

JOHN COOPER
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

STAFF RECOMMENDATION

1101 Paris Avenue
September 16, 2020

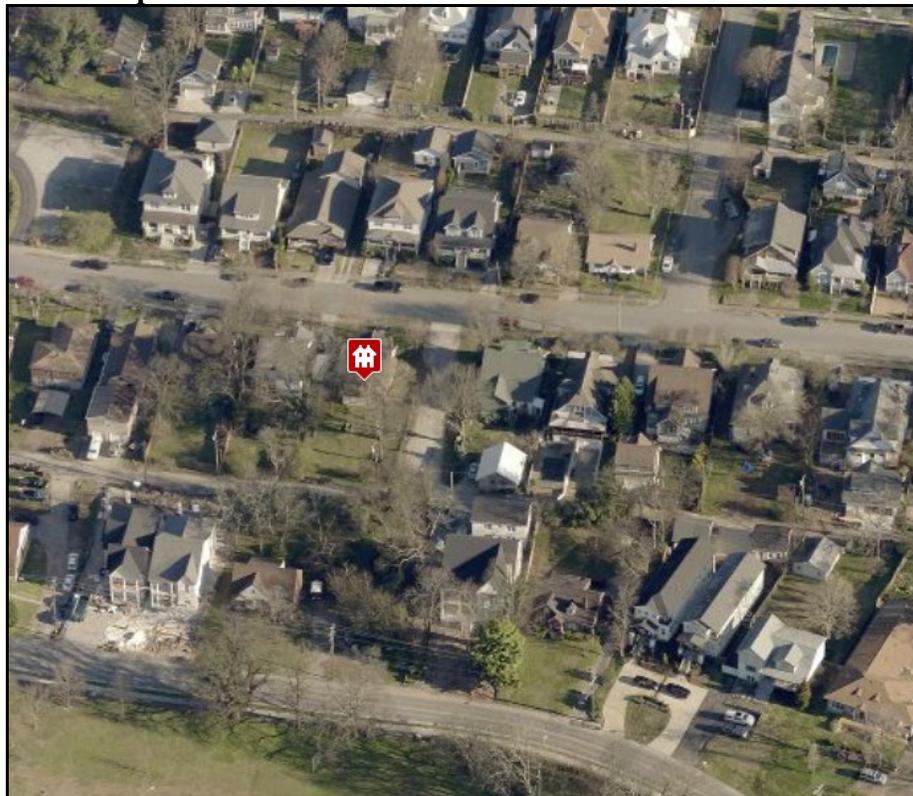
Application: New Construction – Addition; Setback Determination
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Base Zoning: R8
Map and Parcel Number: 118010173.00
Applicant: Paul Boulifard
Project Lead: Jenny Warren, jenny.warren@nashville.gov

<p>Description of Project: Application for the construction of a rear addition.</p> <p>Recommendation Summary: Staff recommends approval with the following conditions:</p> <ol style="list-style-type: none">1. Staff approve the final materials prior to purchase and installation, including: the foundation material, the roofing color, the doors, the windows, the side stair and rear deck materials; and2. The HVAC shall be located behind the house or on the interior side, beyond the mid-point of the house, <p>finding that the project meets Sections III and IV of the <i>Waverly-Belmont Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
---	--

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. *17.40.410*).

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

3. In most cases, an infill duplex for property that is zoned for duplexes 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 depth 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

1. 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.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding.
 - Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
 - 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.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
2. Asphalt shingle and metal are appropriate roof materials for most buildings.

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house. Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.

4. 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. In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.
5. For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street. For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

G. Proportion and Rhythm of Openings

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

IV. Additions

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 that 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 or extend wider than the existing building; however, generally the addition should not be higher and 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

- I. 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.



Figure 1: 1101 Paris Avenue

Background: The structure at 1101 Paris Avenue is a one and one-half story house with a side-gabled roof and front gabled partial-width porch. Constructed in the 1920s, the house is an example of the Craftsman architectural style, and it is contributing to the historic character of the overlay.

The house sits on the corner of Paris Avenue and 11th Avenue South. This portion of 11th Avenue runs from Paris to the alley behind the house and does

not go through to Kirkwood Avenue, beyond. The street is not fully paved and is maintained like an alley.

Analysis and Findings:

The application is for a rear addition which utilizes a ridge-raise. The addition will encroach into the side setback along 11th Avenue South.

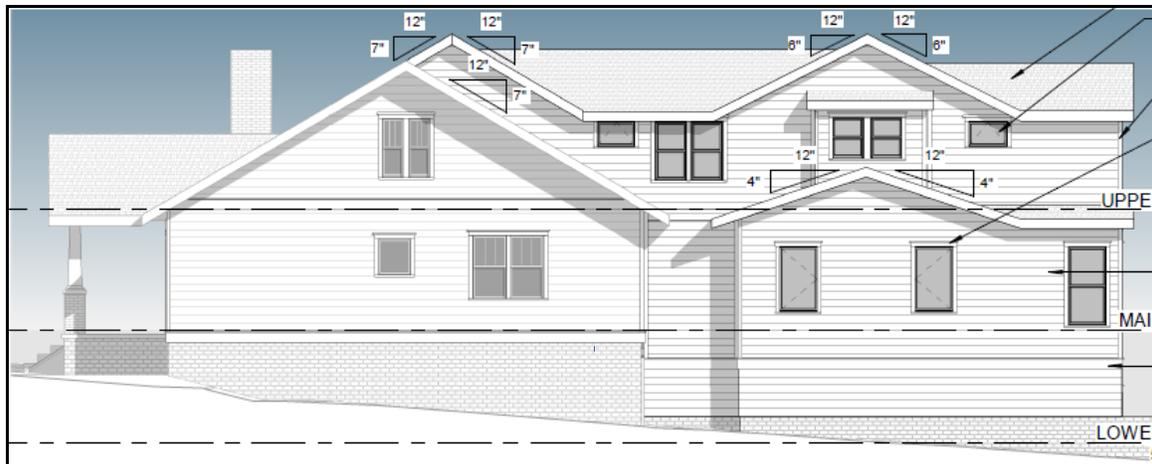


Figure 2: Right side elevation

Height & Scale: The project includes a two foot (2') tall ridge-raise that will 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.

The roof of the rear addition will have a cross-gable “hyphen” tying into the raised roof ridge and extending back to another side-gabled component at the rear, parallel to the original roof.

The addition will be stepped in from the side walls of the house by two feet (2') on the first and second stories, preserving the original back corners of the house. After extending about seven feet (7') to the rear, the addition will step back out to match the width of the house on the first story. The upper-story walls will remain inset two feet (2'), with the exception of an eight foot (8') wide bay that steps back out one foot (1') on either side. (Figures 2 and 3)

On the left side, the first floor will step back out even with a protruding bay on the original house, rather than with the main wall. The Commission has approved similar configurations in the past. This side also includes an uncovered side stair and an uncovered rear deck. (Figure 3)

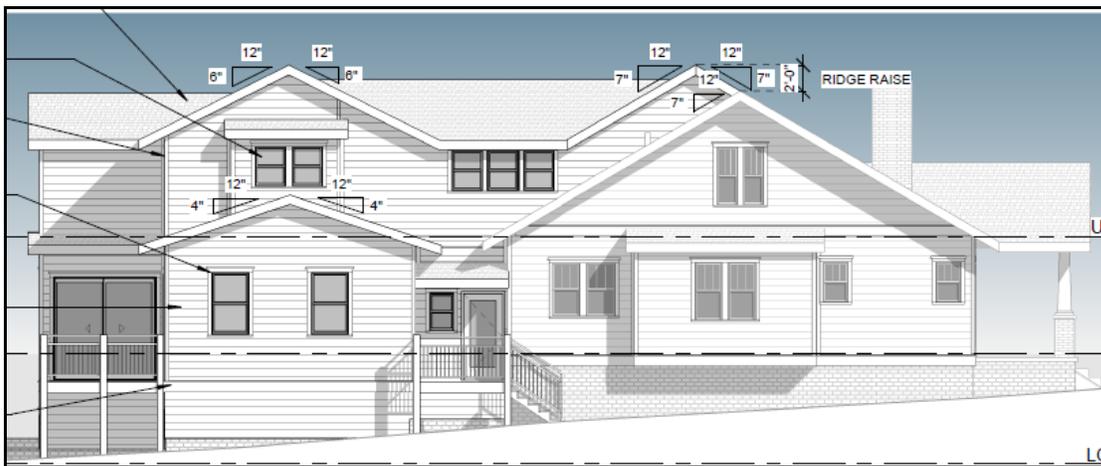


Figure 3: Left side elevation

By stepping in the ridge raise and keeping the scale of the two-story massing of the addition inset two feet (2') from the side walls of the historic house, staff finds the scale of the addition to meet section IV.B. for additions-massing.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's inset and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

The project meets sections IV.A and IV.F.

