



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

905 North 12th Street

June 16, 2021

Application: New Construction—Addition and Outbuilding; Partial Demolition

District: Eastwood Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: RM20

Map and Parcel Number: 08305024100

Applicant: Mitch Hodge, AIA

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The applicant proposes a rear addition that is wider than the historic house and an outbuilding. The project includes removing the front porch and a rear addition, removing the siding, and altering some window openings, which is considered partial demolition.

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

1. If siding is removed on the historic house, MHZC must review what, if any, material is underneath the non-historic siding and must approve any installation of new siding;
2. Staff approve all windows, doors, and roof shingle color prior to purchase and installation; and
3. The HVAC 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).

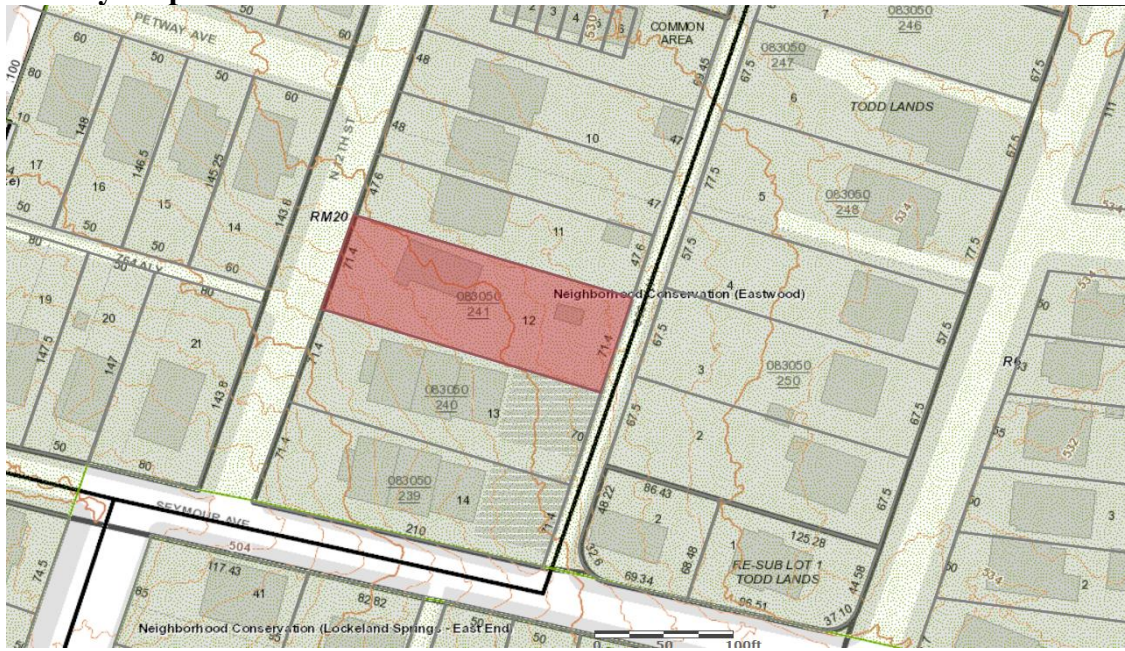
With these conditions, staff finds that the proposed addition meets Sections III (Demolition), IV. (Materials), VI. (Additions), and VII. (Outbuildings) of Part I of the design guidelines for the turn of the 20th century districts and the Eastwood chapter of Part II. of the design guidelines.

Attachments

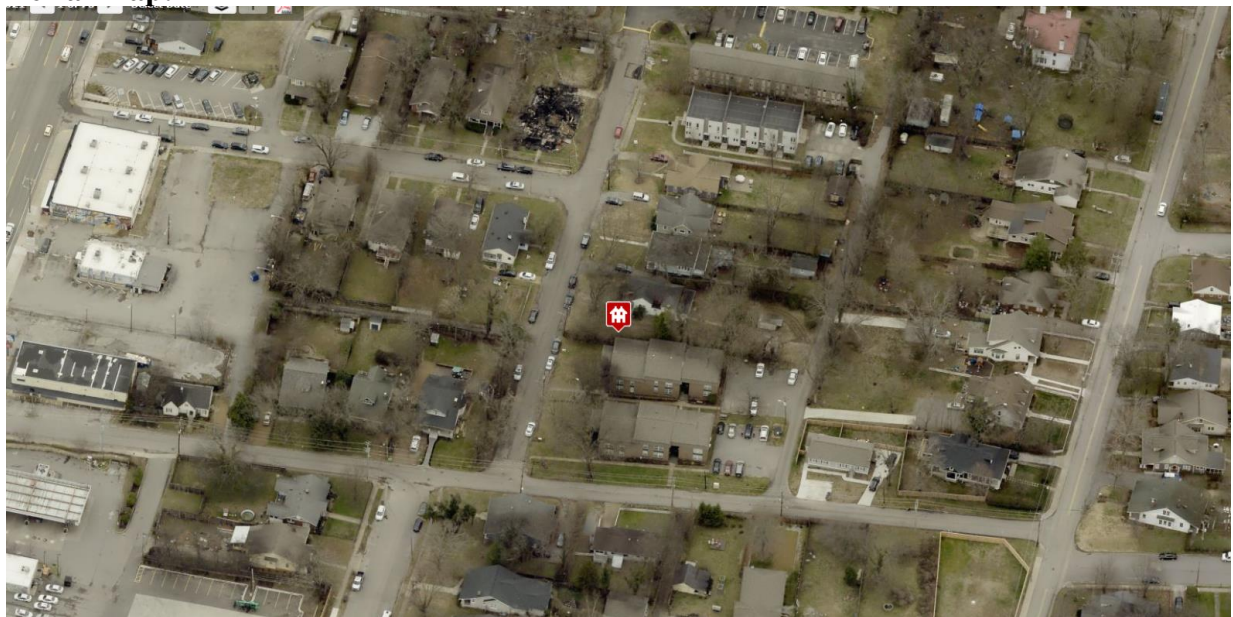
A: Site Plan

B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. DEMOLITION

A. PRINCIPLE

1. The primary purpose of neighborhood conservation zoning overlays is to prevent demolition of historic buildings and their character-defining features.
2. The demolition of a building or major portion of a building, which contributes historically, culturally, or architecturally to the character and significance of the district, is not appropriate.
3. The historic character-defining features of a historic building should not be altered, removed, or destroyed.
4. Replacement windows and doors that do not change the dimensions and location of the openings is not considered partial-demolition and so is not reviewed. Replacement of historic casings for openings is not appropriate. Alteration of the location and dimensions of window and door opening is partial-demolition and so reviewed.
5. Replacement roofing material that does not require the removal of framing material and roofing details such as trim, or roofing features such as chimneys is not considered partial-demolition and so is not reviewed.
6. The removal of a building's primary cladding material is considered partial-demolition because removal can weaken the structural integrity of most buildings. Replacement of secondary cladding material such as siding in a gable field or on dormer is not reviewed.

B. GUIDELINES

1. Partial-demolition of a structure

- a. Character-defining features of historic buildings shall be retained. Partial-demolition of historic buildings is appropriate if the feature to be removed is not a character-defining feature. Examples of non character-defining features are features that have lost historic integrity or that were added in recent years.
- b. Replacement of historic materials or features may be necessary in the case of extreme deterioration. In those cases, replacement materials and features should match the historic material and feature in terms of design, location, and dimensions. If the original is not known, it shall be similar to common historic examples on buildings of a similar style and form found in the neighborhood. Substitute materials may be appropriate if the material has the same dimensions, texture, design, and workability as the historic material. For instance, smooth-faced fiber-cement lap siding is a common substitute material for wood lap siding.
- c. Historic cladding shall be retained. It is appropriate to remove cladding installed over historic cladding material and repair the historic cladding. Lap siding installed over, or to replace historic masonry, or a masonry veneer installed over, or to replace historic lap siding is not appropriate. When it is appropriate to replace siding, the casings of openings should be retained. And the new siding shall replicate the reveal and dimensions of the historic siding.
- d. Historic window and door dimensions and locations should be retained. Limited changes to window and door openings may be appropriate on the rear or side facades, beyond the midpoint of the house, so long as the new window and door pattern meets the design guidelines for "proportion and rhythm of openings."

- e. Historic building wall dimensions, exterior cladding, and locations shall be retained. Generally, removal of the rear wall for an addition may be appropriate if the two rear corners are maintained.
- f. Partial-demolition of non-contributing buildings is appropriate if demolition does not result in a form or condition that would not meet the design guidelines for “new construction” or if partial-demolition brings the existing building closer into compliance with the design guidelines for new construction.

