

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 1208 Paris Avenue November 19, 2018

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
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11801006200
Applicant: Duane Cuthbertson
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to enlarge an historic one and one-half story house with an addition that will be taller and wider, and to construct an outbuilding for use as a detached accessory dwelling unit.

Recommendation Summary: Staff recommends approval of the proposed addition and outbuilding with the following conditions:

1. The height of the addition shall be reduced to be no more than two feet (2') taller than the historic house;
2. The side and rear additions should not wrap the rear-right corner of the house; and
3. Staff shall approve the roof color and masonry selections; and
4. The HVAC units shall be behind the midpoint of the primary building or on the rear.

With these conditions, staff finds that the addition meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
D: Elevations

Applicable Design Guidelines:

II.B GUIDELINES

1. NEW CONSTRUCTION

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

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.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

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

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

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

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

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

- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- An extreme grade change*
- Atypical lot parcel shape or size*

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

When an addition needs to be 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.

Background: The structure at 1208 Paris Avenue is a one story frame house, constructed in the 1920s. The building has a side-gabled roof with a shed dormer in the center and full-width porch. The house is a typical example of the Craftsman architectural style, and it is contributing to the historic character of the district.



Figure 1: 1208 Paris Avenue

The house had a recessed rear porch that has been enclosed, the front porch columns have been replaced, and the exterior is clad with asbestos siding, but the integrity of the front and sides of the house is otherwise intact.

Analysis and Findings: The applicant proposes to enlarge the house with a side and rear addition that will wrap the rear-right corner of the house and be taller, and to construct an outbuilding for use as a detached accessory dwelling unit.

Demolition: The project involves demolition of a portion of the right side wall, the rear right corner and eave, and portions of the rear wall and rear roof slope of the roof to accommodate the new addition. The affected portions of the rear wall and rear roof slope are not significant to the historic character of the house and although the right side is highly visible its partial demolition is appropriate under the guidelines because the lot is greater than sixty feet (60') wide.

Additions should generally attach at the rear of an historic house or in certain situations they may also be appropriate on the side, but wrapping a corner is not appropriate because doing so requires more demolition of the original building and makes the addition less reversible. Staff finds that the project does not meet section V.B.2 of the

design guidelines for appropriate demolition because the addition wraps the rear-right corner of the historic house.



Figures 2 and 3: These two images show that the original shape and form of the historic home will be lost with an addition that wraps the rear right corner. More of the historic home will be removed than the rear enclosed porch alone.

A non-contributing outbuilding will also be demolished, which does meet section V.B.2 of the design guidelines for appropriate demolition.

Location & Removability: The proposal includes a one and one-half story addition to the one and one-half story house. On the left side the addition is stepped in eighteen inches, and although the addition is one and one-half story the impact is lessened because the lower level is an open porch on the left side. The project includes a side addition on the right that originates behind the midpoint of the house and extends fifty feet (50') toward the rear. The rear and right side additions are connected, wrapping the rear-right corner of the house's walls and eaves.

A rear addition is appropriate and in some instances it may be wider than an historic house, and a side addition is also appropriate on a lot wider than sixty feet (60'), but generally they should be two separate additions rather than one addition wrapping the corner.

Staff finds that a side addition and rear addition are appropriate and would meet section II.B.2.e of the design guidelines with a condition that they are separated and not wrap the corner of the historic house.

Design: The design of the addition is minimal in its detailing, and will not contrast with the Craftsman-era character of the historic house. The form of the addition will be distinguished from the original building by stepping in from the left side wall before continuing back but would wrap the rear-right corner of the historic house. With a condition that the addition does not wrap the corner of the historic house, Staff finds that the character of the addition does not contrast with the historic house and it will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: The addition to the right side will originate behind the midpoint of the house on the right side and extend nine feet (9') to the right. On lots wider than sixty feet (60') side additions may be appropriate. The roof of the side addition will hip up to the left and cover the lower five feet (5') of the right side gable and eave. From there the addition continues up behind the house toward the center, reaching a peak height at three feet, eleven inches (3'-11") higher than the ridge of the historic house.

