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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION 2121 Westwood Avenue September 18, 2019

Application: New Construction—Addition; Setback Determination; Partial Demolition
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: RS7.5
Map and Parcel Number: 10415039900
Applicant: Blaine Bonadies
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The applicant proposes to construct a two-story addition behind a one-story house. The addition requires a change in the rear setback from twenty feet (20') to two feet (2'). It requires a change in the left side setback from five feet (5') to three feet (3') and the right side setback from five feet (5') to two feet (2'). The application also involves enclosing a side porch with screens, constructing a front porch, and adding a front door opening.

Recommendation Summary: Staff recommends approval of the application with the following conditions:

1. The front porch be reduced in size to be no larger than ten to twelve feet (10'-12') wide and four to six feet (4'-6') deep;
2. The rear addition be no closer than five feet (5') from the rear property line;
3. The section of the addition behind the side porch/porte cochere be one-story in height;
4. Staff approve all windows and doors prior to purchase and installation;
5. Staff approve the roof color shingle;
6. Staff approve the foundation material; and
7. Staff approve the material of the driveway and parking pad.

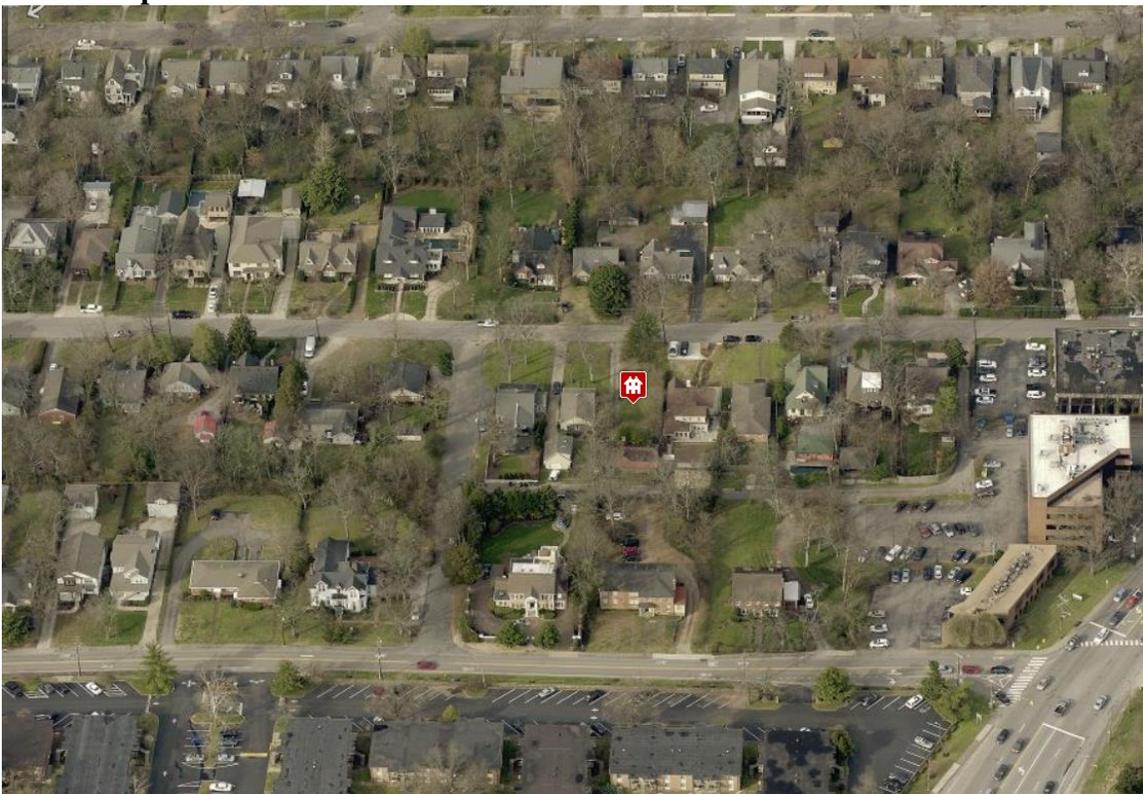
With these conditions, staff finds that the proposed infill meets Sections II.B. and III.B. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay design guidelines.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.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. 17.40.410).