2. Full-demolition of a structure

- a. Historic buildings shall be retained unless the denial of the demolition will result in an economic hardship, as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.
- b. Full-demolition of non-contributing buildings is appropriate as they do not contribute to the historic character of the district.

IV. MATERIALS, TEXTURE, DETAILS & MATERIAL COLOR

Please see “Partial Demolition” for replacement siding.

- A. Specific materials are italicized so that the list can be revised as more materials become available and as the quality and workability of existing materials improves. Materials listed are to provide general guidance to applicants based on the Commission’s past decisions. Applicants are always welcome to propose new materials not listed as “appropriate” or re-propose materials listed as “inappropriate.”
- B. The texture, details, and dimensions of new materials for replacement or new construction shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Replacement materials should mimic historic materials in texture, dimensions, and workability. Materials that create a false version of a historic material are not appropriate. For instance, a “wood-grain” fiber-cement lap siding creates a texture that did not exist historically, as wood cladding historically had a smooth finish.
 - 1. Paint color and roof color are not reviewed. The inherent color, texture and dimensions of masonry is reviewed. *It is recommended that if multiple colors are used for a roof that they be used to create a pattern, as seen historically, rather than creating a “speckled” or random design.*

2. *INAPPROPRIATE materials include:*

Foundations

- *Stone veneer without mortar*
- *Smooth concrete block without a parge coating*

Cladding

- *Synthetic sidings such as vinyl, aluminum, permastone and E.F.IS.*
- *T-1-11- type building panels*
- *Stud wall lumber*
- *Embossed wood grain*
- *Unpainted or unstained wood*

Chimneys

- *Fiber cement panels*
- *Lap siding*

Roofing

- Corrugated metal
- Snap-lock standing seam metal with big seams
- Metal made to look like a traditional materials such as wood shingles, slate or clay/terra cotta

Windows

- Brass comes on leaded or stained glass windows.

3. APPROPRIATE materials include:

Foundations

- Continuous or piers of pre-cast stone, split-face concrete block, parge coated concrete block, or brick as long as the primary cladding is not the same material as the foundation
- Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material at the floor line.

Cladding

- Smooth-finished cement fiberboard or smooth-finished wood lap sidings are both appropriate. The siding should be not be stamped or embossed and the reveal should not exceed 7". Wider reveals may be appropriate if a wider reveal meets the immediate historic context and if the building is only one-story with mitered corners rather than a corner board, to be in keeping with typical conditions of historic wide siding reveals.
- Shingle siding is only appropriate as an accent material, an upper level, or a feature such as a bay.
- Fiber-cement or wood panels, board-and-batten, and half-timbering are only appropriate as accent materials such as cladding for a bay, a gable field or an upper level.
- When different cladding materials are used on one building, it is most appropriate to have the change happen at floor lines.
- Masonry cladding should have the color, dimensions, textures, and mortar tooling of like historic examples. Four inch (4") nominal corner boards are required at the face of each exposed corner · of a frame building, unless the lap siding is mitered.
- All wood, or materials to substitute for wood, should be milled and painted, with the exception of shingles which could be painted or stained.

Chimneys

- Masonry or stucco is appropriate for chimneys.

Roofing

- Asphalt and architectural shingles, slate and slate substitutes, and metal are appropriate roofing materials. Clay tile, or clay tile substitutes may be appropriate in areas where this a common historic roofing material.
- Clay tile ridges are appropriate.
- Types of appropriate metal roofing include 5-V, low-profile snap-lock, rolled standing seam

Trim & Architectural Features

- All wood or materials to substitute for wood should be milled and painted.
- Composite materials are appropriate for trim and decking

C. Windows with 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.

- D. 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. Paired and ribbons of multiple single- or double-hung windows should have a four inch to six inch (4" to 6") mullion in between each window.
- E. Brick moulding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry buildings.

VI. NEW CONSTRUCTION-ADDITIONS

A. GENERAL PRINCIPLES

1. Additions to historic buildings should be compatible with the historic buildings to which they are attached.
2. Additions to non-contributing buildings should be considered in terms of new construction-infill, taking into account existing conditions and historic context. Existing conditions do not need to be altered to meet the design guidelines; however, if they are to be altered, the result must meet the design guidelines.
3. 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, material, and character of the property, neighborhood, or environment.

B. MASS, SCALE & CONNECTION

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadowline of the existing building. A side addition may be possible if all these conditions are met:
 - a. The lot width exceeds 60 feet or the standard lot width on the block.
 - b. The addition sits back from the front face of the historic structure at or beyond the midpoint of the building.
 - c. The addition is at least two feet (2') shorter than the primary massing of the historic building and one-story in height.
 - d. The width of the side addition is approximately half the width or less of the primary massing of the historic building.
 - e. The foundation is at or below the existing building's foundation.
 - f. The roof form is hipped or side-gable roof form.
 - g. The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.
2. In order to ensure that an addition has achieved proper scale, the addition should be shorter and narrower than the existing building. One story additions should set in at least 1' from the rear corner and two-story additions should set in at least 2' from the rear corner.

3. Generally, additions should not exceed the number of stories of the historic building to which it is attached. Exceptions to an addition not being narrower and shorter than the historic building follows in sections 4 and 5; however an addition may not be both taller and wider.
4. Rear additions that extend to be wider than the historic building may be possible when the applicant has exhausted other options and in the following conditions:
 - The lot is unusually shallow for the historic context.
 - The lot is wider than typical lots in the immediate vicinity.
 - The historic building is narrower than 30 feet on a standard lot size.
 - The historic building is shifted greatly to one side of the lot on a typical lot size.
 - The addition is designed to leave the corners of the building visible and intact and does not wrap around a corner.
 - The project does not also include a side addition to the historic building.
 - Eaves and ridges of addition do not exceed the main corresponding elements of the historic building.
 - The portion that extends beyond the side wall does not exceed one-story.
 - The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.
5. Rear additions that are taller than the historic building may be possible when the applicant has exhausted other options and in the following conditions:
 - The grade rises steeply towards the rear of the lot
 - The historic building is one or one and one-half stories tall and one to two-feet of additional height will allow for usable second-story space that otherwise is unavailable. Additions that are taller than the historic building are not appropriate on buildings that are two-stories or more.
 - The proposed addition does not extend more than two-feet above the main roof form of the historic building.
 - The taller portion of the addition is fully inset 2' from the historic house's sidewalls.
 - The portion of the proposed addition that extends taller than the historic building is all roof, as seen from the street.
 - No portion of the proposal increases the height of the historic building itself, only the addition, with the exception of "ridge raises."
6. Some one and one and one-half story, side-gabled, historic buildings may increase in height with a "ridge raise." The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. As such, a ridge raise is inappropriate for a proposal that adds additional stories or height beyond the ridge raise; that includes an addition that is wider than the historic house; that includes a side addition; that includes a rooftop deck or that is proposed to be on a building that is two or more stories. Ridge raises may be used in the following ways and in the following conditions:
 - The historic building is one or one and one-half stories.
 - The historic building has a side-gable roof form without clipped gables.
 - The raised portion sits in a minimum of two feet (2') from each side wall and is raised no more than two feet (2') of total vertical height within the same plane as the front roof slope.
7. Where an addition attaches to a historic roof form, it shall sit below the ridge of the roof, except in the case of "ridge raises."
8. The height of the addition's roof, eaves, and foundation should be less than or equal to the existing structure.
9. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.
10. In order to achieve compatibility in scale, an addition should not be larger than the existing building. The diversity of housing type and size are character-defining features of the historic districts; therefore, it is not the goal of the overlay to ensure that all buildings can become the same size. Generally, the addition's footprint should not more than double the footprint of the historic building.

11. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically.
12. 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 enclosure is constructed in such a way that the historic form, openings, and features of the porch remain visible and prominent and the enclosure has an open design. "Enclosure" does not include screening-in porches that do not require the removal of porch posts or the addition of substantial new framing for the screening. This type of screening is not reviewed.
13. 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 historic structure would be unimpaired.
14. Adding front porches to contributing houses that did not have a front porch historically is not appropriate. Additions of front porches to non-historic buildings may be possible if the resulting building has an appropriate front-setback.
15. Vehicular storage such as garages, carports, and porte-cocheres should not be added to buildings where there is no historic evidence of such. An exception may be when a garage, that is part of an addition, is fully located at the basement level and accessed from the rear or accessed from the side and inset at least four feet from the back corner of the historic house.
16. When an addition includes a garage or roll up door/window, the door(s) should be located on the rear. (See previous section for guidance on attached garages.) Garage, roll up, or sliding glass doors on the side of an addition may be appropriate if the wall that includes the door is stepped back from the primary side wall of the historic building by at least 4 feet.

