

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

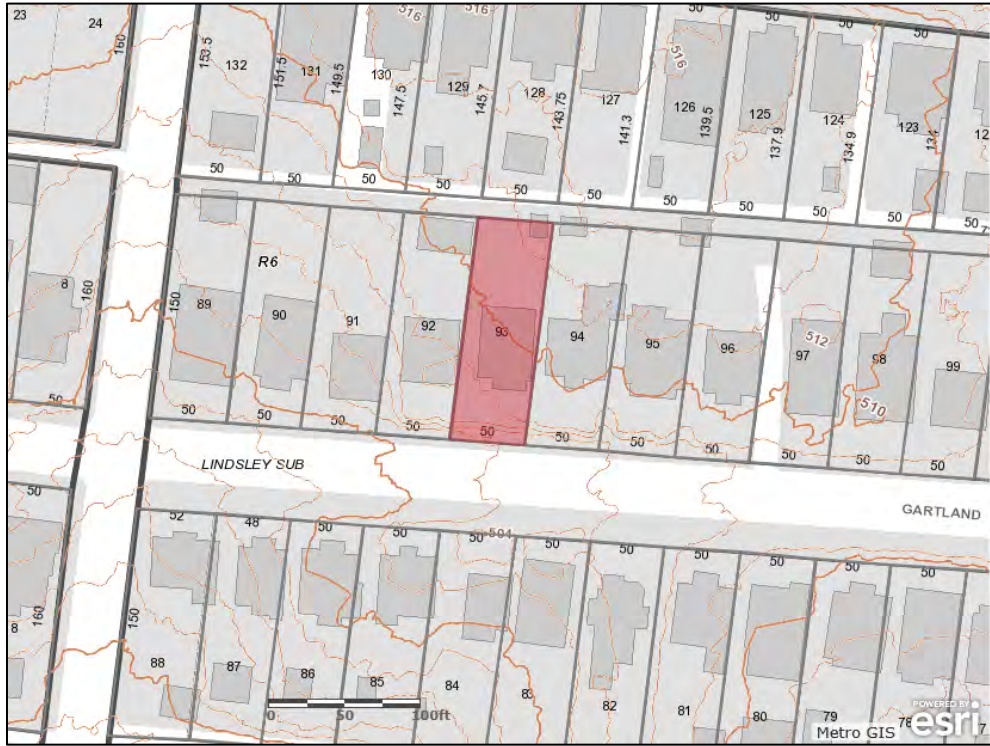
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION 1409 Gartland Avenue July 21, 2021

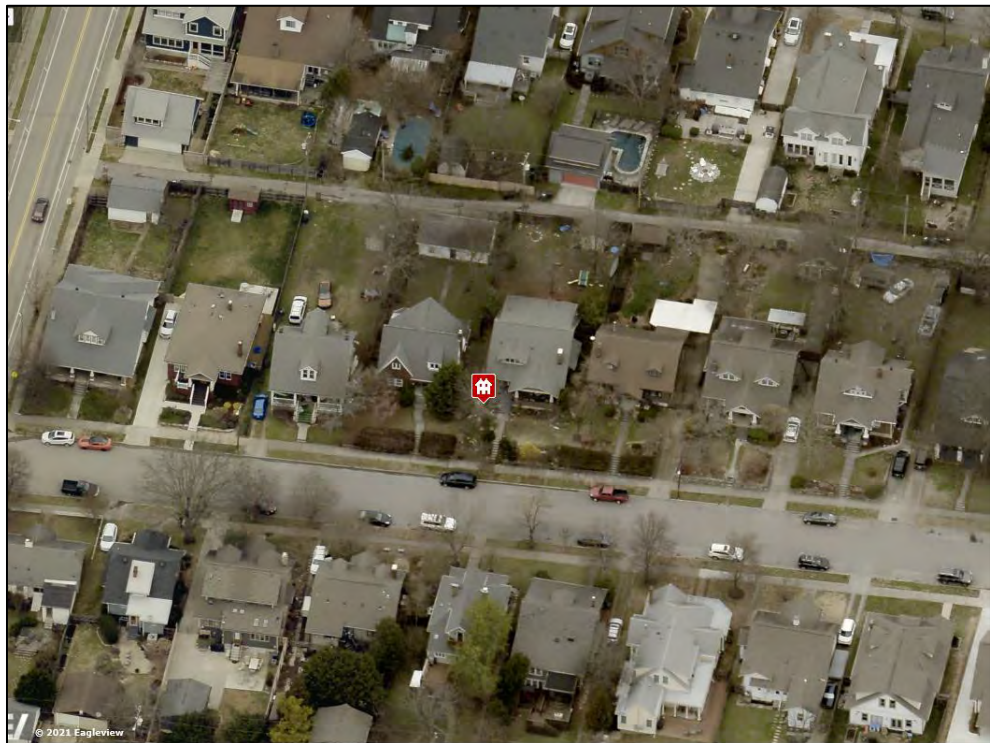
Application: New Construction—Addition and Outbuilding
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08309032800
Applicant: Matt Lewis, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to construct a rear addition to an historic house and to alter the window rhythm and proportion on a projecting bay on the right side of the house, and to construct a detached outbuilding at the rear of the lot.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition and outbuilding with the following conditions:</p> <ol style="list-style-type: none">1. The partial demolition is accomplished manually, and the applicant be required to submit a demolition and shoring plan;2. The material of the rear porch columns and the window and door selections are approved prior to construction;2. The outbuilding has a roof pitch of at least 4/12;3. The outbuilding's eaves do not extend more than two feet (2'); and4. The outbuilding is constructed of compatible materials. <p>Meeting those conditions, Staff finds that the proposal meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Site Plan B: Floor Plans C: Elevations D: Renderings</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. DEMOLITION

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.

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: The house at 1409 Gartland Avenue is a one and one-half story Craftsman style house, constructed circa 1920. The house has a side-gabled roof and a partial-width front porch with a clipped front-facing gable and a matching front dormer. The house was enlarged with a rear dormer addition in 2013.



Figure 1: 1409 Gartland Avenue first

Analysis and Findings: The applicant proposes to construct a rear addition at the story and an outbuilding.

Demolition: A portion of the rear wall of the first story of the house will be removed to accommodate the proposed rear addition. Although the rear wall is original and intact, it is at the rear; therefore, it does not contribute to the historic character of the house in the same way that the front and side walls do.

The project will also replace a pair of windows in a bay on the right side of the house with three new windows. This bay is at the midpoint of the building, and the proposed window rhythm would not differ greatly from the existing window rhythm.

Staff recommends a condition that the partial demolition is accomplished manually, and the applicant be required to submit a demolition and shoring plan.

With that condition, Staff therefore finds that the demolition of a portion of the rear wall and right bay windows meets Section III.B.1.a for partial demolition.

Mass, Sale, & Connection: The new rear addition will be at the first story only, attaching to the historic house at the rear. The addition will not extend wider or taller than the historic house, and the footprint will be less than half of the original footprint. This is appropriate under sections VI.B.1., VI.B.3., and VI.B.10 of the design guidelines.

The addition will tie in flush with the left wall of the historic house and will be stepped in one foot (1') on the right side. Section VI.B.2 of the design guidelines requires additions to step in one foot (1') on both sides, but staff finds that the proposed addition is appropriate because the addition is relatively shallow at only twelve feet, six inches (12'-6") deep, and because a change in materials will help to differentiate the new construction from the historic wall.