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

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

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Generally primary entrances should have full to half-lite doors. Faux leaded-glass is inappropriate.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

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

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.

i. Utilities

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

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. 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 exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the 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 that tie into the existing roof should be at least 6" off the existing ridge.

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

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*

- *Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- *An extreme grade change*
- *Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is

narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.
In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

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

Roof

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

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

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

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 width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. 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.

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

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

- 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 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.

III.B.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.

III.B.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 D of the historic zoning ordinance.

Background: 2121 Westwood Avenue was constructed c. 1926 at the back of the lot (Figures 1, 2, and 3). The building is listed as a contributing resource to the Hillsboro-West End National Register of Historic Places Historic District, and it contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

In September 2019, MHZC disapproved an application to construct infill in front of the historic house.



Figure 1. c. 1968 Property Assessor photo of 2121 Westwood



Figure 2. 2121 Westwood Avenue

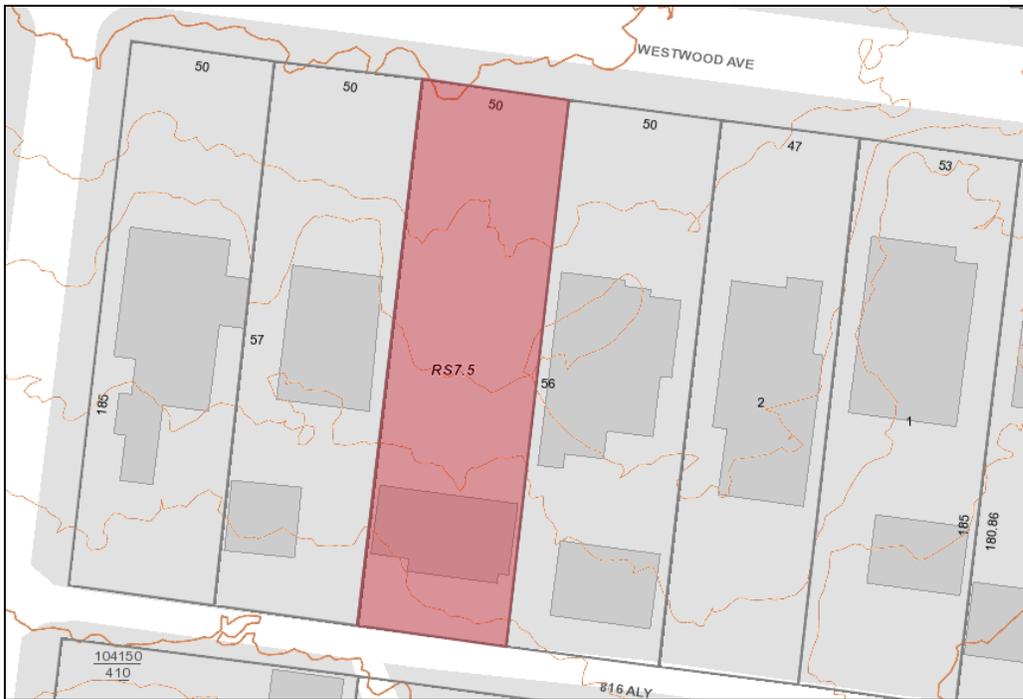


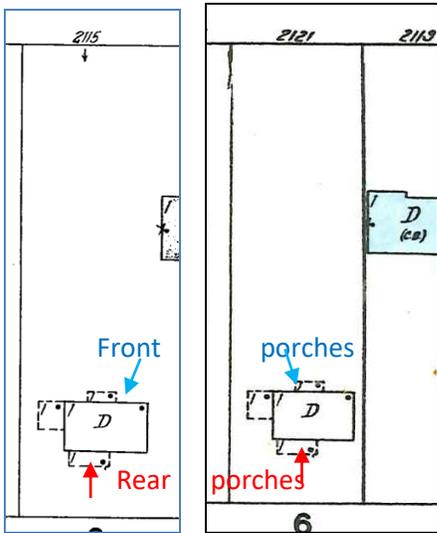
Figure 3. Parcel Map showing 2121 Westwood Avenue's deep front setback.

