DAVID BRILEY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

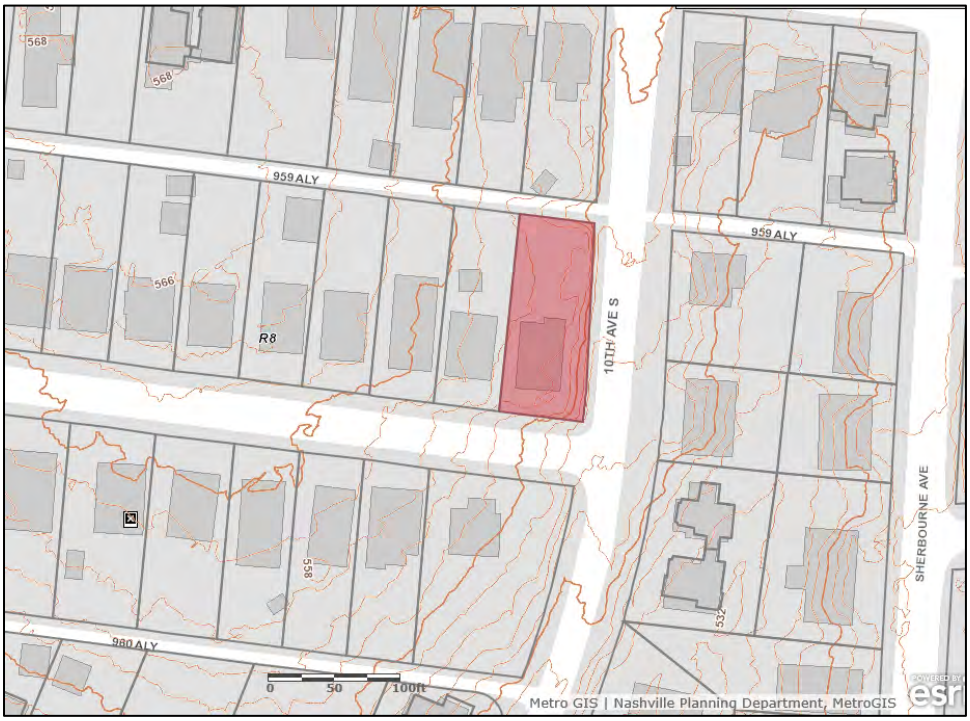
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1000 Paris Avenue
July 17, 2019

Application: Violation; New Construction—Addition
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Base Zoning: R8
Map and Parcel Number: 11801022900
Applicant: Larry Swoopes, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is seeking after-the-fact approval to retain and complete a rear addition to the house that was started without MHZC approval or a building permit. The addition attaches to the rear of the house stepped in six inches (6") from the right side of the house, and the rear of the addition is separated from a recently constructed outbuilding by only two feet (2'). **Recommendation Summary:** Staff recommends disapproval of the rear addition, finding that the addition as it is constructed does not meet the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay, sections IV.A.1.b. (Location), III.B.1 and IV.B (Scale), III.C.2. and III.H.6.a., and III.H.6.d. (Setback & Rhythm of Spacing). Additionally, staff recommends that the addition is removed within sixty (60) days.	**Attachments** **A:** Aerial Photos **B:** HCP 2016051336 REVISED (Addition) **C:** HCP 2016051421 (Outbuilding) **B:** Current Proposal Floorplans and Elevations (The drawings are not accurate, but they have been included for the record to be complete.)

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

III. New Construction

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

1. A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale
a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*
c. *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings.* T*he roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are generally not appropriate for Waverly-Belmont.

3. Roof
   a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Waverly-Belmont, historic accessory buildings were between 8' and 14' tall.
   b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
   c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
   d. *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

4. Windows and Doors
   a. Publicly visible windows should be appropriate to the style of the house.
   b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
   c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
   d. For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.
   e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim
   a. Weatherboard, and board-and-batten are typical siding materials.
   b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
d. Stud wall lumber and embossed wood grain are prohibited.
e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
a. Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
b. Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.
d. There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
e. *Outbuilding may be as close as 3' to the rear property line if there are no garage doors facing the rear property line or they may be as close as 5' if there are garage doors facing the rear property line. (Appropriate setbacks approved by Commission on 6/21/17 and notes in Rules of Order and Procedure.)*
f. *Generally, attached garages are not appropriate; however, instances where they may be are: Where they are a typical feature of the neighborhood; or When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*
g. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

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

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

a. The lot area on which a DADU is placed shall comply with Table 17.12.020A.
b. The DADU may not exceed the maximums outlined previously for outbuildings.
c. *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*
d. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or the lot has been subdivided since August 15, 1984.
Ownership.
e. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
f. The DADU cannot be divided from the property ownership of the principal dwelling.
g. The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
h. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

Bulk and Massing.
i. The living space of a DADU shall not exceed seven hundred square feet.

I. Utilities

1. 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. Generally, utility connections should be placed no closer to the street than the mid-point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

J. Public Spaces

1. Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.
2. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

<u>IV. Additions</u>

A. **Location**

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

   a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
   b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.

   a. The addition should sit back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
   b. 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.
   c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure than an addition has achieved proper scale, the addition should 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 or an atypical lot parcel shape or size. In these cases, an addition may rise above <u>or</u> extend wider than the existing building; however, generally the addition should not be higher <u>and</u> extend wider.

   a. 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 ridge 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.

b. 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.

A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

2. No matter its use, an addition should 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.

3. 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.

4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.

5. 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.

6. 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.

7. The height of the addition's roof and eaves must be less than or equal to the existing structure.

8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. 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.

   a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.

   b. 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.
   · If there are no existing dormers, 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 the width of roof dormers 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.

2. 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).

3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

D. 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 original form and openings on the porch remain visible and undisturbed.

E. 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.

F. 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.

G. Additions should follow the guidelines for new construction.

Background: In September of 2016, MHZC Staff administratively approved the construction of a rear addition and an outbuilding at 1000 Paris Avenue. The plans for the addition were revised in March of 2017 to be a rear dormer only with no new footprint and the permit was updated at that time.

Figure 1: 1000 Paris Avenue

The outbuilding was first proposed as having a ten-foot (10') rear setback, with thirty-five feet (35') separation between it and the rear of the house. When construction began, the outbuilding was staked out with a rear setback of twenty-five feet (25') and only twenty feet (20') separating it from the rear of the house. Although the

building location was not as it was approved, Staff found that it still met the design guidelines and approved the revision after-the-fact.

As the construction was nearing completion in March of 2018, Staff observed that a pergola had been constructed between the house and the outbuilding but not attached to either building. Because the structure was freestanding and did not have enclosed sides or a roof, Staff determined after-the-fact that the pergola did not need to be reviewed.

Figure 2: Pergola constructed without a permit as seen in March 2018.

On June 13th of this year, MHZC Staff observed that the pergola was in the process of being converted into a permanent enclosed addition with a gabled roof and solid walls with windows and doors. No Preservation Permit or Building Permits have been issued for this work.

Figure 3: June 2019 with enclosed addition between house and outbuilding.

Analysis and Findings: The applicant is seeking after-the-fact approval to retain and complete the rear addition to the house.

Location & Removability: The addition attaches to house with a gable roof tying into the rear wall and the right side stepped in from the original wall of the house by six inches (6”). Under section IV.A.1.b. of the design guidelines, additions are typically required to step in one foot (1’) from the sides of an historic house. While the addition does not step in a full one foot (1’) from the side of the house, staff finds that the location would be appropriate if the scale were minimal and the material were differentiated from the primary cladding on the house. As proposed, however, staff finds that the addition does not meet section IV.A.1.b. of the design guidelines.

Height & Scale: The addition will tie into the rear wall of the house, ten feet (10’) below the roof ridge. The sides of the addition will be stepped in six inches (6”) from the right side of the building and approximately twelve feet (12’) on the left. Normally, an addition of this size would be appropriate. In this instance, however, staff finds that the separation between the house and outbuilding is insufficient, and at only two feet (2’) the eaves are forced to overlapping each other. The resulting appearance is as if the addition connects the historic house and the outbuilding into a single structure. In total, the resulting construction has a depth greater than one hundred feet (100’), which is significantly greater than any historic house in the neighborhood.

Staff finds that while the height and width of the proposed addition are appropriate but that the depth and the resulting massing and open space of the partially-constructed addition with the recently constructed outbuilding is not compatible with the surrounding historic context and therefore does not meet sections section IV.B and III.B.1 of the design guidelines for new construction.

Plans submitted by the applicant after-the-fact are not accurate, so they were not relied on to determine height and scale.

Setback & Rhythm of Spacing: The rear corners of the addition are separated from the outbuilding by only two feet (2’) and the eaves and roof of the addition overlap the roof of the outbuilding. Under section III.C.2. and III.H.6.a. of the design guidelines, outbuildings should typically be located at the rear of the lot close to the alley. The Commission has determined that, as italicized in the design guidelines as section III.H.6.d., an outbuilding should be behind the principal building with twenty feet (20’) of separation between the house and the outbuilding.

Staff finds that with the addition leaving only two feet (2’) of separation between the principal building and the outbuilding, with the eaves of the addition overlapping those of the outbuilding, the separation between the two structures is not appropriate.

