



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

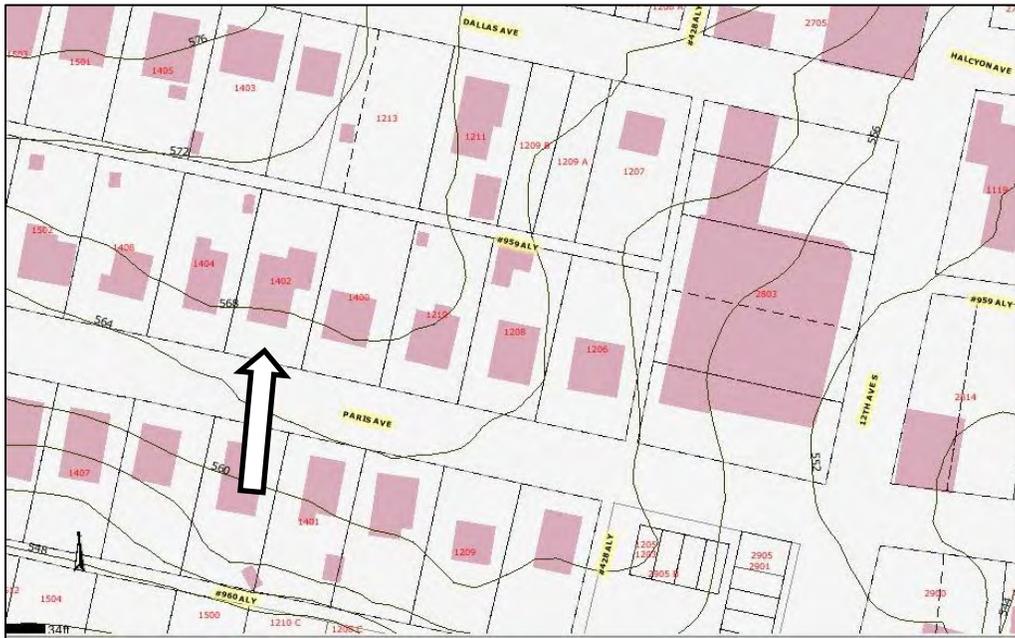
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 1402 Paris Avenue July 18, 2012

Application: New construction - primary building
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11801007200
Applicant: William Smallman, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to demolish a non-contributing house and construct a new one and one-half story house. The new house will be one and one-half story tall with a two-gabled front dormer. The materials will be cement-fiber siding, with a split-faced concrete block foundation and a fiberglass-asphalt shingle roof. The house will resemble a Craftsman-style bungalow in its character and scale.</p> <p>Recommendation Summary: Staff recommends approval with the condition that staff review the color and texture of the brick, roofing material design and color, and the location of mechanical and utility connections. With this condition, Staff finds the proposal to meet the Design Guidelines for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

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

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story

buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

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

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

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

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

g. Proportion and Rhythm of Openings

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

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

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

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

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

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

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

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

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

h. Utilities

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

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

Background: There is currently a one-story brick duplex at 1402 Paris Avenue. This structure was built circa 1960, and does not contribute to the historic character of the district.

Analysis and Findings: The applicant is proposing to demolish the existing duplex and construct a new single-family structure on the lot.

Demolition

Because the existing structure does not contribute to the character of the district due to its age, method of construction, materials and historical features, demolition meets guideline III.B.2.b.



Height, Scale

The footprint of the new structure will cover an area of two-thousand, one hundred fifty square feet (2150 sq. ft.), including open front and rear porches. Seventy three percent (73%) of the lot will remain open. This is compatible with other historic properties nearby, which range between seventy-five percent and eighty-one (75-81%) open space. The structure will be one and one-half stories tall, thirty-two feet (32') from peak to grade. Surrounding historic houses vary from twenty-two foot (22') tall one story bungalows, to thirty-three (33') foot tall two-story Foursquare houses. The width of the new structure will be thirty-six feet (36'), which matches the width of several historic

houses nearby. The form of the structure will resemble a side-gabled bungalow with the primary eave height at the front at a height of thirteen feet (13') above grade. There will be a two-gabled dormer on the front slope of the roof with eaves at twenty-two feet (22') above grade.