Analysis and Findings: The applicant proposes to construct a two-story addition behind a one-story house. The addition requires a change in the rear setback from twenty feet (20') to two feet (2'). It requires a change in the left side setback from five feet (5') to three feet (3') and the right side setback from five feet (5') to two feet (2'). The application also involves enclosing a side porch with screens, constructing a front porch, and adding a front door opening.

Demolition: The applicant intends to remove a non-historic rear portion of the house (Figures 4 & 5). The Sanborn maps show that there once was an enclosed porch at the rear, but the dimensions are different than the dimensions of the rear shed roof area that exists today. Staff finds that the removal of this rear portion of the historic house is appropriate because the rear appendage does not contribute to the historic character of the house. Its removal will not detrimentally alter the historic house's historic and architectural character.



Figures 4 & 5. The rear shed roof portion of the house will be removed.



Figures 6. & 7. Both the 1930 (left) and the 1957 Sanborn maps (right) show that there was a porch once at the rear, but it had different dimensions than is existing today. The maps also show that there was once a porch on the front façade.

The applicant also intends to create a door opening on the front façade where one does not exist today. It is not unusual for historic houses from the 1920s through the early 1940s to have side entries and to lack a front door entry. In the past, MHZC has not allowed new front door openings to be created when there is no evidence that one existed historically. In this case, the old Sanborn maps indicate that there was formerly a porch on the front of the house, as late as 1957. It is probable that if there was a front porch on the front of the house, there would have been a doorway behind the porch. For these reasons, staff finds that altering a window opening into a door opening would be appropriate in this instance (Figure 8).



Figure 8. The window opening that will be enlarged to be a door opening.

Staff finds that the demolition of the rear addition and the creation of a new door opening on the front façade, which is considered partial demolition, meet Section III.B.2 of the design guidelines for appropriate demolition.

Front Porch Height and Scale. The design guidelines do not generally allow for additions to the front of an historic house, including front porches, except when there is documentary evidence that the feature was once located on the historic house. As mentioned under Partial Demolition, the Sanborn maps show that there was once a front porch at 2121 Westwood, so in this case, MHZC staff is supportive of a new front porch, so long as the dimensions fit with what was there historically.

The Sanborn maps are at a one/one hundredth scale (1"=100'). Using this small scale, staff estimates that the former front porch on the house was between ten and twelve feet (10'-12') wide and four to six feet (4'-6') deep (Figure 9). By contrast, the applicant is proposing a new front porch that will be fifteen feet, one inch (15'1") wide and twelve feet, four inches (12'4") deep (Figure 10). Comparing the Sanborn map to the plan of the proposed porch shows how the proportions of the proposed porch do not match what was there historically.

Staff unfortunately does not have an images of what the porch looked like historically. The roof form and column design are unknown, and as such, the applicant has some leeway in the design of the recreated front porch. That said, the general dimensions and scale of the front porch are known from the Sanborn maps, and staff recommends not deviating from them. The Sanborn map clearly shows a modest front porch with a shallow depth. What is proposed introduces a new porch scale that is not based on the documentation available, namely the Sanborn maps. If a new architectural feature is to be reintroduced to the front of the house, the feature should follow, to the closest approximation, the historic conditions and measurements, to the extent that they can be known. For that reason, staff finds that the footprint of the porch, as proposed, is too large. Staff recommends that the footprint of the front porch be reduced so that it is no deeper than six feet (6') and no wider than twelve feet (12').

