JOHN COOPER
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION
2510 Oakland Avenue
June 17, 2020

Application: New Construction—Addition and Outbuilding/detached accessory dwelling unit; Partial Demolition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: R8
Map and Parcel Number: 11704001900
Applicant: Martin Wieck, Nine12 Architects
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: The request is to demolish an existing rear addition, alter a window opening, construct a new rear addition that is three inches (3") taller than the historic house and construct two outbuildings. One of the outbuildings includes a dwelling unit.

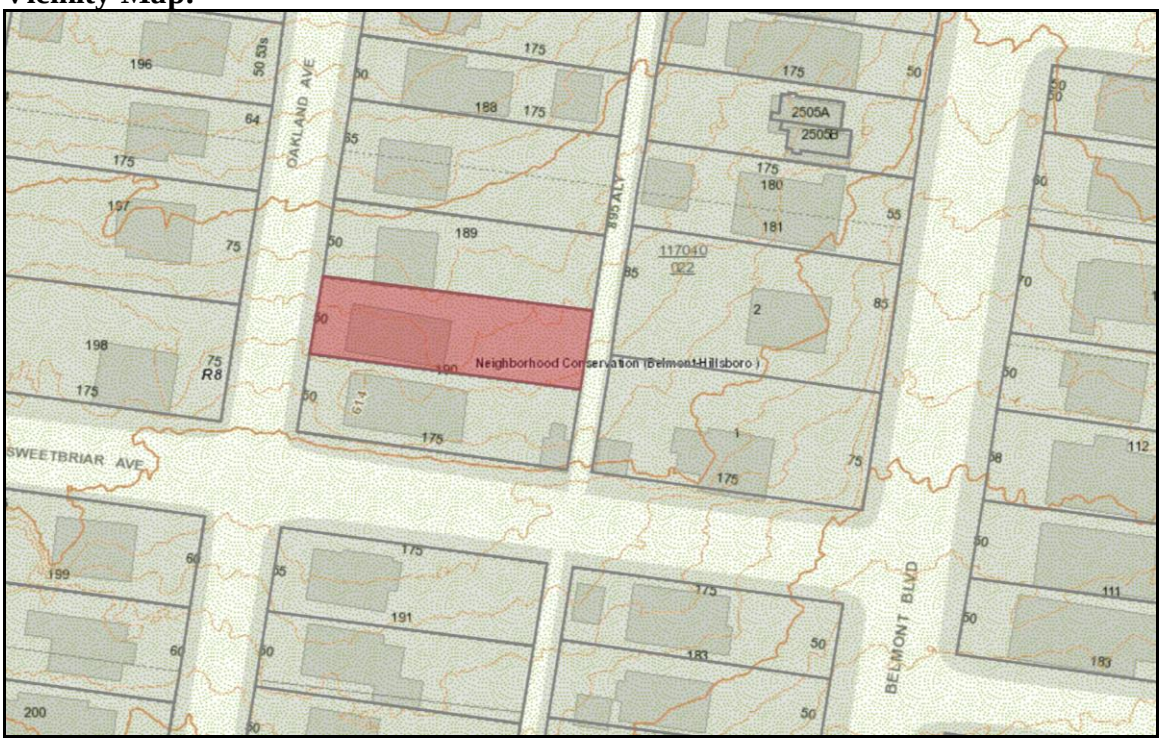
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Prior to issuance of a preservation permit, the site plan shall be revised to show the pergola that is attached to the pool house and the shower that is attached to the DADU;
2. Staff approve the final details, dimensions, and materials of roof material and color and doors for the addition prior to purchase and installation;
3. Staff shall approve the final details, dimensions, and materials of the pool house prior to purchase and installation;
4. Staff approve the final details, dimensions, and materials of roofing and color, windows, doors, and garage door for the DADU prior to purchase and installation;
5. The siding shall be smooth face; and
6. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

