

MEGAN BARRY  
MAYOR



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

## STAFF RECOMMENDATION 1504 Paris Avenue May 17, 2017

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

**Application:** New construction—addition and outbuilding (Detached Accessory Dwelling Unit; Setback determination)

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

**Council District:** 18

**Map and Parcel Number:** 11704019100

**Applicant:** Martin Wieck, Architect

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

**Description of Project:** Application is to construct an addition that is wider than the historic house and includes a ridge raise, and to construct a Detached Accessory Dwelling Unit (DADU). The DADU requires a rear setback determination, as base zoning requires a twenty foot (20') rear setback and the applicant is proposing a three foot (3') rear setback.

### Attachments

**A:** Site Plan

**B:** Elevations

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. Staff shall approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff shall approve the columns and railing materials and roof color;
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;
4. Staff shall receive a copy of the restrictive covenant for the Detached Accessory Dwelling Unit.

With these conditions, staff finds that the project meets Sections II.B and V of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* and ordinance 17.16.030 for Detached Accessory Dwelling Units.

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

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### 17.16.030. G. Standards for Accessory Dwelling Units:

An accessory dwelling unit should follow the design guidelines for the historic overlay and the following standards:

#### 1. Applicability.

- a. While the following conditions listed below apply to a detached accessory dwelling they do not counter-act or over-ride the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.
- b. No accessory structure shall exceed two hundred square feet when there is a detached accessory dwelling on the lot.

#### 2. Lot Area. The lot area on which the detached accessory dwelling is to be placed shall comply with Table 17.12.020A.

#### 3. Ownership.

- a. No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.
- b. The detached accessory dwelling cannot be divided from the property ownership of the principal dwelling.
- c. The detached accessory dwelling shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

#### 4. Setbacks. The setbacks for a detached accessory dwelling shall meet the setbacks found in Section 17.12.040.E. for accessory buildings.

*The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Generally appropriate side setbacks for outbuildings is 3' for buildings with a 750 square foot footprint or less and 5' for buildings with a footprint greater than 750 square feet. Appropriate rear setbacks may be as close as 5'.*

#### 5. Site Requirements. A detached accessory dwelling may only be located behind the principal structure.

#### 6. Driveway Access.

- a. 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.
- b. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
- c. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

#### 7. Bulk and Massing.

- a. The living space of a detached accessory dwelling shall not exceed seven hundred square feet.
- b. On lots less than ten thousand square feet, the footprint of a detached accessory dwelling shall not exceed seven hundred fifty square feet.
- c. On lots ten thousand square feet or greater, the footprint of a detached accessory dwelling shall not exceed one thousand square feet.
- d. 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 ten feet for single-story and seventeen feet for two-story detached accessory dwellings.
- e. The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed twenty-seven feet in height.

*In conjunction with the neighborhoods where DADUs are possible and using research of historic outbuildings, the Commission has determined that a 25' maximum is appropriate for historic neighborhoods. Please see design guidelines for outbuildings.*

#### 8. Design Standards.

- a. 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.
- b. 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 roof slope by covering no more than fifty percent of the roof.
- c. Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.

#### 9. Historic Properties.

- a. Metro Historic Zoning Commission Action. Any existing or proposed detached accessory dwelling in a historic overlay district shall comply with the adopted regulations and guidelines of the applicable historic overlay.
- b. Detached accessory dwellings with a second story dwelling unit 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.

10. Restrictive Covenant. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the detached accessory dwelling is being established accessory to a principal structure and may only be used under the conditions listed above.

*Note: The "use" of a DADU will require approval from the Department of Codes and Building Safety. The MHZC reviews the exterior design only, based on the intended use.*

## **II. B. GUIDELINES**

### **1. New Construction**

#### **i. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have 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.

## **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).*

### *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 at 1504 Paris is a circa 1925 bungalow that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The house has been enlarged with a rear addition and its front porch has been enclosed, but the house otherwise retains its original form and character.



1504 Paris Avenue, front.

**Analysis and Findings:** The applicant proposes to construct an addition that is wider than the historic house with a portion that will be taller than the historic house, and to construct a Detached Accessory Dwelling Unit (DADU). The DADU requires a rear setback determination. Base zoning requires a twenty foot (20') rear setback and the applicant is proposing a three foot (3') rear setback.

**Demolition:** The project involves demolishing an existing outbuilding, removing the existing rear addition, and re-opening the front porch. The outbuilding is not contributing. The addition and porch enclosure were done after 1957, therefore they do not contribute to the historic character of the house. Staff finds that this partial demolition meets Section V.B.2 for appropriate demolition and does not meet Section V.B.1 for inappropriate demolition.



1504 Paris Avenue, existing outbuilding.

(Addition)

**Height & Scale:** The new addition will be stepped in two feet, three inches (2'-3") from the back left corner of the house. On the right side the addition will begin on the side-wall, twenty-one feet (21') back from the front edge of the house. Staff finds that a side addition is appropriate here because the lot is sixty-two feet (62') wide, wider than the

typical lot, and because the house is unusually narrow at approximately thirty feet (30'). The side addition is subordinate to the historic house by being only fifteen feet, four inches (15'-4") wide and five feet, six inches (5'-6") shorter than the historic house. It will be located twenty-one feet (21') back from the front wall of the house and will have a side gable roof form to help lessen the perceived height.

The Commission has typically discouraged additions wrapping from the side around the back corner of a house in order to preserve the full original form of a house and ensure that the new addition remains subordinate to the historic building. However, staff finds that this proposed addition that wraps the corner to be appropriate in this instance because the existing back corner of the house has been altered by the existing addition. In addition, because the lot is shallow at only one hundred and thirty feet (130') deep, allowing the addition to wrap the corner helps to reduce the overall depth of the addition. The portion of the addition that wraps the corner of the house is more than five feet (5') shorter in height and starts beyond the midpoint of the building, which helps to keep the original form of the house apparent.

The addition will tie into the rear slope of the existing roof and extend back fifteen feet (15') before rising to an elevation two feet, ten inches (2'-10") taller than the original roof. The taller component will be nearly fifty feet (50') back from the front of the building and will be stepped in from the existing building by four feet (4') on the left side and two feet (2') on the right. These insets and the distance from the front help to minimize the visibility and perceived scale of the addition.

Staff finds that the proposed addition meets Sections II.B.1.a, II.B.1.b, and II.B.2 of the design guidelines.

