JOHN COOPER
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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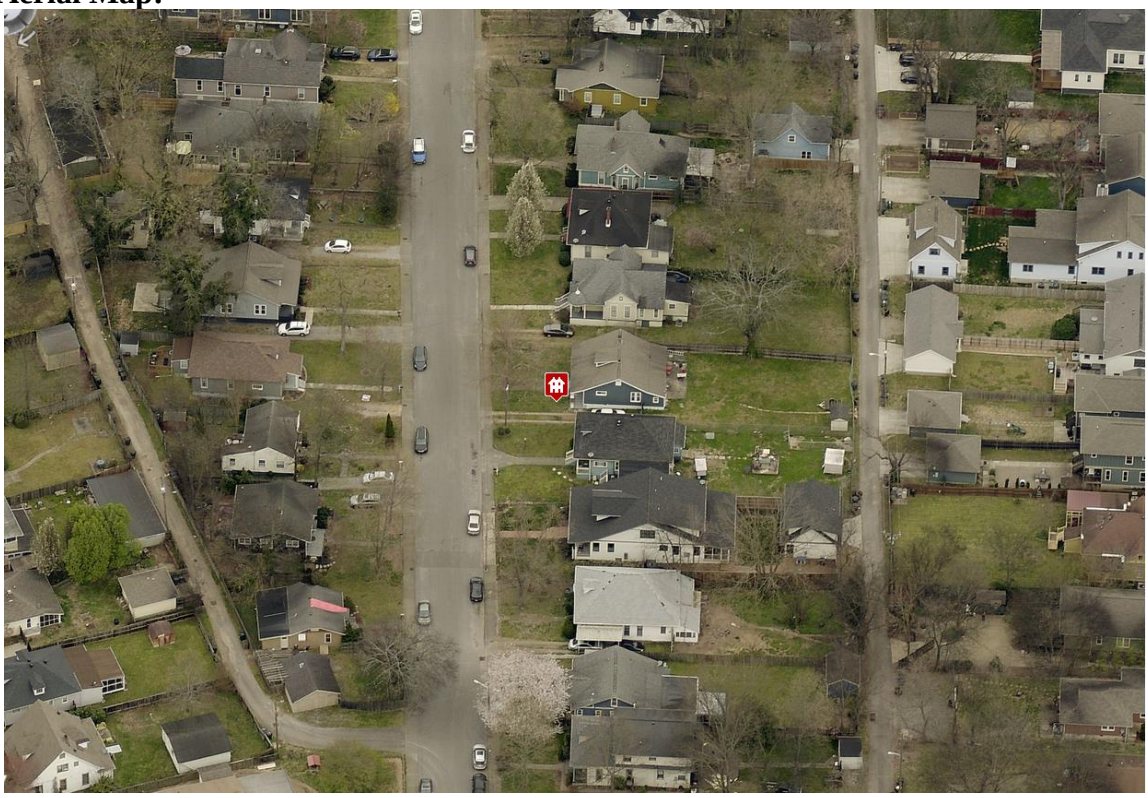
STAFF RECOMMENDATION
202 Manchester Avenue
February 19, 2020

Application: New Construction—Addition and DADU
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08306013700
Applicant: S. Mitchell Hodge, Architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The applicant proposes an addition that is four feet (4') taller than the historic house. The applicant is also proposing a Detached Accessory Dwelling Unit (DADU) **Recommendation Summary:** Staff recommends approval of the project with the following conditions. **1.** Staff approve the final details, dimensions and materials of the windows and doors prior to purchase and installation; **2.** Staff approve the roof color, dimensions, and texture; and **3.** The HVAC be located behind the house or on either side, beyond the mid-point of the house; and With these conditions, staff finds that the proposed addition meets Sections II.B.1. and II.B.2. of the design guidelines.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

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. 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 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.

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. Outbuildings
(Although the MHZC does not review use itself there are additional ordinance requirements for buildings 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) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
· Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

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.

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.

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 must be at least 6" below the existing ridge line.

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 be taller 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..

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).

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.

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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.

· 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.

c. 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.

d. 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.

e. Additions should follow the guidelines for new construction.

Background: 202 Manchester is a c. 1916 frame bungalow that contributes to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay.

Figure 1. 202 Manchester front façade.

Figures 2 & 3. Side facades of 202 Manchester.

Analysis and Findings: The applicant proposes an addition that is four feet (4') taller than the historic house. The applicant is also proposing a Detached Accessory Dwelling Unit (DADU).

<u>Height & Scale</u>: The proposed addition for 202 Manchester is inset one foot (1') on the ground floor and two feet (2') on the second level for its entire depth. The addition has a primary depth of eighteen feet (18') on the ground floor and sixteen feet, two inches (16'2") on the second level. The addition includes a one-story, twelve foot (12') deep screened porch. The addition will add approximately seven hundred and thirty-six square feet (736 sq. ft.) of footprint to the house, which has a footprint of approximately one thousand, four hundred square feet (1,400 sq. ft.).

