

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

1209 Elmwood Avenue

February 17, 2021

Application: New Construction—Addition and Outbuilding; Partial Demolition

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Base Zoning: R8

Map and Parcel Number: 10513012300

Applicant: Thomas Agee, Bootstrap Architecture + Construction

Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: Application is to construct a rear addition and outbuilding that includes a dwelling unit. The project includes altering window openings on the left-side façade of the historic house.

Recommendation Summary: Staff recommends approval with the following conditions:

1. Staff approve the final details, dimensions and materials of the porch floor, porch steps, porch railing, windows, and doors prior to purchase and installation;
2. The siding shall have a smooth finish and maximum reveal of five inches (5"); and
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within five-feet (5') of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

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

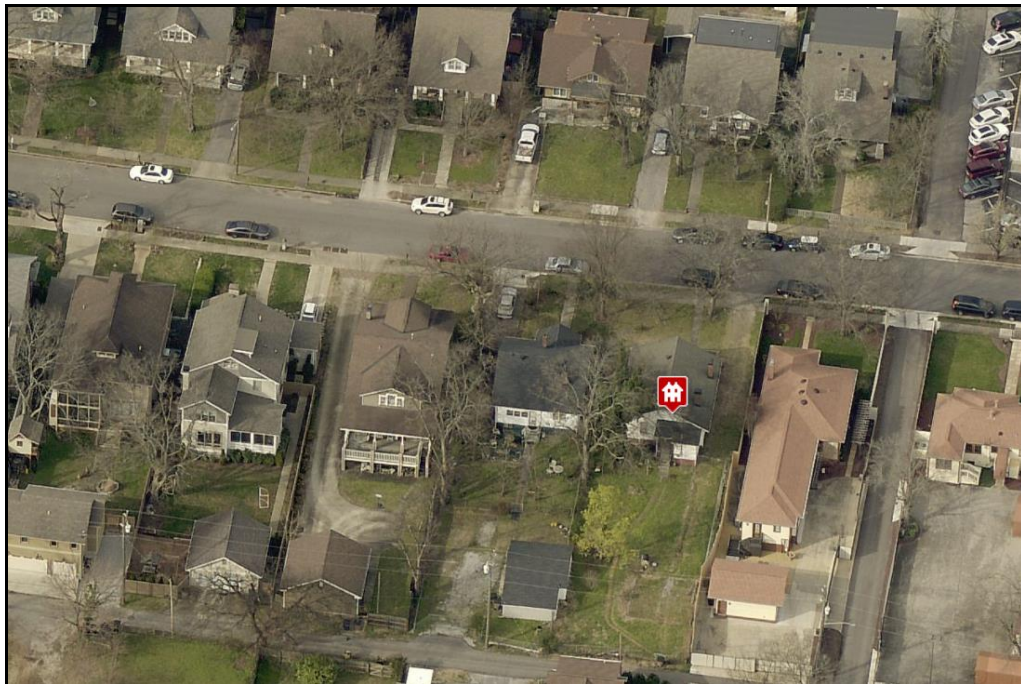
B: Site Plan

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.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Utilities

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

i. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.1 6.030 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 outbuildings 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.

k: Multi-unit Detached Developments/ Cottage Developments

Multi-unit detached developments or “cottage” developments are only appropriate where the Planning Commission has determined that the community plan allows for the density requested and the design guidelines for “new construction” can be met.

The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.

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 face the street.

Interior dwellings should be “tucked-in” behind the buildings facing the street.

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.

Attached garages are only appropriate for rear units along the alley.

2. ADDITIONS

- a. *Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.*

Placement

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

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

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

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

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

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

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

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

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

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

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

When an addition needs to be 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 1209 Elmwood Avenue is a c. 1920 bungalow that contributes to the historic character of the Belmont-Hillsboro neighborhood (Figure 1).



Figure 1. 1209 Elmwood Avenue, February 2021.

Analysis and Findings: Application is to construct a rear addition and outbuilding that includes a dwelling unit. The project includes altering window openings on the left-side façade of the historic house.

Demolition: The application includes the removal of an existing single-story shed roof piece and the removal of paired windows and a shorter double hung window on the left-side façade at the ~~at~~ and beyond the midpoint (Figure 2). Staff finds that removal of these windows can be appropriate given their location at and beyond the midpoint. The applicant proposes to add two double-hung windows so that there is not a large expanse of wall without a window or door opening (Figure 3).



Figure 2. Existing left-side elevation.

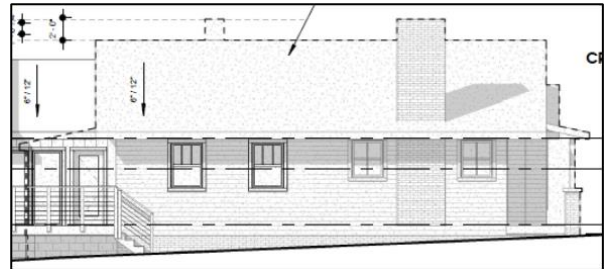


Figure 3. Proposed left-side elevation with outline of existing house.

The shed roof portion to be removed appears on the 1951 Sanborn map (Figures 4 and 5). While this rear portion may be original or added early on, staff finds that it is not a character defining feature given its location at the rear of the house along with the lower height and separate roof form. For these reasons, staff finds that its demolition can be appropriate.



Figure 4. Rear portion to be removed.

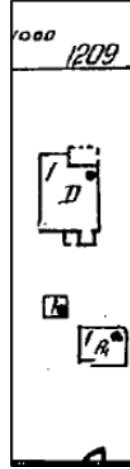


Figure 5. 1951 Sanborn map.

For these reasons, staff finds that the proposed partial demolition does not meet Section V.1 for inappropriate demolition and can meet Section V.2 for appropriate demolition.

Height & Scale: The proposed addition rises two feet (2') taller than the historic house and extends wider on the left side; however, the addition is not taller and wider than the existing house at the same point. The additional height occurs approximately fifty-one feet (51') behind the front wall of the house, which meets the design guidelines. The historic home is a true one-story house, and the project uses the drop in grade along with the additional height to create some upper-story living space in the addition. The eaves of the single-story connector are the same height as the historic house while the eaves of the taller part of the addition are approximately eighteen inches (18") taller.

The addition is inset one foot (1') from both rear corners and goes back thirteen feet (13') on both sides before matching the width of the historic house. Staff finds that the proposed insets can be appropriate since the connector is single-story, and while the addition includes some upper-level space, it does not incorporate dormers or drastically taller eaves than the existing house.

The historic house is twenty-eight feet (28') wide, which meets the criteria for when a wider rear addition can be appropriate. As proposed the wider rear addition is a single-story screened porch that extends approximately six feet, eight inches (6'-8") wider on the left-side approximately eighty feet (80') beyond the front wall of the historic house. Staff finds that the proposed wider addition to be appropriate given its location at the rear, its one-story form, and the open nature of a screened porch. In addition, the visibility of the wider addition is likely to be reduced even more given the drop in grade from the front to the rear of the site.

The new construction adds a net footprint of approximately one thousand, four hundred, ninety-three square feet (1493 sq. ft.) to the existing footprint of one thousand, two hundred, thirteen square feet (1213 sq. ft.). While the addition more than doubles the existing footprint, three hundred fifty square feet (350 sq. ft.) of the addition is a single-

story screened porch. Staff finds that the proposed footprint can be appropriate since the overall scale of the addition is appropriate for the historic house.

