



# 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 1512 Paris Avenue November 20, 2013

**Application:** New construction- infill and outbuilding  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704040900  
**Applicant:** William Smallman, Owner  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant is proposing to construct a new two-story house with a detached garage. The house will be front-gabled with a massing similar to several two-story houses across the street. The exterior materials will include: cement-fiber siding, a split-faced concrete block foundation, and a composition shingle roof. The garage will be one and one-half stories tall, with materials matching those of the house.

**Recommendation Summary:** Staff recommends approval of the application to construct a new house and accessory building, with the conditions that:

- Staff approve the color of the roof and the materials of the windows and doors;
- The upperstory windows are generally not taller than those on the first story on the front elevation;
- A walkway be added from the front porch to the street, and that the location of HVAC units and utilities be approved by Staff; and,
- The cover over the walkway from the garage be reduced.

Meeting those conditions, staff finds that the proposal meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

### Attachments

- A:** Photographs
- B:** Site Plan
- D:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. GUIDELINES**

#### **a. Height**

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

#### **b. Scale**

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

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

#### **c. Setback and Rhythm of Spacing**

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

#### **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.*

*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.

#### **I. Outbuildings**

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

*Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.*

*Outbuildings: Roof*

*Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*

*Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*

*The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.*

*Outbuildings: Windows and Doors*

*Publicly visible windows should be appropriate to the style of the house.*

*Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

*Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*

*Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*

*For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

*Outbuildings: Siding and Trim*

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*

*Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*

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

*Stud wall lumber and embossed wood grain are prohibited.*

*Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.*

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

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

- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

*Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.*

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.*

*Generally, attached garages are not appropriate; however, instances where they may be are:*

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

**Background:** The lot at 1512 Paris Avenue is currently vacant. A non-contributing structure was recently demolished with approval by MHZC Staff.

**Analysis and Findings:**

The applicant is proposing to construct a new two-story structure with a detached accessory building.

Height & Scale:

The new primary building will be two-stories tall with a front-gabled roof with a ridge height of thirty-one feet (31') from grade and a top-plate height of seventeen feet (17') above grade. The roof rafters will extend beyond the walls to create an eave height of approximately sixteen feet (16') and will remain exposed. The side walls of the house will be taller, much as though there were wall dormers, with an eave height of twenty-two feet above grade. The roofs of these "dormers" will be side-gabled with ridges at twenty-nine feet (29') above grade.

These roof and eave heights are compatible with the surrounding context, including 1509 and 1511 Paris Avenue which are both historic two-story houses.

The building will be thirty-five feet (35') wide on the front elevation, with a partially-recessed front porch on the right side, and it will be sixty feet (60') deep from the front to the rear. This form is reflective of the massing and features found on historic houses in the area, and appropriate given the size of the lot.

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

Setback & Rhythm of Spacing:

The house will be roughly centered on the sixty-five foot (65') wide lot, with a thirteen foot (13') left side setback and eighteen feet (18') on the right. The front setback will match the adjacent historic houses, approximately twenty-four feet (24'). These setbacks are compatible with the established pattern of the street, and will meet guideline II.B.1.c.

Materials:

The new building will primarily be clad in smooth face cement fiberboard with a reveal of seven inches (7") on the first story and five inches (5") in the upperstory. The Commission typically requires that lap siding have no more than a five inch (5') reveal but has allowed wider reveals when mixed with a more appropriate reveal. The front gable field and a front bay window will have cedar shingle siding. The trim will be wood. The foundation will be split-faced concrete block, and the roof will be architectural fiberglass shingles. The color of the roof will need to be approved by staff in order to ensure compatibility with the roofs of historic houses. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the roof color and the windows and doors, staff finds that the known materials meet guideline II.B.1.d.

Roof form:

The primary roof, side wall dormers, and front porch will be gables with a pitch of 9:12. A shed roof over the front-left bay, as well as bays on the left side and between the gabled dormers will be lower pitched. These roof forms are compatible with those of surrounding historic houses, and meet section II.B.1.e. of the design guidelines.