The addition ties into the back of the historic house at its ridge, but later rises to be four feet (4') taller than the historic house. The design guidelines allow for additions to be up to four feet (4') taller at a point more than forty feet (40') back from the front of the house when the going taller is the "only option." Because this house could have a ridge raise, if the applicant wanted one, the Commission has regularly approved additions to one and one-and-a-half story houses like this one that are two feet (2') taller.

In this case, staff is supportive of the four foot (4') taller portion of the addition for a few reasons. The taller portion is fully inset two feet (2'), and it has relatively modest depth. More importantly, the portion of the addition that extends taller than the house is just approximately sixteen feet (16'), and the depth of the addition that is more than two feet (2') taller than the house is just approximately eleven feet (11') (Figure 4). The relatively modest footprint of the addition and the design's minimizing of the taller portion of the addition make it appropriate.

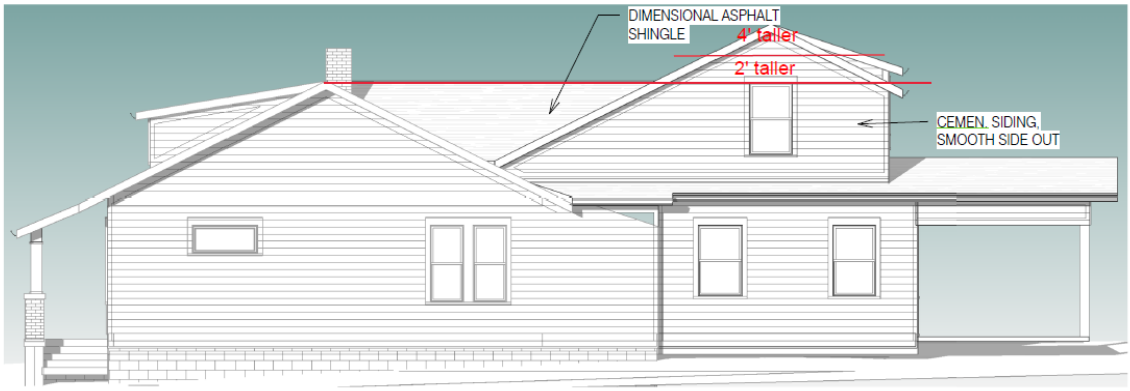


Figure 4. MHZC's staff's illustration of the parts of the addition that are two feet (2') and four feet (4') taller than the histori house.

Staff finds that the proposed addition meets Sections II.B.1.a., IIl.B.1.b., and II.B.2 of the design guidelines.

Location & Removability: The addition is located at the back of the historic house, in accordance with the design guidelines. It is inset appropriately, and has a separate roof form from the house, which means that if the addition were to be removed in the future, the historic house's architectural integrity would be intact.

Staff finds that the proposed addition meets Sections II.B.2a. and II.B.2.d. of the design guidelines.

Design: The addition's change in materials, inset, and separate roof form 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.

Staff finds that the proposed addition meets Sections II.B.2.a. and II.B.2.e. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It will be a little over five feet (5') from the left side property line and approximately fifteen feet (15') from the right-side property line. It will be over sixty feet (60') from the rear property line. The addition will not affect the rhythm of spacing of houses along Manchester Avenue.

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

Materials: *Delete rows that do not apply and add rows as needed*

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard or Wood	Smooth faced	Yes	No
Rear Porch floor/steps	Wood	Typica'	Yes	No
Rear Porch Posts	Wood	Typica'	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Rear door	Not indicated	Needs final approval	Unknown	Yes

Staff recommends approval of the roof shingle color and all windows and doors.

With staff's final approval of all material choices, staff finds that the known materials meet Sections II.B.1.d. and II.B.2 of the design guidelines.

Roof form: The addition ties into the historic house's roof with a hipped connector. The main form of the addition is a 6/12 gable, which has a taller eave height at the rear. Staff finds this to be appropriate because the addition is inset a full two feet (2') at this point. The addition includes wall dormers on the rear façade; they are appropriate because they are on the rear and are inset from the side walls of the addition.

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**:** No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening.

Staff finds that the proposed addition meets 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. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuilding: The application includes a detached accessory dwelling unit.

Site Planning & Setbacks:

	MINIMUM	**PROPOSED**
Building located towards rear of lot	-	Yes
Space between principal building and Garage	20'	~24'
Rear setback	5'	10'
L side setback	5'	5'
R side setback	5'	~15'
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

Massing Planning:

	Existing conditions (height of primary structure)	**Potential maximums (heights to be measured from grade)**	**Proposed (should be the same or less than the lesser number to the left)**
Ridge Height	22'6"	25'	21'6"
Eave Height	9'	10'	9'

The proposed roof and eave heights meet the requirements of the design guidelines.

The proposed square footage of the outbuilding is approximately seven hundred and fifty square feet (750 sq. ft.) and the lot is approximately eight thousand, five hundred square feet (8,500 sq. ft.). On lots less than ten thousand (10,000) square feet, the guidelines allow outbuildings to be up to seven-hundred-fifty (750) square feet. Staff finds that the height and scale of the proposed outbuilding meets section II.B.1.h.1 of the design guidelines.

