DAVID BRILEY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
1502 Paris Avenue
December 19, 2018

Application: Partial Demolition; New Construction—Addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704019000
Applicant: Paul Boulifard, Architect
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 a ridge-raise and rear addition. The addition will include a two-story component.

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

1. The approve the unknown materials, including masonry and the window and door selections prior are approved administratively prior to construction; and,
2. The HVAC units and utilities are behind the midpoint or on the rear of the building.

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
C: Floorplans
D: Elevations
E: Renderings

Vicinity Map:

Aerial Map:

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 than 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 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 1502 Paris Avenue is a one and one-half story house with a side-gabled roof with a pair of gabled dormers on the front. The house has a small partial-width front porch and a one-story bay with a corner porch on the right side. Constructed in the 1920s, the house is an example of the Craftsman architectural style, and it is contributing to the historic character of the district.

The house has been enlarged with a rear dormer previously, but the integrity of the house's form is otherwise intact.

Analysis and Findings: The applicant proposes to enlarge the one and one-half story house with a ridge-raise and rear addition which will include a two-story component.

Demolition: The project involves demolition of the existing rear dormer, as well as portions of the rear wall and roof slope. The left side wall of the existing dormer is not stepped in from the wall below, giving it an atypical "saltbox" eave line that will be removed allowing the original eave location to be restored. Otherwise, the portions being demolished are not visible and not significant to the historic character of the house.

Staff finds that this partial demolition at the rear meets Section V.B.2 of the design guidelines for appropriate demolition.

Location & Removability: The project includes a ridge-raise addition that would extend the front slope up and to the rear, stepping in two feet (2') from each side to preserve the gable ends, eaves, and a portion of the original roof. The Commission has routinely found ridge-raise additions like this to be appropriate and the raise doesn't require the removal of any historic features.

The addition would be stepped in two feet (2') from the left side walls of the historic house and nine feet (9') from the right with no additional height, beyond the proposed ridge. The addition would therefore not impact the front or side facades and its form intact. Staff finds that the location and attachment of the addition would meet Section II.B.2.e of the design guidelines.

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 both side walls before continuing back. Staff finds that the character of the addition does not contrast with the historic house, therefore it will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: The roof the rear addition will have a cross-gable "hyphen" tying in to the raised roof ridge and extending back to another side-gabled component at the rear, parallel to the original roof.

The addition will also be stepped in from the left side of the house by two feet (2') on the first and second stories. After carrying back six feet, seven inches (6'-7") to the rear, the addition will step back to the left to match the width of the house on the first story. The upperstory wall will primarily remain stepped two feet (2') in from the house, with an eight foot (8') wide bay that steps back out one foot (1').

On the right side, the addition will be stepped in nine feet (9') on the first story with the first story stepping back out eight feet (8'), sitting behind the existing side bay. The upperstory will stepped in two-feet from the main massing of the house with the exception of a two foot (2') wide bay. The right side of the addition will be within the shadow line of the historic house, which has an existing single-story room and porch on the right side.

By stepping in the ridge raise and keeping the scale of the two-story massing of the addition stepped two feet (2') within the shadowline of the historic house, staff finds the scale of the addition to meet sections II.B.1a 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 width of the addition, matching the existing building's width 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 setbacks of the proposed addition 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	Brick Water-Table	Not indicated	Yes	X
Cladding	Cement-Fiber Clapboard	Smooth Faced, 4" and 5" Reveal	Yes	
Trim	Cement-Fiber, Wood	Smooth Faced	Yes	
Primary Roofing	Asphalt Shingle	Match Existing Roof	Yes	
Windows	Aluminum-Clad Double-Hung	Needs Final approval		X
Doors	Not Indicated	Needs Final		X

		approval		
Porch Posts		Needs Final approval		X
Porch Floor		Needs Final approval		X
Chimney		Needs Final approval		X

The proposed materials are typical of additions, and are compatible with those of the historic house. Staff asks to approve the unknown materials, including masonry and the window and door selections prior to installation. With the condition that these materials are approved administratively, Staff finds that the proposal meets section II.B.1.d of the design guidelines.

Roof form: The primary roof of the addition will be a cross-gable with a 4.5:12 pitch with low-pitched shed roofs on the two upperstory bays. These roof forms and pitches are common on historic houses throughout the area and are compatible with the historic house. Staff finds that the project meets Section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings**:** The windows on the proposed addition include double hung windows and horizontal windows. Most windows on historic houses of this age and style are generally twice as tall as they are wide, however the horizontal windows on the addition will be located well behind the historic house and will help to identify it as new construction. The project includes a large wall dormer, which is not typical of the district but is appropriate because it is located on the rear of the house. The rhythm of openings will be compatible with the historic house with windows located roughly nine feet (9') apart.

Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g of the design guidelines.

Appurtenances & Utilities: The HVAC units are currently to the right side of the house, and the plans do not indicate that they are to be moved. Staff asks if the HVAC units are relocated or added, 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 with the following conditions:

1. The approve the unknown materials, including masonry and the window and door selections prior are approved administratively prior to construction; and,
2. The HVAC units and utilities are behind the midpoint or on the rear of the building.

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

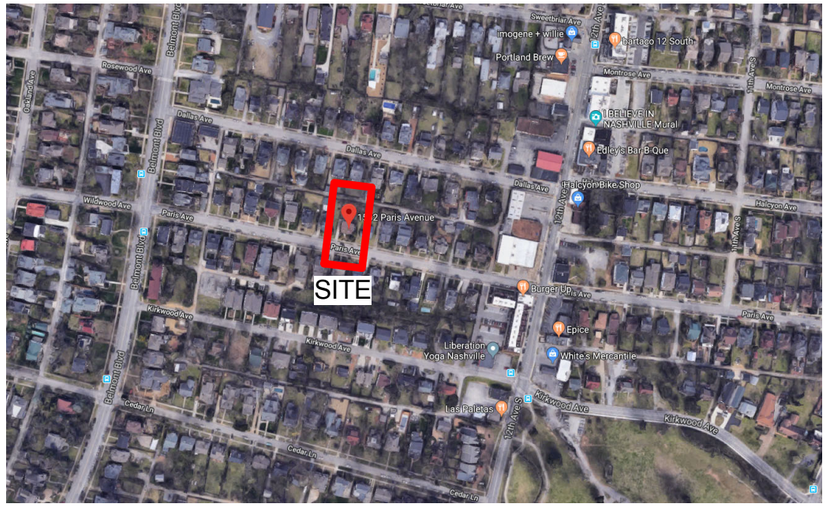
1502 Paris Avenue, front.