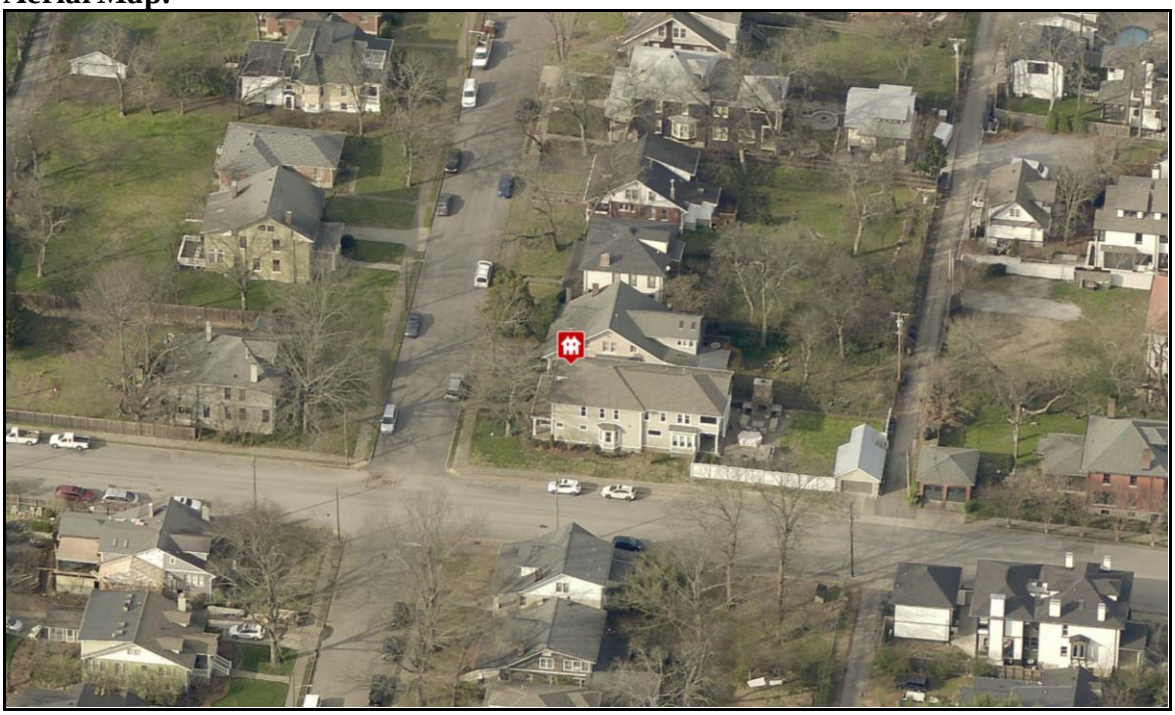
With these conditions, staff finds that the project meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines.*

Attachments
A: Photographs
B: Site Plan
D: 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. 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.

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.*

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 cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

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

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

No matter its use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

· Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

· An extreme grade change

· Atypical lot parcel shape or size

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

When an addition needs to be taller:

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

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that

require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

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

Foundation

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

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

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

Roof

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

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

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

Rear & Side Dormers

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

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

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

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

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

· *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions
b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.
Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

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

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

f. Additions should follow the guidelines for new construction.

V. DEMOLITION

1. Demolition is not appropriate

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

b. if a building, or major portion of a building, does not contribute to the historical and

architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The house located at 2510 Oakland Avenue is a c. 1915 brick bungalow that contributes to the historic character of the Belmont-Hillsboro neighborhood (Figure 1).

Figure 1: 2510 Oakland Avenue, June 2020.

Analysis and Findings: The request is to demolish an existing rear addition, alter a window opening, construct a new rear addition that is three inches (3") taller than the historic house and construct two outbuildings. One of the outbuildings includes a dwelling unit.

Partial Demolition: The applicant proposes to demolish part of the rear of the house (Figure 2). While this portion appears on the 1957 Sanborn map (Figure 3), it has been extended and altered with a dormer addition. Building permit no. 89-7118 A was issued in 1989 to rebuild the sunroom in the rear. Given the evidence that the rear of the house has been altered as well as its location at the rear of the house and different cladding material, staff finds that the portion to be demolished is not a character defining feature. For these reasons, staff finds the proposed partial demolition to be appropriate.

Figure 2. Existing rear addition to be demolished.

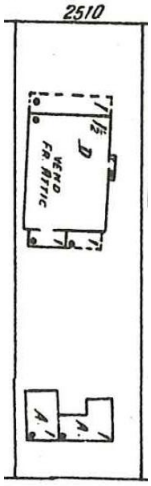


Figure 3. 1957 Sanborn map.

The plan also proposes to alter a window opening on the right-side façade of the historic house (Figures 4 and 5). The window on the lower-level bay is to be elongated. Staff finds that the proposed alteration can be appropriate in this case given the location of the window opening around the midpoint.

Figure 4. Right-side façade.

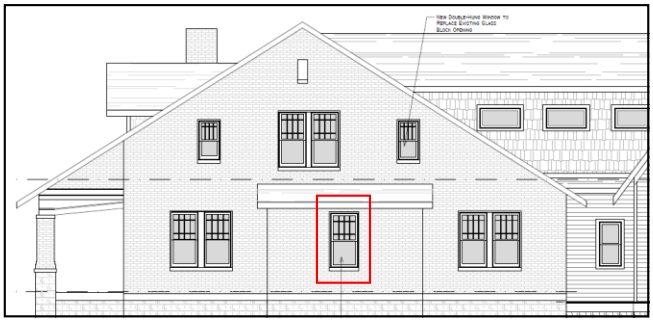


Figure 5. Proposed window to be altered.