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

Location & Removability: The addition is located behind the historic house. Its insets and separate roof form ensure that if the addition were to be removed in the future, the overall historic character of the historic house would not be adversely impacted.

The project meets Section II.B.2.a and e.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition’s 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.

The project meets Section II.B.2.a and f.

Setback & Rhythm of Spacing: The addition meets all bulk zoning setbacks. The new construction is approximately ten feet (10’) from the right property line; five feet (5’) from the left property line; and fifty-three feet (53’) 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	Concrete Block	Split Face	Yes	No
Cladding	Lap siding	Needs final approval	Yes	Yes
Secondary Cladding	Board-and-batten		Yes	No
Roofing	Asphalt Shingles	Match house	Yes	No
Trim	Fiber cement boards	Smooth	Yes	No
Side Porch Floor/Steps	Not indicated	Needs final approval	Unknown	Yes
Side Porch Railing	Not indicated	Needs final approval	Unknown	Yes
Rear Porch	TPO	White	Yes	No

Roof				
Windows	Not indicated	Needs final approval	Unknown	Yes
Side doors	Not indicated	Needs final approval	Unknown	Yes

Most of the known materials meet the design guidelines. The applicant proposes white TPO for the side porch roof. The Commission has approved TPO and other membrane roofing for additions that incorporate lower sloped roof forms but has not approved white as a roof color since it would usually contrast greatly with the historic context. However, staff finds that the white TPO can be appropriate in this case since the covered porch is located approximately eight feet (80') beyond the front wall of the historic house.

With the conditions that the lap siding be smooth faced with a maximum reveal of five inches (5") and that staff review the final details and dimensions of the porch floor, porch steps, porch railing, windows, and doors prior to purchase and installation, the project meets Section II.B.1.d

Roof form: The primary roof form of the addition is a clipped front gable with a 6/12 pitch. The right-side façade includes a shed dormer that is set in two feet (2') from the wall below and meets the design guidelines. The side porch that extends wider on the left-side has a flat roof with a .25/12 slope. Staff finds that the lower sloped roof is appropriate for a single-story screened porch. Staff finds that the roof forms of the addition are compatible and do not contrast greatly with that of the historic house.

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

Proportion and Rhythm of Openings: The addition includes a mix of windows that are twice as tall as they are wide and horizontally proportioned windows. Staff finds that the horizontal windows can be appropriate given their location beyond the midpoint on the left-side façade, in the dormer that is appropriately inset on the right-side façade, and on the rear elevation. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

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

Outbuildings: The applicant proposes to construct an outbuilding that includes a dwelling unit with this project.

Massing Planning: The lot is less than 10,000 square feet, at approximately nine thousand, three hundred, and seventy-six square feet (9,376 sq. ft.).

	50% of first floor area of primary structure	Lot is less than 10,000 square feet	Proposed Outbuilding
Maximum Square Footage	1353 sq. ft.	750 sq. ft. max	750 sq. ft.

	Potential maximums under Ordinance	Existing House	Proposed Outbuilding
Ridge Height	25' unless existing building is less	22'-10"	21'-10"
Eave Height	10'	11'	10' (average)

Staff finds that the height and scale of the proposed outbuilding to meet the design guidelines.

Roof Form:

Proposed Element	Proposed Outbuilding	Typical of district?
Primary form	Gable	Yes
Primary roof slope	7.5/12 and 12/12	Yes
Secondary form	Flat	Yes*
Secondary roof slope	.25/12	Yes
Dormer form	Shed	Yes
Dormer roof slope	2.5/12	Yes

*The outbuilding is comprised of a one and one-half story component and a true one-story component. While flat roofs on one and one-half story and two story outbuildings is inappropriate, one-story outbuilding with flat roofs were common historically. Staff finds that the proposed roof form meets Section II.B.1.i of the design guidelines for roof shape.

Materials:

	Proposed Outbuilding	Color/Texture	Needs final approval?

Foundation	Concrete Block	CMU	No
Primary cladding	Lap siding	Needs final approval	No
Secondary cladding	Board-and-batten		No
Trim	Fiber cement board	Smooth	No
Primary Roofing	Asphalt Shingles	Match house	No
Windows	Not indicated	Needs final approval	Yes
Doors	Not indicated	Needs final approval	Yes
Garage door	Not indicated	Needs final approval	Yes

With the conditions that the lap siding be smooth faced with a maximum reveal of five inches (5”) and that staff review the final details and dimensions of the windows and doors prior to purchase and installation, staff finds that the materials meet the design guidelines.

General requirements for Outbuildings:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	Yes	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2’?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Site Planning & Setbacks:

	MINIMUM	PROPOSED OUTBUILDING
Building located towards rear	-	Yes

of lot		
Space between principal building and garage	20'	24'-3"
Rear setback – garage doors face alley	5'	5'-10"
Right side setback	5'	5'
Left side setback	5'	11'-8"
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

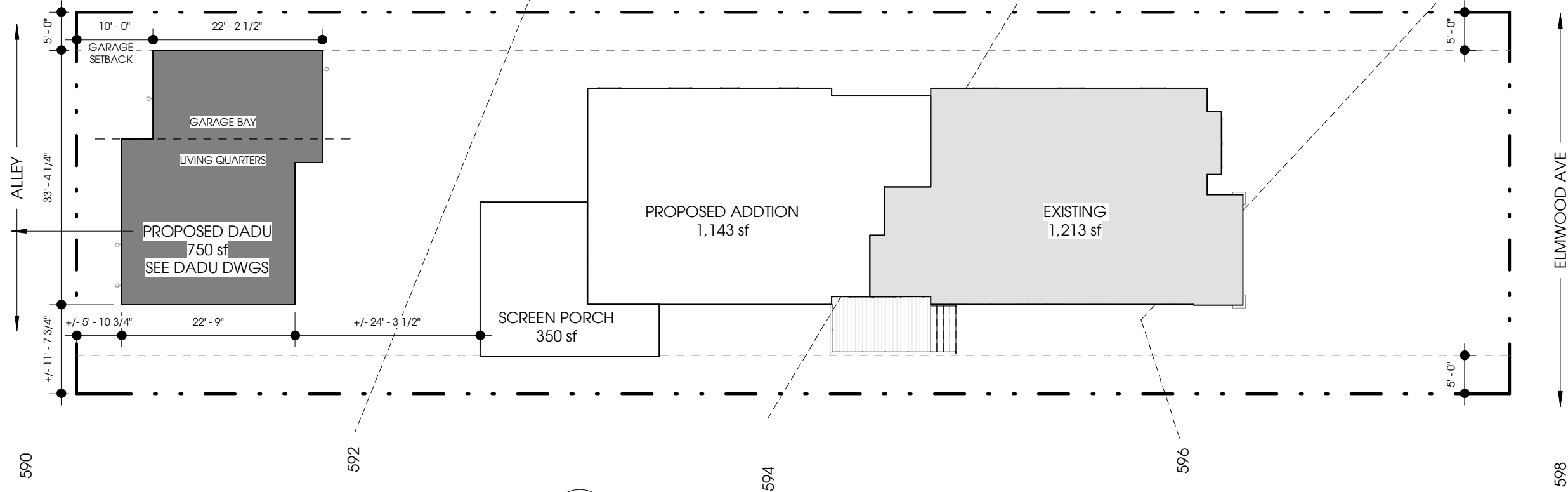
The proposed setbacks for the DADU meet the design guidelines.