Location & Removability: As described in the "Height and Scale" section above, Staff finds that this proposed addition that wraps the back right corner of the house to be appropriate because that corner of the house is no longer intact and because the portion of the addition that wraps is subordinate in height and scale to the historic house. Because the addition at this point is more than five feet (5') shorter than the historic house, if it were to be removed in the future, the original form of the house could still be discerned and restored. The addition steps in appropriately on the left side, meeting the guidelines in terms of location and removability. The roof of the existing building will not be impacted, with the addition tying into the rear slope below the ridge before going back and rising above it. Staff finds that the addition meets Sections II.B.2.a and II.B.2.e of the design guidelines.

Design: Staff finds that the proposed addition is distinguished from the historic house with the inset on the left side and the lower roof on the right. It is also distinguished from the historic house with its use of compatible but contemporary materials and separate roof form. At the same time, the addition's materials, roof form, height, scale, and fenestration pattern are all compatible with the historic house. Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.f of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. Because the portion of the addition that is wider than the historic house is set back more than twenty feet (20') from the front all of the house, staff finds that it will not affect the perceived rhythm of spacing along the street. Staff finds that the proposed addition meets Sections II.B.1.c and II.B.2 of the design guidelines.

Materials: As described above, the enclosed front porch will be re-opened. The materials for new porch columns were not indicated on the plans. The plans show existing windows to be replaced without changes to the rhythm and proportion of openings, and for the existing vinyl siding to be replaced with cement-fiberboard and shingle siding. No other changes to the historic house's materials were indicated on the drawings.

The addition will be primarily clad in smooth face cement fiberboard with a five inch (5") reveal and the trim will be wood. The rear covered porch will be wood. The foundation will be split face concrete block, and the roof will be architectural shingles. The roof color was not indicated. Staff recommends approval of the final shingle selection. Staff also recommends approval of the final window and door selections. With the staff's final approval of the column and railing, roof shingles, windows and doors, staff finds that the known materials meet Sections II.B.1.d and II.B.2 of the design guidelines.

Roof form: The historic house has a side-gabled roof form with clipped ends and a 6:12 pitch. The roofs of the addition will match the pitch and form of the original roof, which meets the design guidelines. Staff finds that the proposed roof forms are compatible with the historic house's roof and meet Sections II.B.1.e and II.B.2 of the design guidelines.

Orientation: The proposed addition will not alter the house's orientation towards Paris Avenue. Vehicular access to the site will remain via an existing curb cut and driveway on the left side of the building. The driveway will be extended to the rear of the lot. Staff finds that the proposed addition meets Sections II.B.1.f and II.B.2 of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door opening locations or sizes on the existing house were indicated on the plans. The windows on the proposed addition are generally twice as tall as they are wide, which is consistent with those of the historic house. There are no large expanses of wall space without a window or door opening. Staff finds the addition's proportion and rhythm of openings 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 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.

(Outbuilding)

Site Planning & Setbacks:

	<b>MINIMUM</b>	<b>PROPOSED</b>
<b>Building located towards rear of lot</b>	-	Yes
<b>Space between principal building and Garage</b>	20'	16'
<b>Rear setback</b>	20'	3'
<b>L side setback</b>	5'	5'
<b>R side setback</b>	5'	26'
<b>How is the building accessed?</b>	-	From the alley or existing curb cut
<b>Two different doors rather than one large door (if street facing)?</b>	-	N/A

The applicant proposes to locate the building at the rear of the lot, with a rear setback of three feet (3'). This setback is typical of the locations of outbuilding historically and meets the design guidelines, but is shorter than the twenty foot (20') setback requirement under the base zoning. Staff finds the proposed location to be appropriate and to meet section III.B.1.i.2 of the design guidelines. The side setbacks also meet the design guidelines and zoning requirements.

Massing Planning: The following charts refer to the scale of the proposed outbuilding.

	<b>Existing conditions (height of historic portion of the home)</b>	<b>Potential maximums (heights to be measured from grade)</b>	<b>Proposed (should be the same or less than the lesser number to the left)</b>
<b>Ridge Height</b>	21'	25'	20'
<b>Eave Height</b>	12'	1 story - 10'	9'

For a one-story building on a lot less than 10,000 square feet:

	<b>Lot is less than 10,000 square feet</b>	<b>50% of first floor area of principle structure</b>	<b>Proposed footprint (maximum cannot exceed lesser number to left)</b>
<b>Maximum Square Footage</b>	750 sq. ft.	825	744

Staff finds the height and scale of the proposed outbuilding to meet section III.B.1.i.1 of the design guidelines.

Design Standards: The materials, proportions, and overall character of the accessory structure will be similar to the historic house. Its roof form and pitch will match that of the house, and the materials will not contrast greatly with the primary structure. The window proportions and locations are compatible with those of outbuildings historically. Staff finds the design of the proposed outbuilding to meet section III.B.1.i.1 of the design guidelines.

Roof Shape & Elements:

Shape

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary form	Side-gable	X
Primary roof pitch	9:12	X
Dormer form	Shed	X
Dormer pitch	4:12	X

Elements

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

The roofs of the building meet section III.B.1.i.1 of the design guidelines.

Material:

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires final Review</b>
<b>Foundation</b>	Concrete block	Split-face	X	
<b>Cladding</b>	Cement fiberboard	Smooth with 5" reveal	X	
<b>Primary roofing</b>	Asphalt shingle	Match house	X	
<b>Trim</b>	Wood	Smooth	X	
<b>Windows</b>	Marvin Integrity or equal	Need final approval	X	X
<b>Pedestrian Door</b>	Not indicated		X	X
<b>Vehicular Door</b>	Not indicated		X	X

With the condition that the window and door selections are approved by MHZC Staff prior to purchase and installation, the project will meet section III.B.2.h of the design guidelines.

Appurtenances & Utilities: The lot currently has a driveway on the left side of the building. The proposed outbuilding will have retain and extend that driveway of new to access garage doors facing the front. Staff finds this to be appropriate because the driveway is existing and typical of the block, therefore that the project meets III.B.1.i.1 of the design guidelines. No other changes to the site's appurtenances were indicated on the drawings.

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. The proposed meets the standards and design guidelines. The restrictive covenant has not been received and Staff recommends that receipt of the document be a condition of approval. The project meets section III.B.1.i of the design guidelines and ordinance 17.16.030 for detached accessory dwelling units.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. Staff shall approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff shall approve the column and railing materials and roof color;
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;
4. Staff shall receive a copy of the restrictive covenant for the Detached Accessory Dwelling Unit.

