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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION 1408 Paris Avenue October 18, 2017

Application: New construction- addition and detached accessory dwelling unit; Setback determination

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 11801007301

Applicant: B&M Properties, GP

Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: Application is to construct an addition that is taller and wider than the historic house and to construct a detached accessory dwelling unit, which includes setback determinations for the rear and left side setbacks. The plan also proposes changes to the historic house including changes to the front stoop covering.

Recommendation Summary: Staff recommends disapproval of the addition, finding that that the addition's height, scale, and rhythm and proportion of openings do not meet Sections II.B.1.a, b, e, and g and Sections II.B.2.a, e, and f of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines. Furthermore, staff recommends disapproval of the proposed changes to the existing covered stoop and brackets and side windows on the historic house do not meet Section V.1 for appropriate demolition and meet Section V.2 for inappropriate demolition.

Staff recommends approval of the detached accessory dwelling unit with the following conditions:

1. The left side setback be increased to five feet (5');
2. The distance between the house and DADU be increased to ten feet (10'); and
3. The restrictive covenant for the DADU be submitted prior to issuance of the preservation permit.

Staff finds that, with these conditions, the DADU meets Section II.B.1.i of the design guidelines and ordinance 17.16.030.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

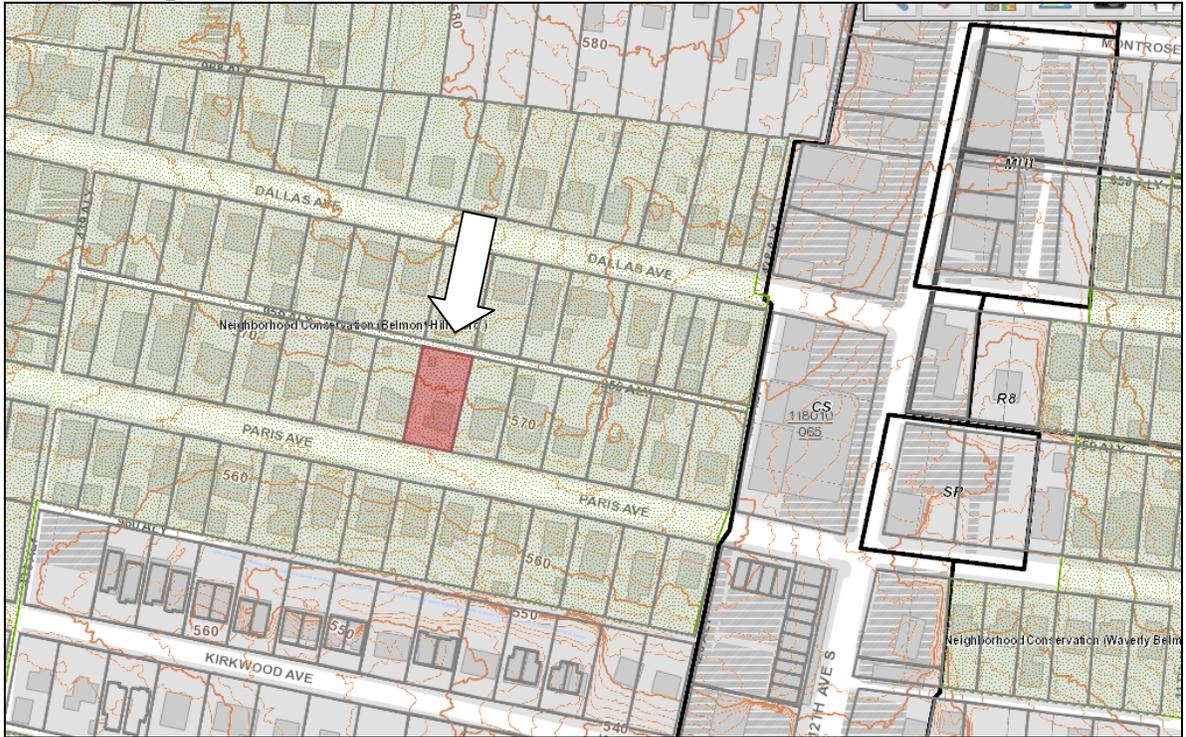
Attachments

A: Photographs

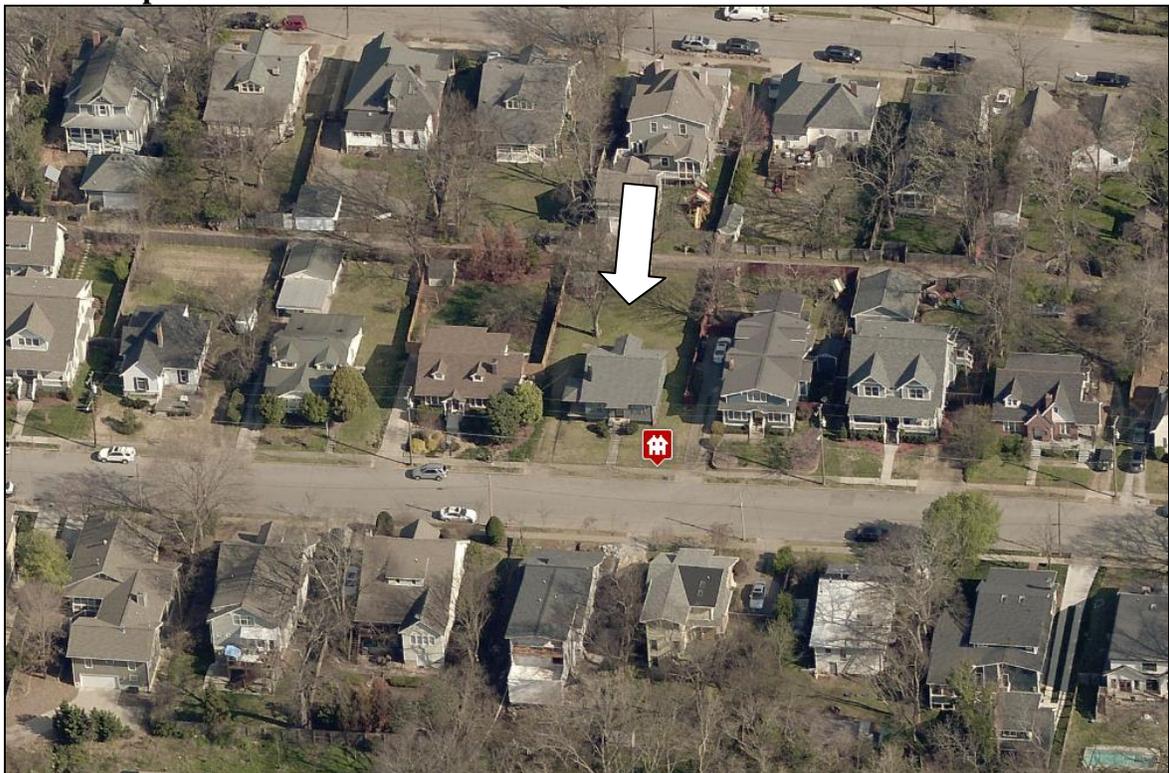
B: Site Plan

D: 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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 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.

Outbuildings: Height & Scale

- On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
- DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

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

Outbuildings: Siding and Trim

- Brick, weatherboard, and board-and-batten are typical siding materials.
 - 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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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.*

Setbacks & Site Requirements.

- To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
 - On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- The DADU may not exceed the maximums outlined previously for outbuildings.*
- No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

Density.

- A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*

Ownership.

- a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
 - b. The DADU cannot be divided from the property ownership of the principal dwelling.*
- The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
 - Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

- The living space of a DADU shall not exceed seven hundred square feet.*

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

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 taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.

In this instance, the side walls and roof of the addition must set in as is typical for all additions.

The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

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.

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.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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).

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.

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

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- 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.*
- 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 side dormers should match the primary or secondary material of the main 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.

V. DEMOLITION

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and

- historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
 - c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The house located at 1408 Paris Avenue was built c. 1930 and contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Figure 1: 1408 Paris Avenue

Analysis and Findings: The application is to construct a two-story rear addition that includes a ridge raise and a single-story side addition. As proposed, the rear addition is both taller and wider than the historic house. The application includes a detached accessory dwelling unit that requires a setback determination to reduce the rear and left side setbacks. Changes to the roofing, siding, and windows of the historic house are also proposed with this application.

Demolition: The application proposes to alter the existing stoop covering, demolish the existing enclosed rear porch, replace two sets of paired windows on the left side façade with a sliding glass door, and replace the existing siding.

The earliest photo known, from 1968, (Figure 2) shows the existing covered stoop configuration and side porch. There is no physical evidence of a larger stoop covering with a different pitch than the existing covering. The side porch seen in 1968 is typical of the era of construction, which is c. 1930 (Figure 3).



