



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
1517 Paris Avenue
June 20, 2012

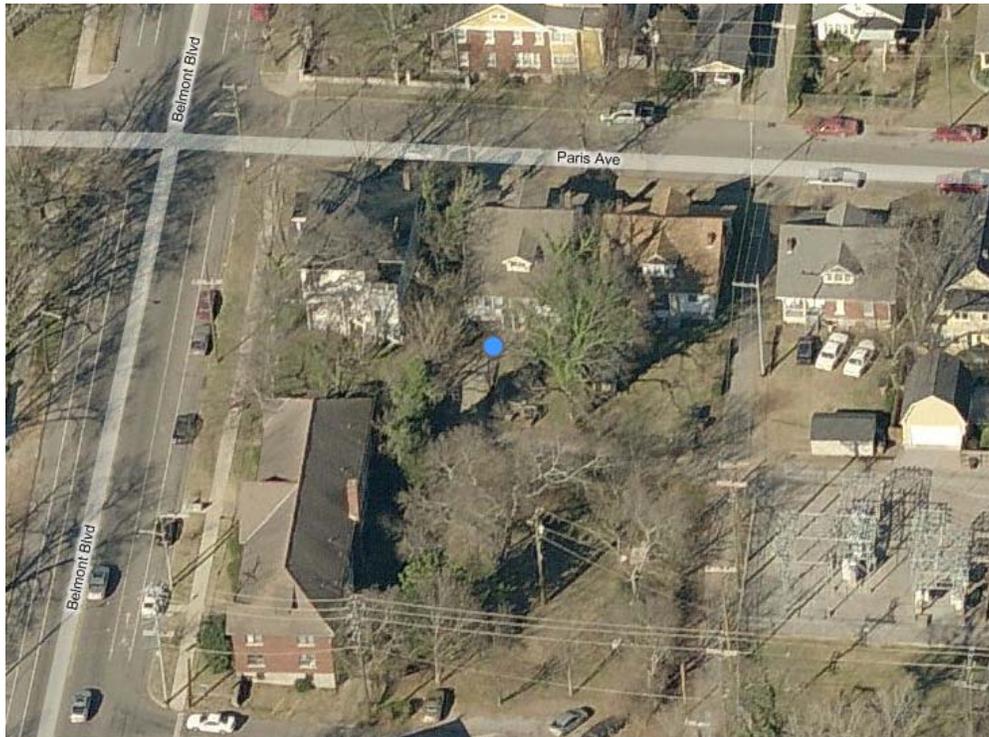
Application: New construction-addition, Partial demolition, and Setback reduction
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704026900
Applicant: Van Pond, architect
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: Applicant proposes a rear addition which will extend beyond the right side wall of the house and requires a side setback reduction. The addition will require the removal of a rear chimney and rear dormer. Alterations are also planned for the existing house and found to be appropriate.</p> <p>Recommendation Summary: Staff recommends approval of the addition, partial demolition, exterior alterations and setback reduction at 1517 Paris Avenue with the conditions that the applicant provide final details about windows and doors to staff for review and the addition be a minimum of two inches (2') shorter than the existing house. Staff finds that the project meets sections II.B. of the design guidelines for New Construction and Additions in the Belmont-Hillsboro Neighborhood.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material.

Examples are a change in material, coursing or color.

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.*

d. Materials, Texture, and Details, and Material Color

The materials, texture, and 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. MHZC does not review the painting of structures.

T-1-11- type building panels, "permastone", E.I.F.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 minimum 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.*

e. R o o f s

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.

f. O r i e n t a t i o n

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

New buildings shall 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.

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.

Generally, curb cuts should not be added.

g. P r o p o r t i o n a n d R h y t h m o f O p e n i n g s

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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

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.

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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 exterior 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 the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

Rear additions wider than existing house

- *Rear additions that are wider than or equal in width to an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

Foundation

- *Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding) since the change in materials will allow for a minimum of a four inch (4") inset.*
- *Foundation height should match or be lower than the existing structure.*
- *Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in materials or a change in masonry coursing, etc.*

Roof

- *The height of the addition's roof and eaves must be less than or equal to the existing structure.*
- *Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

- *Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building.)*

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 a 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.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

It is appropriate to proportionally match the design and dimensions of a historic dormer on a building in the neighborhood that is of similar style and massing as the primary building.