The italicized portion of the design guidelines for additions say that "*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.*" Staff does not find that the applicant has demonstrated that four feet (4') of additional height is the only option for this addition. For example, the applicant has not considered a ridge-raise addition which would increase the height by up to two feet (2'), or another roof form that might provide comparable interior upperstory space at a lower height. Additionally, the proposed addition would not only be four feet (4') taller than the historic house, it would be nine feet (9') wider and does not set in from the right side wall as is typical for all additions.

With a condition that the height of the upperstory is reduced to no higher than two feet (2') above the ridge of the historic house and the right side does not wrap the corner, Staff finds that project would meet sections II.B.1.a and II.B.1.b of the design guidelines

Setback & Rhythm of Spacing: The historic context in this section of the Belmont-Hillsboro neighborhood is composed of mostly one story houses and one-half story houses with side yards and driveways between most buildings. Staff finds that the addition expanding the width by nine feet (9') to the right on the first story will meet the

standard setback requirements and will not disrupt the pattern of rhythm of spacing on the street. Staff finds that the proposal will meet section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split-Faced	Yes	
Cladding	Cement-Fiber Clapboard	Smooth Faced, 5” Reveal	Yes	
Trim	Cement-Fiber, Miratec	Smooth Faced	Yes	
Primary Roofing	Asphalt Shingle		Yes	X
Windows	Wood, Single Light Sashes		Yes	
Doors	On Rear Only			
Masonry	Brick	Not Indicated	Yes	X

The non-original metal porch posts will be replaced with square wood columns on brick bases, which is appropriate for a house of this style. Staff asks to approve the masonry selection prior to construction. With the condition that the roof color and masonry selection is approved administratively, Staff finds that the addition’s materials meet section II.B.1.d of the design guidelines.

Roof form: The roof of the addition will include a front facing hip that is gabled to the rear with a gabled dormer on the left side. The pitches of these roofs will be 8:12 and 4:12, respectively. Staff finds that the roof forms of the addition are compatible with the 5:12 pitch of the roof on the historic house and the project would meet Section II.B.1.e of the design guidelines if the addition was not taller and wider than the historic house.

Proportion and Rhythm of Openings: The windows on the proposed addition are all generally twice as tall as they are wide, which is typical of the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g of the design guidelines.

Appurtenances & Utilities: The proposal indicates that the existing driveway on the left side of the house will be retained, with a driveway added from the rear to access a new outbuilding. The HVAC unit locations are not indicated. Staff asks if the HVAC units are relocated, that they be behind the midpoint of the building in order to meet Section II.B.1.h of the design guidelines.

Outbuilding:

This application includes a new outbuilding at the rear of the lot for use as a detached accessory dwelling unit (DADU).

Massing Planning:

	50% of first floor area of principle structure	Lot less than 10,000 square feet	Proposed
Maximum Square Footage	900 sq. ft.	750 sq.ft.	620 sq. ft.

	Potential maximums under Ordinance	Existing House	Proposed DADU
Ridge Height	25' unless existing building is less	20'	22'
Eave Height	10'	10'	9'-10"

The footprint of the new DADU is six hundred and twenty square feet (620 sq. ft.), which is less than the maximum allowed seven hundred and fifty square feet (750 sq. ft.). The twenty-two foot (22') roof height is two feet (2') taller than the roof of the historic house, however, staff is recommending approval of the addition combined with the condition that would allow the height to be increased by two feet (2') making the heights of the structures equal. Staff finds that the application meets the design guidelines Section III.B.2.h.1, and Section 17.16.030.G.7 of the DADU Ordinance for height and scale.