Figure 2: Property Assessor's photo of 1408 Paris Avenue c. 1968

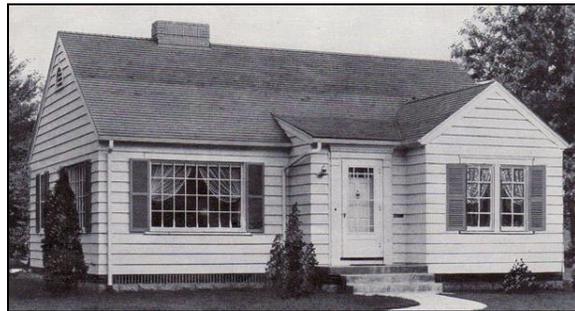
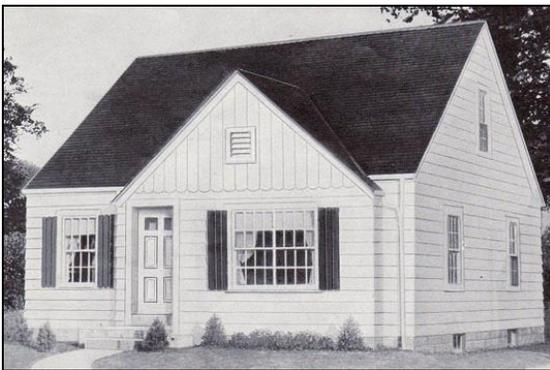
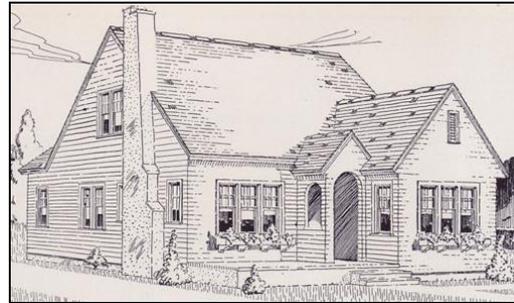


Figure 3: Images from early plans books show that the Minimal Traditional style favored small covered stoops over the large porches more typical of turn-of-the-century styles.

Porches and primary entrances are typically “character defining features” which the Secretary of Interior Standards requires be preserved. For this reason, alteration of the existing porch roof does not meet Section V.2 for demolition.

The applicant also proposes to demolish an existing enclosed rear porch (Figures 4 – 5). The addition was likely enclosed sometime after 1968 as both the 1957 Sanborn Map (Figure 6) and the 1968 Property Assessor card indicate an open porch on the rear (Figure 7). Staff finds that the addition’s date of construction, location at the rear of the house, roof form, materials, and design do not contribute to the historic character of 1408 Paris Avenue or to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Figure 4 & 5 show the enclosed rear porch that is to be demolished.

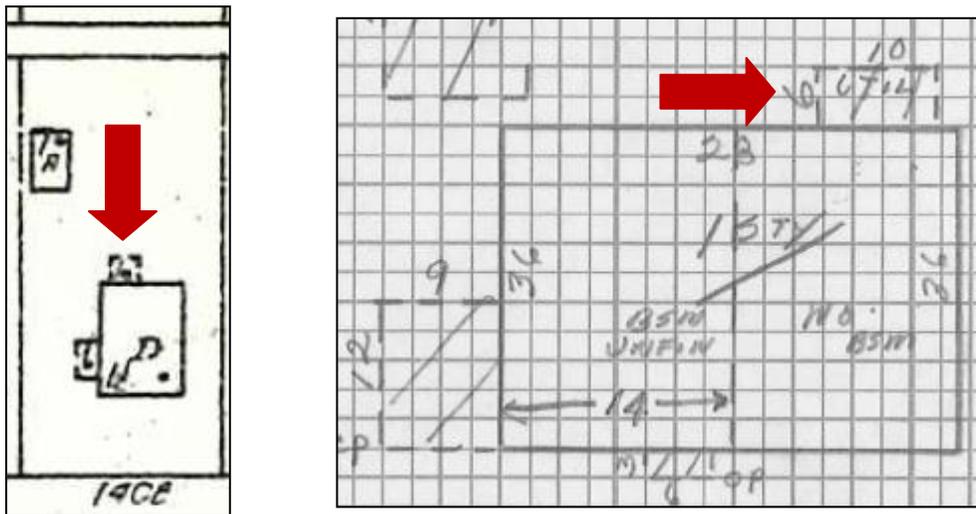


Figure 6 (left) is the 1957 Sanborn map and Figure 7 (right) is the 1968 footprint from the Property Assessor’s card. Both show that the existing rear addition that is to be demolished was a covered porch.

The plan also proposes to replace the existing siding, windows, and stoop roof and brackets on the historic house, which all together is considered partial-demolition. The siding to be removed is painted asbestos siding that is not likely original to the house and is appropriate to replace since it is a hazardous material. The stoop brackets appear to be the same as those in the 1968 photo and may be original to the house. Staff recommends that brackets be retained rather than replaced with longer brackets as proposed.

As proposed, the dimensions of all windows to be replaced except for the two sets of paired windows on the left façade will be the same size as the existing windows. In addition, the front windows will retain the existing grid patterns that are also present in the 1968 photo. Staff recommends retaining the original window casings.

The plan proposes to replace two sets of paired windows on the left side façade of the historic house with a sliding glass door (Figures 8 – 9). Staff finds that the proposed door opening is a type of opening that is more often found on rear façades and is too large for the proposed location. While windows are considered character defining features of historic homes, the Commission has permitted the alteration of windows on the side façade of the house beyond the midpoint where the proposed openings meet the proportion and rhythm of openings that are typical of historic homes. In this case, the proposed window alteration is not beyond the midpoint.



Figure 8 (left) show the two sets of paired windows that are to be demolished. Figure 9 (above) shows the sliding glass door proposed for that location.

Staff recommends disapproval of the alterations to the existing stoop roof and brackets and to the windows on the left side façade, finding that the alterations do not meet Section V.1 for appropriate demolition and meet Section V.2 for inappropriate demolition. Staff recommends approval of the request to replace the existing siding and the proposed window replacements that do not require alteration of dimensions with the condition that the existing window casings be retained, finding that these alterations meet Section V.1 for appropriate demolition and do not meet Section V.2 for inappropriate demolition.

Addition

Height & Scale: The plan proposes a rear addition that incorporates a ridge raise and will be both taller and wider than the historic house. The ridge raise will be inset two feet (2') from the side walls of the historic house and will increase the roof by two feet (2') vertically, which meets the design guidelines. The addition extends wider than the historic house on the right side by five feet (5'), and the wider portion incorporates the additional height provided by the ridge raise. An addition that is wider than the historic house could be appropriate in this instance because the primary massing of the house is relatively narrow at just twenty-nine feet (29') and is shifted to the right of the lot.

However, the design guidelines state that *“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.”* Staff finds the portion of the addition that is five feet (5’) wider than the historic house and two feet (2’) taller than the historic house to be inappropriate. An addition that is both taller and wider does not meet the stated purpose of the ridge raise. The design guidelines state that *“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.”*

The plan also proposes a single-story addition on the right side. A side addition could be appropriate in this case since the lot is wider than sixty feet (60’). The proposed side addition is single-story, located beyond the midpoint of the historic house, narrower than half of the historic building width, and has a side gabled roof form, which meets the design guidelines for side additions. In this case, the side addition is essentially attached to the portion of the rear addition that extends beyond the right side-wall, creating a corner wrapped addition that the Commission has disapproved in the past.

The footprint of the addition more than doubles the footprint of the historic house. The footprint of the historic house is approximately one thousand and ninety-two square feet (1,092 sq. ft.), not including the existing covered side porch, and is approximately forty-one feet, four inches (41’-4”) deep, including the existing rear enclosed porch that is to be demolished. The proposed addition, including all of the covered entries and enclosed porches, has a footprint of approximately one thousand, four hundred, and twenty-eight square feet (1,428 sq. ft.) and increases the depth of the house by approximately forty feet (40’). Staff finds that the slightly larger footprint could be appropriate since the house is relatively small in scale; however, the addition is both taller and wider than the historic home.

Staff finds that the scale of the addition, which is both taller and wider than the historic house, more than doubles the footprint, and nearly doubles the depth does not meet the design guidelines, which call for additions to be sensitive to the scale and proportion of the existing historic house. At one hundred thirty feet (130’) deep, the lot is somewhat shallower than lots that often are before the Commission, but the depth of this lot is typical for this block of Paris Avenue and so is not an unusual condition. For these reasons, staff finds that the project does not meet Section II.B.1.a. and b.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. While the addition could be removed in the future to restore the historic scale of the historic house, staff finds that overwhelming scale renders the addition inappropriate. The project does not meet Sections II.B.2.a and e.

Design: The addition’s inset helps to distinguish it from the historic house and read as an addition to the house. The plan also proposes to enclose an existing open porch on the left side façade with windows, which could be appropriate as the floor to ceiling windows

perpetuate a sense of openness on the side porch. Staff finds, however, that the addition's height and scale are not compatible with the historic character of the existing house.

The project does not meet Sections II.B.2.a and f.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be five feet (5') from the right side property line, fifteen feet (15') from the left side property line, and twenty feet (20') from the rear property line. The wider and taller portion of the addition will be highly visible from the street, but because it is set back from front of the house, it will not have a significant impact on the rhythm of spacing of houses along the street.

The project meets section II.B.1.c.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Expanded front porch foundation	Brick veneer	Unknown	Yes	X
Cladding	5" fiber cement lap siding	Smooth	Yes	
Secondary Cladding	Vertical fiber cement siding	Smooth	Yes	
Roofing	Shingles	Match existing	Yes	X
Trim	4" fiber cement	Smooth faced	Yes	
Front Porch Floor	Not indicated	Needs final approval	Unknown	X
Windows	Not indicated	Needs final approval	Unknown	X
Rear doors	2/3 light	Needs final approval	Yes	X

In order to ensure appropriateness, staff recommends review of the roof color, the front porch floor material, all windows and doors, and a brick sample prior to purchase and installation. With staff's final approval of all material choices, staff finds that the known materials meet section II.B.1.d

Roof form: The addition is cross-gabled with pitches that complement the roof form of the historic house. As discussed under "Height and Scale," the proposed ridge raise on the revised plan meets the design guidelines because it increases the height of the roof by no more than two feet (2') vertically; however, staff finds that the ridge raise does not

help to discourage a large rear or side addition, which is the stated purpose for the ridge raise per the design guidelines. The plan also proposes to alter the pitch of the existing covered front stoop, which currently is part of the primary side-gabled roof form with a pitch of 6:12 to 3:12. Staff finds that the ridge raise combined with the large footprint as well as the changes to the roof form of the front stoop do not meet Section II.B.1.e of the design guidelines.