The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.

Dormers should not be added to secondary roof planes.

Eave depth on a dormer should not exceed the eave depth on the main roof or be less.

The roof form of the dormer should match the roof form of the building or be appropriate for the style.

The roof pitch of the dormer should generally match the roof pitch of the building.

The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)

Dormers should generally be fully glazed and aprons below the window should be minimal.

The exterior material cladding of front and side dormers should match the primary or secondary material of the main building.

Side Additions

- *When a lot width exceeds 60' 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.*
- *Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*
- *To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

b. When a lot width 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.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

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.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

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, material color, material, and character of the property, neighborhood, or environment.

e. 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.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

f. Additions should follow the guidelines for new construction.

Background: 1517 Paris Avenue is a contributing building in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Analysis and Findings:

Location, Height, Scale & Setbacks: The proposed addition's foundation and ridge heights match the existing house. The addition sits in two feet (2') on the left side and the bulk of the addition sits in approximately eight feet (8') on the right side before bumping back out to extend approximately two feet (2') from the side wall. Staff recommends that it tie in a minimum of two inches (2") below the existing ridge. An uncovered porch also extends beyond the side wall by approximately eight feet (8'). Typically, side additions are only appropriate for lots that exceed sixty feet (60') in width or if a house is less than thirty feet (30') in width. In this case, the lot is only fifty feet (50') wide but the house is approximately thirty (30') wide. However, the patio that extends does not have a roof or walls. The rear portion that extends does so approximately thirty-five (35') back from the front wall of the existing house and sits in before extending out again, as required by the design guidelines. Neither extension is

attached to the side of the existing house; the extensions only happen on the rear addition. Both side extensions are obscured by an existing porte cochere.

The addition meets all bulk zoning requirements with the exception of the uncovered rear/side patio which extends over the setback line by approximately two feet (2'). Staff finds this reduction to be appropriate as it meets two of the criteria for setback reductions: there is an existing porte cochere on the same side that extends to the property line and the portion of the porch which extends is not under roof and the shape of the lot is irregular, cutting in towards the back of the lot.

Open space varies greatly in this neighborhood. The immediate context ranges between forty-five percent (45%) and sixty-five percent (65%) open space. The open space of the finished project will be approximately sixty-one percent (61%).

Because the addition will barely be visible from the public right-of-way, the bulk and height of the addition is appropriate for the historic house. Staff finds the project to meet section II.B.a, b and c and recommends the setback reduction request.

Materials: The foundation is split-face CMU, the cladding cement fiber lap siding with a 5" reveal, and the roofing material is fiberglass shingles to match the existing roof material. The windows are wood and will match existing windows in design. The trim is wood trim that will match existing trim and the new chimney will have a stucco veneer. The existing vinyl siding will be replaced with a cement fiber lap siding and a new stone cheek wall, that matches the existing foundation, will be added to the front steps. The existing side steps that lead to the porte cochere will be replaced with more appropriate concrete steps. The materials match those of the historic house or are materials that have been frequently approved for the district in the past and so meet section II.B.d.

Roof Shape: The complicated roof form of the addition includes gables and sheds with the primary pitch being 6/12. The pitches and form are typical for historic buildings in the area and meet section II.B.e

Proportion and Rhythm of Openings: The windows and doors follow the same rhythm of openings found on the historic house. In addition, the proportion of windows matches the existing house. The project meets section II.B.g of the design guidelines.

Utilities: The utilities are existing.

Outbuildings: There are no outbuildings proposed.

Removal & Partial Demolition: Because of the addition's attachment points both to walls and to the roof, it could easily be removed in the future without changing the existing form of the house. The rear chimney, rear dormer, and the brick wall between the outer pedestals of the porte cochere will be removed; however, neither is a character defining feature. The front chimney will remain.



Staff recommends approval of the addition, partial demolition, exterior alterations and setback reduction at 1517 Paris Avenue with the conditions that the applicant provide final details about windows and doors to staff for review and the addition be a minimum of two inches (2') shorter than the existing house. Staff finds that the project meets sections II.B. of the design guidelines for New Construction and Additions in the Belmont-Hillsboro Neighborhood.