Orientation:

The house will be aligned with the front elevation parallel to the street, with a nine foot (9') deep projecting front porch. Staff finds that this orientation is compatible with surrounding historic houses. With a condition that a front walkway be added to connect the front porch to the public sidewalk, staff finds that the project meets design guideline II.B.1.f.

Proportion and Rhythm of Openings: The windows on the proposed new house are all generally twice as tall as they are wide and there are no large expanses of wall space without a window or door opening. The proportions of windows on the side elevation are compatible with the proportions of openings found on historic buildings, but the upperstory windows on the front elevation are taller than those on the first story. Historically windows on a multi-story house were either the same height or taller on the first floor, where the building was more likely to have taller ceilings, than the upper stories; therefore, taller windows on an upper-story are inappropriate for the historic context. With a condition that the proportions of windows on the front elevation be more compatible with those on surrounding historic houses, staff finds the project's proportion and rhythm of openings would meet Section II.B.1.g.

Appurtenances & Utilities: Appurtenances were not indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. Meeting that condition, Staff finds that the project will meet guideline II.B.1.h.

Outbuildings:

The applicant is also proposing to construct a one and one-half story garage. The garage will have a side-gabled roof with a ridge height of twenty-three feet (23') and an eave height of twelve feet (12'). These heights are compatible with those of surrounding outbuildings. The materials of the new garage will match those of the house. The garage will be located behind the house, eleven feet (11') from the rear property line and three feet (3') from the side, with a covered walkway between the house and garage. This is an appropriate location for an outbuilding, but the cover over the walkway has the effect of inflating the massing of the primary building. Staff recommends either narrowing the width to five or six feet (5'-6') or removing it. With this condition, Staff finds that the project meets section II.B.1.i of the design guidelines.

**Recommendation Summary:** Staff recommends approval of the application to construct a new house and accessory building, with the conditions that:

- Staff approve the color of the roof and the materials of the windows and doors;
- The upperstory windows are no taller than those on the first story on the front elevation;
- A walkway be added from the front porch to the street, and that the location of HVAC units and utilities be approved by Staff; and,
- The cover over the walkway from the garage be reduced.

Meeting those conditions, staff finds that the proposal meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

