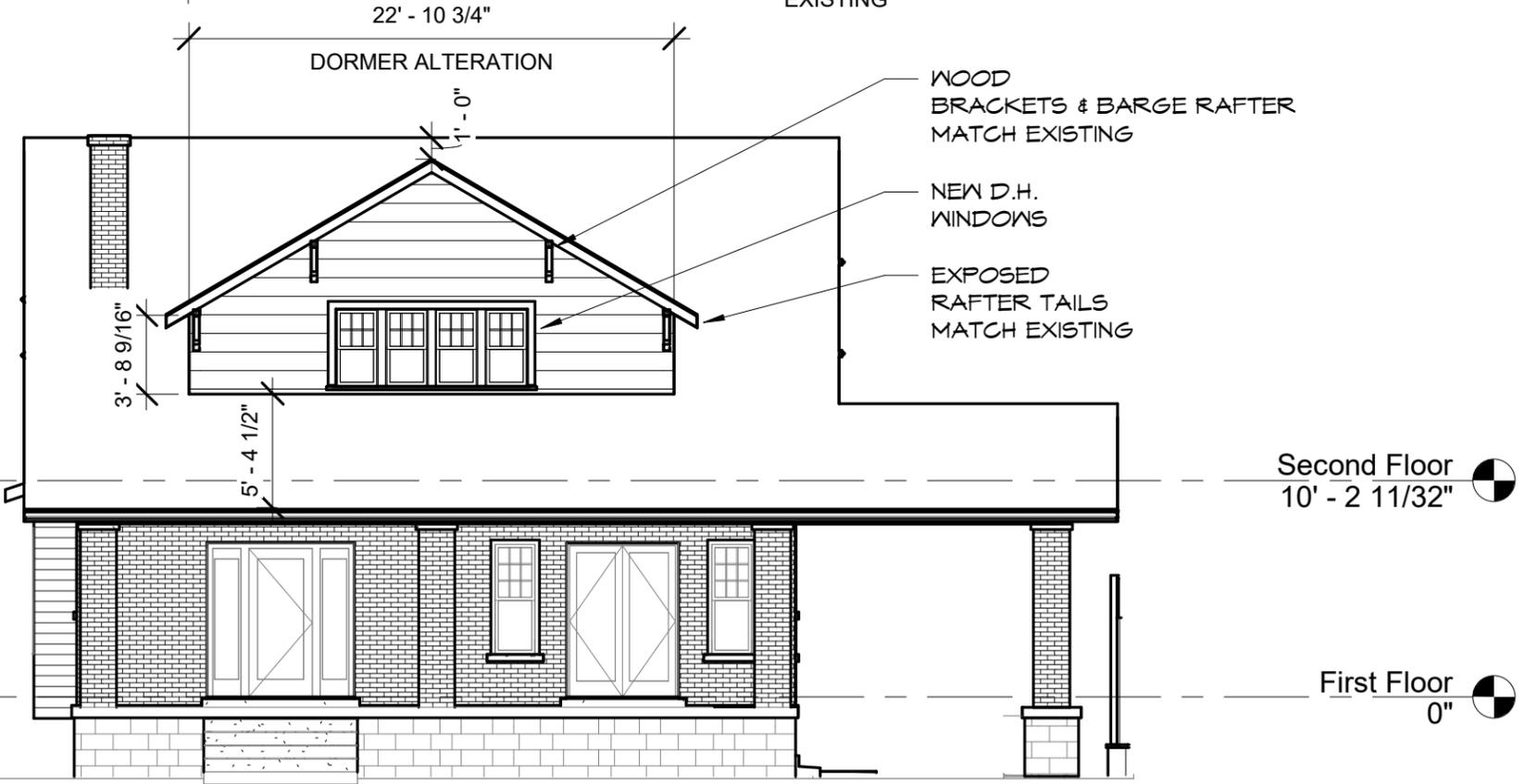


① North
1/8" = 1'-0"

-  10-1/2" EXP. SHINGLE SIDING
-  6" EXP. LAPPED SIDING
-  PAINTED BRICK
-  DRESSED STONE

③ Material Legend
1/8" = 1'-0"

② West
1/8" = 1'-0"



2206 BELMONT BLVD.

Building Elevations		A3.00
Date	Aug. 1, 2019	
Scale	1/8" = 1'-0"	



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① South
1/8" = 1'-0"