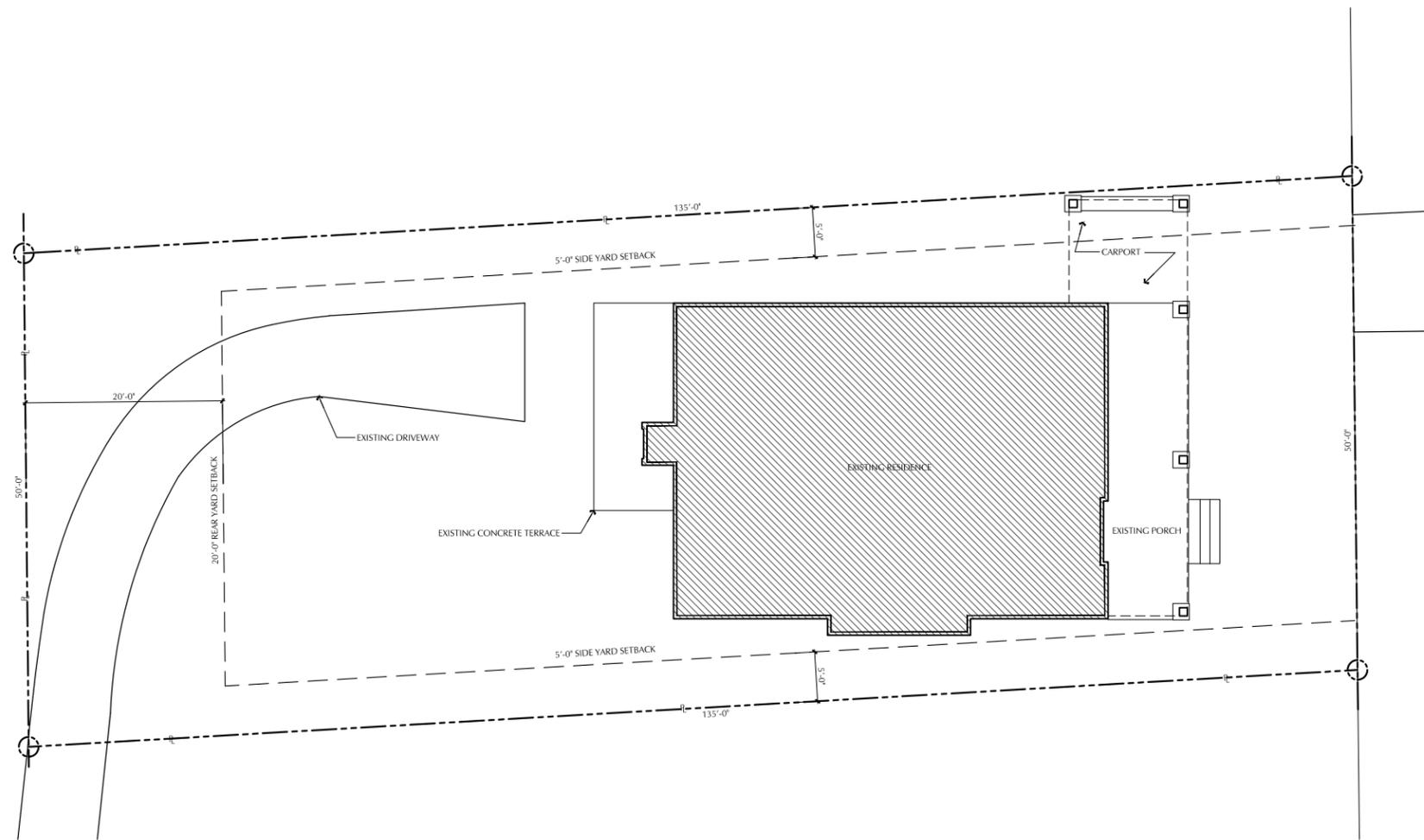


Brick wall to be removed.