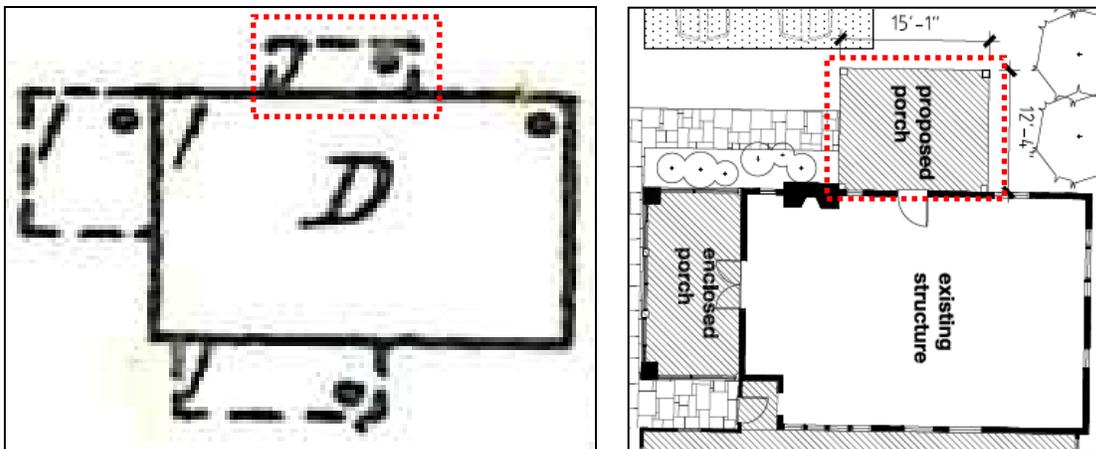


Figure 9 (left) is the Sanborn map, where the porch is approximately 10'-12' wide and 4'-6' deep. Figure 10 (right) is the proposed plan showing a porch that is 15'1" wide and 12'4" deep.

With the condition that the footprint of the front porch be reduced to be no wider than twelve feet (12') and no deeper than six feet (6'), staff finds that the proposed front porch addition meets Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Side Porch Enclosure: The applicant intends to enclose the existing attached porte cochere with paneling and screens. The design guidelines state, "The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed." In this case, staff finds that the enclosure does maintain the porte cochere's original form and allows for this part of the house to still remain open in design.

Staff finds that the side porch enclosure meets Section II.B.2.c. of the design guidelines.

Rear Addition Setbacks: The applicant is seeking changes to the two side setbacks and the rear setback. Base zoning requires a five foot (5') side setback. In this case, the applicant is proposing the new addition to be three feet (3') from the left side property line and two feet (2') from the right side property line. Because the addition is no wider than the historic house and because the existing house has similar side setbacks, staff finds that the proposed side setbacks are appropriate and meet the design guidelines.

Base zoning requires a twenty-foot (20') rear setback. The applicant is proposing a two foot (2') rear setback. While staff recommends reducing the twenty foot (20') rear setback given the placement of the historic house on the lot, staff finds that two feet (2') is not a sufficient rear setback. In a similar case at 1907 Beechwood, where there was an historic house at the back of the lot, the Commission approved a five foot (5') rear setback earlier this year for an addition. The Commission also approved a small bay on an addition to 3925 Cambridge to be as little as five feet (5') from the rear property line in 2018. Staff is not aware of recent approvals by the Commission where additions have been allowed to be less than five feet (5') from the rear property line.

There are logistical reasons why a two foot (2') rear setback is problematic. A two-story, form with an eighteen-foot tall (18') and forty-five feet (45') long wall just two feet (2') from the alley can reduce the visibility along the alley for cars getting in and out of garages and for cars going through the alley. Metro Public Works staff wrote to MHZC staff expressing concern for a two foot (2') setback in this location; the email states that Public Works would not be supportive of a two foot (2') setback, as it could interfere with obtaining Public Works' desired twenty feet (20') of right-of-way (ROW) in the future. A five foot (5') rear setback would be the minimum appropriate setback for an addition of this size.

