

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

413 N 16th Street

August 19, 2020

Application: New Construction—Addition

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

Map and Parcel Number: 08310001600

Applicant: John Root

Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

<p>Description of Project: The applicant proposes a rear addition to the contributing residence, and side dormers added to the existing roof. As proposed, staff finds the roof form is not compatible with the existing historic roof.</p> <p>Recommendation Summary: Staff recommends approval with the conditions:</p> <ol style="list-style-type: none">1. The addition's roof form is revised for the addition to tie into the existing roof at least six inches (6") below the ridges;2. The left side dormer is either removed or redesigned so that it sits on the new addition only;3. The horizontal window on the addition's right side is redesigned to be at least two traditionally (2:1) proportioned windows; and,4. Staff approve the final details, dimensions and materials of windows, doors and roofing color prior to purchase and installation. <p>With these conditions, staff finds that the application meets Section II.B for New Construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments</p> <ul style="list-style-type: none">A: PhotographsB: Site PlanC: Elevations
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Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories. For those lots located within the Five Points Subdistrict of the Five Points

Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New

buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

The Commission has the ability to reduce 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 setback reductions 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*

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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.

Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

7. 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.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.

10. 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 that 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.

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).

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

When a lot width exceeds 60' 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 (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.

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.

b. The creation of an addition through enclosure of a front porch is not appropriate.

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

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.

III.B. 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.

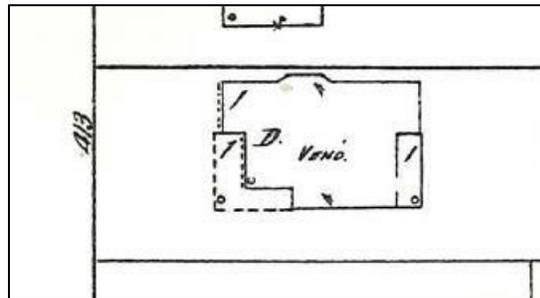
Background: 413 N Sixteenth Street is a contributing building c. 1910 in the Lockeland Springs-East End district.



Figure 1. 413 N 16th St.

Analysis and Findings: This application is for a rear addition one foot (1') taller than the ridge of the historic home. Side dormers are also proposed.

Demolition: A lap sided section at the rear corner is proposed to be removed for the new addition (Figure 2). The window at the right-rear (Figure 2) will be removed, and doors installed into the new screened porch. This is an original rear portion of the house (Figure 3); however staff finds that this portion of the house does not contribute to the historical or architectural integrity of the house, because it is on the rear façade and not visible from the street. A portion of the original roof form is also proposed to be removed. (See analysis of roof form.) Staff finds the removal of the rear portions of the structure to be appropriate for the new construction, in accordance with Section III.B.2 for appropriate demolition; however, removal of the original roof form does not meet section III.B.2 for appropriate demolition as primary roof forms are character defining features of historic buildings and it does meet section III.B.1 for inappropriate demolition.



Figures 2-3. The lap sided portion is an original portion of the house but is not a contributing element of the structure.

Height & Scale: As proposed, the addition is one and a half stories with a ridge one foot (1') taller than the ridge of the historic house (Figures 3-4). Section II.B.10.a states that an addition to a single-story structure may be taller than the existing building at a distance of forty feet (40') from the front edge of the existing building. In this case the additional height begins forty-one feet (41') back from the front of the structure. Because the existing roof form is pyramidal, the additional height means that there is just a small peak that extends above the existing peak. Staff finds the additional height could be appropriate, as the Commission has allowed for additional height in this manner on similar roof forms in the past and the additional height is minimal; however, the design of the addition also requires the removal of a portion of the historic roof form. Staff, therefore, finds that the height and scale of the addition does not meet the design guidelines. See section on Roof Form for further analysis.

The foundation and eave heights will match those of the existing house respectively at two feet (2') and ten feet (10') from the floor line. The addition is set in one foot (1') on each side. Overall, the addition is proposed to add a footprint of four hundred and thirty-five square feet (435 sq. ft.), less than the footprint of the house, which is two thousand, one hundred and ninety square feet (2,190 sq. ft). Staff finds that the application will meet sections II.B.1.and 2 for height and scale.



Figures 3-4. The addition's roof form is proposed one foot (1') taller than the ridge of the house, at a distance of forty-one feet (41') from the front wall.

Roof form: The addition has a gabled roof with 8/12 pitch. It is connected to the existing hipped roof with a continuation of the hip upwards one foot (1') and requires removal of the majority of the left-rear, original, pyramidal, ridge line. As discussed in Height and Scale, the additional height could be appropriate, however staff finds the method of the connection to the addition to be inappropriate, as it changes the form of the roof and is not sufficiently differentiated from the roof of the historic building (Figure 5). The right side meets the design guidelines; however, the left side wipes out the existing ridgeline. In the past, the Commission has tried to retain the ridgelines as a way to maintain the original form and allow for an addition to be removed in the future, if original conditions were ever desired to be restored (II.B.10.d.). Section II.B.10 for additions states that additions that tie into the existing roof should do so at least six inches (6'') below the ridge line. Staff recommends that the addition's roof is revised for the addition to meet the ridge of the house at least six inches (6'') below each existing ridge.