The massing of the structure will be primarily in the lower story, with its bulk diminishing as the height increases because of the gabled roof. Staff finds that the height and scale are compatible with the surrounding historic context, and that the proportion of open space that would remain is appropriate. Staff finds the application to meet guidelines II.B.1.a. and II.B.1.b.

Setback and Rhythm of Spacing, Orientation

The front edge of the structure will be in line with the two adjacent historic structures, and it will be centered on the sixty-two foot (62') wide lot. These setbacks maintain the established rhythm of the street and meet guideline II.B.1.c. The orientation of the structure will also be aligned with surrounding historic structures, meeting guideline II.B.1.c and f.

Materials

The primary exterior material of the new structure will be smooth-faced cement-fiber clapboard siding with a five inch (5') exposure with cement-fiber shakes and board-and-batten on the front dormer. The trim, including cornerboards and window casings will be cement-fiberboard, and the columns and railing, will be wood. The structure will also have brick piers on the front porch, a split-faced concrete block foundation and a fiberglass-asphalt shingle roof. Staff will need to approve the brick color and texture as well as roof color prior to permitting.

Roofs

The primary roof will be a side-facing gable with a 10:12 pitch and the front porch will have a 4:12 pitch. The two-gable front dormer will also have a 10:12 pitch. The roofs are compatible with those of surrounding historic houses and meet guideline II.B.1.e.

Windows

The house will have aluminum-clad one-over-one wood windows, which is an appropriate material for new construction. The front elevation will be two sets of paired windows on each story, double hung on the first and casement on the upper. In order to ensure that the upperstory windows are in proper proportion to the lower story windows, staff suggests that they also be double-hung, or that the casements have divided lights rather than a single large pane. The side elevations will have both have five windows on the first story and three on the upper, arranged in patterns compatible with historic house. Staff finds the materials, proportions, and patterns of the windows to meet guidelines II.B.1.d. and II.B.1.g.

Utilities

The submitted site plan does not indicate the locations of exterior HVAC units or utility connections. Staff will need to verify they are located so as to minimize their visibility from the street prior to issuing a permit.

Recommendation: Staff recommends approval with the condition that staff review the color and texture of the brick, roofing material design and color, and the location of mechanical and utility connections. With this condition, Staff finds the proposal to meet the Design Guidelines for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Existing non-contributing duplex at 1402 Paris Avenue.



Current streetview of 1400 Block of Paris Avenue.