The roof of the addition will be a shed sloping toward the rear with a pitch of 2.5/12. Because this roof is located at the rear, it will not be visibly evident from the right-of-way. The roof will tie into the rear of the building approximately eight feet below the original roof ridge, and will be stepped in one foot (1') from the fascia of the original roof on both sides. Staff finds that the roof of the proposed addition meets sections VI.B.7., VI.B.8, and VI.B.9. of the design guidelines.

Staff finds the mass and scale of the proposed addition to be subordinate to the historic house, and the connection to be appropriate, and that the addition therefore meets section VI.B. of the design guidelines.

Siting & Setback: The addition will sit within the shadowline of the historic house and will not encroach into either side yard or the rear setback buffer. The addition will maintain a twenty-five foot (25') separation from the detached outbuilding that is also part of the application, which is reviewed below.

Staff finds the siting and setbacks of the proposed addition meets section VI.C. of the design guidelines.

Materials, Texture, Details, and Material Color:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Slab	Typical	Yes	
Cladding	Cement Fiberboard	Smooth Faced, 5" Exposure	Yes	
Secondary Cladding	Stucco	Typical	Yes	
Roofing	Metal	Standing Seam	Yes	
Trim	Cement Fiberboard	Smooth Faced	Yes	

Windows	Wood, Aluminum Clad, or Fiberglass Clad	Selections Need Approval	Unknown	X
Rear Porch Posts	Not indicated	Needs final approval	Unknown	X
Rear Porch Roof	Metal	Standing Seam	Yes	
Rear Porch Door	Not Indicated	Selections Need Approval	Unknown	X

With a condition that Staff reviews and approves the material of the rear porch columns and the window and door selections, Staff finds that the project meets section IV. of the design guidelines,

Proportion & Rhythm of Openings: No changes to the window and door openings on the existing house were indicated, other than the right side bay windows described in the “Demolition” section above. The left side of the proposed addition will have a double hung windows, matching the proportions of original windows on the house. The right side of the addition will be a screened porch, which is open in nature. There are no large expanses of wall space without a window or door opening.

Staff finds the project’s proportion and rhythm of openings meet Section VI.D. of the design guidelines.

Detached Outbuildings: The proposal also includes a single-story detached outbuilding. The footprint of the outbuilding is proposed to be seven hundred, forty-eight square feet (748 sq. ft), with a ridge height of thirteen feet, five inches (13’-5”) and a wall height of eight feet, seven inches (8’-7”). The foundation and floor of the garage will be slightly above grade. The height and scale of the proposed building meet sections VII.B.1., VII.B.2 and VII.B.3. of the design guidelines for this lot, based on the lot size and the scale of the historic house.

The outbuilding is proposed to have a low-pitched roof, with a 3.5/12 pitch on the right side and 2.5/12 on the left. The eave on the right side of the outbuilding will extend one foot, nine inches (1’-9”) and the left side will extend five feet, six inches (5’-6”). The design guidelines for outbuildings say that the roof slope of an outbuilding shall be at least 4/12 and that eaves should not extend more than two feet (2’). The roof slope and eave depth of the proposed outbuilding do not meet sections VII.B.5 and VII.B.6 of the design guidelines.

The outbuilding will be located in the rear yard, six feet (6’) from the right side of the property, eight feet (8’) from the left, and five feet (5’) from the rear. The outbuilding will be twenty-five feet (25’) from the rear of the house, including the proposed rear

addition and more than six feet (6') from any other building. The siting and setbacks of the outbuilding meet section VII.C. of the design guidelines.

The proposed outbuilding does not include any add-on features outlined in section VII.D of the design guidelines.

The outbuilding is proposed to be constructed with a concrete floor and steel framing, with a portion to be open and exposed and a portion enclosed with cement fiberboard siding. The enclosed portion of the structure will have polycarbonate windows. The roof of the building will be standing seam metal. The floor, siding, and roof materials are appropriate and meet section IV.B.3. of the design guidelines.

Staff finds the exposed steel framing to be inappropriate, and to resemble a type of metal carport structure that is not typical of the historic neighborhood. Staff finds that the steel framing does not meet IV.B. of the design guidelines.

With a condition that the outbuilding has a roof pitch of at least 4/12, eaves that do not extend more than two feet (2'), and is constructed of compatible materials, Staff finds that the outbuilding meets section IV of the design guidelines.

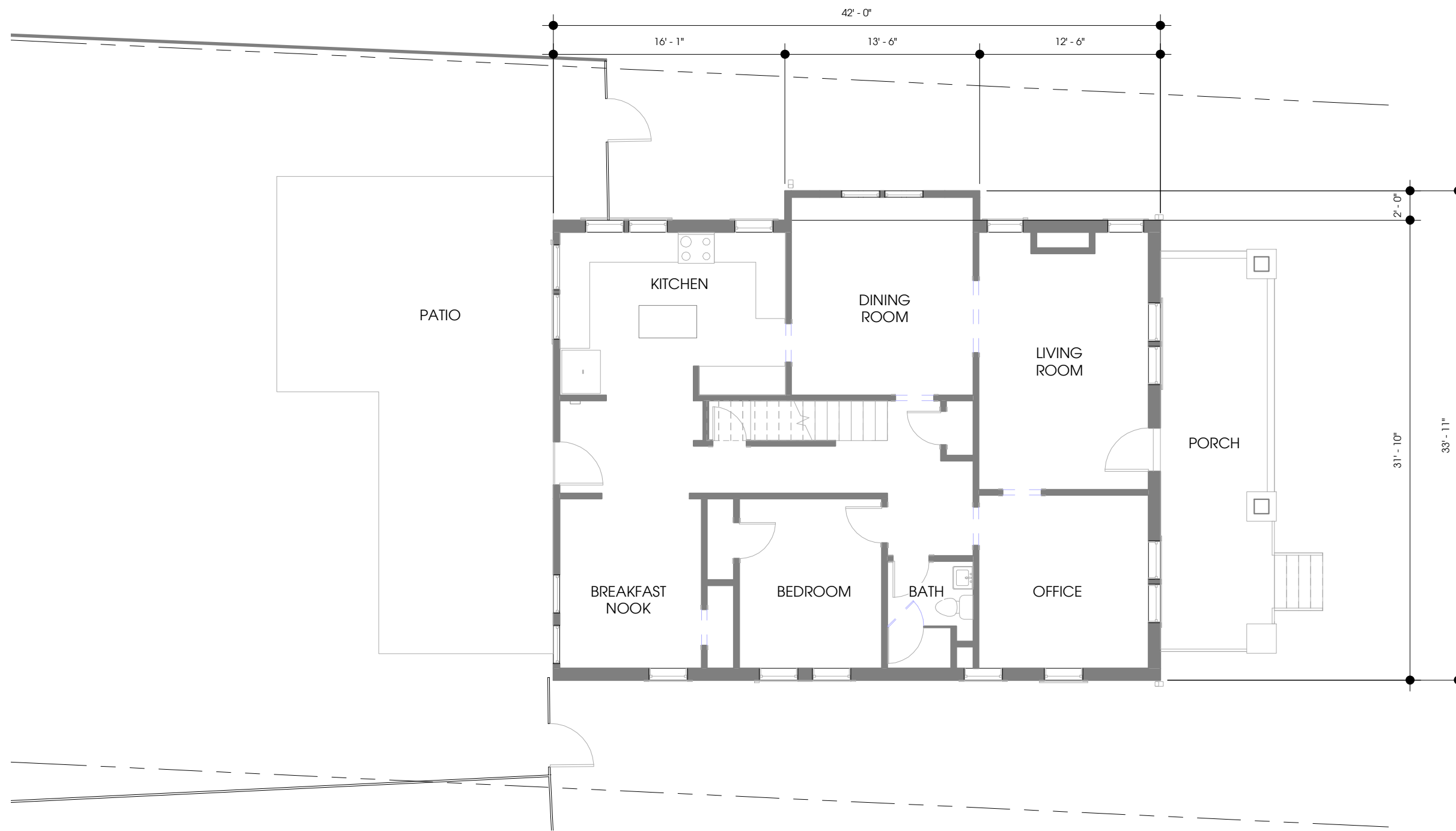
Appurtenances & Utilities: The location of the HVAC is currently on the right side of the house, near the rear corner. The HVAC is not indicated as being planned to be moved. A concrete driveway apron is indicated accessing the outbuilding from the alley, and a walkway made of pavers is shown leading from the outbuilding to the rear of the house.