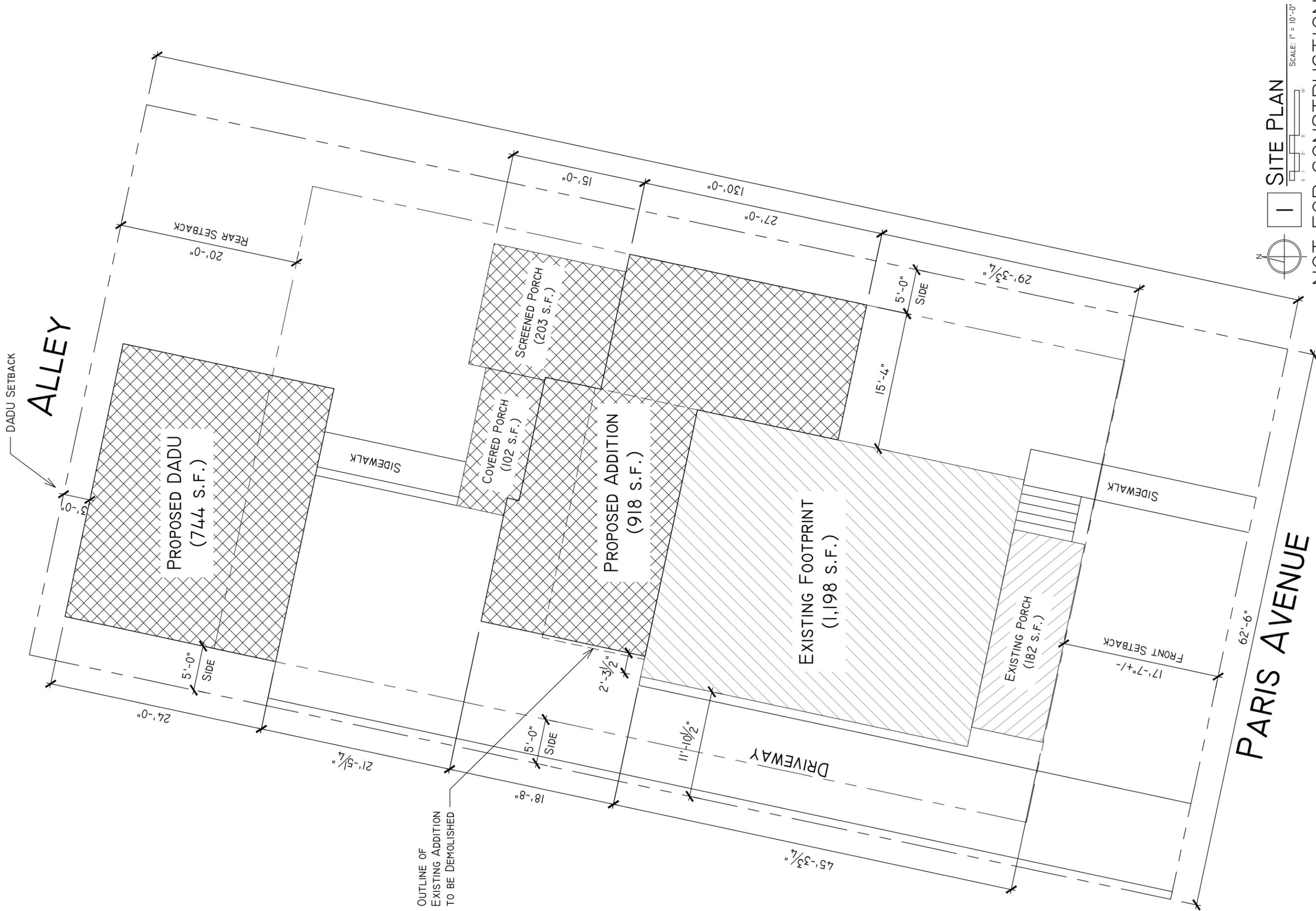
With these conditions, staff finds that the project meets Sections II.B and V of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* and ordinance 17.16.030 for Detached Accessory Dwelling Units.

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





Front porch has 1/1 windows, but other windows on the house are 3/1.