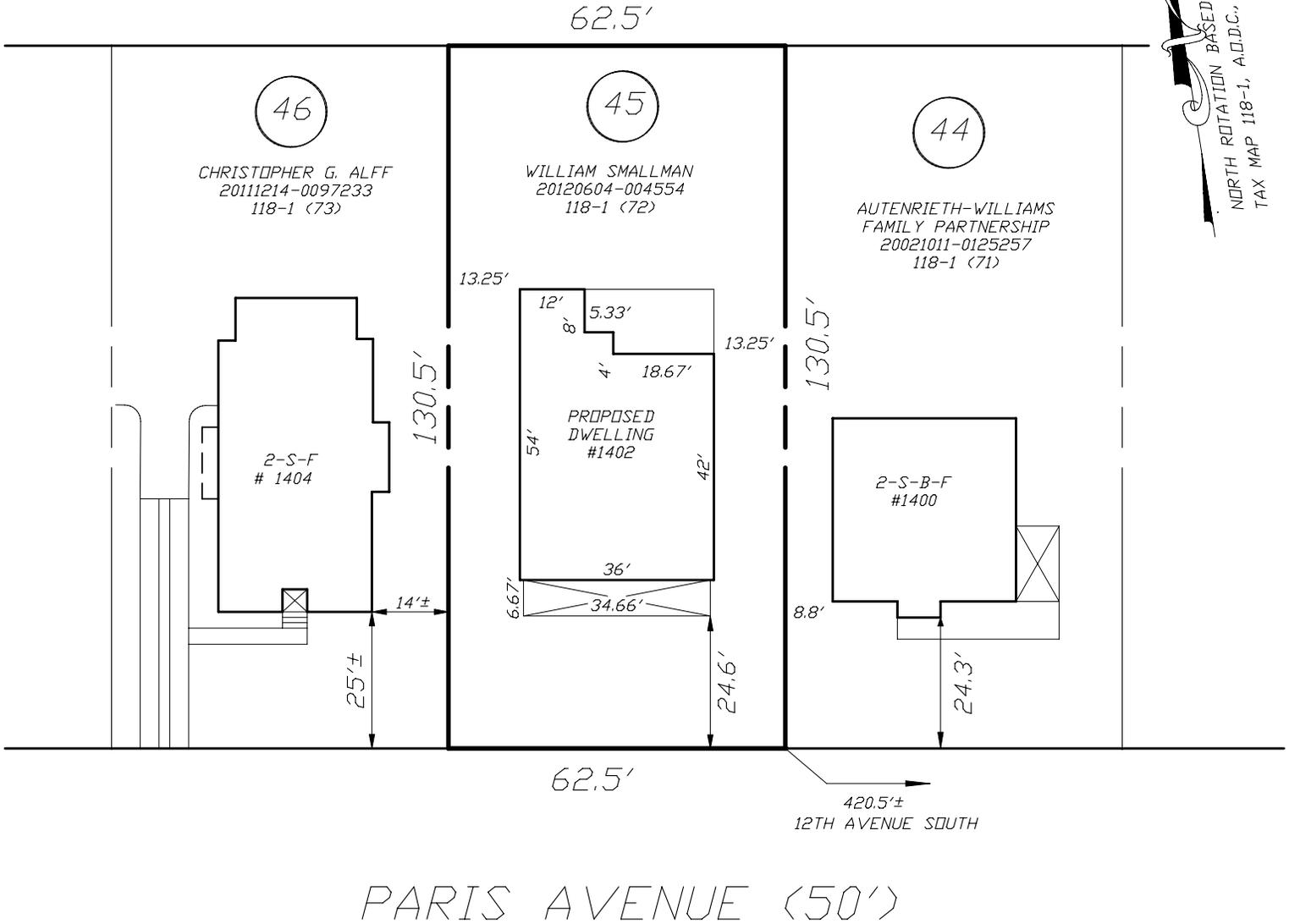
Streetview, 1500 Block of Paris Avenue.



Similar plan built at 1100 Caldwell Avenue (right).

ALLEY #959

NORTH ROTATION BASED ON
TAX MAP 118-1, A.D.D.C., TN



PREPARED FOR:
WILLIAM SMALLMAN

PROPERTY LOCATED:
1402 PARIS AVENUE, NASHVILLE,
DAVIDSON COUNTY, TENNESSEE

LAND DESCRIPTION:
LOT 45, MAP OF
VICTORIA PLACE
(BOOK 332, PAGE 10, R.D.D.C., TN)

DEED REFERENCE:
INSTRUMENT #20120604-004554
R.D.D.C., TN

SITE PLAN

DATE : 7-3-12

THIS EXHIBIT WAS DONE UNDER THE AUTHORITY
OF TCA 62-18-126 AND IS NOT A GENERAL
PROPERTY SURVEY AS DEFINED UNDER
RULE 0820-3-07, CHAPTER 0820-3
STANDARDS OF PRACTICE, RULES OF THE
TENNESSEE BOARD OF EXAMINERS FOR
LAND SURVEYORS.