Roof Form:

Proposed Element	Proposed Form	Typical or Appropriate?
Primary Form	Gambrel	Yes
Primary Roof Slope	12:3.5, 12:24, 12:7	Yes
Dormer Form	Shed	Yes
Dormers setback	None	No

The proposed roof form has a gambrel roof which is not a very common roof form, but was present historically and has been approved by the Commission on a number of recent applications. The dormers meet the guidelines for width at thirty-seven percent (37%) of the roof width; however they are not set back from the wall beneath, creating the effect of a wall dormer. The Commission has required dormers to sit at least two feet back from the first floor wall; however, on a gambrel form, that is not possible. Since the proposed building itself as well as the dormers are well below the maximum size allowed, Staff finds that the application will meet Section III.B.2.h.1 for roof shape and Section 17.16.030.G.8 for design standards of the DADU Ordinance.

Design Standards

The proposed structure has a simple design that is appropriate for outbuildings. The form and detailing do not contrast greatly with the historic home. Staff finds the proposed design meets Section III.B.h.1 of the design guidelines or Section 17.16.030.G.8 of the Ordinance.

Materials:

	Proposed	Color/Texture	Needs final approval?
Foundation	Not indicated	n/a	Yes
Cladding	Not indicated	n/a	Yes
Roofing	Not indicated	n/a	Yes
Trim	Not indicated	n/a	Yes
Windows	Not indicated	n/a	Yes
Doors	Not indicated	n/a	Yes
Garage door	Not indicated	n/a	Yes

No materials are indicated on the submittal. For the materials to meet Section II.B.1.d, staff recommends final approval of all proposed materials prior to purchase and construction.

General requirements for Outbuildings/DADUs:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?		No
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	29' 5"
Rear setback	3'	3'

Left side setback	3'	3'
Right side setback	3'	27'
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

The dormers are not stepped back two feet (2') from the walls below, however the gambrel roof form makes a setback impractical. Staff finds that the project meets the general requirements and the base zoning setback requirements for a detached accessory dwelling unit.

Recommendation: Staff recommends approval of the proposed addition and outbuilding with the following conditions:

1. The height of the addition shall be reduced to be no more than two feet (2') taller than the historic house; and
2. The side and rear additions should not wrap the rear-right corner of the house; and
3. Staff shall approve the roof color and masonry selections; and
4. The HVAC units shall be behind the midpoint of the primary building or on the rear.

With these conditions, staff finds that the addition meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