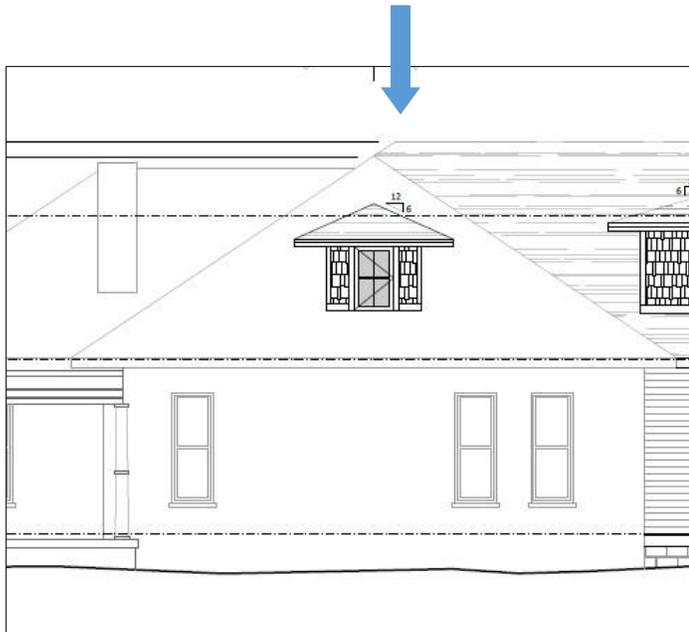


Figure 5. The addition's connection to the historic ridge alters the historic roof form inappropriately.

The project includes adding side dormers to the historic house toward the rear of each side façade and side dormers on the addition. The new dormers on the historic form are inset two feet (2') and are located below the existing ridge. Section II.B.10 of the design guidelines for additions states that new dormers should be similar in design and scale to an existing dormer on the building, or similar in design and scale to an existing dormer on another historic building that is similar in style and massing. As there are no existing dormers on the house, staff reviewed neighboring historic dormers on similar roof forms, which are primarily hipped and approximately six feet (6') in width. An example is shown in Figure 6. The proposed new dormers on the historic roof are compatible with historic examples at approximately six feet (6') in width with a similar hipped roof form and glazing.



Figure 6. An example of a historic dormers on a hipped roof form located adjacent to 413 N 16th St.

The sides of the addition also include fourteen foot and one inch (14' 1") wide dormers. Dormers on an addition may be larger than what is required for a historic building, depending on their scale and location. Typically, the front face of dormers should be primarily glazing, as seen historically. The right-side rear dormer's face is not primarily glazing; however, it is located in a minimally visible location. The dormer on the left side does not meet the design guidelines as it destroys the original roof form. Staff recommends that the dormer be redesigned so that it sits only on the roof of the rear addition in a manner that retains the original roof ridges.

Staff recommends the left side dormer be removed or redesigned so that it does not span both the old and new roof form.

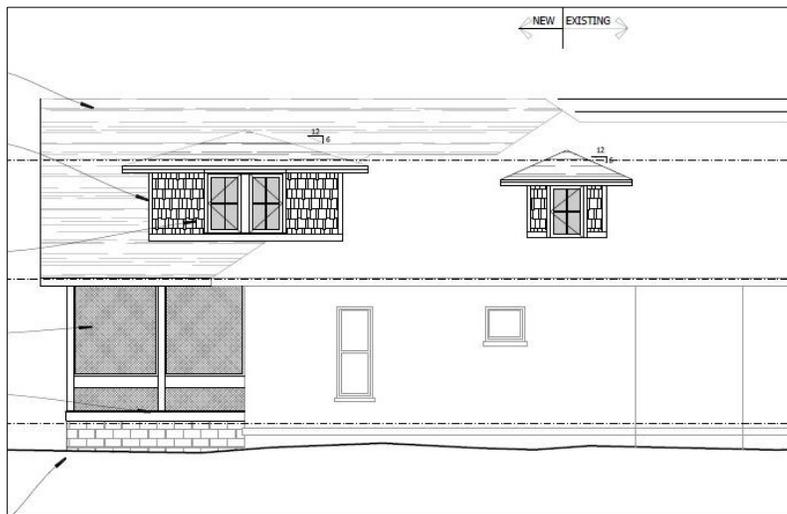


Figure 7. The dormer stretching across the new and historic roof forms is not a compatible roof form.

With these conditions, the roof form will be compatible with Section II.B.5.

Design, Location & Removability: The addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials and insets help it to read as new construction and separate from the historic structure. The proposal does not meet the design guidelines for "removability" because it wipes out the original roof form by requiring the removal of an original ridge line. The project does not meet section II.B.10.a and d, as proposed.