Orientation: The orientation of the building will not change with the proposed addition.

Proportion and Rhythm of Openings: The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. The plan proposes to replace two sets of paired windows on the left side façade of the historic house with a sliding glass door. Staff finds that the proposed door opening is a type of opening that is more often found on rear façades and is too large for the proposed location. While windows are considered character defining features of historic homes, altering the windows on the side façade of the house beyond the midpoint could be appropriate if those openings meet the proportion and rhythm of openings that are typical of historic homes. Staff finds the project’s proportion and rhythm of openings do not meet Section II.B.1.g.

Appurtenances & Utilities: No changes to the site’s appurtenances were 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. The project meets section II.B.1.h.

Outbuildings: The proposed outbuilding will include a residential use ,and so in addition to meeting the design guidelines for outbuildings, it must also meet the standards of ordinance 17.16.030 for a detached accessory dwelling unit. Staff recommends receipt of the restrictive covenant for the DADU prior to issuance of the preservation permit.

Zoning Requirements for DADU:

The answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		No
Are there other accessory buildings on the lot that exceed 200 square feet?		No
Is the property zoned single-family?		No

Are there already two units on the property?		No
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		No
Is the planned conditioned living space more than 700 square feet?		No
Are the stairs unenclosed		No

The project meets section 17.16.30.G. of the ordinance

Roof Shape & Elements:

Shape

Proposed Element	Proposed Form	Typical of district?
Primary form	Side-gable	Yes
Primary roof slope	8/12	Yes
Dormer form	Shed	Yes
Dormer roof slope	3/12	Yes

Elements

	YES	NO
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?	Yes	
Is the roof pitch at least 4/12?	Yes	

Since the form and slopes are similar to historic outbuildings, the project meets Section II.B.i.1 of the design guidelines and section 17.16.030.G.8 of the ordinance.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The outbuilding is located in a minimally-visible location at the side and rear of the building. The design meets section II.B.i.1 of the design guidelines and Section 17.16.030.G.8 of the ordinance.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Natural color	Yes
Primary cladding	Fiber cement lap siding	Smooth with 5" reveal	Yes
Secondary	Vertical fiber	Smooth	Yes

cladding	cement lap siding		
Roofing	Architectural shingles	Not indicated	Yes
Trim	Cement fiber	smooth	Yes
Windows	Unknown	Not indicated	
Pedestrian Door	2/3 light	Not indicated	
Vehicular Door	Unknown	Not indicated	

With the staff's final approval of the windows and doors and roof color, staff finds that the known materials meet Section II.B.i.1. of the design guidelines.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
How is the building accessed?	From the alley or existing curb cut	Existing Curb Cut
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	Two-bay	yes

	Minimum	Proposed
Rear Setback	3'	3'
Right Side Setback	5'	36'
Left Side Setback	5'	3'
Distance between house and Outbuilding	20'	6'

The Commission has determined that a three foot (3') rear setback is appropriate for outbuildings that do not have garage doors facing the alley, like the proposed. Base zoning requires that outbuildings that have a footprint larger than seven hundred square feet (700 sq. ft.), like this one, be a minimum of five feet (5') from the side property lines. The applicant has requested setback determinations to reduce the left side setback to three feet (3'). In the past, the commission has required at least 10' between outbuildings and principal buildings.

Staff finds that the proposed left side setback and reduced distance between the DADU and the addition are inappropriate and are driven by the scale of the proposed addition rather than by site conditions. At one hundred and thirty feet (130') deep, the lot is somewhat shallow, but the depth is typical of lots on this block of Paris Avenue. A separation between the DADU and addition of less than twenty feet (20') may be appropriate, but staff finds that the proposed six feet (6') is driven by the depth of the proposed addition. Staff finds that the proposed three foot (3') left side setback and the six foot (6') distance between the house and the DADU do not meet Section II.B.i.2 of

the design guidelines and 17.16.30.G. 4 of the ordinance but could meet the design guidelines and ordinance with a condition that the left side setback be increased to five feet (5') and the distance between the DADU and addition be increased to ten feet (10').

Massing Planning: The proposed is a one-and-half story building on a lot less than 10,000 square feet.

	Potential maximums (heights to be measured from grade)	Existing conditions (height of historic portion of the home to be measured from finished floor)	Proposed
Ridge Height	25' unless existing building is less	22'-6"	22'-6"
Eave Height	10'	12'	9'8"

Proposed	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Proposed
Maximum Square Footage	≈1260 sq. ft. (with proposed addition)	750 sq. ft.	736 sq. ft.

The project meets section II.B.i.1 of the design guidelines and 17.16.30.G. 7 of the ordinance.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. If utilities are added to serve the DADU, staff recommends that they be located either at the rear or on the sides beyond the midpoint of the DADU. With this condition, the project meets section II.B.h of the design guidelines.

Recommendation: Staff recommends disapproval of the addition, finding that that the addition's height, scale, and rhythm and proportion of openings do not meet Sections II.B.1.a, b, e, and g and Sections II.B.2.a, e, and f of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines. Furthermore, staff recommends disapproval of the proposed changes to the existing covered stoop and brackets and side windows on the historic house do not meet Section V.1 for appropriate demolition and meet Section V.2 for inappropriate demolition.

Although alterations to meet the design guidelines could be simple changes, staff is recommending disapproval as there are multiple solutions any of which could change the overall design of the addition.

Staff recommends approval of the detached accessory dwelling unit with the following conditions:

1. The left side setback be increased to five feet (5');
2. The distance between the house and DADU be increased to ten feet (10'); and
3. The restrictive covenant for the DADU be submitted prior to issuance of the preservation permit.

Staff finds that, with these conditions, the DADU meets Section II.B.1.i of the design guidelines and ordinance 17.16.030.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

1408 PARIS AVENUE BELMONT-HILLSBORO

1408 PARIS AVENUE
NASHVILLE, TENNESSEE 37212

INDEX OF DRAWINGS

A0.0 Cover

Architectural

- A1.0 Demolition Plan
- A1.1 Main Level Floor Plan
- A1.2 Upper Level Floor Plan
- A1.3 Roof Plan
- A2.1 Exterior Elevations
- A2.2 Exterior Elevations
- A3.1 DADU Plans
- A3.2 DADU Elevations
- A4.0 Existing Photos

BUILDING CODES

2012 International Residential Code

BUILDING AREA - MAIN HOUSE

Existing: 1092 SF

New:

Main Level - 2520 SF
Upper Level - 1893 SF

Total - 4413 SF

BUILDING AREA - DADU

New:

Garage Level - 736 SF
Upper Level - 495 SF

Total - 1231 SF

PROJECT TEAM

OWNER

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ARCHITECT

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DESIGNER

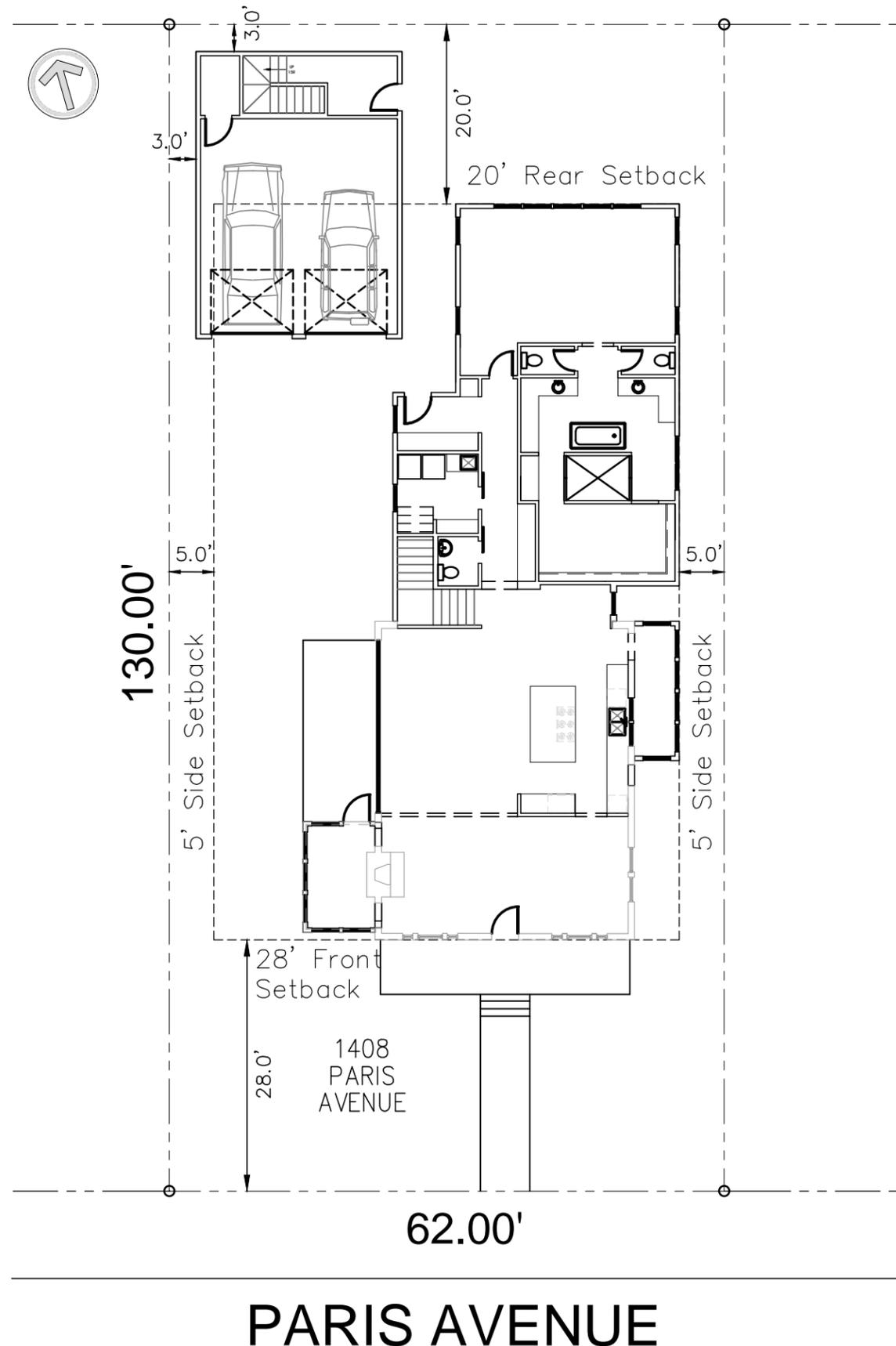
Danielle Collins
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GENERAL CONTRACTOR