ATTACHMENT A: PHOTOGRAPHS



1208 Paris Avenue, front.



1208 Paris Avenue, left oblique.

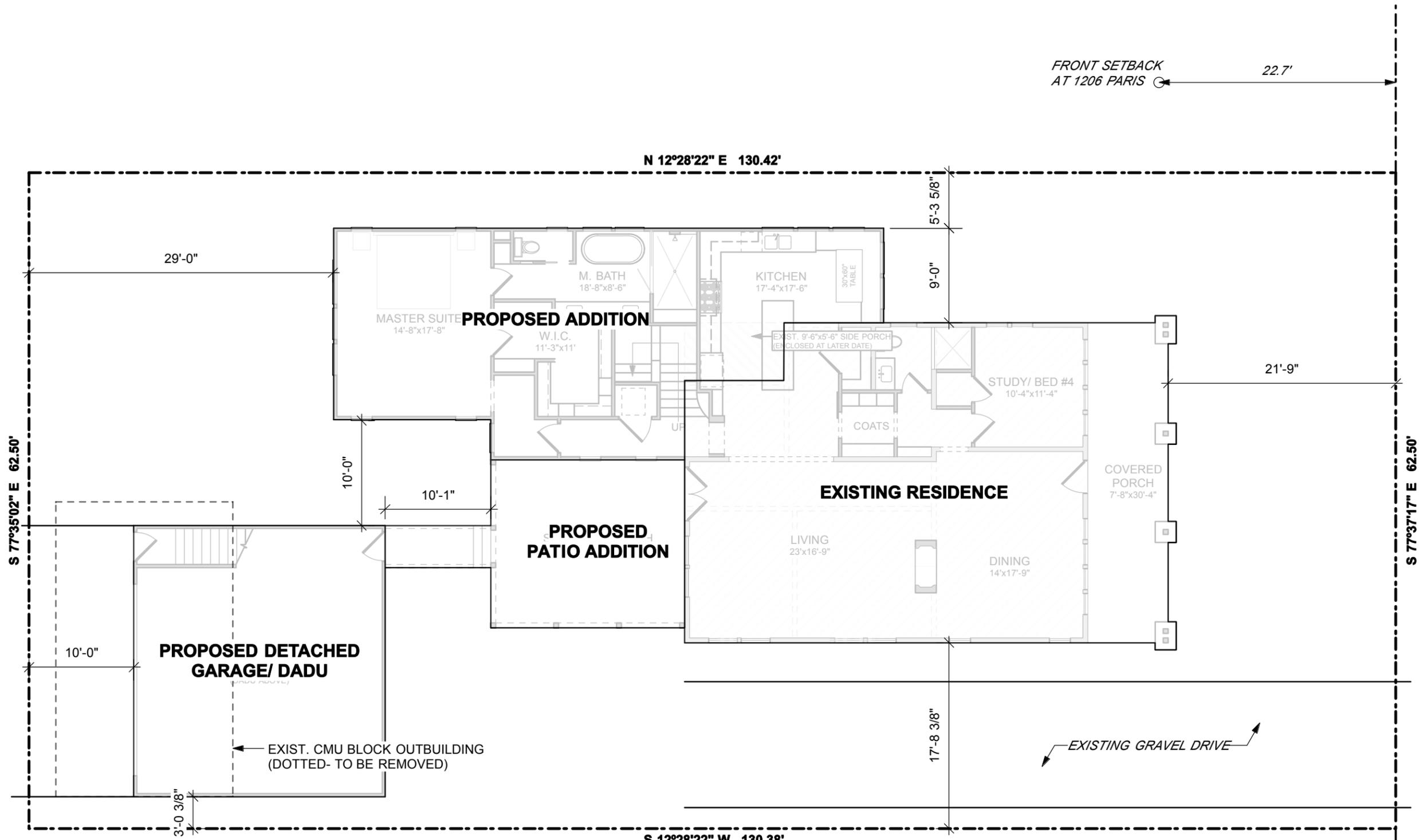


1208 Paris Avenue, right oblique.



1208 Paris Avenue, rear.

(ALLEY)



FRONT SETBACK AT 1206 PARIS 22.7'

N 12°28'22" E 130.42'

29'-0"

5'-3 5/8"

9'-0"

PROPOSED ADDITION

M. BATH 18'-8"x8'-6"

KITCHEN 17'-4"x17'-6"

MASTER SUITE 14'-8"x17'-8"

W.I.C. 11'-3"x11'

EXIST. 9'-6"x5'-6" SIDE PORCH (ENCLOSED AT LATER DATE)

STUDY/ BED #4 10'-4"x11'-4"

21'-9"

EXISTING RESIDENCE

LIVING 23'x16'-9"

DINING 14'x17'-9"

COVERED PORCH 7'-8"x30'-4"

PROPOSED PATIO ADDITION

S 77°35'02" E 62.50'

10'-0"

10'-1"

10'-0"

PROPOSED DETACHED GARAGE/ DADU

EXIST. CMU BLOCK OUTBUILDING (DOTTED- TO BE REMOVED)

3'-0 3/8"

S 12°28'22" W 130.38'

17'-8 3/8"

EXISTING GRAVEL DRIVE

S 77°37'17" E 62.50'

FRONT SETBACK AT 1210 PARIS 22.6'