1502 Paris Avenue, left oblique.

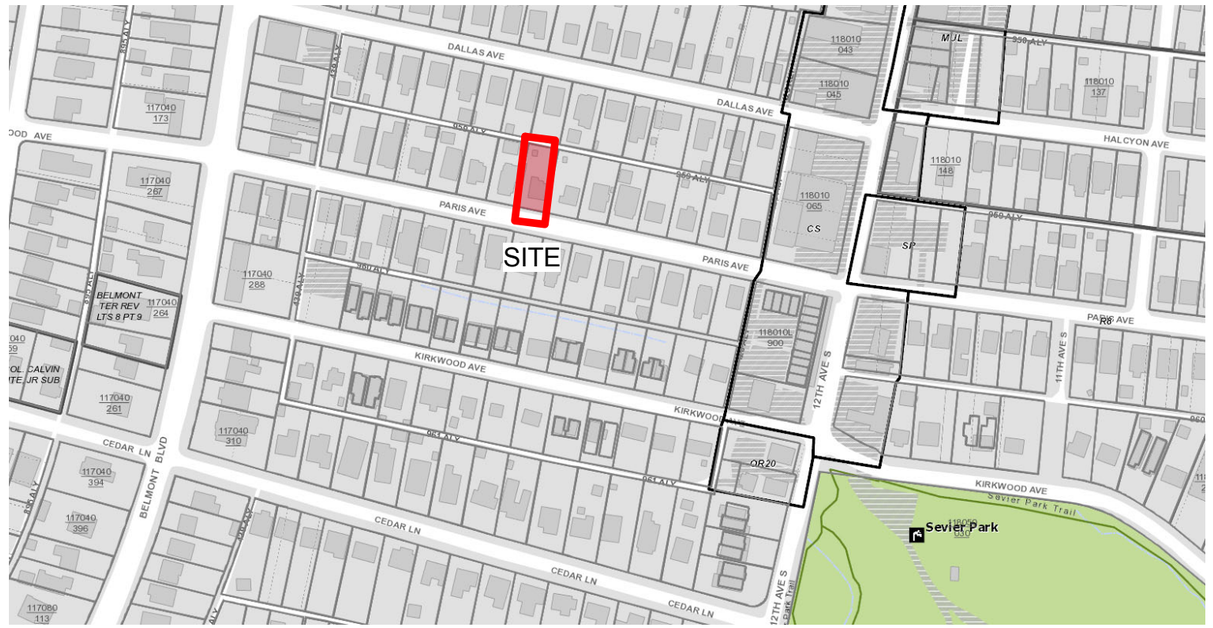
1502 Paris Avenue, rear and right side.

ISON: RENOVATION & ADDITION

1502 PARIS AVENUE, NASHVILLE TN 37212



AERIAL MAP: 1502 PARIS AVENUE
IMAGE: NTS



METRO MAP: 1502 PARIS AVENUE
IMAGE: NTS

AREA CALCULATIONS:

	EXISTING SF	PROPOSED SF
LOT AREA:	1,460	
BUILDING FOOT PRINT	1,460	**1,240**
CONDITIONED AREA		
UPPER LEVEL	837	**845**
MAIN LEVEL	1,279	**1008**
MISC. AREAS		
PORCHES	180	**277**
PATIO		**118 (COVERED)**

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LINDSAY & MARK ISON: 1502 PARIS AVENUE, NASHVILLE TN 37212
RENOVATION & ADDITION

COVER SHEET
Project #: 0000
Date: 12-09-2018
A0.0

1 ARCHITECTURAL SITE PLAN - PROPOSED
3/32" = 1'-0"

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ARCHITECTURAL SITE PLAN
Project #: 0000
Date: 12-09-2018
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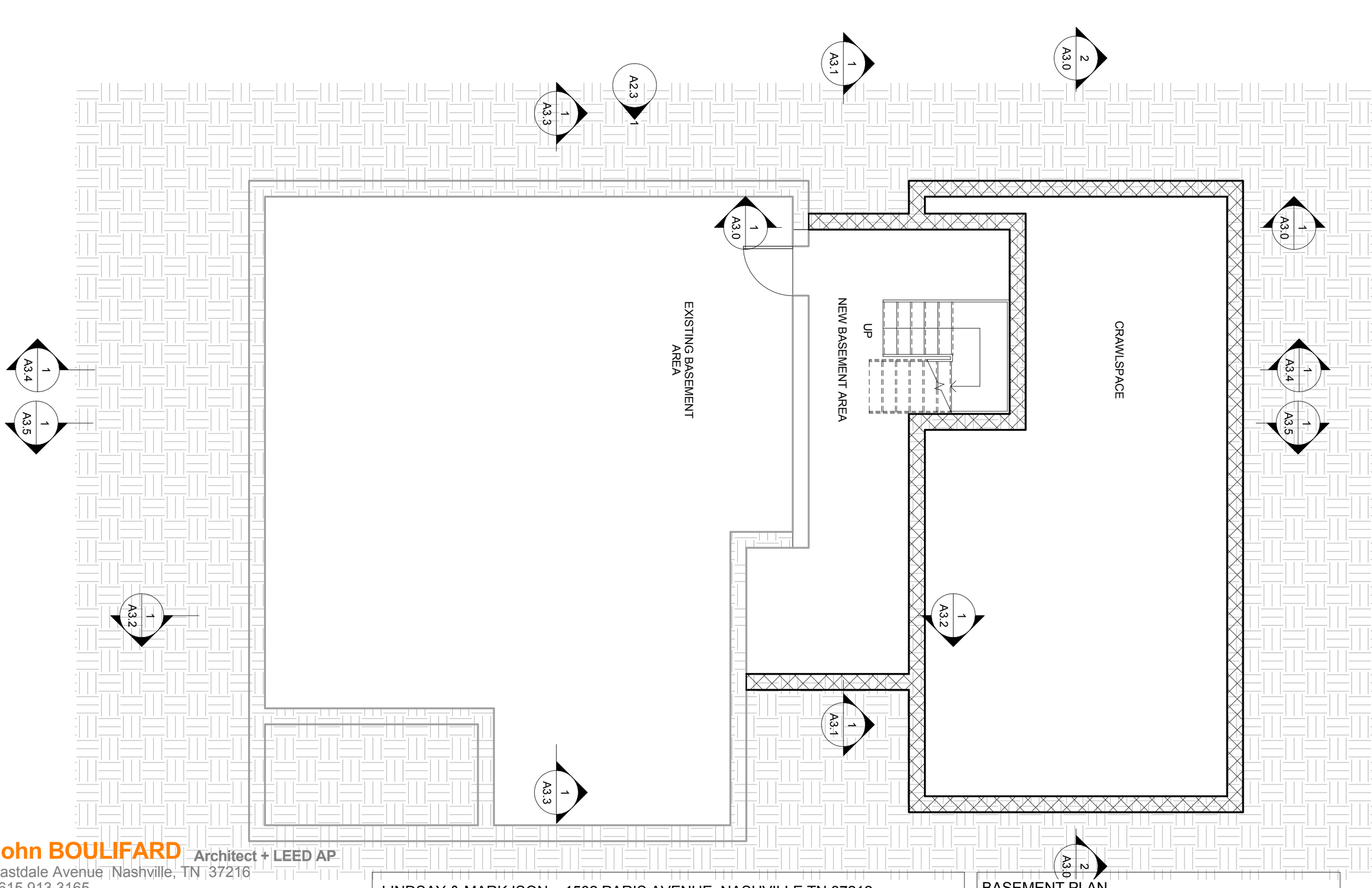