Setbacks: The addition meets all base zoning setbacks. It will be six feet (6') from the left side, and sixteen feet (16') from the right side, meeting the minimum of five feet (5') for side setbacks. The rear setback is approximately fifty-seven feet (57'), also meeting the twenty foot (20') setback requirement for the rear. The project meets section II.B.3.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete block	Split Face	Yes	
Cladding	Fiber cement board lap siding, 5"	Smooth-faced	Yes	
Secondary cladding	Cedar shingles	Natural	Yes	
Roofing	Architectural Shingles	Not indicated	Yes	Yes
Trim	Wood or fiber cement	Smooth faced	Yes	
Windows	Not indicated	Needs final approval	Unknown	Yes
Doors	Not indicated	Needs final approval	Unknown	Yes

Staff recommends having final review of windows and doors, and roofing color. The project meets section II.B.4.

Proportion and Rhythm of Openings:

There are horizontal windows on the addition's right side (Figure 8) and on the rear that do not meet the historic window proportions. Although the side window is towards the rear of that façade, Section II.B.4 states that the window pattern should not contrast greatly with surrounding historic buildings. Because the location of the rear window will not impact the character of the house, as seen from the street, Staff finds it to meet the design guidelines. Staff recommends that the window on the right side of the addition is revised to be more compatible, with at least two traditionally proportioned windows. The horizontal window is likely desired because the interior use is a closet; however, windows with 2:1 proportion could be enclosed by shutters or could have opaque glass allowing the interior to be walled-over, if desired. With this condition, staff finds the project's proportion and rhythm of openings will meet Section II.B.7.

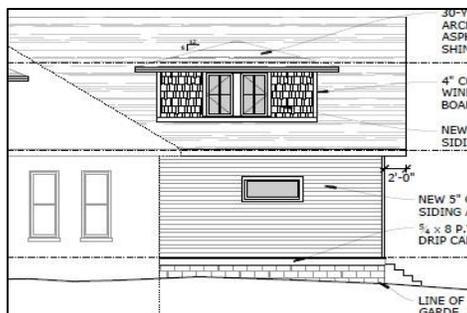


Figure 8. Staff recommends this long horizontal window is broken up into at least two traditionally proportioned windows.

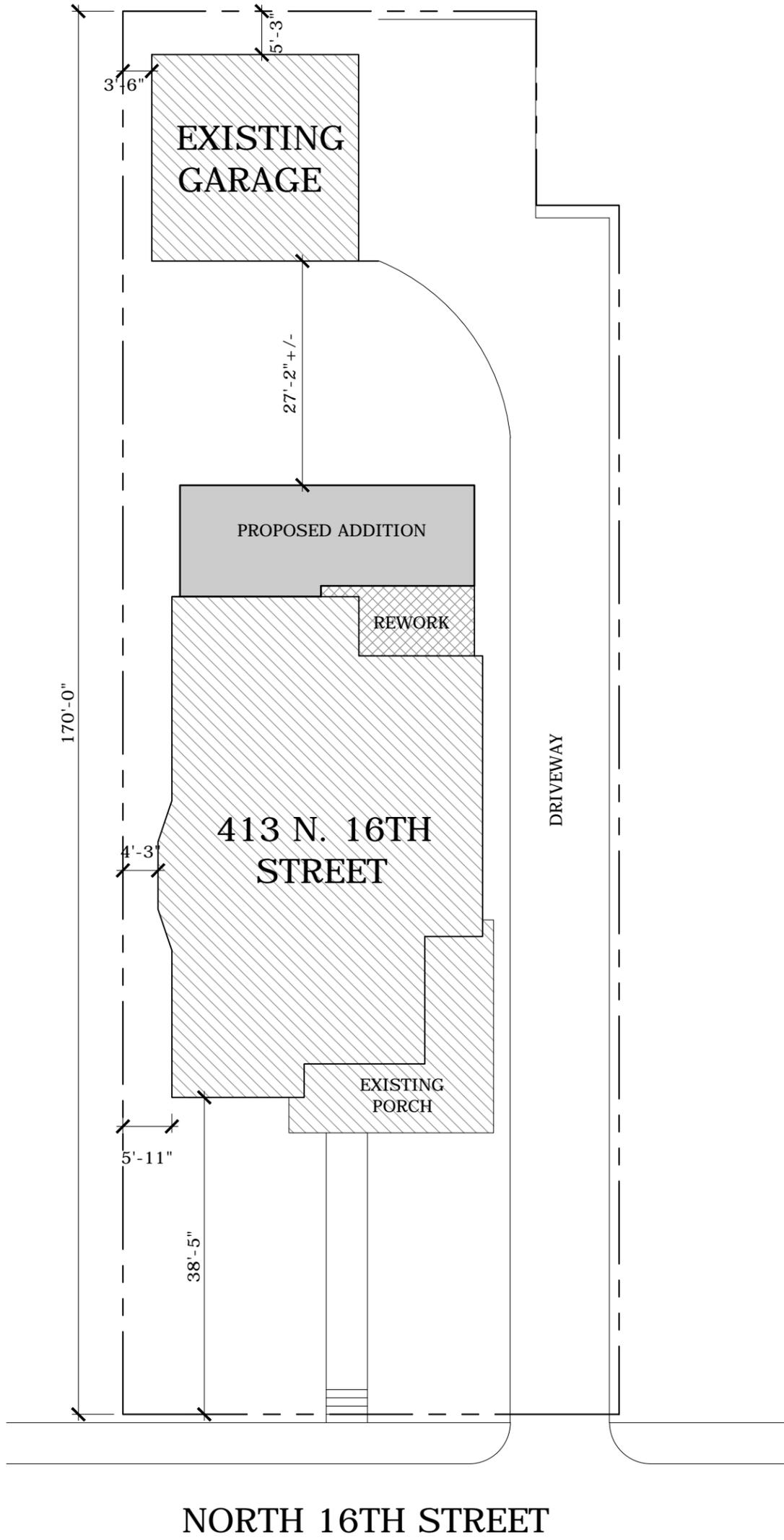
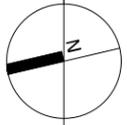
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings.