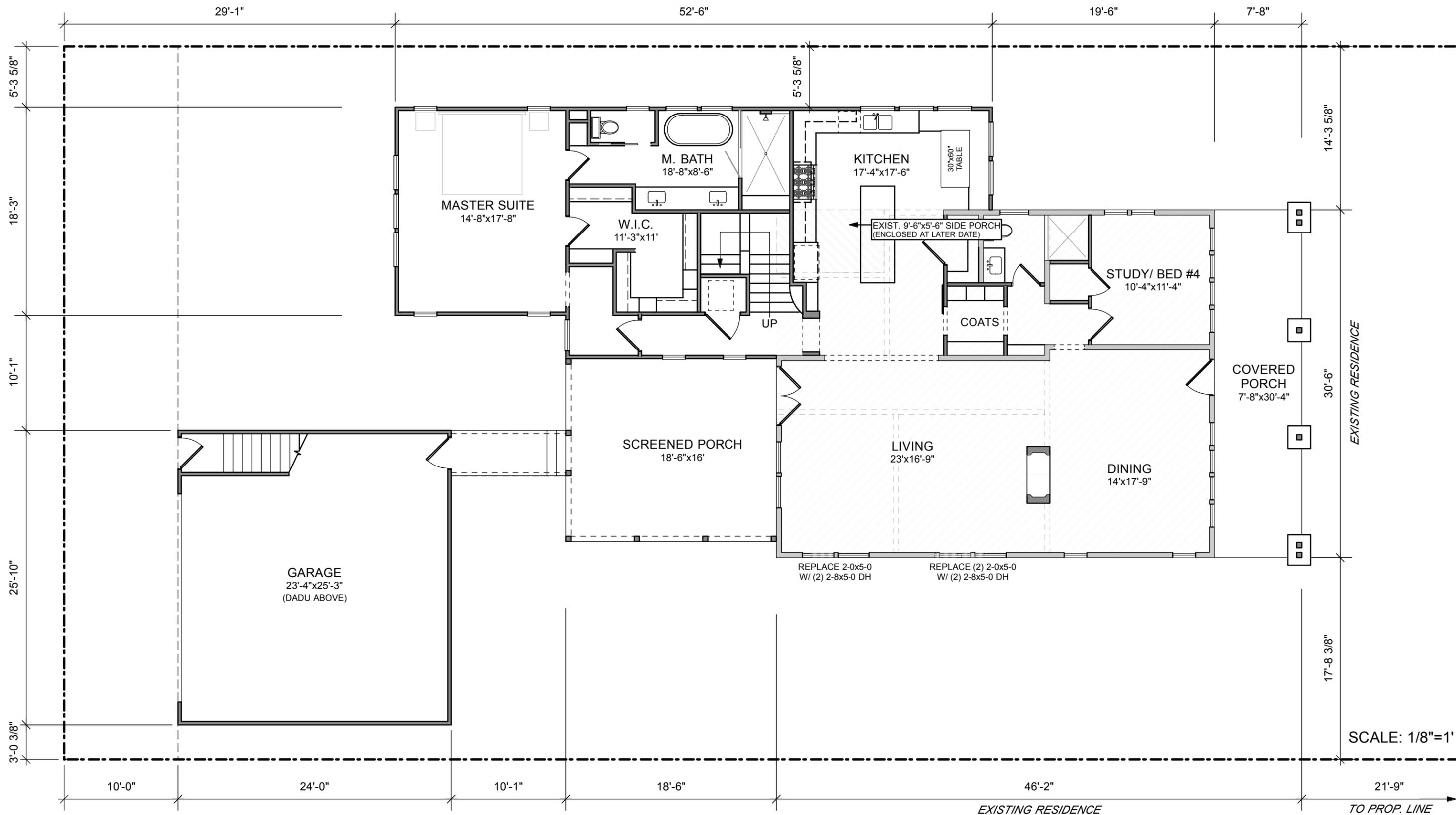
PARIS AVENUE



SCALE: 1"=10'