Staff finds that the addition as it is constructed does not meet sections III.C.2. and III.H.6.a., and III.H.6.d. of the design guidelines.

Materials: The addition has been constructed with an asphalt-shingle roof. The siding material is unknown.

Windows and doors have been installed in the addition for which the material and type are not known. These items typically need to be approved by MHZC prior to purchase and installation.

Plans submitted by the applicant after-the-fact are not accurate, so they were not relied on to determine other materials.

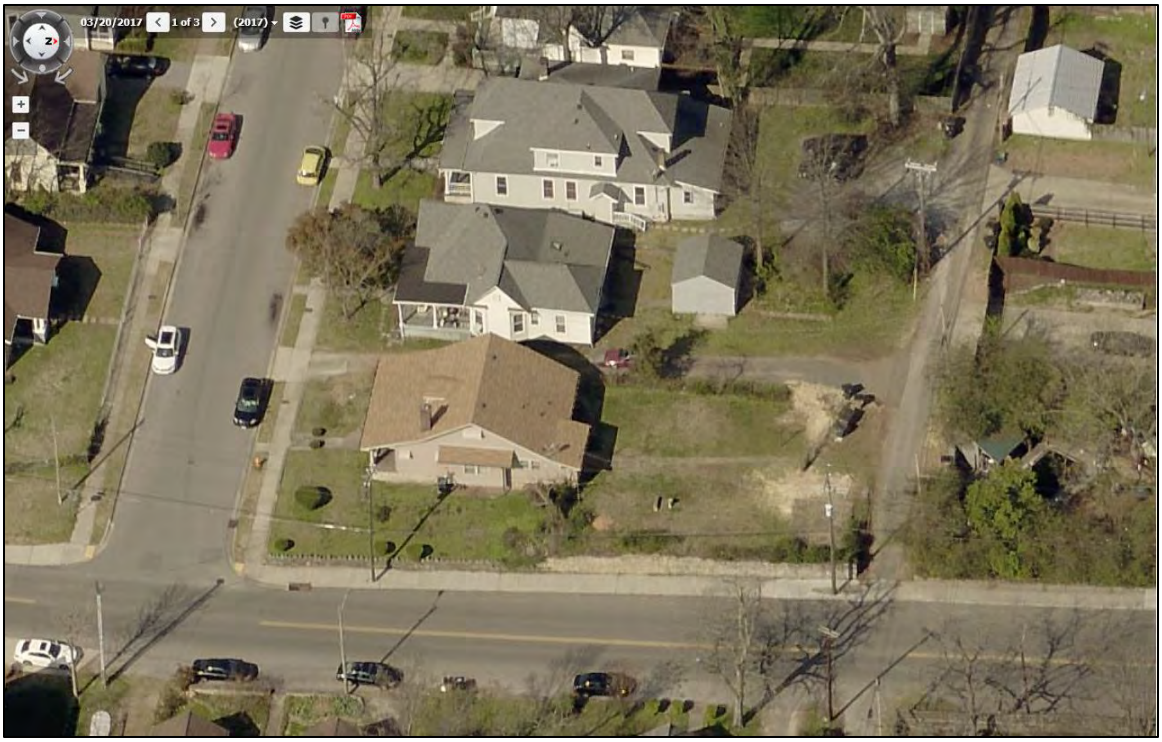
At this time, staff is unable to assess if the materials meet section III.D of the design guidelines.

Roof form: The roof of the addition is a rear-facing gable. Staff finds the roof to be compatible and that the project would meet section III.E for new construction-roof form if the scale and setbacks of the addition were appropriate.

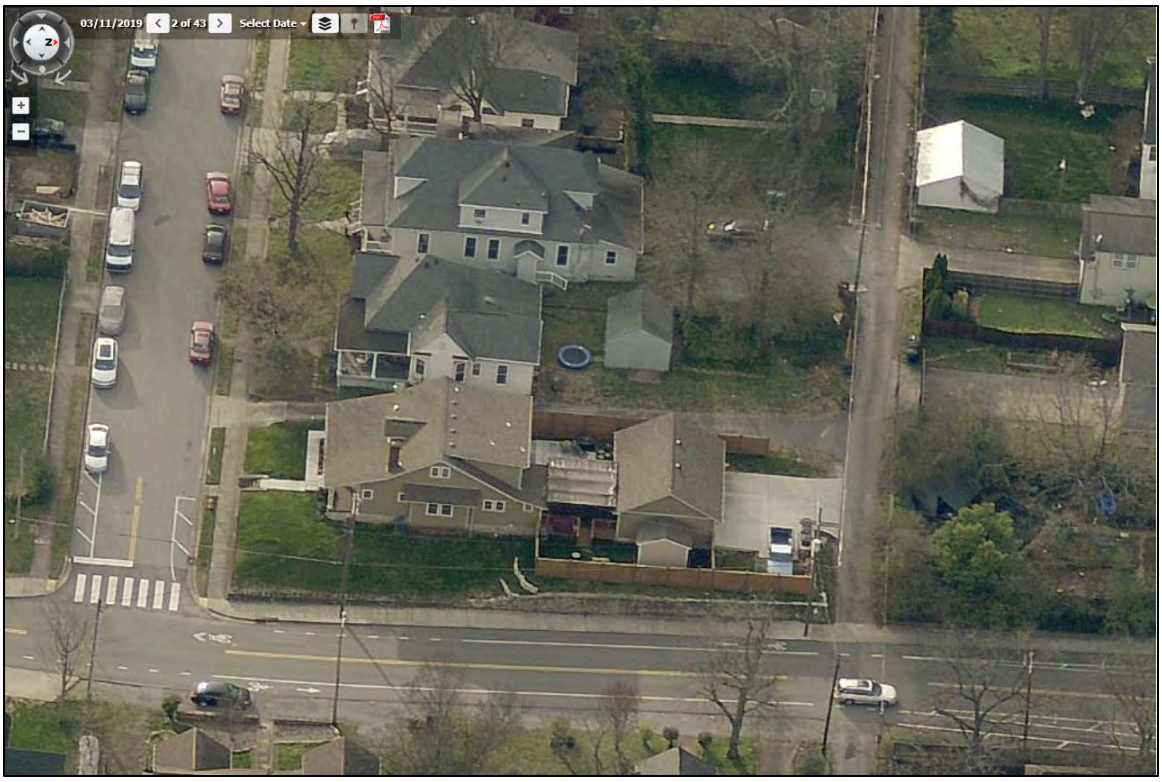
Plans submitted by the applicant after-the-fact are not accurate, so they were not relied on to determine roof form or pitch.

Recommendation: Staff recommends disapproval of the rear addition, finding that the addition as it is constructed does not meet the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay, sections IV.A.1.b. (Location), III.B.1 and IV.B (Scale), III.C.2. and III.H.6.a., and III.H.6.d. (Setback & Rhythm of Spacing). Additionally, staff recommends that the addition is removed within sixty (60) days.

ATTACHMENT A: AERIAL PHOTOS



Aerial view from March 2017, before construction of addition and outbuilding.



Aerial view from March 2019, showing rear dormer addition, outbuilding, and pergola.

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METRO HISTORIC ZONING COMMISSION

Sunnyside at Sevier Park
3000 Granny White Pike
Nashville TN 37204
(615) 862-7970
histlap1@nashville.gov

HISTORICAL COMMISSION PERMIT - 2016051336 REVISED

Entered on: 23-Sep-2016

Site Address
1000 PARIS AVE
NASHVILLE TN, 37204

Parcel: 11801022900
Parcel: DIST 17

Parcel Owner: Larry Swoopes
Purpose: Construct rear addition

FOUNDATION
- Foundation material shall match the existing house or shall be split-faced block.
- The finished floor height shall be consistent with the finished floor heights of the existing house.

CLADDING & TRIM
- Original siding or cladding shall not be replaced without prior MHZC Staff approval.
- Siding, trim, railings, vents and associated type elements are to be wood or cement fiberboard. Clad material is not approved.
- Wood or cement fiberboard shall be a smooth face material void of any simulated wood grain pattern or rough, unfinished appearance.
- All exposed exterior lumber should be grade number #1 or #2.Lower grade lumber is unsuitable for exterior work.
- Overlapped siding shall have a reveal of five inches (5"), or match the exposure on the house.

WINDOWS & DOORS
- Window and door selections shall be approved by MHZC Staff prior to purchase/installation.
- Windows on clapboard structures shall not have brick-mold and shall have four inch (4”) nominal wood casings.
- There shall be a four inch (4") mullion between any paired windows.
- Existing windows/doors not marked for replacement on the approved plans shall be retained.

ROOF
- Roof shall be asphalt shingles, matching the color of the existing roof. New roof colors shall be approved by MHZC Staff prior to purchase/installation.
- Removal of roof rafters, ridge board, eaves or other structural roof members is not approved.
- Removal of chimney, dormers, decorative trim, or other details is not approved.

HVAC
- HVAC/Mechanical/Utility vents, pipes, lines, and all associated components, condensers or boxes shall be located behind the midpoint of the building or on the rear.

GENERAL
MHZC Staff may have added notes to submitted drawings that are a part of this permit. Any substitutions or deviation from the approved work requires further review and approval by the MHZC PRIOR to work being undertaken or materials being purchased.