Recommendation: Staff recommends approval with the conditions:

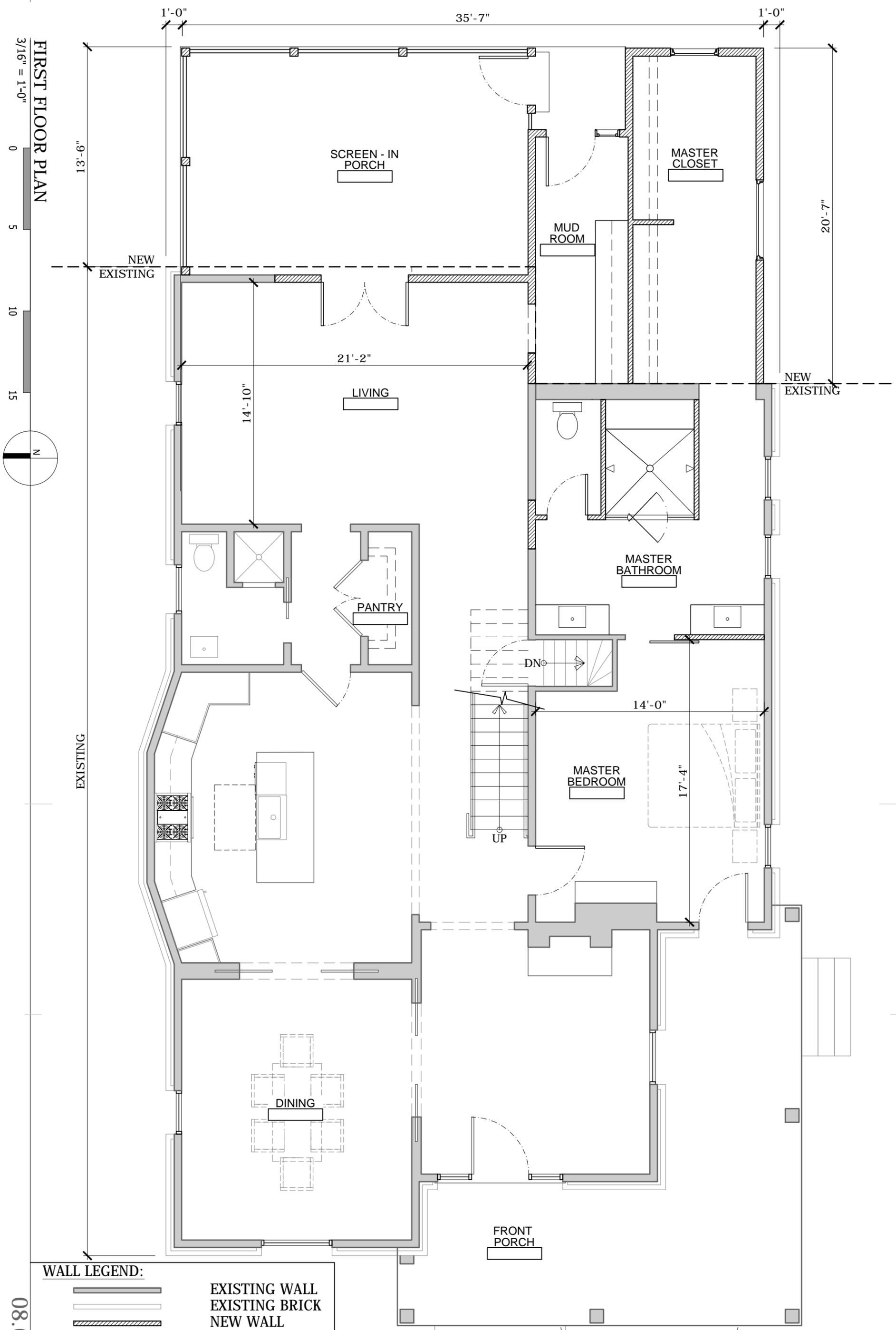
1. The addition's roof form is revised for the addition to tie into the existing roof at least six inches (6") below the ridges;
2. The left side dormer is either removed or redesigned so that it sits on the new addition only;
3. The horizontal window on the addition's right side is redesigned to be at least two traditionally (2:1) proportioned windows; and,
4. Staff approve the final details, dimensions and materials of windows, doors and roofing color prior to purchase and installation.

