

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**

**1514 Paris Avenue**

**April 28, 2016**

**Application:** New construction—addition

**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

**Council District:** 18

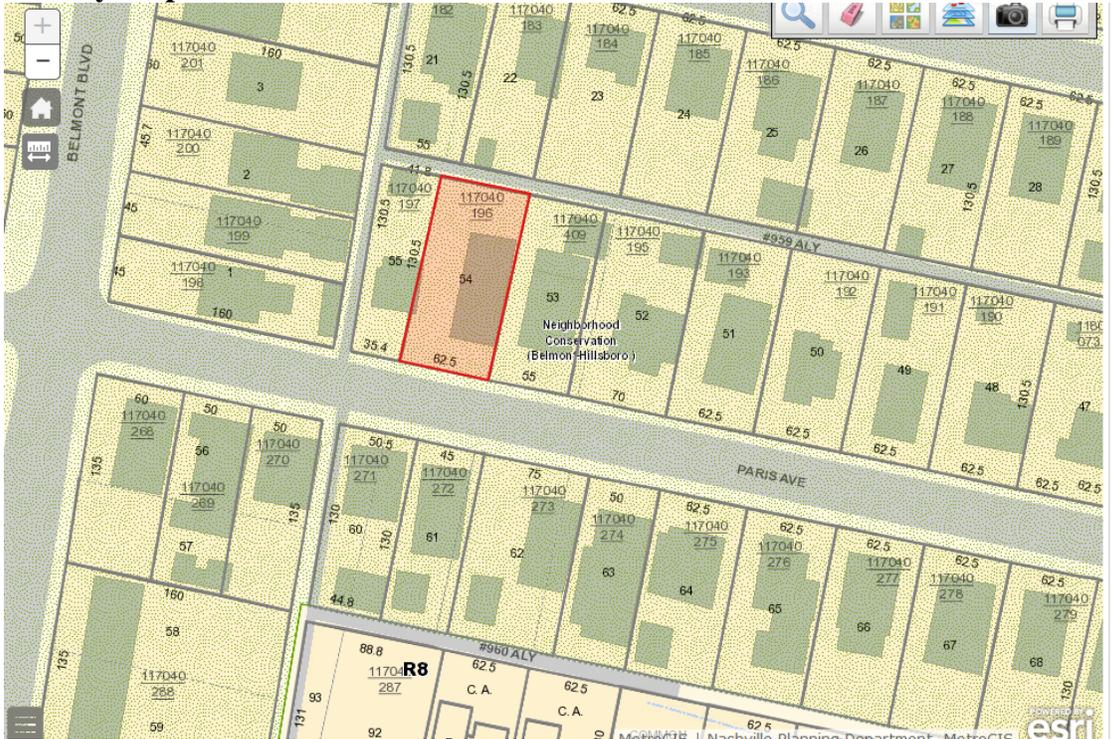
**Map and Parcel Number:** 11704019600

**Applicant:** Kaitlyn Smous

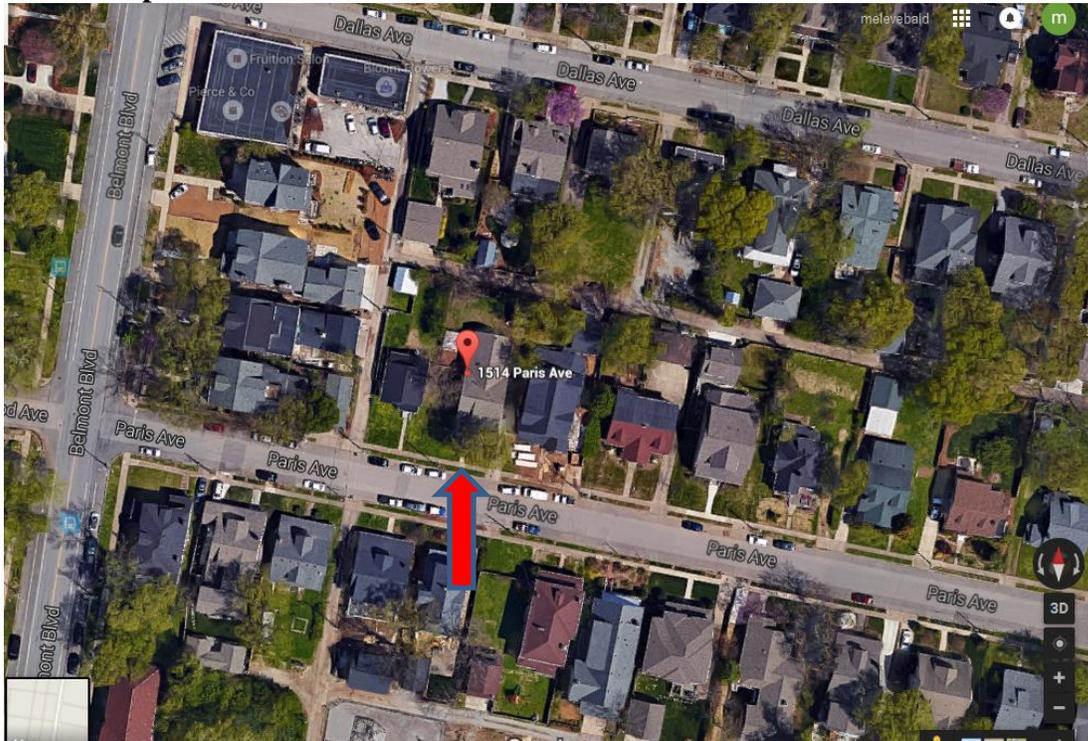
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

