

DAVID BRILEY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
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**STAFF RECOMMENDATION**  
**1208 Paris Avenue**  
**December 19, 2018**

**Application:** New Construction – Addition  
**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

<p><b>Description of Project:</b> The applicant proposes to enlarge an historic one and one-half story house with an addition that will be taller and wider.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed addition and outbuilding with the following conditions:</p> <ol style="list-style-type: none"><li>1. Staff shall approve unknown materials, including window and door selections, prior to construction; and</li><li>2. Staff shall approve the roof color and masonry selections; and</li><li>3. The HVAC units shall be behind the midpoint of the primary building or on the rear.</li></ol> <p>With these conditions, staff finds that the addition meets Section II.B of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b></p> <ul style="list-style-type: none"><li><b>A:</b> Photographs</li><li><b>B:</b> Site Plan</li><li><b>C:</b> Floorplans</li><li><b>D:</b> Elevations</li></ul>
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## **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 and one-half 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.

An outbuilding behind the house was approved by the MHZC in November of 2018, and an addition was approved to be up to two feet (2') taller than the house and to not wrap its rear-right corner. The applicant has found that they cannot meet the conditions of the previous approval and now submit a new design that includes a ridge raise.

**Analysis and Findings:** The applicant has revised the addition reviewed by MHZC in November of 2018. The new proposal meets the conditions of the previous proposal in that the addition does not wrap the rear corner. The previous proposal was for an addition that was four feet (4') taller than the historic building and the condition of approval was that it did not exceed two feet (2') in height. The current proposal is closer to meeting the condition with a two foot (2') ridge raise but a portion of the addition rises approximately one foot (1') taller than the ridge raise.

**Demolition:** The project involves demolition of a portion of the right side wall 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 visible it is an appropriate location for an addition under the guidelines because the lot is greater than sixty feet (60') wide. Staff finds that the project meets 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 two feet (2'), and the visual impact is lessened because the lower level of the addition is an open porch. On the right side, the rear addition that matches the width of a proposed side addition but is separated by four feet (4') to avoid wrapping the rear corner. The right-side addition originates behind the midpoint of the house and extends to the rear wall. The rear addition then extends back thirty-one feet (31') toward the rear.

Staff finds that a side addition and rear addition are appropriate and meet section II.B.2.e because they do 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 side walls before continuing back. 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:** On lots wider than sixty feet (60') side additions may be appropriate. This lot is approximately sixty-two feet (62') wide and the house is shifted toward the right side of the lot. The addition to the right side will originate behind the midpoint of the house on that side. The width of the side addition is only nine feet (9'), which is well below half the width of the front of the historic house. The roof of the side addition will be a side gable with its ridge nested under the historic house's right side gable and eave. The side addition meets the conditions for and guidelines for side additions.

The rear addition's roof will be gabled toward the rear with an upperstory section continuing up behind the center of the house reaching a peak height at three feet (3') higher than the ridge of the historic house, one foot (1') above the ridge-raise. Because the taller portion is minimal, and its location is obscured behind and in the center of the house's form, Staff finds that project meet sections II.B.1.a and II.B.1.b of the design guidelines.



Figure 2: The ovals above indicate the portion of the addition that is more than two-feet (2') taller than the historic building.

**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:

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

The non-original front 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's first story will include a side gable and rear gable matching the form and pitch of the roof of the historic house. The upperstory roof will be gabled to the rear with a 3:12 pitch. Staff finds that the roof forms of the addition are compatible with the roof on the historic house and the project would meet Section II.B.1.e of the design guidelines.

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 is also a series of square windows on the right side, which are appropriate as taller windows would not be possible in the space. 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.

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

1. Staff shall approve unknown materials, including window and door selections, prior to construction; and
2. Staff shall approve the roof color and masonry selections; and
3. 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.