1 BASEMENT LEVEL - PROPOSED
3/16" = 1'-0"

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BASEMENT PLAN
Project #: 0000
Date: 12-09-2018
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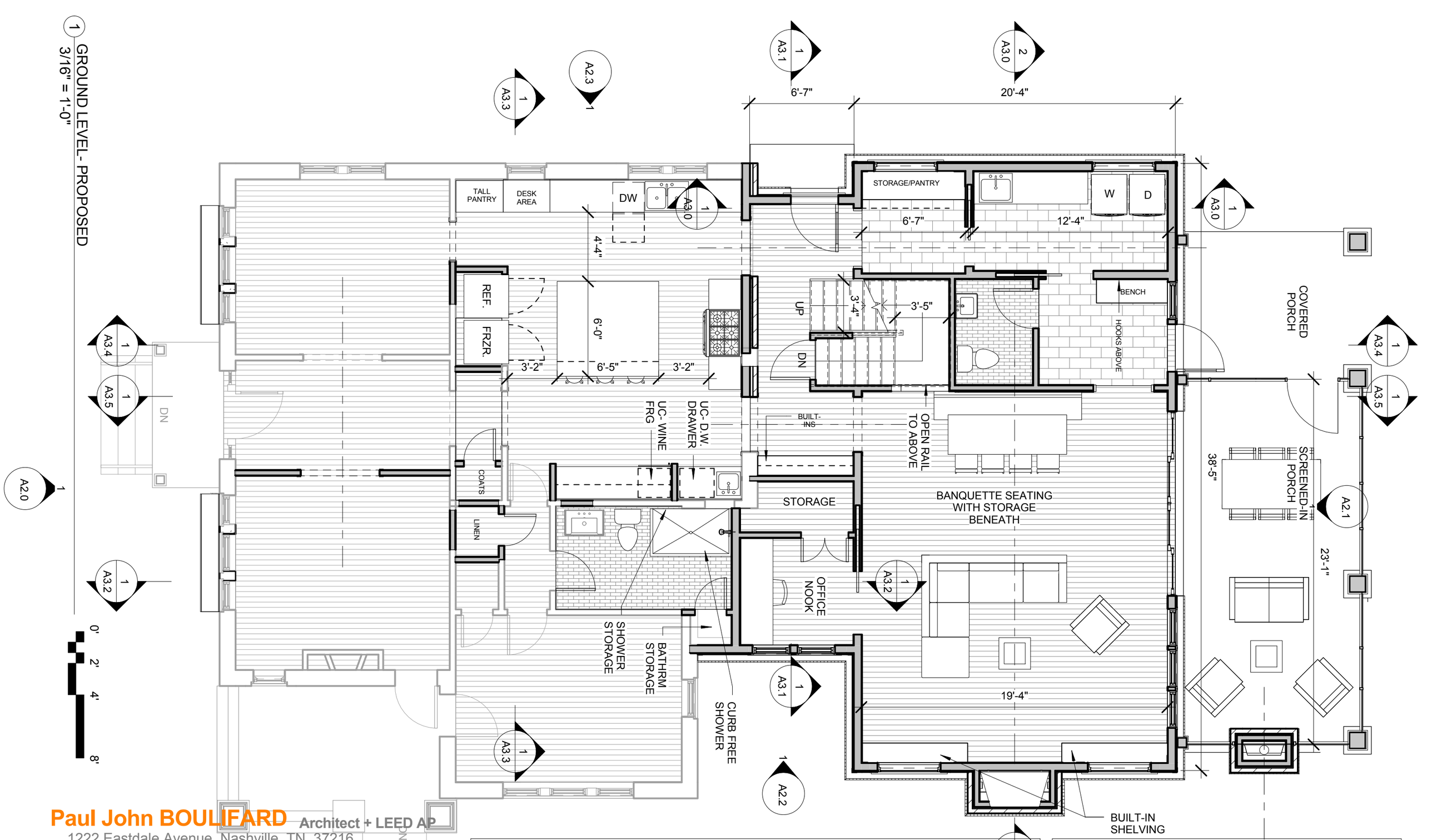
1 GROUND LEVEL- PROPOSED
3/16" = 1'-0"



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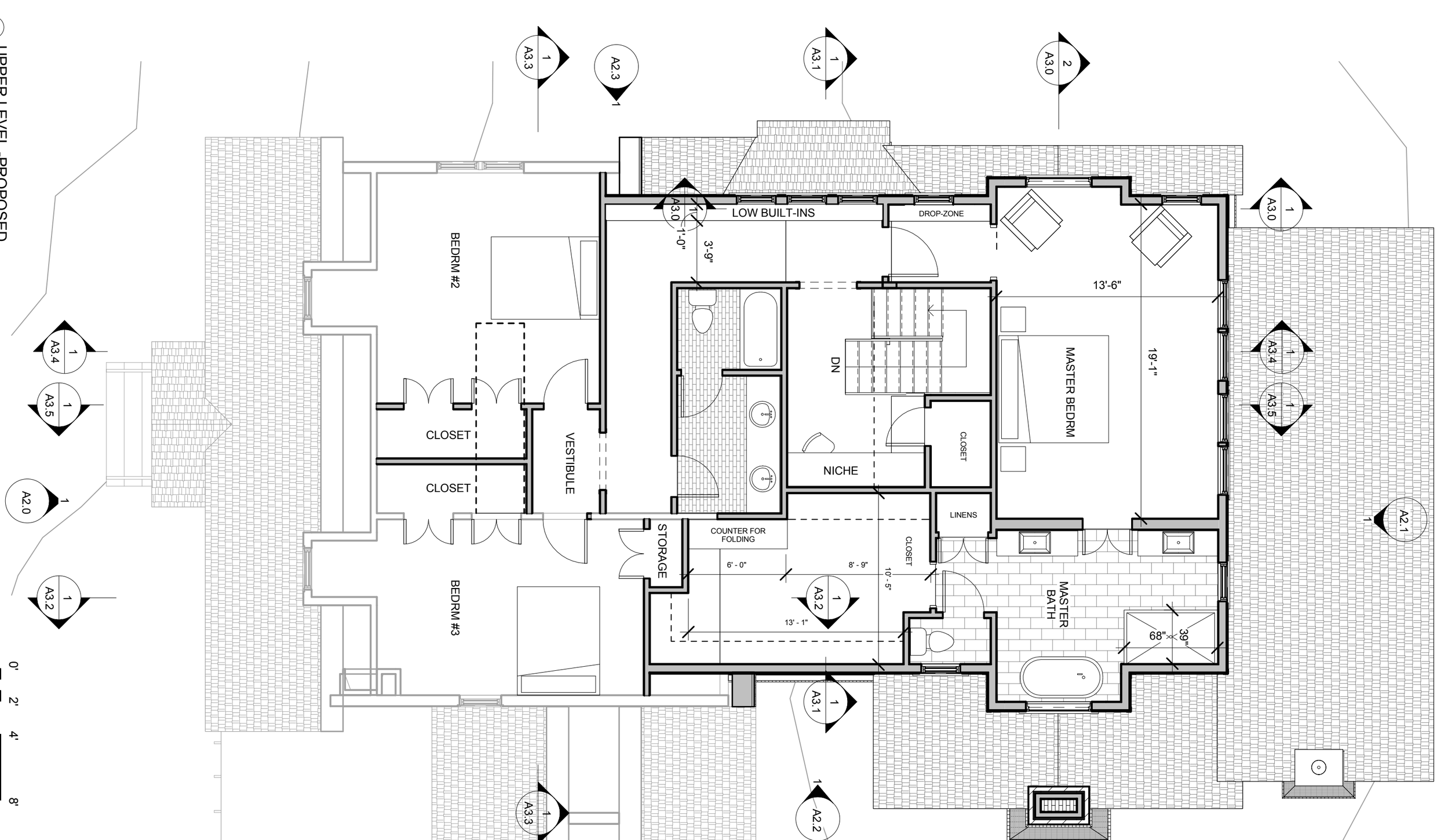
GROUND FLOOR PLAN