C. SITING & SETBACK

1. The setback from front- and side-yard property lines established by the historic buildings should be maintained.
2. There should be a minimum of 20' between primary buildings (including additions) and outbuildings. Less than 20' may be appropriate in the case of site constraints such as shallow lots.
3. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions, and accessory structures (ordinance no. 17.40.410).
 - a. Front additions are rarely appropriate. When they are, such as a porch for a non-historic building, the new front setback generally should be the average between the historic front setbacks established on either side of the building.
 - b. Side setbacks for rear additions may maintain the existing side setback, if the primary building is historic.
 - c. Rear setbacks are determined based on a combination of bulk standards and an appropriately scaled building for the district.
 - d. When a building is unable to meet bulk standard setback requirements, 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

- Property lines
- Easements
- Protrusions beyond the footprint such as bays/oriels, balconies, and roof overhangs

4. New parking pads should be located at the rear of the lot.
5. New driveways from the street are appropriate if there is an existing curb-cut or if the lot lacks an alley. When a driveway is appropriate, it should not exceed twelve feet in width and should extend to at least the rear of the building.
6. In the case of duplexes on a corner lot, entrances or porches that face the rear or sides should look like secondary entrances and porches, even if the entry/porch serves as the primary entrance to one of the units.
7. 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. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.
8. Where sidewalk-accessed mailboxes are rare, new mailboxes should be placed on the front wall or a porch post.
9. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with the historic character of the district.

D. PROPORTION & RHYTHM OF OPENINGS

1. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in an addition shall be compatible, by not contrasting greatly, with the historic building, or in the case of additions to non-historic buildings, with historic buildings in the vicinity.
2. Window openings should be representative of the window patterns of the historic building or in the case of additions to non-historic buildings, with historic buildings in the vicinity. Wide openings for sliding glass doors or roll-up doors are not appropriate on side elevations, unless stepped back from the primary side wall of the historic building by at least 4 feet.
3. Double-hung windows should exhibit a height to width ratio of at least 2:1, where double-hung windows are a typical feature of the neighborhood. Generally, 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, if not the same height.

E. ROOF ADDITIONS: DORMERS, DECKS, SKYLIGHTS AND SOLAR PANELS

1. Rooftop additions, other than dormers, skylights and solar panels are not appropriate for buildings with pitched roofs or for buildings with flat/parapet roofs that are less than four-stories.
2. 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 features is not appropriate.

3. Front dormers should only be added to historic buildings when there is physical or pictorial evidence to show the building had a dormer, unless the specific district allows otherwise.
4. Rear dormers should be inset from the side walls of the building by a minimum of two feet (2').
5. Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
 - a. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an existing historic dormer or another historic building is similar in style and massing.
 - b. The number of dormers and their location and size should be appropriate to the style and design of the building. Often the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building's design, should be used as a guide when placing dormers.
 - c. Dormers should not be added to secondary roof planes.
 - d. Eave depth on a dormer should match a historic dormer on the building or the eave depth of the main roof.
 - e. The roof form of the dormer should match the main roof form of the building or be appropriate for the style.
 - f. The roof pitch of the dormer should generally match the pitch of historic dormers or the roof pitch of main roof form.
 - g. The ridge of a side dormer should be at least two feet (2') below the ridge of the existing building; the sidewalls of the dormer should be inset at least two feet (2') from the wall below or adjacent valley; and the front wall of the dormer should setback a minimum of two feet (2') from the wall below. (These minimum insets will likely be greater than two feet (2') when following the guidelines for appropriate scale.)
 - h. Dormers should generally be fully glazed and aprons below the window should be minimal.
 - i. The exterior material cladding of side dormers should match the primary or secondary material of the main building.
6. Rooftop decks shall not be added to existing roof forms as they can dramatically change a historic roof form and are not typical of historic building forms. Rooftop decks are not appropriate on side additions or the side of rear additions but may be appropriate on the back or a rear addition if the deck is surrounded on all sides by an appropriately pitched roof, and if the addition does include a ridge raise and is no taller than the historic house.
7. Solar panels should be parallel with the existing roof slope and not extend beyond the roof edge. Where possible, solar panels should be located on rear or side roof planes or outbuildings rather than front roof planes of primary buildings.
8. Skylights should be parallel with the existing roof slope and have a flat profile. In general, skylights should not be located on the front roof plane and should not exceed 15 square feet on any given roof plane.

VII. NEW CONSTRUCTION-DETACHED OUTBUILDINGS & GARDEN STRUCTURES

A. GENERAL PRINCIPLES

1. New free-standing buildings and structures that are less than 100 square feet, do not have a permanent foundation, and are located to the rear of the property, do not require a preservation permit.
2. Garden or play structures that do not have a permanent foundation, do not have sides, and are less than 200 square feet do not require a preservation permit.
3. Parameters provided by these design guidelines is per lot and should not be considered as a maximum per unit, in cases where zoning allows for more than one unit.
4. The Commission recognizes that new outbuildings cannot meet the scale and massing of historic outbuildings and still allow for modern uses so has created base dimensional requirements to ensure that new outbuildings and revisions to existing outbuildings still take into consideration the historic context.
5. How an outbuilding can be used is reviewed by the Metro Department of Codes & Building Safety.

B. Massing & Form

1. The footprint of an outbuilding should not exceed 750 square feet, except in the case of lots that exceed 10,000 square feet. In those cases, the footprint shall not exceed 1000 square feet.
2. Ridge heights shall not exceed 25' from existing grade for interior lots and shall not exceed the height of the primary dwelling for corner lots. The height of the historic building shall be determined based on the historic building and not ridge raises or tall additions. While an outbuilding may have a ridge height taller than the primary building for interior lots, a full two-story outbuilding is only appropriate behind a two-story primary building.
3. Maximum foundation height shall not exceed one foot from existing grade on the corner of the building that sits on the highest area of existing grade. (Grade may need to be adjusted for water runoff but should not be built up for the sole purpose of increasing building height.)
4. On outbuildings behind primary buildings that are one or one and one-half stories, wall heights of an outbuilding shall not exceed twelve feet and for an outbuilding behind a primary building that is two or more stories, wall heights of an outbuilding shall not exceed 17' from existing grade as measured from top of finished floor/slab. Measurements shall be taken from top of finished floor/slab to ridge or to where the sidewall and the roof intersect, regardless of whether the soffits are of an open or closed design.
5. Roof slope of the outbuilding shall be at least 4/12.
6. Stairs to another level, not counting stairs to access a porch or stoop, should be interior.
7. Eaves should not extend more than two feet.

C. SITING & SETBACKS

1. Generally new outbuildings should be placed in rear yards, close to the rear property line or in the original location of an historic accessory structure.

2. In many cases, outbuildings may be as close as 5' to a rear or side property line, with the following exceptions:
 - a. On corners lots the outbuilding should be a minimum of 10' from the street-side property line or 20' if the garage doors face the side street.
 - b. On double-frontage lots, the rear setback should match the historic context on the secondary street. If there is no context, it should be a minimum of 10' from the rear property line or 20' if the garage doors face the rear.
 - c. On lots where a rear property line abuts a side-property line and there is no rear alley to separate the two properties, the rear setback should be a minimum of 10'.
3. An outbuilding should be a minimum of 6' from any other building, even those that may be on neighboring properties.
4. When a setback determination is found to be appropriate, the "edge of the building" shall be considered the maximum of any protrusion beyond the footprint such as bays/oriels, balconies, awnings and hoods, and roof overhangs.

D: ADD-ON FEATURES

1. Add-on features are available for outbuildings that will not be calculated into maximum square footage but do need to meet setback requirements. Larger versions of the added features or features different than what is proposed in this section will be considered within the previous design requirements.
2. Hoods & Awnings
 - a. Hoods and awnings should not exceed 3' in depth.
 - b. Hoods and awnings should only be located over windows and doors.
 - c. Width shall not exceed the opening it covers by more than 2' on each side to allow for brackets and connections.
3. Stairwell Bay
 - a. All stairs should be enclosed. For forms that have a footprint of less than 500 square feet and that are 1.5 of 2 stories, a stairwell bay may be added.
 - b. No more than one per building.
 - c. A stairwell bay should not exceed 8' wide and 4' deep
4. Enclosed Vestibule
 - a. Vestibules are fully or partially enclosed stoops.
 - b. They should not exceed 5' wide and 4' deep.
 - c. Should not exceed one-story.
 - d. No more than one per building.
5. Projecting Balcony
 - a. Should not have a cover.
 - b. Should not exceed 30 square feet
 - c. No more than one per building.
6. Projecting Oriel
 - a. Should not exceed a depth of 2'
 - b. No taller than 10'
 - c. No wider than 10'
 - d. No more than one per building.