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| <b>Description of Project:</b> Application is to construct a side addition.  | <b>Attachments</b>                          |
| <b>Recommendation Summary:</b> Staff recommends approval of the addition, finding that it meets Section II.B. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i> . | <b>A:</b> Site Plan<br><b>B:</b> Elevations |

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

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

#### **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 determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Appropriate setbacks 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*

*In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:*

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks..*

##### **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.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

#### **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.

##### *Porches*

*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.*

##### *Parking areas and Driveways*

*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.*

#### *Duplexes*

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.*

*In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.*

#### *Multi-unit Developments*

*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.*

### **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.*

*Additions should be a minimum of 6" below the existing ridge.*

*In order to assure that an addition has achieved proper scale, the addition should:*

*No matter its use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*

*· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*

*· Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

*· An extreme grade change*

*· Atypical lot parcel shape or size*

*In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.*

*When an addition needs to be wider:*

*Rear additions that are wider than 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.*

*In addition, a rear addition that is wider should not wrap the rear corner.*

#### *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). The change in material from masonry to wood allows 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. This is generally accomplished with a change in materials.*

#### *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).*

*Side Additions*

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.

*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.*

*Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

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, 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:** 1514 Paris Avenue is a c. 1916 bungalow that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1). In 2007, MHZC approved a rear addition on the house. The lot is wider than typical lots in the neighborhood and is sixty-two feet (62') wide.



Figure 1. 1514 Paris Avenue

**Analysis and Findings:** Application is to construct a side addition.

**Location & Removability:** The addition will be located on the right side of the house (Figure 2). Staff finds the proposed side addition to be appropriate for several reasons. The lot is unusually wide at over sixty-two feet (62'), and the design guidelines do permit side additions when lots are atypically wide and at least sixty-feet (60') wide (Figure 3). The addition will be located on the back half of the house and will be subordinate in size to the historic house. It will meet the required five foot (5') side setback. The addition will not interrupt any bays or decorative elements on the side façade. Staff finds that it could be removed in the future without affecting the historic integrity of the house. Staff finds that the side addition meets Section II.B.2.a and e. of the design guidelines.



Figure 2 (left) shows the right side of the house where the addition will be located, and Figure 3 (right) shows the left side of the house and the wide lot.

**Height & Scale:** The historic house is twenty-eight feet wide (28') at the front. The side addition will be a maximum of six feet (6') wide, which is less than half the width of the historic house. The foundation height will match the foundation height of the historic house. The height of the side addition will be between seven and nine feet (7' – 9') lower than that of the historic house. In total, the addition will add approximately one hundred and three square feet (103 sq. ft.) to the footprint of the house. Staff finds that the height and scale of the proposed addition is subordinate to the historic house and meets Sections II.B.1.a. and b. and II.B.2. of the design guidelines.

**Design:** The addition will be distinguished from the historic house with its separate roof forms and modern materials. At the same time, its materials, roof form, fenestration pattern, location, and design do not contrast greatly with the historic character of house. The addition is sufficiently subordinate to the historic house in height and scale. Staff finds that the proposed addition meets Sections II.B.2.a and f. of the design guidelines.