Renovations + Extensions to:
1517 Paris Avenue

Nashville, Tennessee 37212

06 June 2012

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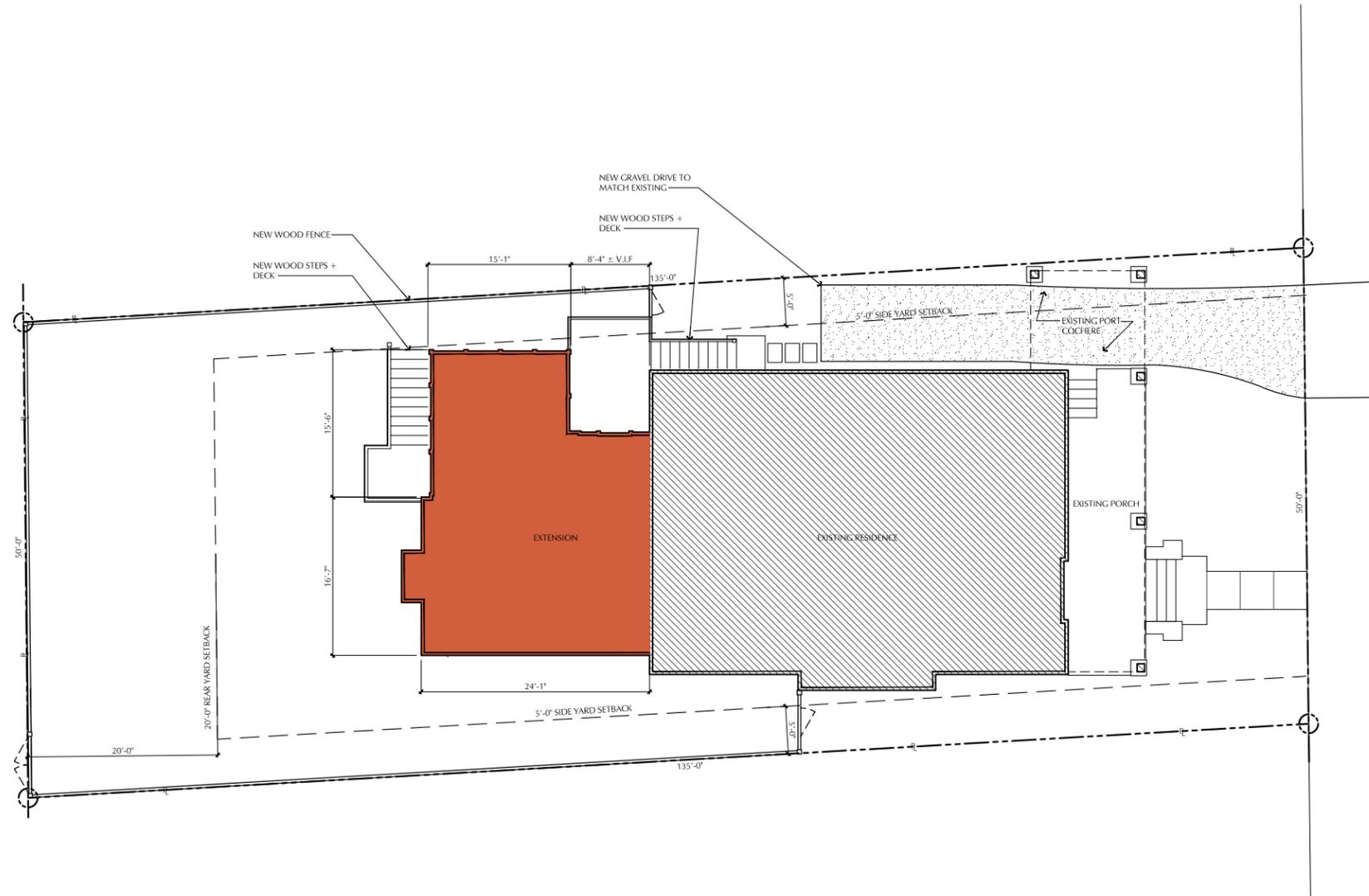
PARIS AVENUE

1200 Division Street
 Nashville, Tennessee 37203
 615.499.4387

vanpondarchitect.com



1. Structure to be constructed in accordance with attached scaled site plan and elevations. Any deviation from the approved plans could result in **changes being reversed** to reflect the approved drawings.
2. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
3. Staff must approve the construction progress at the three following points:
 - a. After the building footprint has been field staked
 - b. After the foundation wall has been construction
 - c. After the rough framing has been completed
4. The following must be submitted for final approval before purchase:
 - a. Windows and doors
 - b. Brick color and shape
 - c. Roof color
5. Exterior finish materials shall be trim grade (smooth and square). Stud wall lumber or embossed wood grain is not appropriate.



