



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

1508 Paris Avenue

January 16, 2013

Application: New construction - Infill and Detached accessory dwelling unit

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 11704019300

Applicant: William Smallman, Architect

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: Applicant proposes to construct a new one and one-half story primary building and a detached garage with an apartment above. The house will have a form similar to that of a side-gabled Craftsman, a common house-type in the area, with an eave height of fifteen feet (15') and a ridge height of thirty-two feet (32') from grade, with the grade exposing four feet (4') of foundation on the front wall. The exterior will have smooth-faced cement-fiber siding with a five inch (5") reveal, asphalt roof shingles, and a split-faced concrete block foundation. Additional material of the roof color and the materials of the windows, doors, and porch columns is needed.

Recommendation Summary: Staff recommends approval of the proposed new primary building and accessory building, with the conditions that:

1. The accessory building is moved back so that it is at least ten feet (10') from the primary building;
2. The color of the roofs and the material of the windows, doors, and porch columns is approved by Staff.

With those conditions, staff finds the proposed construction to meet the applicable sections of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Attachments
A: Photos
B: Site Plan
C: Floorplans
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.*

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

STANDARDS FOR ACCESSORY DWELLING UNITS IN HISTORIC OVERLAYS

5. Site Requirements.

A detached accessory dwelling may only be located in the established rear yard. The detached accessory dwelling is to be subordinate to the principal structure and therefore shall be placed to the rear of the lot. There shall be a minimum separation of ten (10) feet between the principal structure and the detached accessory dwelling.

7. Bulk and Massing.

No accessory structure shall exceed 200 square feet when there is a detached accessory dwelling on the lot. The living space of a detached accessory dwelling shall not exceed 700 square feet.

The footprint single-story detached accessory dwelling shall not exceed 700 square feet or 50% of the first floor area of the principal structure, whichever is less.

The footprint of a two-story detached accessory dwelling shall not exceed 550 square feet or 40% of the first floor area of the principal structure, whichever is less.

One partial-width, open porch, that is six feet deep or less, is not included in the footprint calculation.

The detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. The detached accessory dwelling height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of 10 feet for single-story and 17 feet for two-story detached accessory dwellings.

The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed 25 feet in height.

8. Design Standards.

Detached accessory dwellings with a second story dwelling unit shall enclose the stairs interior to the structure and properly fire rated per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.

The detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling and shall be subordinate to the roofslope by covering no more than 50% of the roof.

Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.

Background: In early September, 2012, MHZC staff issued a permit to relocate an existing modular structure on the site to outside of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The modular structure was installed c. 1995 to replace a fire-damaged structure demolished c. 1994. Based on the modular structure's age, form, and materials staff determined that the structure did not contribute to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay and that its removal meets Section IV.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Analysis and Findings:

The applicant proposes to construct a new single-family structure and a detached accessory dwelling unit.

Height, Scale

The form of the primary building will be analogous to that of a historic Craftsman style house, with a side-gabled roof and a gabled front dormer. The house will be one and one-half stories tall with a leading eave height of fifteen feet (15') and a roof ridge height of thirty-two feet (32') tall from grade. Due to the lot sloping down significantly toward the front, the foundation grows from one foot (1') exposed at the rear to approximately four feet (4') of foundation exposed at the front wall. This condition is similar to other houses on the north side of the street. Staff finds the height of the new house would be compatible with historic houses in the area, which has Craftsman houses ranging from nineteen to twenty-eight feet (19'-28') and a thirty-two foot (32') tall Foursquare house across the street at 1509 Paris Avenue.

The new house will be thirty-six feet (36') wide across the front elevation, and forty-eight feet, eight inches (48'-8") long including the front porch. This is compatible with surrounding historic houses, to which the footprint dimensions are similar. The house will leave more than seventy-five percent (75%) of the lot as open space, with the accessory building (see below) reducing the amount of open space to sixty-six percent (66%). This does not contrast greatly with surrounding historic houses in the area, for which the average open space is seventy percent (70%).

Nearby 1402 Paris Avenue, a recently constructed house approved by the Commission in July, 2012 is similar in scale and massing and appears to be compatible with the surrounding historic context.

Materials

The exterior materials of the building will be: smooth-faced cement-fiber siding with a five inch (5") exposure, cement-fiber trim, asphalt roof shingles, and split-faced concrete block foundation. The porch rack, porch floor, and eave brackets will be wood. Additional information on the material of the windows, doors, and porch columns is needed. With the condition that those materials are approved by Staff, these materials meet guideline II.B.1.d.

Roofs

The primary roof, a side-oriented gable, will have a pitch of 9:12, as will the front gabled dormer. These roofs are compatible with those of historic houses nearby and meet guideline II.B.1.e.

Window Pattern

The front elevation will have a typical Craftsman window pattern with three-over-one windows. The rhythm of window openings on the side elevations will also be similar to a

Craftsman style house, although the window sizes will be less uniform. Staff finds the window pattern to meet guideline II.B.1.g.

Outbuilding, Detached Accessory Dwelling Unit (D.A.D.U.)

Height, Scale:

A new one-story garage with living space in an upper half-story is also proposed. The building will have an eave height of ten feet (10') in the highest corner, with a roof ridge height of twenty-five feet (25'). The footprint of the structure will be five-hundred, fifty square feet (550 sq. ft.) in area. These proportions are compatible with those of the primary building and meet guidelines II.B.1.a, II.B.1.i, and DADU standard 7.