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 inseting the side walls. Staff finds that the character of the addition does not contrast with the historic house, therefore it meets Section IV.

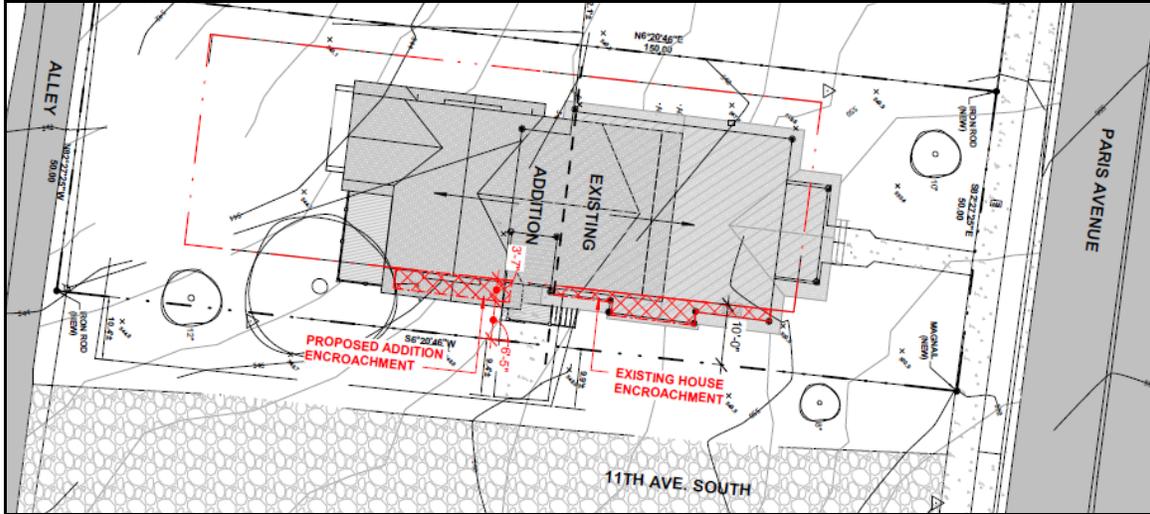


Figure 4: Proposed site plan

Setback & Rhythm of Spacing: The front setback will not be impacted by this project. The rear setback will be approximately forty-five feet (45'). The right side setback will remain six feet (6'). All of these meet the base zoning.

The left side will require a setback determination. The historic house sits about six feet, five inches (6'5") from the side property line. Although 11th Avenue South is maintained and functions as an alley in this location, it is technically a street, thus the side setback required by base zoning here is ten feet (10'). The addition will step out such that the exterior side wall aligns with the side wall of the historic house, thus it will be about three feet, seven inches (3'7") into the side setback. The uncovered side stairs and landing will be just over three feet (3') from the side property line. Staff finds that this condition

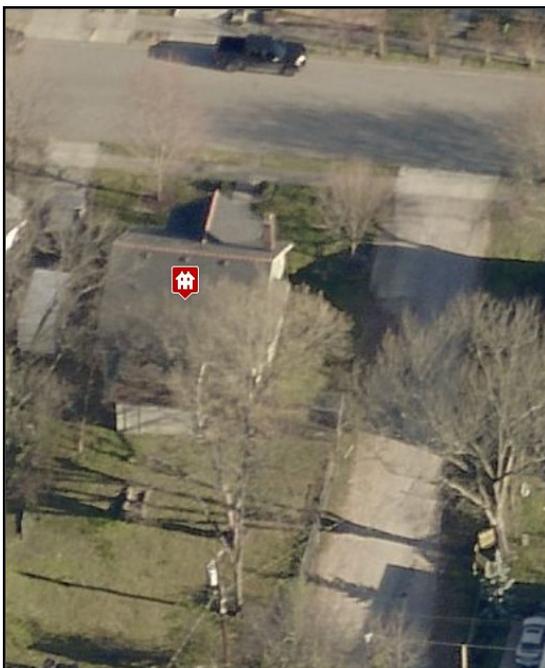


Figure 5: Aerial picture of 11th Ave S. 1101 Paris is on the left.

could be appropriate for several reasons. First, the addition will be no closer to the side property line than the historic house already is. Second, although the house is six feet, five inches (6'5") from the property line, the property line itself is well recessed from the street, with about ten feet (10') of undeveloped right-of-way. While the street could be widened, or a sidewalk could eventually be constructed, this is unlikely, as this section of the street terminates at the alley. Thus, the addition will effectively be a full sixteen feet (16') from the road, as is the house. Lastly, because this section of 11th Avenue South is maintained as an alley, reducing the setback to six feet, five inches (6'5") could be appropriate, since the setback required for an alley is only five feet (5').

Staff finds that the project meets section III.C for setback for new construction.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Not indicated	Unknown	Yes
Cladding	5" cement fiberboard lap siding	Smooth	Yes	
Roofing	Architectural Shingles	Color unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	
Side Entry Floor/steps	Not indicated	Unknown	Yes	Yes
Side Stair Railing	Not indicated	Unknown	Yes	Yes
Rear Porch floor/steps	Not indicated	Unknown	Yes	Yes
Rear Porch Railing	Not indicated	Unknown	Yes	Yes
Windows	Wood clad	unknown	Unknown	Yes
Side/rear doors	Wood/metal	Unknown	unknown	Yes

With final staff review and approval of the materials, including: the foundation material, the roofing color, the doors, the windows, the side stair and rear deck materials, the project meets section III.D. for new construction-materials.

Roof form: The slope of the ridge raise will match the historic house at 7/12. The primary roof of the addition will be a cross-gable with a 6/12 pitch. The shed roofs on the two upper story bays will be 5/12 and the slope on the first story eaves will be 4/12. 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 Sections III.E for new construction-roof form and IV.C for additions.



Figure 6: Model from the back corner at the alley.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings.

Exceptions include some shorter windows on the second story, which could be appropriate, as historically houses often have shorter windows on upper floors. There are also two small horizontal windows on the second floor of the left elevation (Figure 2). These could be appropriate as they are well beyond the midpoint of the historic house and are accent windows rather than the dominant window form. 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 III.G. for new construction-proportion and rhythm of openings.

Exceptions include some shorter windows on the

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on the interior side façade, beyond the midpoint of the house. The project meets section III.I. for new construction-utilities and III.J. for new construction-public spaces.

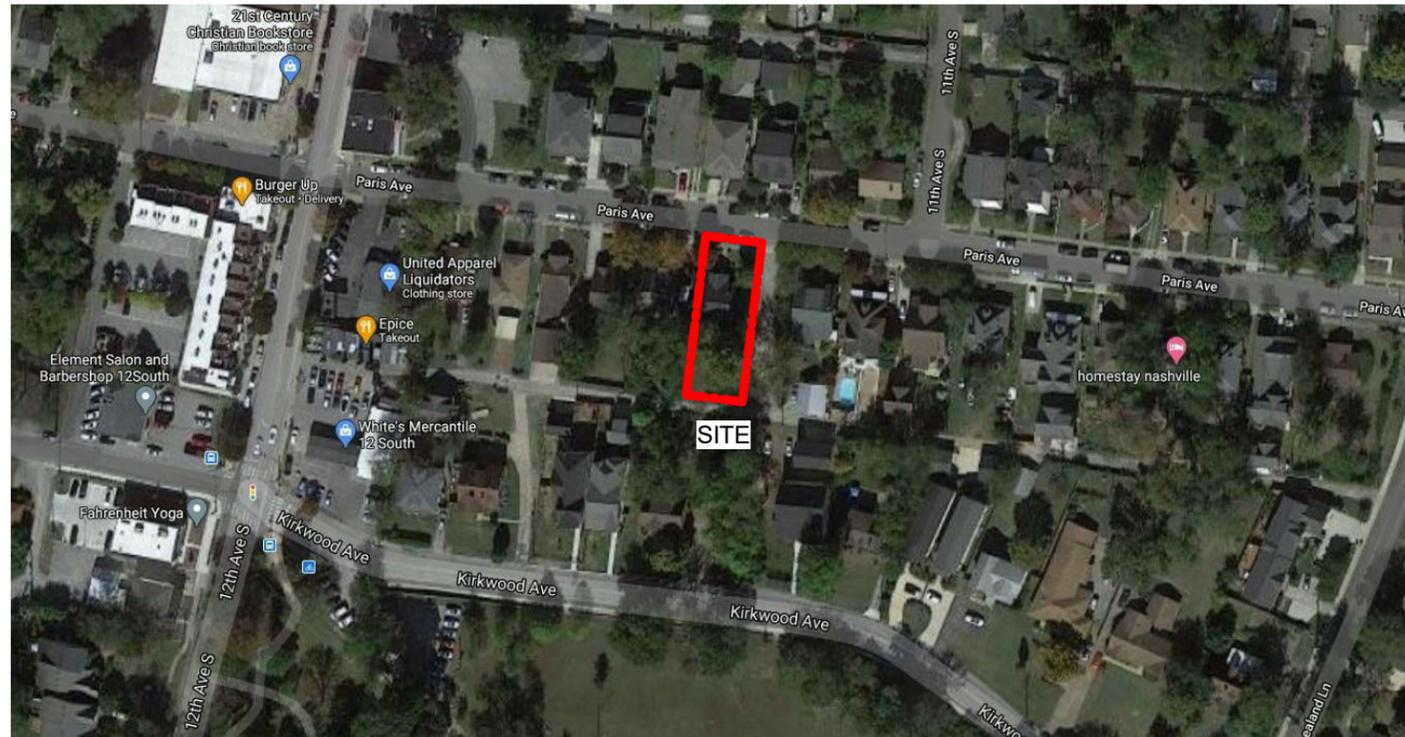
Recommendation: Staff recommends approval with the following conditions:

1. Staff approve the final materials prior to purchase and installation, including: the foundation material, the roofing color, the doors, the windows, the side stair and rear deck materials; and
2. The HVAC shall be located behind the house or on the interior side, beyond the midpoint of the house,

finding that the project meets Sections III and IV of the *Waverly-Belmont Neighborhood Conservation District: Handbook and Design Guidelines*.

1101 PARIS AVENUE- RENOVATION & ADDITION

1101 PARIS AVENUE, NASHVILLE TN 37212



AERIAL MAP: NTS

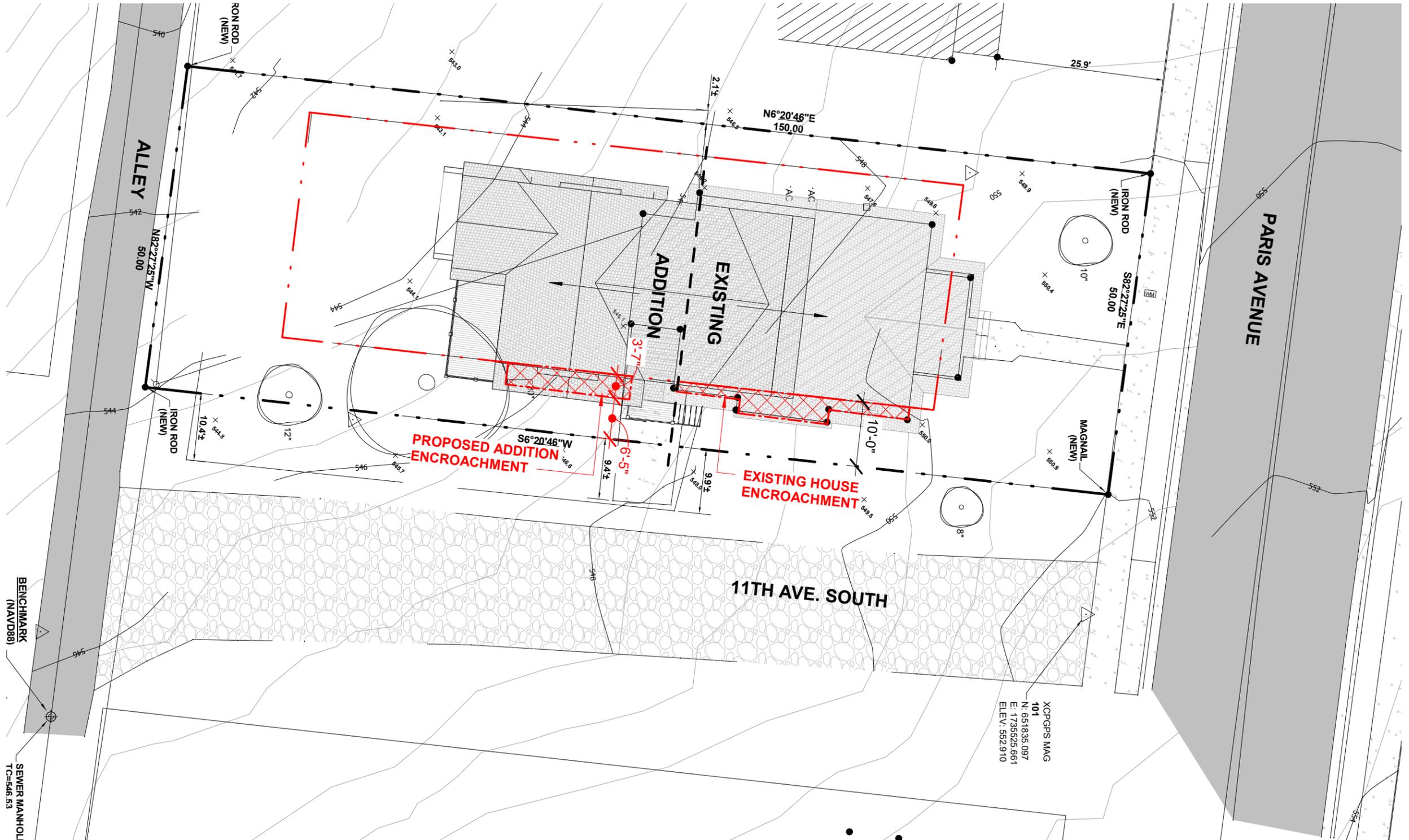
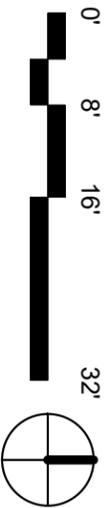