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Van Pond Architect LLC

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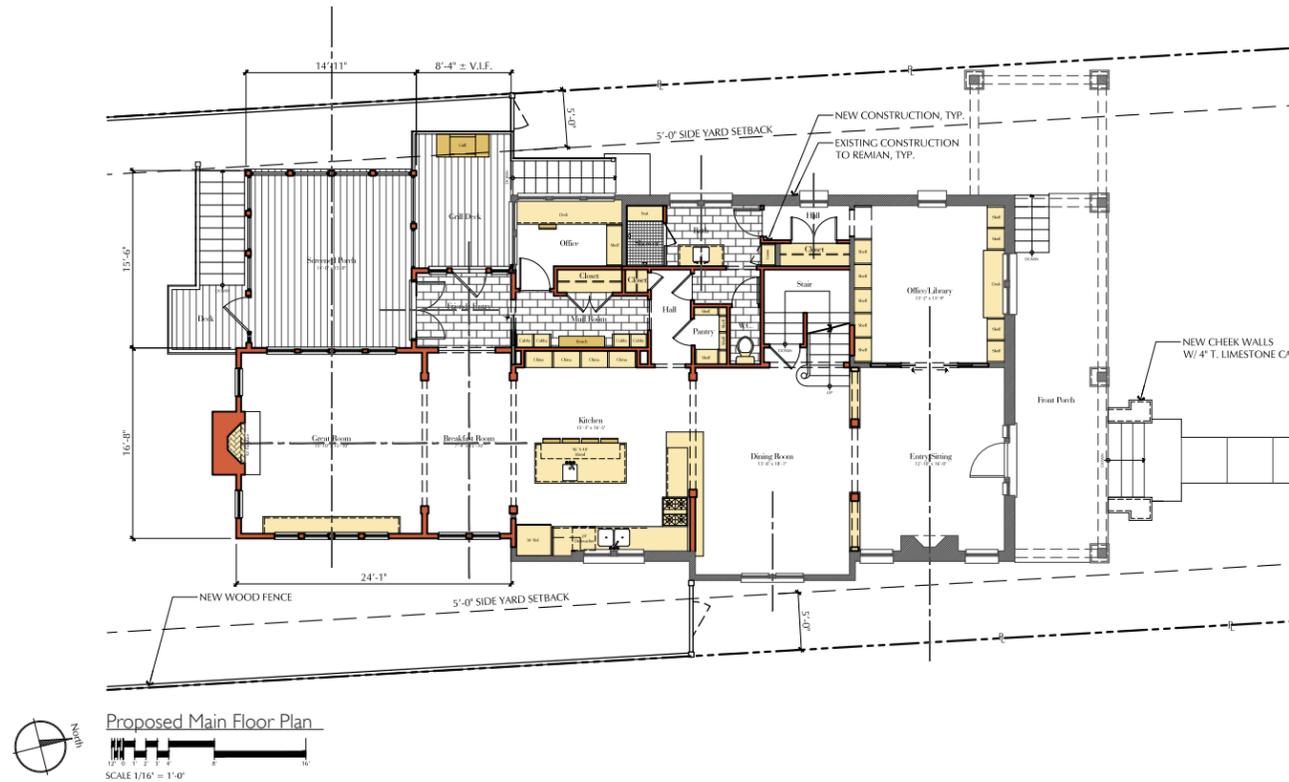
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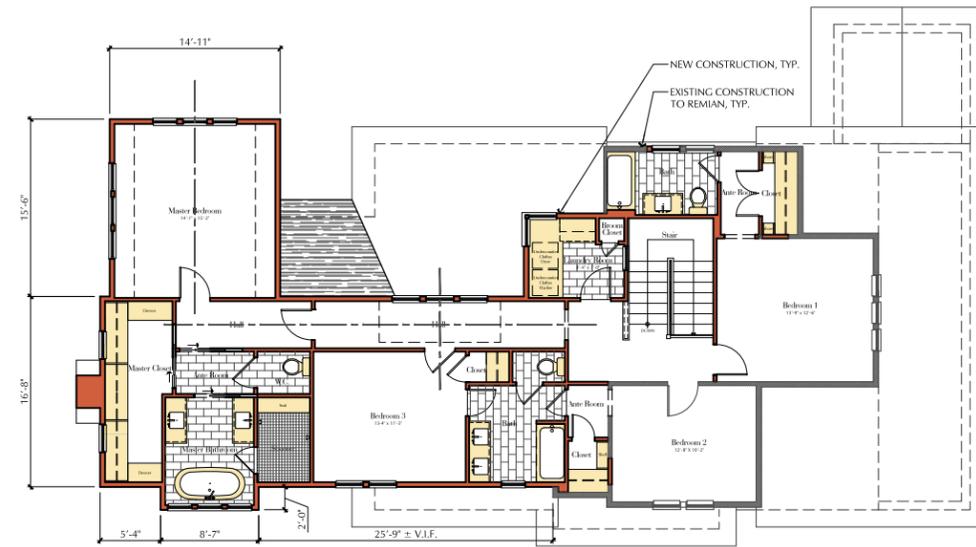
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Proposed Upper Floor Plan
 SCALE 1/16" = 1'-0"