7. Projecting Porch on the ground floor
 - a. Should not exceed full width of the side of the building to which it is attached.
 - b. Should not exceed 6' in depth
 - c. Should be one-story only
 - d. No more than one per building.

8. Roof Dormer
 - a. 14' wide total maximum
 - b. Front-face of each dormer should be primarily glazing
 - c. No more than one per roof plane
 - d. Inset a minimum of 2' from side walls and from wall below
 - e. Not appropriate for 2-story outbuildings

9. Wall Dormer
 - a. 14' wide total maximum.
 - b. Front-face of each dormer should be primarily glazing.
 - c. No more than one per building.
 - d. Inset a minimum of 2' from side walls.
 - e. Not appropriate for 2-story outbuildings

Background: 905 North 12th Street is a c. 1899 Folk Victorian house that contributes to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay (Figure 1). The lot is wide at seventy-one feet (71') and is also zoned RM20.

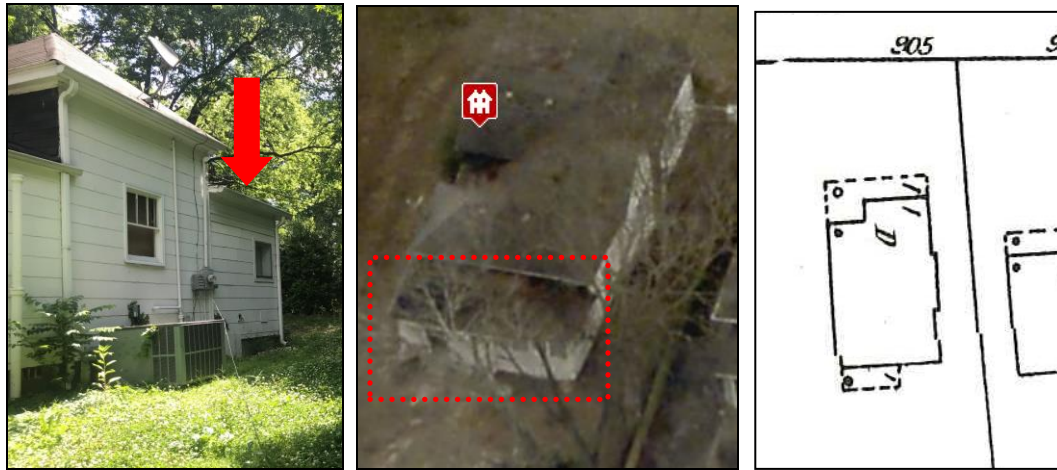


Figure 1. 905 North 12th Street

Analysis and Findings: The applicant proposes a rear addition that is wider than the historic house and an outbuilding. The project includes removing the front porch and a

rear addition, removing the siding, and altering some window openings, which is considered partial demolition.

Demolition: The applicant plans several actions which are considered partial demolition. First, the applicant intends to remove an existing rear addition (Figures 2 & 3). The addition's date of construction is unknown, but the 1914, 1951, and 1957 Sanborn maps all show a smaller covered porch in this location, so the addition is post-1957 (Figure 4). The existing addition's footprint is different than what is seen in the historic maps, and it has a roof form separate from the main roof form of the house. Staff finds it does not contribute to the house's architectural integrity and that its removal meets the guidelines.



Figures 2 (left) and 3 (center) show the addition to be demolished. Figure 4 (right) is the c. 1957 Sanborn maps that shows that the rear portion of the house was narrower and not fully enclosed at the time. The 1914 and 1951 Sanborn maps show similar footprints.

The applicant also intends to remove the existing metal front porch overhang (Figure 5). The original porch roof was altered prior to 1968, as the c. 1968 Property Assessor photo shows the existing front porch (Figure 6). The Sanborn maps show a different front porch configuration. Since the existing porch is not original, staff finds that its removal and replacement to meet the design guidelines.



Figure 5 (left) is a current photo of the front porch. Figure 6 (right) is a c. 1968 photo of the same porch.

Although the plans do not specify what will happen with the existing siding on the house, it is likely it will be removed, which is considered partial demolition. The existing siding is not historic and is a mid-twentieth century asbestos-type siding. While this siding can be removed, when it is removed, staff recommends review of what is underneath to see what historic siding is extant and able to be reused, and must approve any replacement siding. Under the porch, some non-historic siding has been peeled away and historic siding revealed (Figure 7). However, it does seem to be damaged in parts. Staff recommends the applicant work with staff to see what, if any, siding can be retained.



Figure 7. Historic siding under the mid-20th c. siding under the porch.

Lastly, the applicant proposes to alter two existing window openings, which is considered partial demolition. On the front façade, applicant proposes to alter the size and shape of the window behind the porch (Figures 7 & 8). This window appears in the c.1968 photo, but is not typical for a house of this era. Staff finds that the window is likely a mid-twentieth century change, perhaps done when the siding was added. Staff finds that the existing window does not contribute to the historic character of the house and that the new proposed window opening is more appropriate to the house’s date of construction. No historic photograph of the house before the mid-twentieth century changes has been found. Staff therefore finds this alteration to be appropriate demolition.



Figure 7 (left) is the existing window and Figure 8 (right) is the drawings of the new window.

On the right façade, the applicant proposes to change a window opening into a door opening (Figures 9 & 10). The window is located at about the midpoint of the side façade, and it is likely that it is not original to the house. Even if it is original to the house, the short window opening is more utilitarian in design and size than the paired

double hung windows found on other parts of the house's side walls. Staff finds that the alteration of this window into a door opening to be appropriate demolition.

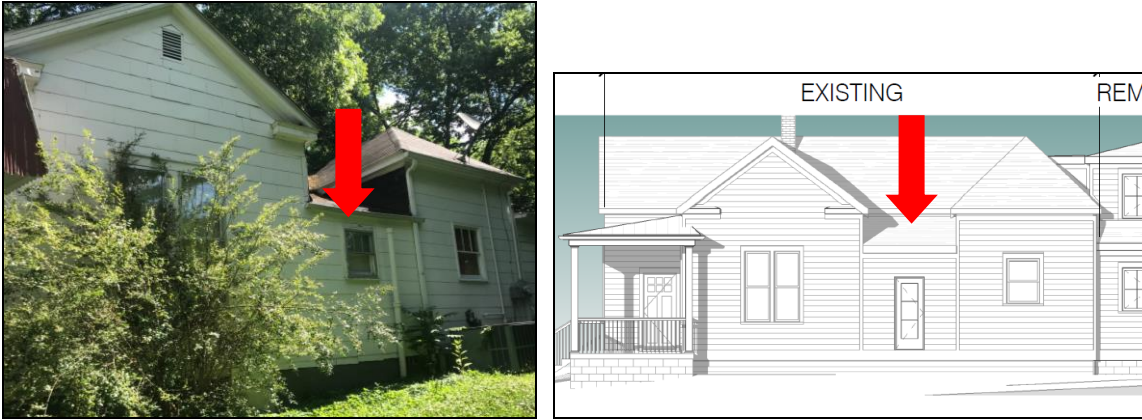


Figure 9 (Left) is the existing window and Figure 10 (Right) is the proposed door.

With the condition that staff review what is under the existing siding and approve any replacement siding, staff finds that the proposed partial demolition meets Section III.B.1. of the design guidelines.

Height & Scale: The addition is inset one foot (1') from both back corners of the historic house for a depth of ten feet (10'). After this point, the addition steps back out on both sides to be wider than the historic house. Staff finds that a wider addition meets the design guidelines in this instance because the lot is wide at seventy feet (70') and the house is just twenty-six feet (26') wide. The addition will extend six feet, six inches (6'6") wider than the house on both sides.

Although typically MHZC encourages additions to go wider only on one side, staff finds that this footprint meets the design guidelines for several reasons. First and foremost, the design guidelines allow for wider additions to extend wider by one-half the width of the historic house. In this case because the house is twenty-six feet (26') wide, so an addition could go a total of thirteen feet (13') wider. The applicant has split this dimension so that it extends six feet, six inches (6'6") on both sides rather than thirteen feet (13') wider on one side. This will lessen the visual impact of the wider addition on the historic house. Second, the addition in other respects meets the design guidelines – it is not taller than its historic house. Lastly, the design guidelines allow for additions to go wider when either the lot is wide or the house is narrow and less than thirty feet (30') wide. In this case, the site is meeting both conditions – the lot is wide and the house is narrow.