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ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"



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1408 PARIS AVENUE
RENOVATION AND ADDITION

1408 Paris Avenue
Nashville, Tennessee

Issues and Revisions

MHZC Submittal Oct. 9, 2017

Cover Sheet

A0.0

DEMOLITION NOTES

1. GENERAL CONTRACTOR RESPONSIBLE FOR PHASING OF DEMO, NON-STRUCTURAL AND NEW WORK PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO VISIT THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF WORK PRIOR TO STARTING ANY DEMOLITION.
2. GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY CONFLICTS.
3. CONTRACTOR SHALL ARRANGE FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN THE AREA OF DEMOLITION AS WELL AS IDENTIFYING SERVICE LINES AND CAPPING LOCATIONS ON THE PROJECT RECORD DOCUMENTS. CONTRACTOR SHALL PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES, AND COORDINATE ANY AND ALL INTERRUPTIONS OF UTILITIES WITH OWNER.
4. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
5. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
6. ITEMS TO BE REMOVED ARE SHOWN DASHED. EXISTING CONSTRUCTION SHOWN TO REMAIN, INCLUDING BUT NOT LIMITED TO WALLS, PARTITIONS, DOORS, FRAME, ETC. SHALL BE PROTECTED DURING DEMOLITION. DAMAGE TO EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION. ALL INFILL OR REPLACEMENT WORK SHALL MATCH EXISTING CONDITIONS IN MATERIALS, CONSTRUCTION AND FINISH, UNLESS SPECIFICALLY NOTED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.
7. WHERE FINISHES ARE SHOWN TO BE REMOVED FROM EXISTING CONSTRUCTION, REPAIR AND PATCH REMAINING SUBSTRATE AND PREPARE FOR NEW FINISH AS PROVIDED IN SCHEDULES OR NOTED ON DRAWINGS.
8. TO PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S), CONTRACTOR SHALL PROVIDE AND PLACE BRACING OR SHORING. CONTRACTOR IS RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE AND SHALL ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE OR INJURY.

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1408 PARIS AVENUE
RENOVATION AND ADDITION

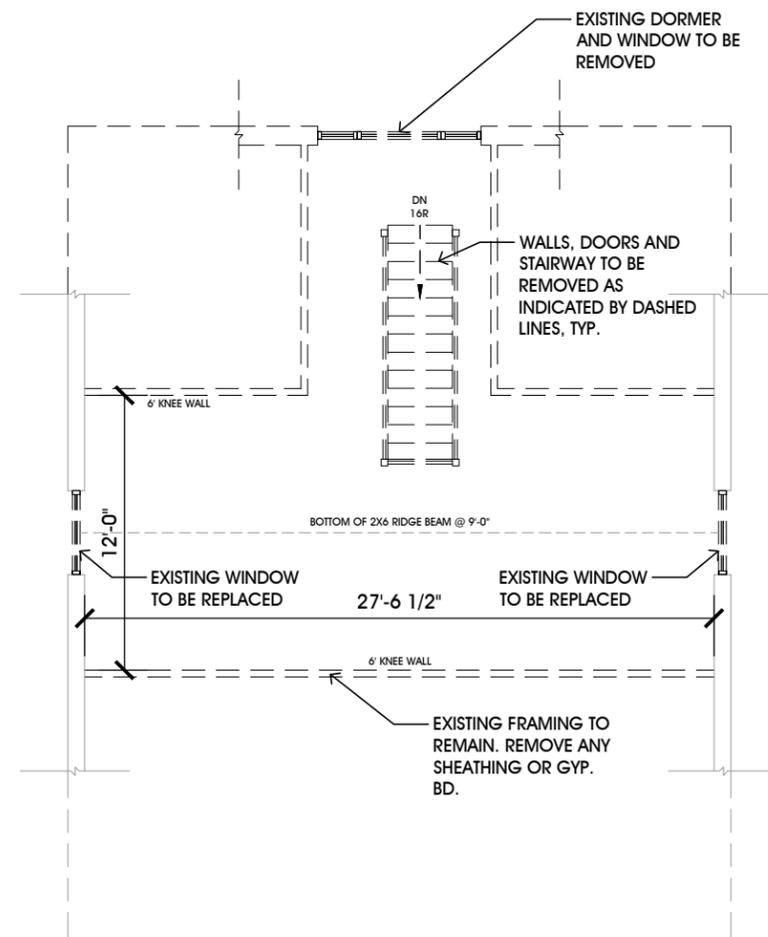
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Nashville, Tennessee

Issues and Revisions

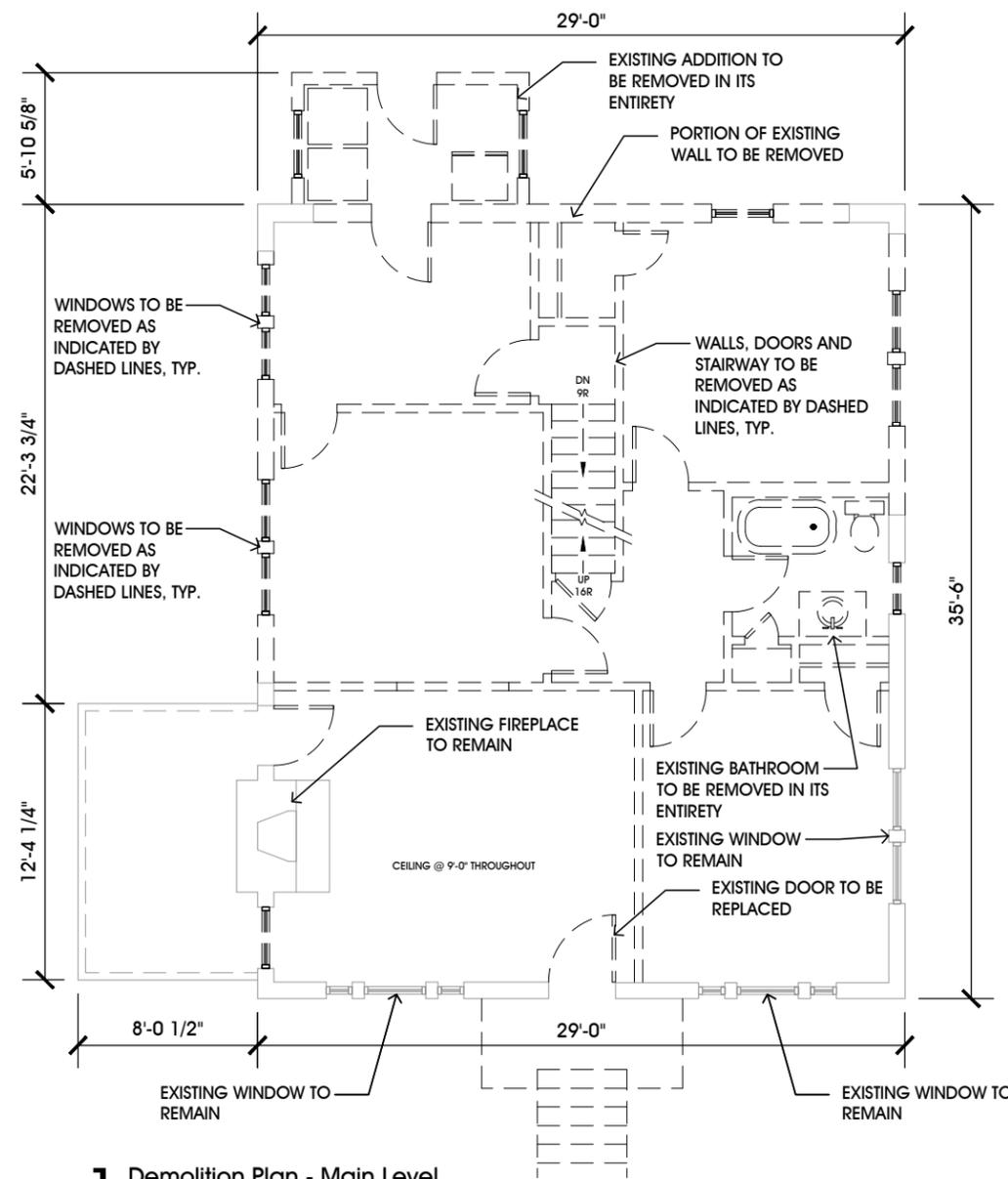
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Demolition Plan