1208 PARIS AVENUE SITE PLAN





EXISTING 1FLR	1122 SF
EXISTING 2FLR	492 SF
1FLR ADDITION	905 SF
2FLR ADDITION	687 SF
TOTAL	3206 SF

1208 PARIS AVENUE
MAIN FLOOR

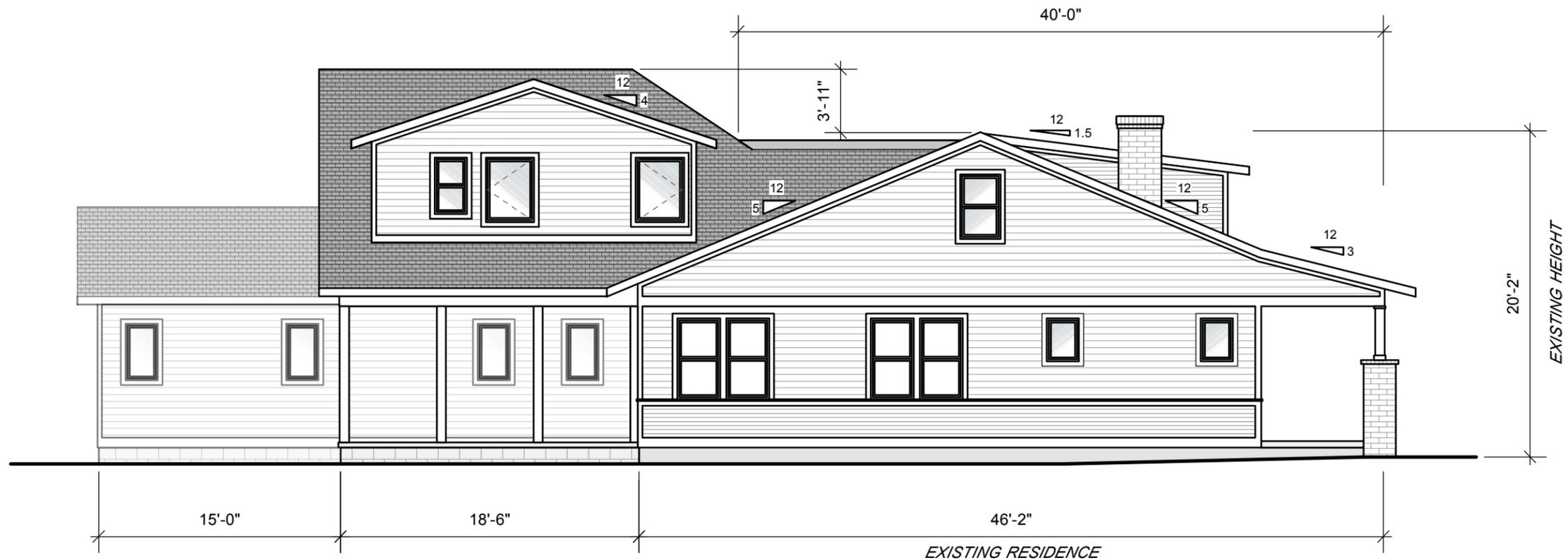




EXISTING 1FLR	1122 SF
EXISTING 2FLR	492 SF
1FLR ADDITION	905 SF
2FLR ADDITION	687 SF
TOTAL	3206 SF

1208 PARIS AVENUE
2ND FLOOR





LEFT SIDE ELEVATION