Project #:	0000
Date:	12-09-2018

A1.1

1 UPPER LEVEL -PROPOSED
3/16" = 1'-0"



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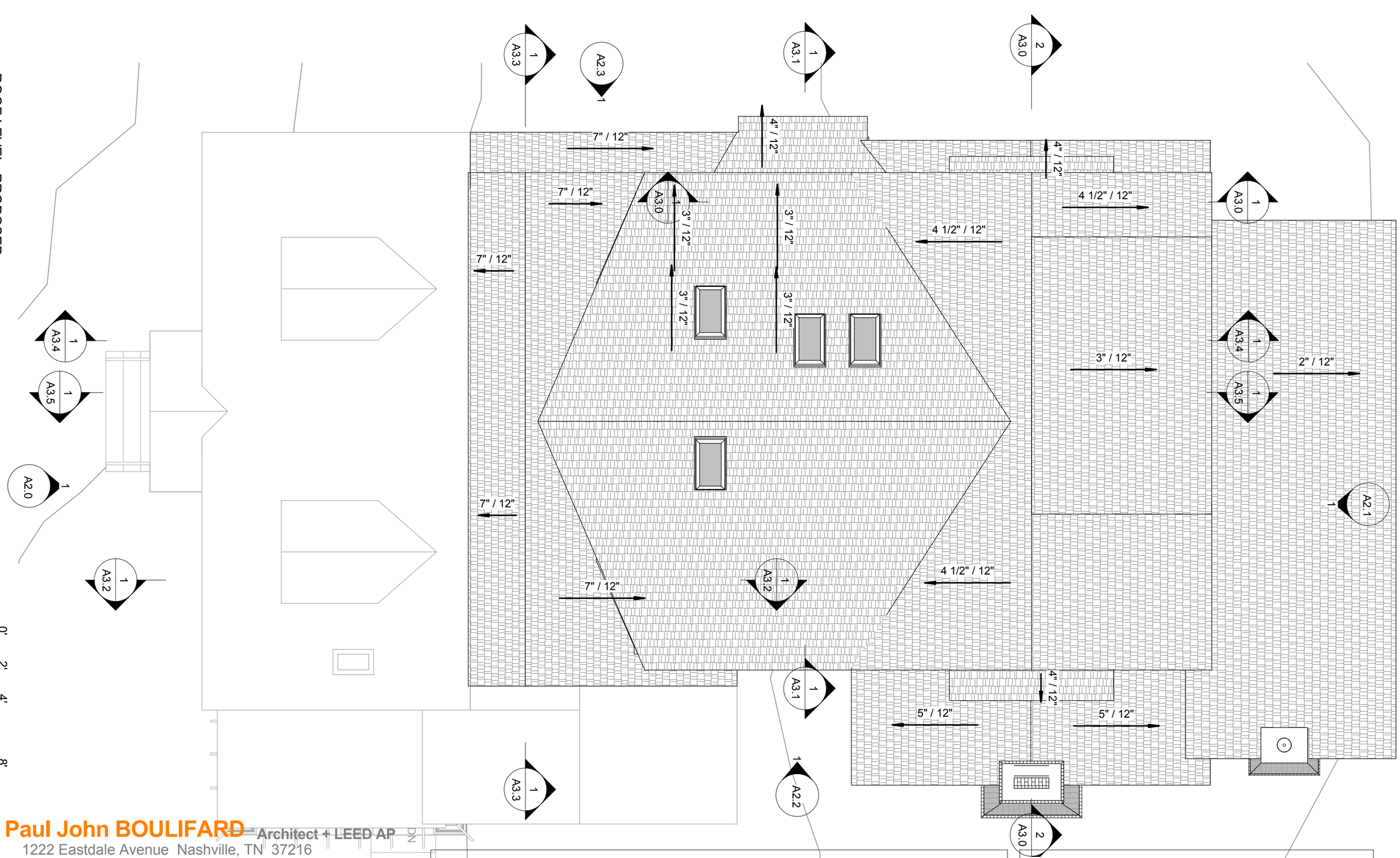
A3.0 UPPER FLOOR PLAN
Project #: 0000
Date: 12-09-2018