All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.

This permit becomes invalid TWELVE months after issue date. Expired permits must be reissued prior to work being undertaken.

THIS IS NOT A BUILDING PERMIT nor does it permit any particular type of use. No work can begin without the appropriate review and approval by the Metropolitan Department of Codes Administration: Howard School Building Campus (615) 862-6500.

APPLICANT: Larry Swoopes

Activities to be Completed - Call: (615) 862-7970

WINDOWS APPROVAL PRIOR TO INSTALL - HZ
DOOR APPROVAL PRIOR TO INSTALL - HZ
FIELD STAKING INSPECTION - HZ
FOUNDATION CHECK INSPECTION - HZ
ROUGH FRAMING INSPECTION - HZ
RANDOM MONTHLY INSPECTION - HZ

Issued Date: September 23, 2016 **Issued By:** Sean Alexander

REVISED 3/21/1017

HISTORICAL COMMISSION PERMIT 2016051336 (REVISED)
CALL 615-862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS

1. Please refer to notes on pages 1-3.
2. Staff must approve the construction progress after the rough framing has been completed
3. The following must be submitted for final approval before purchase.
   a. Windows and doors
   b. Roof color (unless matching existing)

site plan notes

1. A QUALIFIED SURVEYOR SHALL LOCATE STRUCTURES ONLY. FINAL LOCATION OF ALL STRUCTURES SHALL BE COORDINATED WITH OWNER.
2. PROPERTY LINE DIMENSIONS ARE PREPARED WITH INFORMATION FURNISHED BY THE OWNER AND SHALL NOT BE CONSTRUED TO BE A SURVEY OF THE PROPERTY. FINAL STRUCTURE PLACEMENTS IN RELATION TO THE PROPERTY LINES SHALL BE DESIGNED ON THE SITE PLAN AND SHALL CONFORM TO ALL LOCAL ZONING AND BUILDING CODES, AMENDMENTS AND/OR APPROVED VARIANCES. BUILDER SHALL LOCATE ALL STRUCTURES AND CERTIFY COMPLIANCE WITH SETBACKS PRIOR TO ANY WORK.
3. ALL EXTERIOR WALLS NOT ATTACHED TO THE PRIMARY STRUCTURE SHALL REQUIRE A SEPARATE BUILDING PERMIT.
4. SIDEWALKS, DRIVEWAYS, AND OTHER FLAT WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT.
5. ALL ADDITIONAL SIT IMPROVEMENTS SHALL BE COORDINATED WITH THE OWNER.

HISTORICAL COMMISSION PERMIT 2016051336 (REVISED)
MHZC NOTES; CALL 615-862-7970 WITH ANY QUESTIONS

1. Structure to be constructed in accordance with attached scaled site plan and elevations. Any deviation from the approved plans could result in **changes being reversed** to reflect the approved drawings.
2. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
3. This permit does not regulate use.
4. Exterior finish materials shall be trim grade (smooth and square). Stud wall lumber or embossed wood grain is not appropriate.
5. Windows shall be single-light or fully simulated, divided light sashes. Double and triple windows shall have 4" to 6" mullions between.
6. Four inch (4" nominal) wood casings are required around doors, windows and vents within frame walls. Windows on frame structures shall not have brick-mold.
7. HVAC/Mechanical/Utility vents, pipes, lines, and all associated components, condensers or boxes shall be located behind the midpoint of the structure on a non-street facade.
8. Siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank).
9. Four inch (nominal) wood corner-boards are required at the face of each exposed corner.

1 UNIT A SITE
1" = 10'-0"

NSC Designs
nick.comiea@gmail.com

THE CLIENT'S RIGHT TO
DESIGN AND THESE
CONSTRUCTION DOCU
CONDITIONAL AND LIMI
ONE TIME USE.

THE DESIGN REPRESEI
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DESIGNER, EXCLUSIVE

THESE PLANS MAY NO
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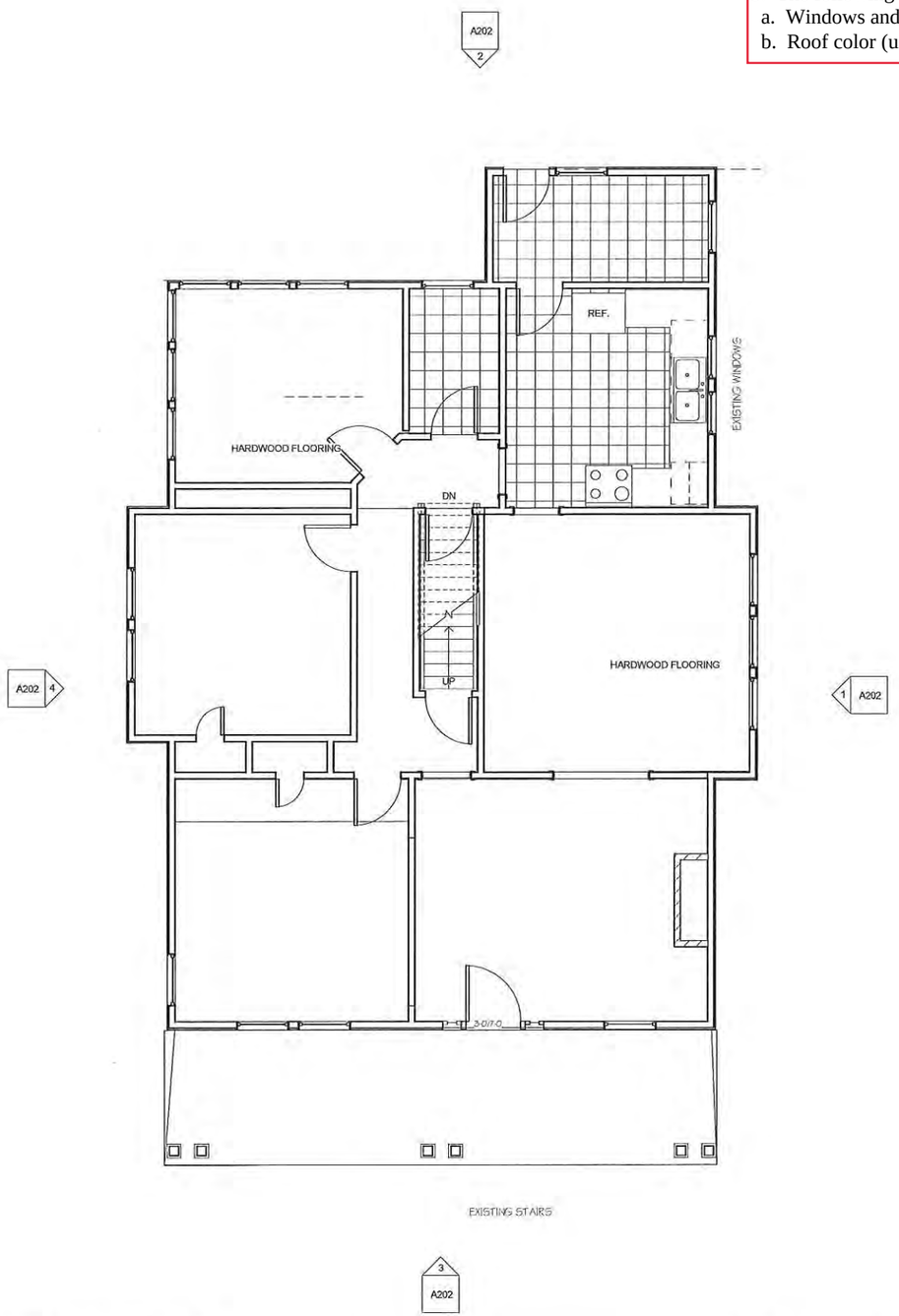
Swoopes' Residence Addition and Renovation

