



**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**  
**1209 Paris Avenue**  
**December 18, 2013**

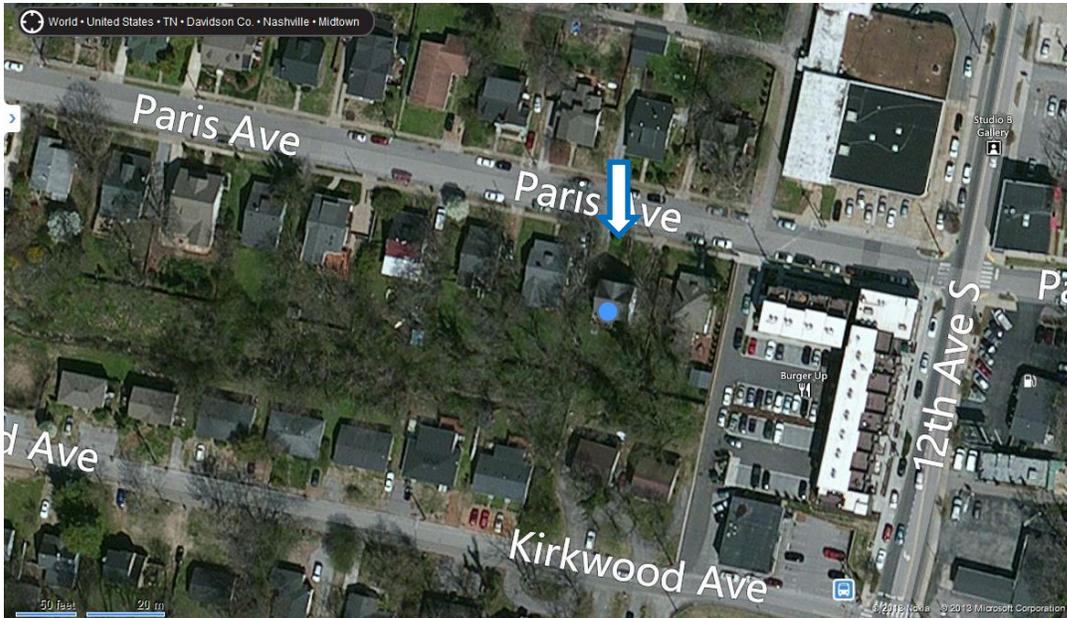
**Application:** Partial demolition; New construction—addition  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11801007800  
**Applicant:** Van Pond, Jr., architect  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is to construct a rear addition and to demolish a non-historic porte cochere.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Staff review the condition of the material underneath non-historic siding once the siding is removed to see if the historic material can be restored rather than replaced;</li> <li>2. Staff review the window and door selections prior to purchase and installation;</li> <li>3. HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.</li> </ol> <p>With these conditions, staff finds that the demolition of the porte cochere and the construction of the addition meet Sections II.B. and III.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>D:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. GUIDELINES**

#### **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.

#### **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.*

*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.*

#### **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.

*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.*

*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.

#### **j. Public Spaces**

*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. 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.*

*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*
- 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.*

### *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).*

- 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*

*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.*

- 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.

### **III.B.2 Demolition is Appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 D of the historic zoning ordinance.

**Background:** 1209 Paris Avenue is a four square house constructed c. 1918 (Figure 1). It is a contributing structure to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. In August 2012, MHZC staff issued an administrative permit to demolish the existing, non-historic porte cochere, but that permit has expired.



Figure 1. 1209 Paris Avenue

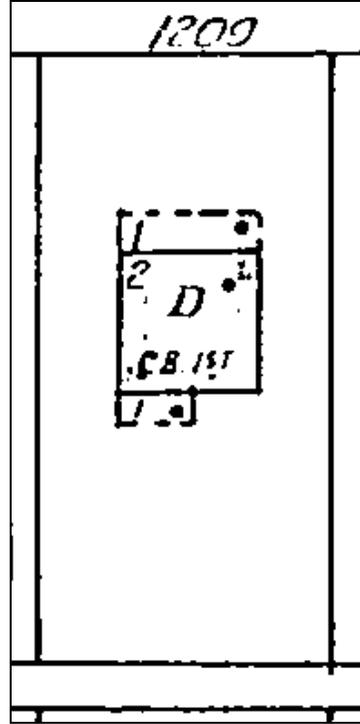
**Analysis and Findings:**

Application is to construct a rear addition and to demolish a non-historic porte cochere.