The addition will approximately double the footprint of the house, adding approximately one thousand, three hundred and fifty square feet (1,350 sq. ft.) to the house. This is a net increase and does not include the non-historic addition that will be removed and reconstructed. Staff finds this footprint to be appropriate, particularly since the lot is over fifteen thousand square feet (15,000 sq. ft.).

The house is a true one story house, but the addition will be two-stories in scale. Staff finds this to be appropriate in this instance because the addition is no taller than the historic house and its eave height is similar to that of the historic house. Overall, staff finds that the addition's height and scale to be appropriate to the historic house.

Staff finds that the addition's height and scale to meet Section VI.B. of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Location & Removability: The addition's location behind the historic house is in accordance with the design guidelines. The addition's inset and separate roof form ensure that it could be removed in the future without detrimentally affecting the historic character of the historic house.

Staff finds the proposed addition to meet Sections VI.A. and IV.B. of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Design: The addition's change in materials, inset, and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. The historic house and addition will include several small residential units. The door entries to these other units are on the side facades and look like secondary entrances. They will not affect the historic house's primary orientation to North 12th Street.

Staff finds the proposed design to meet Sections VI.A. and VI.B. of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays

Siting and Setback: The addition is situated at the rear of the house and meets all base zoning setbacks. It will be over twenty feet (20') from the right side property line and six feet (6') from the left side property line. It will be over seventy feet (70') from the rear property line, and there is at least twenty feet (20') between the back of the addition and the outbuilding.

Staff finds the proposed siting setbacks to meet Section VI.C. of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Primary Foundation	Concrete Slab	Typical	Yes	No
Secondary Foundation	Concrete Block	Split face	Yes	No
Addition Primary Cladding	cement fiberboard lap siding, max reveal of 7"	Smooth	Yes	No
Secondary Cladding	Cement Fiberboard Panels	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Unknown	Needs final approval	Yes	Yes

With staff's approval of all windows and doors and the roof shingle color, staff finds that the known materials meet Section IV. of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Roof form: As mentioned under "Partial Demolition," the existing front porch will be removed and replaced. No photos of the original front porch have been found, but the 1914, 1951, and 1957 Sanborn maps all show that the front porch originally covered the entire front façade, but was shallower in front of the projecting bay (Figure 11). Today, any foundation in front of the projecting bay has been removed. The applicant is proposing a new low-sloped hipped roof that just covers the recessed portion of the front façade. Staff finds this to be appropriate since the design of the original porch is not known, and the new porch has a simple design that is in keeping with other porches on similar houses in the immediate neighborhood.

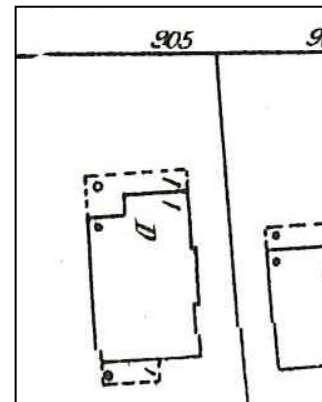


Figure 11. The 1957 Sanborn map. The 1914 and 1951 Sanborn maps show identical footprints.

The addition’s roof form is compatible with that of the historic house. It ties into the historic house with an inset hipped roof. The main roof form is a double-side gable form with a 9/12 slope that is similar to the gables on the historic house. Overall, staff finds that the proposed roof forms are appropriate to the historic house.

Staff finds the proposed roof form meet Section VI.E. of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays

Proportion and Rhythm of Openings: The changes to the windows on the historic house were discussed under “Partial Demolition.” The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The side facades contain Juliet balconies with door openings. Staff finds these to be appropriate because they are on the addition and they do not project further than the side walls of the addition. There are no large expanses of wall space without a window or door opening.

Staff finds the proposed proportion and rhythm of openings to meet Section VI.D. of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The HVAC units shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5’ of the front corner or on the rear or rear-side within 5’ of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

Outbuilding: The applicant is proposing a rear outbuilding. The outbuilding will contain a dwelling, but because the lot is zoned for RM20, it is not considered a detached accessory dwelling unit.

Massing and Form:

	Allowed	Proposed
Footprint	Max. 1,000 sq. ft. (or 750 sq. ft.)	997 sq. ft.
Ridge Height	Max. 25’	24’3”
Wall Height	Max. 12’	12’
Foundation Height	Max. 1’ where grade it highest	1’
Eave Depth	Max. 2’	1’

Staff finds that the outbuilding’s massing and form to meet Section VII.B. of the of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays

Siting and Setbacks

	Allowed	Proposed
Left Side Setback	Min. 5'	34'
Right Side Setback	Min. 5'	5'
Rear Setback	Min. 5'	20'
Distance between primary structure and outbuilding	Min. 20'	20'
Distance between outbuilding and any other building	Min. 6'	Over 20'

Staff finds that the outbuilding's siting and setbacks to meet Section VII.C. of the of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split face	Yes	No
Addition Primary Cladding	cement fiberboard lap siding, max reveal of 7"	Smooth	Yes	No
Secondary Cladding	Cement Fiberboard Panels	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Doors	Unknown	Needs final approval	Unknown	Yes

With staff's approval of all windows and doors and the roof shingle color, staff finds that the known materials meet Section IV. of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Add-On Features:

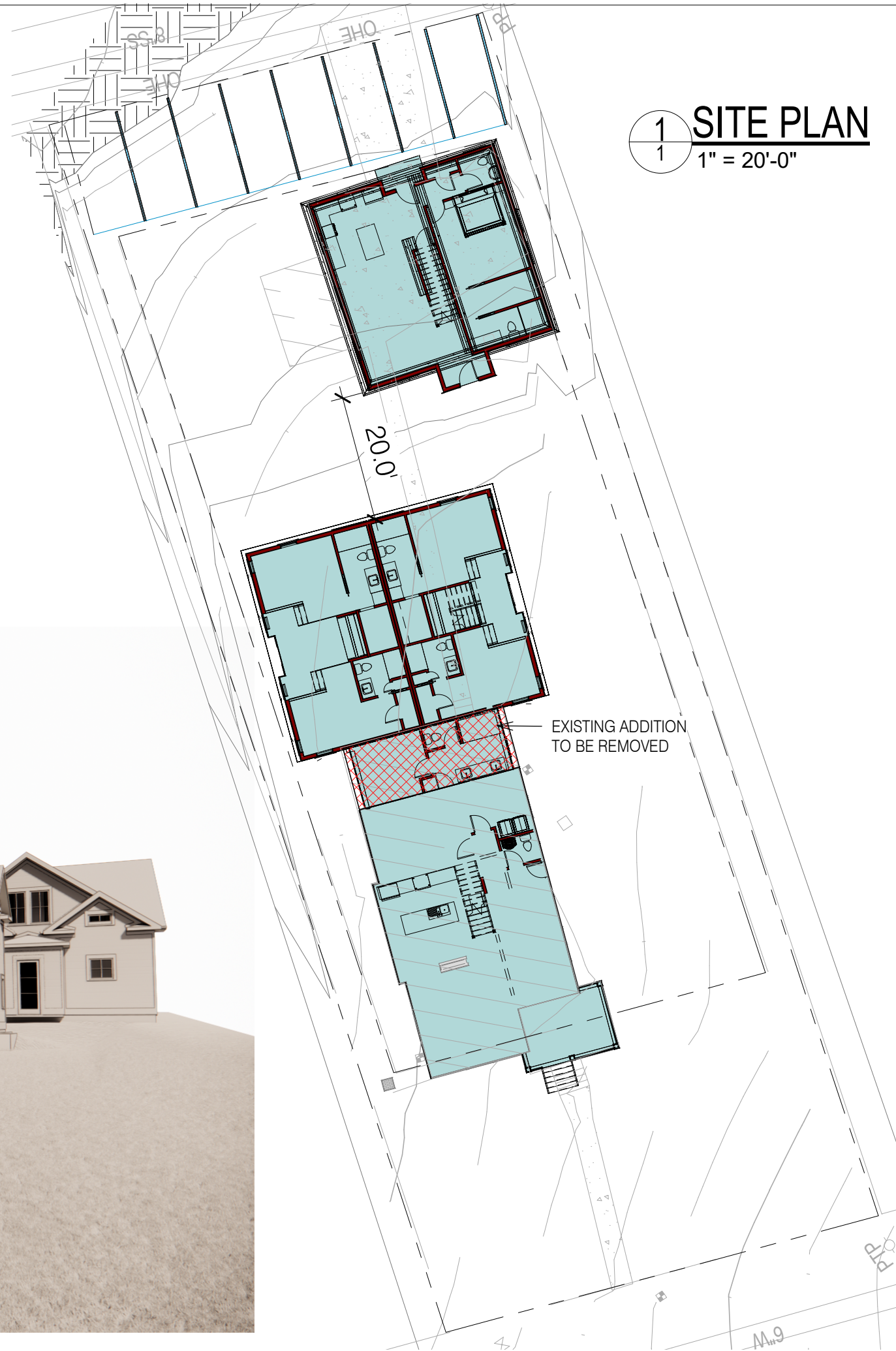
	Included?	Requirements	Requirements Met?
Hoods & Awnings	Yes	Must not exceed 3’ in depth, only be located over windows and doors, and the width must not cover more than 2’ on either side.	Yes