A1.2



1 ROOF LEVEL -PROPOSED
3/16" = 1'-0"

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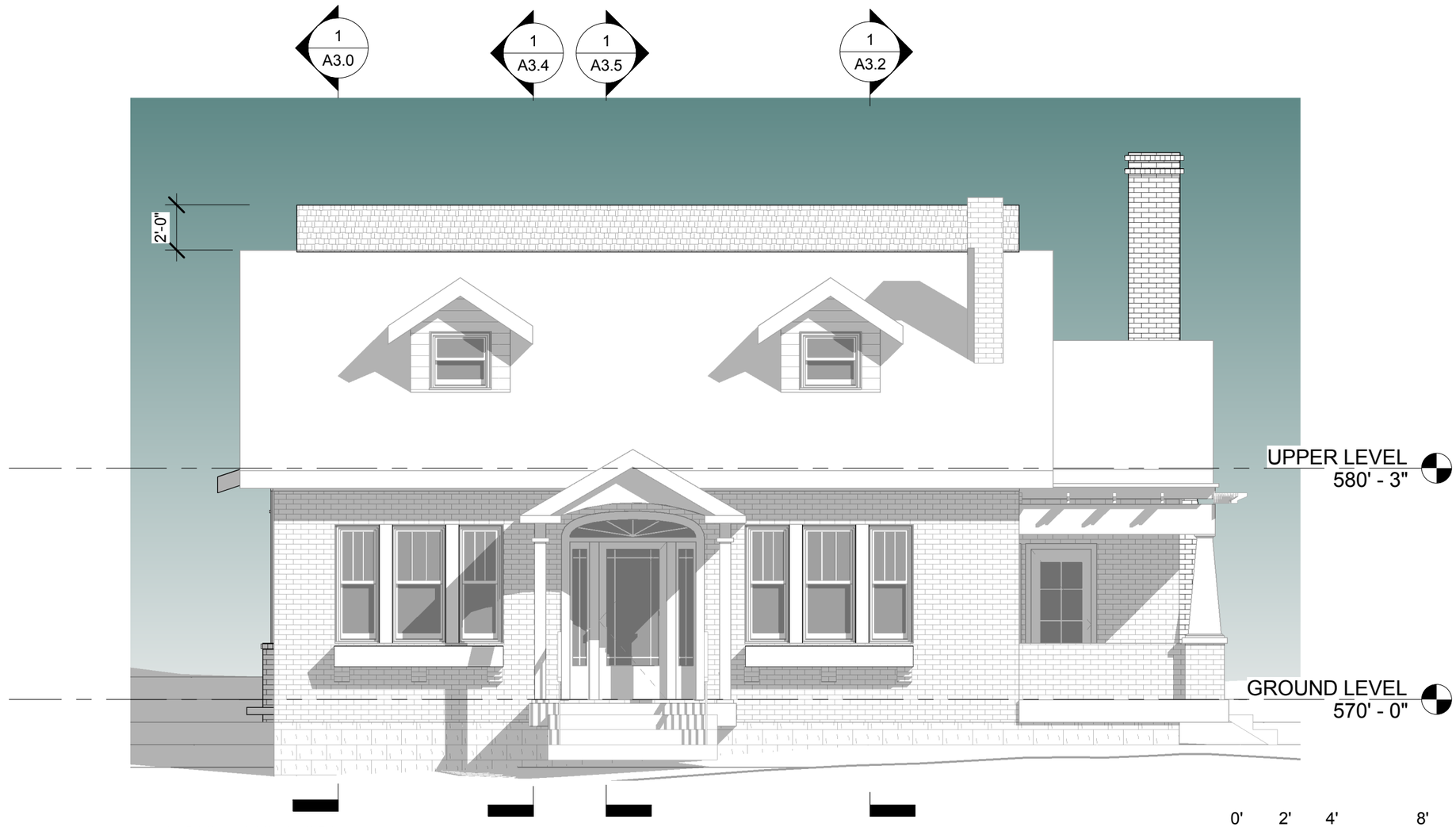
ROOF PLAN
Project #: 0000
Date: 12-09-2018

A1.3



1 FRONT ELEVATION
3/16" = 1'-0"

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RENOVATION & ADDITION

ELEVATION

Project #: 0000	A2.0
Date: 12-09-2018	

1 REAR ELEVATION
3/16" = 1'-0"

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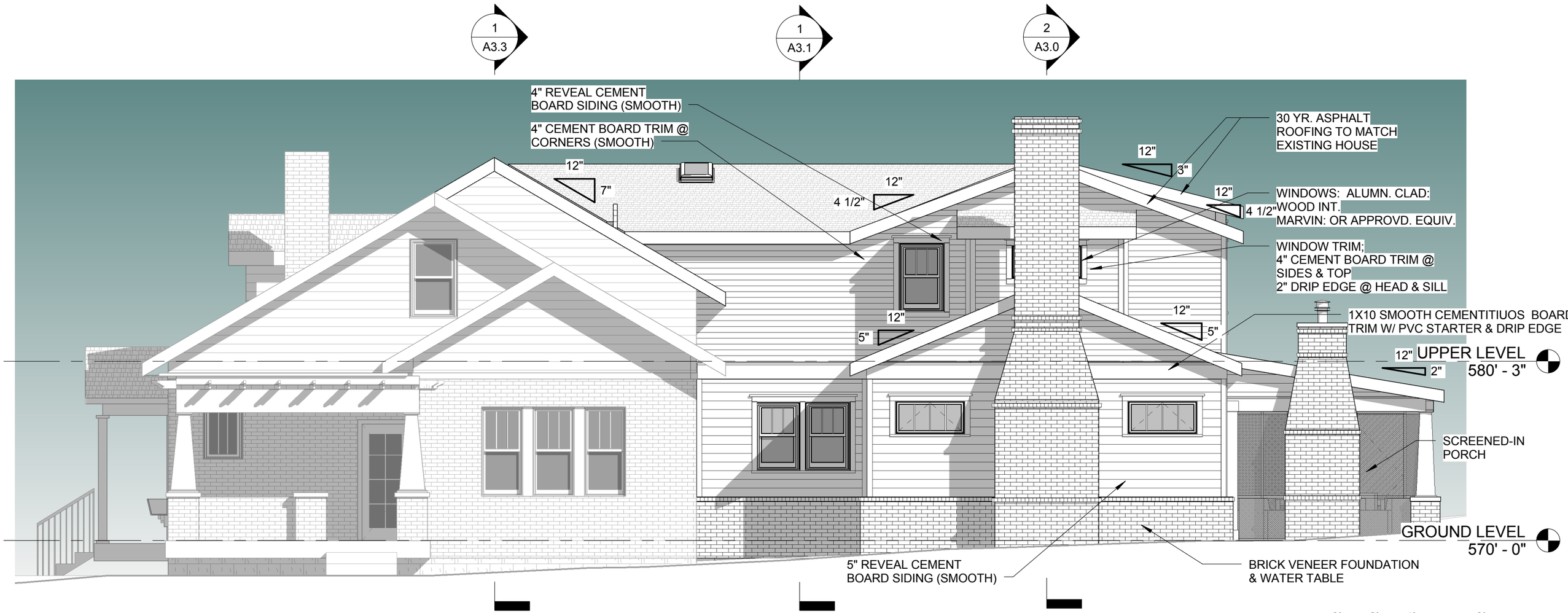
RENOVATION & ADDITION

ELEVATION
Project #: 0000
Date: 12-09-2018

A2.1



1 EAST ELEVATION
3/16" = 1'-0"

0' 2' 4' 8'