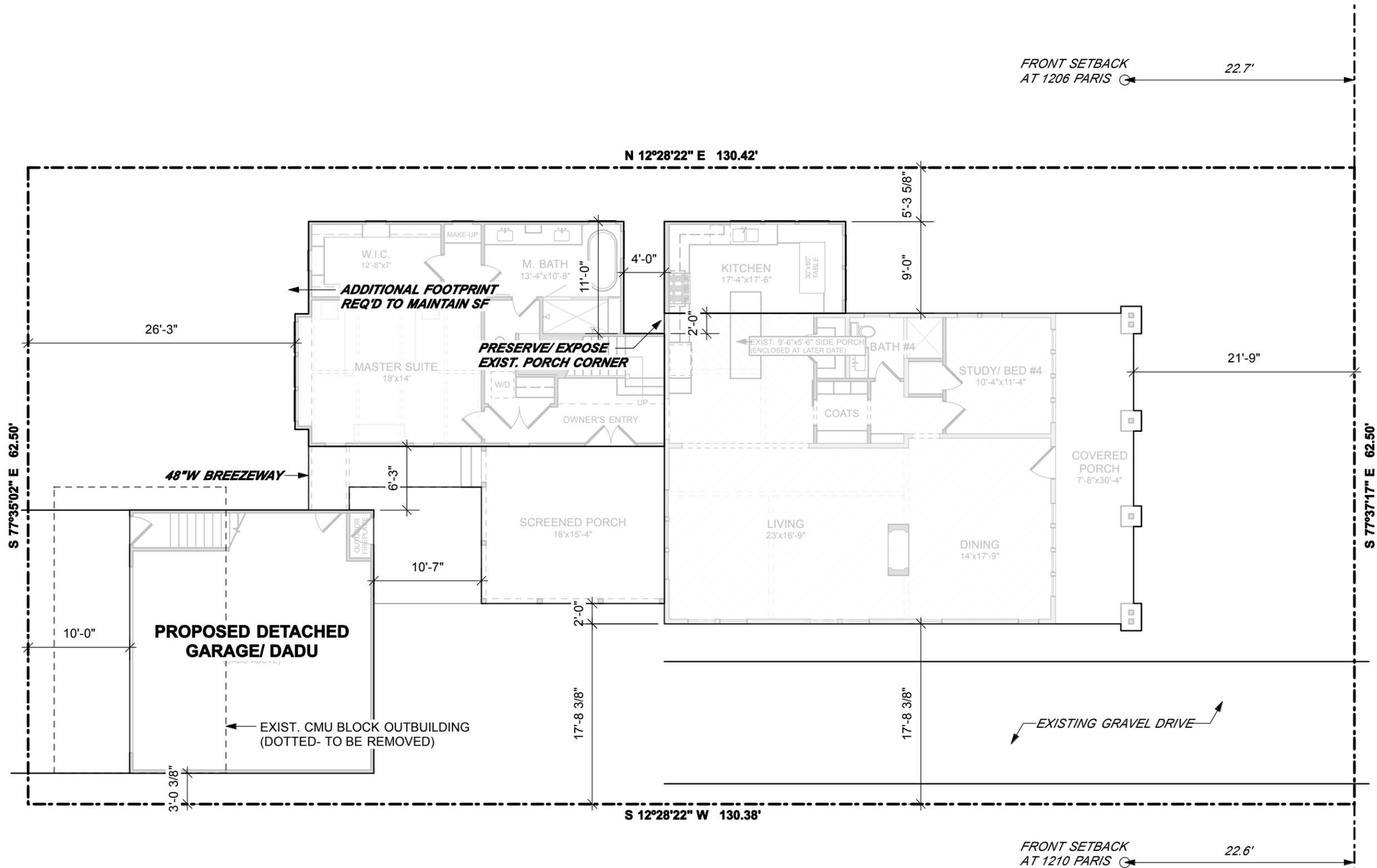


1208 Paris Avenue, right oblique.



1208 Paris Avenue, rear.

(ALLEY)