METRO MAP: NTS

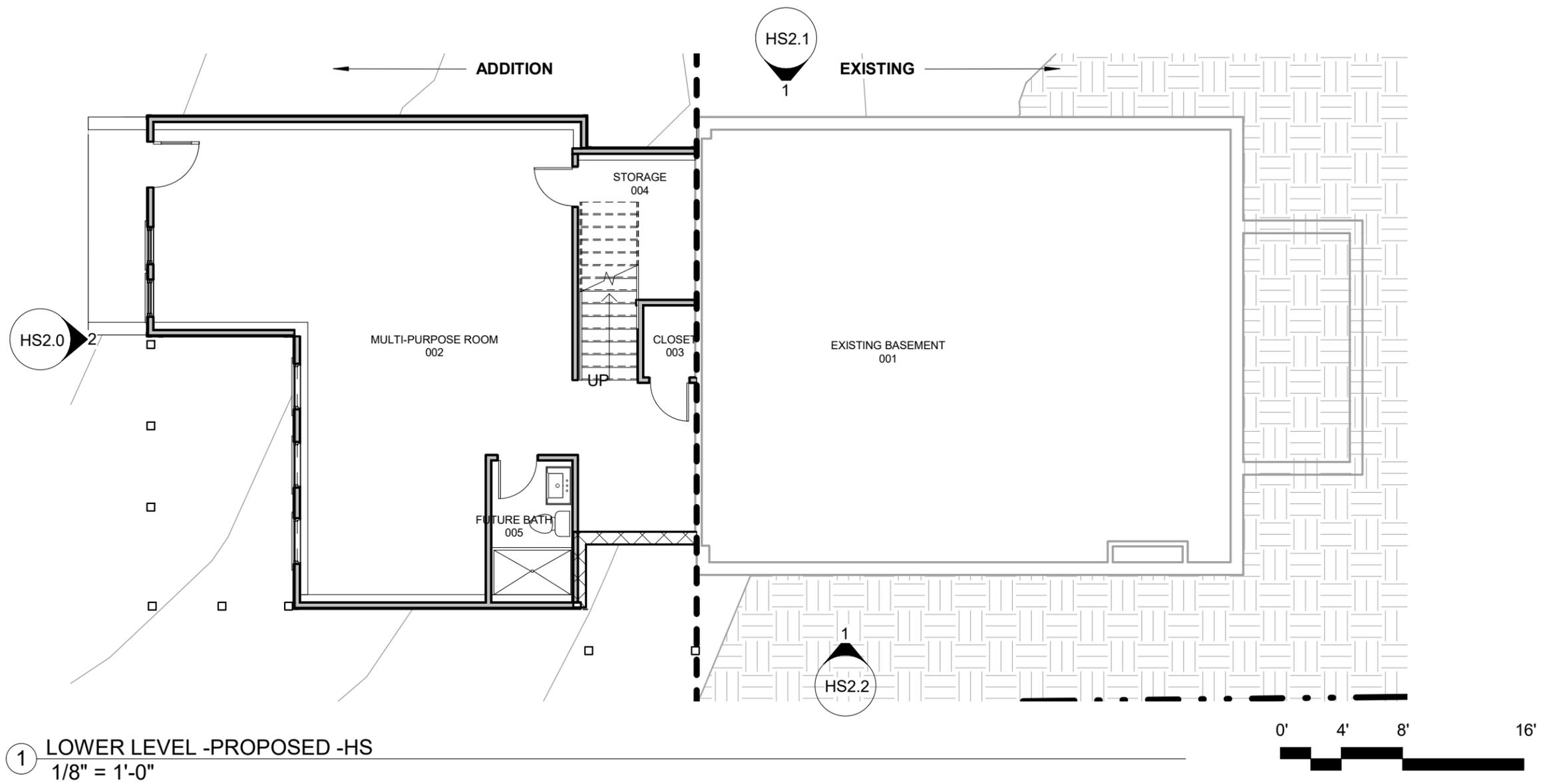


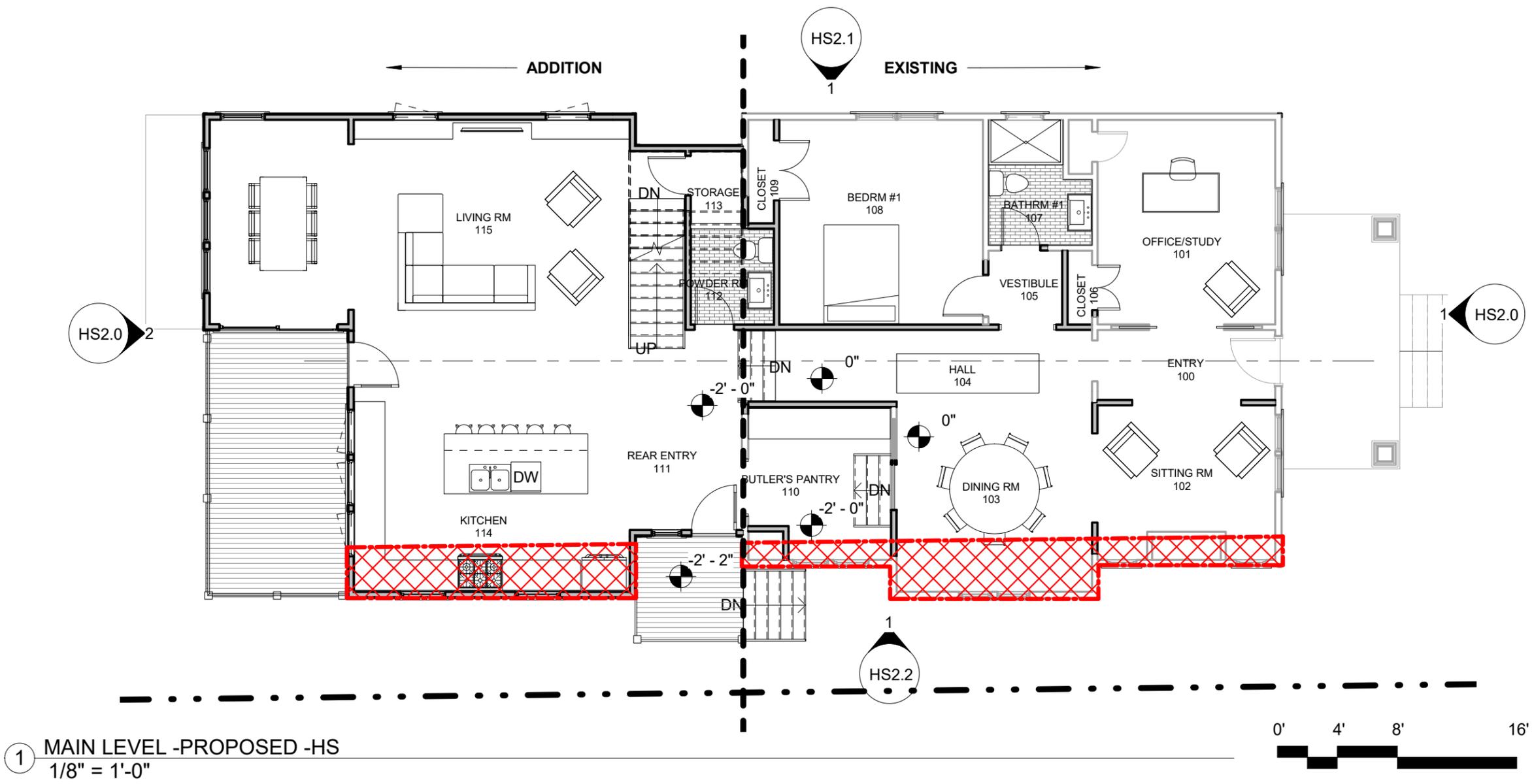
AREA CALCULATIONS:

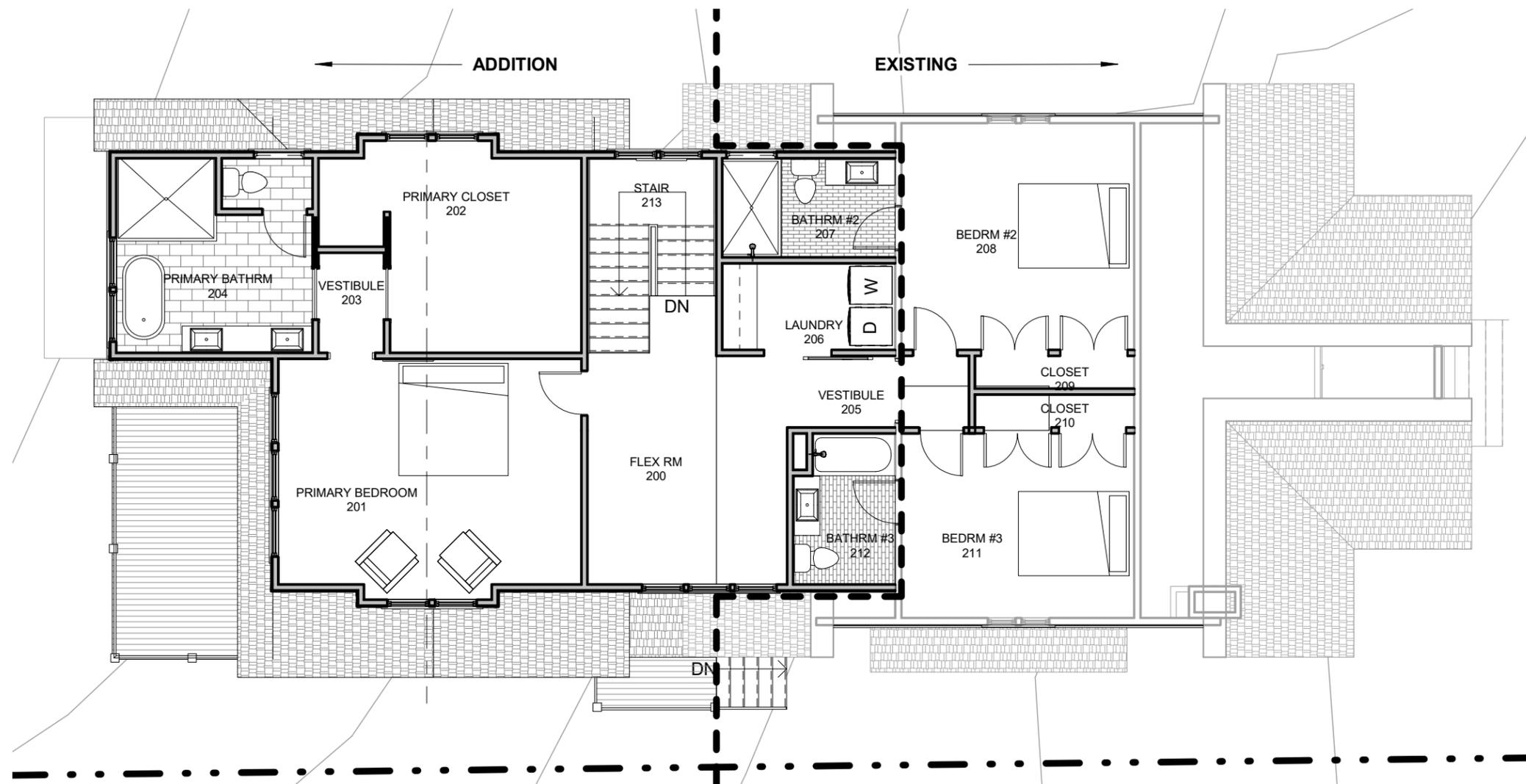
	EXISTING SF	PROPOSED SF
LOT AREA:	7,599	
BUILDING FOOT PRINT	1,205	952
CONDITIONED AREA		
LOWER LEVEL	0	952
MAIN LEVEL	1,114	952
UPPER LEVEL	429	1,109
MISC. AREAS		
PORCHES	130	218