**SITE PLAN**  
 SCALE: 1" = 10'-0"  
**1**

NOT FOR CONSTRUCTION

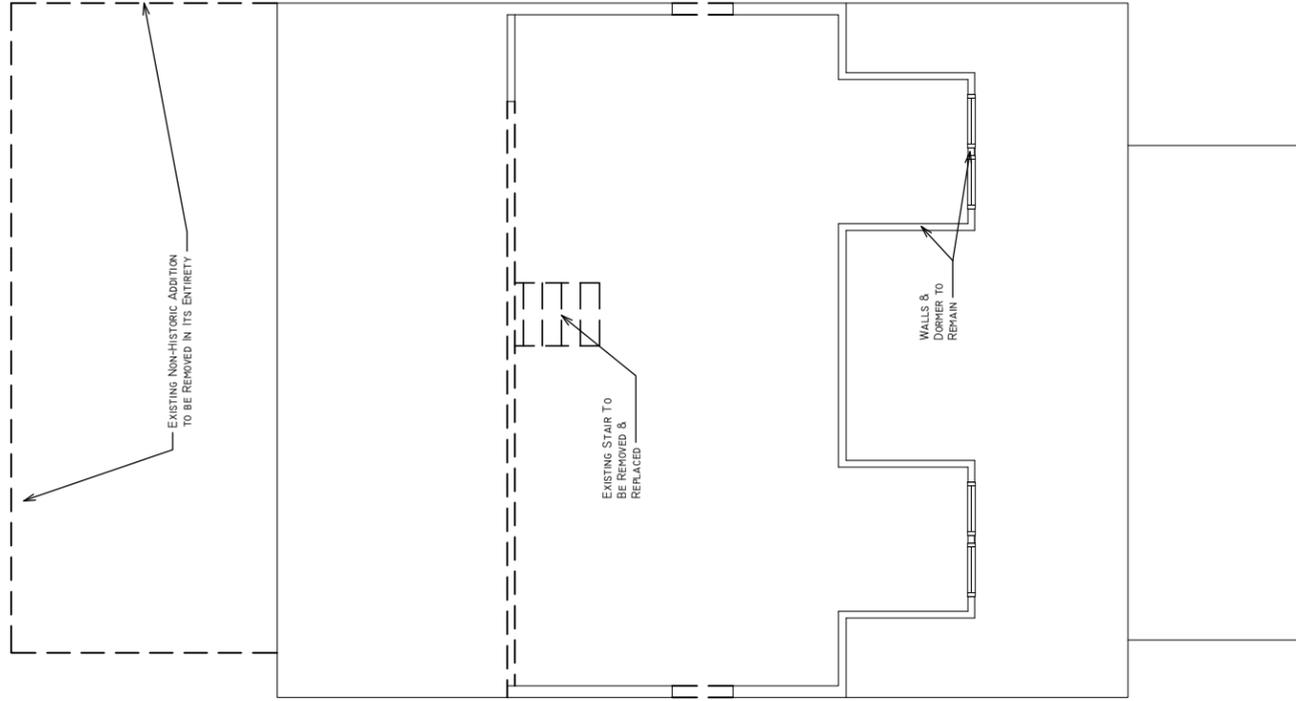
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ADDITION & RENOVATION TO:  
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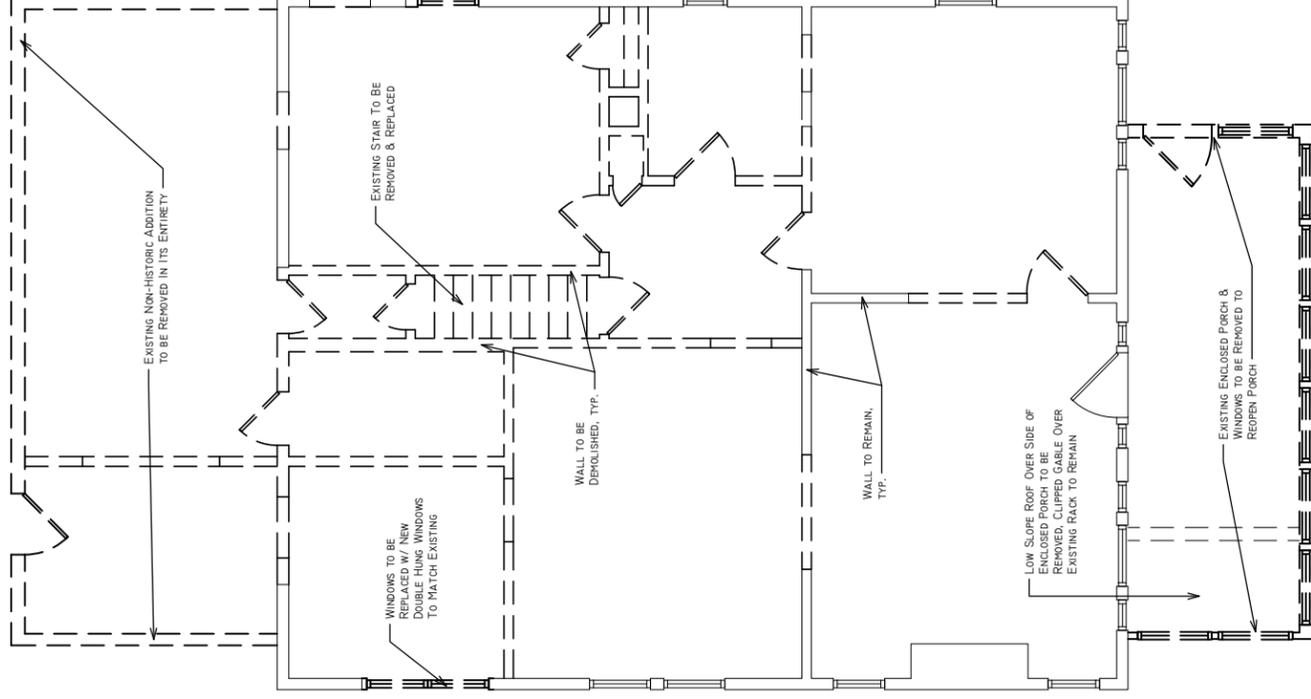