Staff finds that the outbuilding’s siting and setbacks to meet Section VII.D. of the of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

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

1. If siding is removed on the historic house, MHZC must review what, if any, material is underneath the non-historic siding and must approve any installation of new siding;
2. Staff approve all windows, doors, and roof shingle color prior to purchase and installation; and
3. The HVAC 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 proposed addition meets Sections III (Demolition), IV. (Materials), VI. (Additions), and VII. (Outbuildings) of Part I of the design guidelines for the turn of the 20th century districts and the Eastwood chapter of Part II. of the design guidelines.



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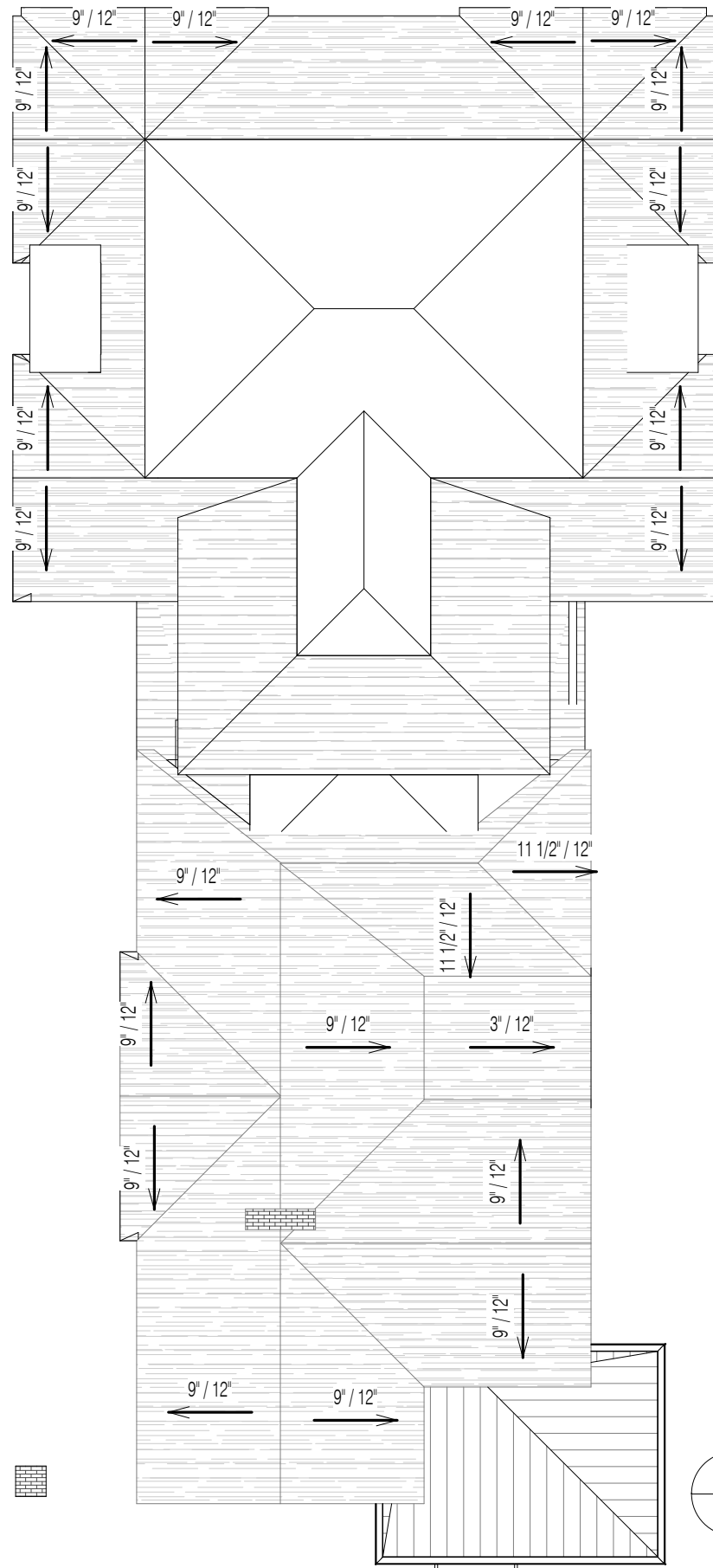
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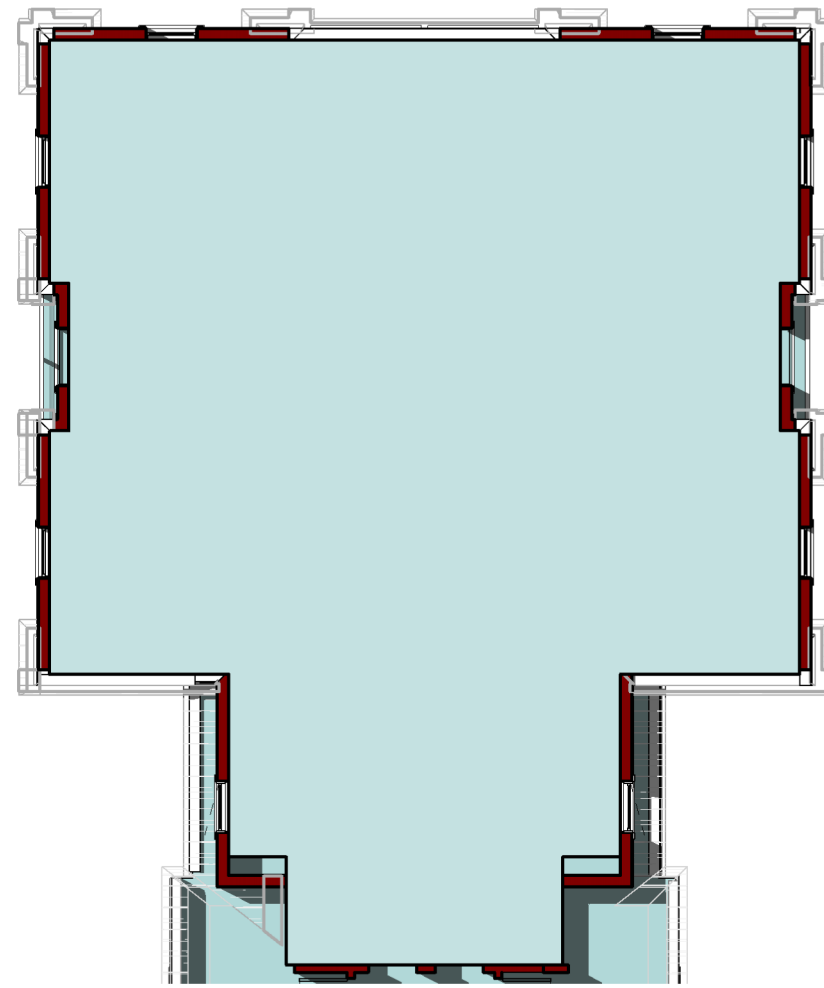
SITE PLAN, ROOF PLAN, DADU