XCPGPS MAG
 101
 N: 651835.097
 E: 1735525.661
 ELEV: 552.910

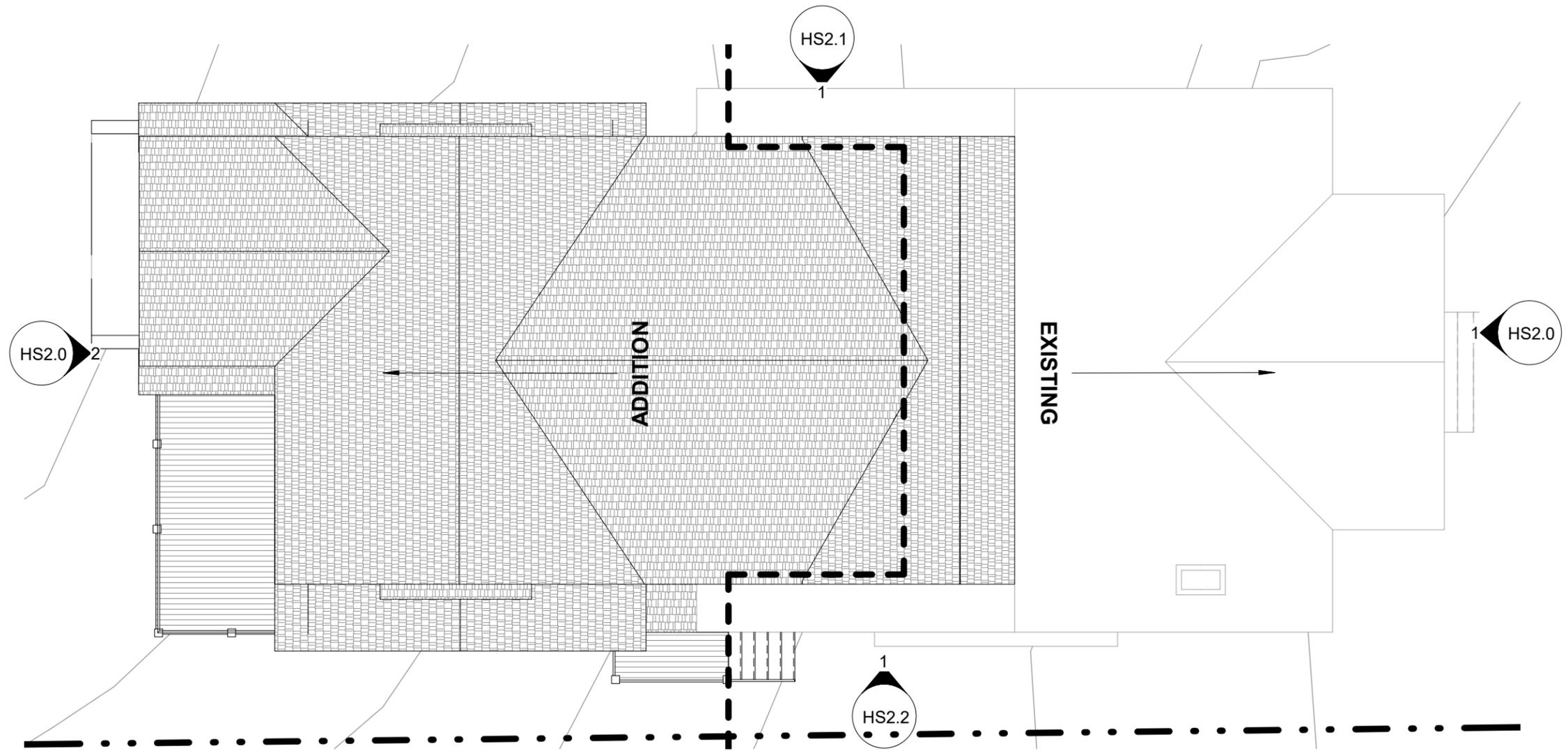






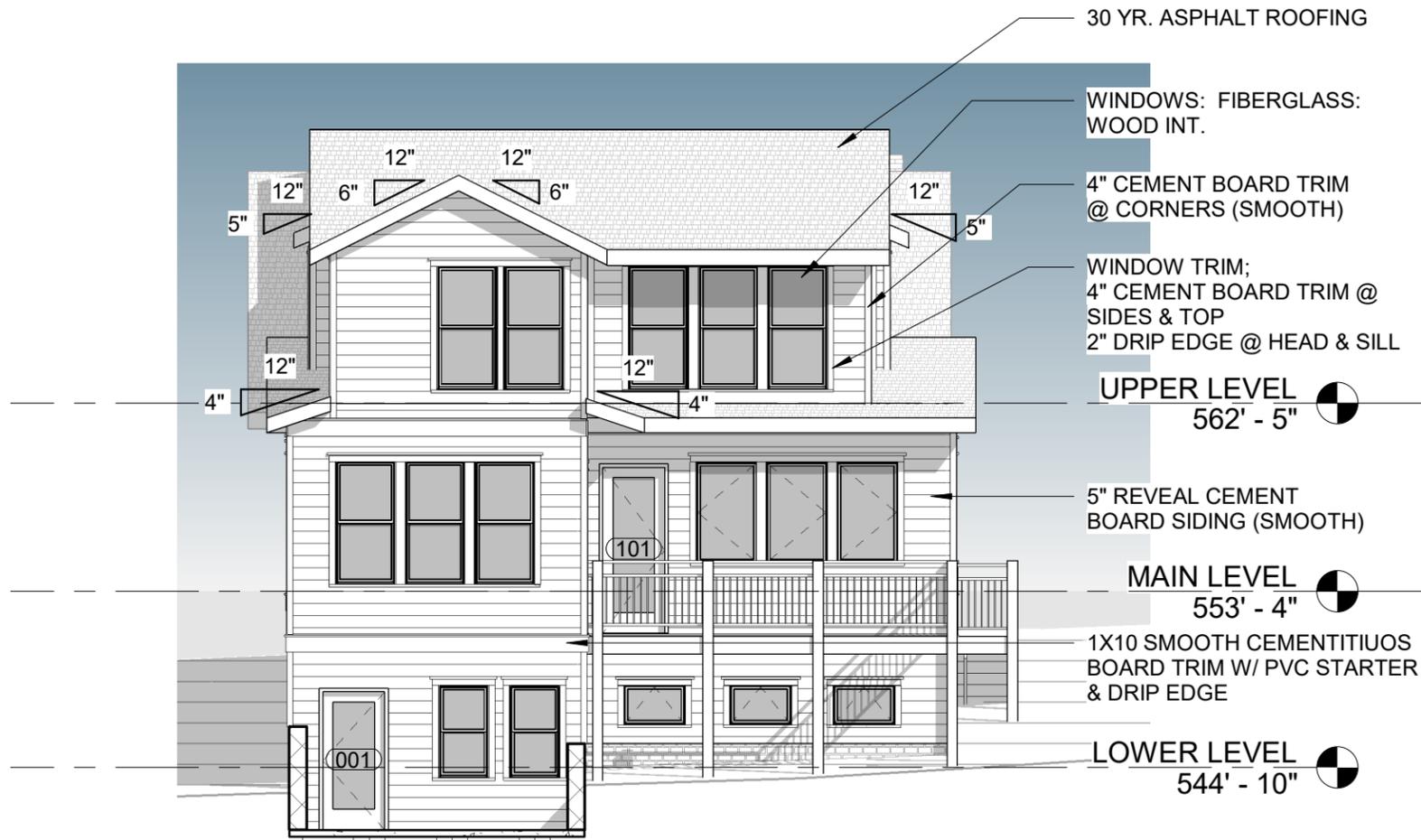
① UPPER LEVEL -PROPOSED -HS
1/8" = 1'-0"