The project meets Section V.2 for appropriate demolition and does not meet Section V.1 for inappropriate demolition.

<u>Height & Scale</u>: The proposed addition ties in approximately one foot (1') below the ridge of the historic house but then extends three inches (3") taller than the historic house approximately sixty feet (60') behind the front wall. When it is necessary for an addition to be taller, the design guidelines state that the additional height should occur at least forty feet (40') behind the front wall of the house. While it may not be necessary in this case for the addition to be taller, staff finds that the additional height can be appropriate as proposed. The additional height proposed is only three inches (3"), and when combined with the distance behind the front wall, staff finds that the additional height is unlikely to be noticeable.

The proposed rear addition is no wider than the historic house and does not more than double the existing footprint and depth. The addition is set in one foot (1') from both rear

corners, which is where the previous addition was located. While the design guidelines call for a two foot (2') inset, staff finds that the proposed inset can be appropriate in this case given the location of the addition to be removed as well as the change in materials that help differentiate the addition from the historic house. The new addition goes back approximately six feet, eight inches (6'-8") on both sides before coming back out to match the width of the historic house on the right side. Both side elevations of the addition incorporate single-story projecting bays that match the width of similar existing bays on the side façades of the historic house.

The project meets Section II.B.1.a.and b.

Design, Location & Removability: The proposed rear addition ties into the historic house with a traditional design that complements the historic house and transitions to a modern design at the rear of the addition. The rear of the addition is characterized by its flat roof form along with contemporary materials and fenestration pattern. Staff finds that this modern design element can be appropriate in this case given its location at the rear of the addition and height and scale, which are compatible with the historic structure.

The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, inset, 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, primary 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 project meets Sections II.B.2.a, e, and f.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. The addition will be located approximately eight feet, six inches (8'-6") from the left property line, seven feet (7') from the right property line, and forty-six feet (46') from the rear property line.

The project meets Section II.B.1.c.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Split face CMU	Natural	Yes	No
Primary cladding	Hardie plank siding, 5 inch reveal	Not indicated	Yes	Yes
Secondary	Hardie shake		Yes	No

cladding	siding			
Tertiary cladding	Hardie artisan square channel siding, installed vertically		No	No
Roofing	Not indicated	Needs final approval	Unknown	Yes
Trim	Paulownia	painted	Yes	No
Windows	Marvin Elevate	Yes	Yes	No
Rear door	Full light	Needs final approval	Unknown	Yes

The proposed addition has a split face CMU foundation and Hardie plank siding with a five inch (5") reveal as the primary cladding. The modern element at the rear of the addition incorporates Hardie artisan square channel siding that will be installed vertically. While this material is not typically seen on additions, staff finds it can be appropriate here given its location at the rear. All proposed siding should have a smooth finish to meet the design guidelines.

With the condition that all siding be smooth face and that the final selections of the roof material and color and doors be approved prior to purchase and installation, the project meets Section II.B.1.d

Roof form: The primary roof form of the addition is cross-gable with a pitch of 6/12, but the rear of the addition incorporates a flat roof form as part of a more modern design. Staff finds that the flat roof form can be appropriate in this case since that part of the addition begins approximately eighty feet (80') behind the front of the house, it is not taller than the historic house, and the size of this portion of the addition is minimal. As such, it is unlikely to be visible from the street.

The project meets Section II.B.1.e.

Proportion and Rhythm of Openings**:** The windows on the proposed addition are mostly all twice as tall as they are wide, thereby meeting the historic proportions of openings. The plan proposes several horizontal windows on both side façades of the addition. On both sides, the horizontal windows are located around the midpoint on part of the addition that is inset from the side walls of the historic house. Given the limited visibility of these locations, staff finds that the proposed windows can be appropriate as proposed. There are no large expanses of wall space on the addition without a window or door opening.

Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks

that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Staff finds that the project meets Section II.B.1.h.

Outbuildings: The project includes an outbuilding that will include a dwelling unit as well as a smaller, single-story pool house structure.

Massing Planning: The lot is less than 10,000 square feet, at eight thousand, eight hundred eighty-eight (8,888) square feet. The lesser of these two numbers is the maximum square footage allowed for the footprint:

	50% of first floor area of primary structure	Lot is less than 10,000 square feet	Proposed DADU	Proposed Pool house
Maximum Square Footage	1409 sq. ft.	750 sq. ft. max	750 sq. ft.	175 sq. ft.

The maximum footprint for a DADU on this lot is seven hundred fifty square feet (750 sq. ft.); in addition, the maximum footprint of all other outbuildings cannot exceed two hundred square feet (200 sq. ft.). The DADU includes an outdoor shower that is shown in elevation and on the floor plan, but staff would also ask that it be shown on the site plan. Staff finds that the proposed square footage for the outbuildings meets the guidelines for a lot of this size.