Staff finds the appurtenances to be appropriate and to meet sections VII.5. and VII.7 of the design guidelines.

Recommendation: Staff recommends approval of the proposed addition and outbuilding with the following conditions:

1. The partial demolition is accomplished manually, and the applicant be required to submit a demolition and shoring plan;
2. The material of the rear porch columns and the window and door selections are approved prior to construction;
3. The outbuilding has a roof pitch of at least 4/12;
4. The outbuilding's eaves do not extend more than two feet (2'); and
5. The outbuilding is constructed of compatible materials.

Meeting those conditions, Staff finds that the proposal meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1409 GARTLAND AVE.

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2021 JUN 30
PROJECT #21.002

EXISTING PLAN

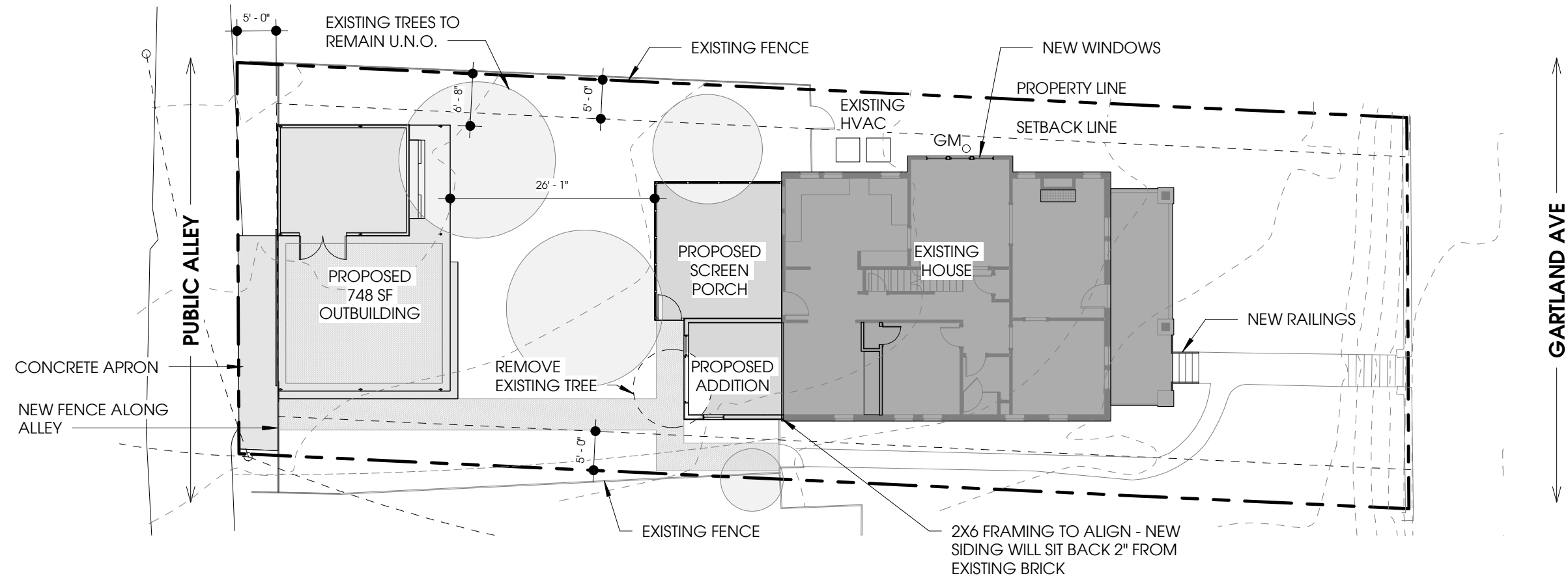
EX

1 EXISTING MAIN LEVEL

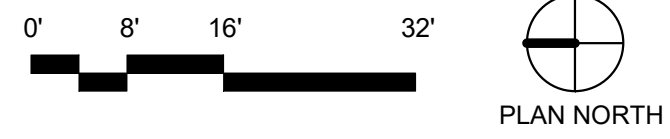


WALL LEGEND

- EXISTING TO REMAIN
- DEMOLISHED
- NEW CONSTRUCTION



1 SITE PLAN



1409 GARTLAND AVE.

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2021 JUN 30
PROJECT #21.002

SITE PLAN

H0.1

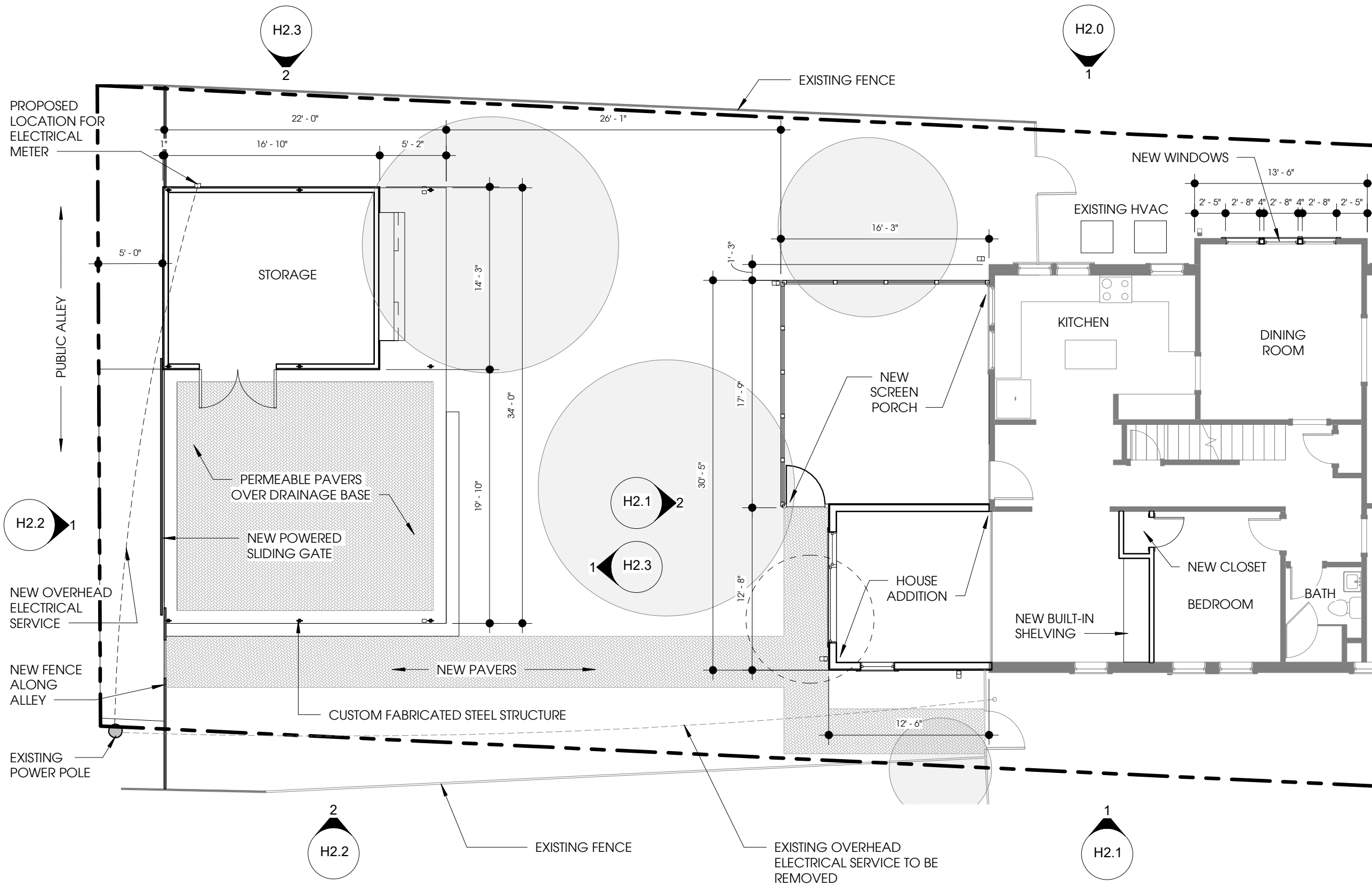
PROJECT INFORMATION

ZONING:
 - PARCEL #08309032800
 - R-6
 - LOCKELAND SPRINGS NEIGHBORHOOD CONSERVATION OVERLAY
 - URBAN ZONING OVERLAY

PROJECT SUMMARY:
 THE PROJECT SCOPE INCLUDES A REAR ADDITION, NEW REAR SCREENED PORCH, AN OUTBUILDING, ENLARGED WINDOWS ON THE SIDE ELEVATION OF THE EXISTING HOUSE, AND NEW FRONT PORCH RAILINGS.