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ELEVATION
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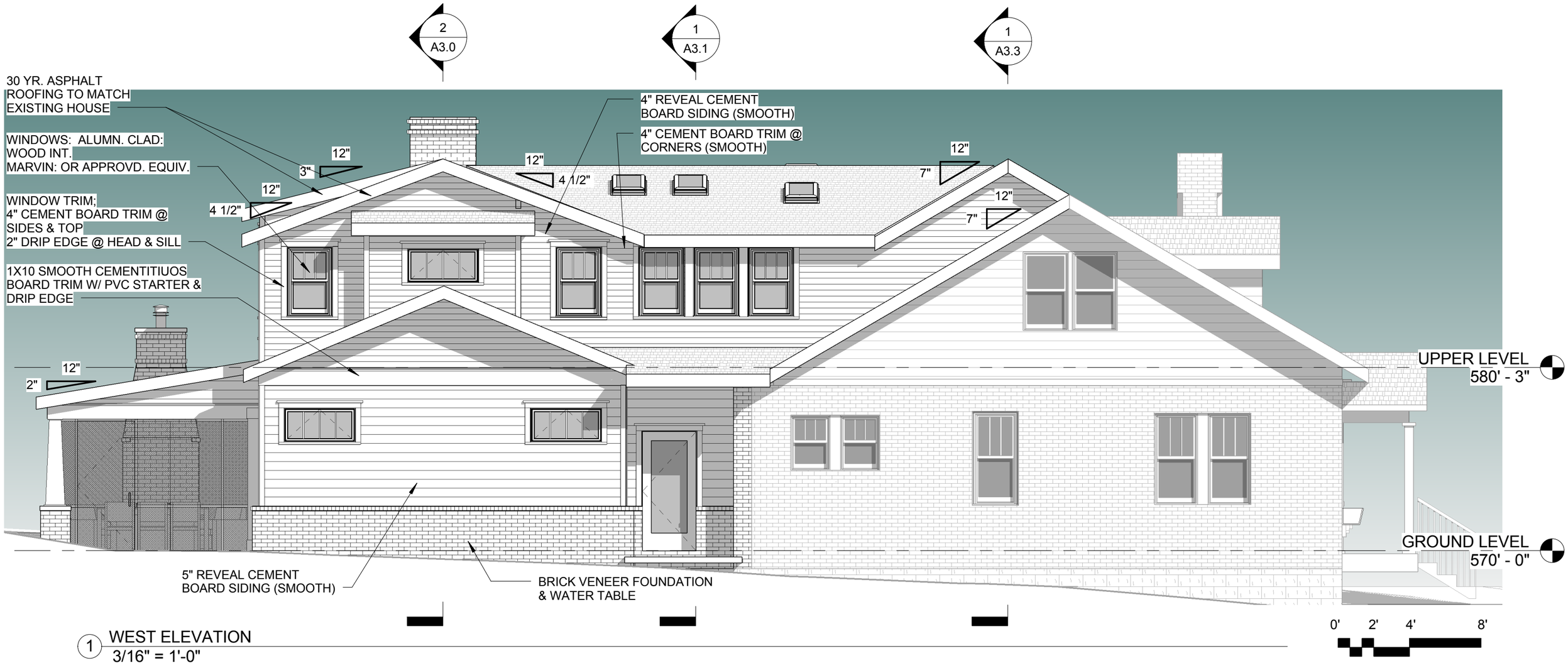
Date: 12-09-2018

A2.2



1 WEST ELEVATION
3/16" = 1'-0"

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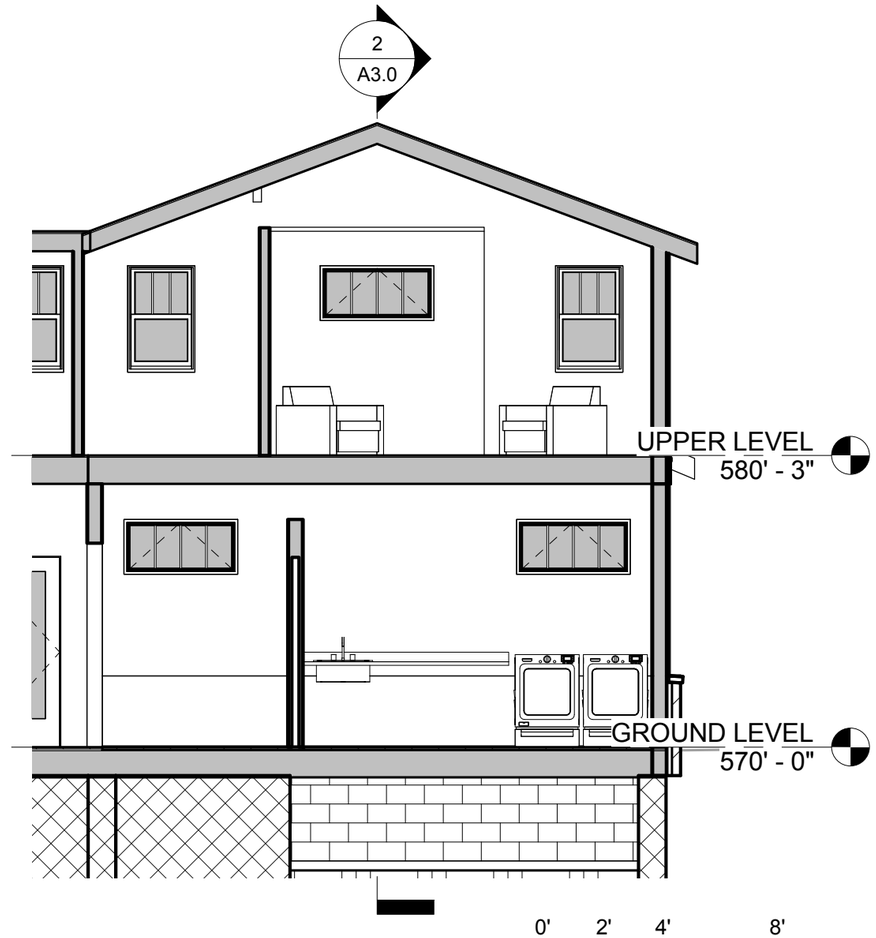
RENOVATION & ADDITION

ELEVATION
Project #: 0000
Date: 12-09-2018

A2.3

2 SECTION THRU ADDTION
3/16" = 1'-0"



1 SECTION THRU LAUNDRY
3/16" = 1'-0"

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SECTION
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A3.0

1 SECTION THRU CONNECTION
3/16" = 1'-0"

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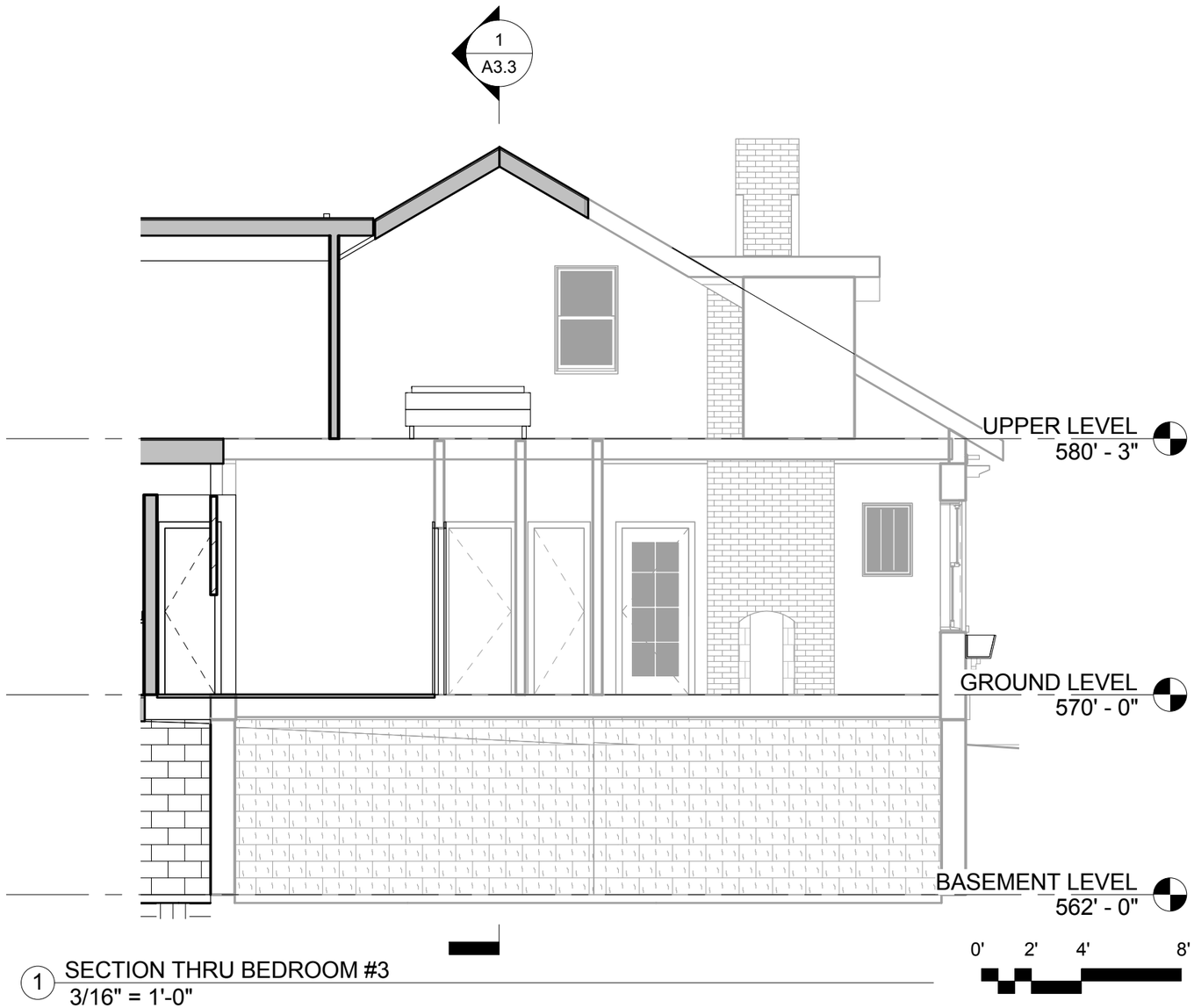
A3.1