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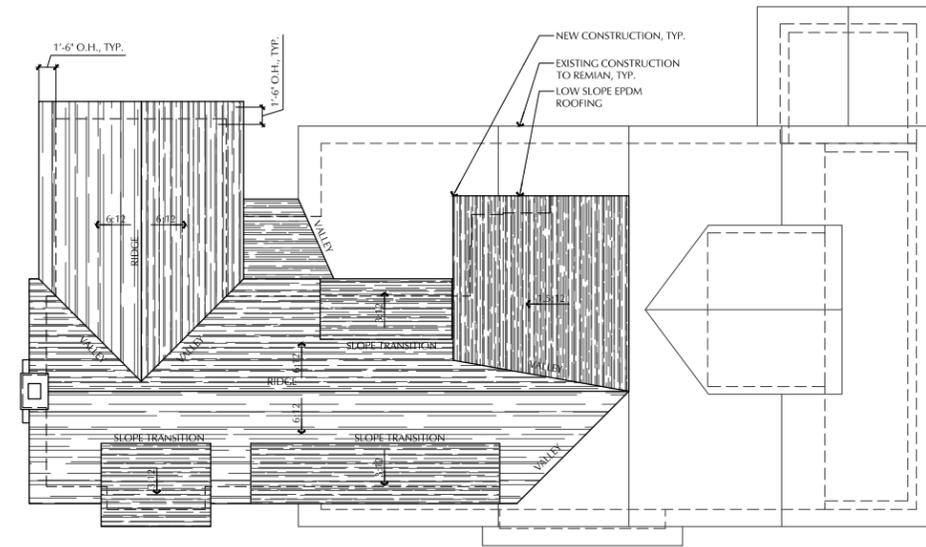
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Proposed Roof Floor Plan
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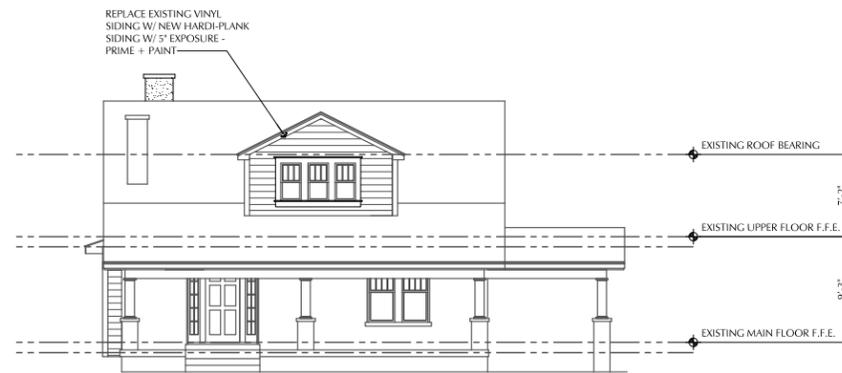
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Proposed North (Front) Elevation