With these conditions, staff finds that the application meets Section II.B for New Construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

ARCHITECTURAL SITE PLAN
1/16" = 1'-0"
0 8 16 32



08.05.20 00



FIRST FLOOR PLAN

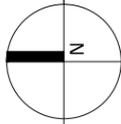
3/16" = 1'-0"

0

5

10

15



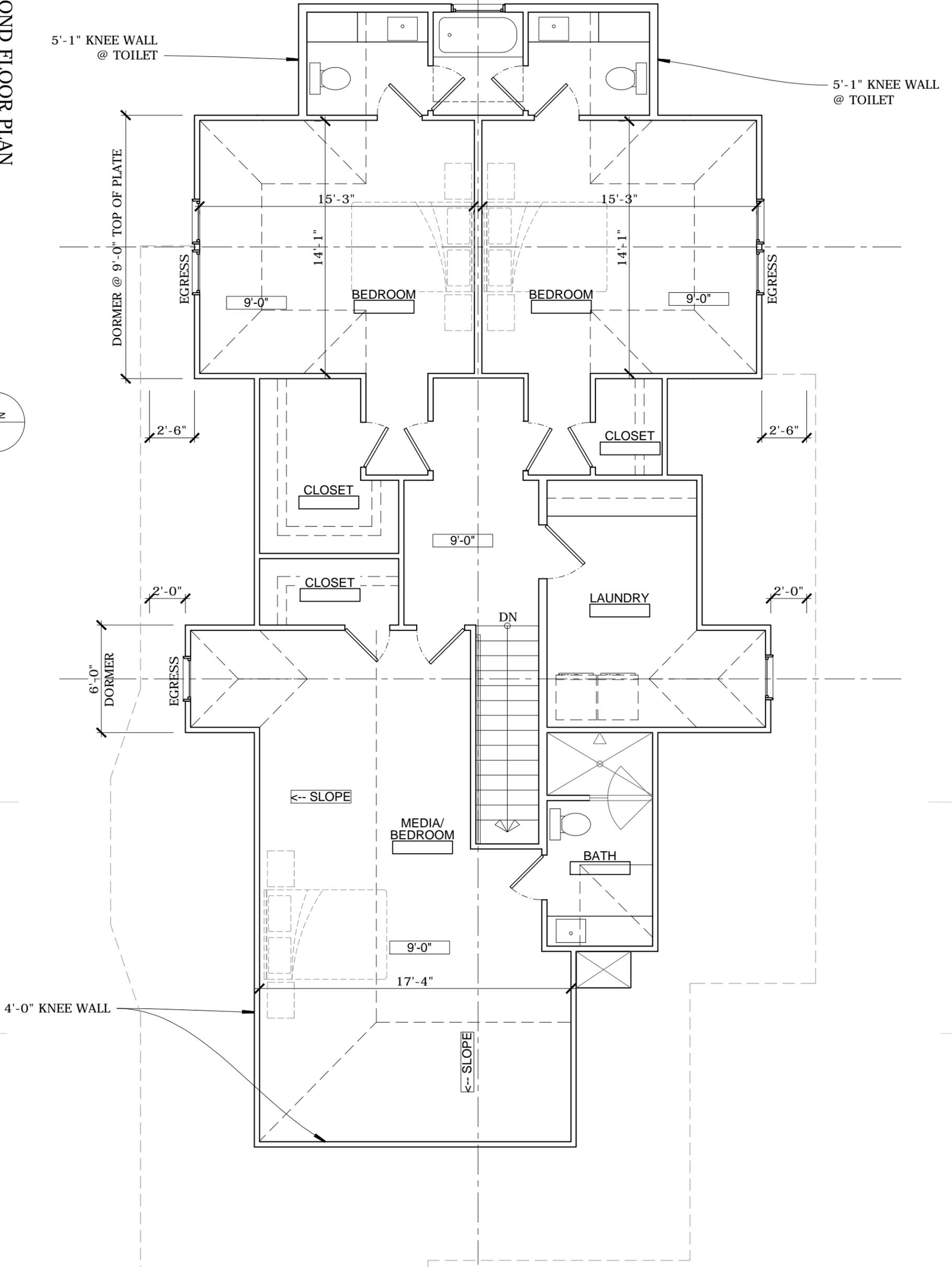
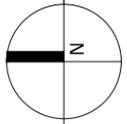
WALL LEGEND:

- EXISTING WALL
- EXISTING BRICK
- NEW WALL

08.05.20

01

SECOND FLOOR PLAN
3/16" = 1'-0"

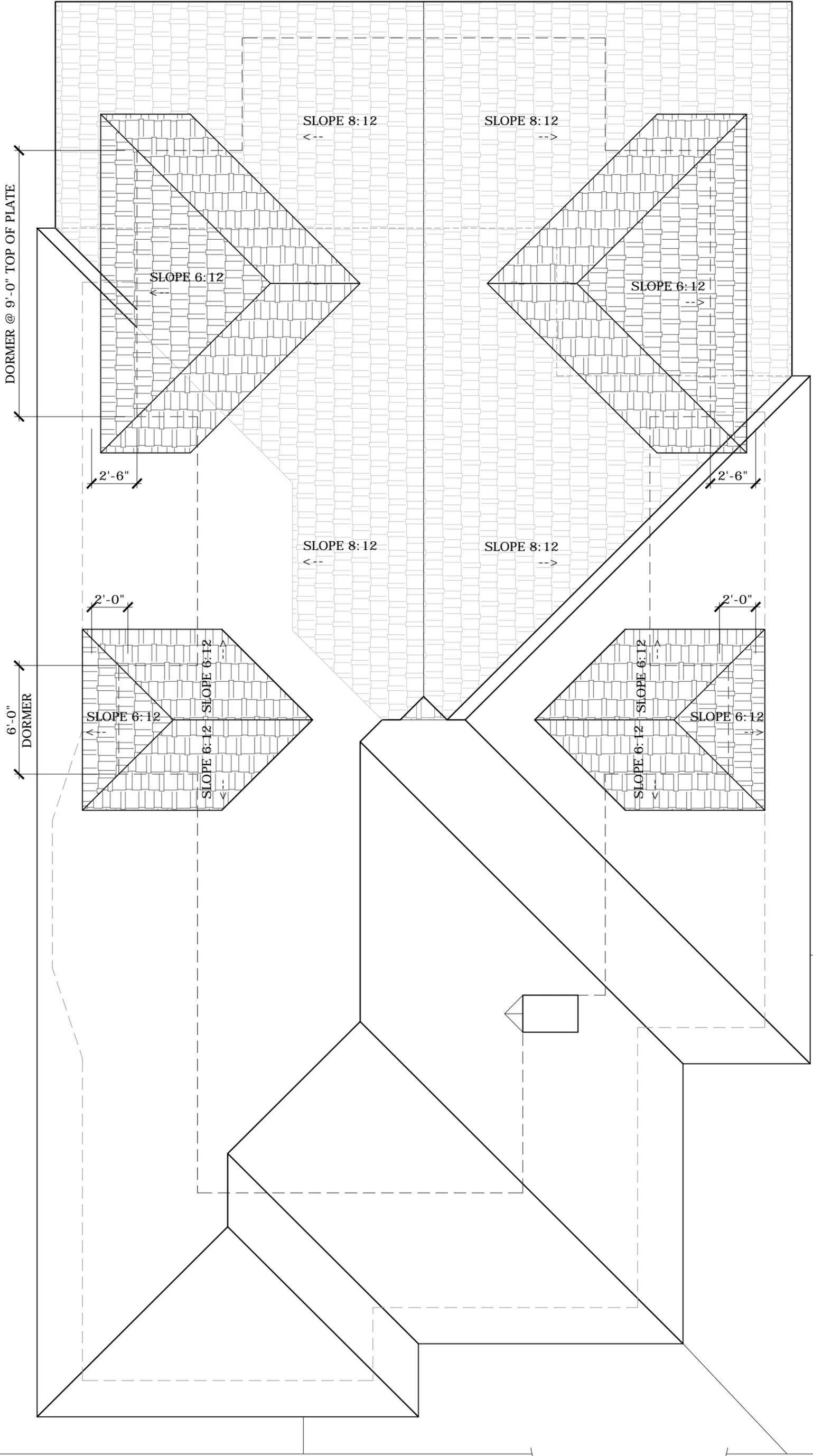
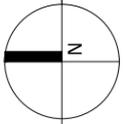


WALL LEGEND:

	EXISTING WALL
	EXISTING BRICK
	NEW WALL

08.05.20
02

ROOF PLAN
3/16" = 1'-0"