Design Standards: The materials, proportions, and overall character of the outbuilding will be similar to the house. Its roof form is appropriate, and the materials will not contrast greatly with the primary structure. Staff finds the design of the proposed outbuilding to meet section II.B.1.h of the design guidelines

Roof Shape:

Proposed Element	**Proposed Form**	**Typical of district?**
Primary form	Cross gable	Yes
Primary roof slope	9/12 and 10/12	Yes

The cross-gable roof form allows for second level space without using dormers. The Commission has approved cross gable roofs for DADUs and outbuildings in the past.

Material:

	Proposed	**Color/Texture/Make/Manufacturer**	**Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete slab	Typical	Yes	No
Cladding	Lap Siding	5" reveal, smooth	Yes	No
Roofing	Architectural shingles, asphalt	Unknown	Yes	Yes
Trim	Wood or cement fiberboard	Smooth	Yes	No
Windows	Not indicated	Not indicated	Unknown	Yes

Pedestrian Door	Not indicated	Not indicated	Unknown	Yes
Garage Door	Not indicated	Not indicated	Unknown	Yes

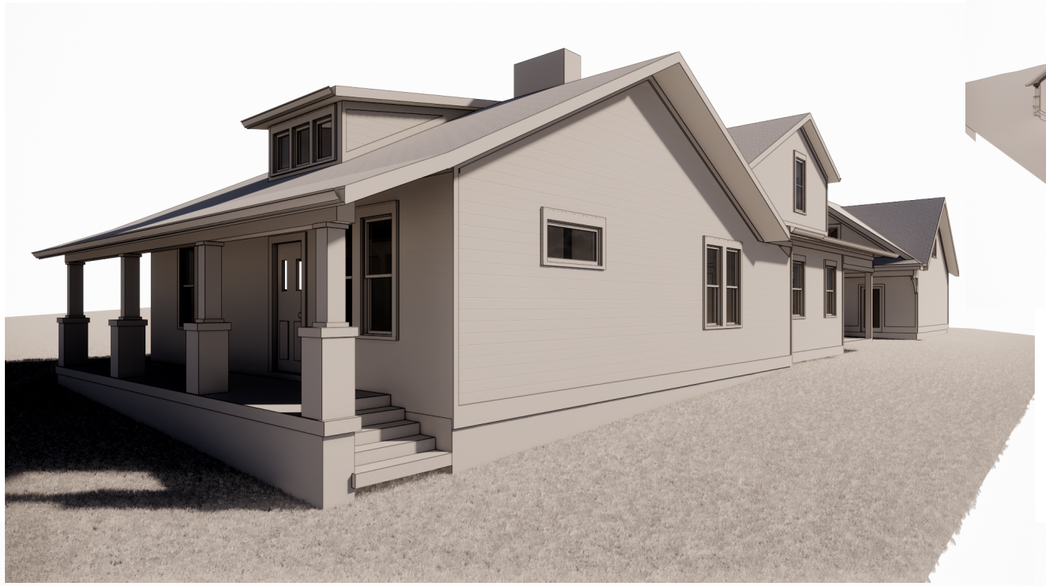
With staff's final approval of the windows and doors and roof shingle color, staff finds that the known materials meet the design guidelines.

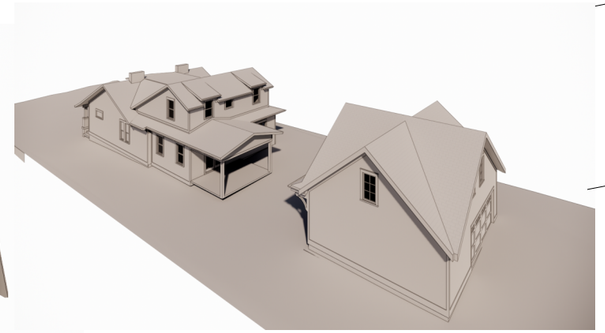
Staff finds that the height, scale, setbacks, materials, roof form, and overall design meet Section II.B.1.h. of the design guidelines.

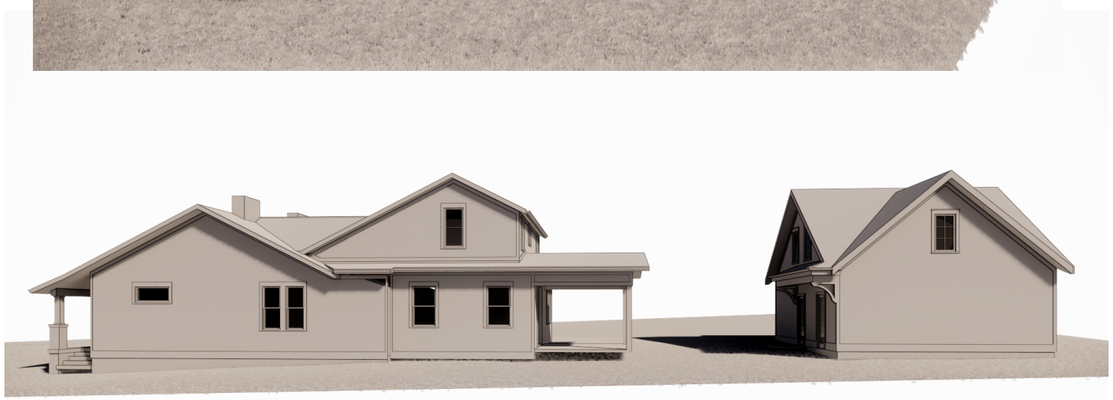
Recommendation Summary: Staff recommends approval of the project with the following conditions.