Roofs:

The roof of the building will have a 12:12 pitch, with 5:12 pitched shed dormers covering thirty-nine percent (39%) of the roof surface. These roofs meet guidelines II.B.1.e, II.B.1.i, and DADU standard 8.

Setbacks:

The proposed accessory building will be located behind the primary building, three feet (3') from the side property line and fifteen feet (15') from the rear. This location would put the front edge at less than eight feet (8') from the rear of the primary building, but DADU standard requires DADU buildings to be a minimum of ten feet (10') from a primary building. The building should be moved back to meet that standard, as long as it still meets the rear setback requirement of ten feet (10').

Materials:

The materials of the accessory building will match those of the primary building: smooth-faced cement-fiber siding with a five inch (5") exposure, asphalt roof shingles, and a split-faced concrete block foundation. The roof color and the materials of the windows and doors is not known, but could be approved later by staff.

Recommendation:

Staff recommends approval of the proposed new primary building and accessory building, with the conditions that:

1. The accessory building is moved back so that it is at least ten feet (10') from the primary building;
2. The color of the roofs and the material of the windows, doors, and porch columns is approved by Staff.

With those conditions, staff finds the proposed construction to meet the applicable sections of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Context Photos:



1504 and 1506 Paris Avenue (to the right of the site)



1510 and 1512 Paris Avenue (to the left of the site)



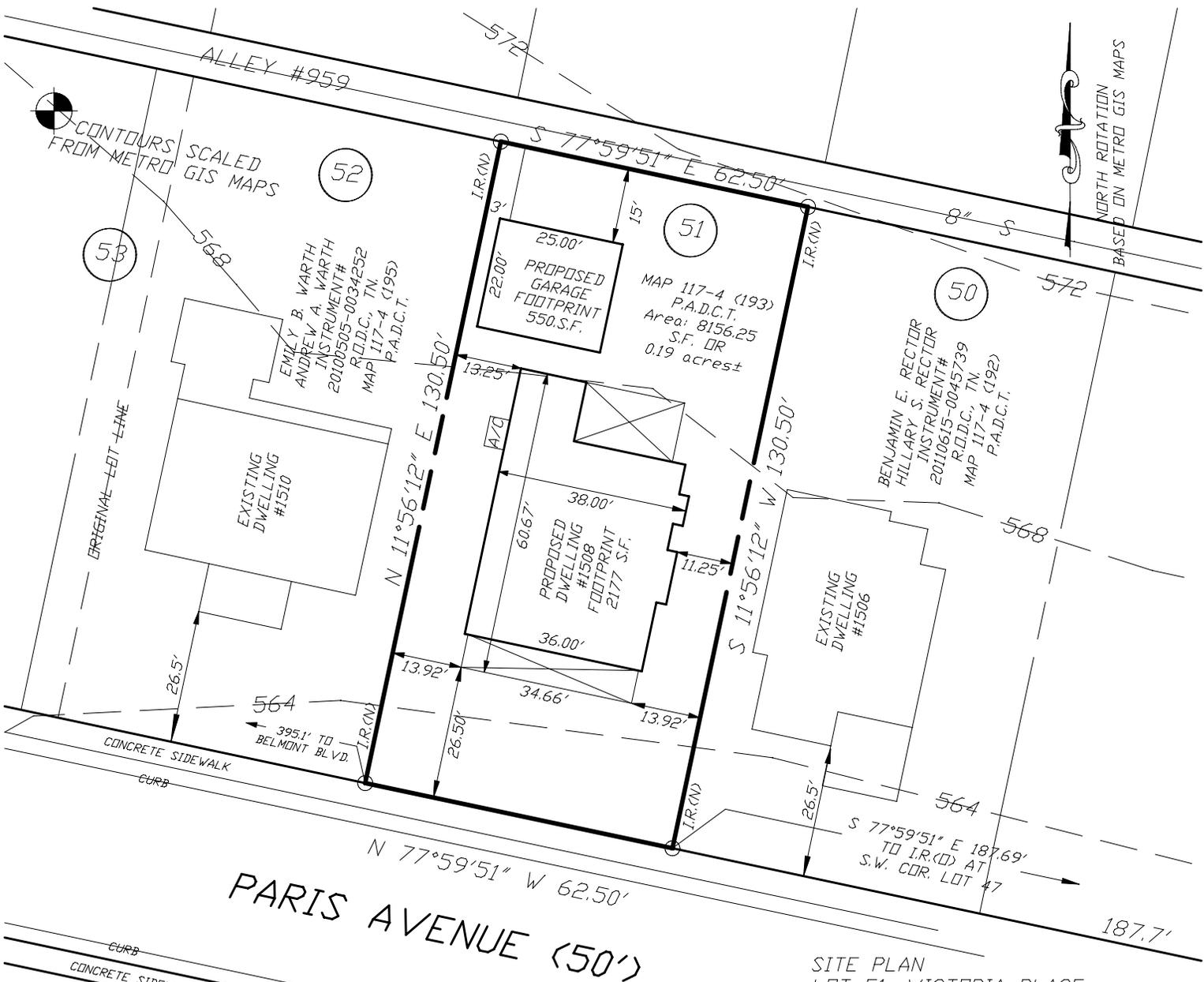
1505 and 1507 Paris Avenue (across the street from the site).



1507, 1509, and 1511 Paris Avenue (across the street from the site).



Non-contributing structure that was at 1508 Paris Avenue. Note high foundation level at front. Site slopes up from the front to the back.