	Potential maximums under Ordinance	Existing House	Proposed DADU	Proposed Pool house
Ridge Height	25' unless existing building is less	~29'-6"	~23'-9"	11'
Eave Height	10'	~11'	~9'-11"	10'

Staff finds that the proposal will meet Section II.B.1.i of the design guidelines.

Roof Form:

Proposed Element	**Proposed DADU**	**Typical of district?**	**Proposed Pool House**	**Typical of district?**
Primary form	Cross-gable	Yes	Flat	No
Primary roof slope	~ 8/12	Yes	0/12	No

The primary roof form of the DADU is cross-gabled and incorporates dormers on both roof slopes. The dormers are set in the required two feet (2') from the wall below and do

not occupy more than fifty percent (50%) of the roof plane, as per the guidelines. The pool house and part of the DADU include flat roof forms. In both cases, the structure or the part of the structure with a flat roof is single-story with a small footprint. While flat roof outbuildings are not typical for outbuildings approved by the Commission, they were found historically on small, single-story outbuildings. For this reason, staff finds the flat roofs as proposed to be appropriate in this case. Staff finds that the proposal meets Section II.B.1.i of the design guidelines for roof shape.

Materials:

	Proposed DADU	**Color/Texture**	**Needs final approval?**
Foundation	Slab	Natural	No
Primary cladding	Hardie plank siding, 5" reveal	Not noted	Yes
Secondary cladding	Hardie shaking siding		No
Tertiary cladding	Hardie artisan square channel siding, installed vertically	Not noted	Yes
Roofing	Not indicated	Unknown	Yes
Windows	Not indicated	Unknown	Yes
Doors	Not indicated	Unknown	Yes
Garage door	Not indicated	Unknown	Yes

The materials for the pool house were not noted on the plans. With staff's final approval of all materials for the pool house as well as the roof material and color, windows, doors, and garage door for the DADU, staff finds that the materials meet the design guidelines.

General requirements for Outbuildings/DADUs:

	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?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?	Yes	
Is the roof pitch at least 4/12?		No*
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	

*The primary roof form of the DADU is at least 4/12, but the pool house and part of the DADU include flat roof forms. In both cases, the structure or part of the structure with a flat roof is single-story with a small footprint. While flat roof outbuildings are not typical for outbuildings approved by the Commission, they were found historically on small, single-story outbuildings. For this reason, staff finds the flat roofs as proposed to be appropriate in this case.

Site Planning & Setbacks:

	MINIMUM	PROPOSED DADU	Proposed Pool House
Building located towards rear of lot	-	Yes	Yes
Space between principal building and garage	20'	24'-9"	**
Rear setback – garage doors face alley	5' (DADU); 3' (pool house)	5'	25'
Interior right-side setback	5' (DADU); 3' (pool house)	5'	34' (from pergola on south elevation)
Interior left-side setback	5' (DADU); 3' (pool house)	10'-9"	3'
How is the building accessed?	-	From alley	No vehicular access

Two different doors rather than one large door (if street facing)?	-	N/A	N/A

**The proposed pool house is located approximately five feet (5') from the addition and four feet (4') from the DADU. Staff finds that the location of the pool house can be appropriate since its location is offset from the addition and DADU and its footprint is small at approximately one hundred seventy-five square feet (175 sq. ft.).

Staff finds that the project meets Section II.B.1.i of the design guidelines.

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

1. Prior to issuance of a preservation permit, the site plan shall be revised to show the pergola that is attached to the pool house and the shower that is attached to the DADU;
2. Staff approve the final details, dimensions, and materials of roofing and doors for the addition prior to purchase and installation;
3. Staff shall approve the final details, dimensions, and materials of the pool house prior to purchase and installation;
4. Staff approve the final details, dimensions, and materials of roof materials and color, windows, doors, and garage door for the DADU prior to purchase and installation;
5. The siding shall be smooth face; and
6. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