With staff's approval of the windows and doors, staff finds that the outbuilding's height, scale, roof form, dormers, materials, location, and setbacks to meet Section II.B.1.i. of the design guidelines.

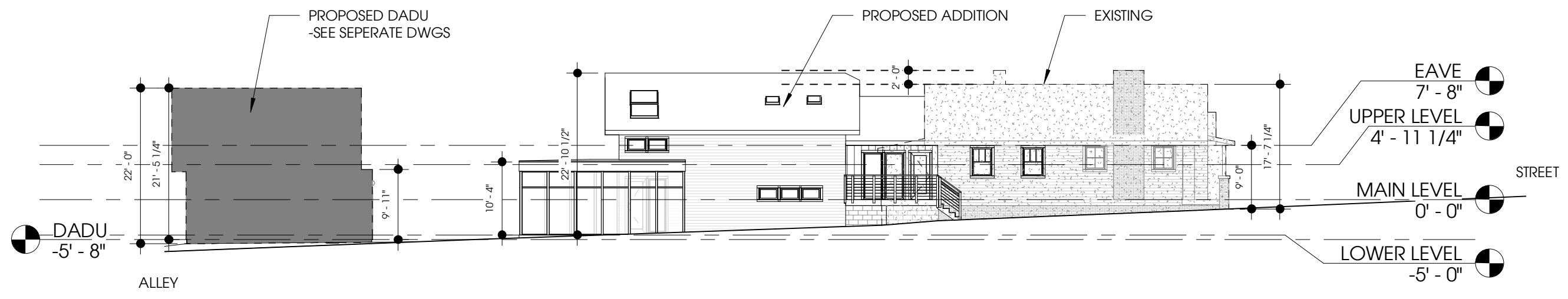
Recommendation: Staff recommends approval with the following conditions:

1. Staff approve the final details, dimensions and materials of the porch floor, porch steps, porch railing, windows, and doors prior to purchase and installation;
2. The siding shall have a smooth finish and maximum reveal of five inches (5"); and
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

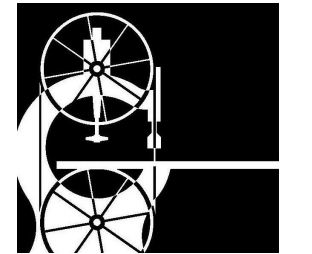
With these conditions, staff finds that the project meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.



1 SITE PLAN
 0' 8' 16' 32'



2 SITE SECTION
 0' 8' 16' 32'



bootstrap
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 CRAIG KENNEDY, AIA

**1209
 ELMWOOD**
 HISTORIC
 PRINCIPAL STRUCTURE

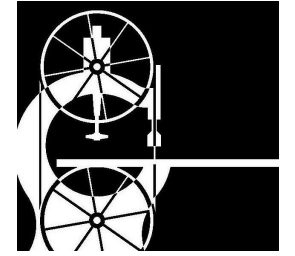
PROJECT INFORMATION

ZONING:
 - PARCEL #10513012300
 - R8
 - BELMONT-HILLSBORO NEIGHBORHOOD
 CONSERVATION OVERLAY

PROJECT SUMMARY:
 THE PROJECT SCOPE INCLUDES A REAR ADDITION,
 INTERIOR RENOVATION, AND DADU.