PARIS AVENUE (50')

ACCORDING TO METRO GIS MAPS
PROPERTY IS ZONED R8
SETBACKS FOR R8 ZONING TAKEN FROM
DISTRICT BULK TABLES TITLE 17 "ZONING"
CHAPTER 17.12

FRONT = STREET AVERAGE
SIDES = 5'
REAR = 20'

BY GRAPHIC SCALING FROM THE LATEST
F.E.M.A. / FLOOD INSURANCE RATE MAP
THIS PROPERTY IS NOT LOCATED IN A
F.E.M.A. / F.I.R.M SPECIAL FLOOD HAZARD AREA
PROPERTY IS LOCATED IN ZONE "X" UNSHADED
MAP 470040 PANEL 0218 F
EFFECTIVE DATE = 4-20-01

THIS SURVEY WAS PREPARED FROM THE
LATEST RECORDED DEED DESCRIPTION.
THIS SURVEY IS SUBJECT TO THE FINDINGS
OF A CURRENT TITLE EXAMINATION.
NO TITLE REPORT WAS FURNISHED PRIOR TO
THE SURVEY.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC
AS-BUILT RECORDS & FIELD LOCATION. THERE
MAY BE UTILITIES OR EASEMENTS PRESENT
THAT ARE NOT SHOWN ON THIS SURVEY.
CONTACT THE TENNESSEE ONE CALL SYSTEM
PRIOR TO ANY CONSTRUCTION OR DIGGING.

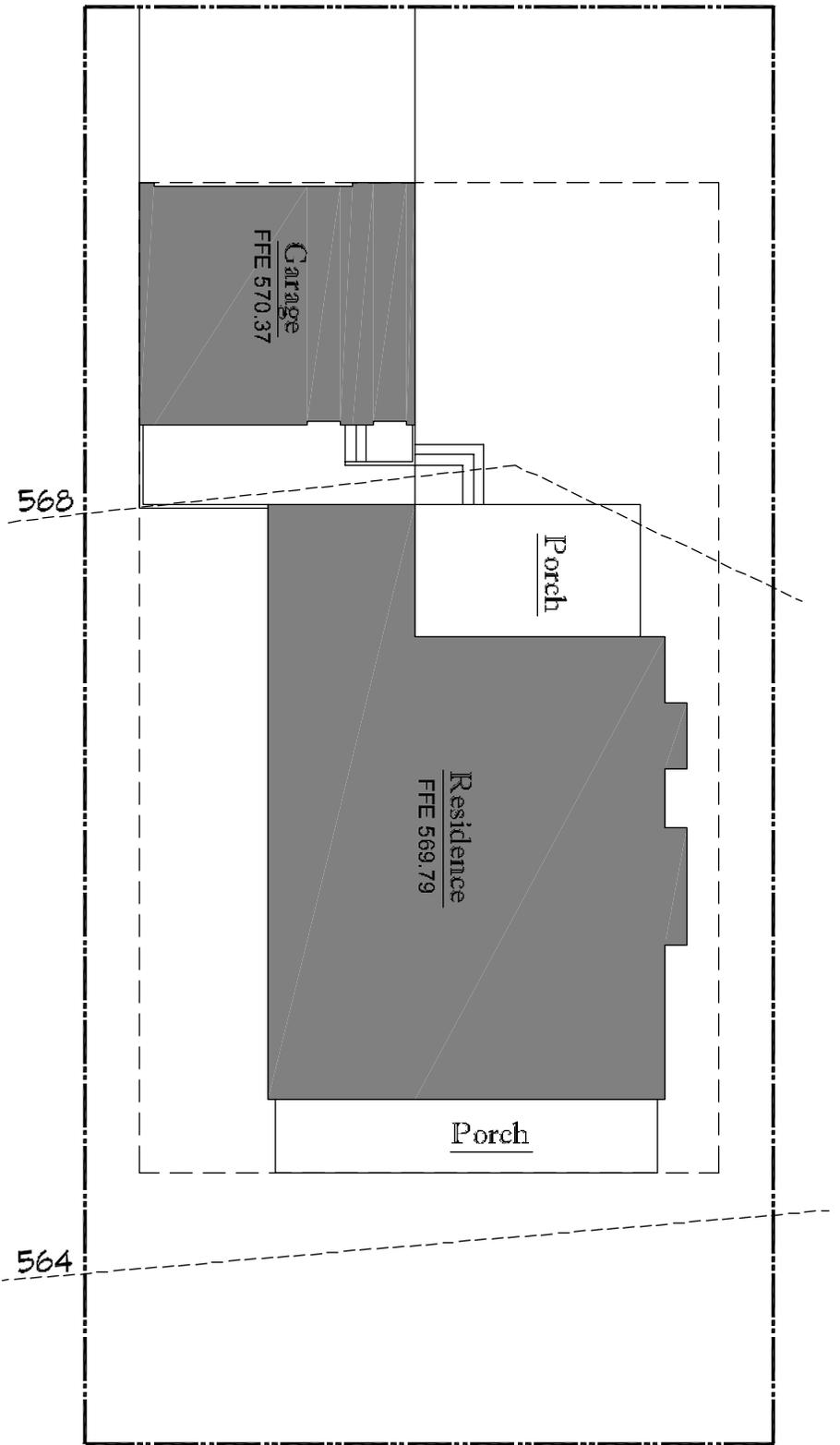
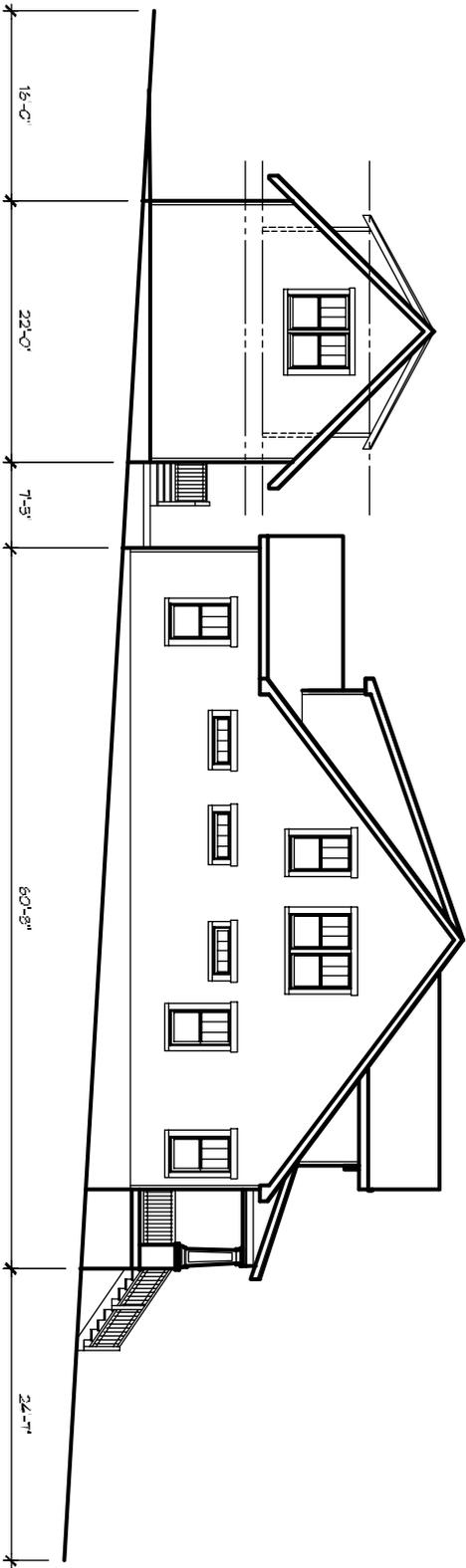
8-23-12