SITE PL

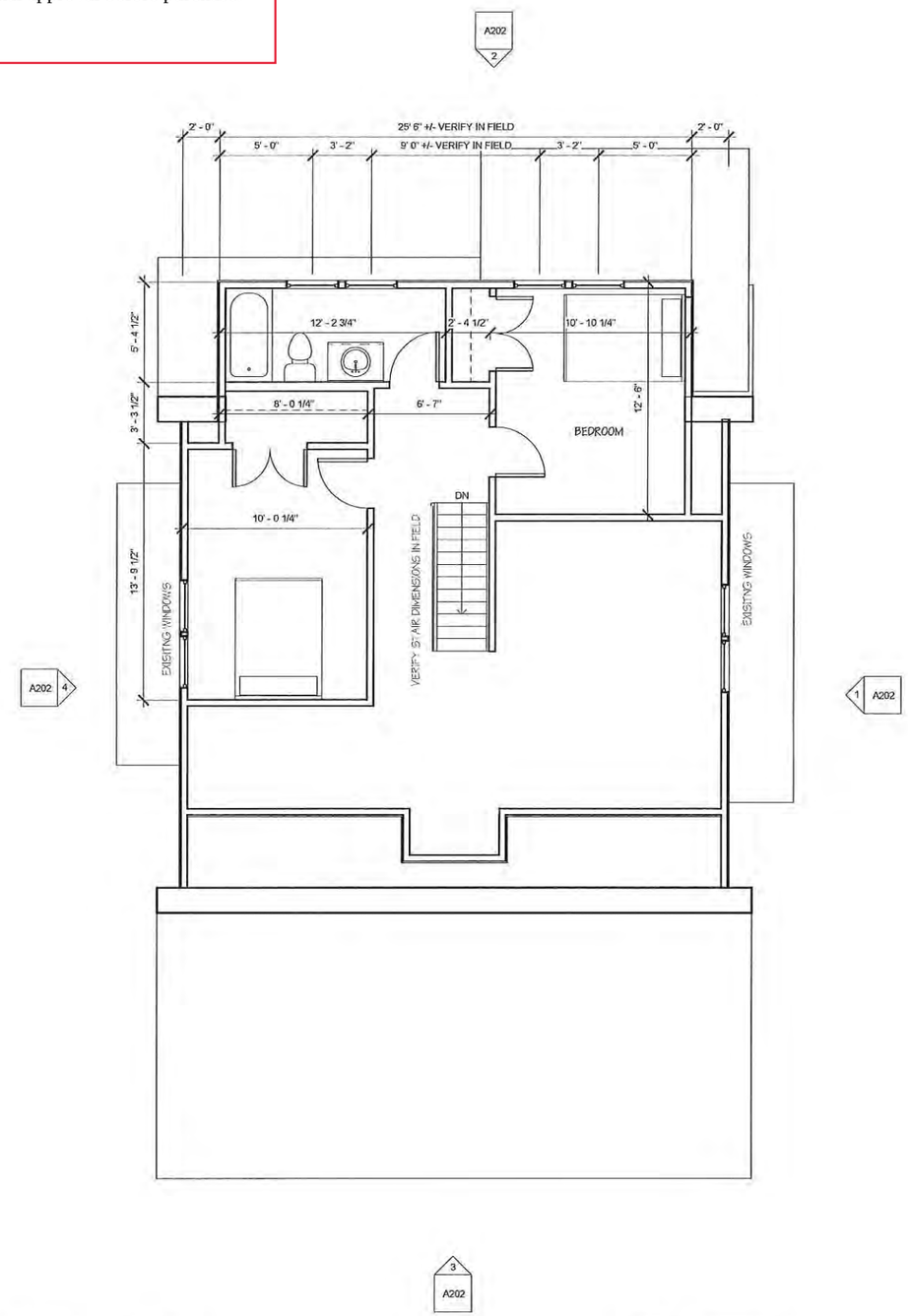
A002

HISTORICAL COMMISSION PERMIT 2016051336 (REVISED)
CALL 615-862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS

1. Please refer to notes on pages 1-3.
2. Staff must approve the construction progress after the rough framing has been completed
3. The following must be submitted for final approval before purchase.
   a. Windows and doors
   b. Roof color (unless matching existing)



1 FIRST FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"

NSC Designs
nick.comiea@gmail.com

THE CLIENT'S RIGHT TO
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DESIGNER, EXCLUSIVE

THESE PLANS MAY NO
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FOR THE PURPOSE OF
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PROJECT OR PROJECT

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Swoopes' Residence Addition and Renovation

FINISH PL

A103

HISTORICAL COMMISSION PERMIT 2016051336 (REVISED)
MHZC NOTES; CALL 615-862-7970 WITH ANY QUESTIONS

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3. This permit does not regulate use.
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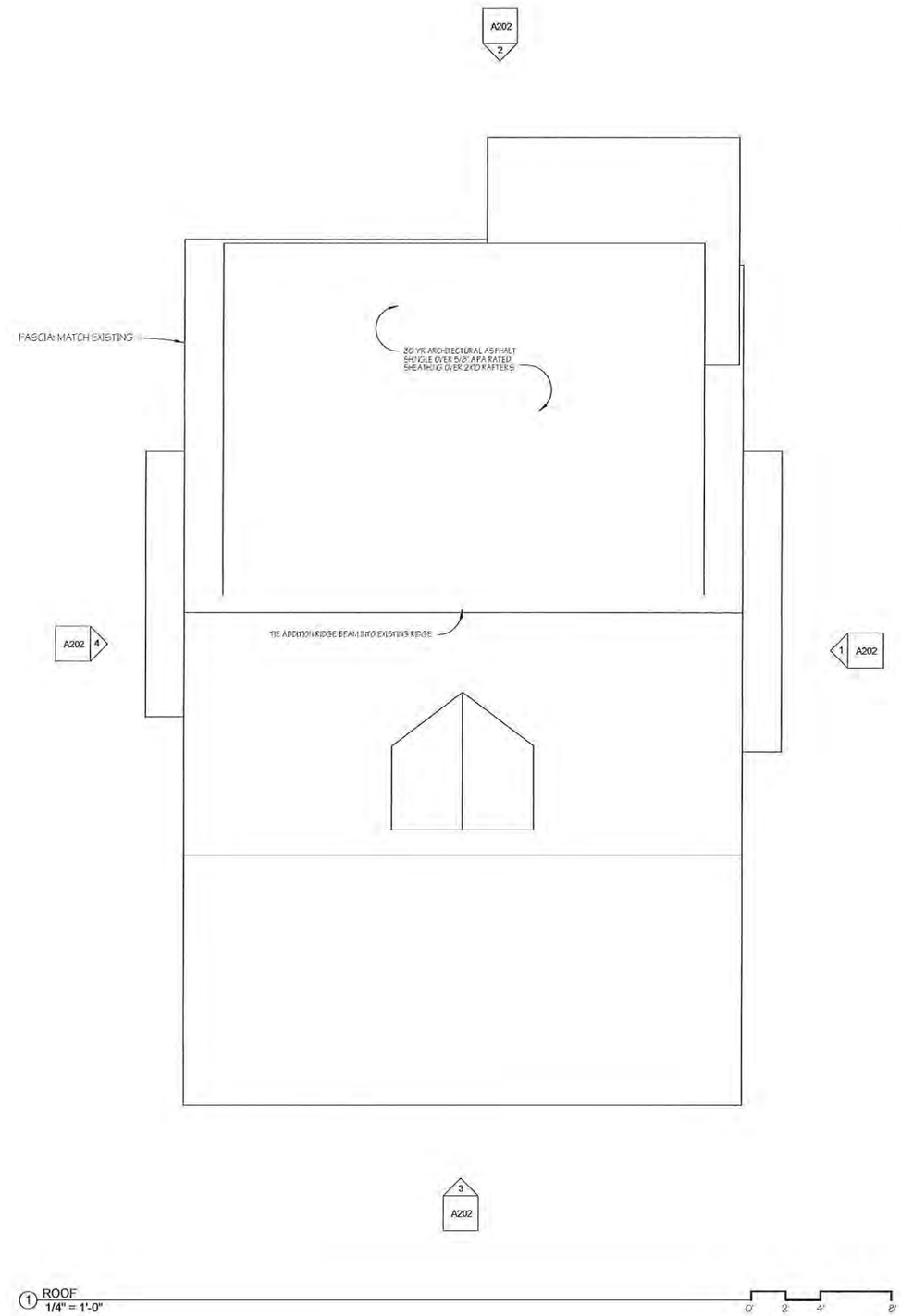
7. HVAC/Mechanical/Utility vents, pipes, lines, and all associated components, condensers or boxes shall be located behind the midpoint of the structure on a non-street facade.
8. Siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank).
9. Four inch (nominal) wood corner-boards are required at the face of each exposed corner.

HISTORICAL COMMISSION PERMIT 2016051336 (REVISED)
CALL 615-862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS

1. Please refer to notes on pages 1-3.
2. Staff must approve the construction progress after the rough framing has been completed
3. The following must be submitted for final approval before purchase.
   a. Windows and doors
   b. Roof color (unless matching existing)



1 ROOF
1/4" = 1'-0"

0 2 4' 8'

NSC Designs
nick.corniea@gmail.com

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Swoopes' Residence Addition and Renovation

ROOF PL

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HISTORICAL COMMISSION PERMIT 2016051336 (REVISED)

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9. Four inch (nominal) wood corner-boards are required at the face of each exposed corner.