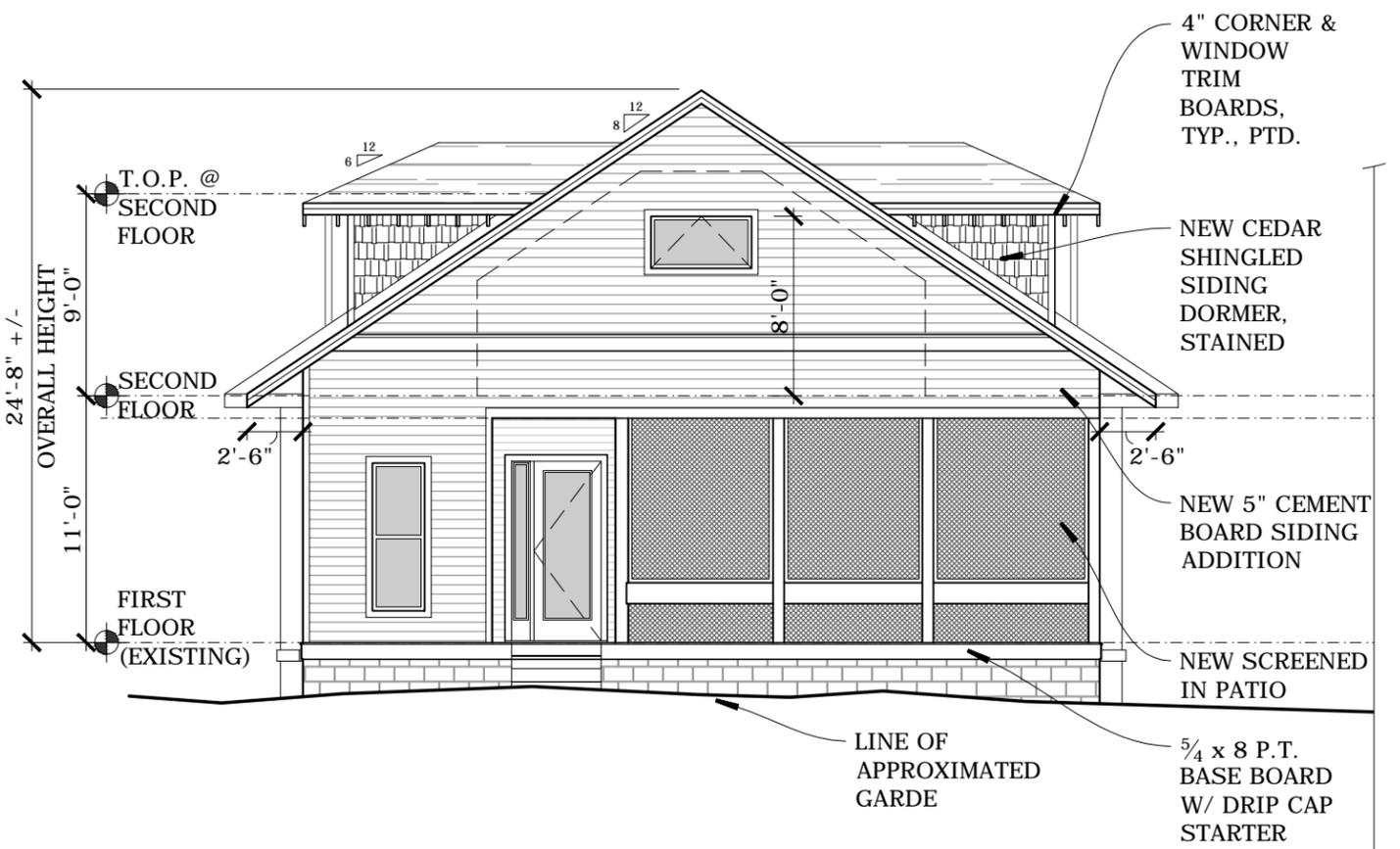


08.05.20
03

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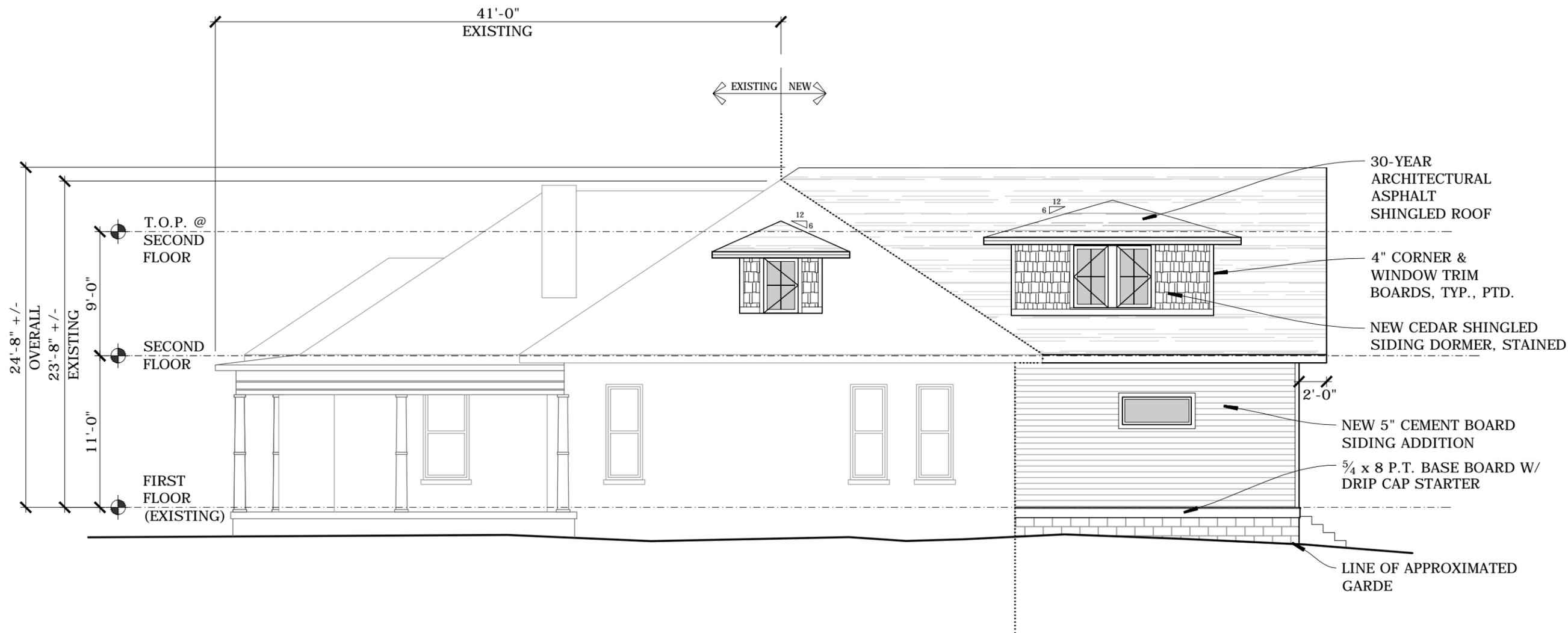