**Setback & Rhythm of Spacing:** The new addition will be approximately five feet, five inches (5'5") from the right side property line, thereby meeting the base zoning setbacks. Since the side addition is setback from the front façade and is only six feet (6') wide, it will not interrupt the established rhythm of spacing of houses along the street. Staff finds

that the addition's setback and rhythm of spacing meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: No major changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth face cement fiberboard with a reveal to match that of the historic house. Cedar shakes will be used in the gable fields. The trim will be wood or cement fiberboard to match the historic house's trim. The foundation will be split face concrete block, and the roof will be architectural dimensional shingles in a color to match the existing roof. The windows will Marvin Integrity, which the Commission has approved in the past. Staff finds that the addition's materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

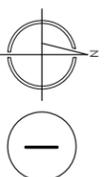
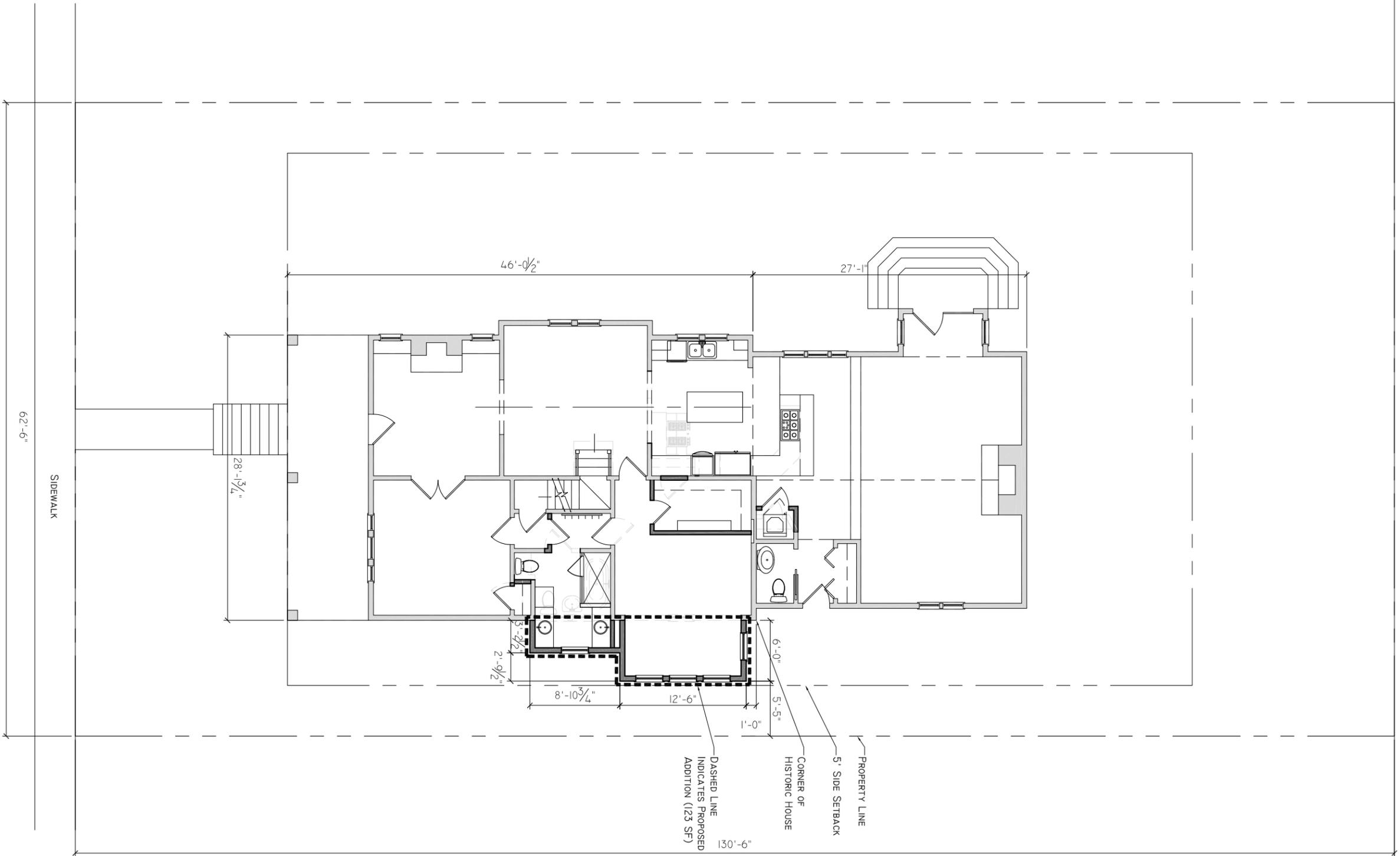
Roof form: The addition will have a side gable roof form, similar to that of the historic house. The side gable form will help to deemphasize the side addition. The pitch of the roof will approximate the pitch of the historic house's roof, but may vary slightly in order to not block the existing window in the gable field. Staff finds that the addition's roof form meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition have appropriate proportions, and there are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The applicant does not intend to change the existing location of the HVAC unit.