A1.0



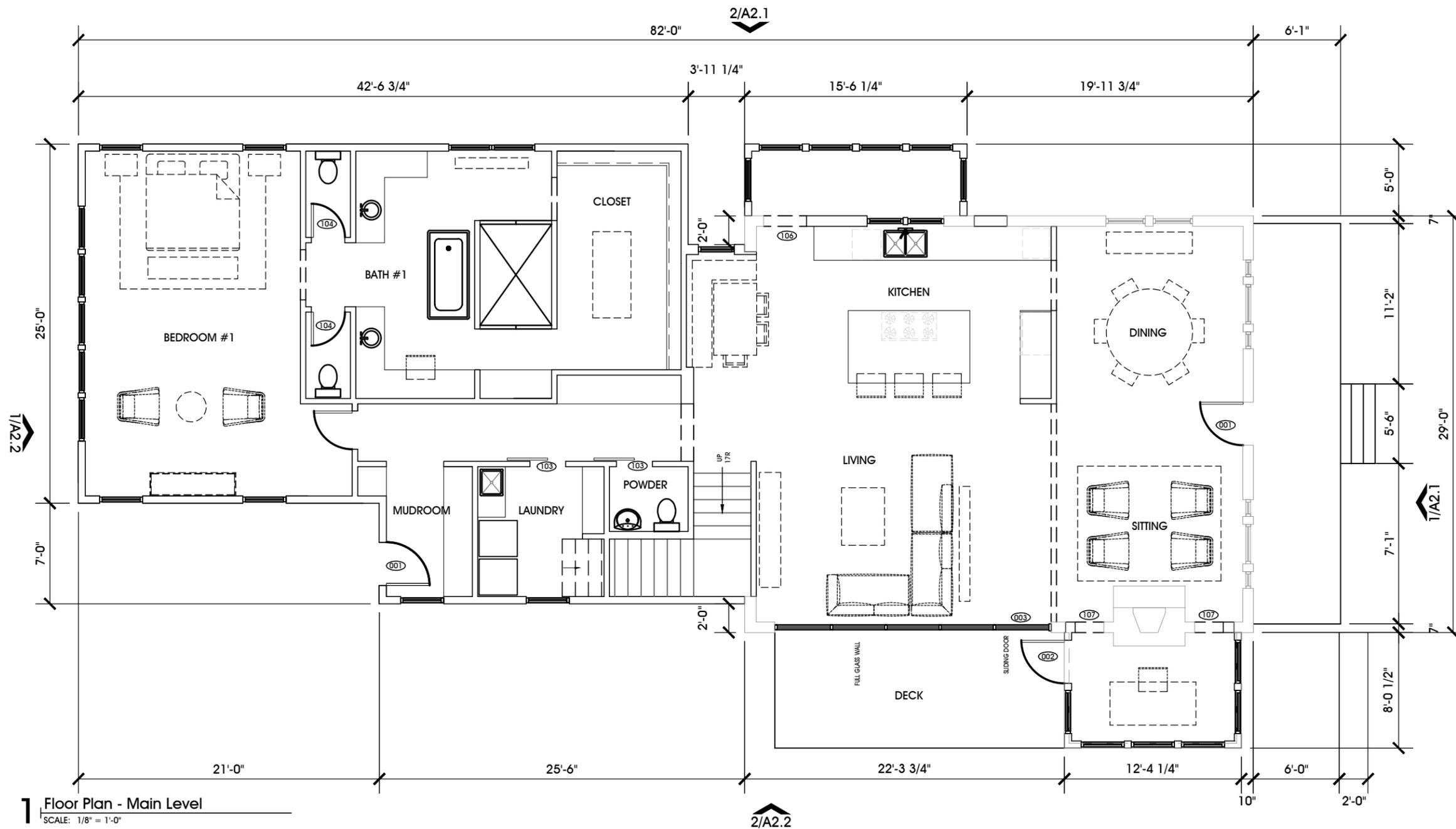
2 Demolition Plan - Upper Level
SCALE: 1/8" = 1'-0"



1 Demolition Plan - Main Level
SCALE: 1/8" = 1'-0"

WALL TYPE LEGEND

- EXISTING WALL
- DEMOLITION
- NEW WALL TO MATCH ADJACENT CONSTRUCTION



1 Floor Plan - Main Level
SCALE: 1/8" = 1'-0"

General Notes

- REFER TO GENERAL NOTES SHEET A0.0 FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.
- CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.
- INTERIOR DIMENSIONS OF WALL ARE FROM FINISH FACE TO FINISH FACE; EXTERIOR DIMENSIONS OF WALL ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO COORDINATE ALL ELECTRICAL, LIGHTING AND LOW VOLTAGE REQUIREMENTS WITH THE OWNER.
- COORDINATE STUD SIZE AND GAUGE NECESSARY FOR HEIGHT OF WALL, AS WELL AS FOR STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL CLEARANCE PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES WITH THE LAYOUT AS DIMENSIONED SHALL BE COORDINATED IMMEDIATELY WITH THE ARCHITECT.

Door Schedule

DOOR SIZE (WIDTH X HEIGHT)	DOOR TYPE	FRAME MTL	NOTES
1001 3'-0" X 7'-0"	WD/GLASS	WOOD	
1002 3'-0" X 8'-0"	WD/GLASS	WOOD	FULL LITE
1003 3'-0" X 7'-0"	WD/GLASS	WOOD	SLIDING
101 2'-8" X 6'-8"	WOOD	WOOD	
102 2'-6" X 6'-8"	WOOD	WOOD	
103 2'-6" X 6'-8"	WOOD	WOOD	SLIDING
104 2'-4" X 6'-8"	WOOD	WOOD	
105 PAIR 2'-6" X 6'-8"	WOOD	WOOD	
106 3'-0" X 6'-8"	C.O.	WOOD	
107 2'-0" X 6'-8"	C.O.	WOOD	

NOTES:

- ALL WINDOWS AND EXTERIOR DOORS SHALL BE MARVIN, INSULATING LOW-E II GLASS UNLESS NOTED OTHERWISE.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER.

WALL TYPE LEGEND

- EXISTING WALL
- DEMOLITION
- NEW WALL TO MATCH ADJACENT CONSTRUCTION

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1408 PARIS AVENUE
RENOVATION AND ADDITION

1408 Paris Avenue
Nashville, Tennessee

Issues and Revisions

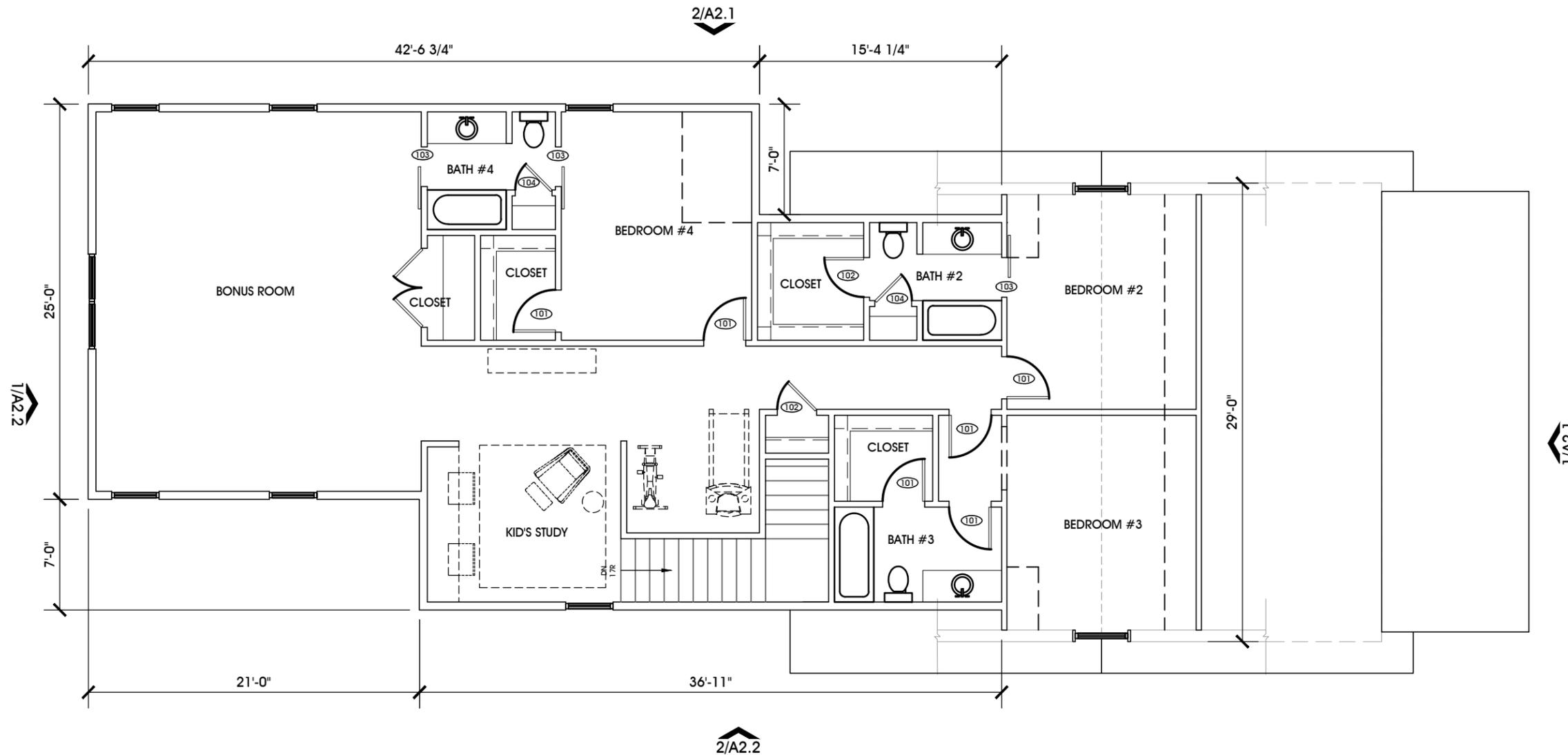
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Floor Plans