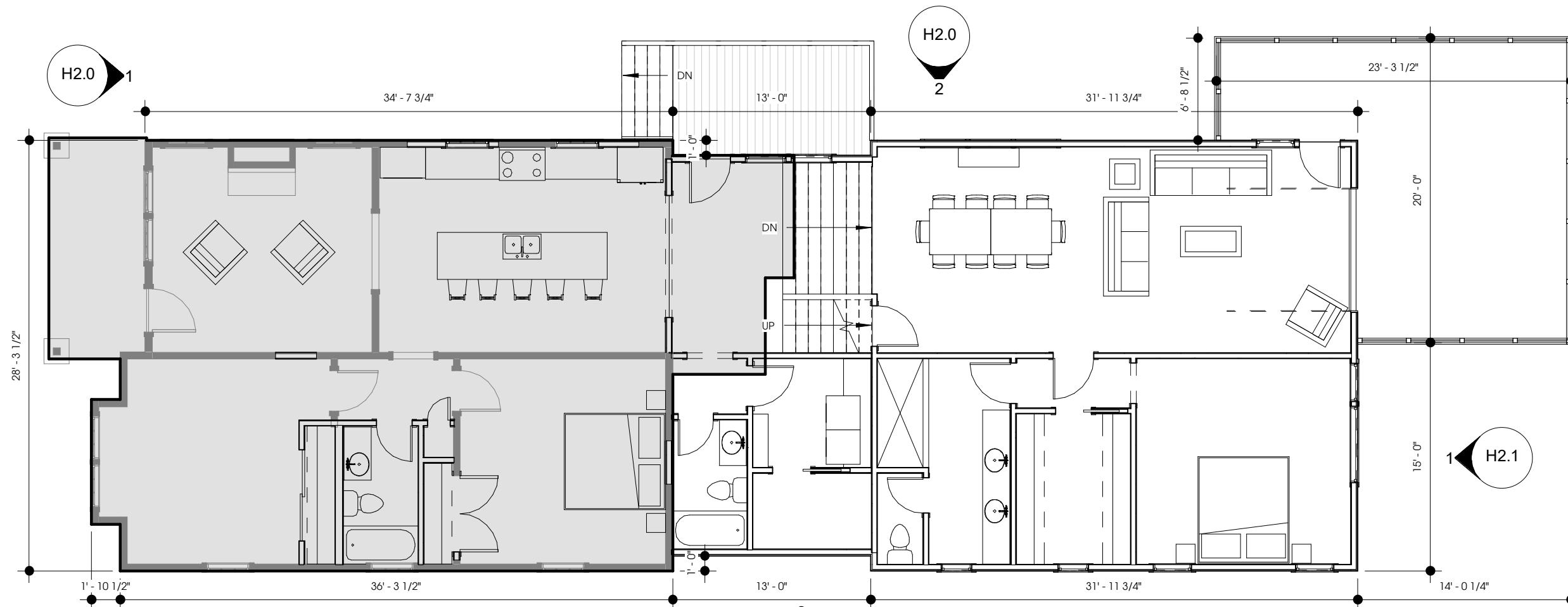
2021 FEBRUARY 01
 PROJECT #20.031

SITE
H1.0

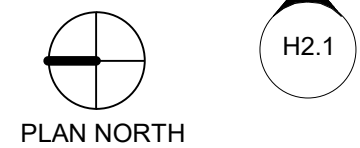


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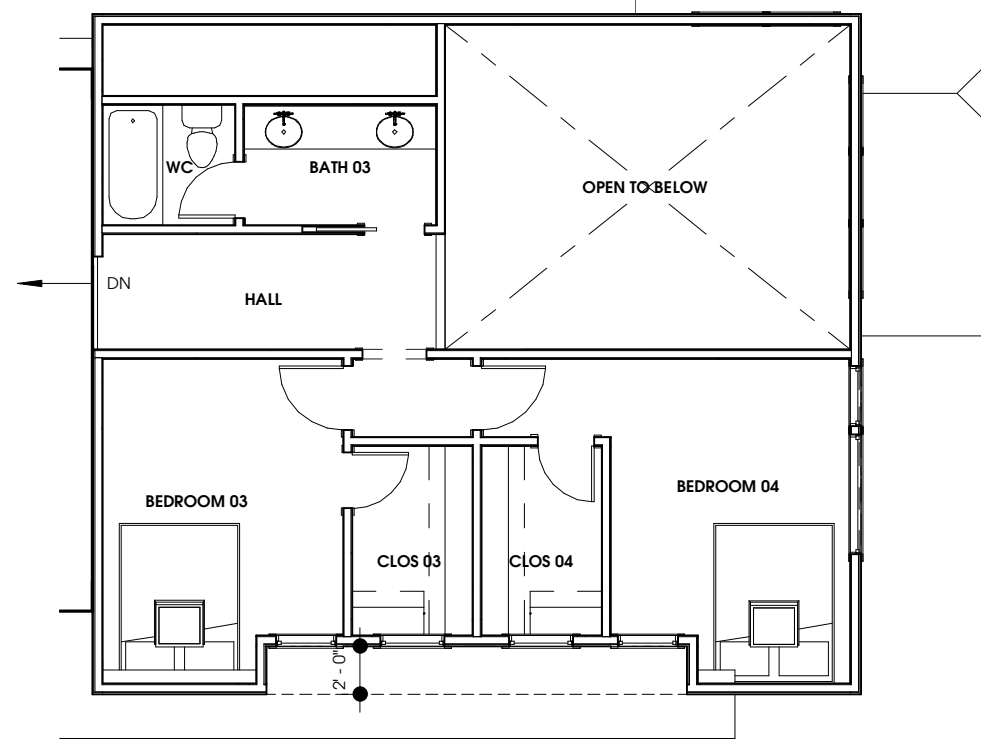
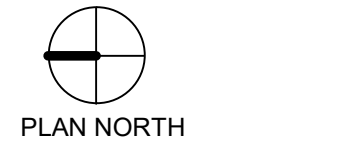
1 MAIN + LOWER LEVEL



WALL LEGEND

	EXISTING TO REMAIN
	DEMOLISHED
	NEW CONSTRUCTION

2 UPPER LEVEL



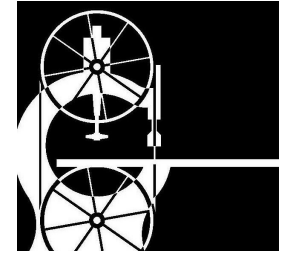
**1209
ELMWOOD**

HISTORIC
PRINCIPAL STRUCTURE

2021 FEBRUARY 01
PROJECT #20.031

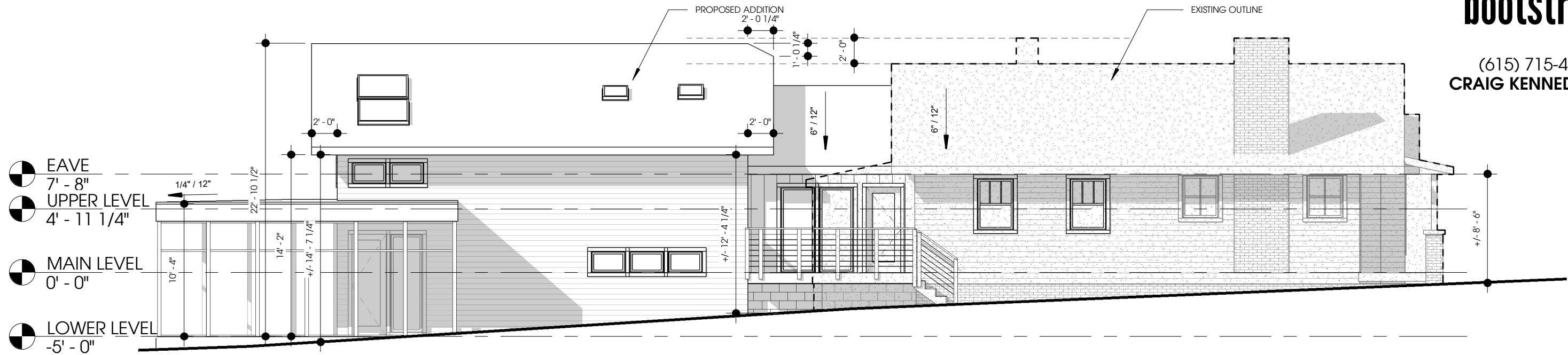
FLOOR PLAN

H1.1

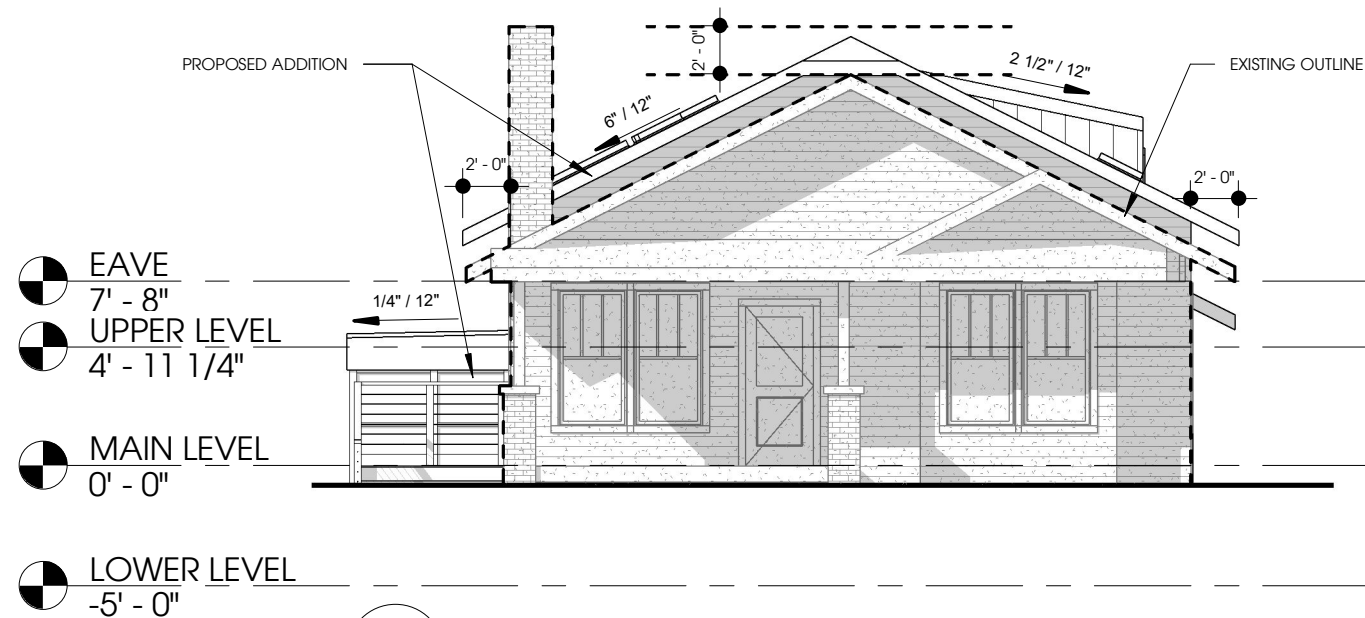


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2 EAST ELEVATION
0' 4' 8' 16'