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SITE PLAN  
**01**



2 SECOND FLOOR DEMO PLAN SCALE: 1/8"=1'-0"



1 FIRST FLOOR DEMO PLAN SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

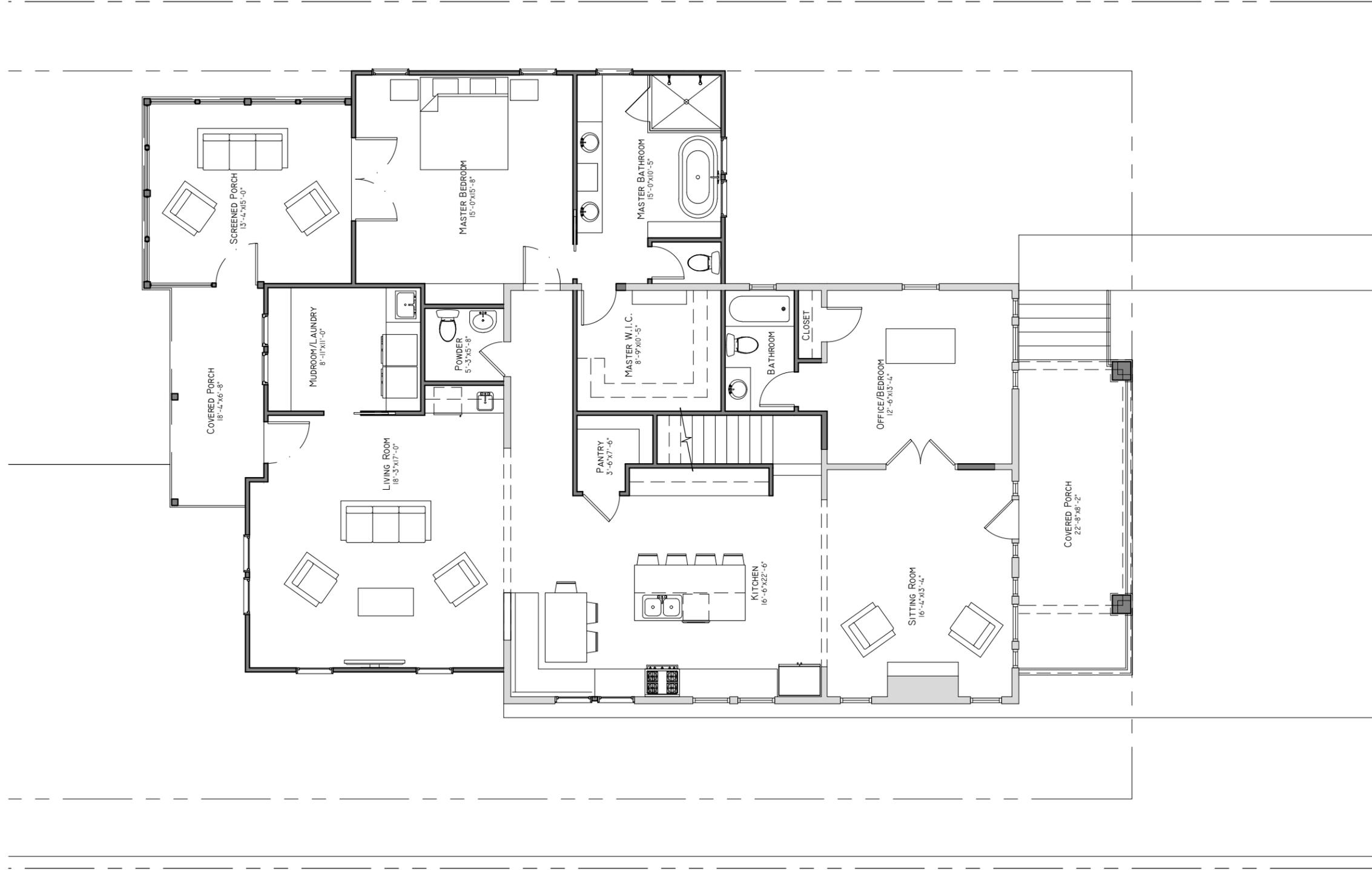
DEMOLITION PLANS



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**I** FIRST FLOOR PLAN

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

NOT FOR CONSTRUCTION

FLOOR  
PLANS

03

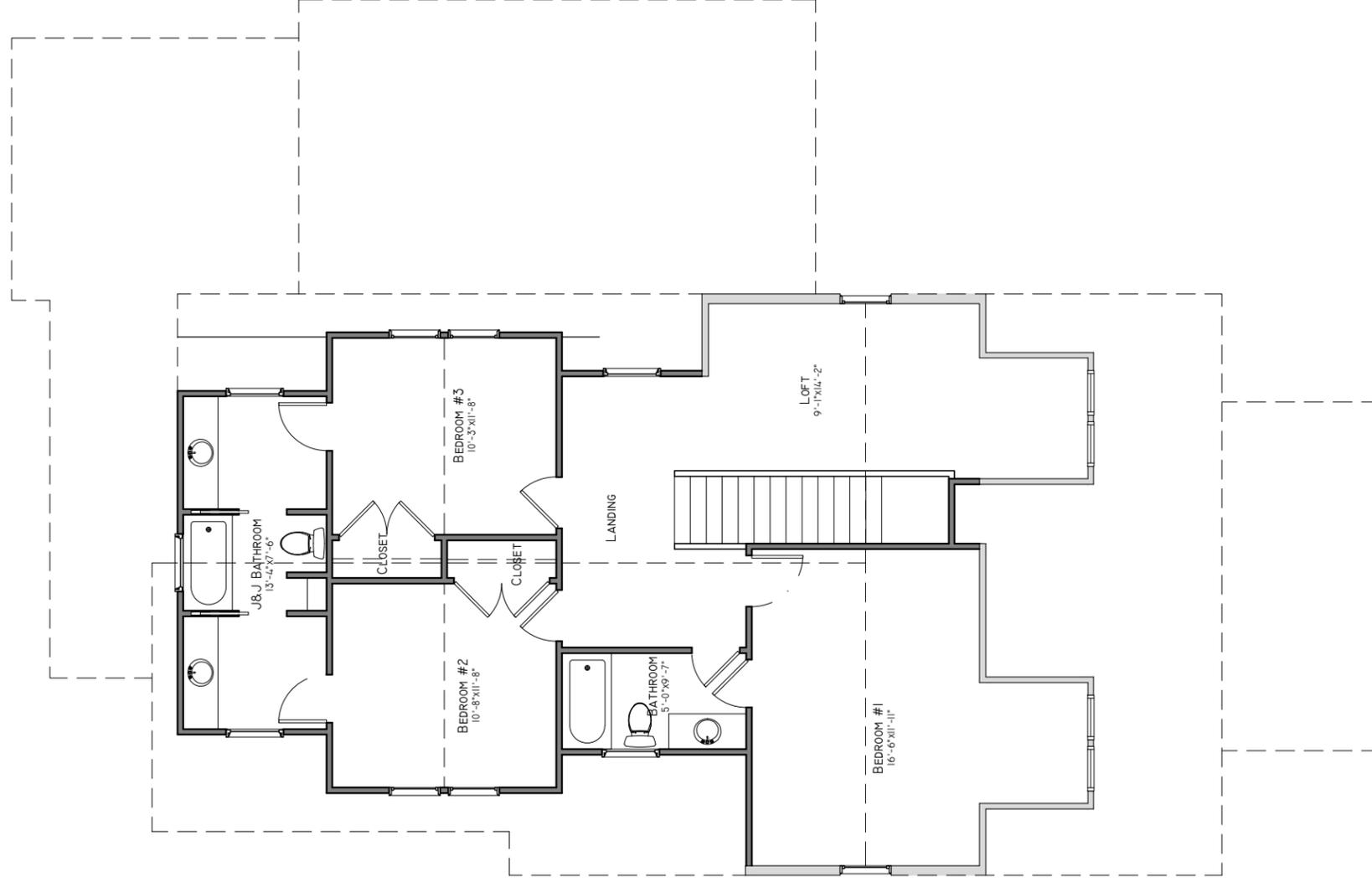
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**I** SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"