EXISTING HOUSE:
 4 BED AND 3 BATH
 1367 SF MAIN + 884 SF UPPER = 2,251 SF TOTAL

ADDITION:
 MAIN LEVEL - 162 SF
 SCREEN PORCH - 284 SF
 OUTBUILDING - 748 SF



**1409 GARTLAND
AVE.**

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2021 JUN 30
PROJECT #21.002

FLOOR PLAN

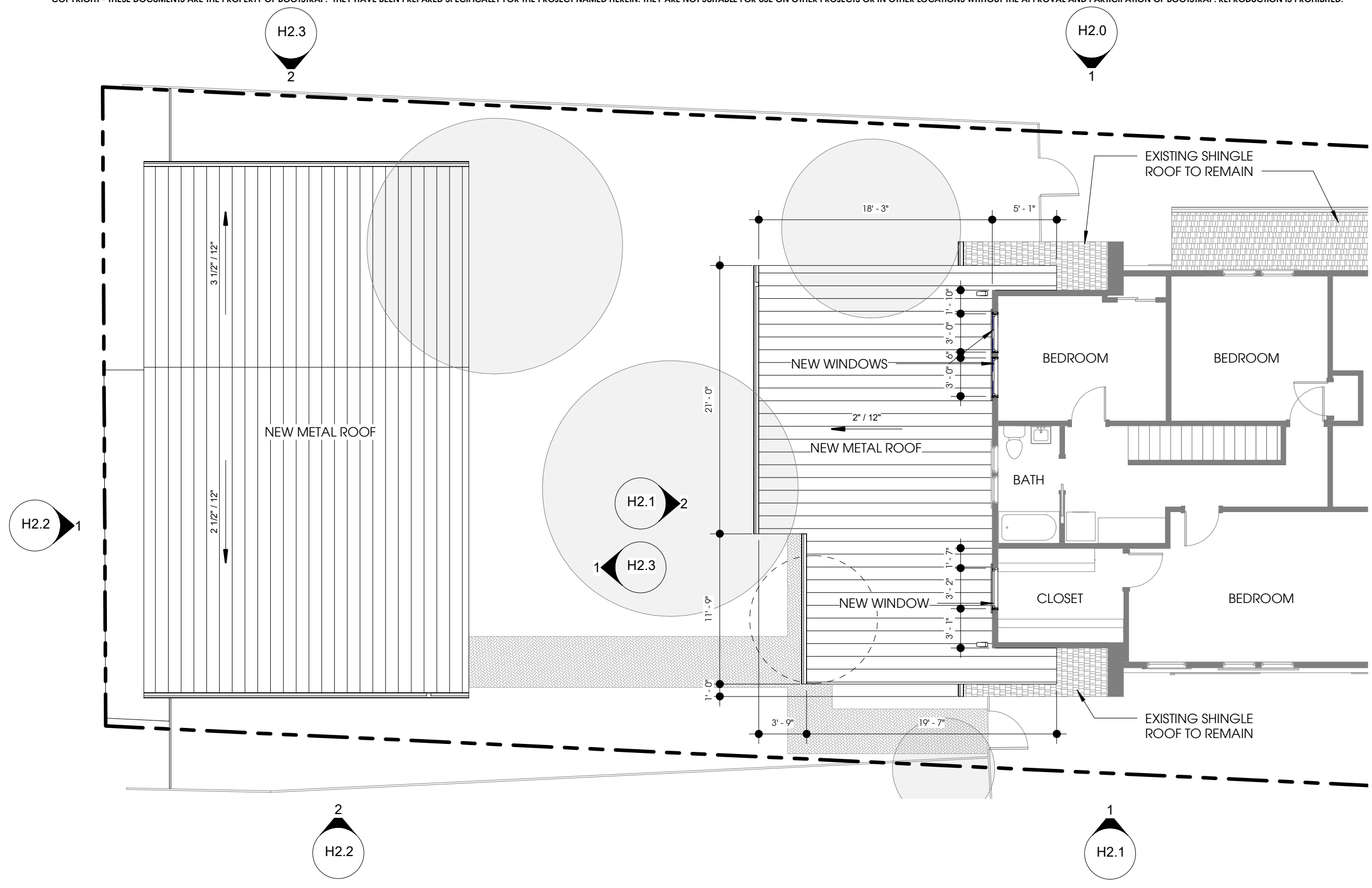
H1.1

1 MAIN LEVEL



WALL LEGEND

- EXISTING TO REMAIN
- DEMOLISHED
- NEW CONSTRUCTION



1 UPPER LEVEL



WALL LEGEND

	EXISTING TO REMAIN
	DEMOLISHED
	NEW CONSTRUCTION

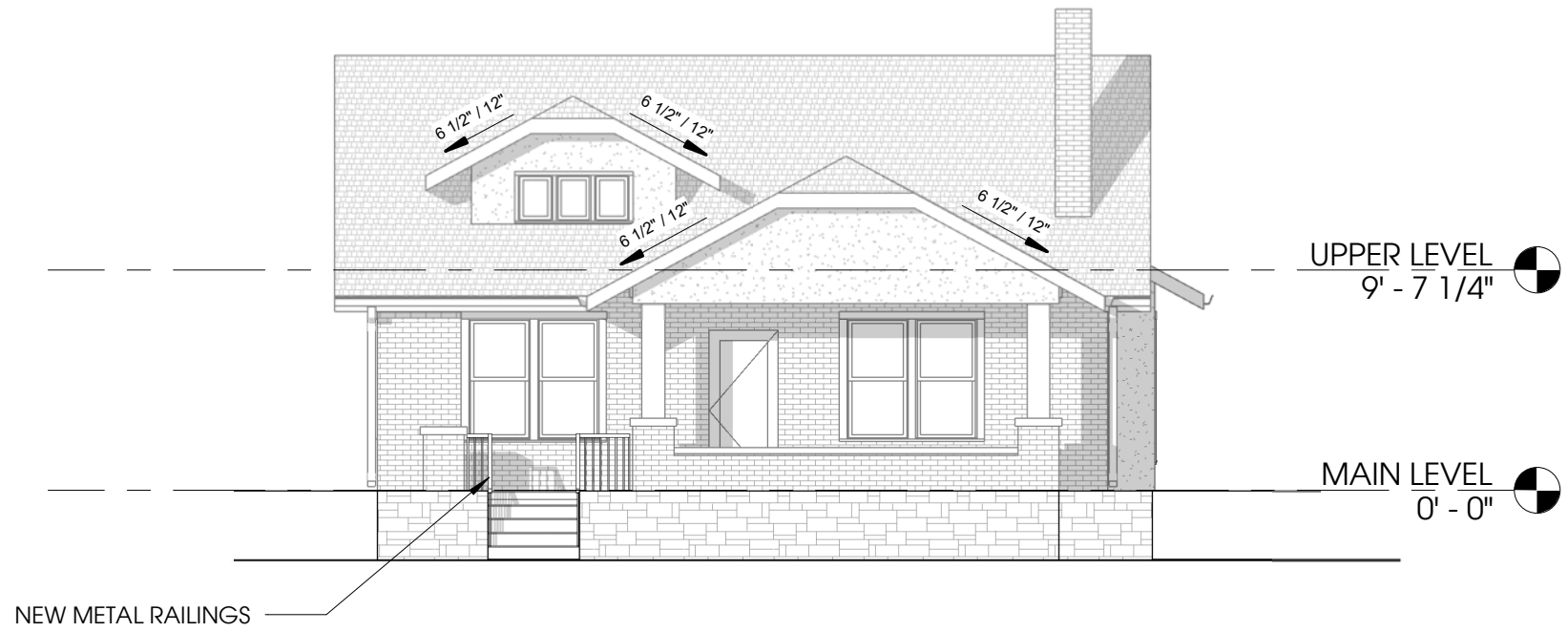
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2021 JUN 30
PROJECT #21.002

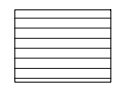