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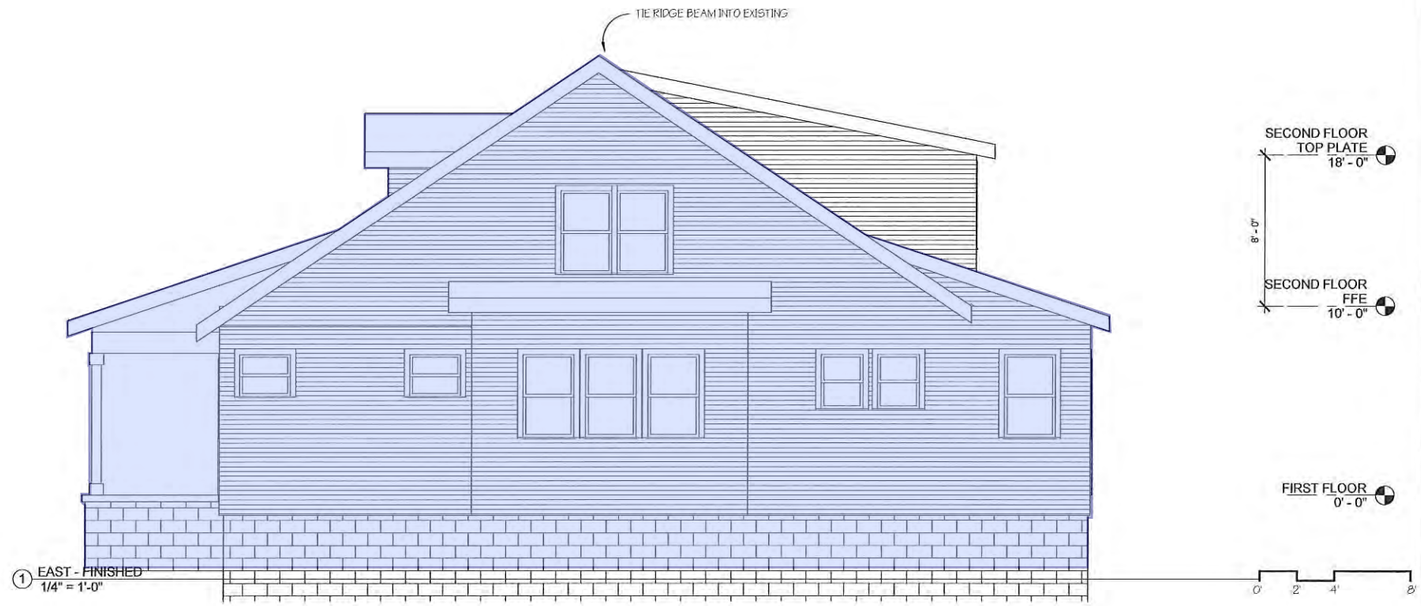
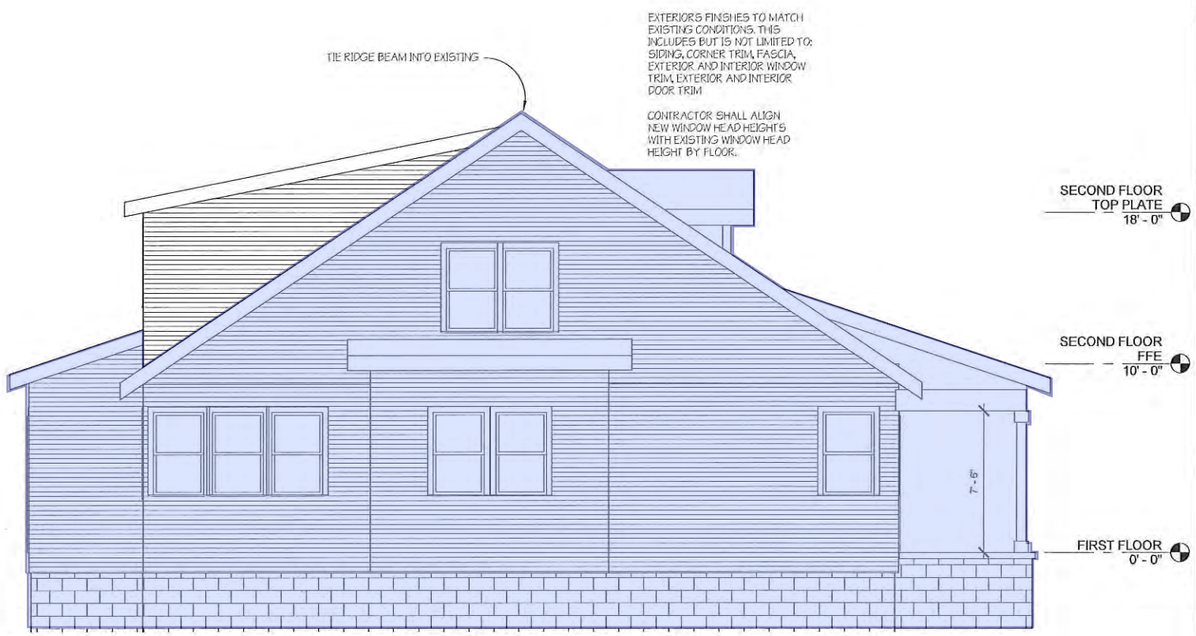
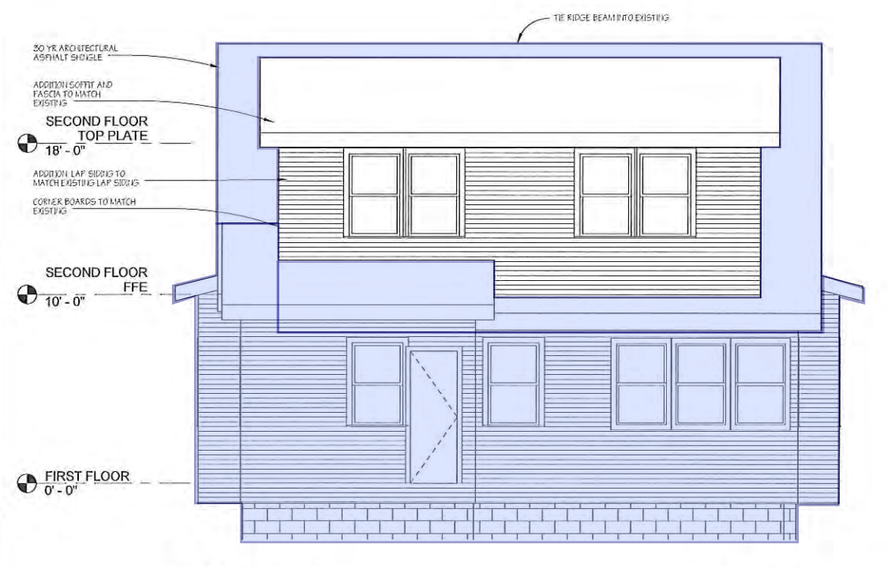
   b. Roof color (unless matching existing)



1 EAST - FINISHED
1/4" = 1'-0"



4 WEST - FINISHED
1/4" = 1'-0"



2 NORTH - FINISHED
1/4" = 1'-0"

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nick.corniea@gmail.com

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Swoopes' Residence Addition and Renovation

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METRO HISTORIC ZONING COMMISSION

Sunnyside at Sevier Park
3000 Granny White Pike
Nashville TN 37204
(615) 862-7970
histlap1@nashville.gov

HISTORICAL COMMISSION PERMIT - 2016051421

Entered on: 23-Sep-2016

Site Address
1000 PARIS AVE
NASHVILLE TN, 37204

Parcel: 11801022900
Parcel: DIST 17

Parcel Owner: Larry Swoopes

Purpose: Construct Garage (not to be used as a DADU)

FOUNDATION
- Foundation material shall be slab on grade, or shall be split-faced block.

CLADDING & TRIM
- Siding, trim, railings, vents and associated type elements are to be wood or cement fiberboard. Clad material is not approved.
- Wood or cement fiberboard shall be a smooth face material void of any simulated wood grain pattern or rough, unfinished appearance.
- All exposed exterior lumber should be grade number #1 or #2.Lower grade lumber is unsuitable for exterior work.
- Overlapped siding shall have a reveal of five inches (5"), or match the exposure on the house.

WINDOWS & DOORS
- Window and door selections shall be approved by MHZC Staff prior to purchase/installation.
- Windows on clapboard structures shall not have brick-mold and shall have four inch (4”) nominal wood casings.
- There shall be a four inch (4") mullion between any paired windows.

ROOF
- Roof shall be asphalt shingles, matching the color of the existing roof. New roof colors shall be approved by MHZC Staff prior to purchase/installation.

HVAC
- HVAC/Mechanical/Utility vents, pipes, lines, and all associated components, condensers or boxes shall be located behind the midpoint of the building or on the rear.

GENERAL
MHZC Staff may have added notes to submitted drawings that are a part of this permit. Any substitutions or deviation from the approved work requires further review and approval by the MHZC PRIOR to work being undertaken or materials being purchased.

All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.

This permit becomes invalid TWELVE months after issue date. Expired permits must be reissued prior to work being undertaken.

THIS IS NOT A BUILDING PERMIT nor does it permit any particular type of use. No work can begin without the appropriate review and approval by the Metropolitan Department of Codes Administration: Howard School Building Campus (615) 862-6500.