-  10-1/2" EXP. SHINGLE SIDING
-  6" EXP. LAPPED SIDING
-  PAINTED BRICK
-  DRESSED STONE

③ Material Legend
1/8" = 1'-0"

② East
1/8" = 1'-0"



Second Floor
10' - 2 11/32"

First Floor
0"

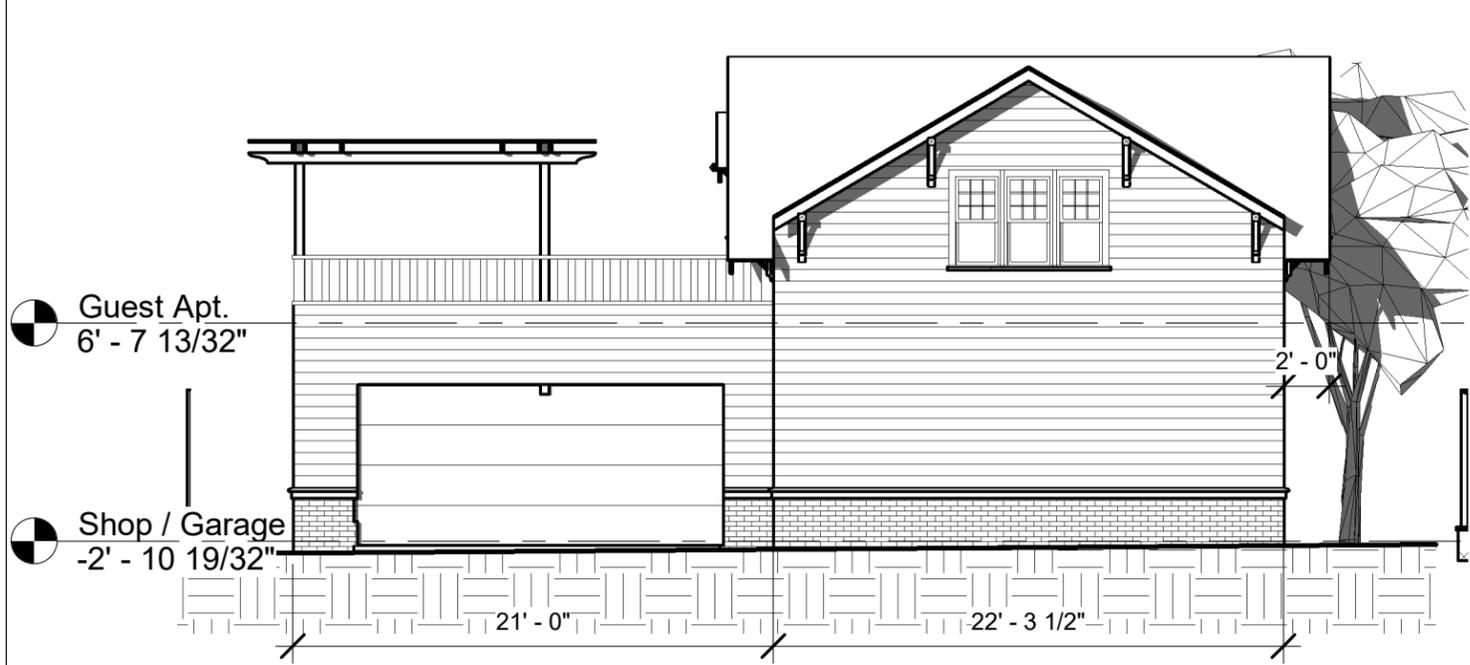


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2206 BELMONT BLVD.

Building Elevations

Date	Aug. 1, 2019	A3.01
Scale	1/8" = 1'-0"	



Guest Apt.
6' - 7 13/32"