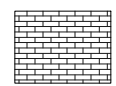
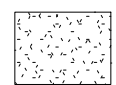
FLOOR PLAN

H1.2



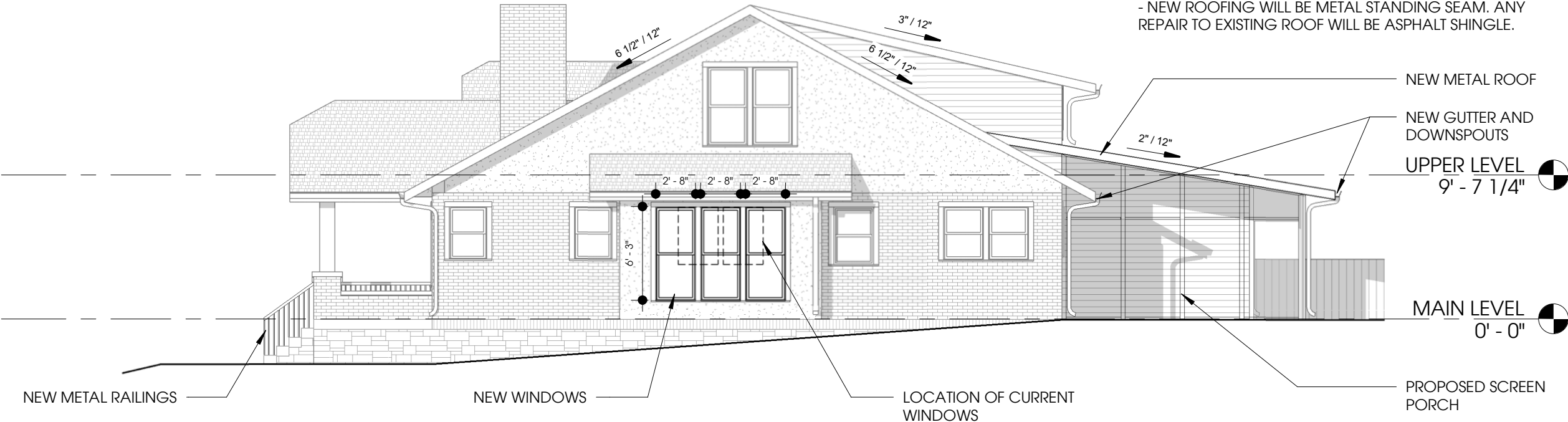
2 SOUTH ELEVATION

MATERIAL SYMBOLS

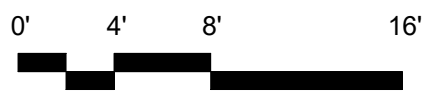
-  5" EXPOSURE ARTISAN LAP SIDING
-  BRICK
-  STUCCO

MATERIAL NOTES

- ALL TRIM SHALL BE SMOOTH FACED FIBER CEMENT
- WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- BAND BOARD SHALL BE 5/4X8 FIBER CEMENT BOARD WITH SLOPED DRIP CAP
- 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.
- NEW ROOFING WILL BE METAL STANDING SEAM. ANY REPAIR TO EXISTING ROOF WILL BE ASPHALT SHINGLE.