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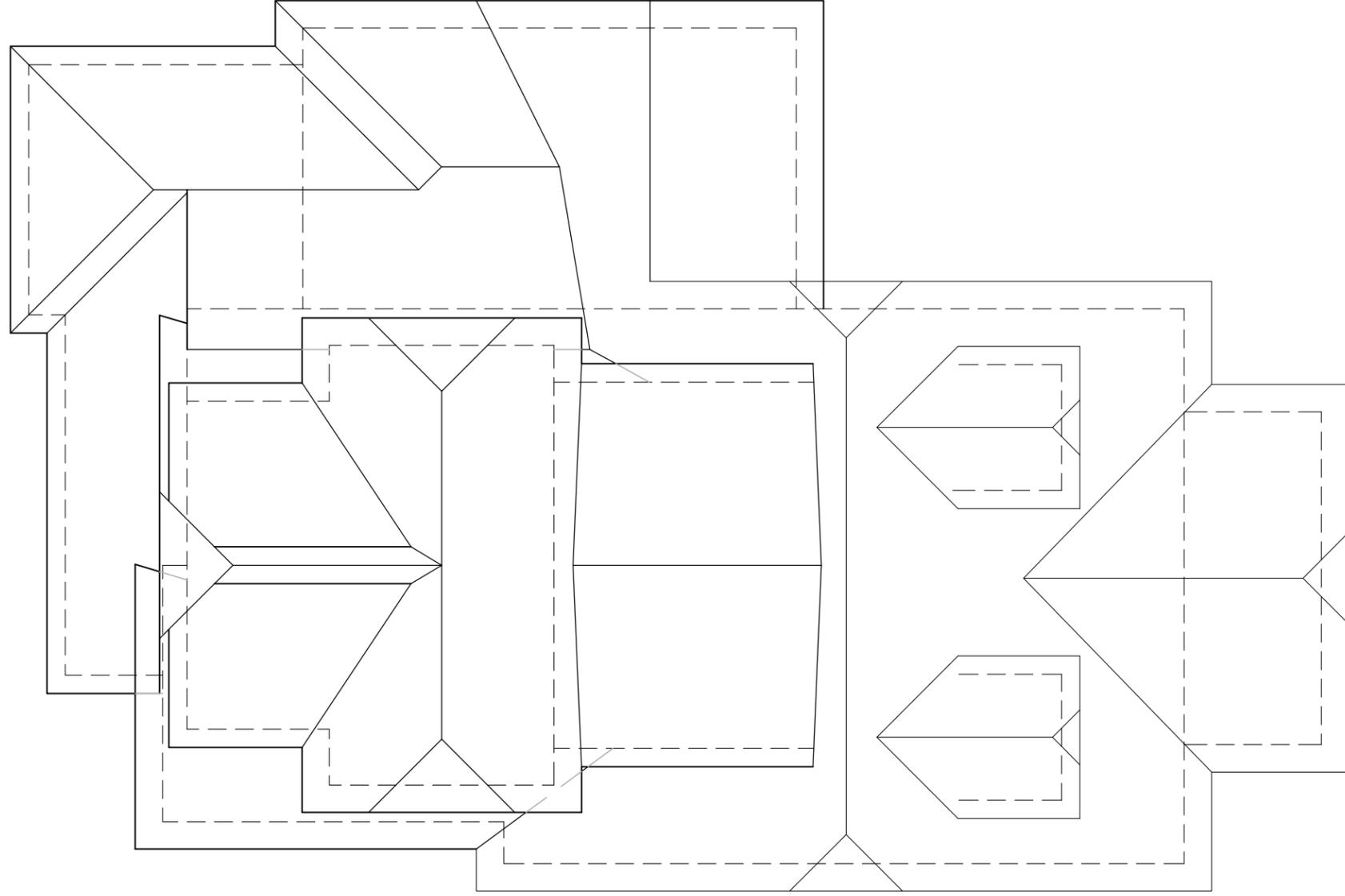
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FLOOR  
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04



**1** ROOF PLAN

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

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0    05.01.17    MHZC SUBMISSION

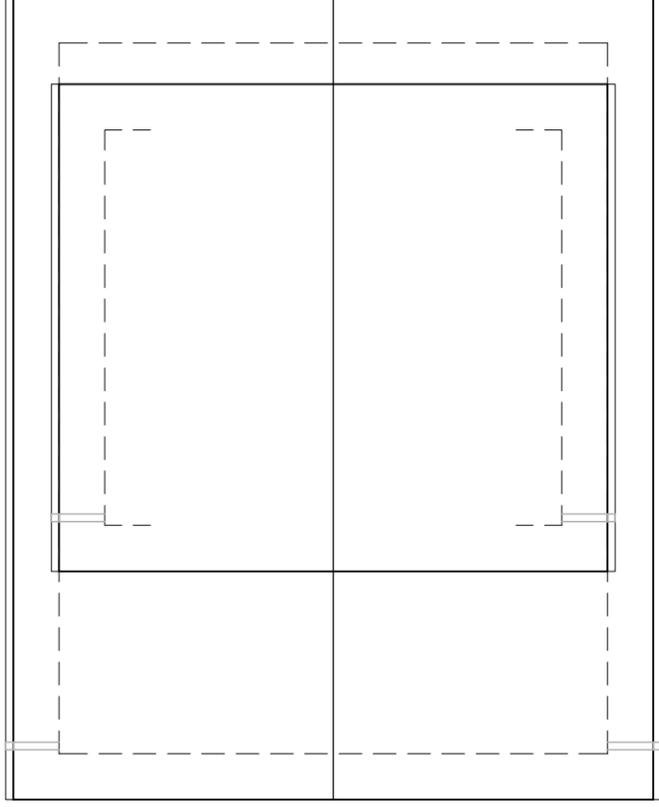
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ROOF  
 PLAN