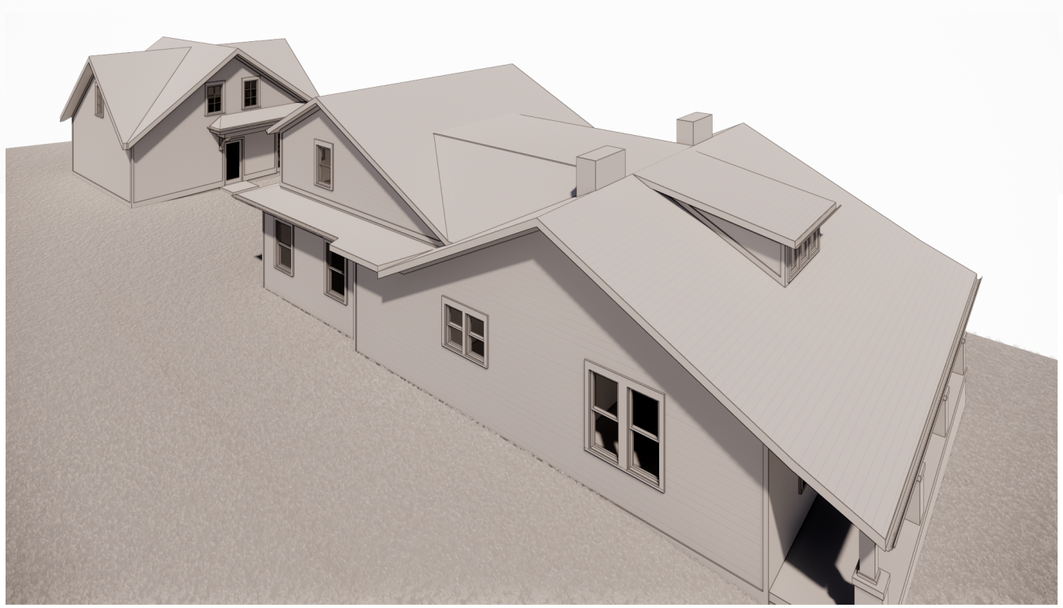
1. Staff approve the final details, dimensions and materials of the windows and doors prior to purchase and installation;
2. Staff approve the roof color, dimensions, and texture; and
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and

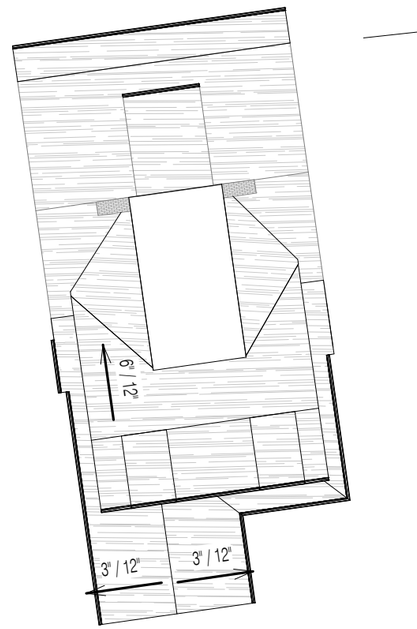
With these conditions, staff finds that the proposed addition meets Sections II.B.1. and II.B.2. of the design guidelines.

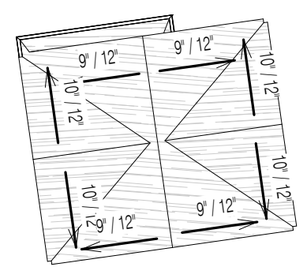












3/1 ROOF PLAN
1" = 20'-0"

1/1 SITE PLAN
1" = 20'-0"