A1.1

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2 Floor Plan - Upper Level
SCALE: 1/8" = 1'-0"

General Notes

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Door Schedule

	DOOR SIZE (WIDTH X HEIGHT)	DOOR TYPE	FRAME MTL	NOTES
001	3'-0" X 7'-0"	WD/GLASS	WOOD	
002	3'-0" X 7'-0"	WD/GLASS	WOOD	FULL LITE
003	3'-0" X 7'-0"	WD/GLASS	WOOD	SLIDING
101	2'-8" X 6'-8"	WOOD	WOOD	
102	2'-6" X 6'-8"	WOOD	WOOD	
103	2'-6" X 6'-8"	WOOD	WOOD	SLIDING
104	2'-4" X 6'-8"	WOOD	WOOD	
105	PAIR 2'-6" X 6'-8"	WOOD	WOOD	
106	3'-0" X 6'-8"	C.O.	WOOD	
107	2'-0" X 6'-8"	C.O.	WOOD	

- NOTES:
- ALL WINDOWS AND EXTERIOR DOORS SHALL BE MARVIN, INSULATING LOW-E II GLASS UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER.

WALL TYPE LEGEND

- EXISTING WALL
- DEMOLITION
- NEW WALL TO MATCH ADJACENT CONSTRUCTION

1408 PARIS AVENUE
RENOVATION AND ADDITION

1408 Paris Avenue
Nashville, Tennessee

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Floor Plans

A1.2

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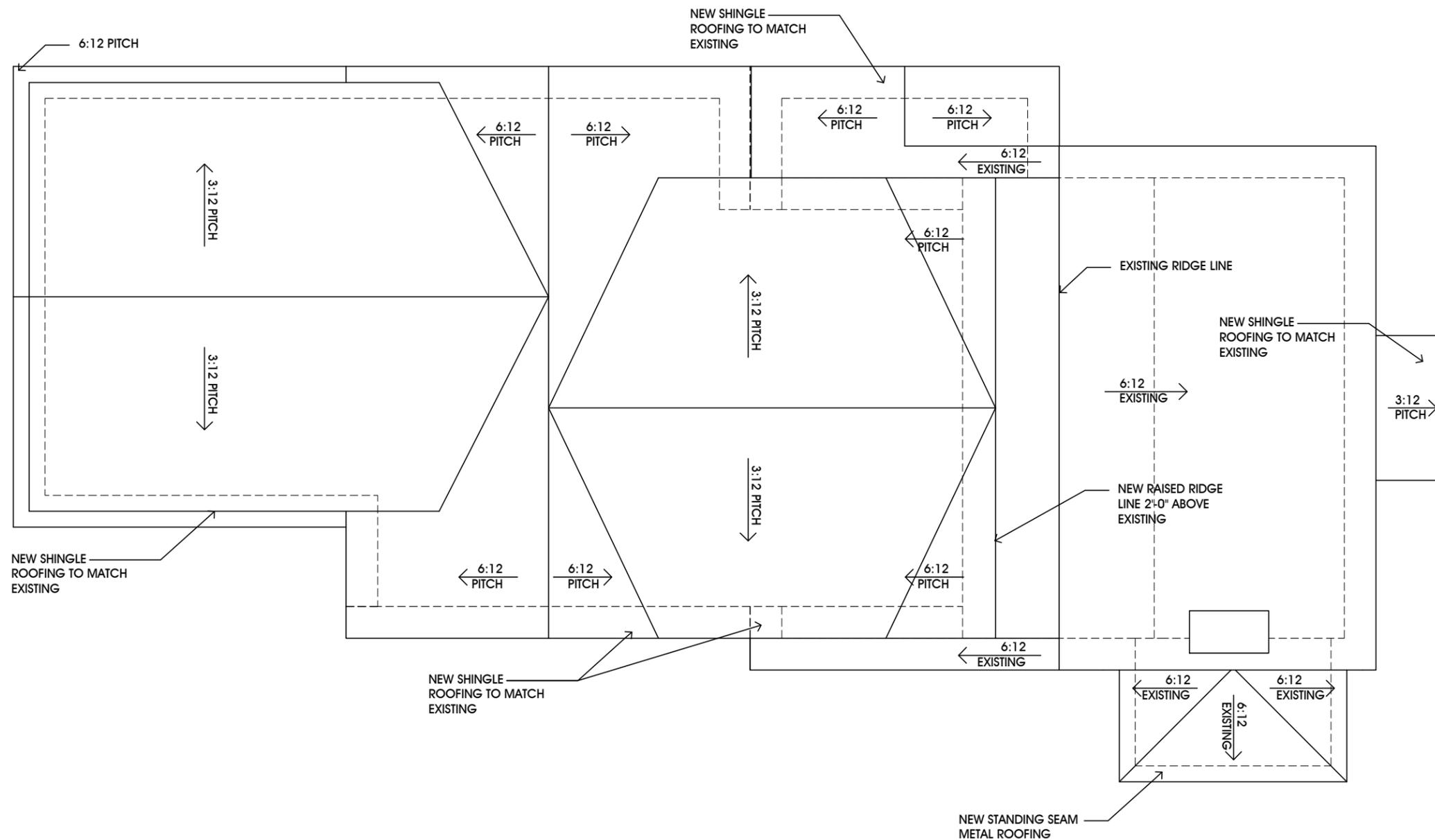
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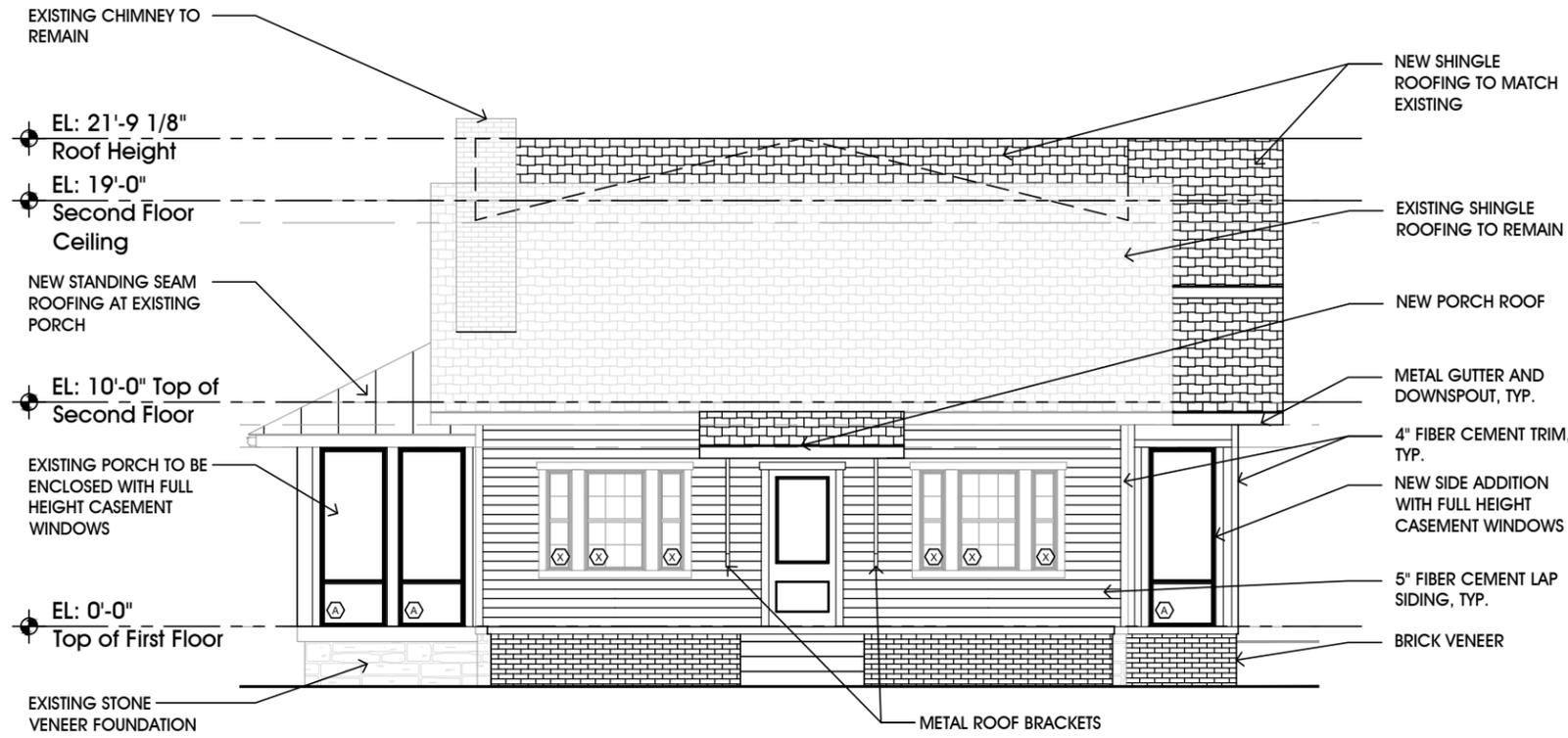
Issues and Revisions

MHZC Submittal Oct. 9, 2017

Roof Plan

A1.3





1 Front Elevation
SCALE: 1/8" = 1'-0"

General Notes

1. REFER TO GENERAL NOTES SHEET A0.0 FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.
2. CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.
3. DIMENSIONS OF WALL ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
4. GENERAL CONTRACTOR TO COORDINATE ALL ELECTRICAL, LIGHTING AND LOW VOLTAGE REQUIREMENTS WITH THE OWNER.
5. COORDINATE STUD SIZE AND GAUGE NECESSARY FOR HEIGHT OF WALL, AS WELL AS FOR STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL CLEARANCE PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES WITH THE LAYOUT AS DIMENSIONED SHALL BE COORDINATED IMMEDIATELY WITH THE ARCHITECT.

