



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

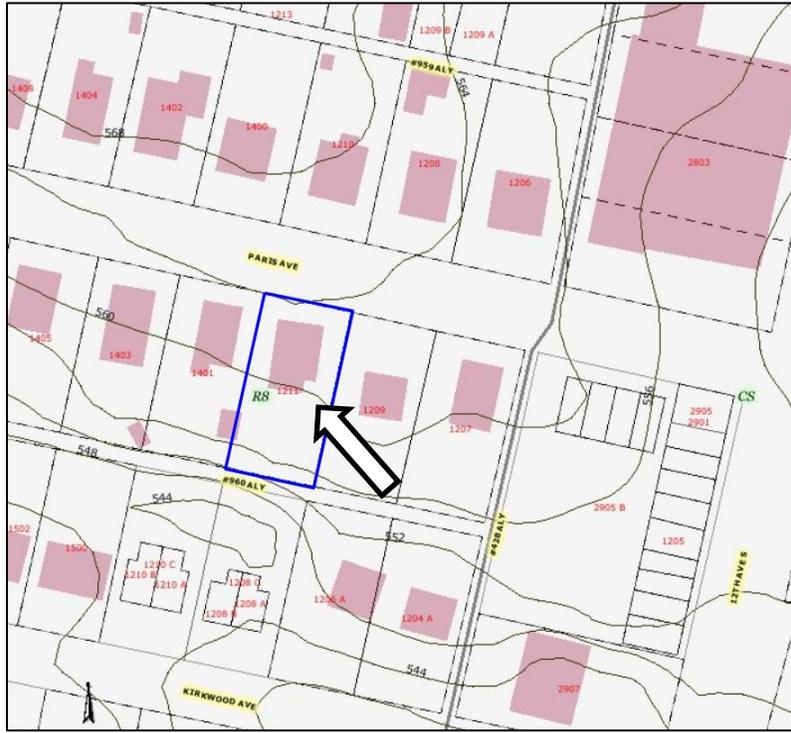
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

## STAFF RECOMMENDATION 1211 Paris Avenue August 15, 2012

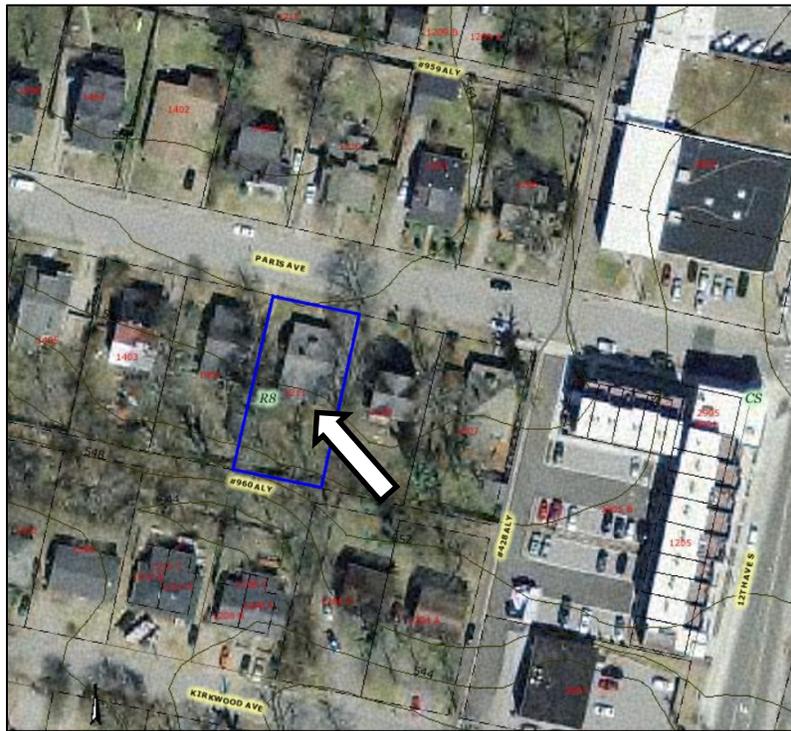
**Application:** New construction - additions  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11801007700  
**Applicant:** Nick Dryden, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing to construct a ridge raise addition, a rear dormer addition, and to enclose an existing rear corner porch. The upperstory additions will set in from the sides of the existing house by two feet (2') and will increase the height by two feet (2'). The additions will be clad with smooth cement-fiber siding matching the exposure of the existing siding. The additions will also have a fiberglass-asphalt shingles and wood windows.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>D:</b> Elevations</p>
<p><b>Recommendation Summary:</b> Staff recommends approval of the ridge raise, rear dormer addition, and rear porch enclosure, finding the proposal to meet the applicable sections of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.</p>	

**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.

#### **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.

#### **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.

#### **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.

## **2. ADDITIONS**

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

### *Placement*

*Additions should be located at the rear of an existing structure.*  
*Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*  
*Generally, one-story rear additions should inset one foot, for each story, from the side wall.*  
*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

### *Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

### *Rear & Side Dormers*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*  
*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

- b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

e. Additions should follow the guidelines for new construction.

**Background:** 1211 Paris Avenue is a one-story house, constructed circa 1923. It has typical characteristics of the Craftsman style, including battered square columns, wide overhanging eaves, and double-hung windows with vertical muntins in the upper sashes. Based on the age and architectural features, it is considered to be “Contributing” to the historic character of the district.

**Analysis and Findings:** The applicant is proposing to enlarge the building with a ridge raise, rear dormer, and by enclosing an existing rear porch.