1 EAST ELEVATION



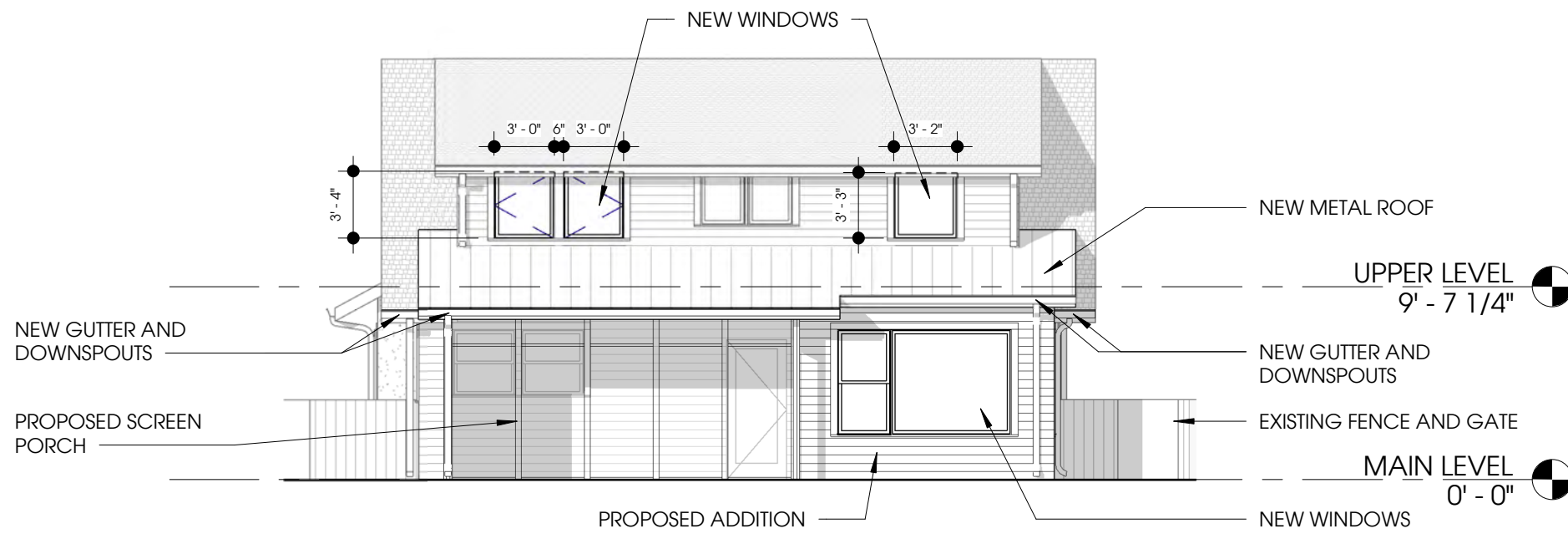
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2021 JUN 30
PROJECT #21.002

ELEVATIONS

H2.0



2 NORTH ELEVATION

MATERIAL SYMBOLS

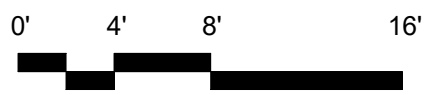
- 5" EXPOSURE ARTISAN LAP SIDING
- BRICK
- STUCCO

MATERIAL NOTES

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- WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
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1 WEST ELEVATION



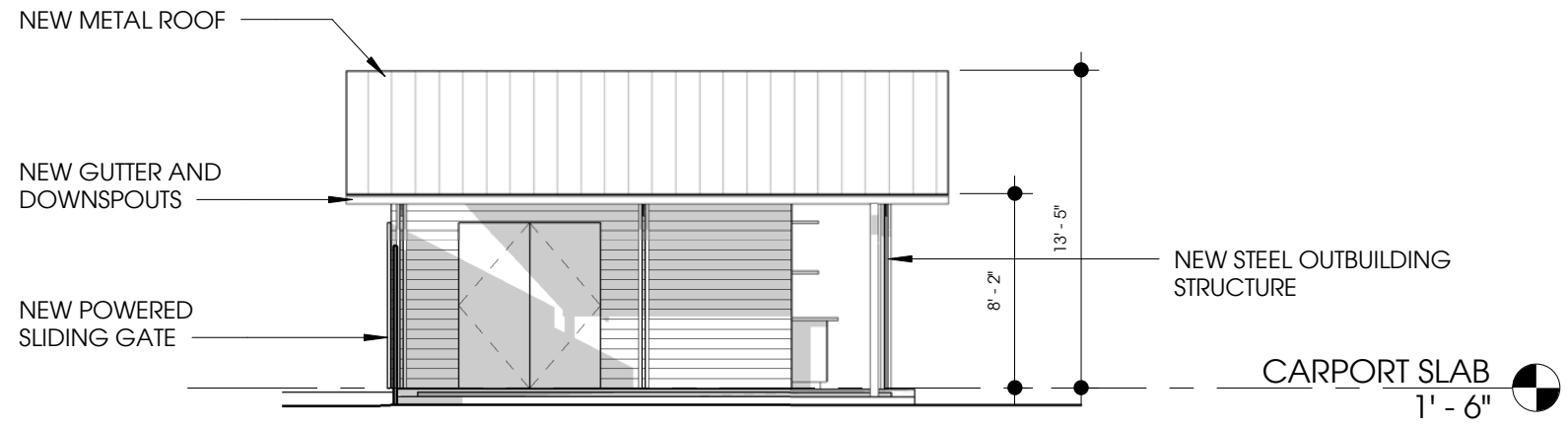
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2021 JUN 30
PROJECT #21.002

ELEVATIONS

H2.1



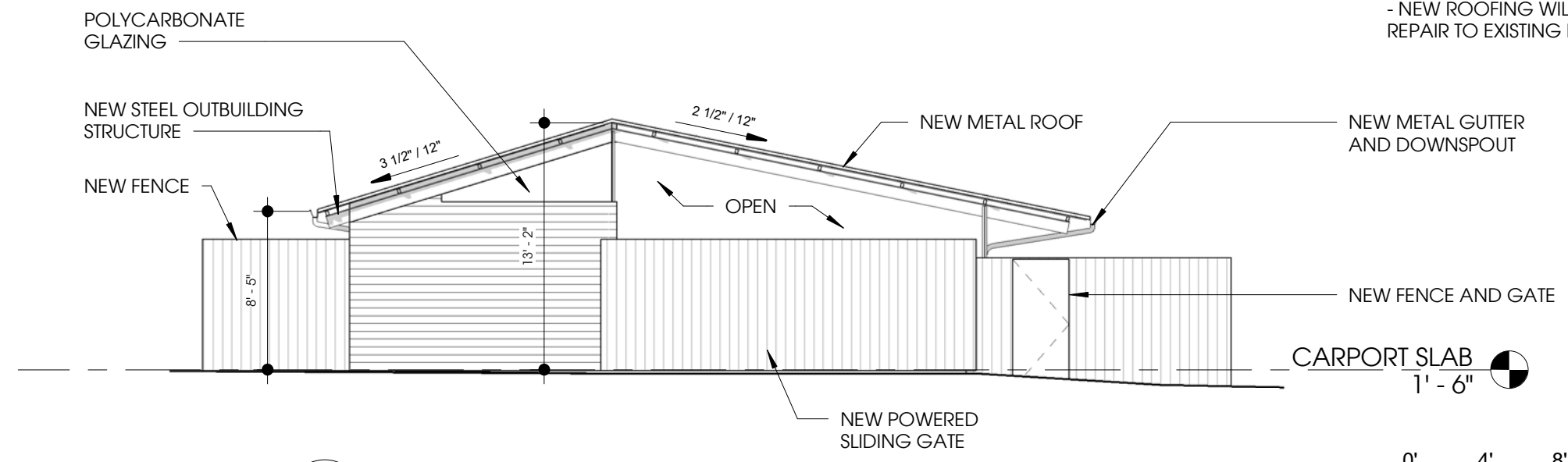
2 OUTBUILDING - WEST ELEVATION

MATERIAL SYMBOLS

- 5" EXPOSURE ARTISAN LAP SIDING
- BRICK
- STUCCO

MATERIAL NOTES

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1 OUTBUILDING - NORTH ELEVATION