SCALE 1/16" = 1'-0"

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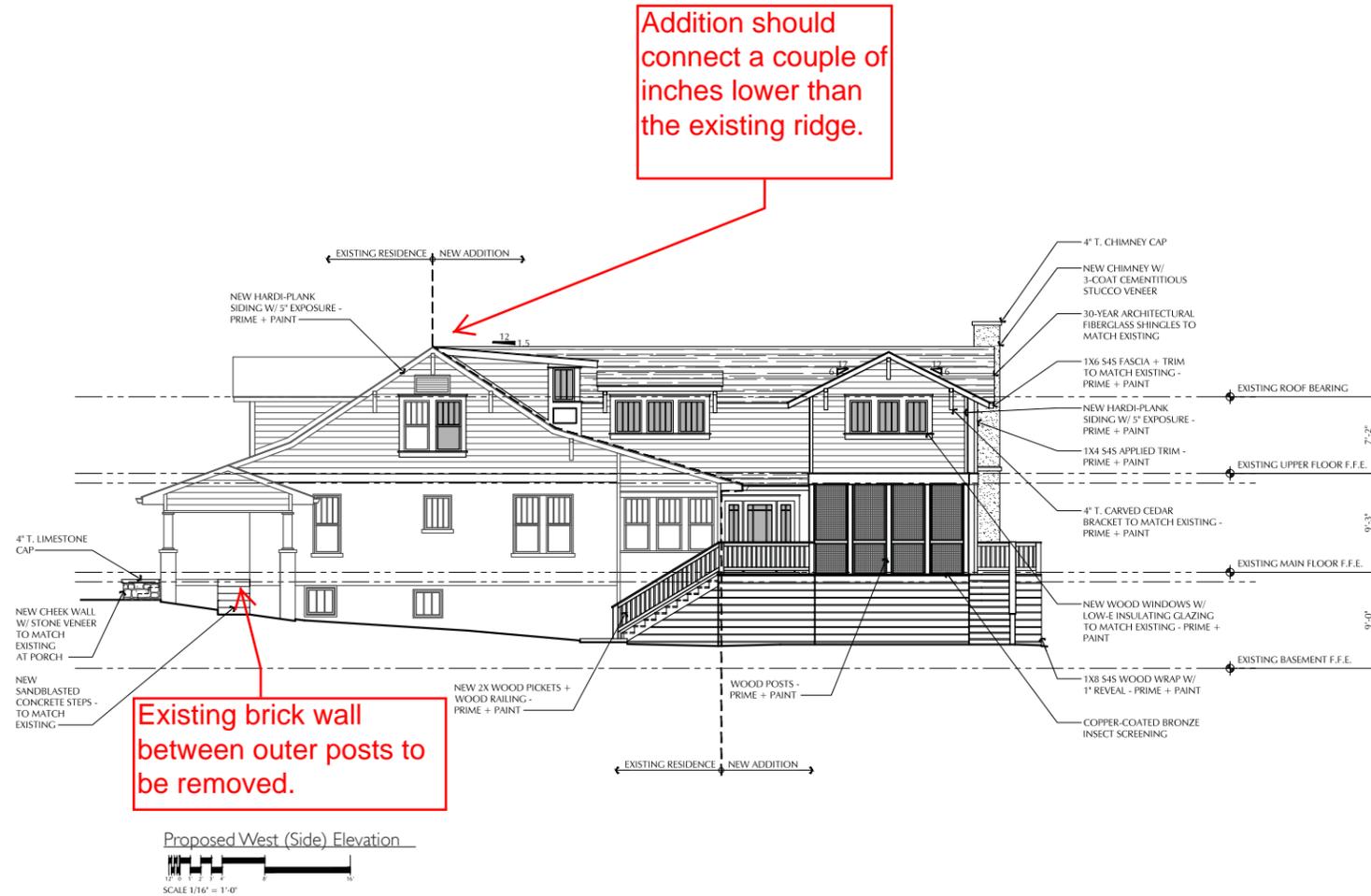
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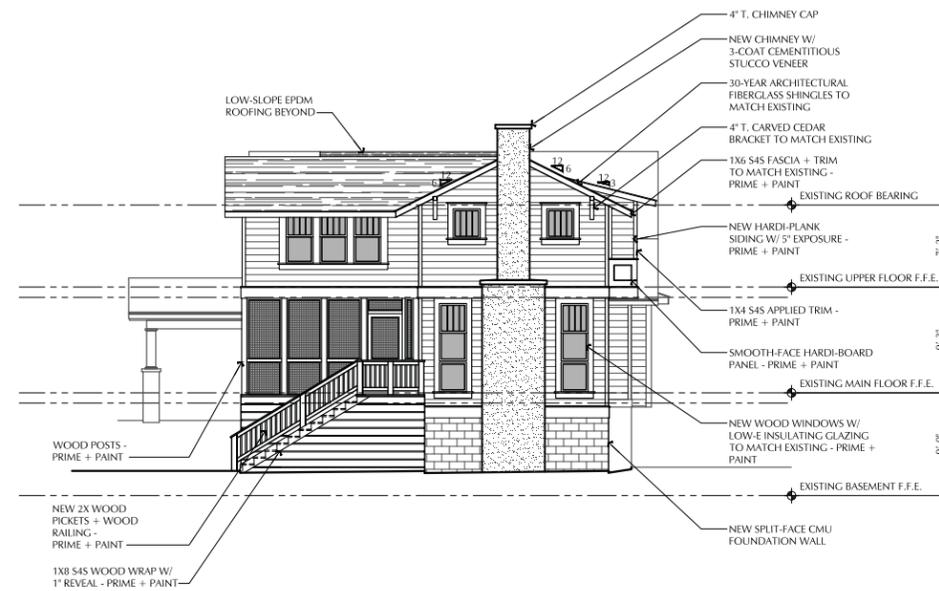
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Proposed South (Rear) Elevation