1

PROJECT 2119
DATE 06.03.21

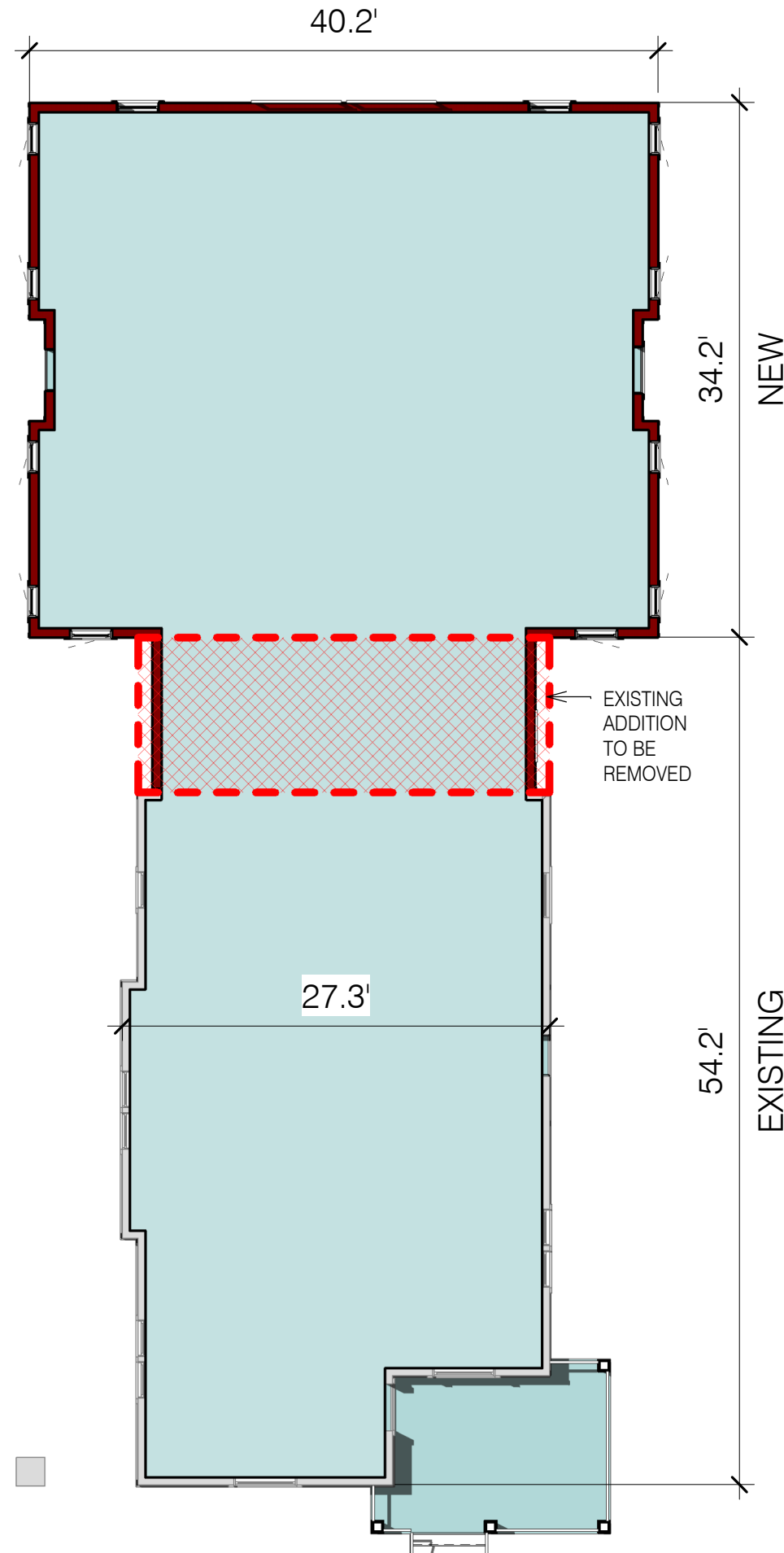


3
2 **ROOF PLAN**
1" = 10'-0"



2
2 **2-SECOND FLOOR**
1" = 10'-0"

1
2 **1-FIRST FLOOR**
1" = 10'-0"



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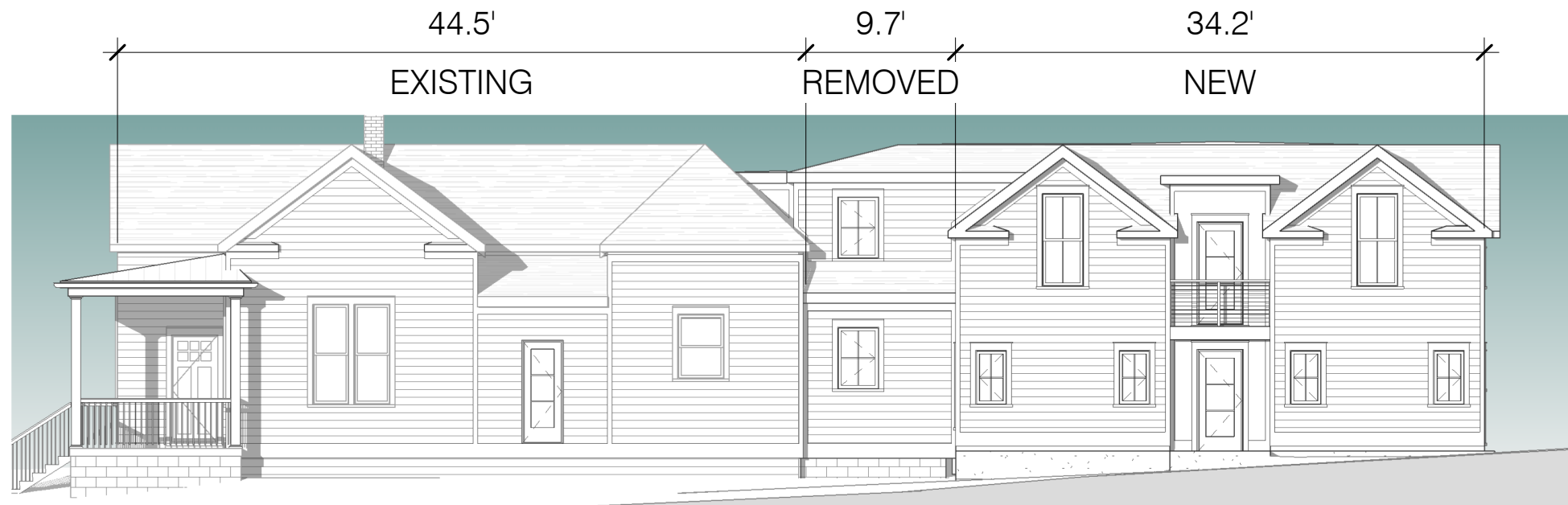
FLOOR PLANS, ROOF PLAN

2

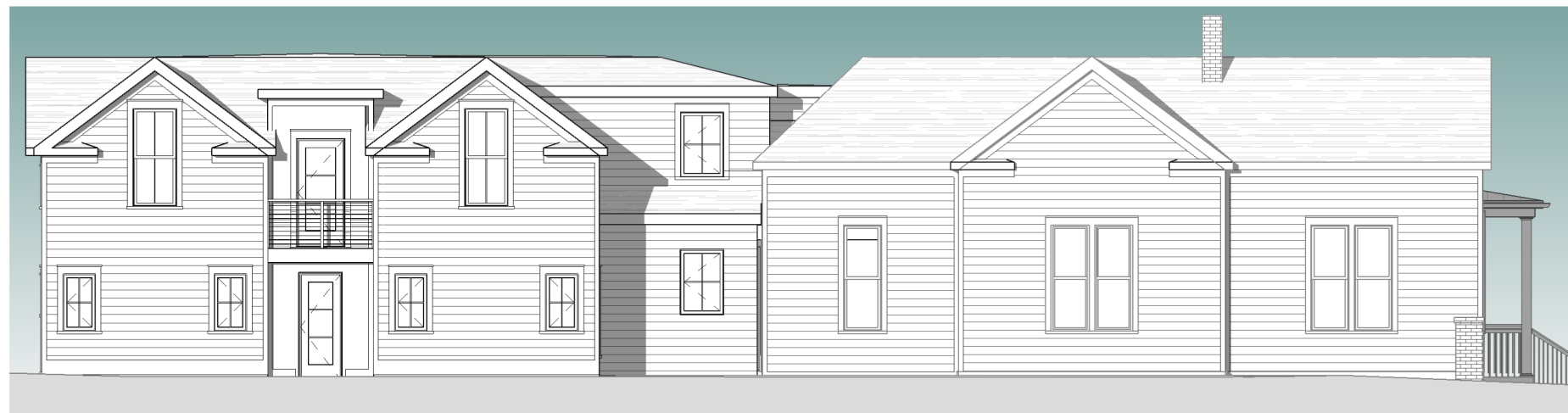
PROJECT 2119
DATE 06.03.21

NEW
EXISTING

EXISTING
ADDITION
TO BE
REMOVED



4
3 **SIDE B**
1" = 10'-0"