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SITE PLAN, ROOF PLAN, DADU

1

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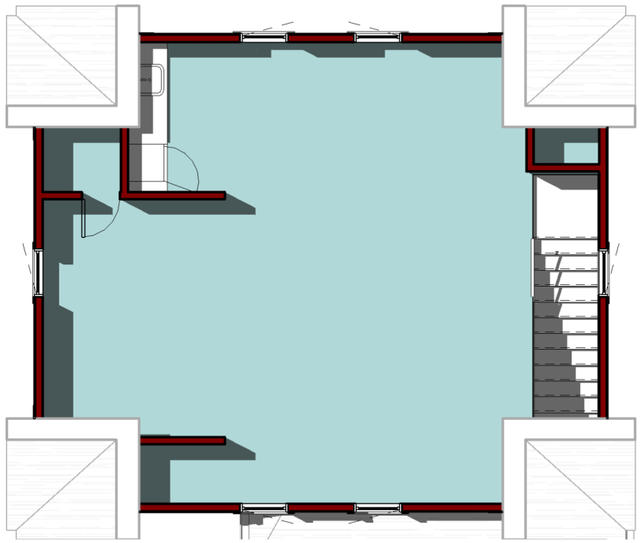
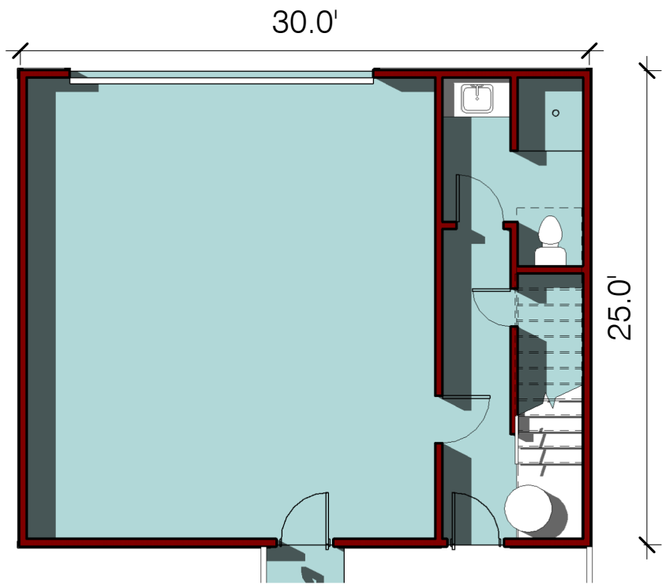
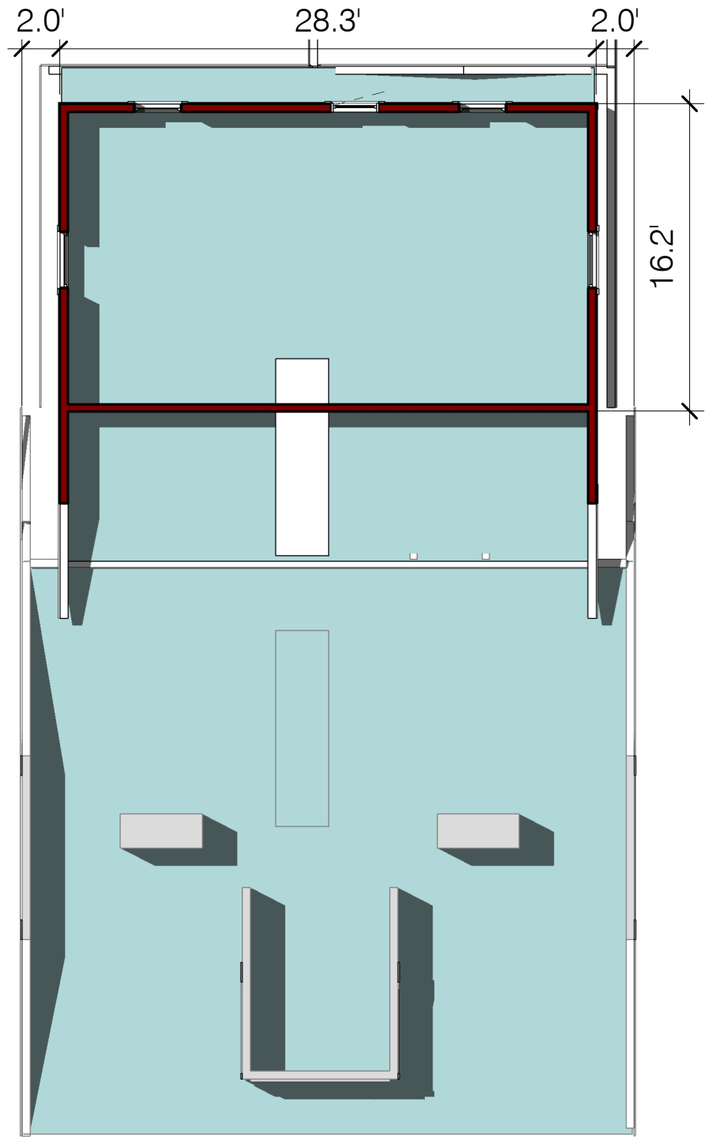