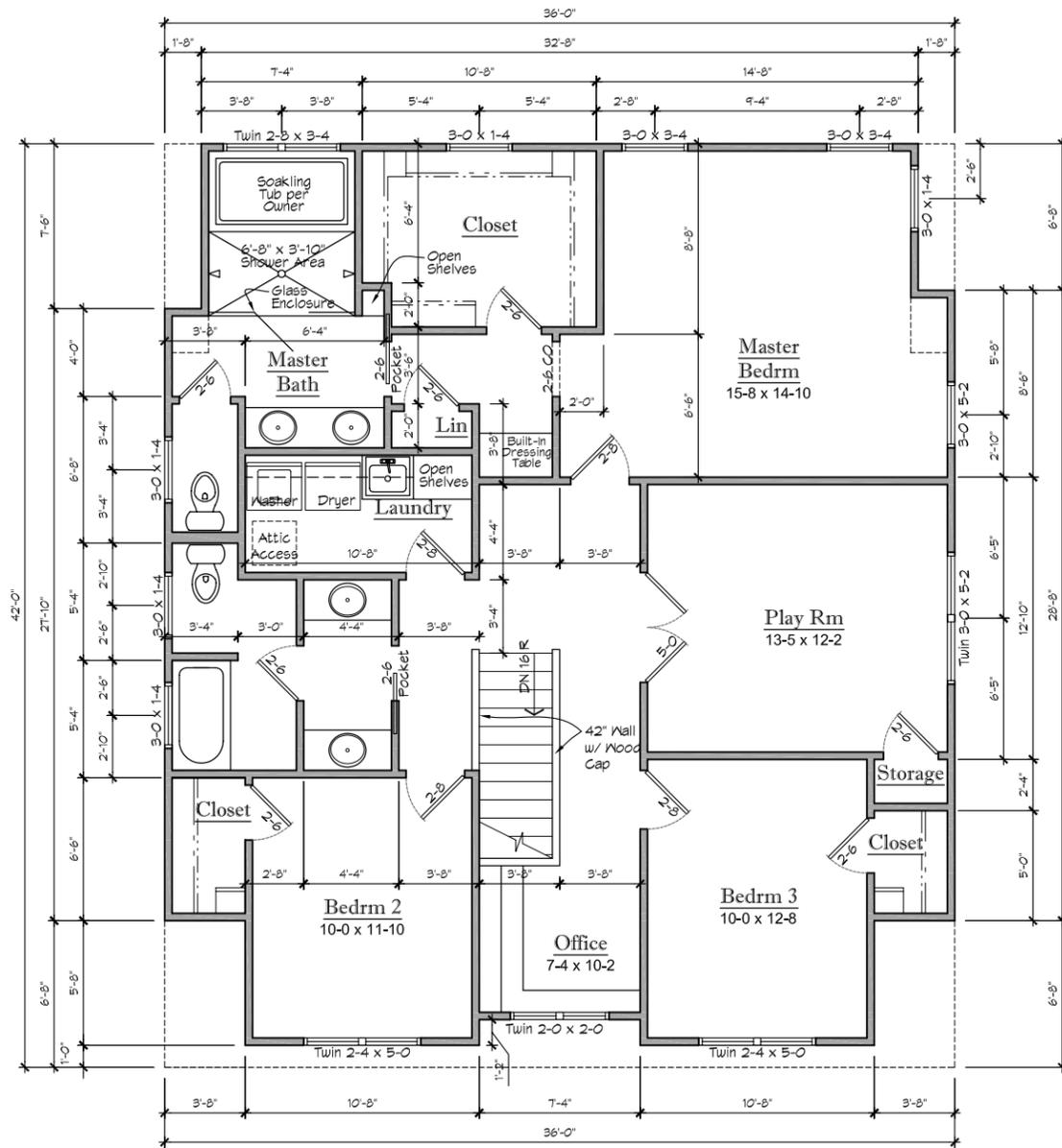
JOHN ALAN HOOD TN. R.L.S.#1838



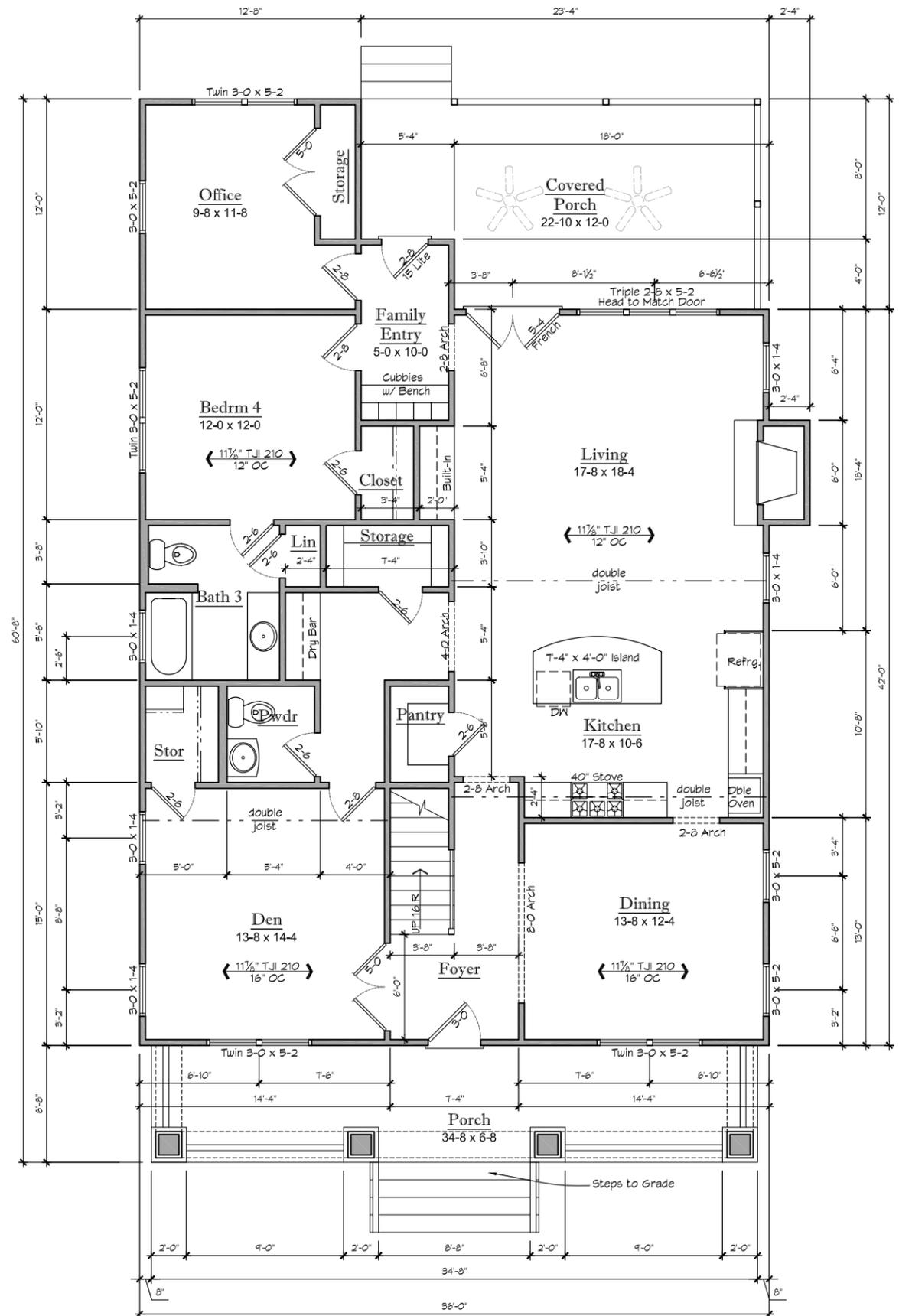
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2nd Floor Plan
1,381 sf



Main Floor Plan
1,685 sf



PINNACLE HOME DESIGNS assumes LIABILITY for any structure built from these plans. It is the responsibility of the owner and/or contractor to verify that the plans meet any local codes in the area in which the structure is to be built, prior to beginning construction.
Owner and/or contractor to verify all dimensions prior to beginning construction.
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Magness Development
1402 Paris Ave
Nashville, Tennessee