1 NORTH ELEVATION
0' 4' 8' 16'

MATERIAL SYMBOLS

- LAP SIDING
- BOARD AND BATTEN SIDING
- BRICK
- SPLIT FACE CMU

MATERIAL NOTES

- ALL TRIM SHALL BE SMOOTH FACED FIBER CEMENT
- WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ALL NEW CMU FOUNDATIONS SHALL BE SPLIT FACE CMU.
- ROOFING WILL BE ASPHALT SHINGLES TO MATCH EXISTING SHINGLES AND WHITE TPO

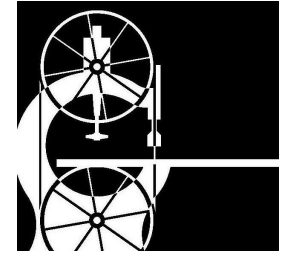
**1209
ELMWOOD**

HISTORIC
PRINCIPAL STRUCTURE

2021 FEBRUARY 01
PROJECT #20.031

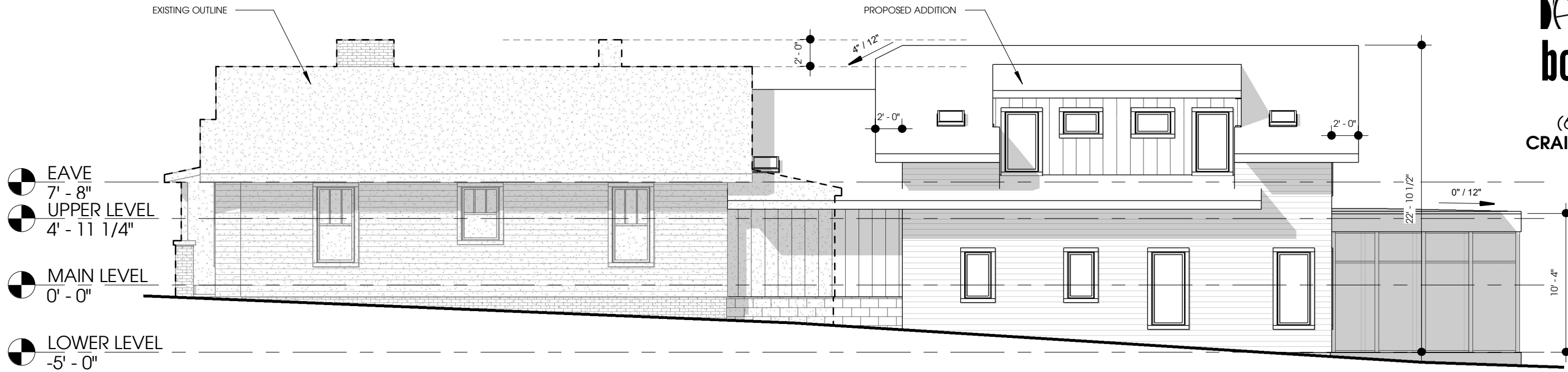
ELEVATIONS

H2.0



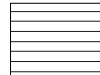

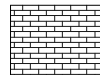
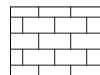
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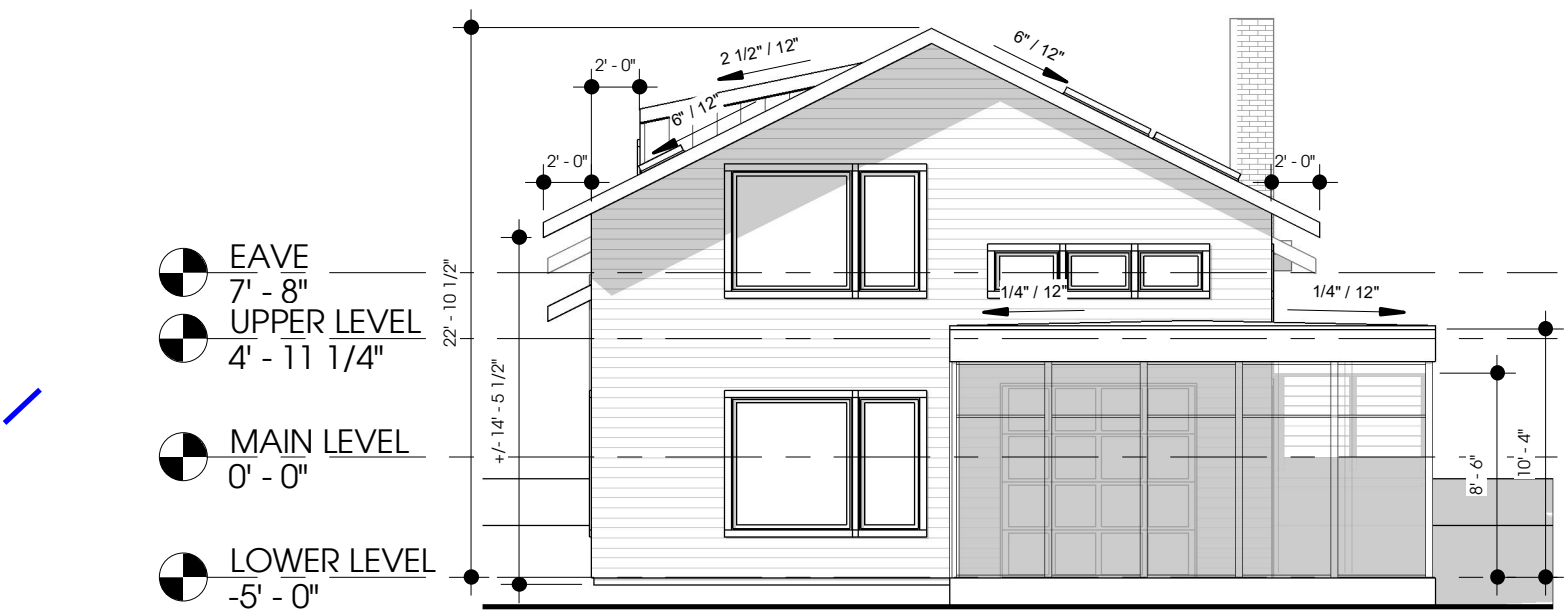
2 WEST ELEVATION
0' 4' 8' 16'

MATERIAL SYMBOLS

-  LAP SIDING
-  BOARD AND BATTEN SIDING
-  BRICK
-  SPLIT FACE CMU

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1 SOUTH ELEVATION
0' 4' 8' 16'