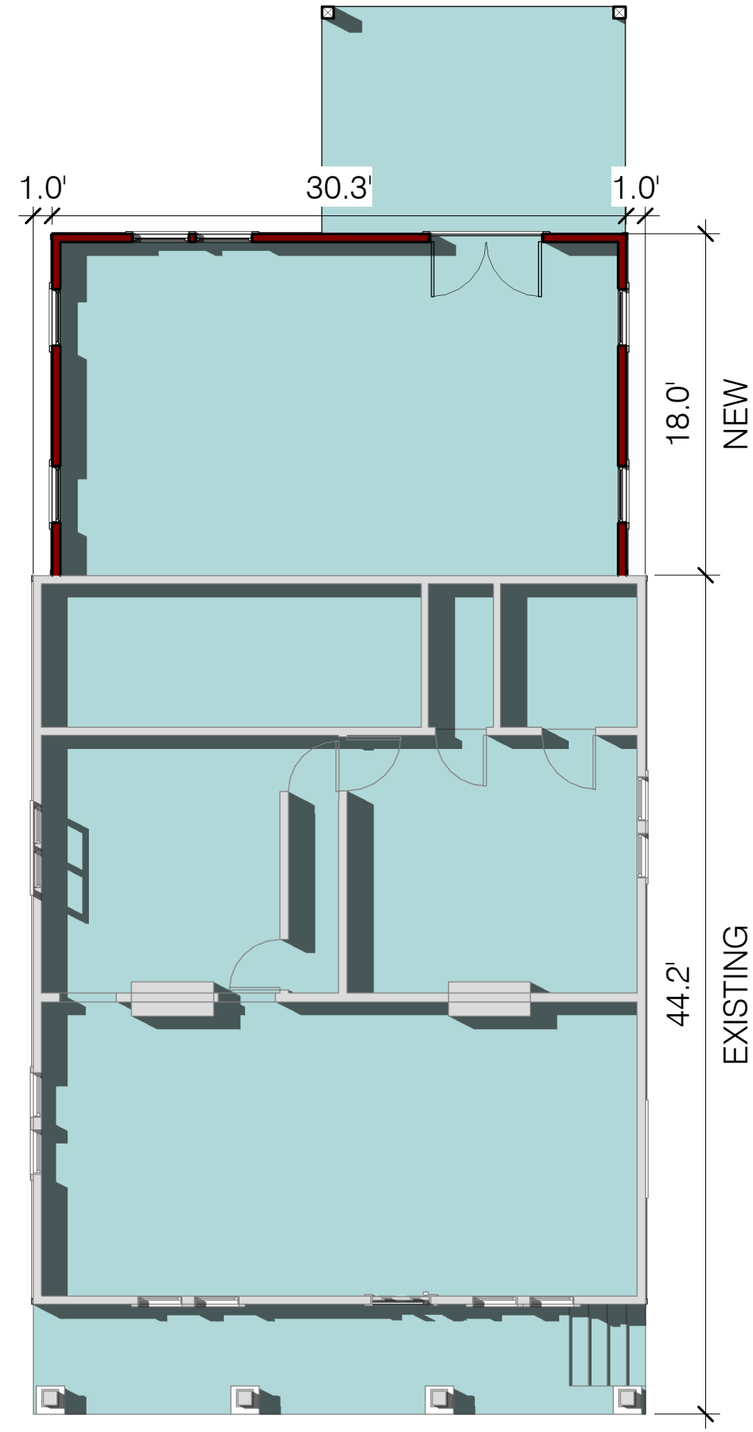
4 / 2 **4-DADU**
1/8" = 1'-0"



3 / 2 **3-GARAGE**
1/8" = 1'-0"



2 / 2 **2-SECOND FLOOR**
1/8" = 1'-0"



1 / 2 **1-FIRST FLOOR**
1/8" = 1'-0"

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FLOOR PLANS

2

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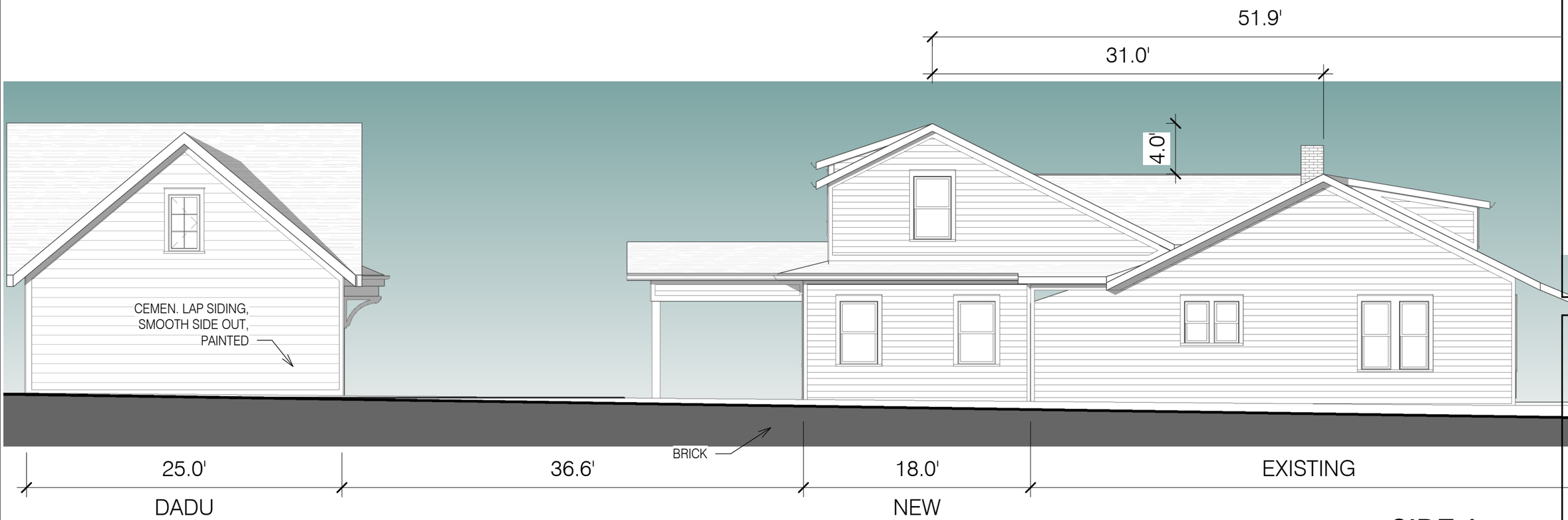
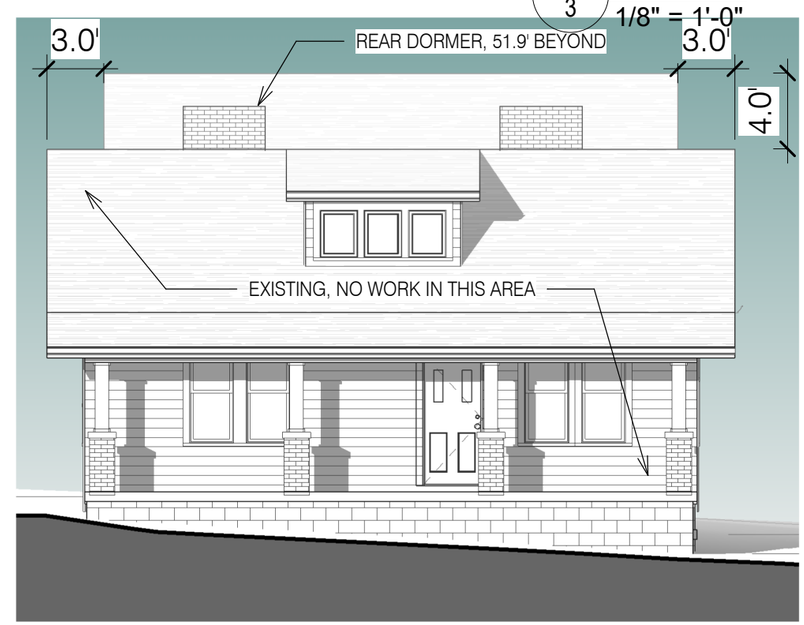