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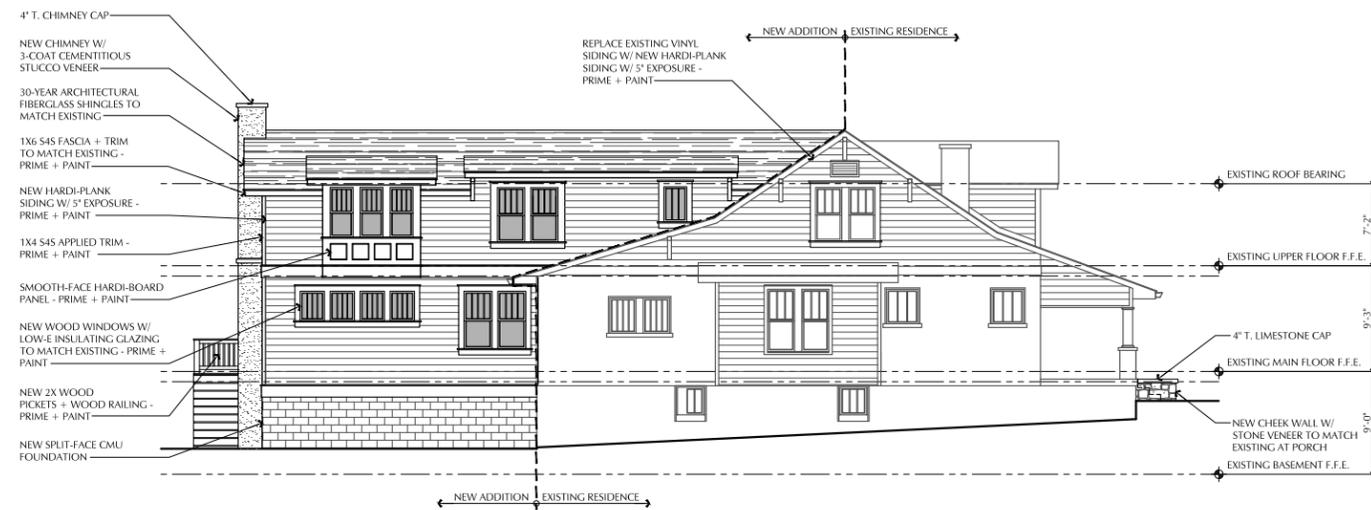
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Proposed East (Side) Elevation
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