With the condition that the addition be at least five feet (5') from the rear property line, staff finds that the proposed setbacks meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Rear Addition Height and Scale: The rear addition will be a two-story form behind a one-story house. The addition will be twelve feet (12') taller than the historic house. Although the design guidelines state that additions can be up to four feet (4') taller when being taller is the only option, staff finds that a two story addition that is twelve feet (12') taller could be appropriate here because of the constraints of this lot. With just twenty feet (20') of rear yard space, there is not much room to add square footage to the lot at the rear. A two-story addition provides the best way to add needed square footage while preserving the historic house. The design of the rear addition does preserve the overall roof form of the historic house. That said, staff does recommend two changes to the scale of the house to bring it more into compliance with the design guidelines and the scale of the house.

First, staff recommends that the depth of the rear addition be reduced by three feet (3') in order to have a rear setback of at least five feet (5'). As discussed under "Rear Addition Setbacks," staff finds that a two foot (2') setback at the rear is not appropriate, particularly since the addition will have an eighteen foot (18') tall wall that is forty-five feet (45') wide.

Second, staff recommends that the two-story portion of the addition not extend behind the side porch/porch cochere, the lowest and most open portion of the existing the house. Staff recommends any addition behind the side porch/porte cochere be one-story in height (Figures 11 & 12). This will help to keep the scale of the addition from further overwhelming the scale of the historic house.



Figures 11 & 12. Staff recommends that the shaded part of these drawings be one-story in height in order to keep the scale of the addition compatible with the scale of the historic house.

With the conditions that the rear addition be at least five feet (5') from the rear property line and the section of the addition behind the side porch/porte cochere be one-story in height, staff finds that the rear addition's height and scale to meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

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

were to be removed in the future, the historic and architectural character of the historic house would remain intact. Staff does recommend that the addition have a minimum five foot (5') rear setback, as being two feet (2') from the alley is not an appropriate location, and that the portion of the addition behind the porch/porte cochere be one-story in height.

With the conditions that the rear addition be at least five feet (5') from the rear property line and the section of the addition behind the side porch/porte cochere be one-story in height, staff finds that the proposed rear addition meets Sections II.B.2.a. and II.B.2.e. of the design guidelines.

Design: The addition's modern materials, insets, and separate roof form help to distinguish it from the historic house and read as an addition to the house. Although the two-story scale behind a one-story house is not something that MHZC staff would typically support, because of the constraints of the lot, staff finds that the applicant has designed a rear addition that could meet the design guidelines if the rear setback were at least five feet (5') and the portion of the addition behind the side porch/porte cochere were reduced to one-story. The rear addition is designed so that if it were to be removed in the future, the historic character of the house would still be intact.

With the conditions that the rear addition be at least five feet (5') from the rear property line and the section of the addition behind the side porch/porte cochere be one-story in height, staff finds that the proposed addition meets Sections II.B.2.a. and II.B.2.f. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Not indicated	Unknown	Unknown	Yes
Cladding	cement fiberboard lap siding to match that of the house	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	X
Side Porch Enclosure	Screen with wood panels	Typical	Yes	No
Windows	Not indicated	Not indicated	Unknown	Yes
Principle	Full light	Not indicated	Unknown	Yes

Entrance				
Front Porch Structure	Wood and cement fiberboard cladding	Typical	Yes	No
Driveway/parking pad	Not indicated	Unknown	Unknown	Yes

With staff’s final approval of all material choices, including the foundation material, roof shingle color, windows, doors, and driveway/parking pad material, staff finds that the proposed addition meets Section II.B.1.d. and II.B.2. of the design guidelines.

Rear Addition Roof Form: The rear addition ties into the back of the house in a manner that preserves much of the back slope of the historic house’s roof form. The addition’s roof form mimics that of the historic house, with a hipped roof form with a 6/12 pitch. Staff finds this roof form to be compatible with that of the historic house.

With the conditions that the rear addition be at least five feet (5’) from the rear property line and the section of the addition behind the side porch/porte cochere be one-story in height, staff finds that the proposed roof forms meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The addition of the door opening to the front façade was discussed under “Partial Demolition.” The windows on the proposed addition match the size, style, and configuration of the windows on the historic house. 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 Sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. Because of the deep front setback of the historic house and the addition’s proximity to the rear and side property lines, staff does not recommend requiring the applicant to put the HVAC units on the side or rear facades. Putting the HVAC unit in the front of the house would be acceptable if the applicant requests it.