**Recommendation Summary:** Staff recommends approval of the addition, finding that it meets Section II.B. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

ALLEY



**FLOOR PLAN**

SCALE: 3/32"=1'-0"

PARIS AVE.

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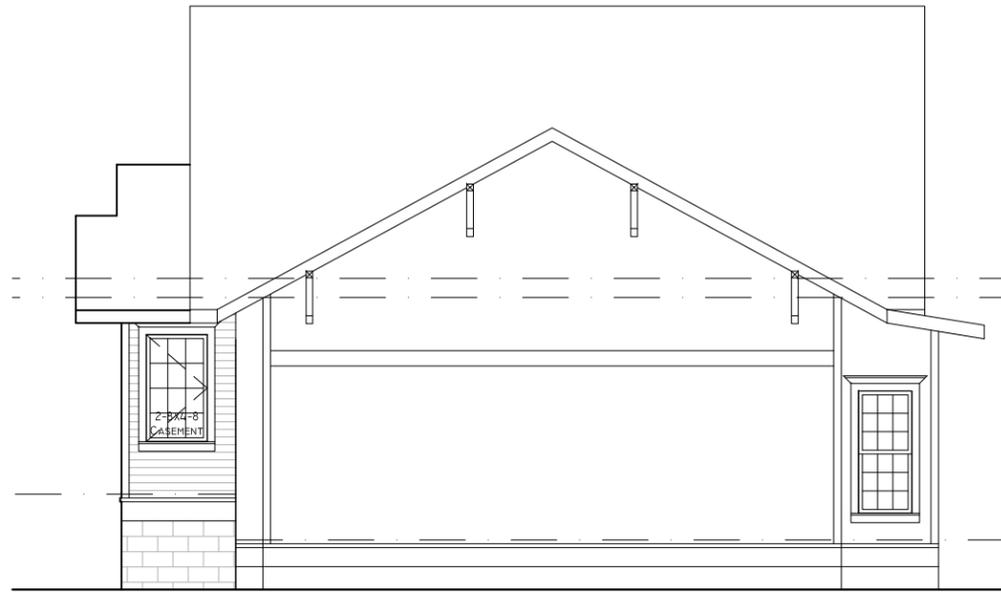
PLOT DATE: MAY 2, 2016  
 MHZC PERMIT APP

PLAN

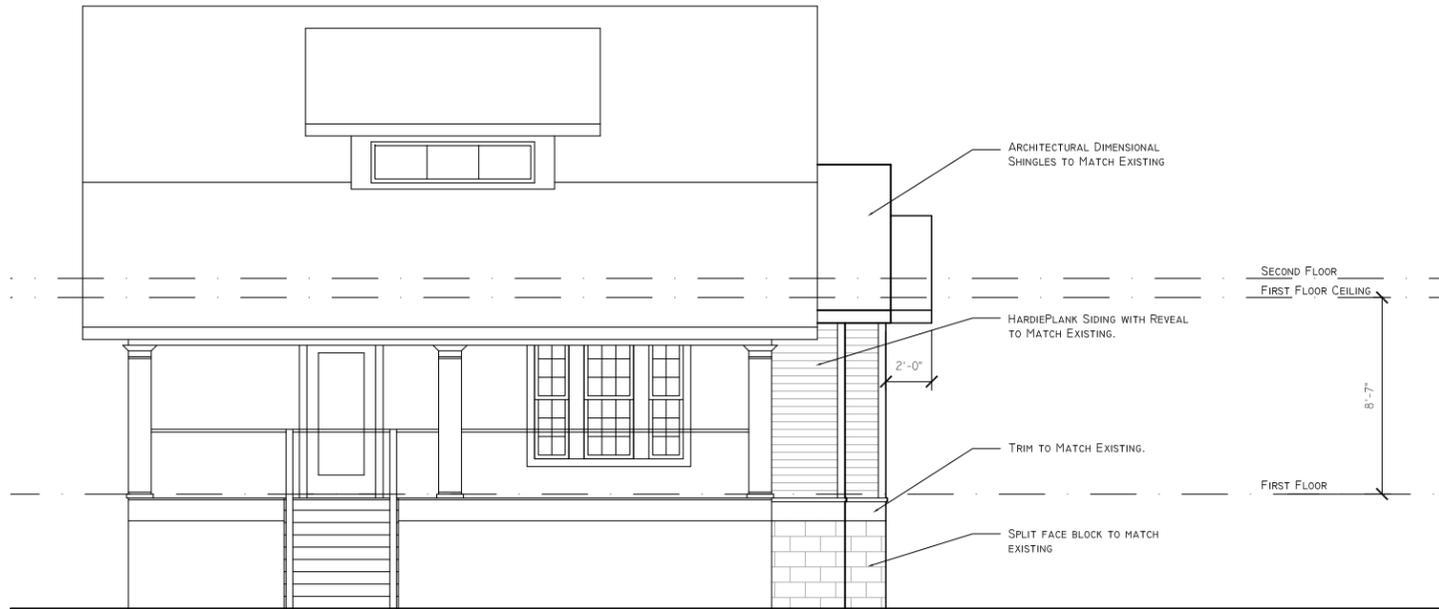
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AN ADDITION FOR  
 1514 PARIS AVENUE  
 NASHVILLE, TN 37212