2/3 SIDE A
1/8" = 1'-0"



1/3 FRONT - 202 MANCHESTER
1/8" = 1'-0"

3/3 BACK
1/8" = 1'-0"

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ELEVATIONS
3

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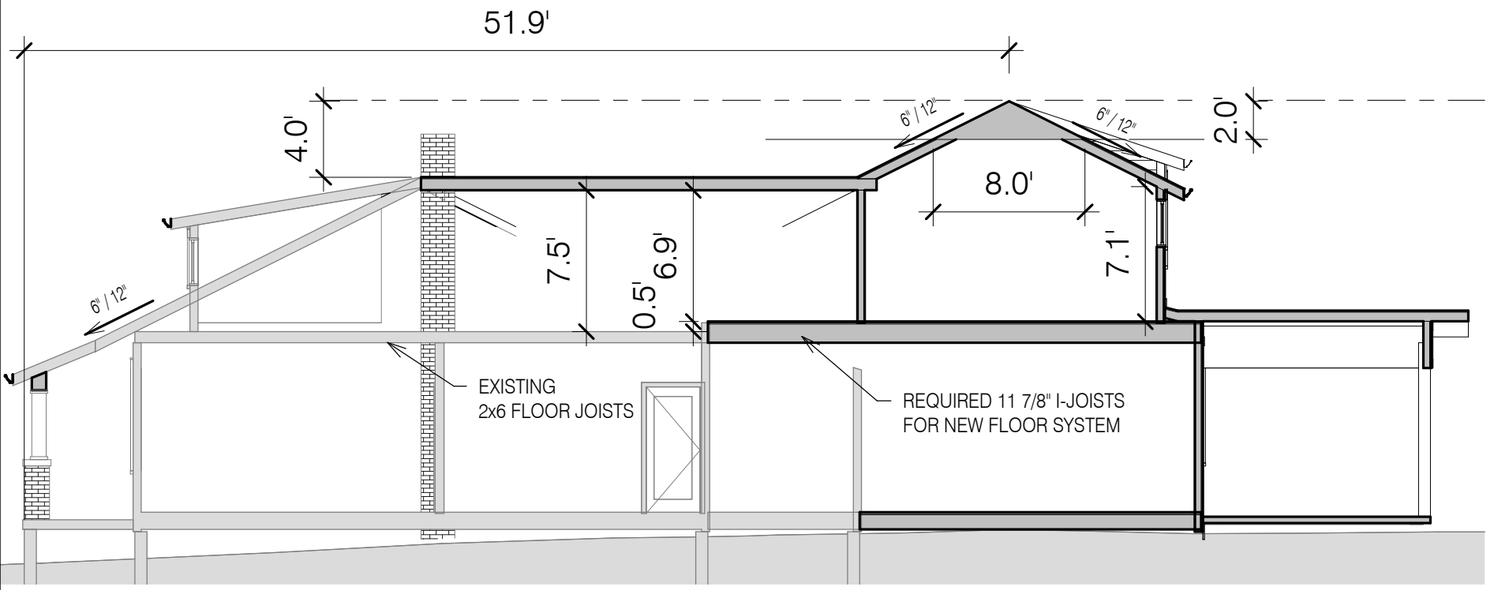
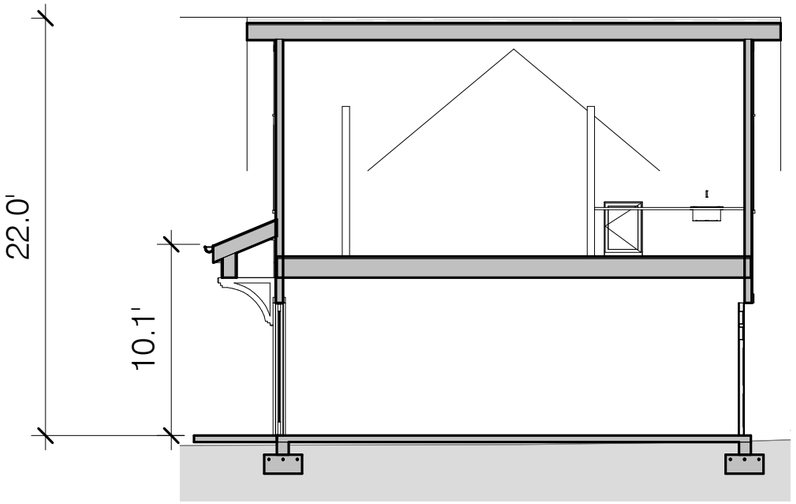