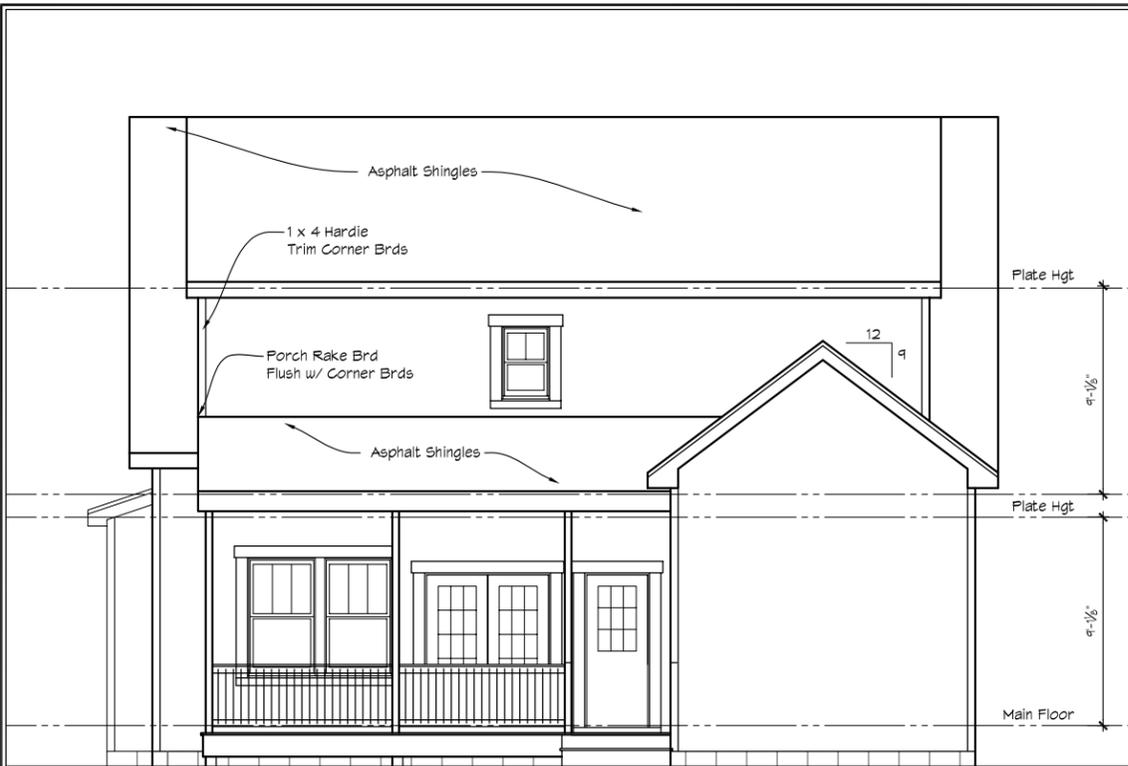
I HEREBY CERTIFY THAT THIS IS
A CATEGORY I SURVEY WITH THE
RATIO OF PRECISION OF THE
UNADJUSTED SURVEY BEING 1: 18,000.
THIS SURVEY WAS DONE IN
COMPLIANCE WITH THE CURRENT
STANDARDS OF PRACTICE ADOPTED
BY THE TENNESSEE STATE BOARD OF
EXAMINERS FOR LAND SURVEYORS.