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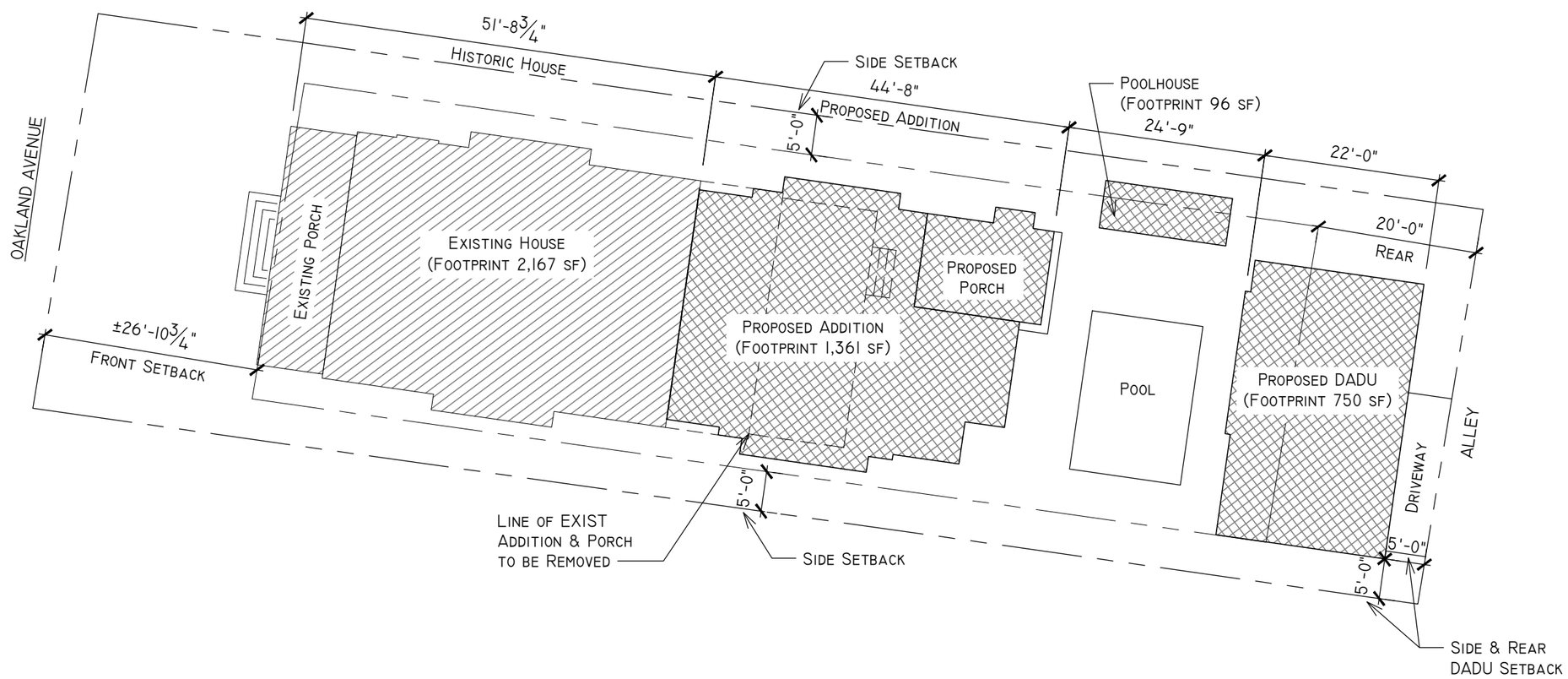

N

1 Site Plan

Scale: 1/16"=1'-0"

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Addition, Renovation, & DADU at:

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Site Plan

01

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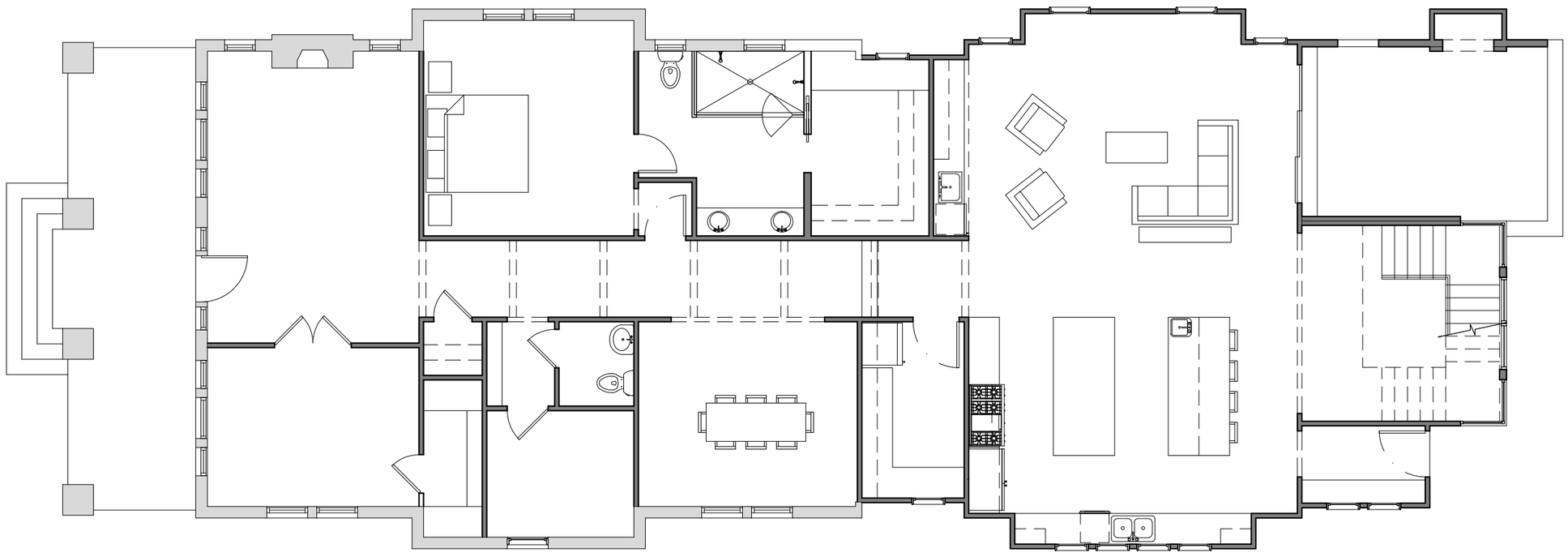