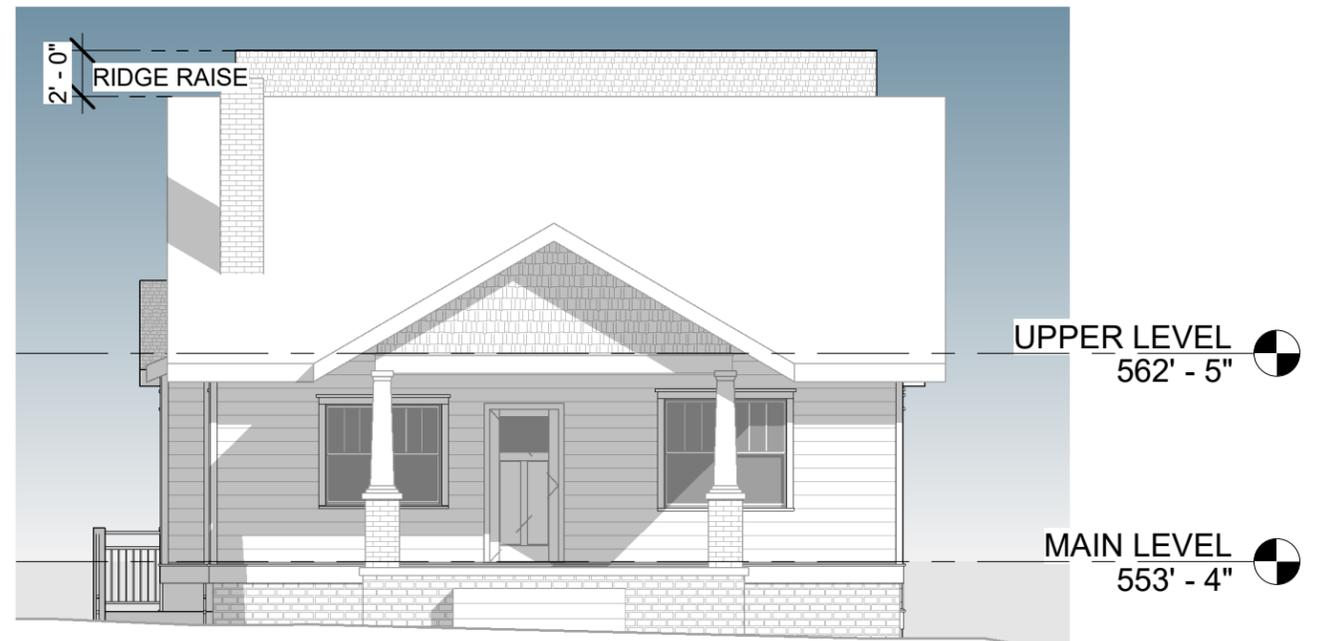
① ROOF PLAN -PROPOSED -HS
1/8" = 1'-0"





② REAR ELEVATION -HS
1/8" = 1'-0"

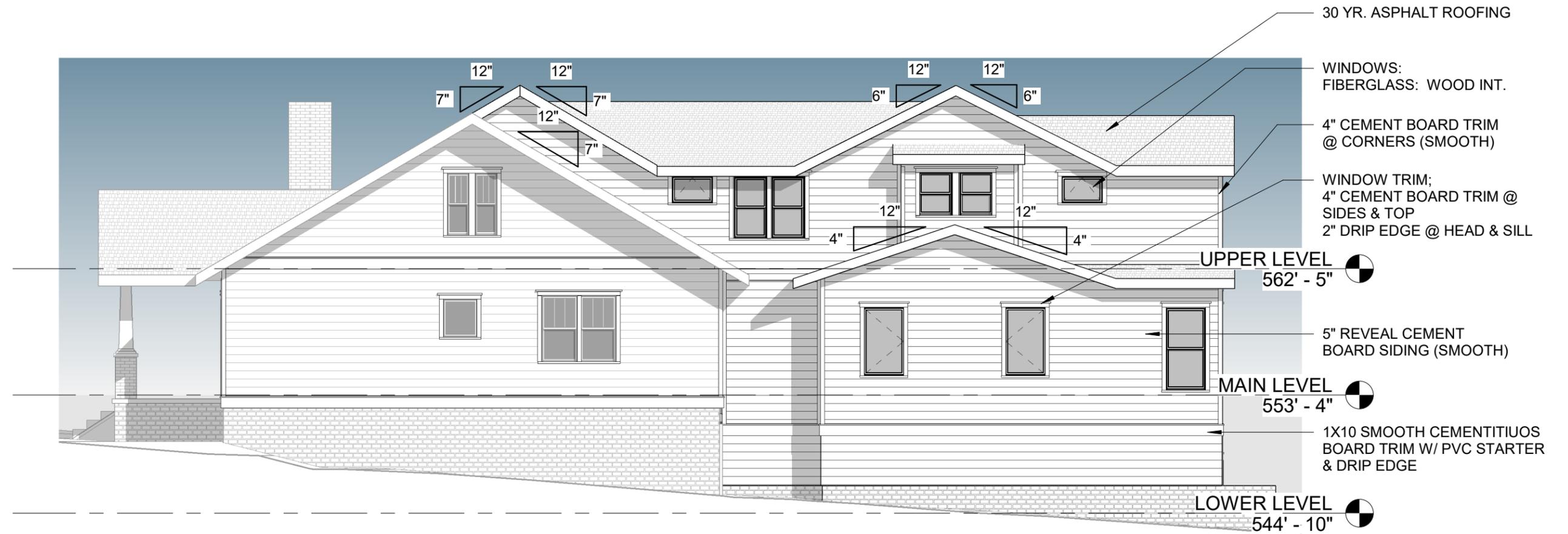
0' 4' 8' 16'



① FRONT ELEVATION -HS
1/8" = 1'-0"

0' 4' 8' 16'





① SIDE ELEVATION- HS
1/8" = 1'-0"

ELEVATION	
Project #: 0000	HS2.1
Date: 09-04-2020	

30 YR. ASPHALT ROOFING

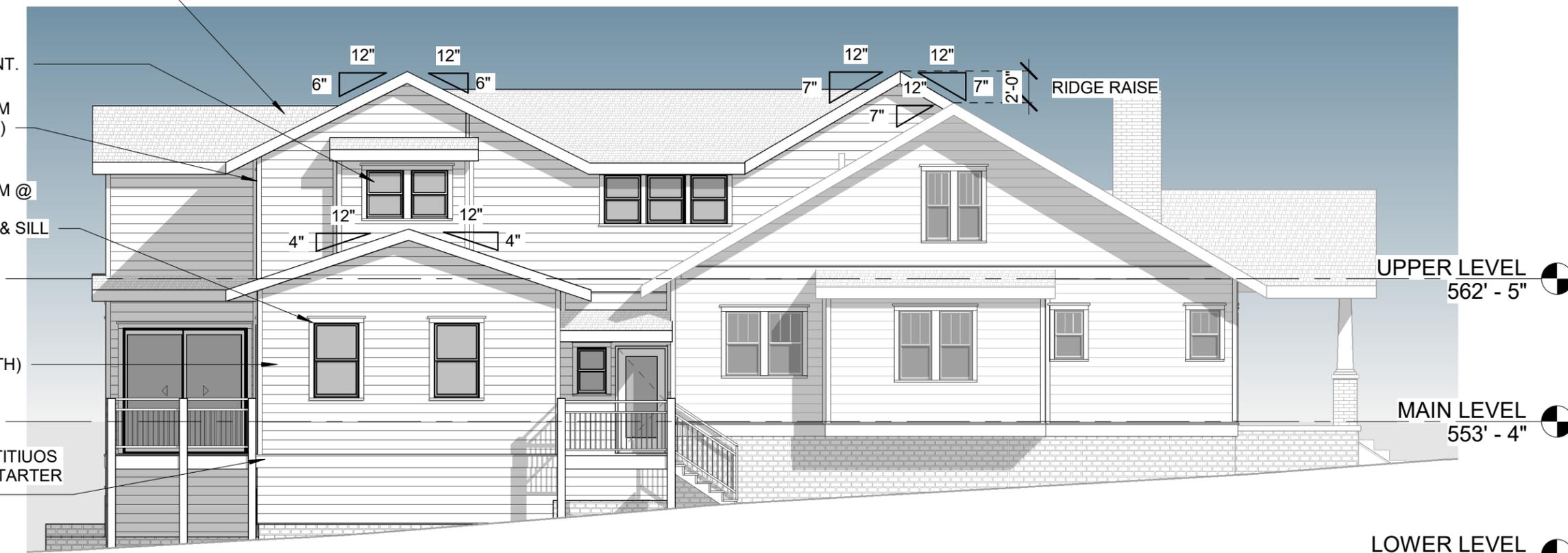
WINDOWS:
FIBERGLASS: WOOD INT.