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

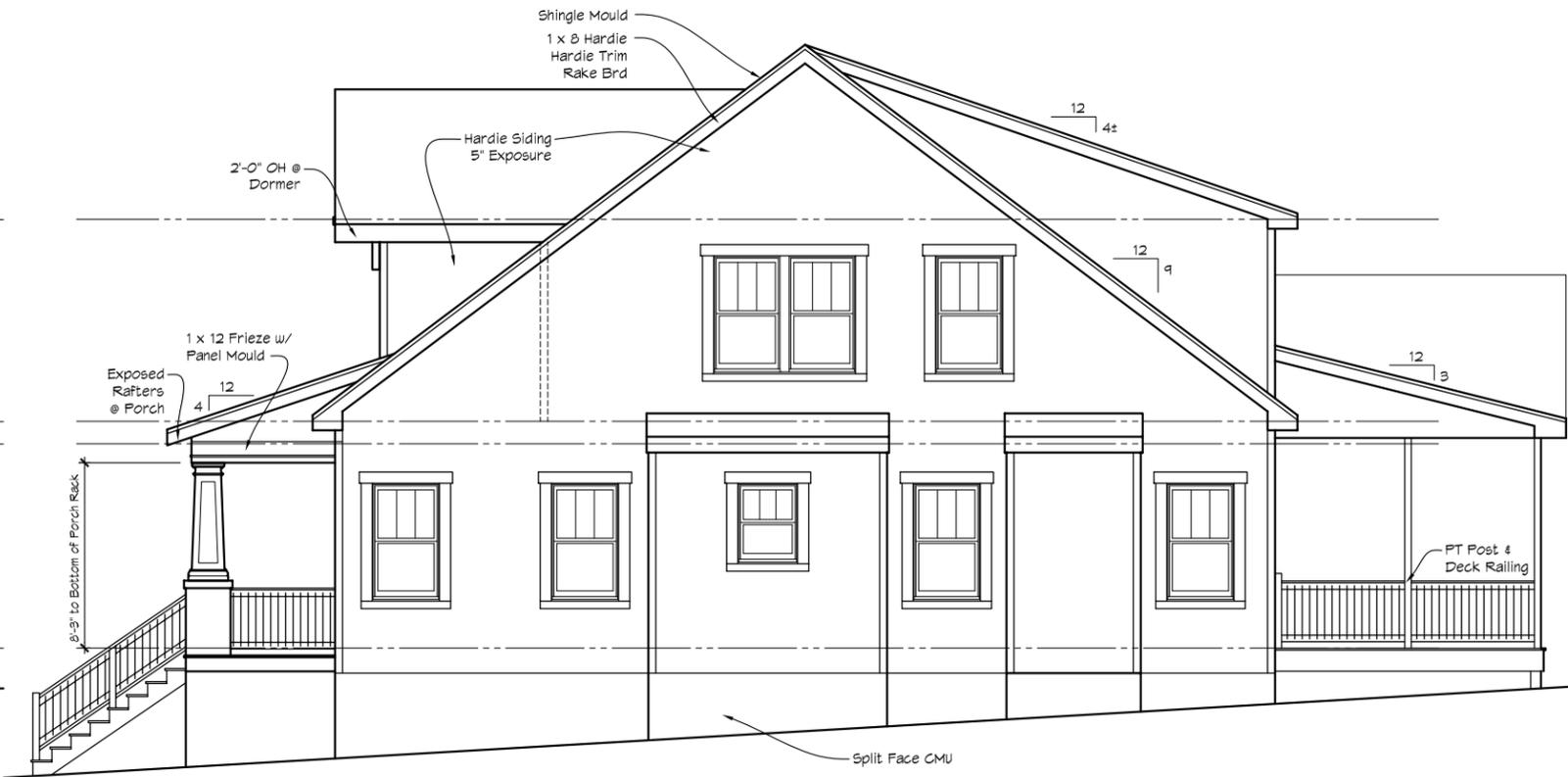
SITE PLAN
LOT 51, VICTORIA PLACE,
BOOK 332, PAGE 10
R.O.D.C., TN.
PROPERTY LOCATED IN
THE 18TH COUNCIL DISTRICT
OF NASHVILLE, DAVIDSON
COUNTY TENNESSEE
ON THE NORTHERLY
MARGIN OF PARIS AVENUE,
395 FEET EAST OF
BELMONT BOULEVARD
PROPERTY ADDRESS:
1508 PARIS AVENUE,
NASHVILLE, TN., 37212
DEED REFERENCE:
INSTRUMENT#
20120817-0074030
R.O.D.C., TN.
PROPERTY MAP 117-4
PARCEL 193 A.D.D.C., TN.
DATE OF SURVEY 8-23-12
SCALE : 1"=30'
ORDER # 302-27-3
PREPARED FOR:
WILLIAM SMALLMAN