**1209
ELMWOOD**

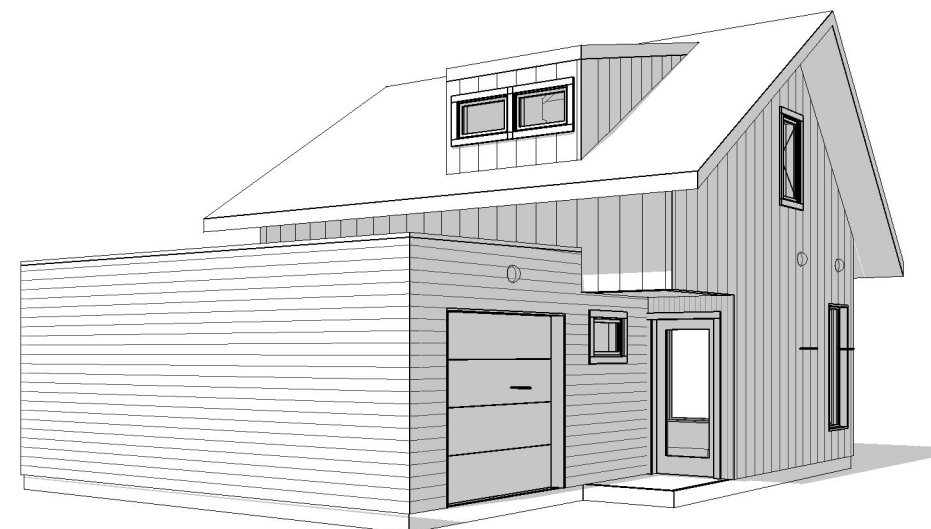
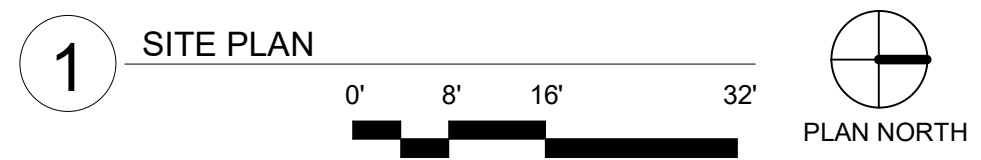
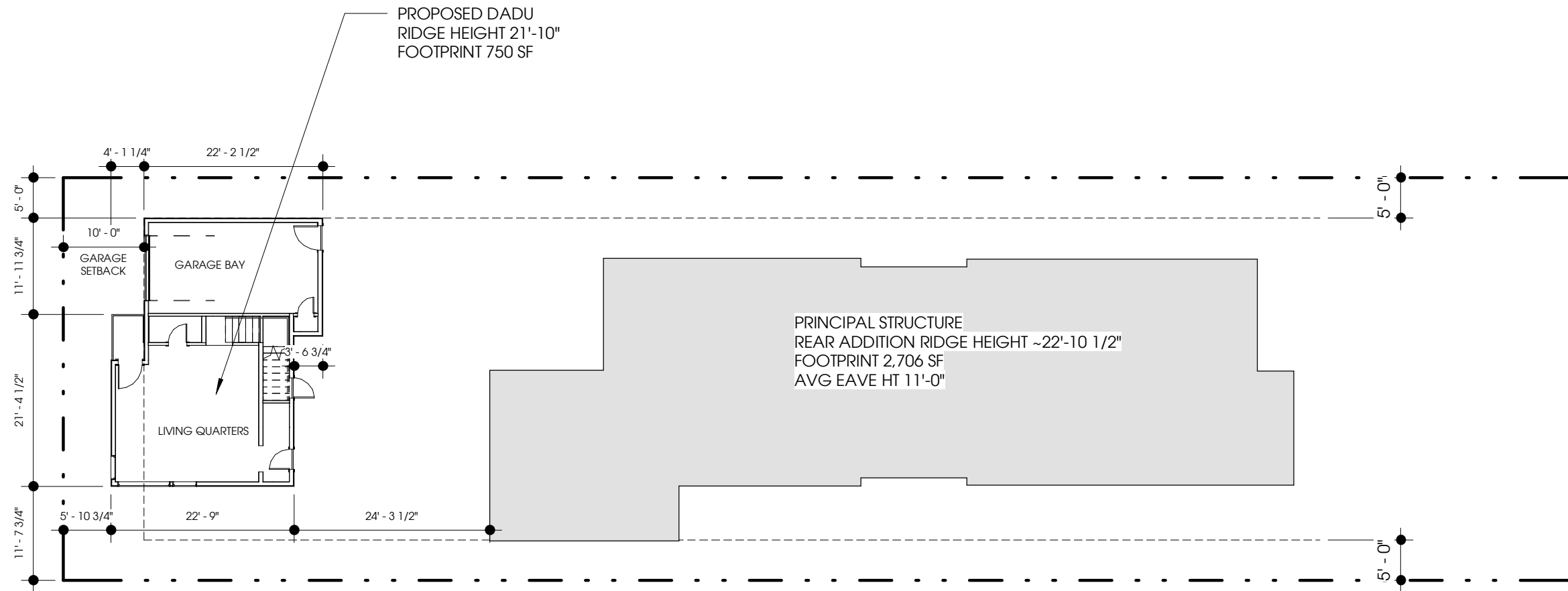
HISTORIC
PRINCIPAL STRUCTURE

2021 FEBRUARY 01
PROJECT #20.031

ELEVATIONS
H2.1



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PROJECT INFORMATION

ZONING:
 - PARCEL #10513012300
 - R8
 - BELMONT-HILLSBORO NEIGHBORHOOD
 CONSERVATION OVERLAY
 - URBAN ZONING OVERLAY

PROJECT SUMMARY:
 THE PROJECT SCOPE INCLUDES A DADU

1209 ELMWOOD

HISTORIC
 DADU

2021 FEBRUARY 01
 PROJECT #20.031

SITE PLAN

H0.1



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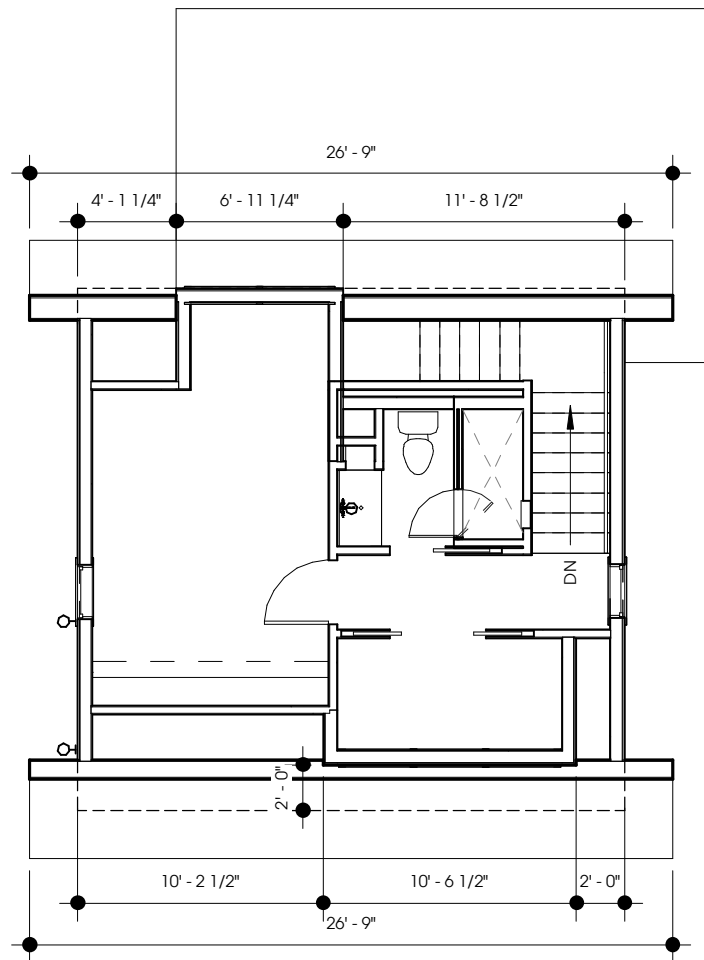
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HISTORIC
DADU