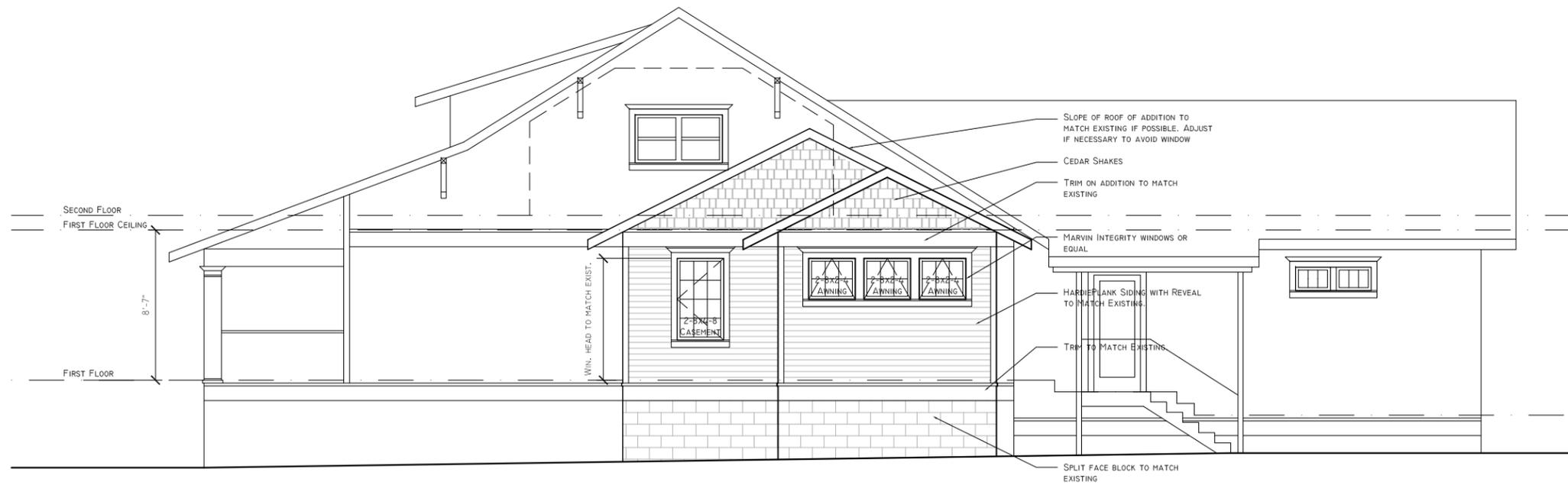
MHZC PERMIT APPLICATION



1 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



3 EAST ELEVATION  
SCALE: 1/8"=1'-0"

AN ADDITION FOR  
1514 PARIS AVENUE  
NASHVILLE, TN 37212

MHZC PERMIT APPLICATION

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PLOT DATE: MAY 2, 2016  
MHZC PERMIT APP

ELEVATIONS

A2.0