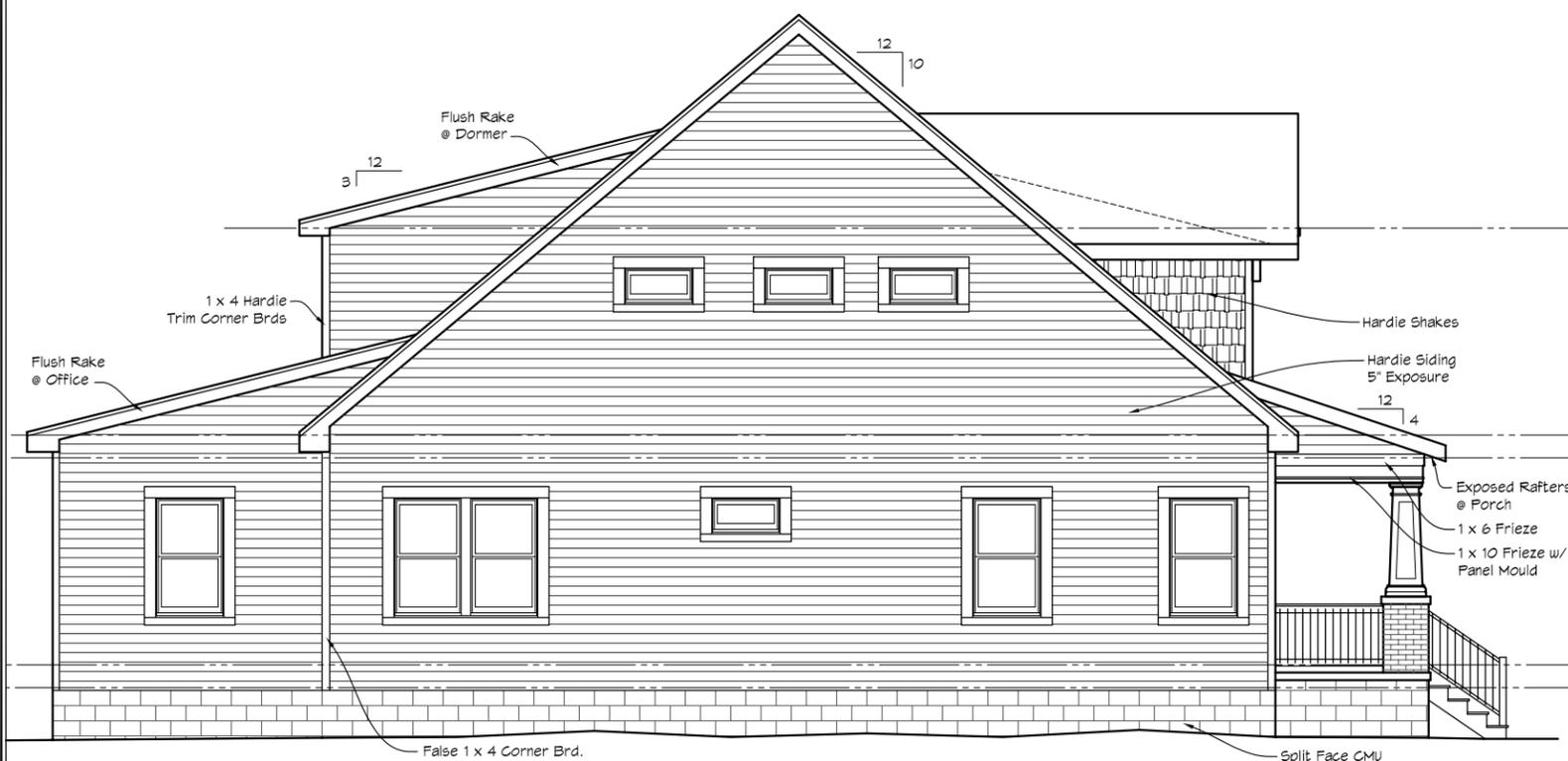
revisions
drawn by D_O
project number 2012012
date July 2, 2012
scale 1/4" = 1'-0"
sheet title Floor Plans
sheet A1.2



Rear Elevation



Right Side Elevation



Left Side Elevation



Front Elevation



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Magness Development
1402 Paris Ave
 Nashville, Tennessee

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April 5, 2012
drawn by D.O
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scale 1/4" = 1'-0"
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sheet A2.1