Recommendation Summary: Staff recommends approval of the application with the following conditions:

1. The front porch be reduced in size to be no larger than ten to twelve feet (10’-12’) wide and four to six feet (4’-6’) deep;

2. The rear addition be no closer than five feet (5') from the rear property line;
3. The section of the addition behind the side porch/porte cochere be one-story in height;
4. Staff approve all windows and doors prior to purchase and installation;
5. Staff approve the roof color shingle;
6. Staff approve the foundation material; and
7. Staff approve the material of the driveway and parking pad.

With these conditions, staff finds that the proposed infill meets Sections II.B. and III.B. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay design guidelines.

Additional Photos



2121 Westwood Avenue from the street. The house is not currently highly visible because of the vegetation.



2121 Westwood Avenue from the street. The house is not currently highly visible because of the vegetation.



Front of the house.



Attached carport/porch to the side of the house.



Rear yard



Rear of the house



Rear of the house



Rear of the house

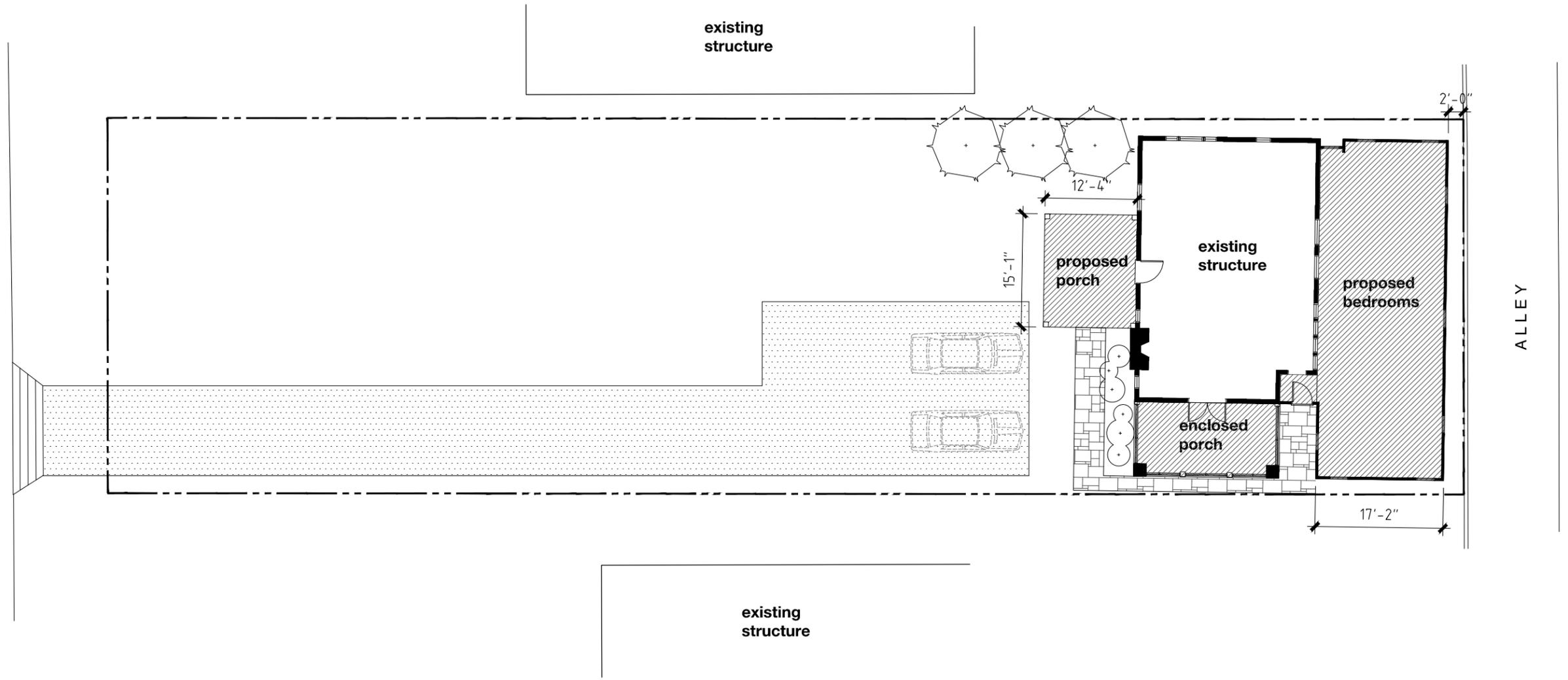


House to the right at 2123 Westwood Avenue



Houses to the left of 2121 Westwood.

2121 WESTWOOD AVE





11'-5"

architectural
asphalt shingles

windows to
match existing
house

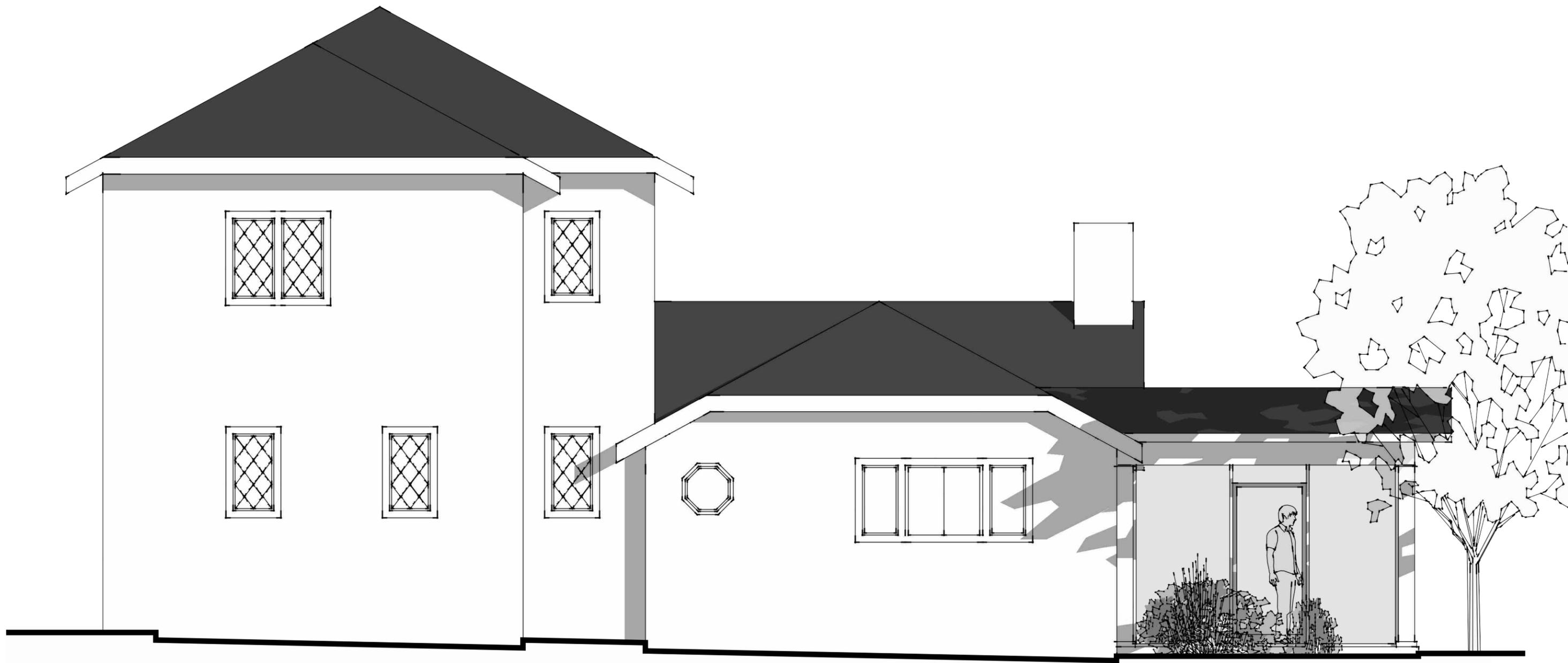
hardieplank siding
to match look of
house