APPLICANT: Larry Swoopes

Activities to be Completed - Call: (615) 862-7970

GARAGE DOOR APPROVAL PRIOR TO INSTALL - HZ
DOOR APPROVAL PRIOR TO INSTALL - HZ
FIELD STAKING INSPECTION - HZ
FOUNDATION CHECK INSPECTION - HZ
ROUGH FRAMING INSPECTION - HZ
RANDOM MONTHLY INSPECTION - HZ

Issued Date: September 23, 2016 **Issued By:** Sean Alexander

HISTORICAL COMMISSION PERMIT
CALL 615-862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS

1. Please refer to notes on page 1.
2. Staff must approve the construction progress at the three following points:
   a. After the building footprint has been field staked
   b. After the foundation has been constructed
   c. After the rough framing has been completed
3. The following must be submitted for final approval before purchase.
   a. Windows and doors
   b. Roof color (if not matching existing)

HISTORICAL COMMISSION PERMIT - 2016051336
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5. Windows shall be single-light or fully simulated, divided light sashes. Muntins are to be factory installed with an exterior muntin, interior muntin and a spacer bar within the double paned-glass. Snap-in or between the glass muntins are never appropriate. Double and triple windows shall have 4” to 6” mullions between.
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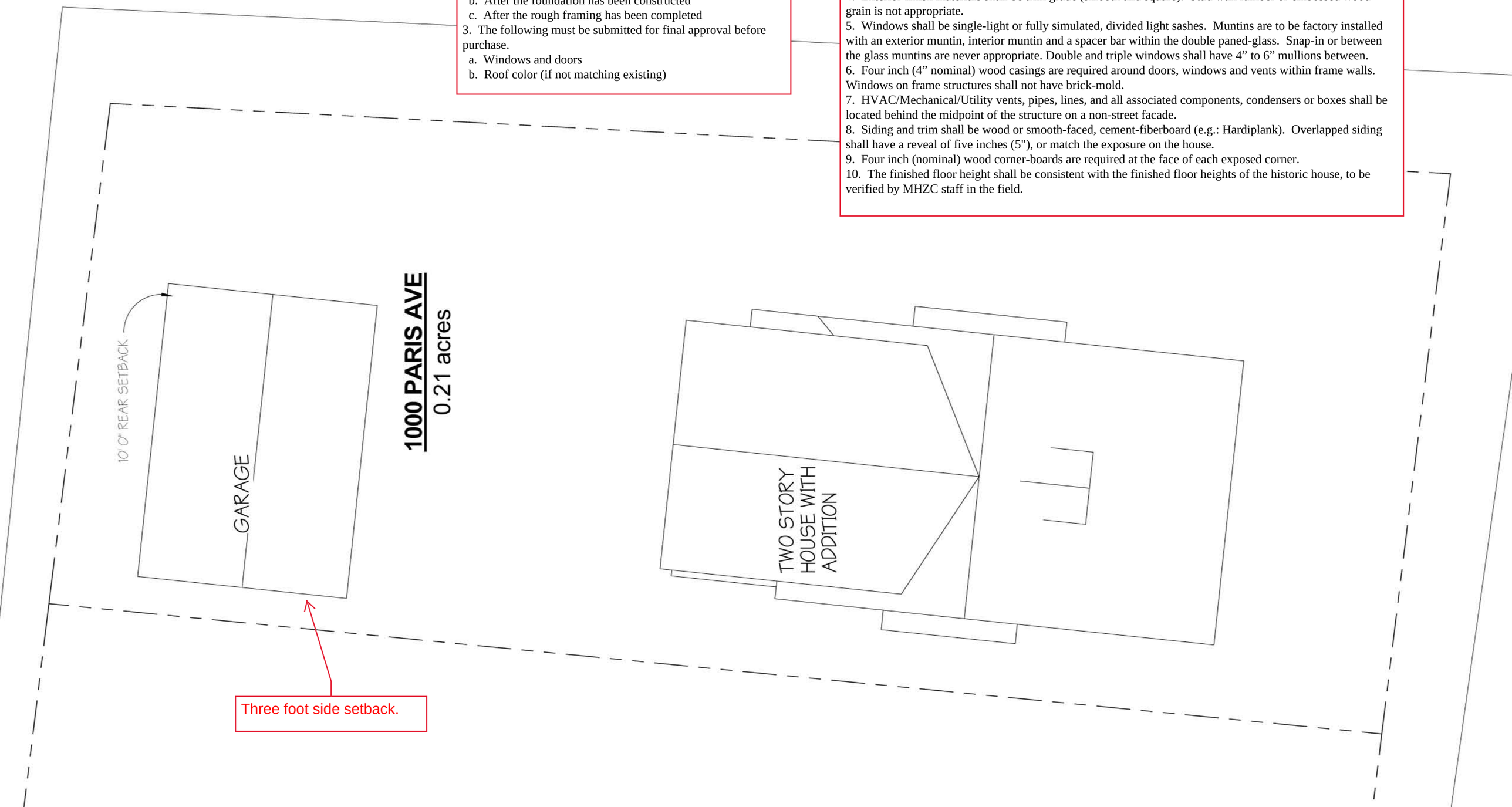
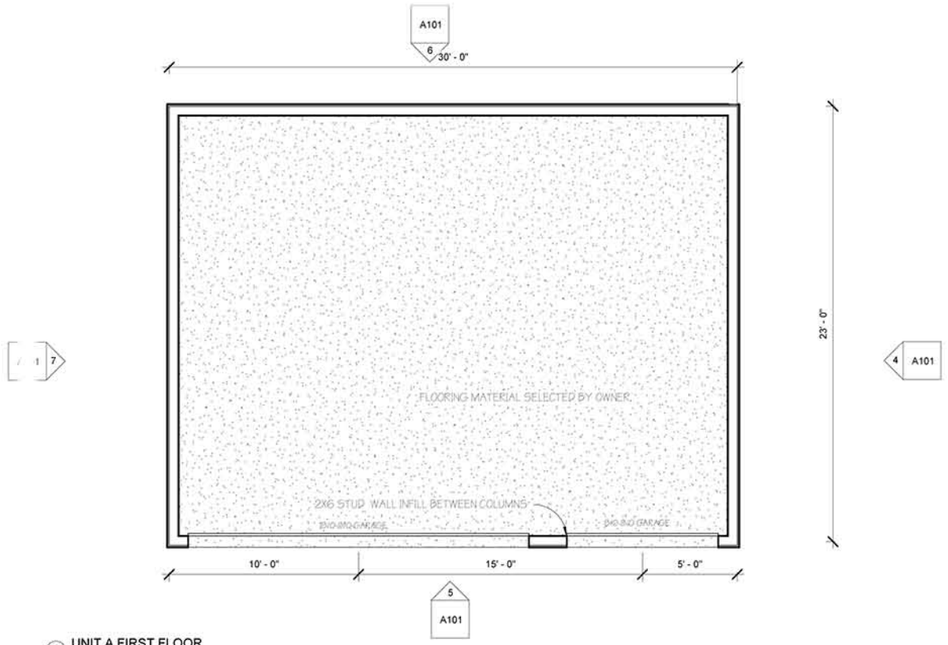
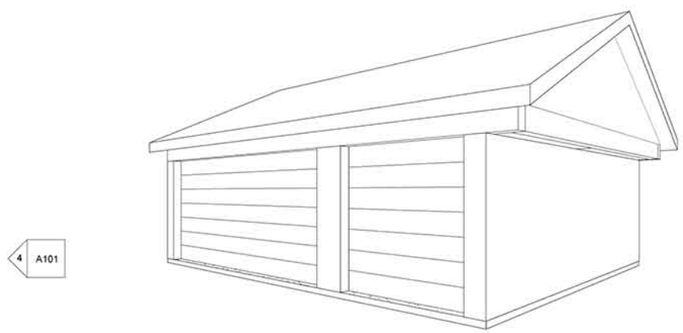
8. Siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank). Overlapped siding shall have a reveal of five inches (5"), or match the exposure on the house.
9. Four inch (nominal) wood corner-boards are required at the face of each exposed corner.
10. The finished floor height shall be consistent with the finished floor heights of the historic house, to be verified by MHZC staff in the field.

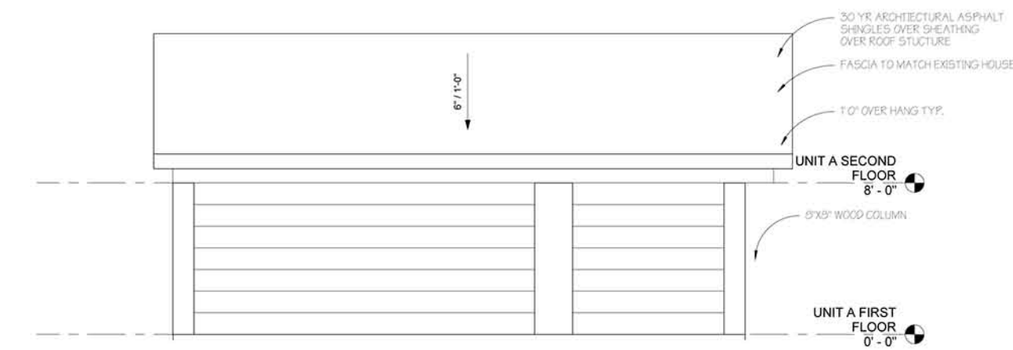




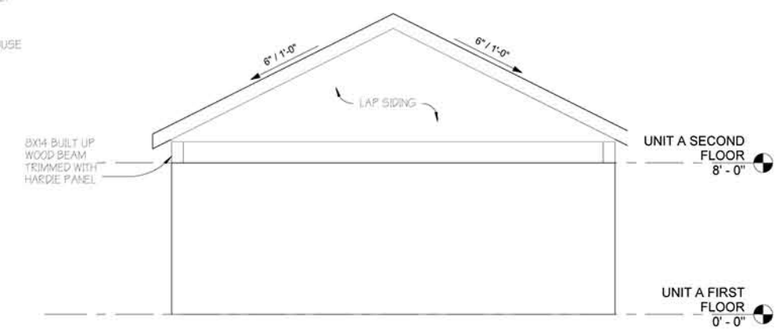
1 UNIT A FIRST FLOOR
1/4" = 1'-0"