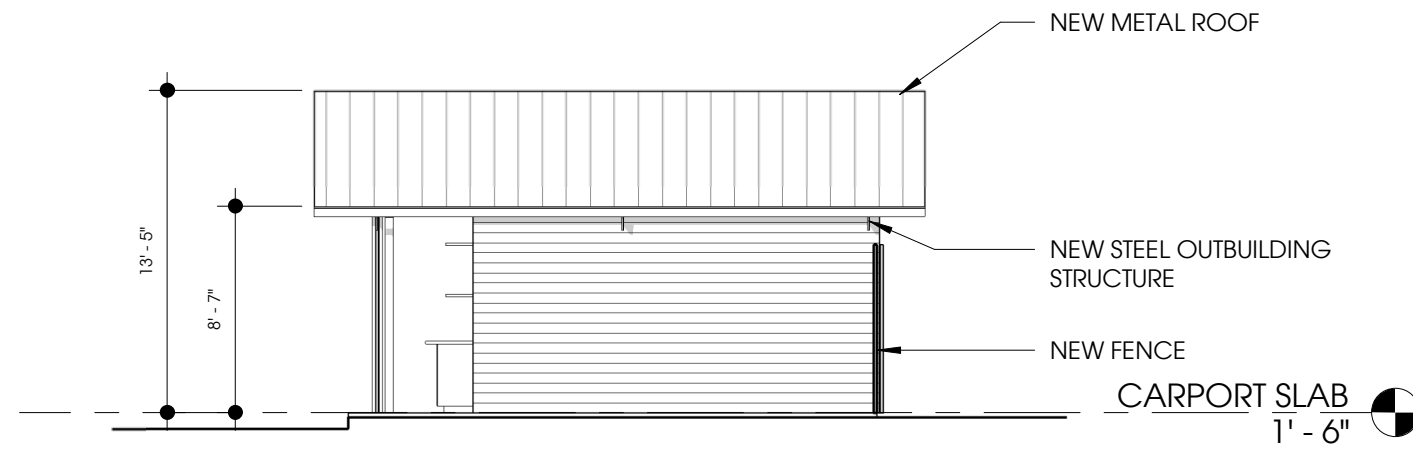
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2021 JUN 30
PROJECT #21.002

ELEVATIONS

H2.2



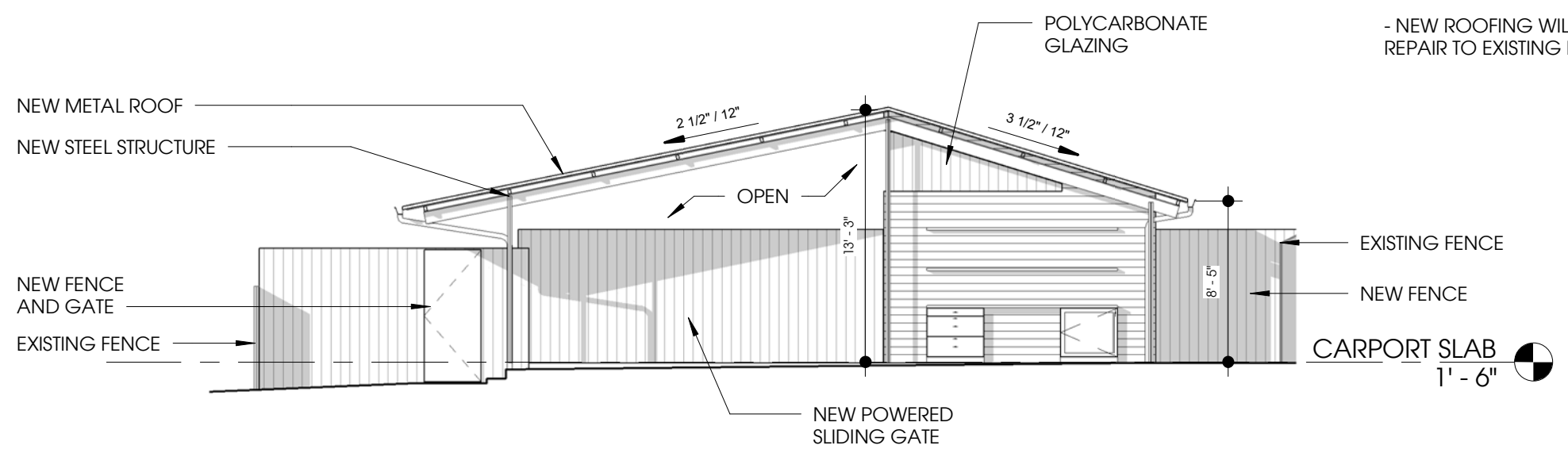
2 OUTBUILDING - EAST ELEVATION

MATERIAL SYMBOLS

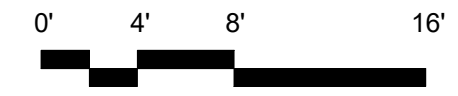
- 5" EXPOSURE ARTISAN LAP SIDING
- BRICK
- STUCCO

MATERIAL NOTES

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- NEW ROOFING WILL BE METAL STANDING SEAM. ANY REPAIR TO EXISTING ROOF WILL BE ASPHALT SHINGLE.



1 OUTBUILDING - SOUTH ELEVATION



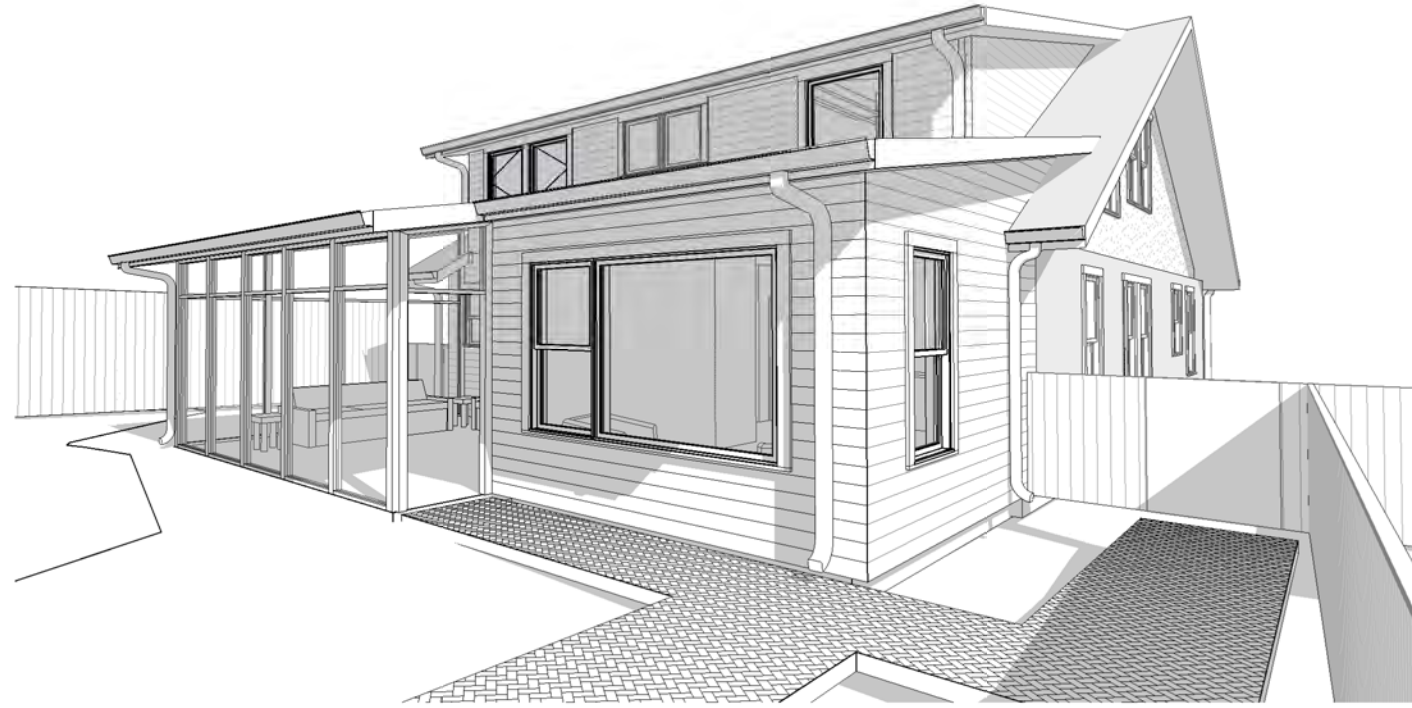
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PROJECT #21.002