FRONT (STREET) ELEVATION

EXISTING 1FLR	1122 SF
EXISTING 2FLR	492 SF
1FLR ADDITION	905 SF
2FLR ADDITION	687 SF
TOTAL	3206 SF

1208 PARIS AVENUE





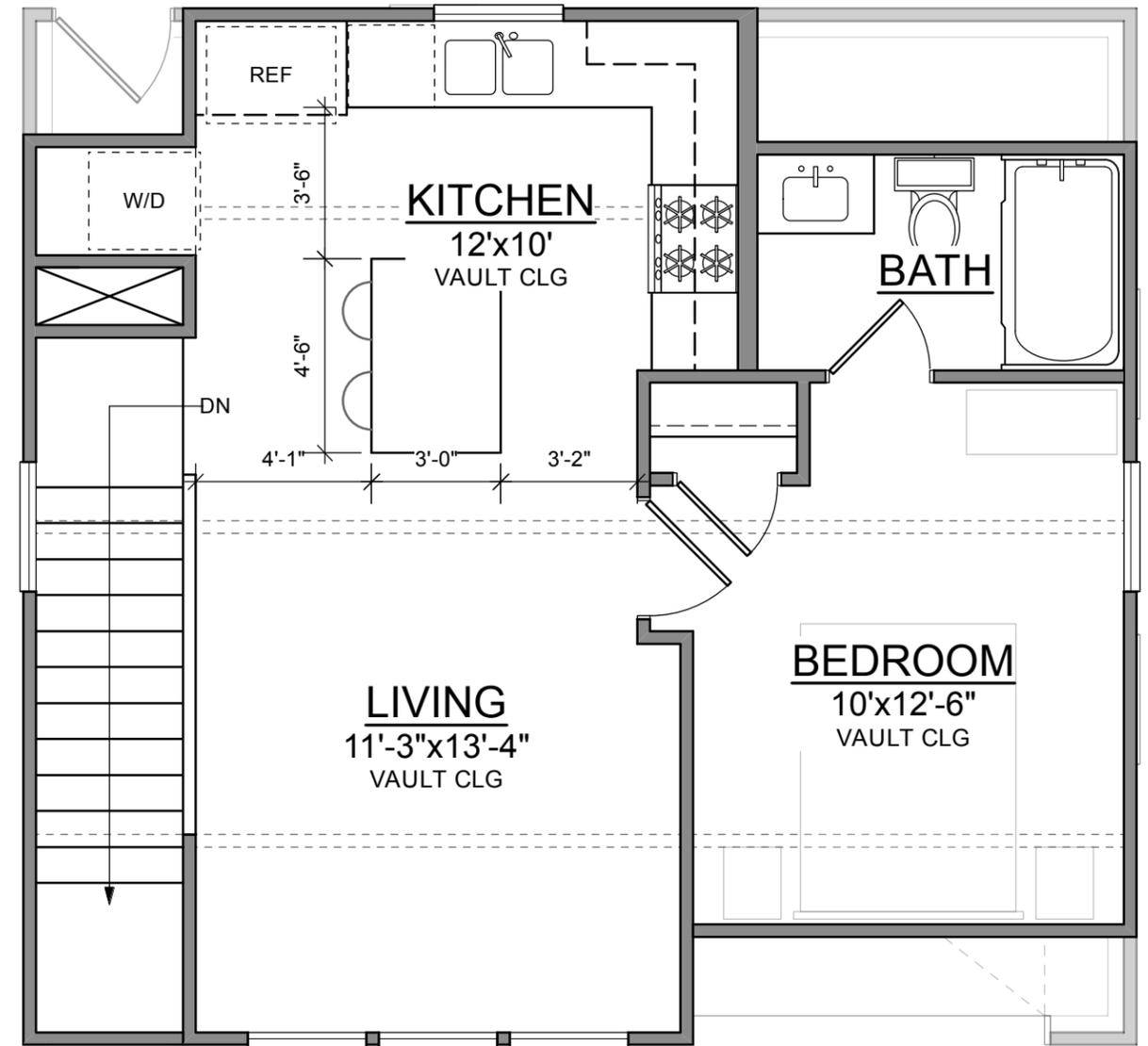
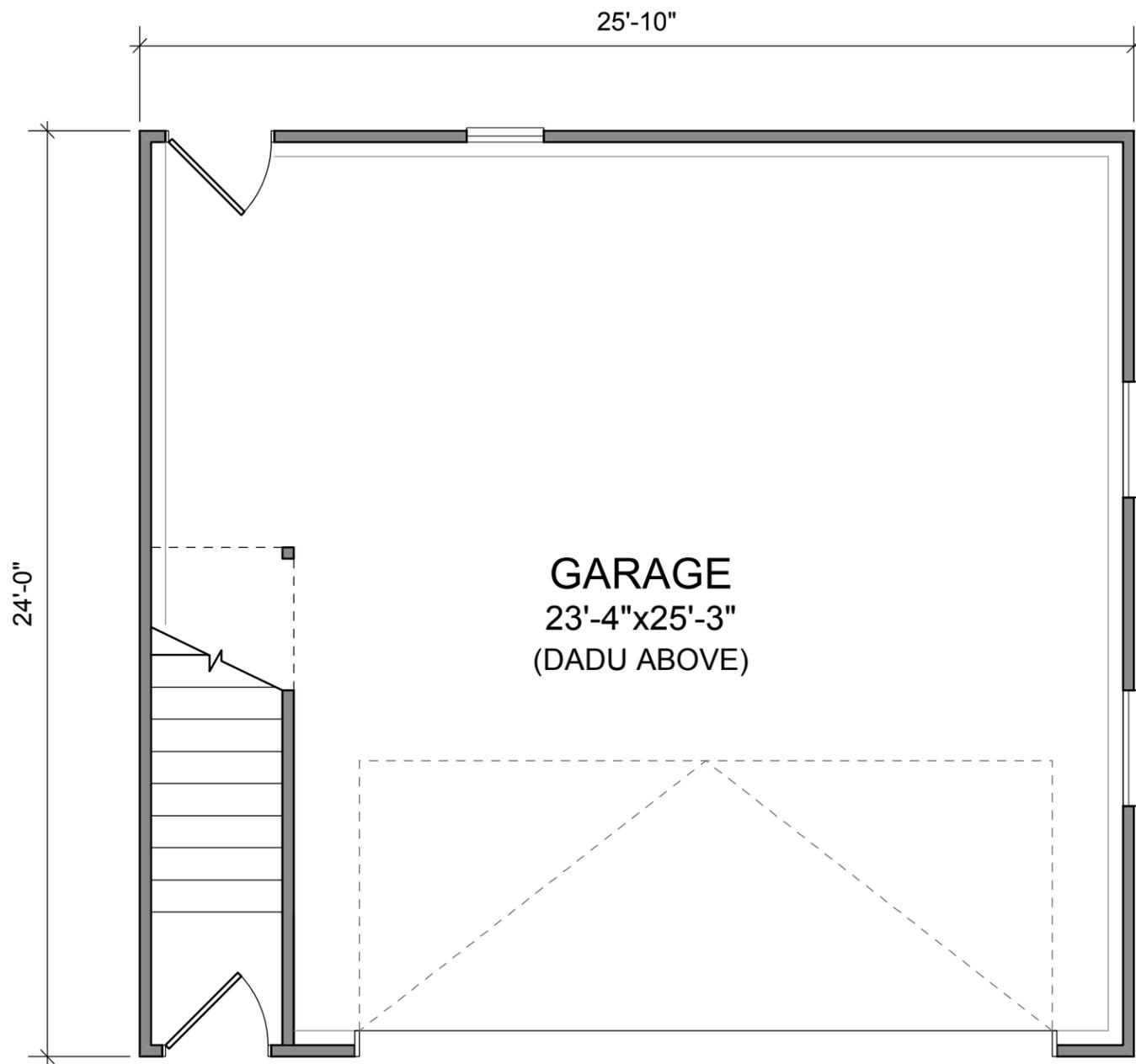
RIGHT SIDE ELEVATION



REAR (ALLEY) ELEVATION

EXISTING 1FLR	1122 SF
EXISTING 2FLR	492 SF
1FLR ADDITION	905 SF
2FLR ADDITION	687 SF
TOTAL	3206 SF

1208 PARIS AVENUE



LIVING AREA: 555 SF

1208 PARIS AVENUE
GARAGE/ DADU
SCALE: 1/4"=1'





1208 PARIS AVENUE
DADU- ALLEY ELEVATION
SCALE: 1/4"=1'





1208 PARIS AVENUE
DADU- LEFT ELEVATION
SCALE: 1/4"=1'



1208 PARIS AVENUE
DADU- FRONT ELEVATION

SCALE: 1/4"=1'





1208 PARIS AVENUE
DADU- RIGHT ELEVATION
SCALE: 1/4"=1'