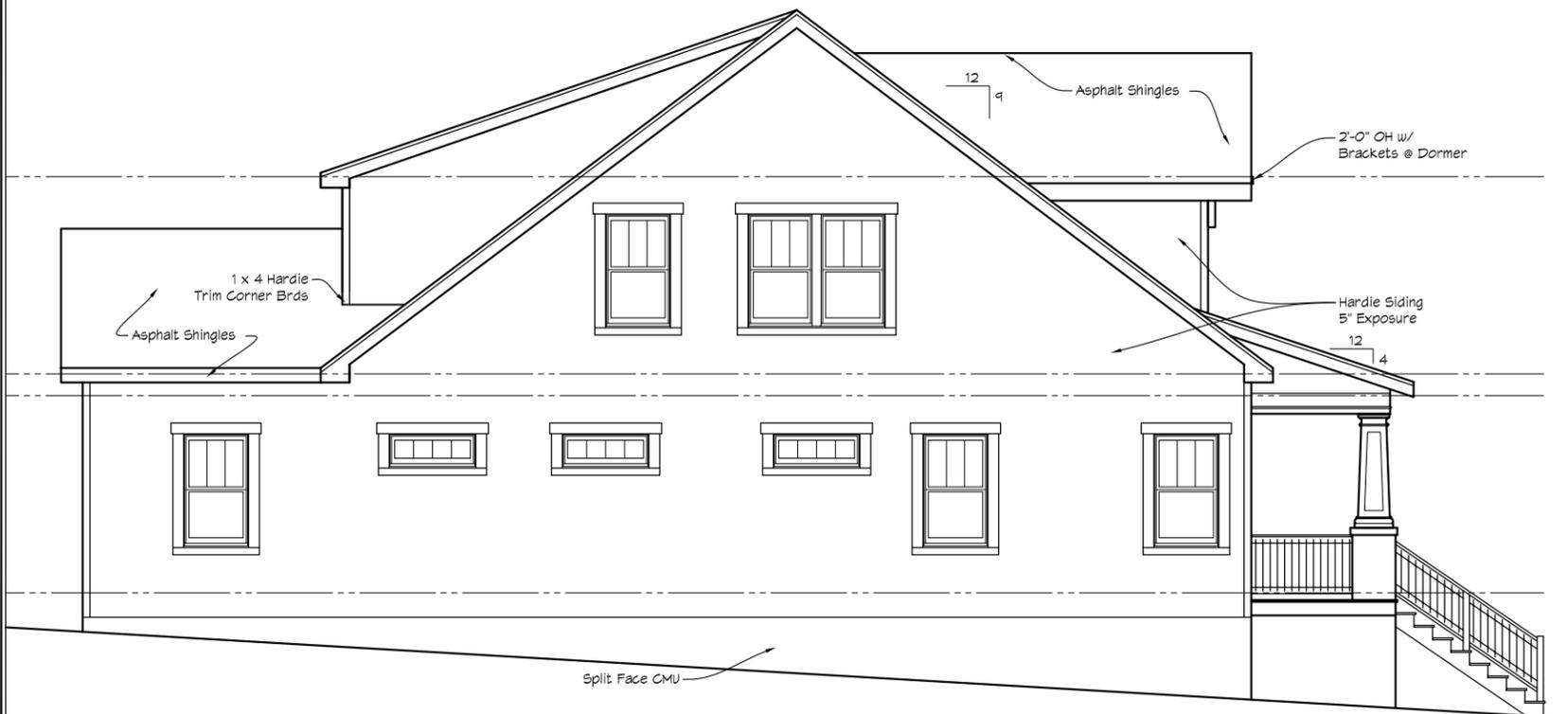




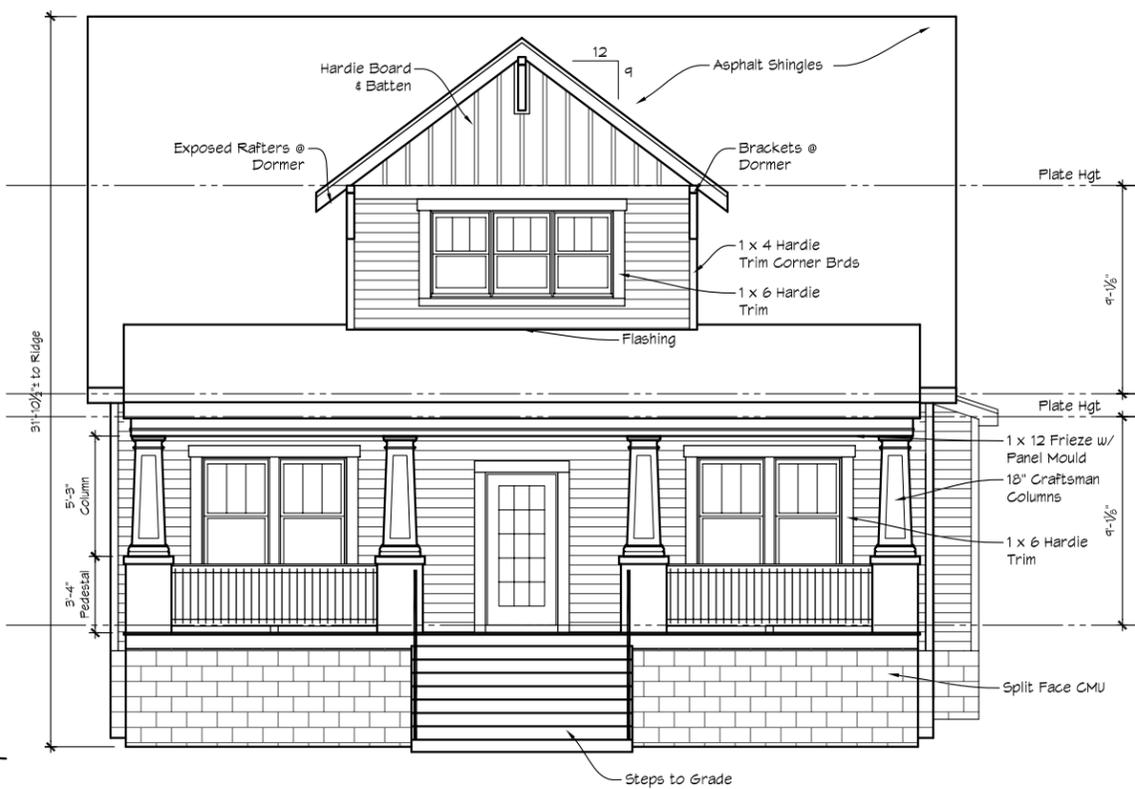
Rear Elevation



Right Side Elevation



Left Side Elevation



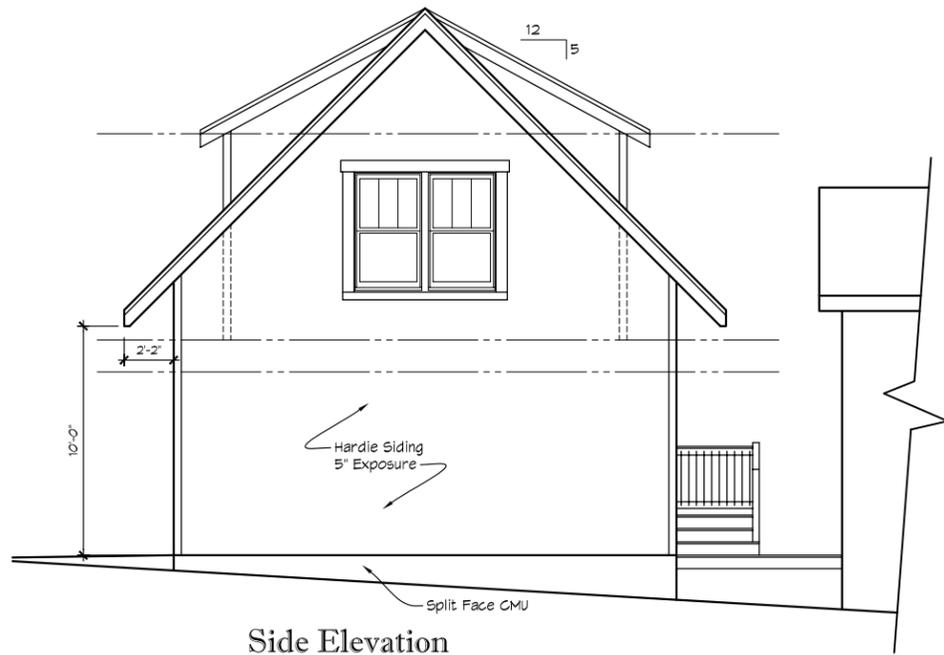
Front Elevation



Pinnacle Home Designs assumes NO 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 