Height, Scale, Location:

The addition will extend the front slope of the roof to raise the ridge of the house from nineteen feet (19’) above grade to twenty-one feet (21’). Two feet (2’) of the existing roof at each side of the house will be unchanged. Staff finds that this addition will not greatly disturb the historic integrity of the historic house.

A rear-facing shed dormer will extend from the raised ridge over toward the back of the house, with the rear wall stacking directly above the existing rear wall. The sides of the dormer addition will set in two feet (2’) from the side walls of the existing house.

Staff finds the ridge raise and rear dormer to meet guidelines II.B.1.a., II.B.1.b., and II.B.2.a.

The existing rear corner porch will also be enclosed. The footprint of the house will not be changed. This porch has already been modified and no longer retains its original appearance, so further enclosure does not conflict with guidelines II.B.2.a. and II.B.2.c.

Materials:

The additions will be clad with smooth cement-fiber siding and fiberglass-asphalt roof shingles matching the materials of the existing house. The additions will also have wood double-hung windows, matching the profile of the existing windows. These materials meet guideline II.B.1.d.

Proportion and Rhythm of Openings:

The rear shed-roofed dormer will have two wood windows on each side, maintaining the rhythm of openings found on the existing structure. The rear porch enclosure will also have two windows, and will maintain the existing window rhythm. The additions will meet guideline II.B.1.g.

**Recommendation:** Staff recommends approval of the ridge raise, rear dormer addition, and rear porch enclosure, finding the proposal to meet the applicable sections of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.



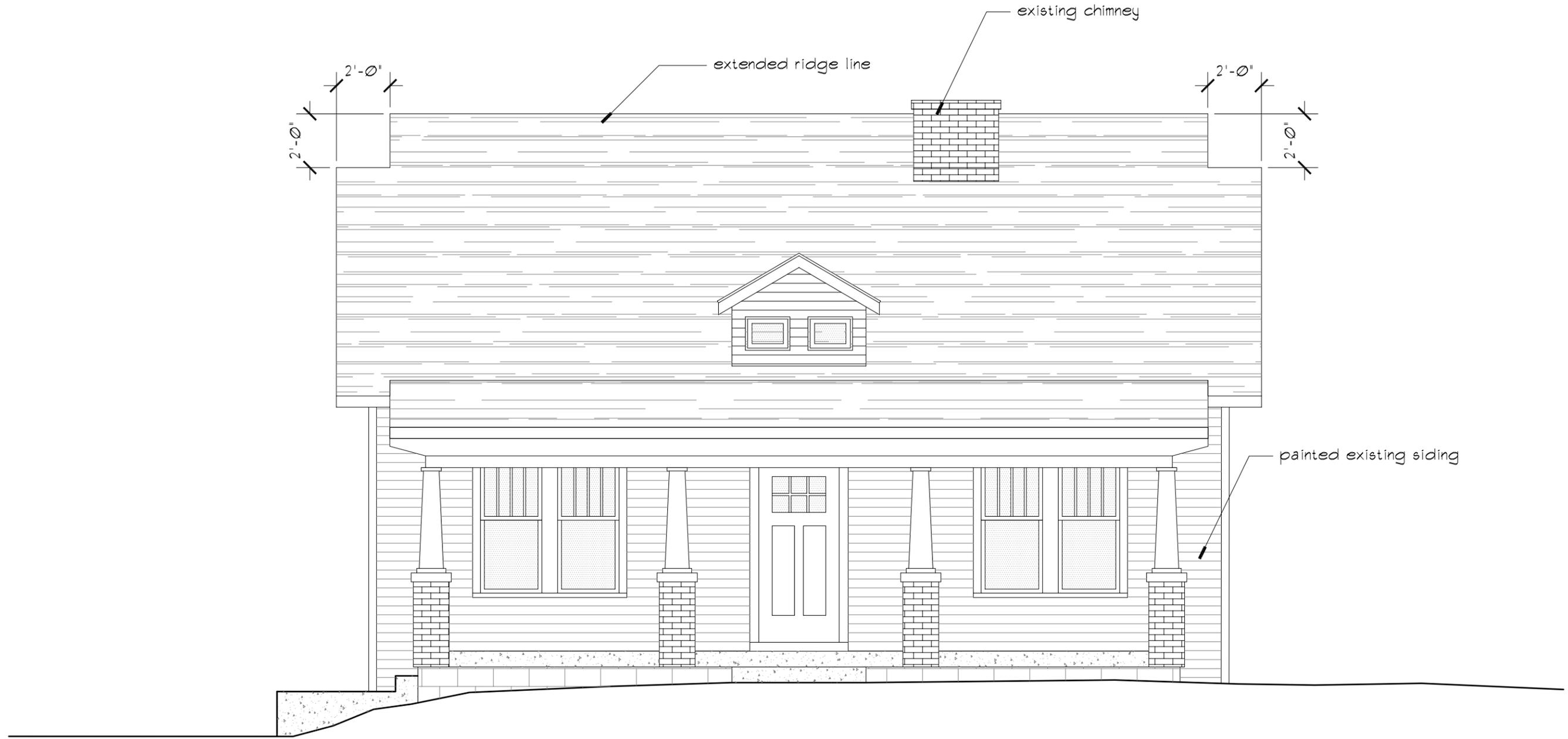
1211 Paris Avenue, front.



1211 Paris Avenue, right side.



1211 Paris Avenue, left side. Existing partially-enclosed rear corner porch can be seen.



**Miranda Whitcombe Residence**  
1211 Paris Ave | Nashville, TN 37212

FRONT ELEVATION  
Scale: 1/4" = 1'0"

03 August 2012

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