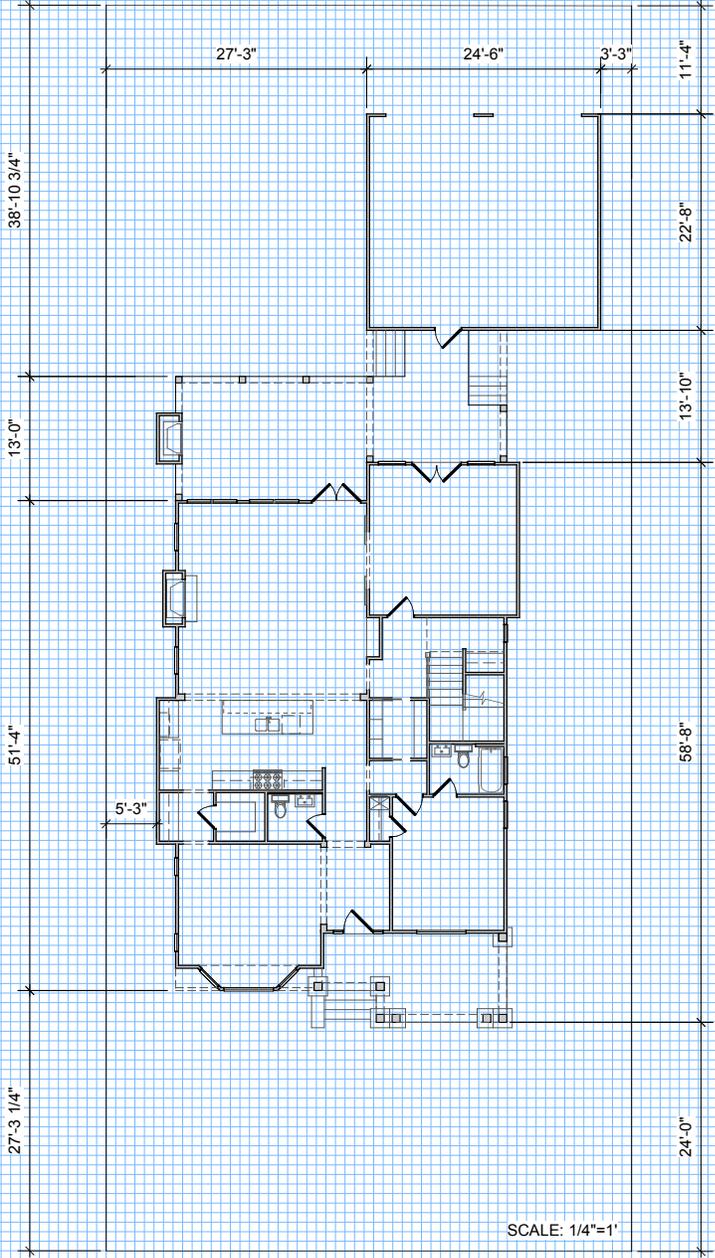


1512 Paris Avenue (vacant lot).



1507, 1509 (double lot with garage), and 1511 Paris Avenue

(ALLEY)



PARIS AVENUE



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'



**FRONT (STREET) ELEVATION**  
SCALE: 1/4" = 1'



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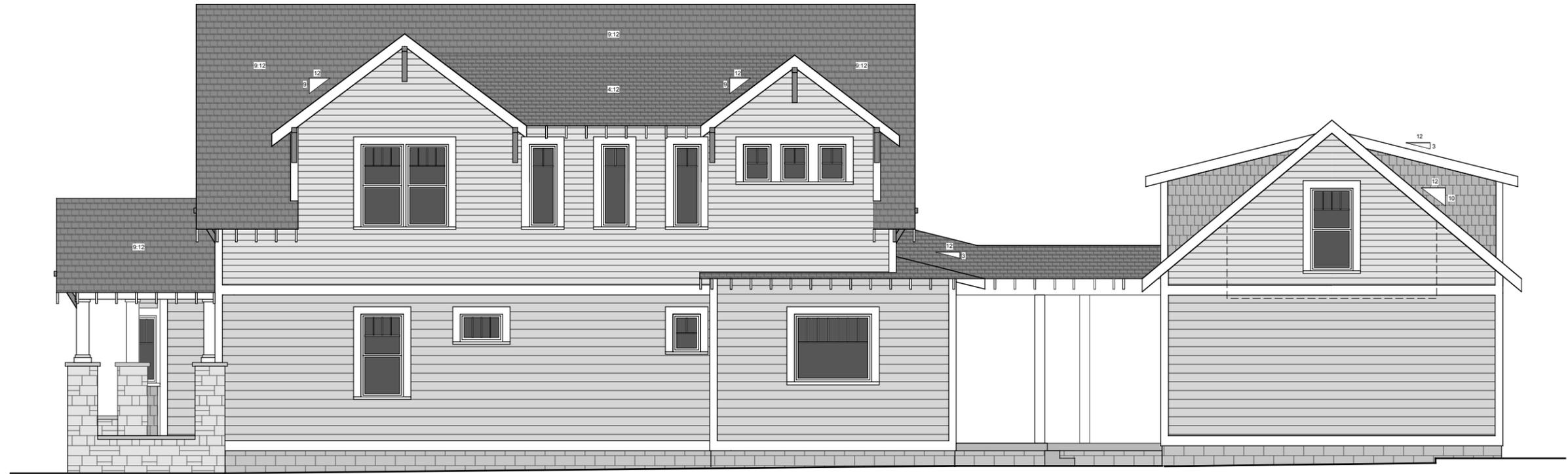
DESIGN BY TARL L.  
DRAWN BY TARL L.  
PLAN PARIS  
DATE 10/21/13



REVISD 10/29/13  
REVISD 11/05/13  
REVISD 11/08/13

1512 Paris Ave.  
Nashville, TN

SCALE: 1/4" = 1'



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'



**REAR ELEVATION**  
SCALE: 1/4" = 1'

1ST FLOOR	1725 SQ. FT.
2ND FLOOR	1545 SQ. FT.
TOTAL	3260 SQ. FT.
COVERED PORCH	163 SQ. FT.
SCREENED DECK	243 SQ. FT.