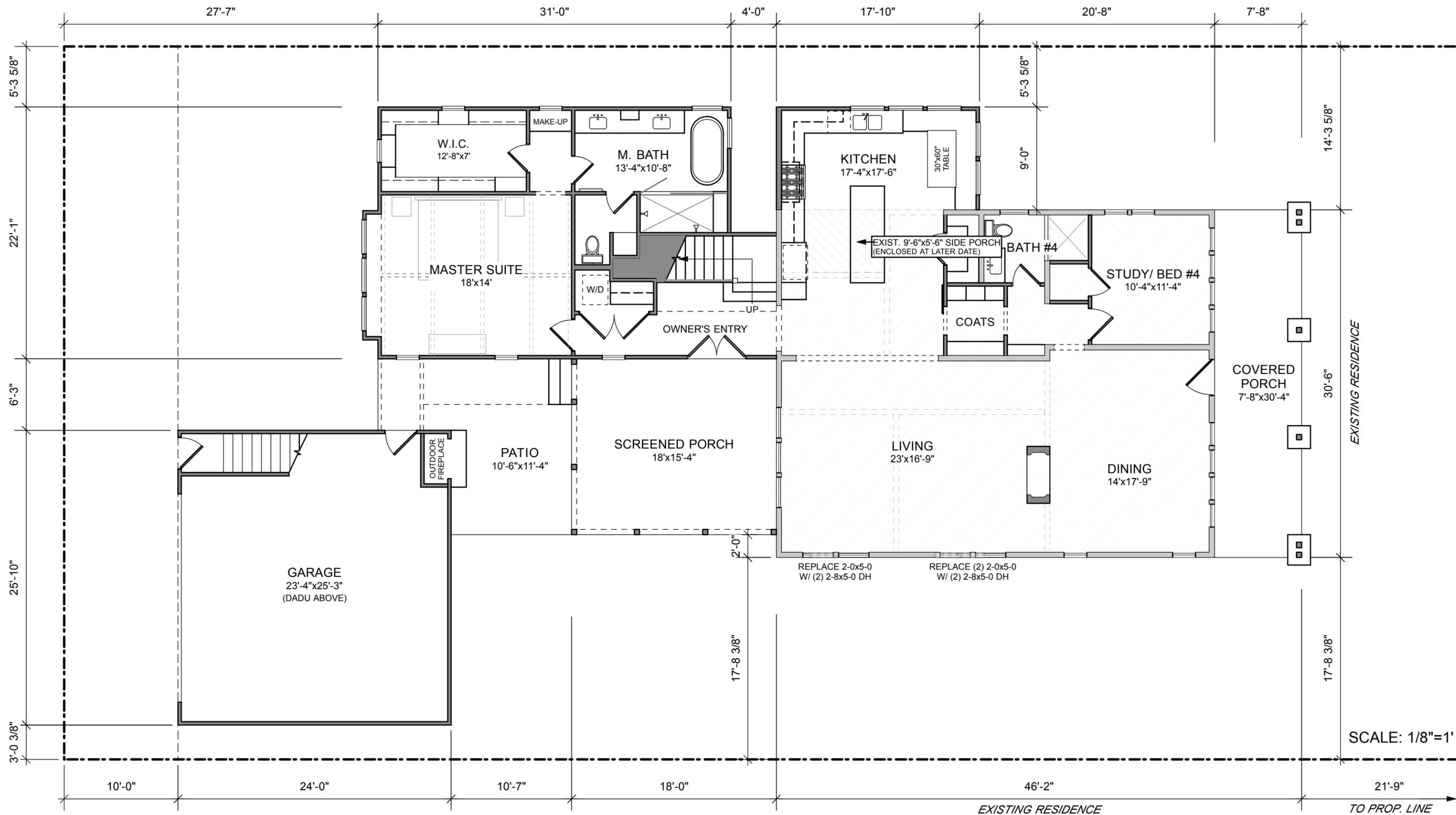


**1208 PARIS AVENUE**  
SITE PLAN



SCALE: 1"=10'