1 First Floor Plan

Scale: 1/8"=1'-0"

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Floor Plans

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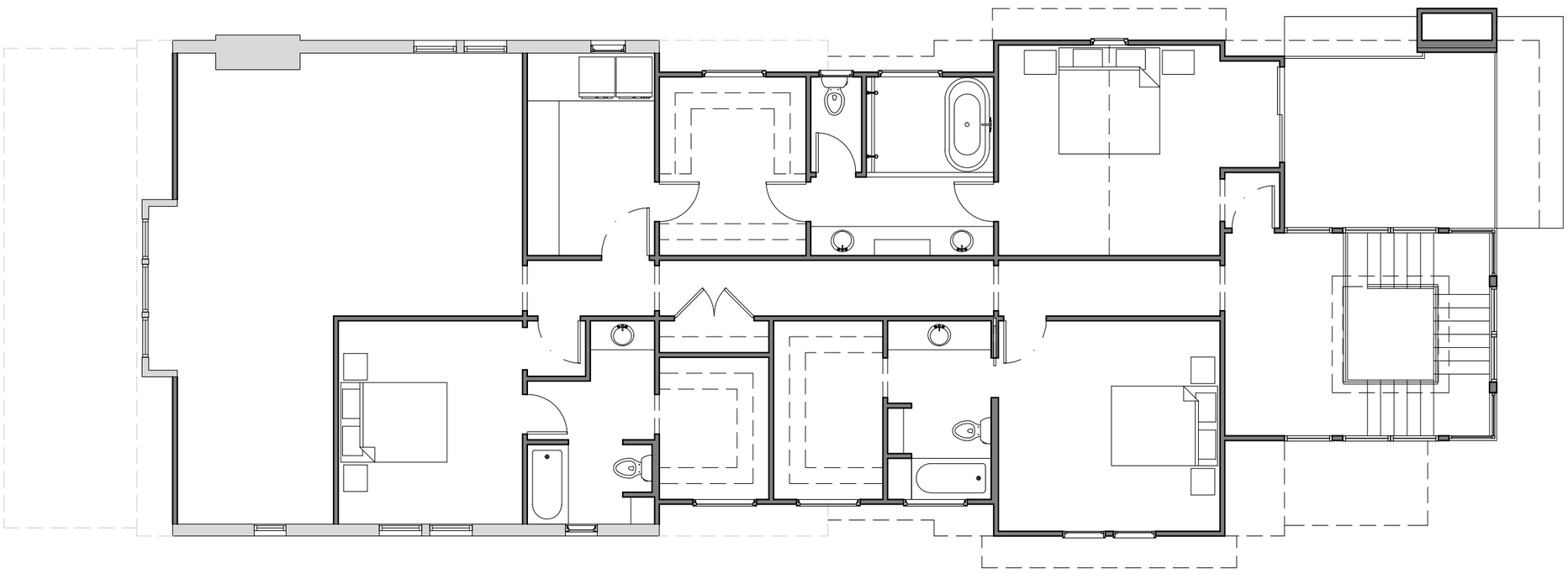

1 Second Floor Plan

Scale: 1/8"=1'-0"

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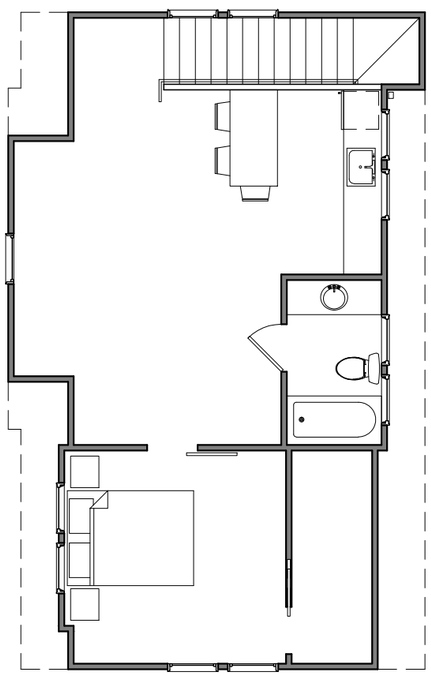
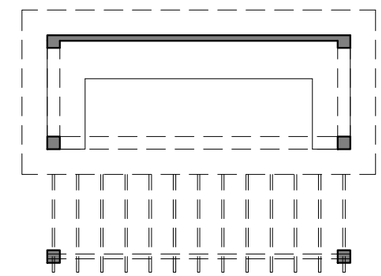