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DESIGN BY TARL L.

DRAWN BY TARL L.

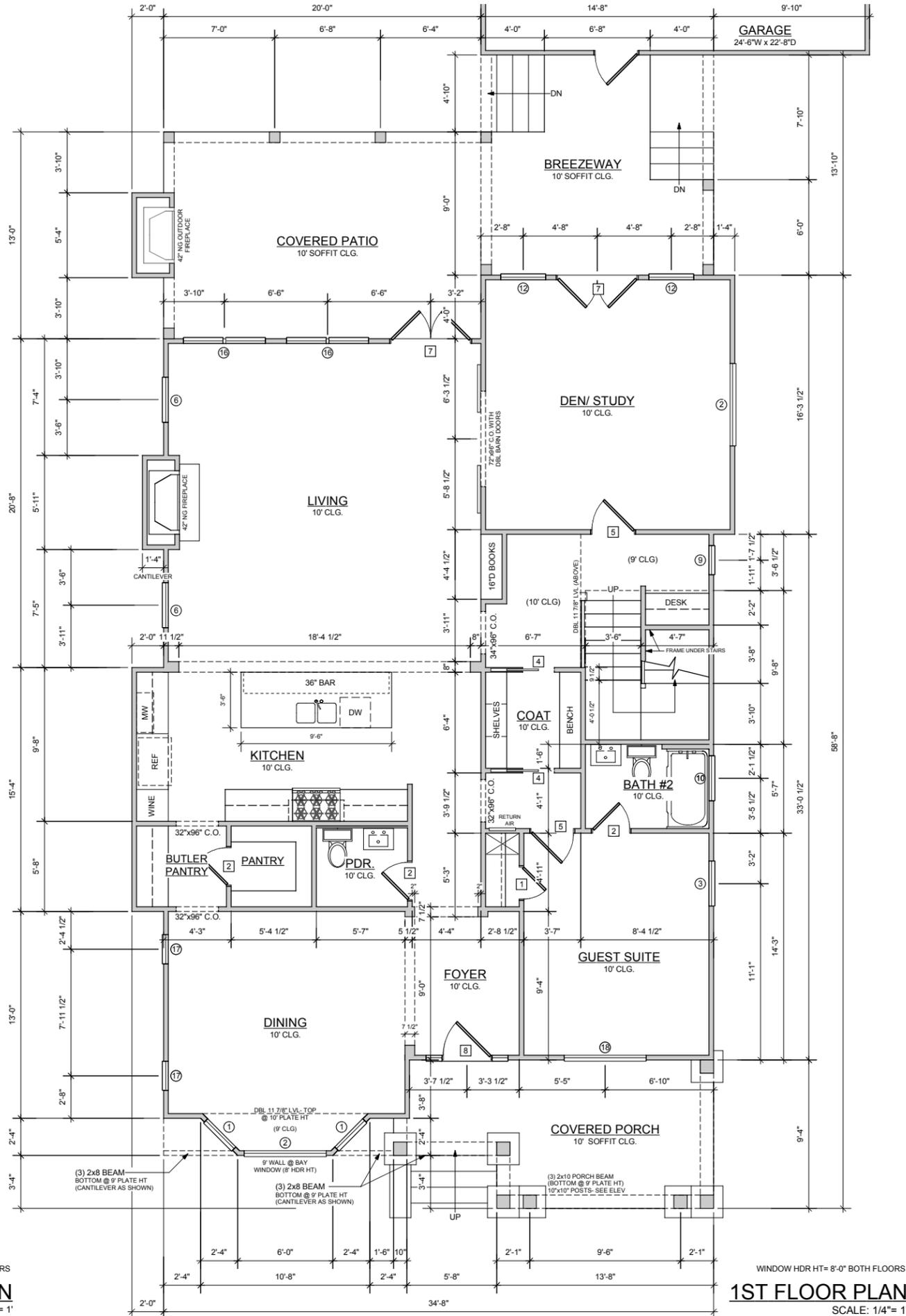
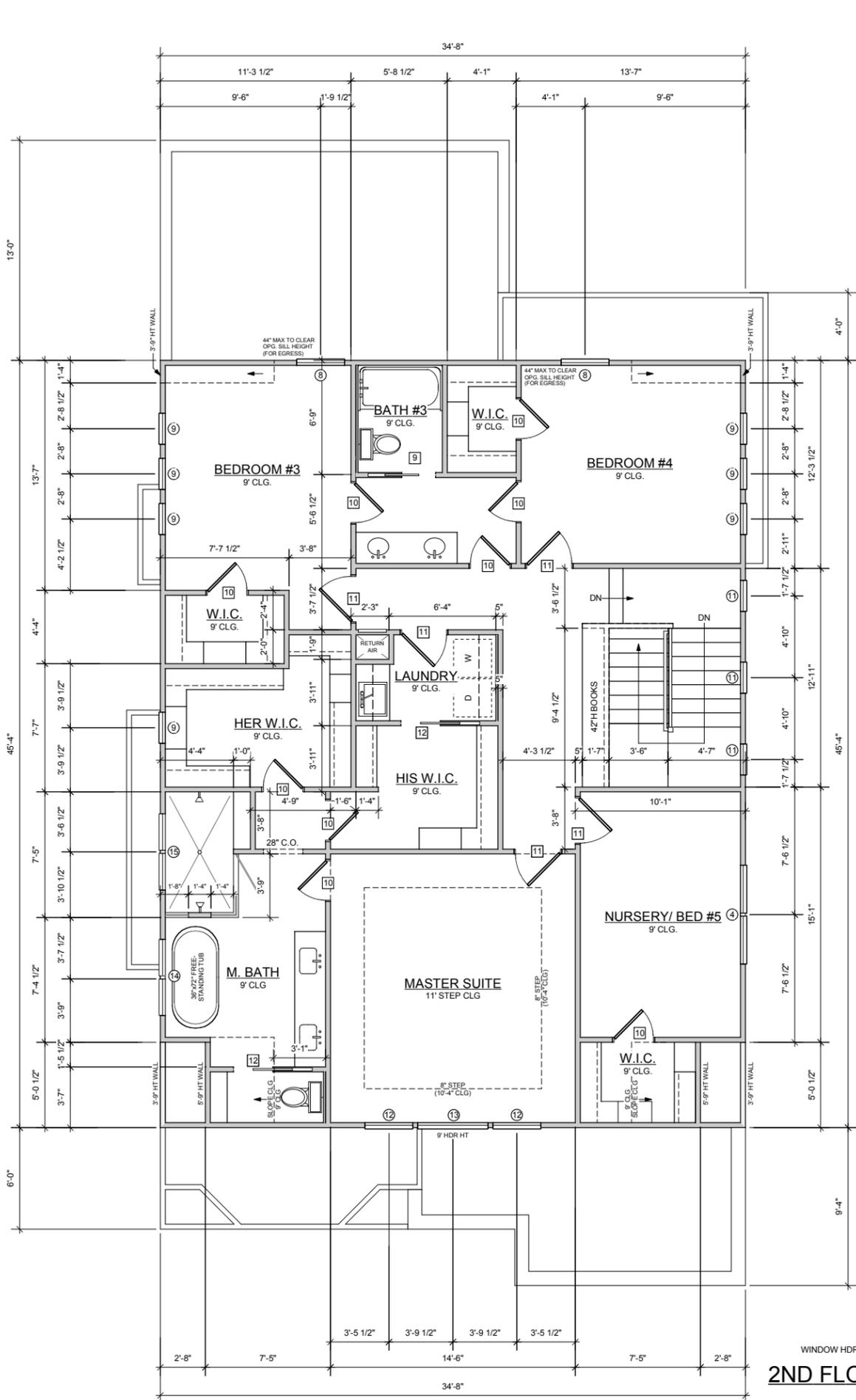
PLAN PARIS