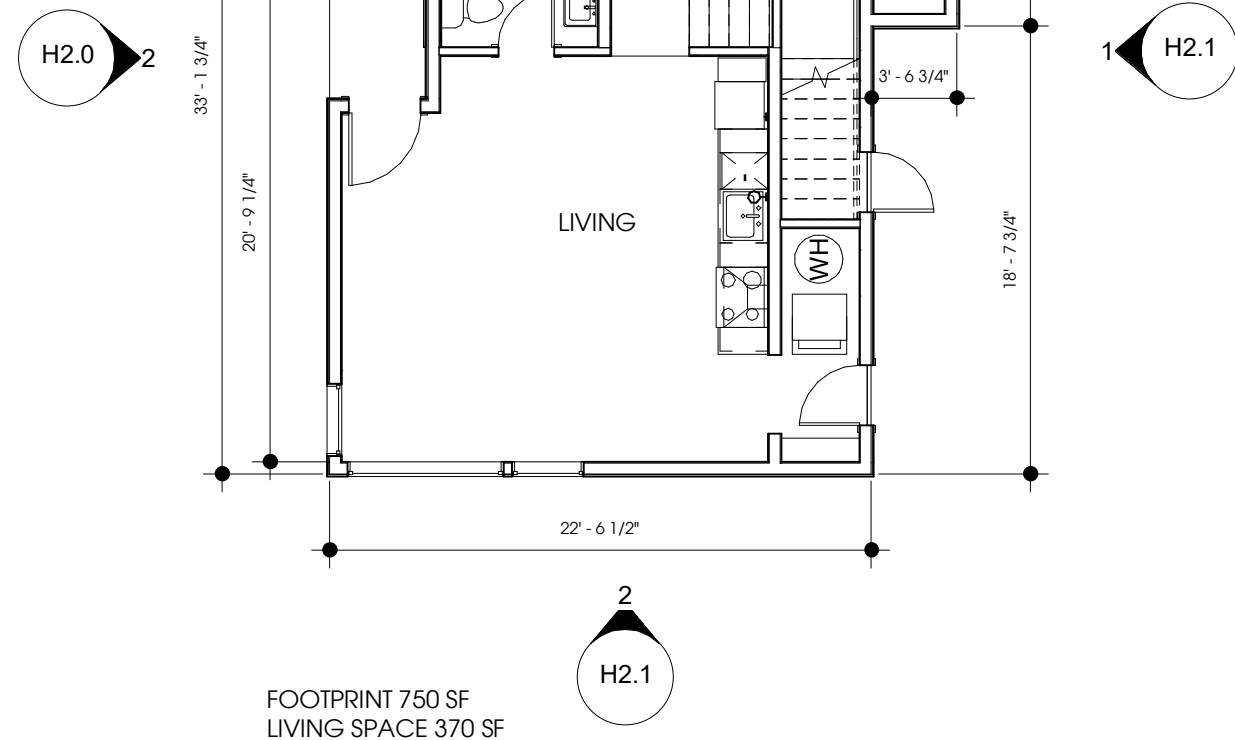
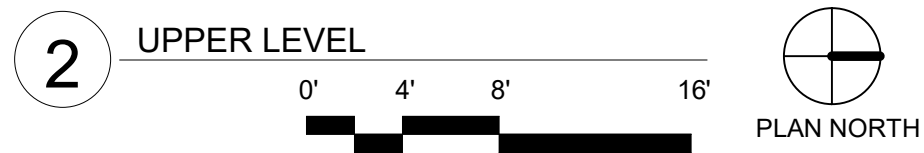
2021 FEBRUARY 01
PROJECT #20.031