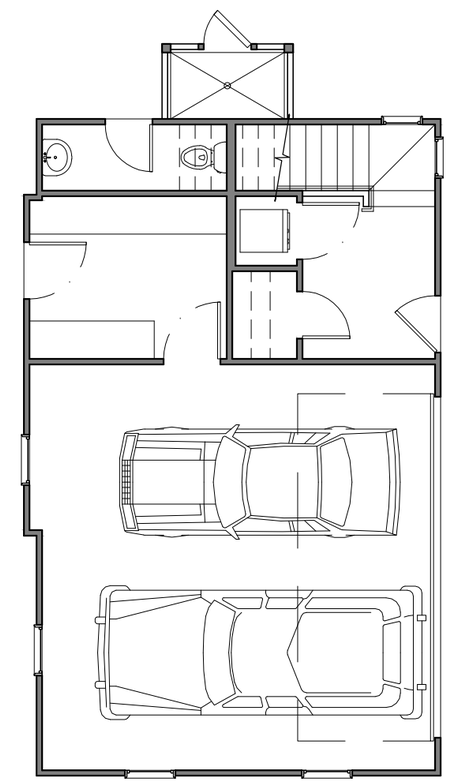
2 DADU Second Floor Plan

Scale: 1/8"=1'-0"



3 Pool House

Scale: 1/8"=1'-0"



1 DADU First Floor Plan

Scale: 1/8"=1'-0"

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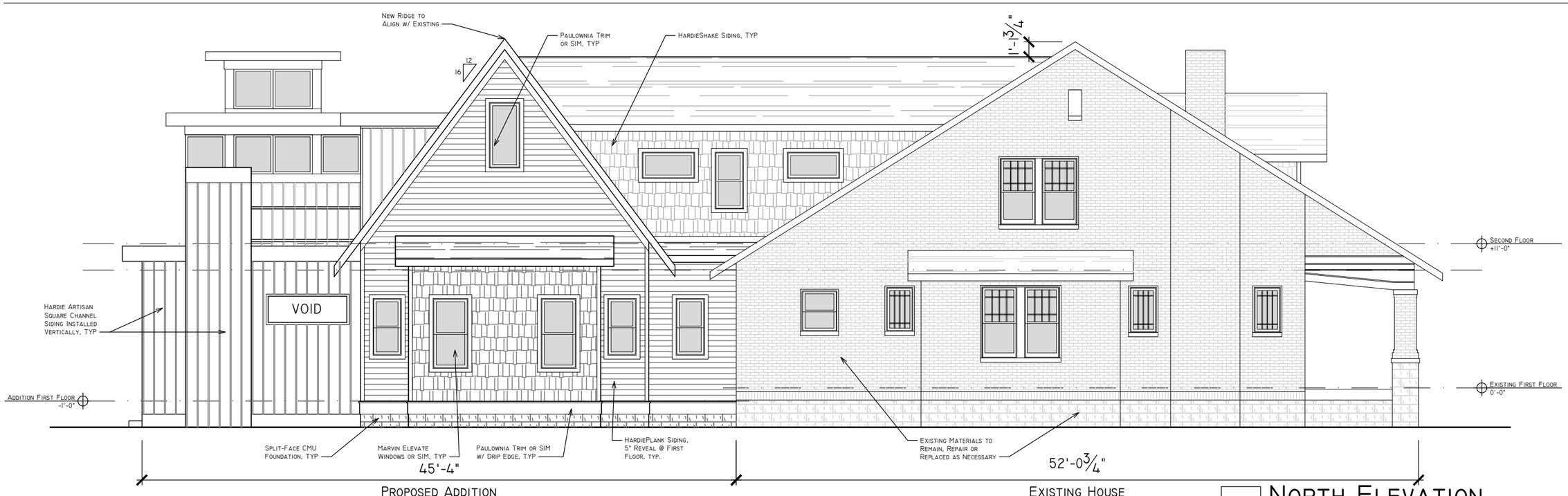
2 West Elevation

Scale: 1/8"=1'-0"



1 North Elevation

Scale: 1/8"=1'-0"