and all 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
1508 Paris Ave
 Nashville, Tennessee

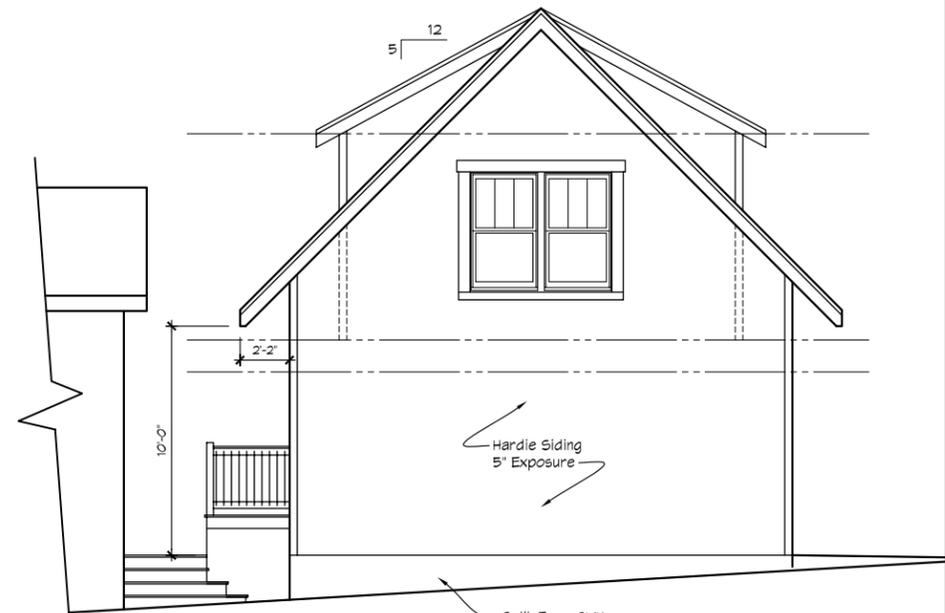
revisions
drawn by D.O
project number 2012018
date January 9, 2013
scale 1/4" = 1'-0"
sheet title Elevations
sheet A2.1