EXISTING 1FLR	1122 SF
EXISTING 2FLR	492 SF
1FLR ADDITION	961 SF
2FLR ADDITION	862 SF
<b>TOTAL</b>	<b>3437 SF</b>

**1208 PARIS AVENUE**  
**MAIN FLOOR**



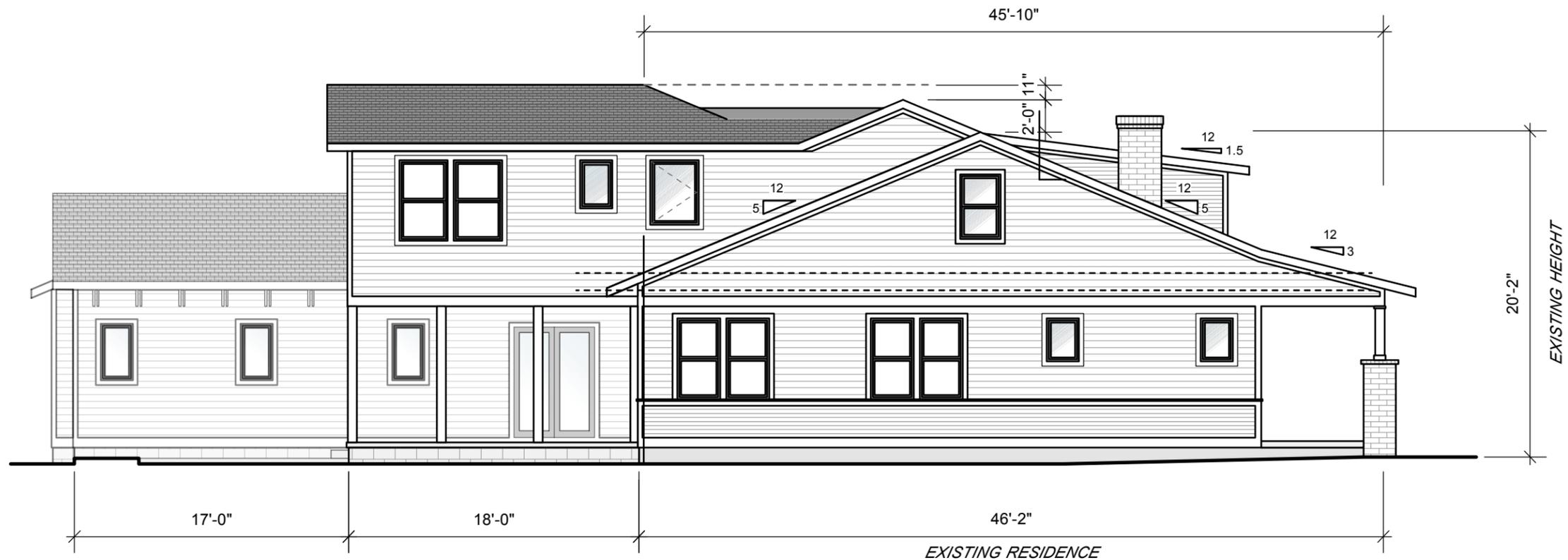


SCALE: 1/8"=1'

EXISTING 1FLR	1122 SF
EXISTING 2FLR	492 SF
1FLR ADDITION	961 SF
2FLR ADDITION	862 SF
<b>TOTAL</b>	<b>3437 SF</b>

**1208 PARIS AVENUE**  
**2ND FLOOR**





**LEFT SIDE ELEVATION**



**FRONT (STREET) ELEVATION**

EXISTING 1FLR	1122 SF
EXISTING 2FLR	492 SF
1FLR ADDITION	961 SF
2FLR ADDITION	862 SF
<b>TOTAL</b>	<b>3437 SF</b>

**1208 PARIS AVENUE**





EXISTING RESIDENCE

**RIGHT SIDE ELEVATION**



**REAR (ALLEY) ELEVATION**

EXISTING 1FLR	1122 SF
EXISTING 2FLR	492 SF
1FLR ADDITION	961 SF
2FLR ADDITION	862 SF
<b>TOTAL</b>	<b>3437 SF</b>

**1208 PARIS AVENUE**