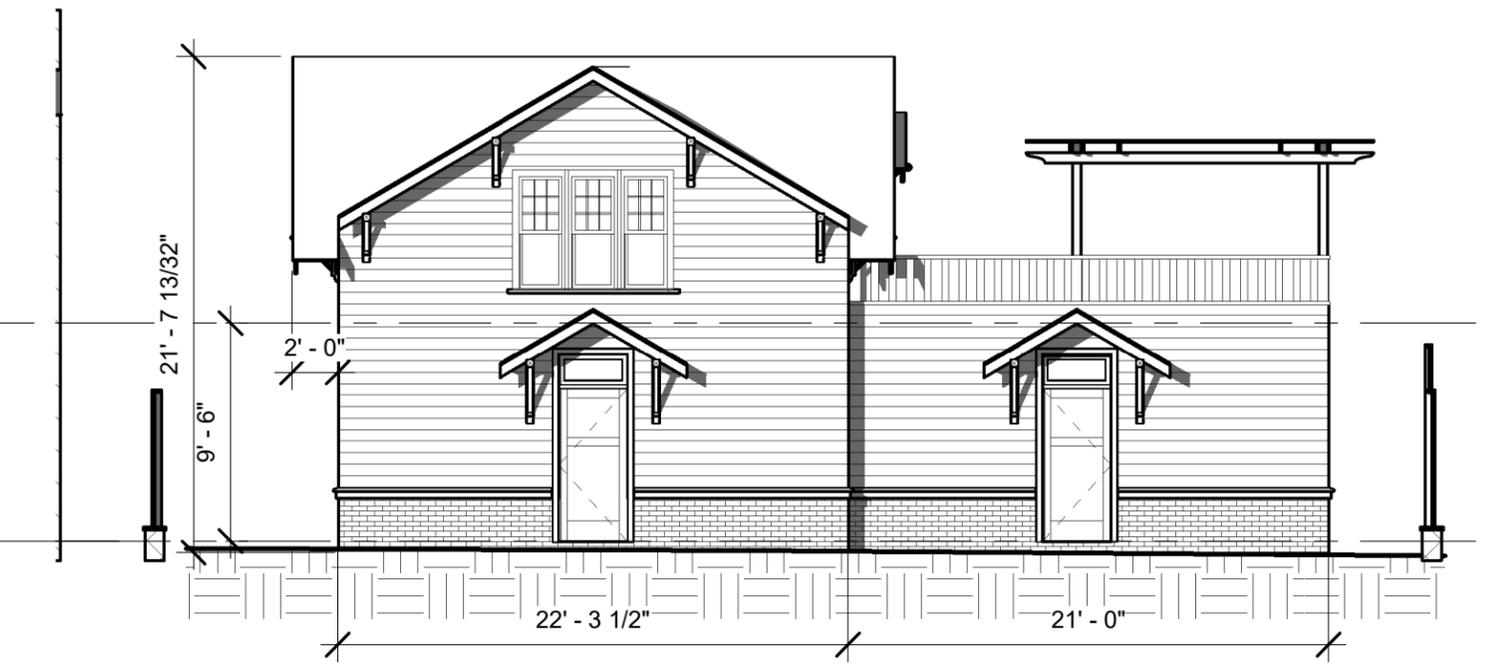
Shop / Garage
-2' - 10 19/32"

21' - 0"

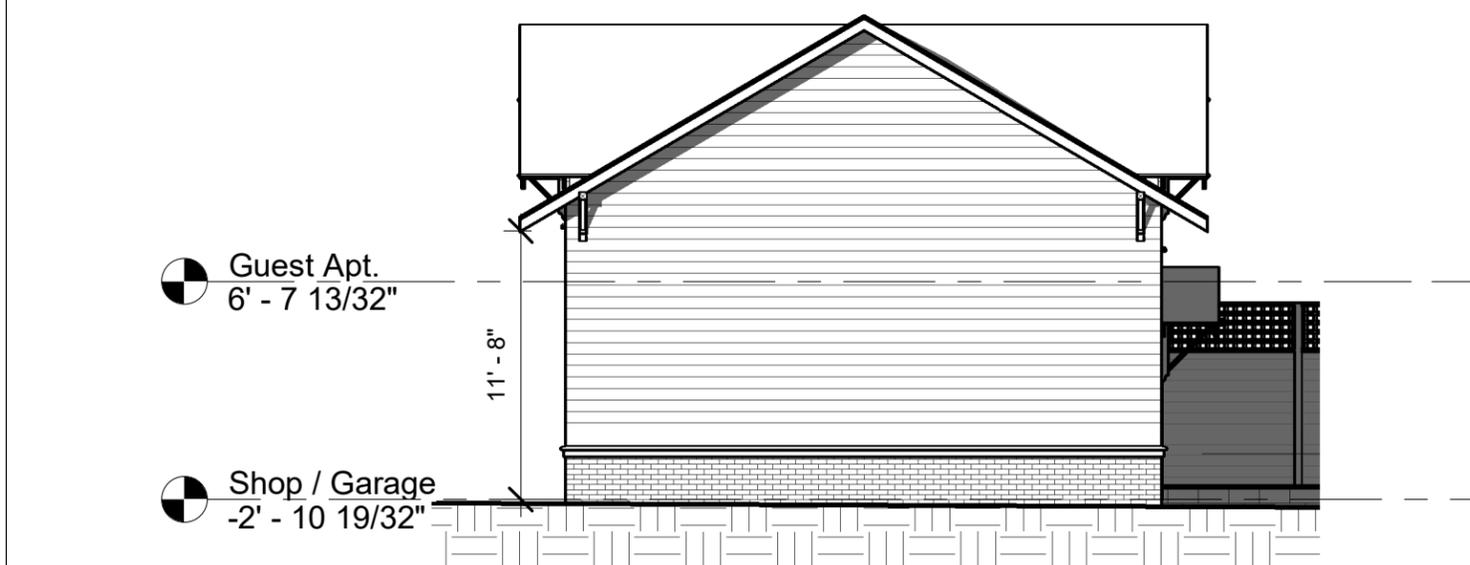
22' - 3 1/2"