FLOOR PLANS

H1.0




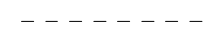

LIVING SPACE 275 SF

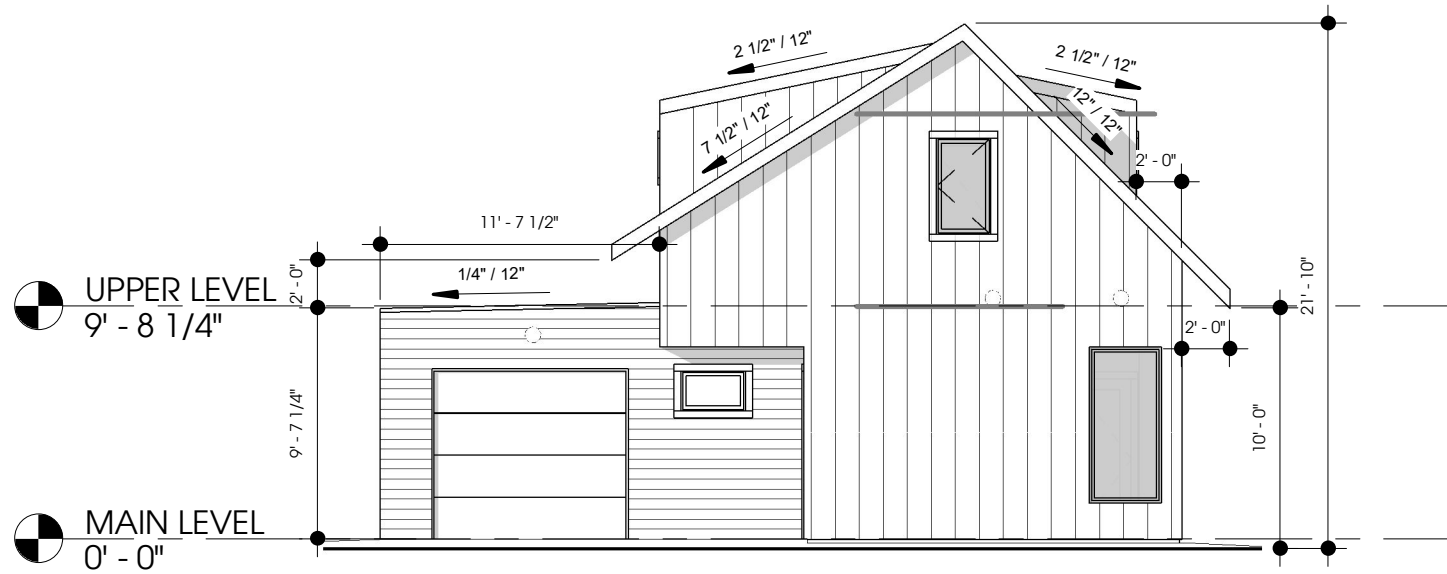


FOOTPRINT 750 SF
LIVING SPACE 370 SF

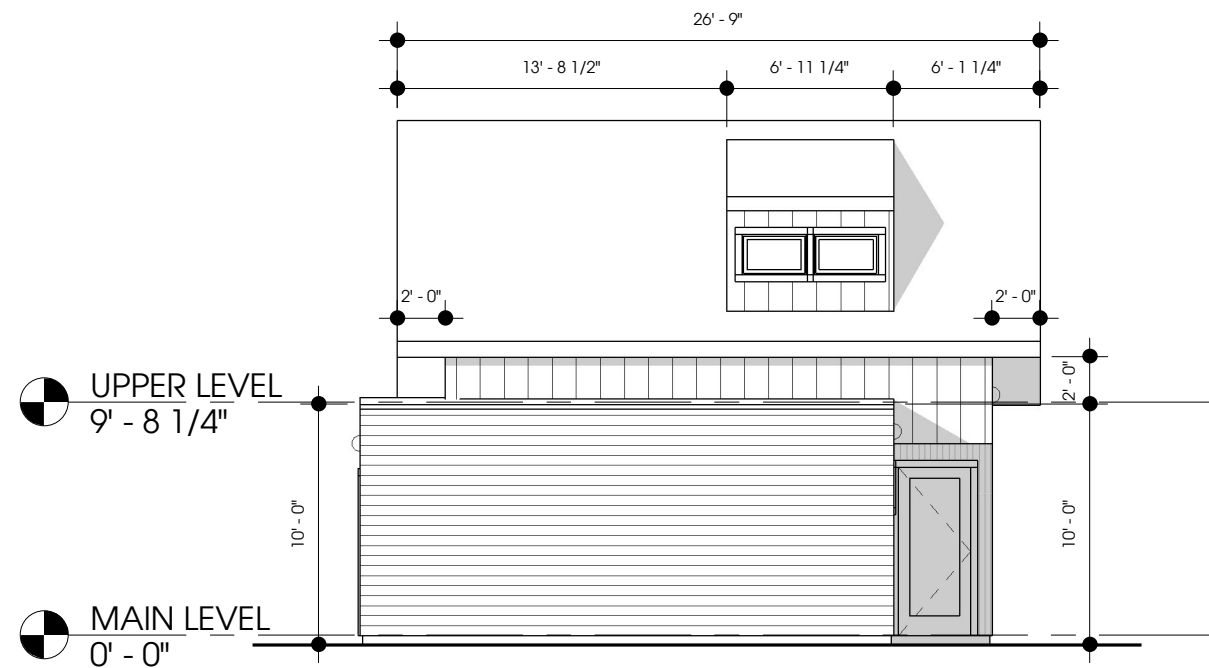


WALL LEGEND

-  EXISTING TO REMAIN
-  DEMOLISHED
-  NEW CONSTRUCTION



2 SOUTH ELEVATION



1 WEST ELEVATION

MATERIAL SYMBOLS

- LAP SIDING
- BOARD AND BATTEN

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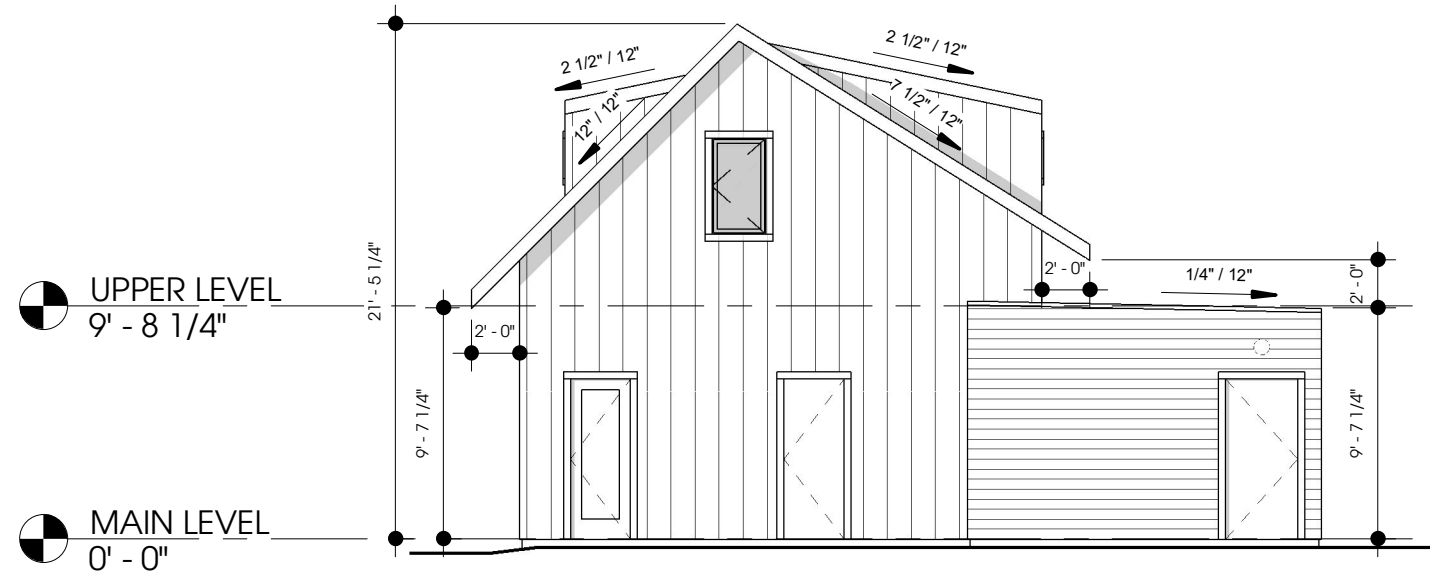
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ELEVATIONS

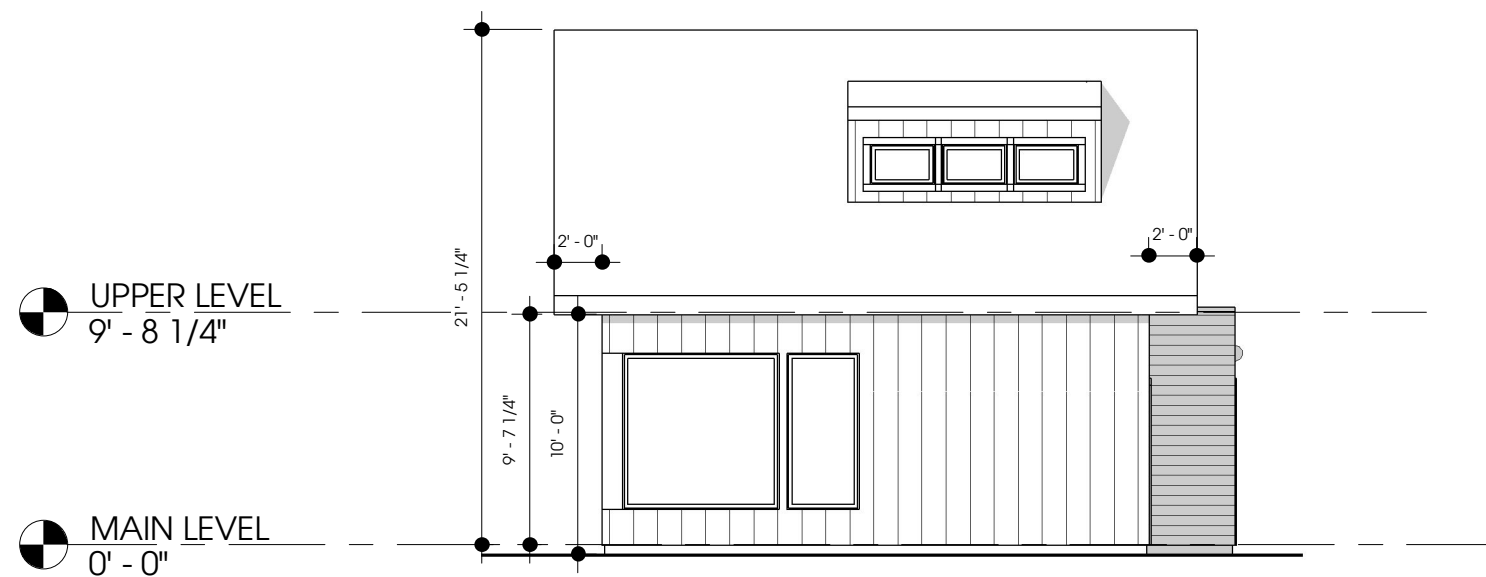
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1 NORTH ELEVATION
 0' 4' 8' 16'



2 EAST ELEVATION
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1209 ELMWOOD

HISTORIC
 DADU

2021 FEBRUARY 01
 PROJECT #20.031

ELEVATIONS

H2.1