2 3 CAR CAR PORT



5 SOUTH
1/4" = 1'-0"



4 EAST
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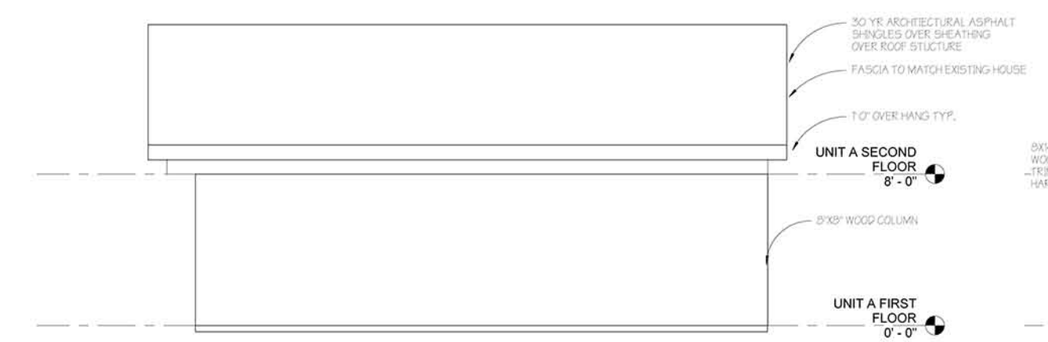
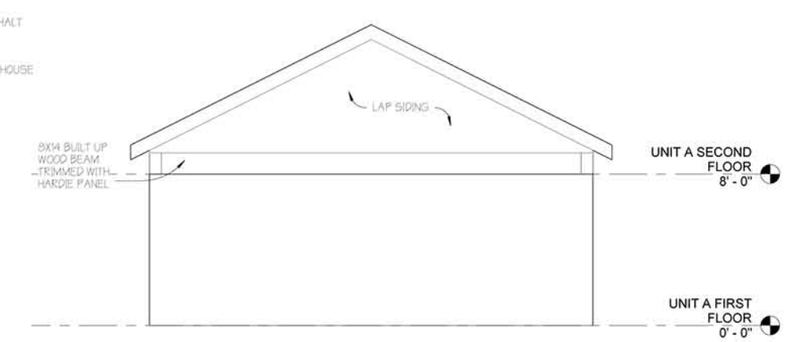


6 NORTH
1/4" = 1'-0"



7 WEST
1/4" = 1'-0"

HISTORICAL COMMISSION PERMIT - 2016051336
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   a. Windows and doors
   b. Roof color (if not matching existing)

NSC Designs
nick.cornea@gmail.com
612.600.0709

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THE DESIGN REPRESENTED IN THE DRAWINGS BELONG TO THE DESIGNER. EXCLUSIVELY.

THESE PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF THE CONSTRUCTION OF ANOTHER PROJECT OR PROJECTS.

CONTRACTOR IS TO VERIFY ALL CONDITIONS AT THE SITE AND REPORT ANY DISCREPENCIES TO THE DESIGNER AT ONCE.

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THE FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

CONTRACTOR SHALL ASSUME RESPONSIBILTY FOR ERRORS NOT REPORTED.

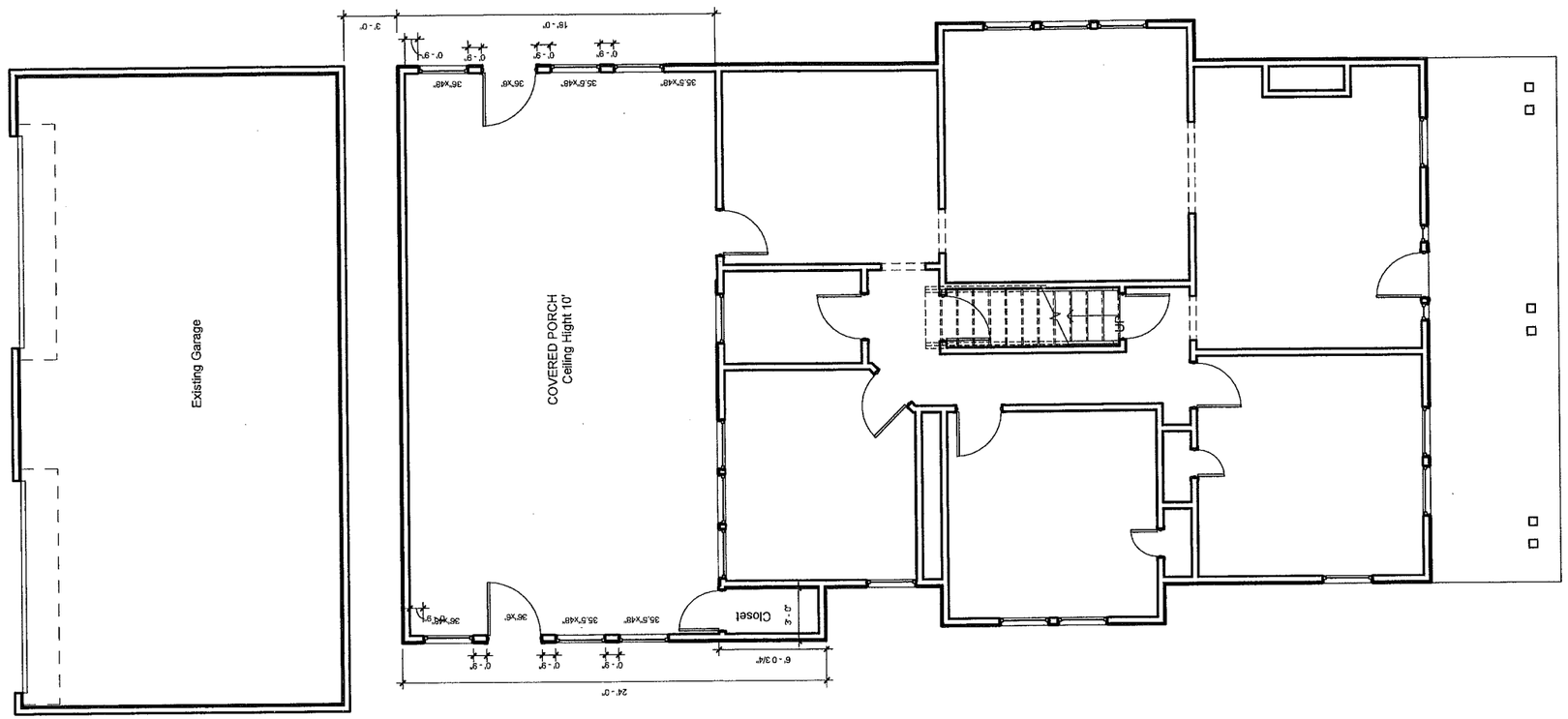
1000 Paris Ave Gagage
Owner: Larry Swoopes