Window Schedule

WINDOW TYPE	FRAME SIZE (WIDTH X HEIGHT)	NOTES
(X) EXISTING	EXISTING	
(A) CASEMENT	3'-0" X 8'-0"	
(B) DOUBLE HUNG	3'-0" X 6'-0"	
(C) DOUBLE HUNG	3'-0" X 7'-0"	
(D) DOUBLE HUNG	3'-0" X 5'-0"	EGRESS
(E) DOUBLE HUNG	3'-0" X 4'-6"	
(F) CASEMENT	2'-6" X 4'-0"	
(G) FIXED	3'-8" X 7'-8"	GLASS WALL

- NOTES:
1. ALL WINDOWS AND EXTERIOR DOORS SHALL USE INSULATING LOW-E II GLASS UNLESS NOTED OTHERWISE.
 2. OWNER TO SELECT WINDOW FRAME FINISH COLOR.
 3. FIELD MEASURE ALL OPENINGS PRIOR TO ORDERING WINDOWS.



2 Right Elevation
SCALE: 1/8" = 1'-0"

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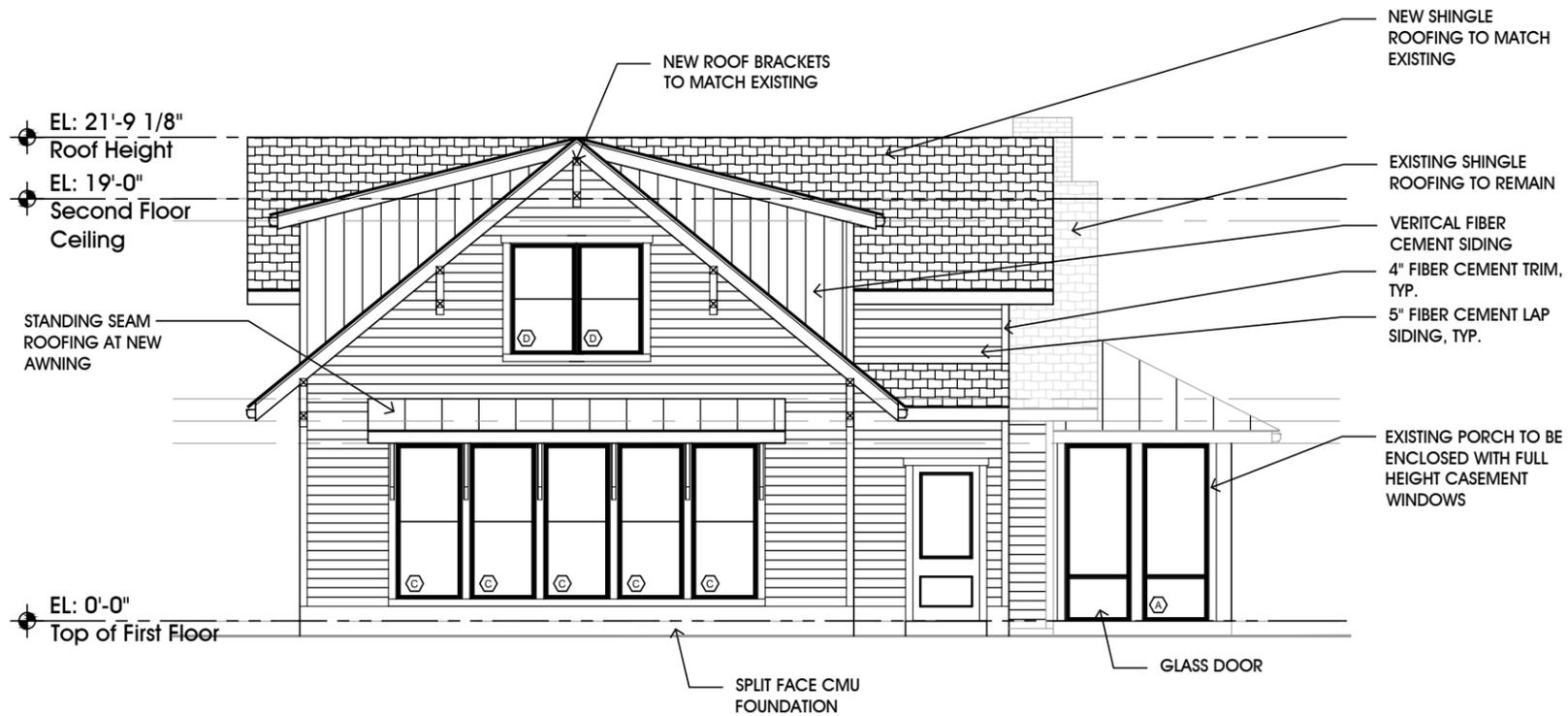
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Issues and Revisions

MHZC Submittal Oct. 9, 2017

Elevations

A2.1



1 Rear Elevation
SCALE: 1/8" = 1'-0"



2 Right Elevation
SCALE: 1/8" = 1'-0"

General Notes

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3. DIMENSIONS OF WALL ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
4. GENERAL CONTRACTOR TO COORDINATE ALL ELECTRICAL, LIGHTING AND LOW VOLTAGE REQUIREMENTS WITH THE OWNER.
5. COORDINATE STUD SIZE AND GAUGE NECESSARY FOR HEIGHT OF WALL, AS WELL AS FOR STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL CLEARANCE PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES WITH THE LAYOUT AS DIMENSIONED SHALL BE COORDINATED IMMEDIATELY WITH THE ARCHITECT.

Window Schedule

	WINDOW TYPE	FRAME SIZE (WIDTH X HEIGHT)	NOTES
(X)	EXISTING	EXISTING	
(A)	CASEMENT	3'-0" X 8'-0"	
(B)	DOUBLE HUNG	3'-0" X 6'-0"	
(C)	DOUBLE HUNG	3'-0" X 7'-0"	
(D)	DOUBLE HUNG	3'-0" X 5'-0"	EGRESS
(E)	DOUBLE HUNG	3'-0" X 4'-6"	
(F)	CASEMENT	2'-6" X 4'-0"	
(G)	FIXED	3'-8" X 7'-8"	GLASS WALL

- NOTES:
1. ALL WINDOWS AND EXTERIOR DOORS SHALL USE INSULATING LOW-E II GLASS UNLESS NOTED OTHERWISE.
 2. OWNER TO SELECT WINDOW FRAME FINISH COLOR.
 3. FIELD MEASURE ALL OPENINGS PRIOR TO ORDERING WINDOWS.

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1408 PARIS AVENUE
RENOVATION AND ADDITION

1408 Paris Avenue
Nashville, Tennessee

Issues and Revisions
MHZC Submittal Oct. 9, 2017

Elevations

A2.2

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1408 PARIS AVENUE
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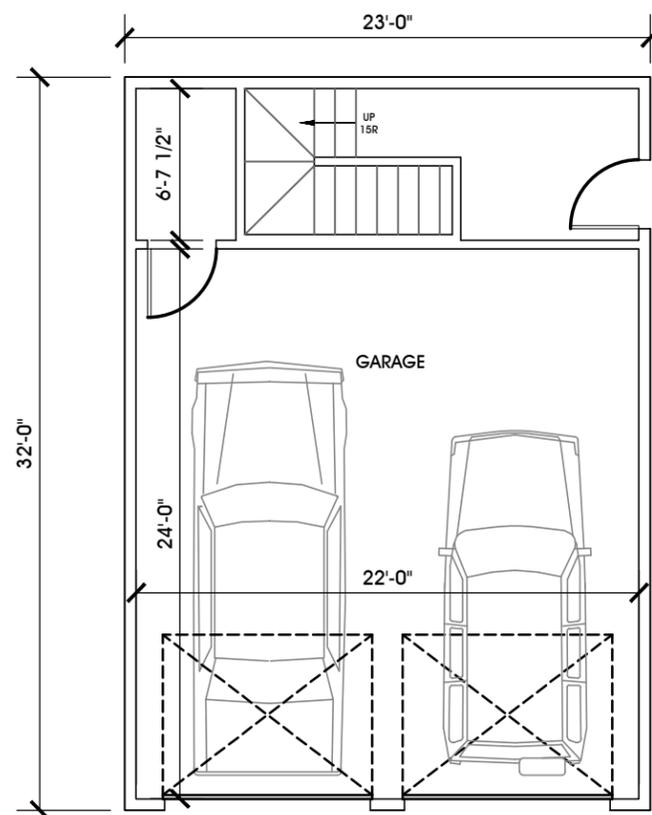
1408 Paris Avenue
Nashville, Tennessee