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Exterior Elevations

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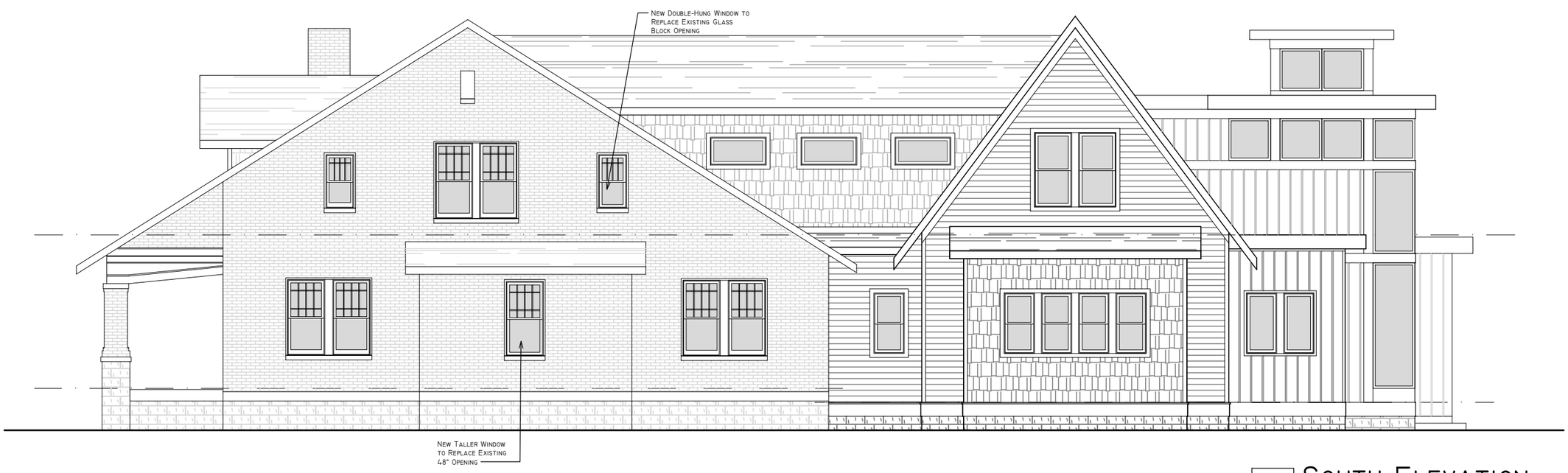
2 East Elevation

Scale: 1/8"=1'-0"



1 South Elevation

Scale: 1/8"=1'-0"

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Exterior Elevations

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4 DADU North Elevation

Scale: 1/8"=1'-0"

3 DADU South Elevation

Scale: 1/8"=1'-0"

2 DADU East Elevation

Scale: 1/8"=1'-0"

1 DADU West Elevation

Scale: 1/8"=1'-0"

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Exterior Elevations

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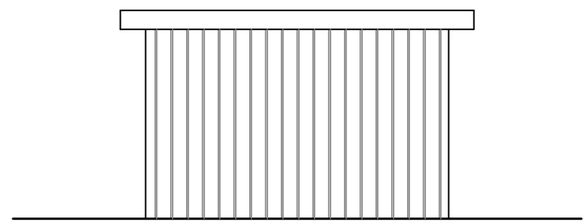
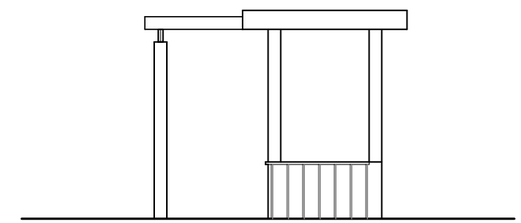


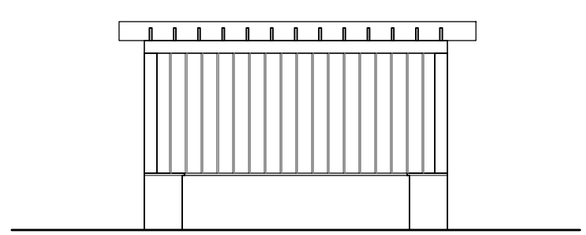
4 Pool House North Elevation

Scale: 1/8"=1'-0"



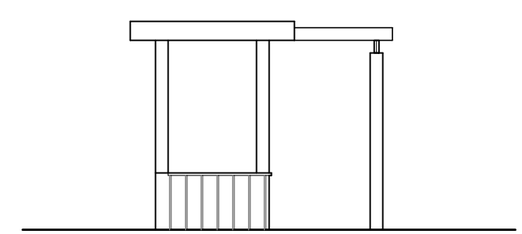
3 Pool House East Elevation

Scale: 1/8"=1'-0"



2 Pool House South Elevation

Scale: 1/8"=1'-0"



1 Pool House West Elevation

Scale: 1/8"=1'-0"

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