PLANS

A101

9/20/2016 9:45:37 AM

Drawings Submitted for July 2019 MHZC Review



1 Proposed First Level
3/16" = 1'-0"

No.	Description	Date

Project

Home Addition

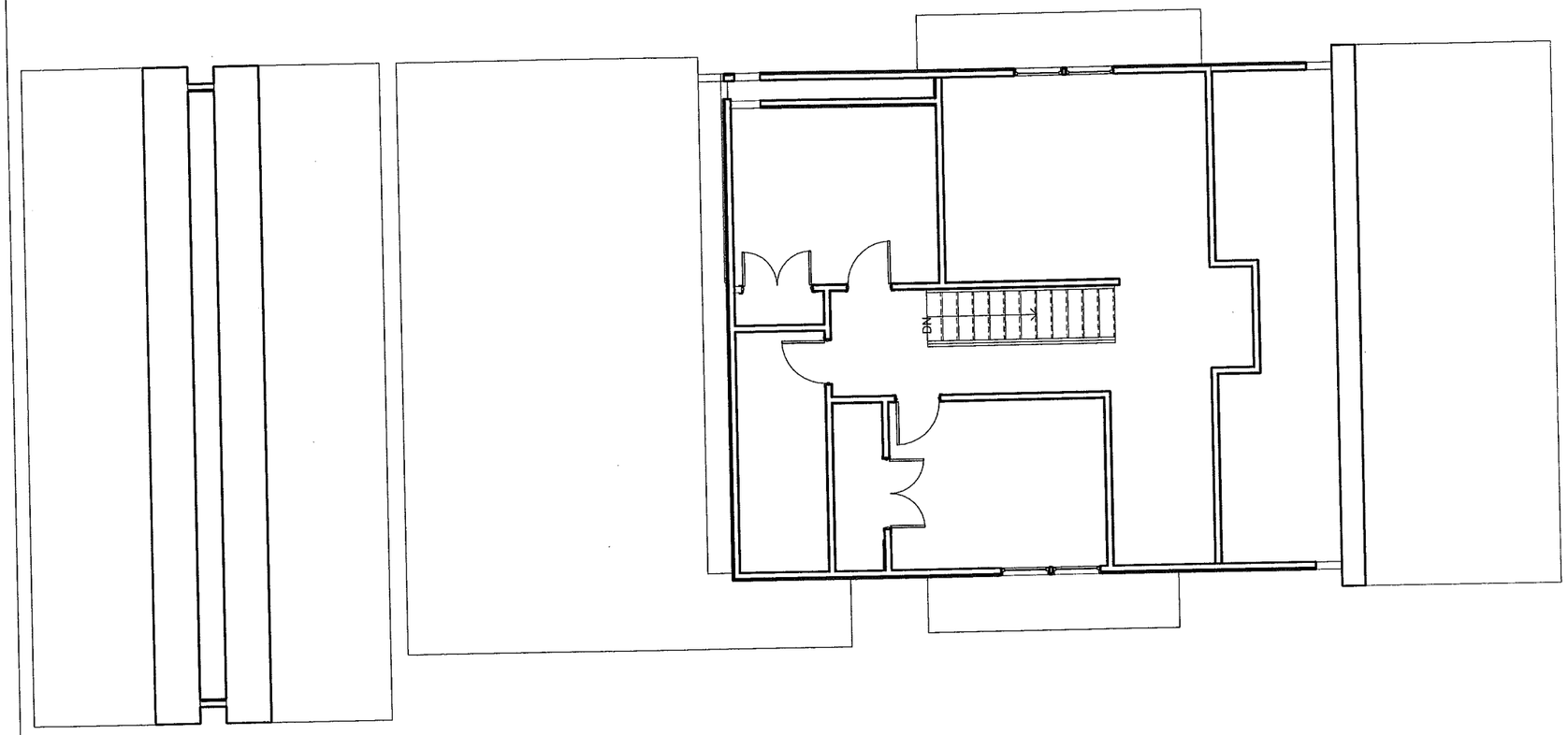
Proposed First Level

Project number	230619
Date	23June,2019
Drawn by	MS
Checked by	MS

A101

Scale 3/16" = 1'-0"

Drawings Submitted for July 2019 MHZC Review



1 Proposed Second Level
3/16" = 1'-0"

No.	Description	Date

Project

Home Addition

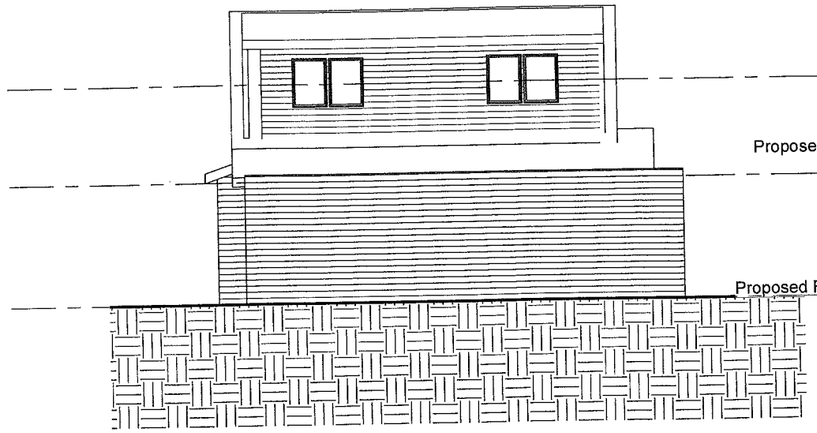
Proposed Second Level

Project number	230619
Date	23June,2019
Drawn by	Author
Checked by	Checker

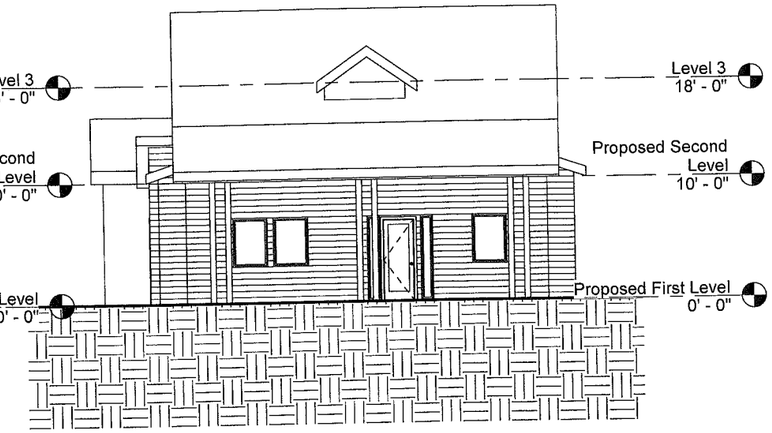
A102

Scale 3/16" = 1'-0"

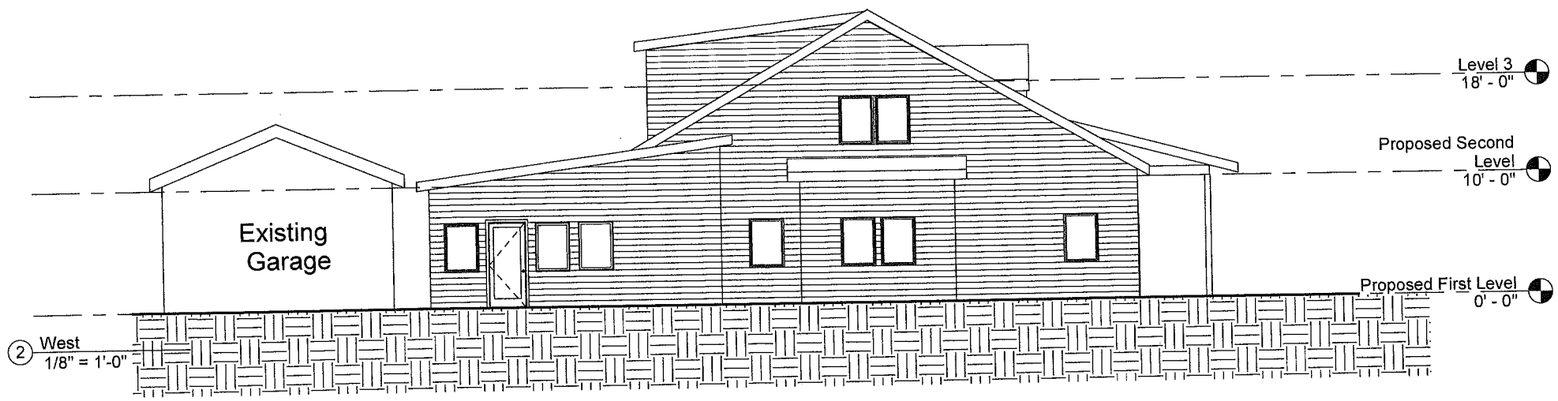
Drawings Submitted for July 2019 MHZC Review



3 North
1/8" = 1'-0"



4 South
1/8" = 1'-0"



2 West
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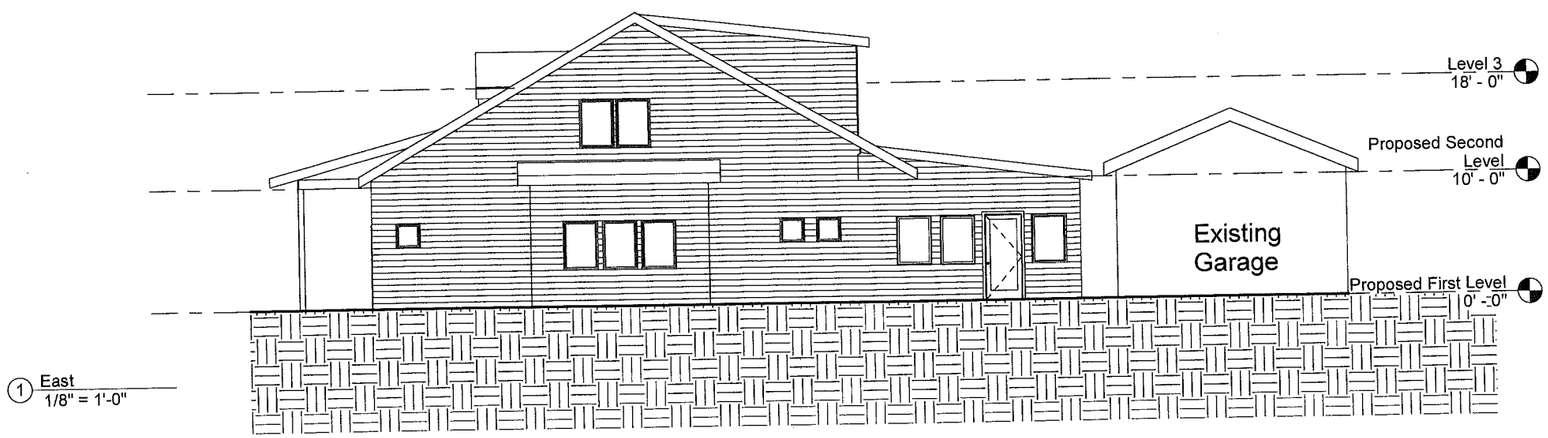

1 East
1/8" = 1'-0"

No.	Description	Date

Project

Home Addition

Facades

Project number	230619
Date	23June,2019
Drawn by	Author
Checked by	Checker

A103

Scale 1/8" = 1'-0"