Issues and Revisions

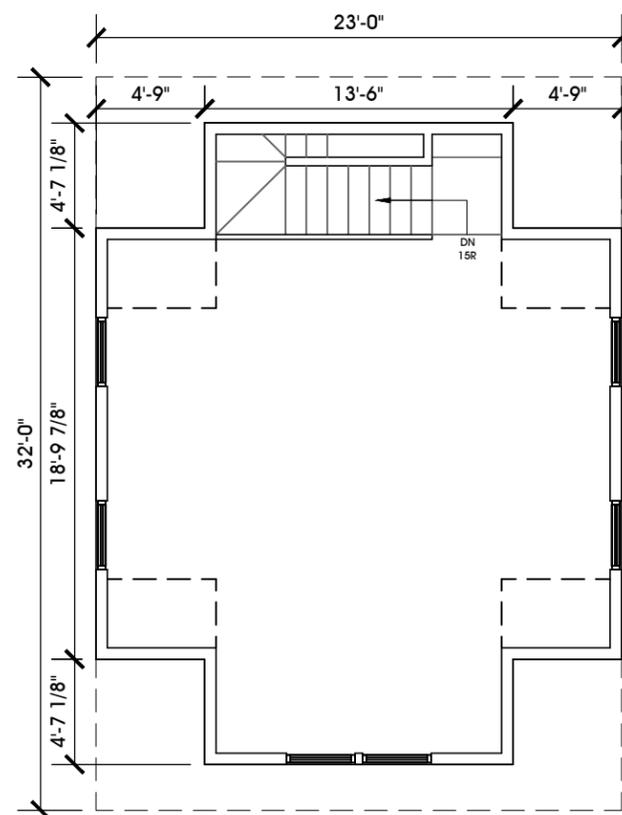
MHZC Submittal Oct. 9, 2017

DADU Plans

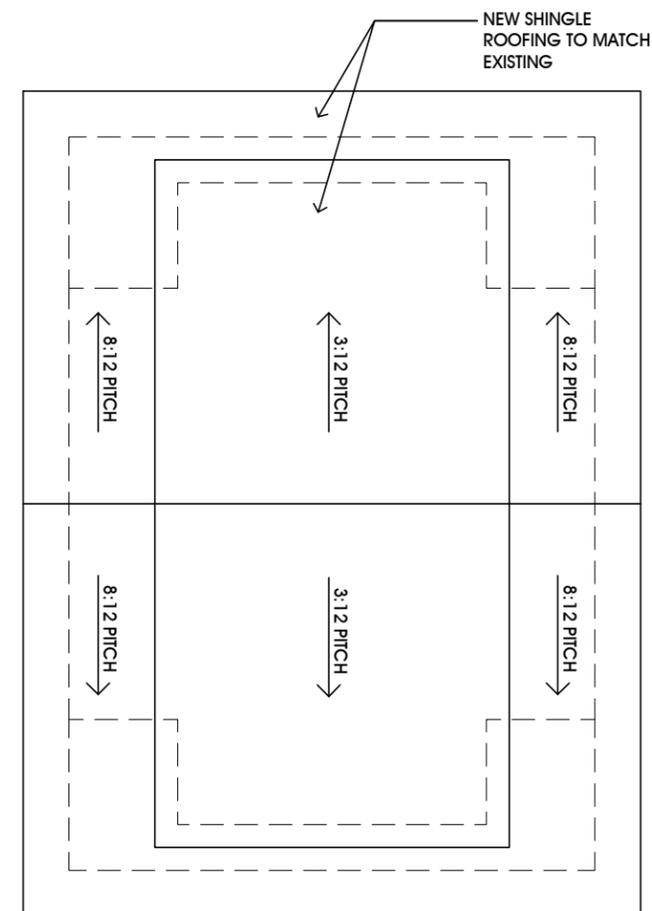
A3.1



1 Floor Plan - Garage Level DADU
SCALE: 1/8" = 1'-0"



2 Floor Plan - Upper Level DADU
SCALE: 1/8" = 1'-0"



3 Roof Plan - DADU
SCALE: 1/8" = 1'-0"

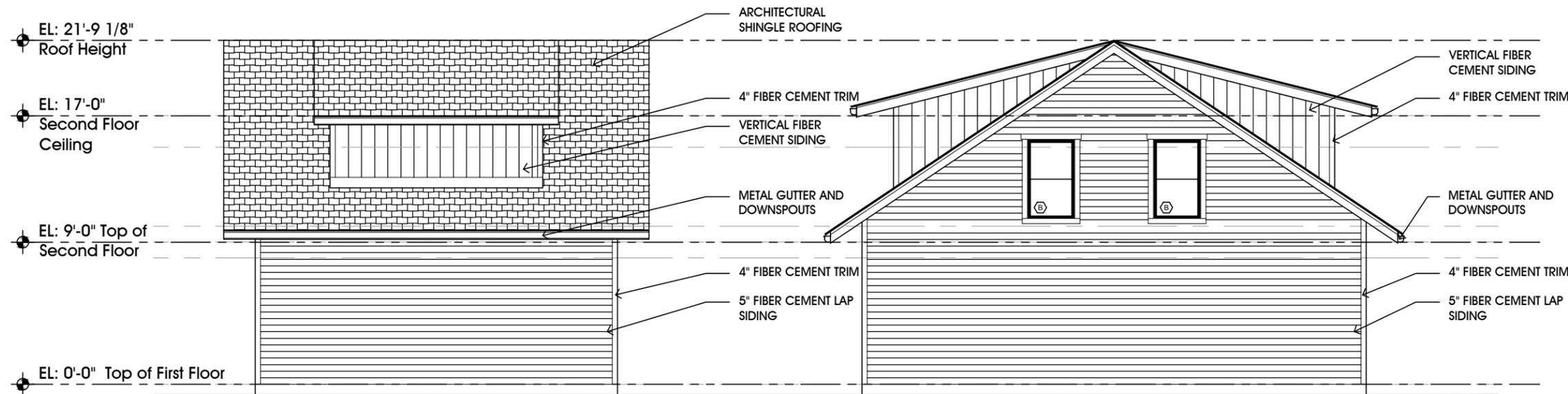
Window Schedule

WINDOW TYPE	FRAME SIZE (WIDTH X HEIGHT)	NOTES
(A) CASEMENT	3'-0" X 3'-0"	
(B) DOUBLE HUNG	3'-0" X 5'-0"	

- NOTES:
- ALL WINDOWS AND EXTERIOR DOORS SHALL USE INSULATING LOW-E II GLASS UNLESS NOTED OTHERWISE.
 - OWNER TO SELECT WINDOW FRAME FINISH COLOR.
 - FIELD MEASURE ALL OPENINGS PRIOR TO ORDERING WINDOWS.

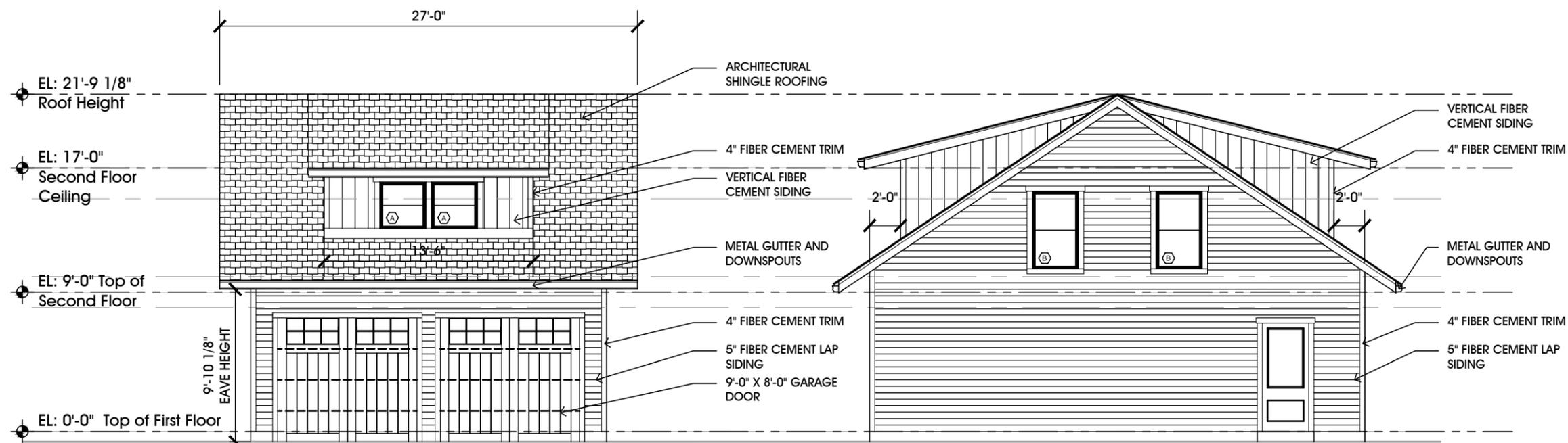
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3 Rear Elevation - DADU
SCALE: 1/8" = 1'-0"

4 Left Elevation - DADU
SCALE: 1/8" = 1'-0"



1 Front Elevation - DADU
SCALE: 1/8" = 1'-0"

2 Right Elevation - DADU
SCALE: 1/8" = 1'-0"

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DADU Elevations

A3.2



1 Existing Front
SCALE:



2 Existing Left
SCALE:



3 Existing Left
SCALE:



4 Existing Rear
SCALE:



5 Existing Rear
SCALE:



6 Existing Right
SCALE:

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EXISTING PHOTOS

A4.0