2' - 0"

1 Guest Apt East
1/8" = 1'-0"



4 Guest Apt West
1/8" = 1'-0"

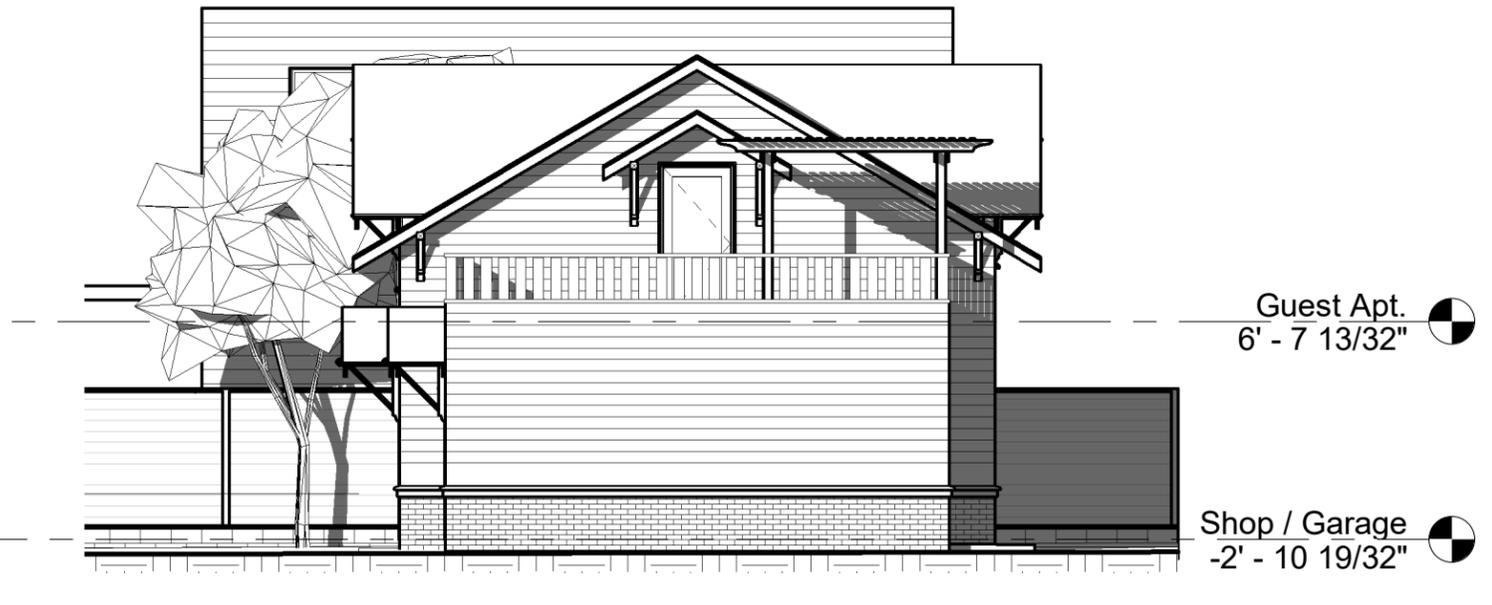


Guest Apt.
6' - 7 13/32"

Shop / Garage
-2' - 10 19/32"

11' - 8"

2 Guest Apt North
1/8" = 1'-0"



Guest Apt.
6' - 7 13/32"

Shop / Garage
-2' - 10 19/32"