DATE 10/21/13



REVISED 10/29/13  
REVISED 11/05/13  
REVISED 11/08/13

1512 Paris Ave.  
Nashville, TN



WINDOW SCHEDULE		
KEY	DESCRIPTION	QTY
①	2-4x4-2 PICT (30"Wx54"H)	2
②	5-0x4-2 PICT (62"Wx54"H)	2
③	2-8x5-2 DH (34"Wx66"H)	1
④	DBL 2-8x5-2 DH, 2" MULL (70"Wx66"H R.O.)	1
⑤	TRIPLE 2-8x5-2 DH, 2" MULL (70"Wx66"H R.O.)	1
⑥	2-8x4-2 DH (34"Wx54"H)	2
⑦	4-0x4-2 PICT, 1-4x4-2 PICT EA. SIDE (2" MULL) 96"x54"	-
⑧	2-8x4-2 CSMT (34"Wx58"H)	2
⑨	1-8x2-2 PICT (22"Wx30"H)	8
⑩	2-8x1-6 PICT (34"Wx22"H)	1
⑪	1-8x5-2 PICT (22"Wx66"H)	3
⑫	2-8x6-2 DH (34"Wx78"H)	4
⑬	4-0x6-2 PICT (50"Wx78"H)	1
⑭	DBL 2-0x4-2 DH, 2" MULL (54"Wx56"H R.O.)	1
⑮	DBL 2-0x2-2 PICT, 2" MULL (54"Wx30"H R.O.)	1
⑯	DBL 2-4x6-2 DH, 2" MULL (62"Wx78"H R.O.)	1
⑰	1-8x4-2 PICT (22"Wx54"H)	2
⑱	5-0x4-10 PICT (62"Wx62"H)	1

NOTE: VERIFY ROUGH OPENINGS, EGRESS REQUIREMENTS, AND LOCATIONS OF TEMERED GLASS

DOOR SCHEDULE		
KEY	DESCRIPTION	QTY
1	2-0x8-0 (26"x96" R.O.)	1
2	2-4x8-0 (30"x96" R.O.)	3
3	2-0x8-0 PKT (50"x96" R.O.)	-
4	2-4x8-0 PKT (58"x96" R.O.)	2
5	2-8x8-0 (34"x96" R.O.)	2
6	4-0x8-0 FRENCH (50"x96")	-
7	5-8x8-0 EXT. FRENCH (62"x96" VERIFY OPG)	2
8	3-0x8-0 ENTRY W/ (2) SDLT (VERIFY OPG W/ MANUFACTURER)	1
9	2-0x6-8 PKT (50"x82.5" R.O.)	1
10	2-4x6-8 (30"x82.5" R.O.)	9
11	2-8x6-8 (34"x82.5" R.O.)	5
12	2-4x6-8 PKT (58"x82.5")	2

NOTE: VERIFY ROUGH OPG. MEASUREMENTS

1ST FLOOR 1746 SQ. FT.  
2ND FLOOR 1545 SQ. FT.  
TOTAL 3291 SQ. FT.

COVERED PORCH 163 SQ. FT.  
COVERED PATIO/ BREEZEWAY 463 SQ. FT.



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DESIGN BY: TARL L.  
DRAWN BY: TARL L.  
PLAN: PARIS  
DATE: 10/21/13

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REVISED 10/29/13  
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SCALE: 1/4" = 1'