1 SECTION THRU BEDROOM #3
3/16" = 1'-0"

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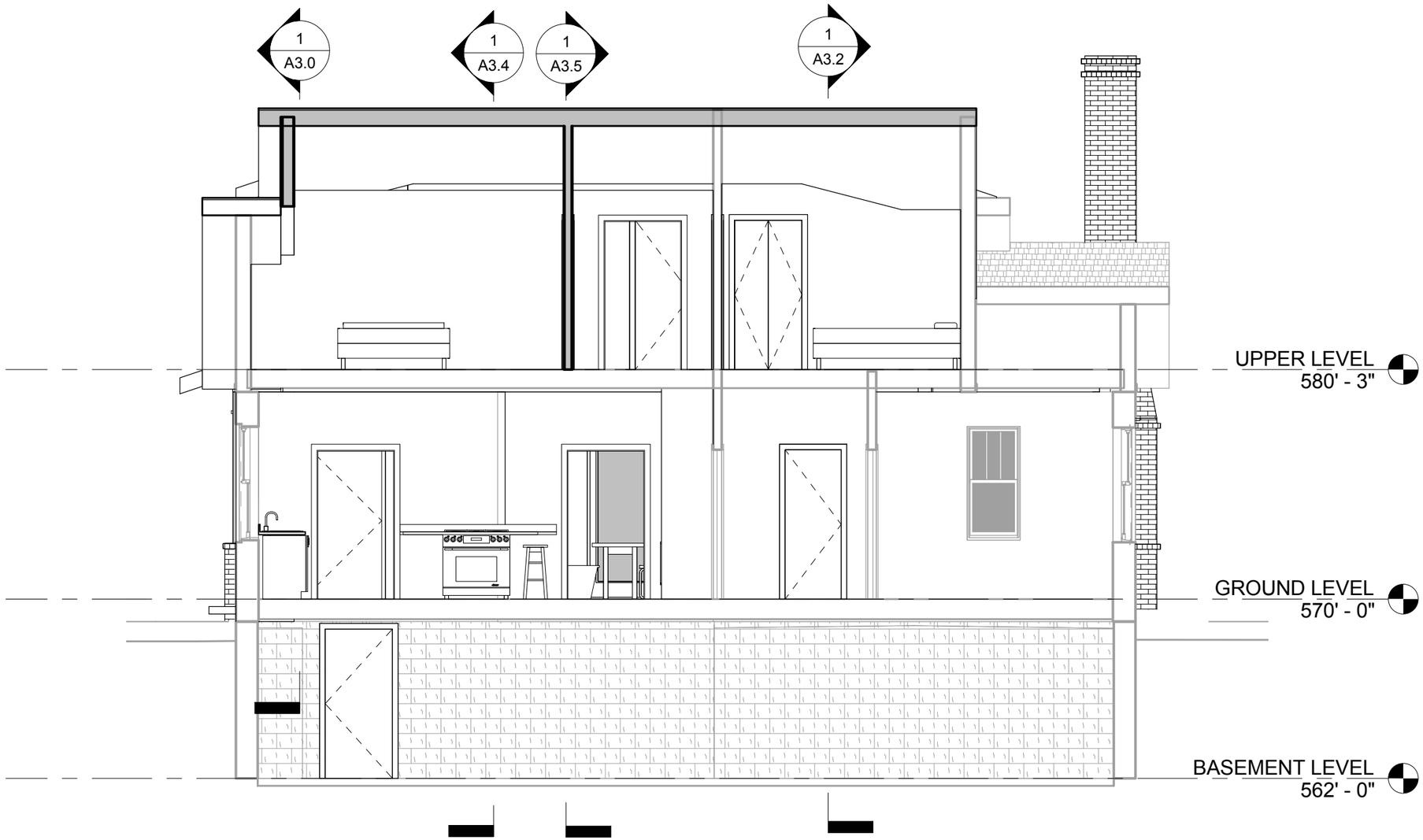
A3.2