ELEVATIONS

H2.3



1 3D VIEW - HOUSE 01



2 3D VIEW - HOUSE 02

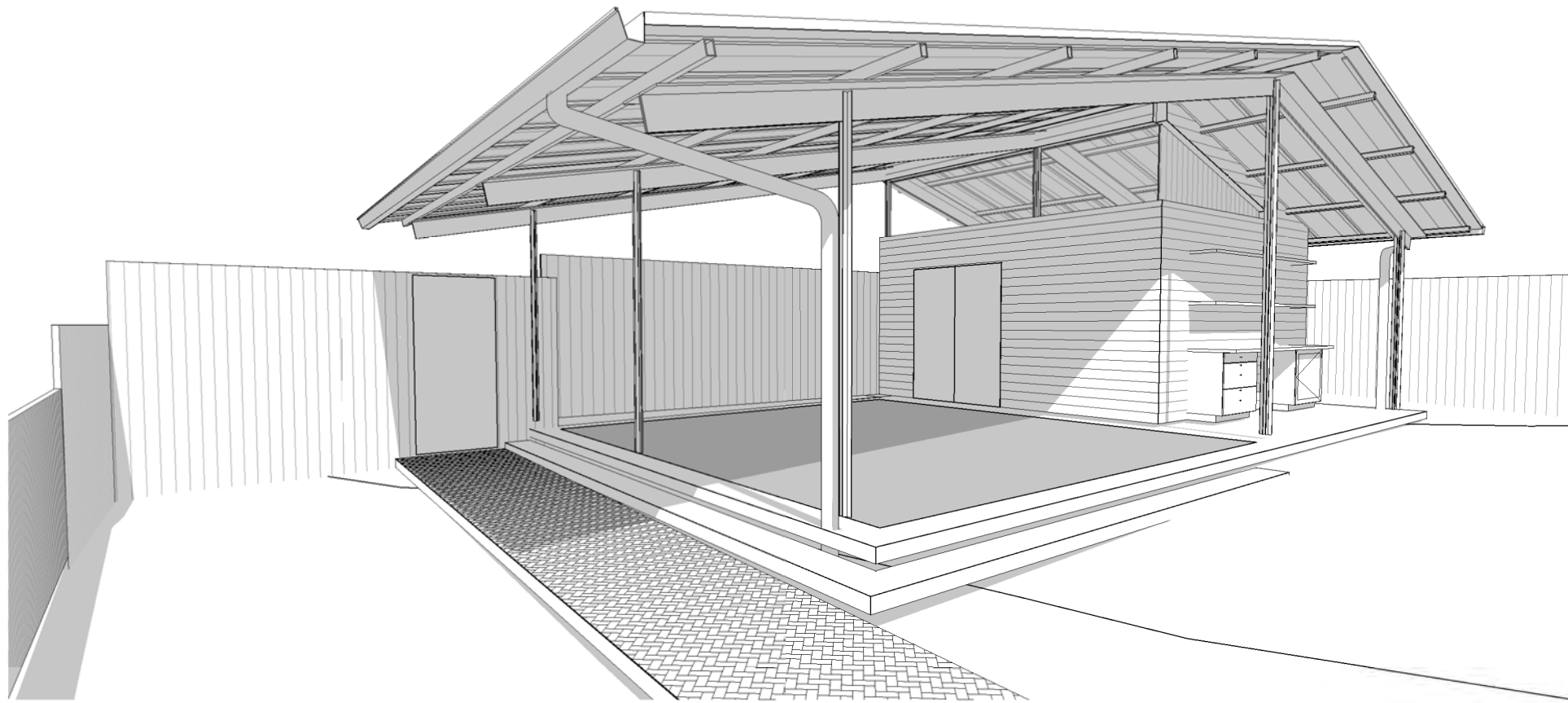
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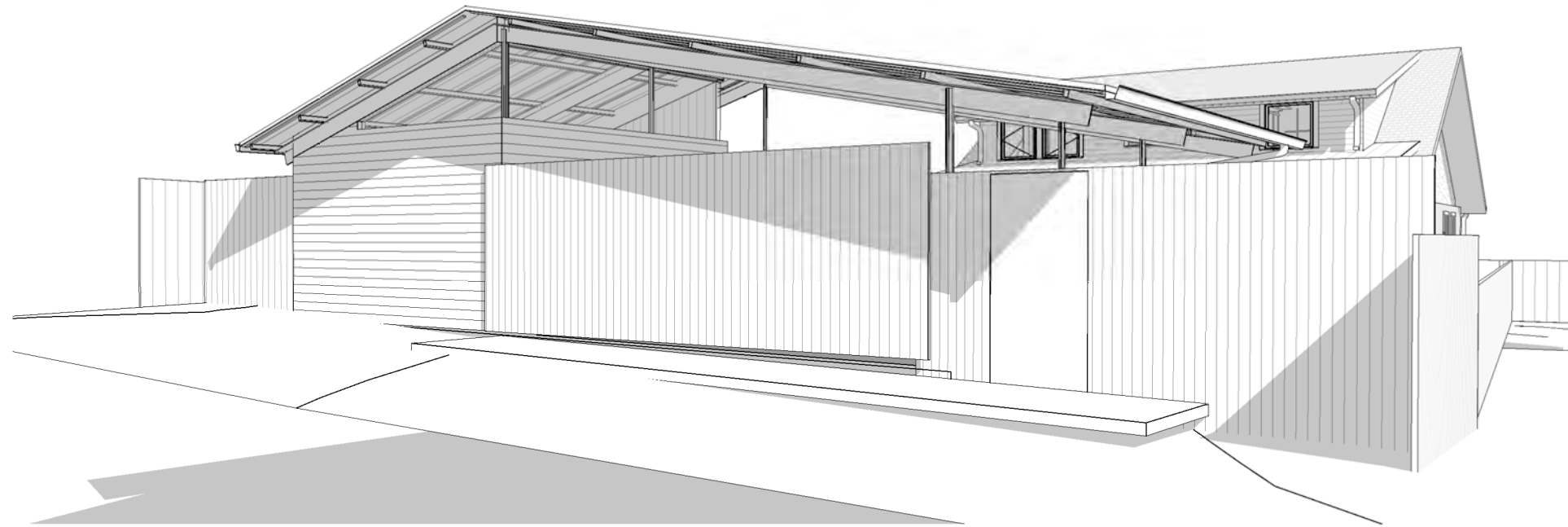
2021 JUN 30
PROJECT #21.002

3D VIEWS

H2.4



1 3D VIEW - OUTBUILDING 01



2 3D VIEW - OUTBUILDING 02

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2021 JUN 30
PROJECT #21.002

3D VIEWS

H2.5