3 Guest Apt South
1/8" = 1'-0"



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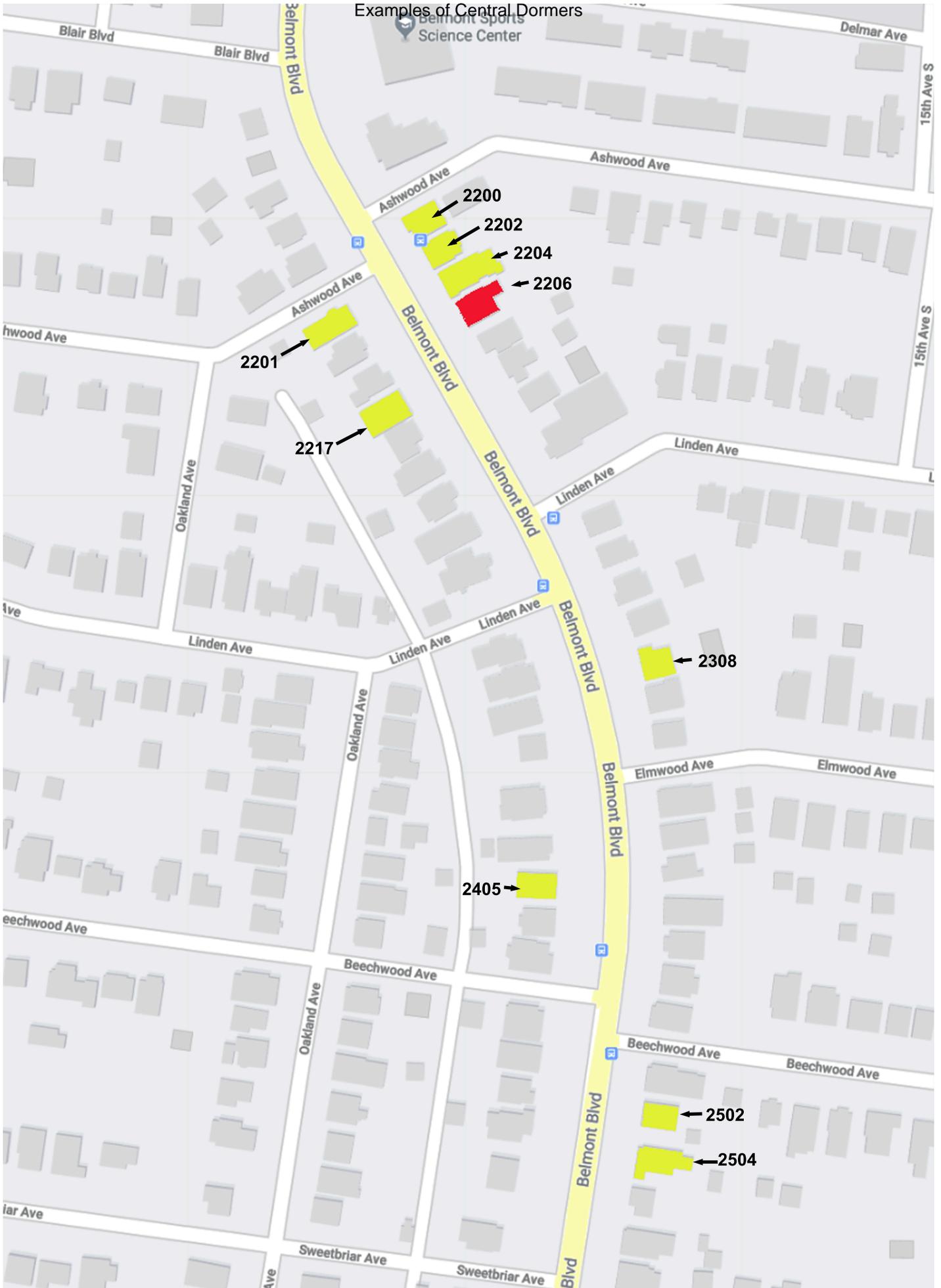
2206 BELMONT BLVD.

Accessory Dwelling Elevations

Date Aug. 1, 2019
Scale 1/8" = 1'-0"

A3.03

Examples of Central Dormers



Neighborhood Context: Central Dormers



Neighborhood Context: Central Dormers



Neighborhood Context: Central Dormers



Neighborhood Context: Central Dormers



Neighborhood Context: Central Dormers