car port
converted to
screened porch

existing stone
chimney

front

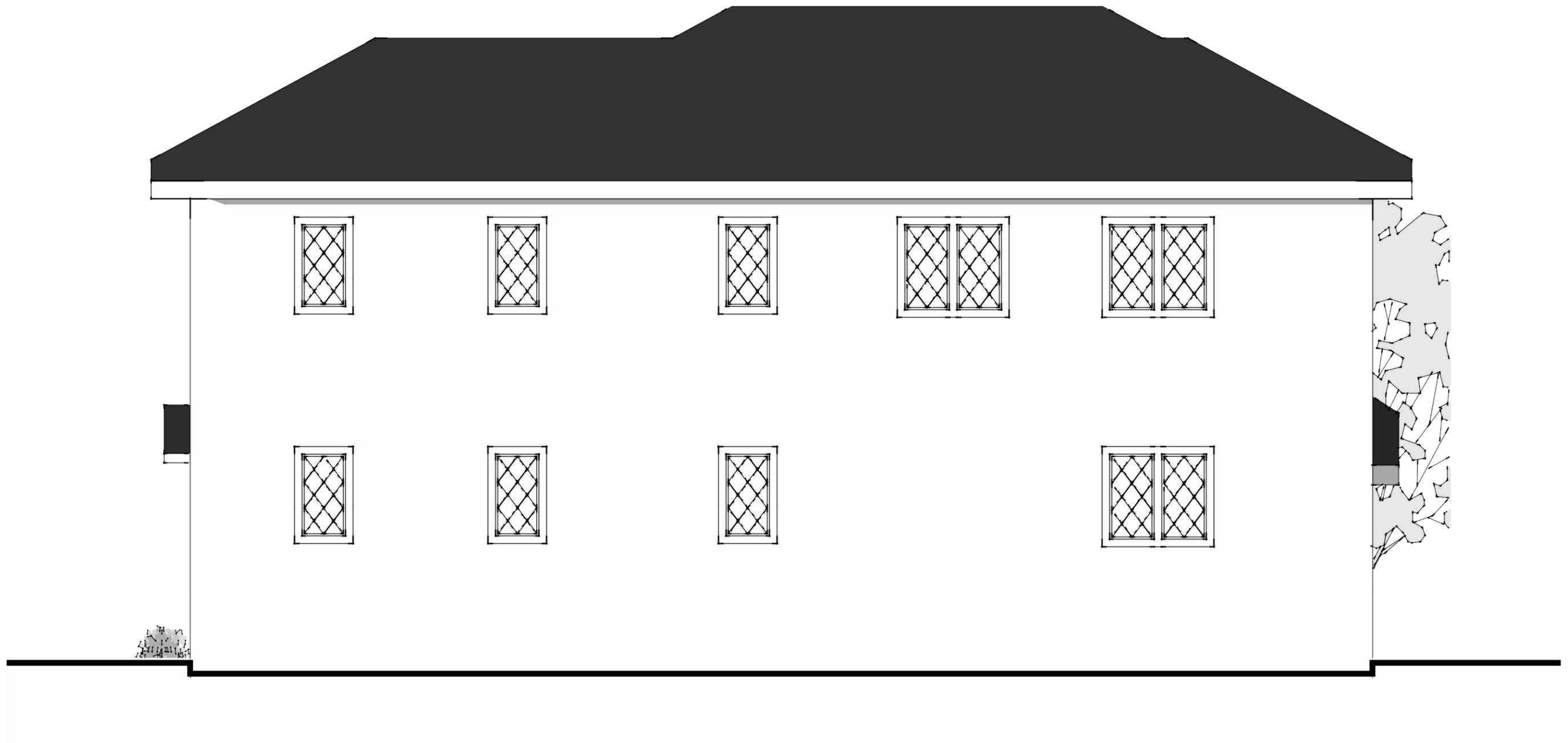




left



right



rear