3
3 **SIDE A**
1" = 10'-0"



2
3 **BACK**
1" = 10'-0"



1
3 **FRONT**
1" = 10'-0"

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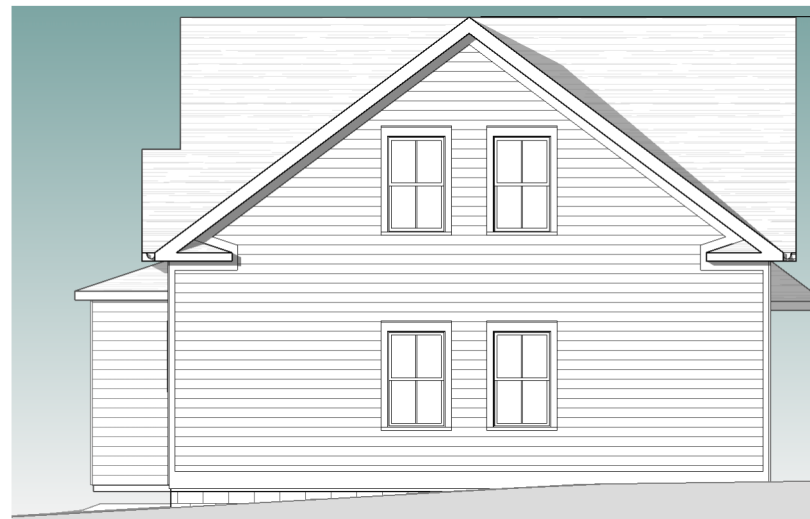
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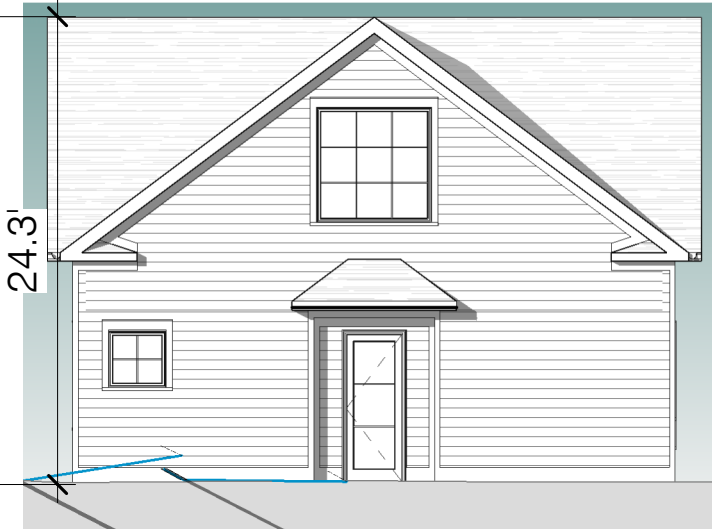
ELEVATIONS

3

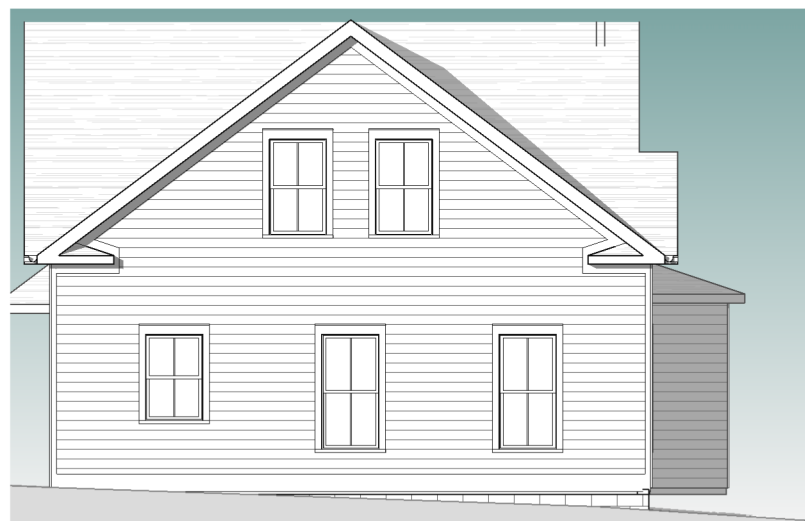
PROJECT 2119
DATE 06.03.21



6 DADU - SIDE B
 $\frac{6}{4}$ 1" = 10'-0"



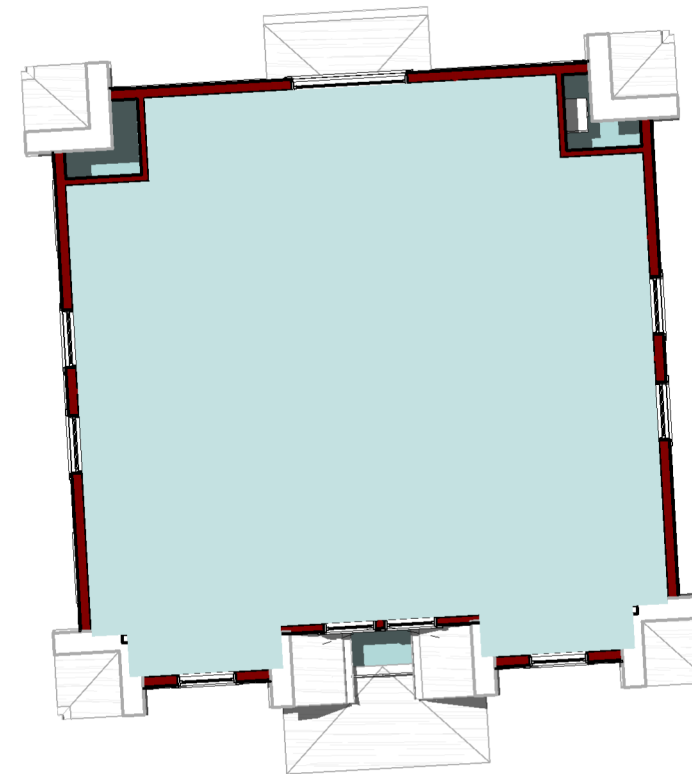
5 DADU - BACK
 $\frac{5}{4}$ 1" = 10'-0"



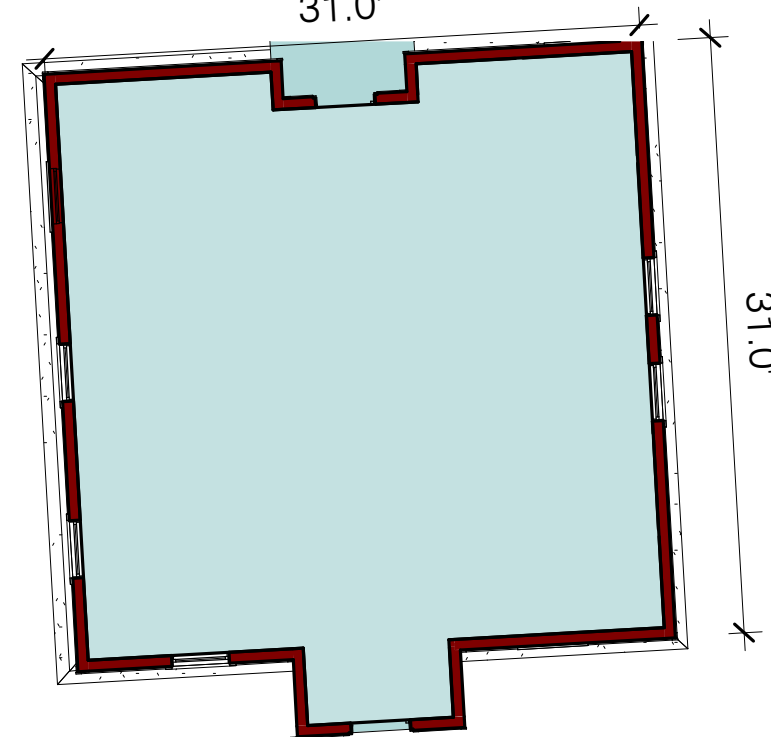
4 DADU - SIDE A
 $\frac{4}{4}$ 1" = 10'-0"



3 DADU - FRONT
 $\frac{3}{4}$ 1" = 10'-0"



2 DADU - SECOND FLOOR
 $\frac{2}{4}$ 1" = 10'-0"
 31.0'



1 DADU - FIRST FLOOR
 $\frac{1}{4}$ 1" = 10'-0"
 31.0'

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DADU PLANS,
 ELEVATIONS

4

PROJECT 2119
 DATE 06.03.21