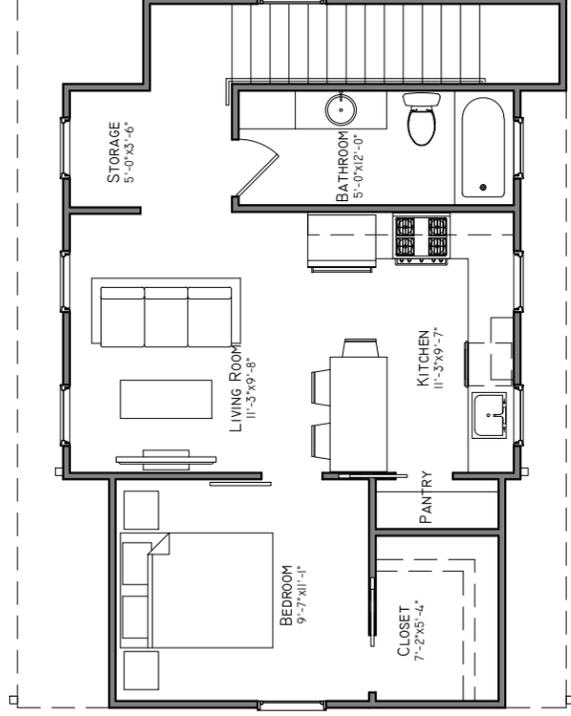
05



3

DADU ROOF PLAN

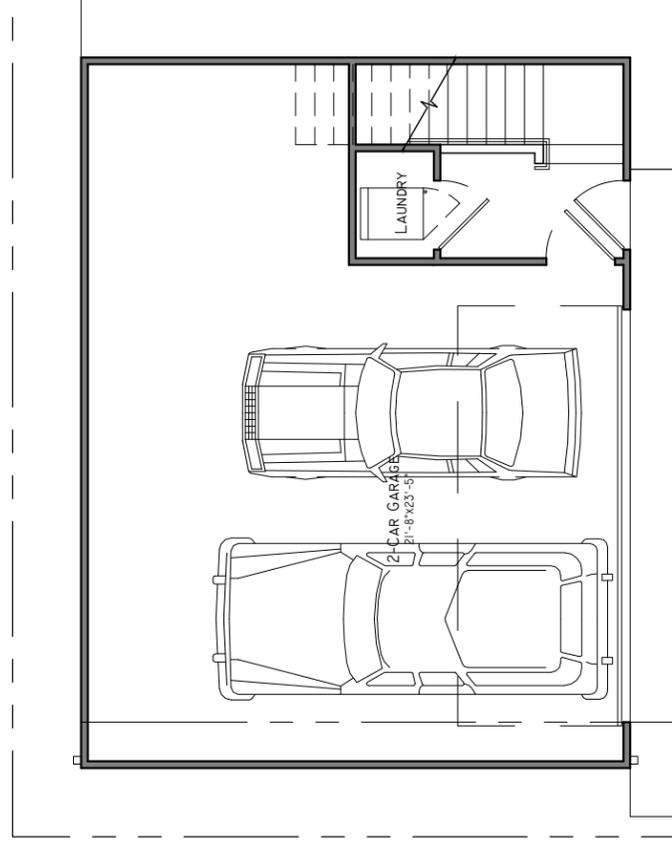
SCALE: 1/8"=1'-0"



2

DADU SECOND FLOOR PLAN

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



1

DADU FIRST FLOOR PLAN

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

NOT FOR CONSTRUCTION

FLOOR PLANS

06

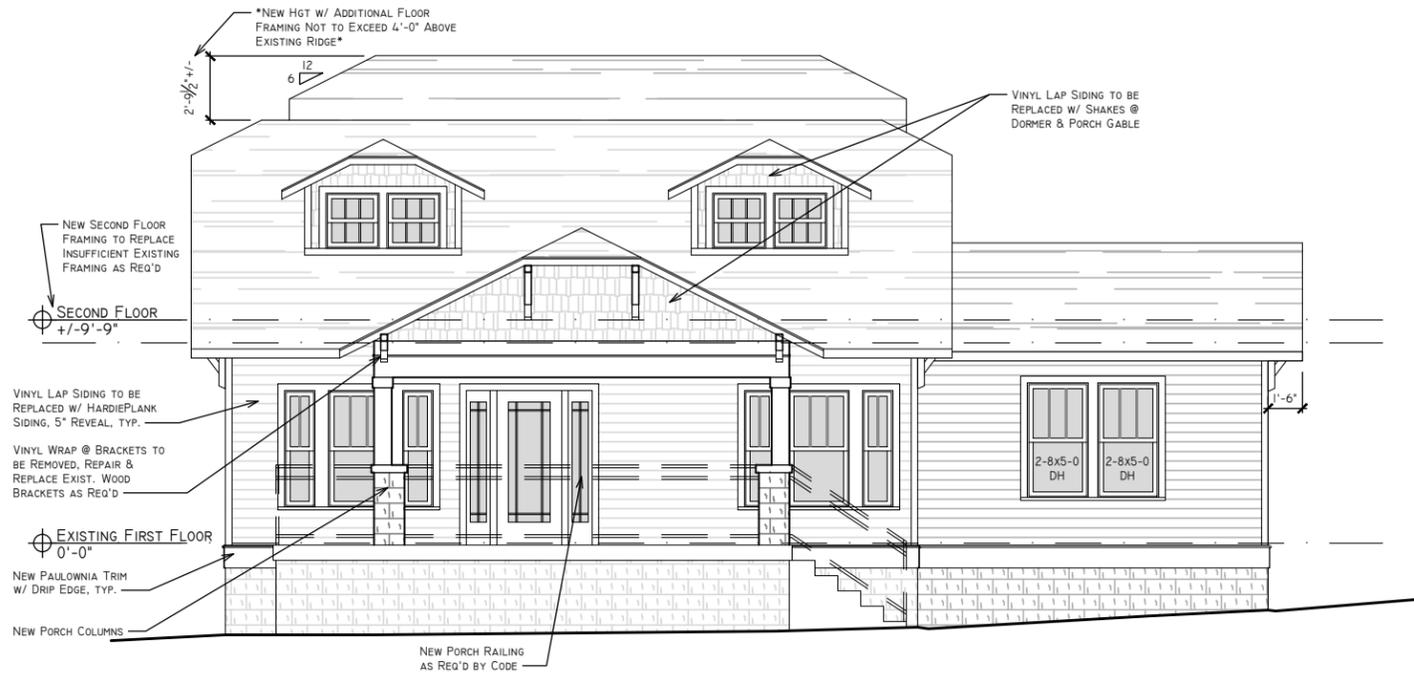
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**2 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