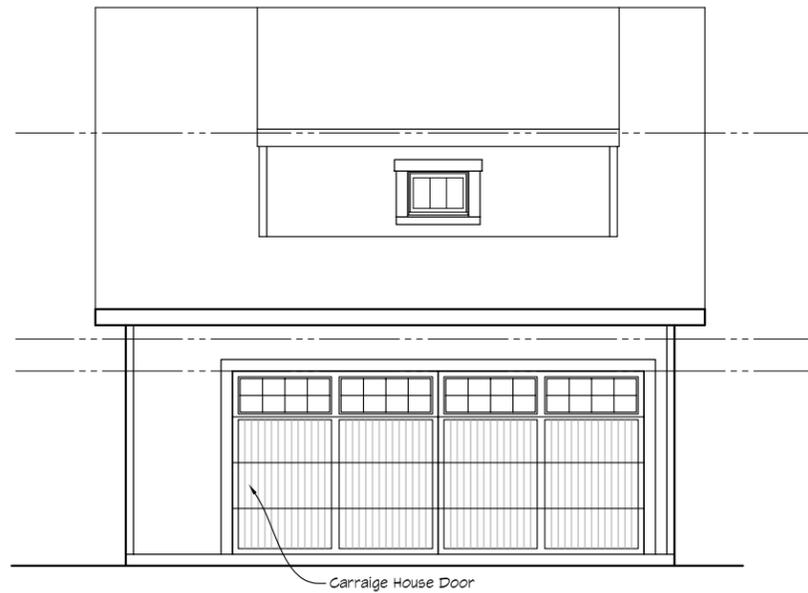
Side Elevation



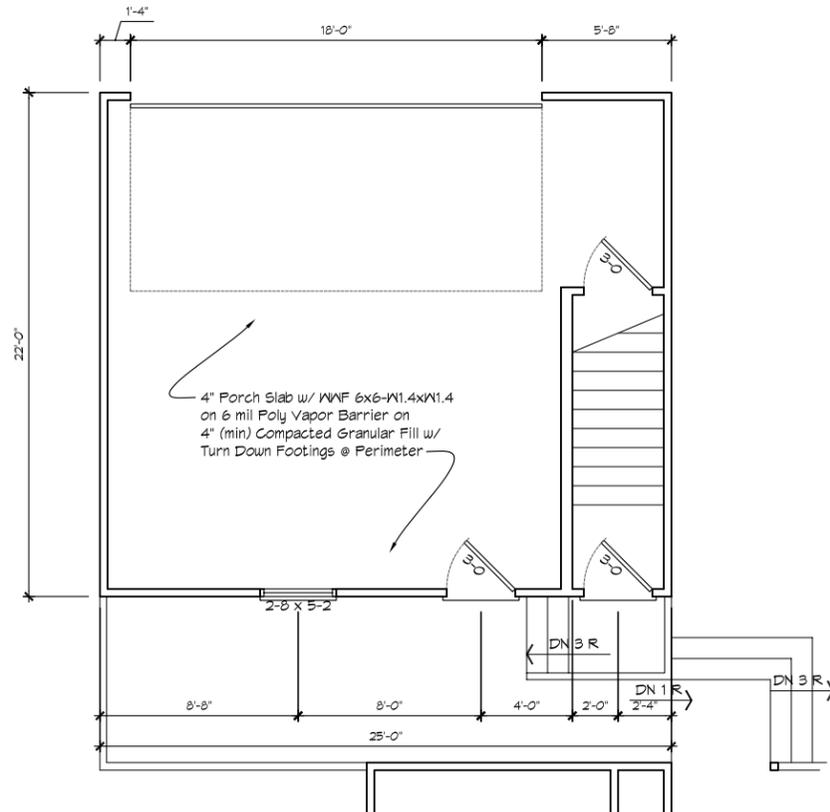
House Side Elevation



Side Elevation

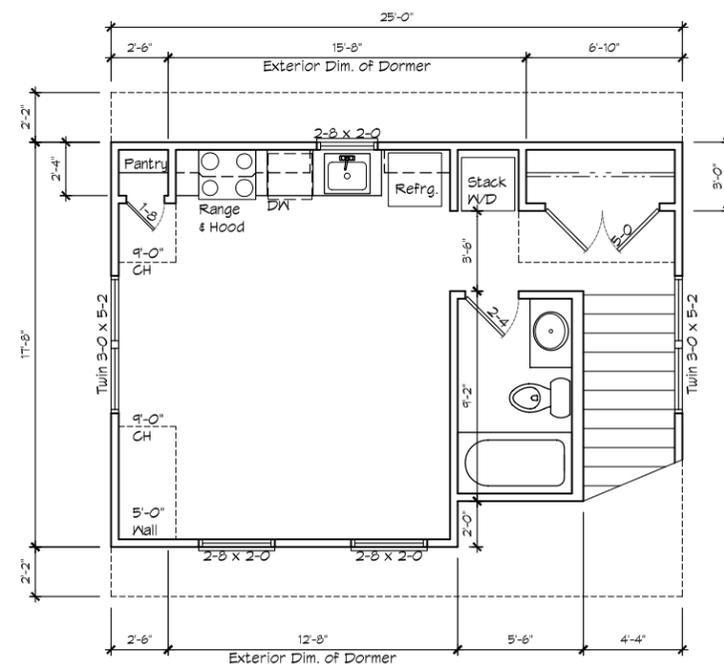


Alley Side Elevation



Garage Plan

550 sf



Apartment Plan

392 sf



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 Nashville, Tennessee

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project number 2012018
date January 9, 2013
scale 1/4" = 1'-0"
sheet title Floor Plans & Elevations
sheet GA1.1