1 SECTION THRU KITCHEN
3/16" = 1'-0"

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A3.3

1 LONG SECTION -1
3/16" = 1'-0"

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A3.4

1 LONG SECTION -2
3/16" = 1'-0"

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SECTION
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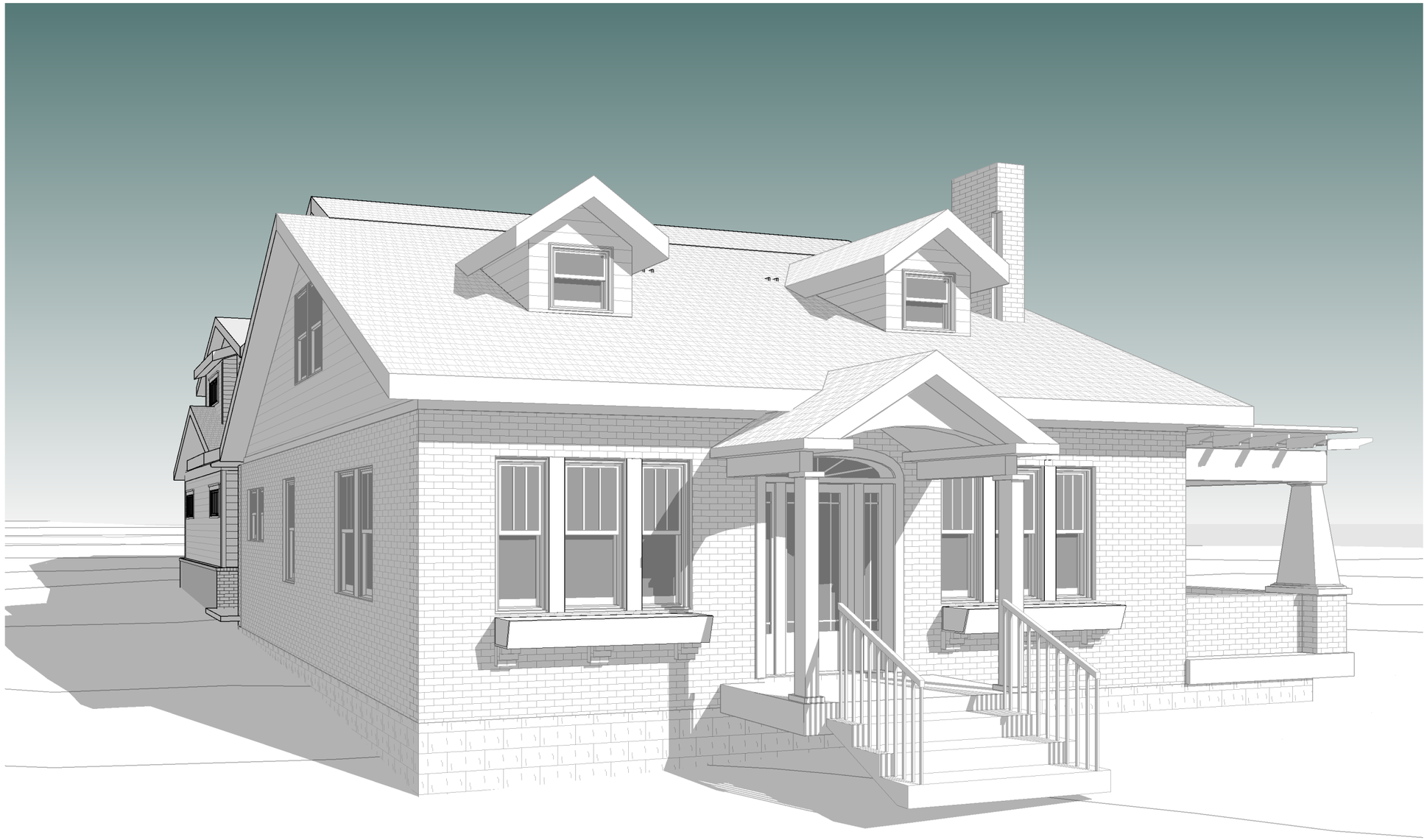
A3.5



1 FRONT PERSPECTIVE

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A5.0

1 REAR PERSPECTIVE 1

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A5.1

1 REAR PERSPECTIVE 2

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A5.2

1 AXONOMETRIC-1

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AXONOMETRIC

Project #: 0000	A9.0
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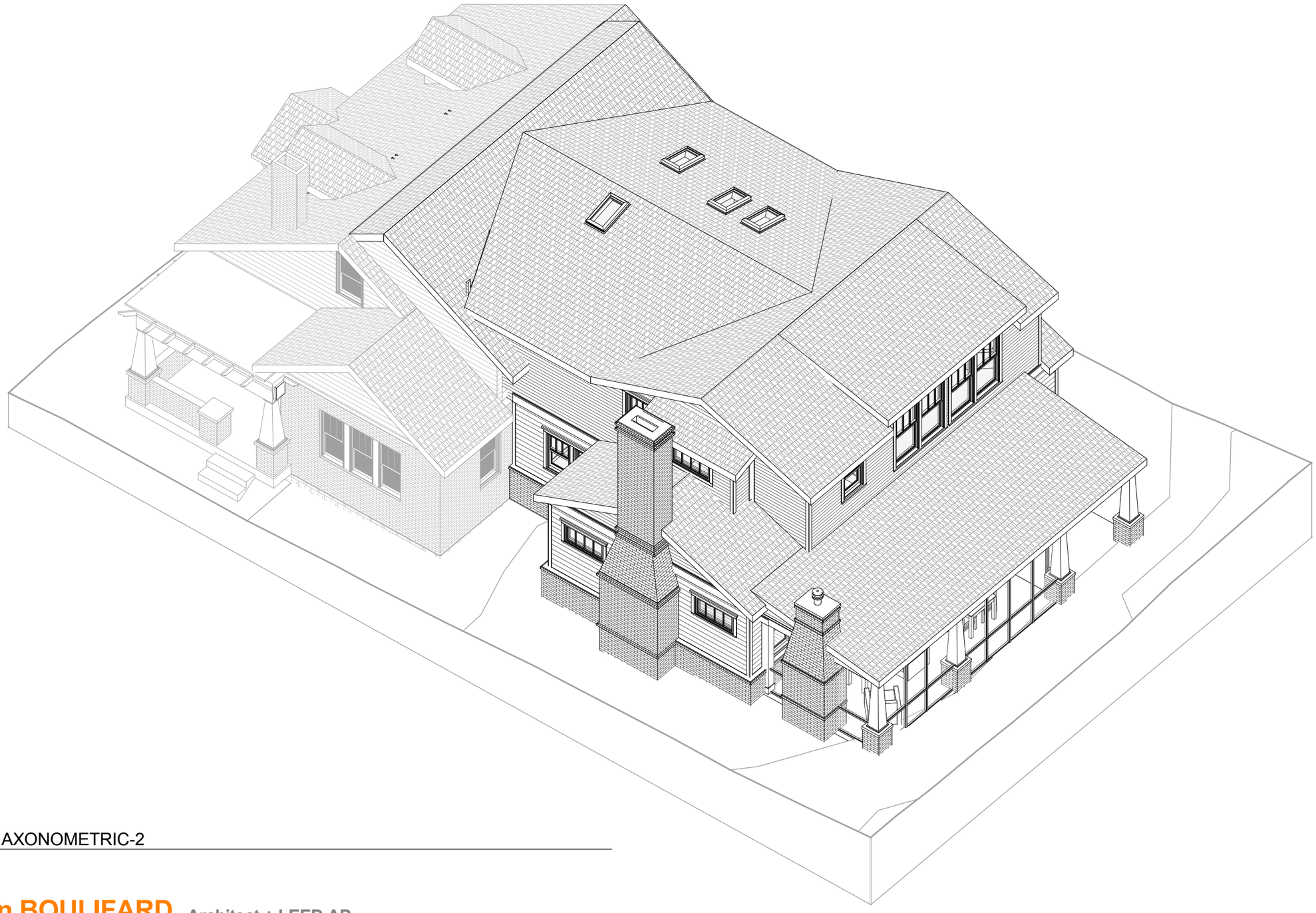

1 AXONOMETRIC-2

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Project #: 0000
Date: 12-09-2018

A9.1