SOUTH ELEVATION



NORTH ELEVATION



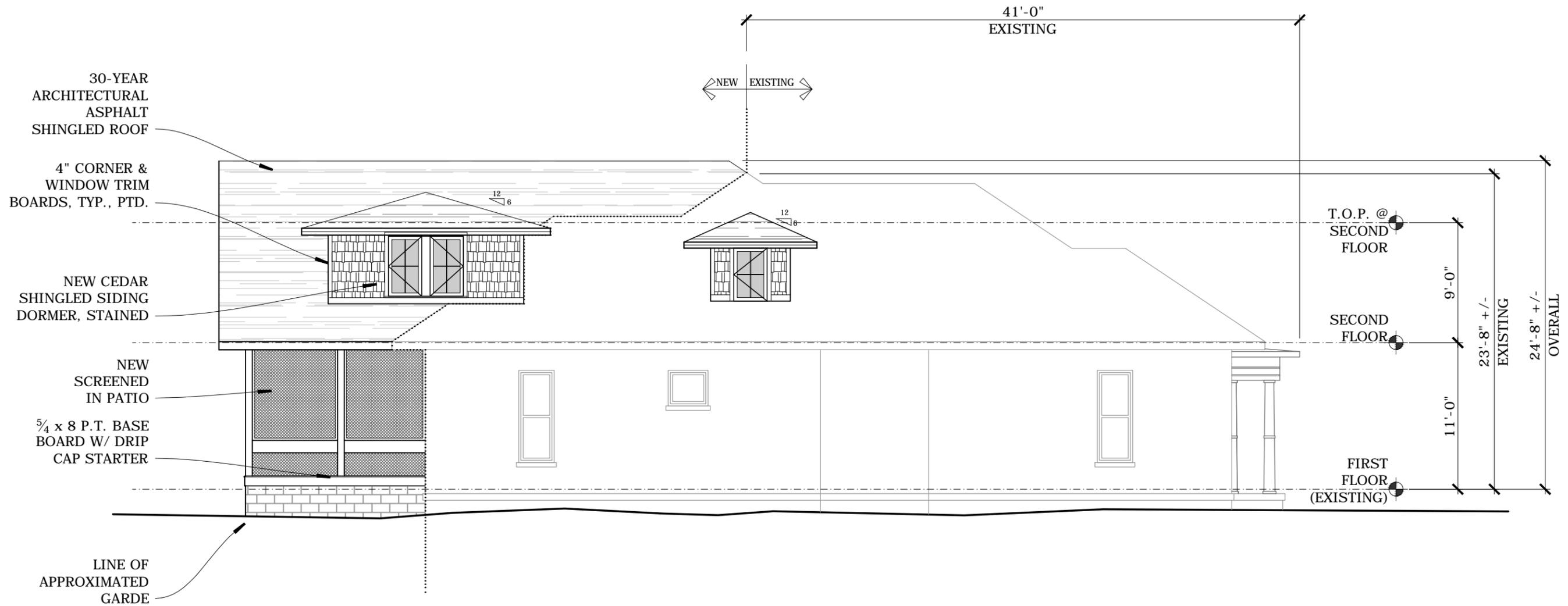


EAST ELEVATION

1/8" = 1'-0"
0 10 20

05

08.05.20



WEST ELEVATION

1/8" = 1'-0" 0 10 20

06 08.05.20