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

NOT FOR CONSTRUCTION

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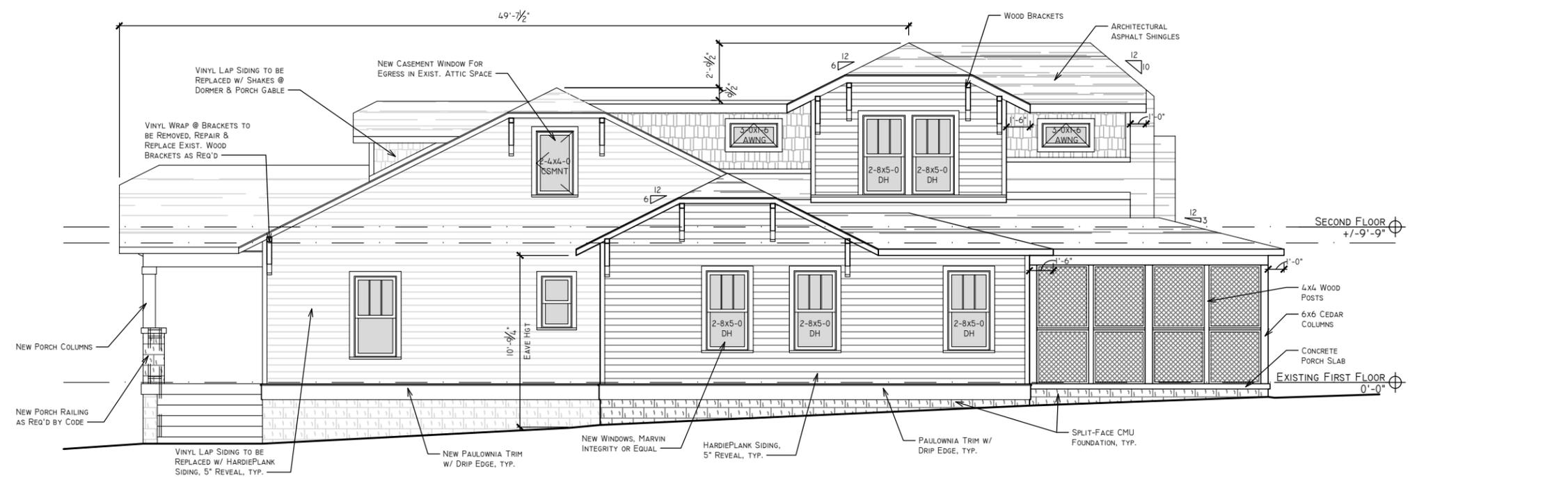
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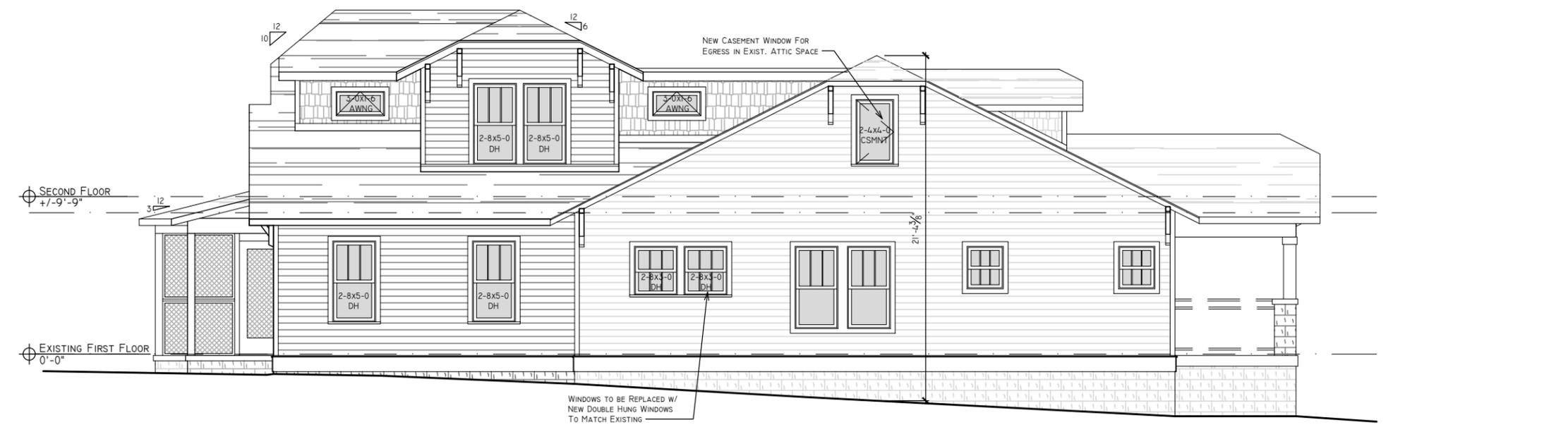
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EXTERIOR ELEVATIONS

07



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



**1 WEST ELEVATION**  
 SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

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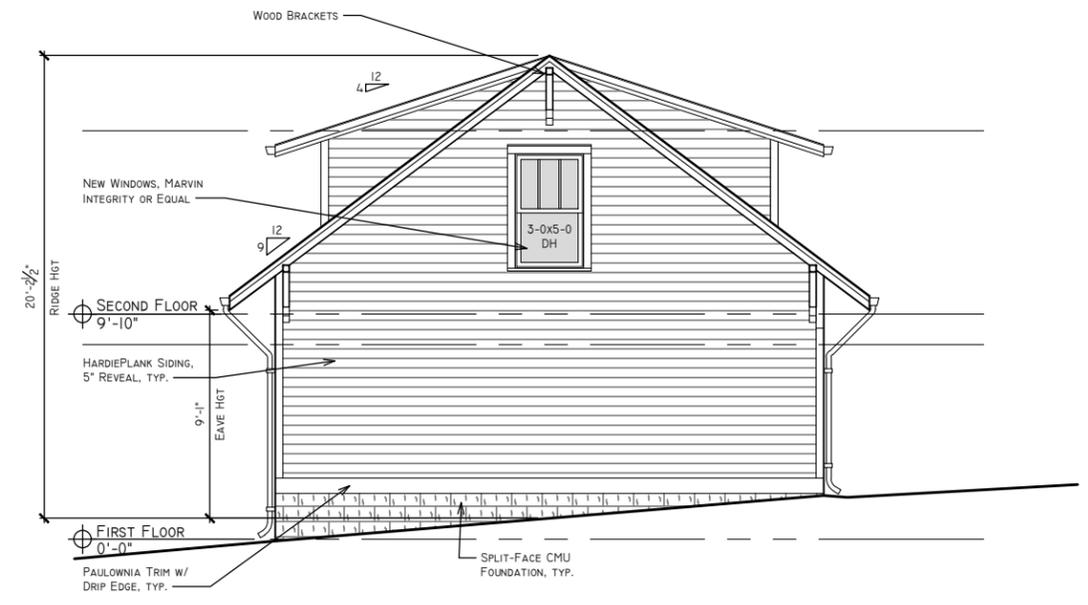
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EXTERIOR  
 ELEVATIONS

08



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



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



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



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

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EXTERIOR ELEVATIONS

09