4" CEMENT BOARD TRIM
@ CORNERS (SMOOTH)

WINDOW TRIM;
4" CEMENT BOARD TRIM @
SIDES & TOP
2" DRIP EDGE @ HEAD & SILL

5" REVEAL CEMENT
BOARD SIDING (SMOOTH)

1X10 SMOOTH CEMENTITIUOS
BOARD TRIM W/ PVC STARTER
& DRIP EDGE



UPPER LEVEL
562' - 5"

MAIN LEVEL
553' - 4"

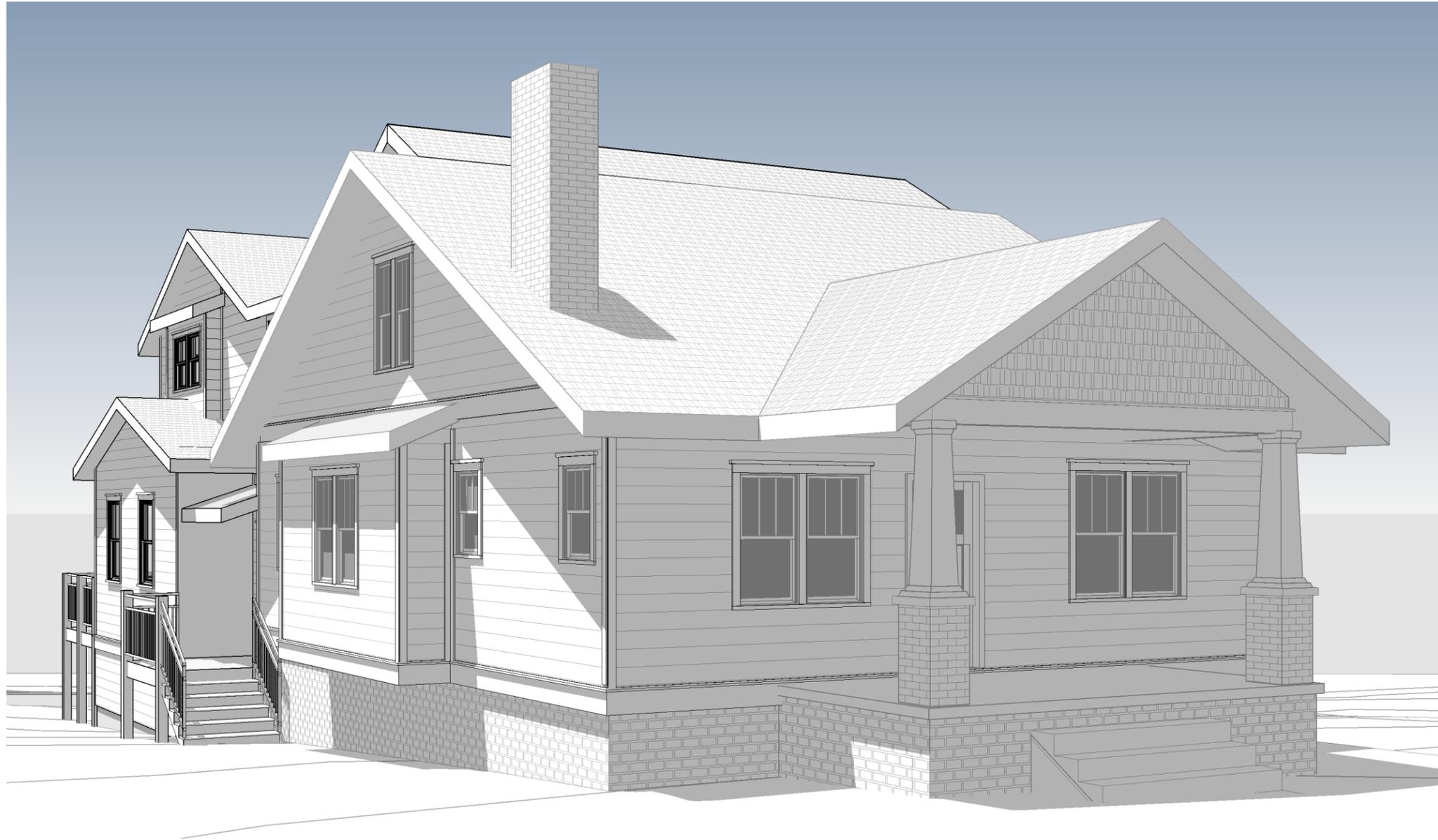
LOWER LEVEL
544' - 10"

① SIDE ENTRY ELEVATION -HS
1/8" = 1'-0"