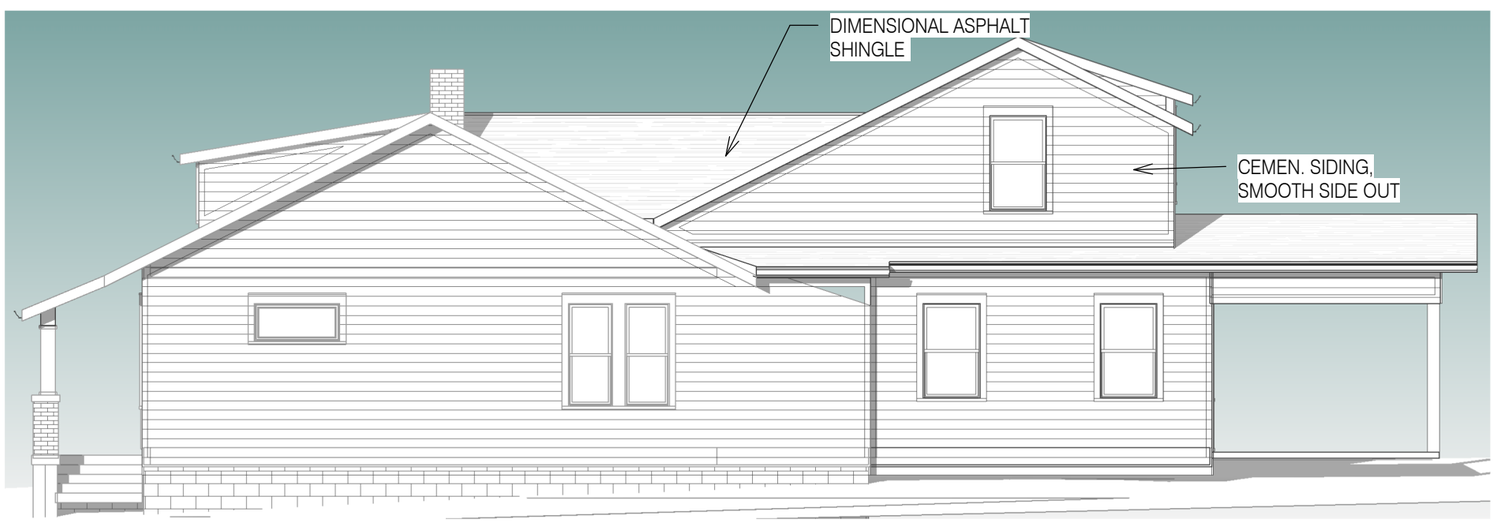
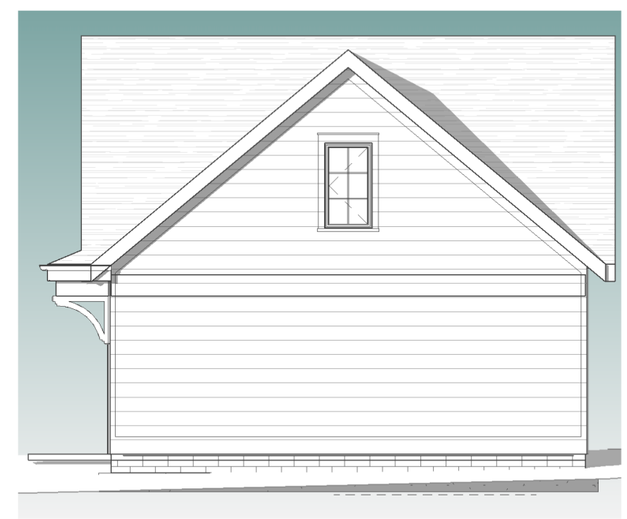




1/4 Section 1
1/8" = 1'-0"





2/4 SIDE B
1/8" = 1'-0"

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ELEVATIONS

4

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