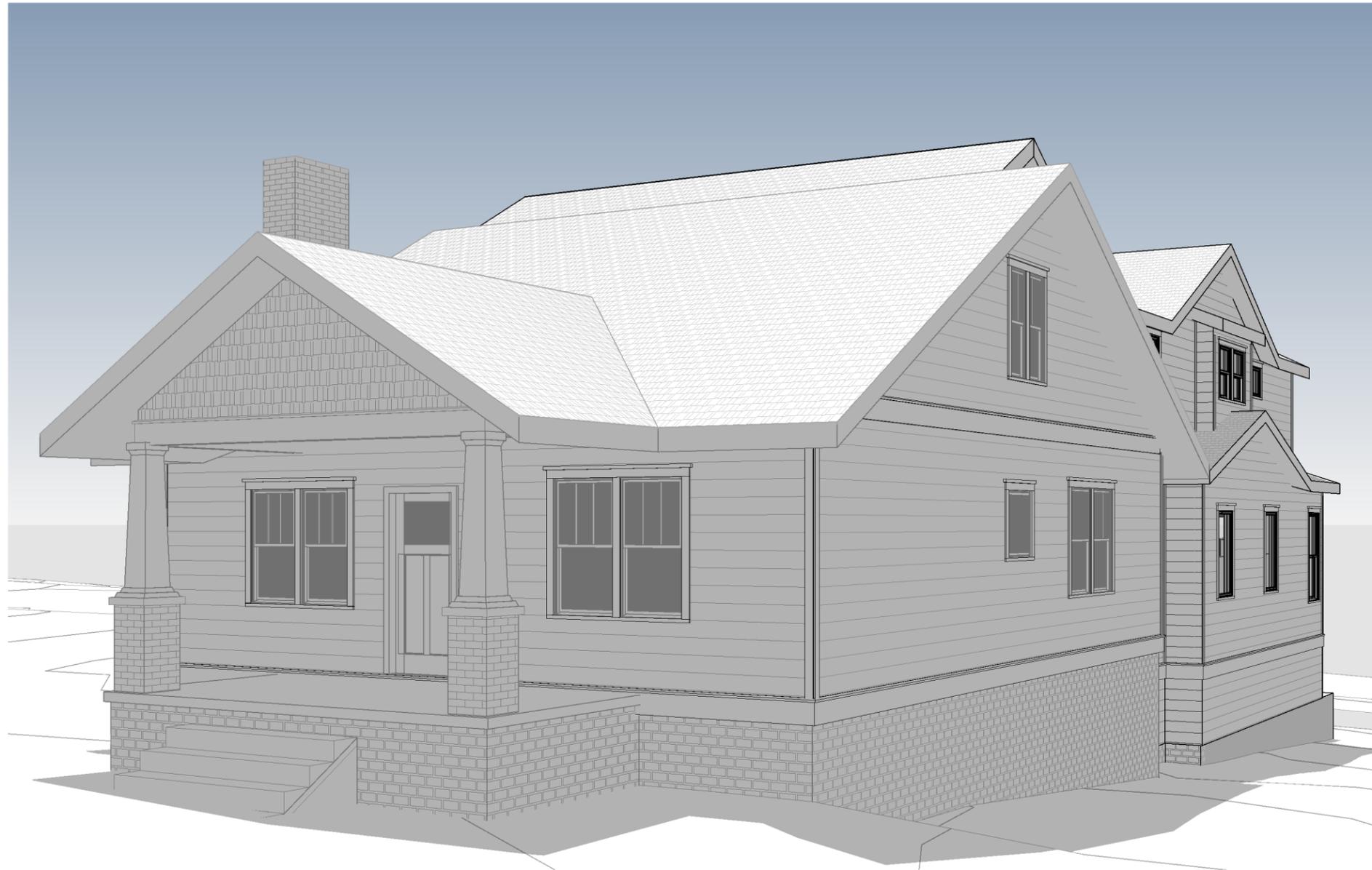




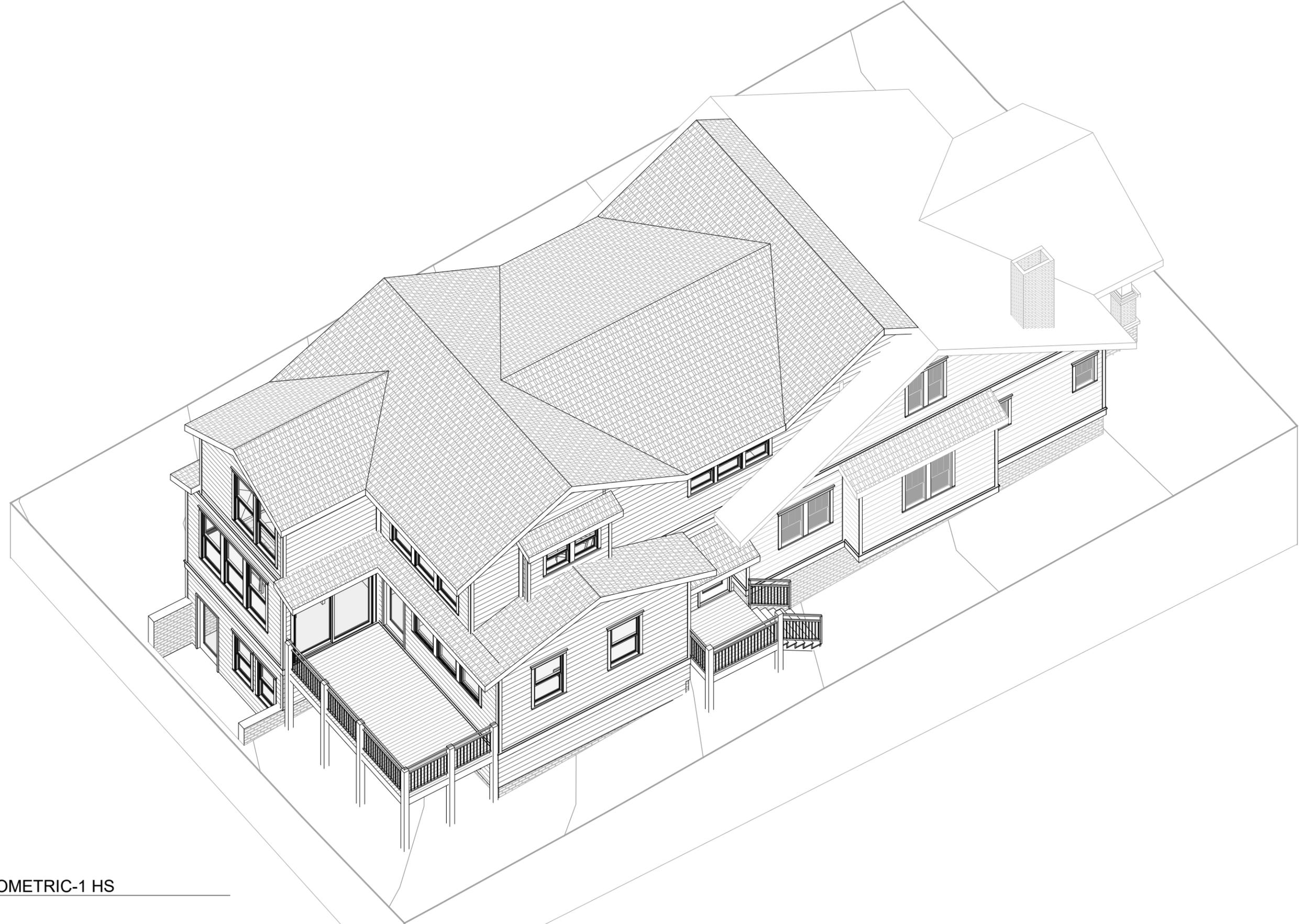
① VIEW FROM ALLEY -HS



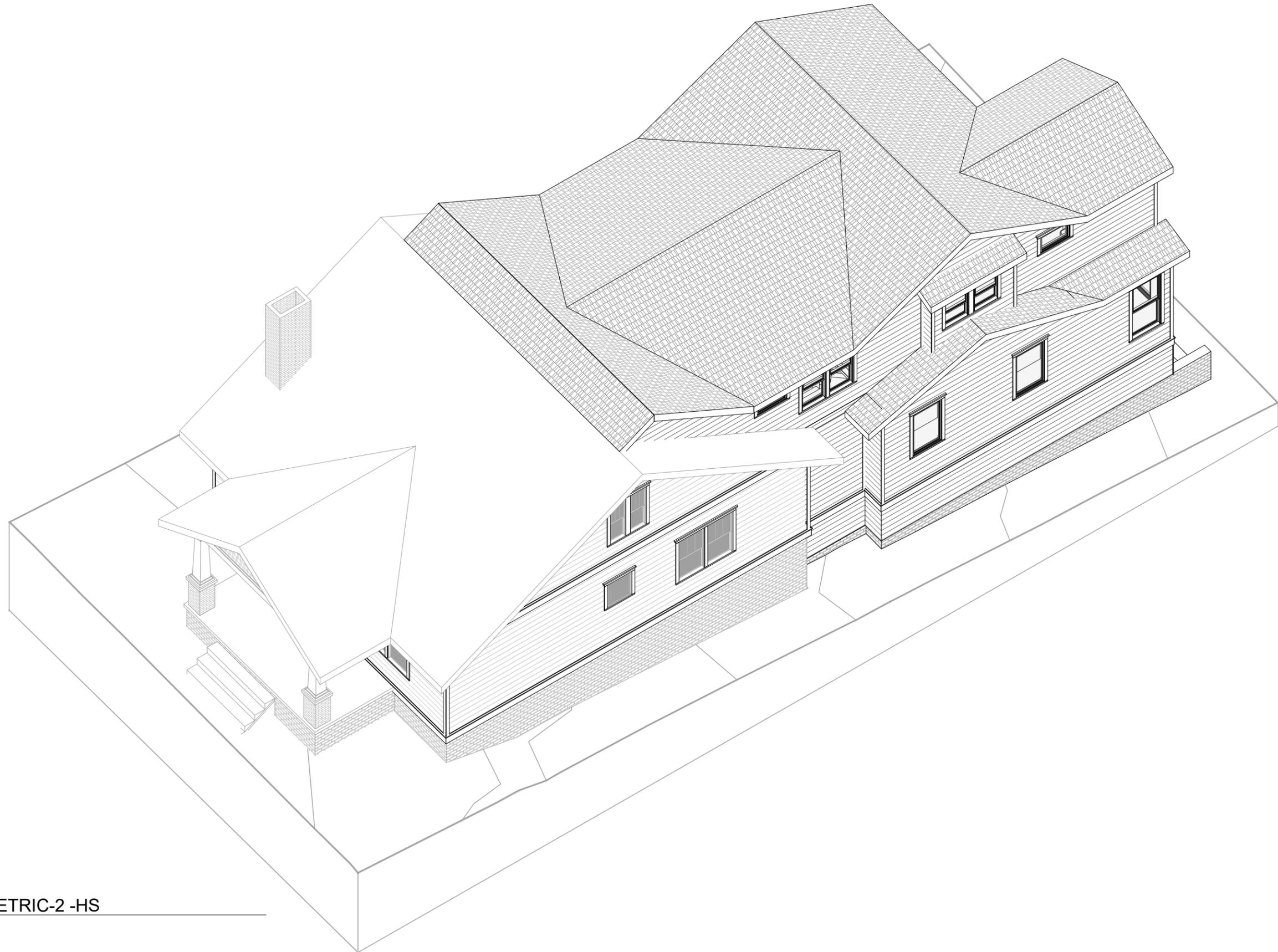
① VIEW FROM CORNER -HS



① VIEW FROM NEIGHBOR -HS



1 AXONOMETRIC-1 HS



1 AXONOMETRIC-2 -HS