Demolition: The application involves demolishing the existing porte cochere (Figure 2). The porte cochere is not a historic element. It does not appear on the 1951 Sanborn Map, and its materials, design, and structural integrity do not contribute to the house's historic character (Figure 3). MHZC staff issued administrative permit to demolish the porte cochere in August 2012, but that permit has expired. Staff finds that the removal of the porte cochere will result in a more historically appropriate visual effect on the historic structure and the conservation overlay.

The project also involves removing most of the back wall of the historic house. Because the addition is inset two feet (2') from each of the back sidewalls, the back corners of the structure will remain. The original form of the historic house will therefore be discernable. In addition, because the rear wall of the house is not visible from the street, its removal will not significantly affect the historic character of the house or the district.

Staff finds that the removal of the porte cochere and the back wall of the historic house meets Section III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Figures 2 & 3. The side porte cochere is not original, and does not appear on the 1951 Sanborn map.

**Location & Removability:** The addition is located entirely behind the historic house. It is inset two feet (2') from each of the back side walls of the house, thereby preserving the back corners of the house and the house's original form. Should the addition be removed in the future, the historic house's original form will be retained. Staff finds that the addition's location and removability meet Section II.B.2.a and e. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Height & Scale:** The existing house is two and a half stories tall and has a ridge height of approximately thirty-four feet (34') above the foundation line and an eave height of approximately twenty-one feet (21') above the foundation. The addition will be two stories tall, and its eave height will match that of the historic house. Its ridge height will be a minimum of one foot, three inches (1'3") lower than the ridge of the historic house. The addition's foundation line will match the historic house's foundation line.

The historic house is approximately twenty-nine feet, six inches (29'6") wide and twenty-nine feet, six inches (29'6") deep, not including a front porch which is seven feet, nine inches (7'9") deep. The house's existing footprint is approximately nine hundred square feet. The addition will have a maximum width of approximately twenty-five feet, six inches (25'6"), and a maximum depth of approximately thirty-five feet (35'). The addition will add approximately seven hundred square feet (700 sq. ft.) to the house's footprint.

Staff finds that the addition's height and scale are subordinate to the historic structure and that they meet Sections II.B.1.a and b. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Design: The rear addition is distinguished from the historic structure with a change in material from stone to siding on the first level, with an inset, and with a lower height. The roof form, fenestration pattern, height, and scale of the rear addition ensures that it does not distract from the historic character of the existing house. Staff finds that the addition meets section II.B.2.a and f. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Setback & Rhythm of Spacing: The proposed rear addition meets all bulk zoning setbacks. It is located more than twenty-four feet (24') from the right/west property line, more than eleven feet (11') from the left/east property line, and approximately twenty-five feet (25') from the rear property line. Staff finds that the addition's setback and rhythm of spacing meets Section II.B.1.c. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: The project calls for removing non-historic siding on the historic house's second story and gable fields, and replacing it with five inch (5") cement fiberboard on the second level and sierra shingle shake in the gable level. A photograph from the 1970s shows that the second story and gable fields were formerly clad in a shake or shingle material (Figure 4). Staff asks that a condition of approval be that the Commission staff review the condition of the material underneath the non-historic siding when it is removed to see if the historic shake or shingles are extant and can be restored. The applicant is also proposing to install applied wood molding and column caps on the front porch, and staff finds this to be appropriate.



Figure 4. A c. 1970s photo of 1209 Paris Avenue.

The addition will primarily be clad in smooth face cement fiberboard with a five inch (5") reveal. The trim will be wood. The foundation will be split face concrete block, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. The rear bay will be clad in smooth face cement fiberboard panels. The rear deck will be wood, as will the screened rear porch. Sierra shingle shake will be used in the gable fields. The chimney will be stucco. With the staff's final approval of the windows and doors, and staff's review of the condition of the material underneath the existing non-historic siding, staff finds that the proposed materials meet Section II.B.1.d. *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof form: The existing house has a cross gable roof with a slope of 9/12. The proposed addition has a hipped and gable form with a slope of 9/12. Staff finds that the proposed roof forms meet Section II.B.1.e. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The applicant is proposing to change the window opening on the front gable field. The existing window is not original, and does not appear in the 1970s photograph. The 1970s photograph shows no window opening in the gable. The applicant is proposing a triple window opening, centered in the gable field. Although such a window opening is not original, it is a more historically appropriate window opening than what it is existing. Staff therefore finds that it meets the design guidelines.

The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. On the right/west elevation, the windows on the ground floor are shorter than those on the second story. Although staff typically asks that windows on the ground floor be as tall or taller than those on the upper floors, staff finds that these proposed window sizes are appropriate because they occur on the addition, significantly back from the front of the historic house. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. of *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

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 a side façade beyond the midpoint of the house, if a new location is needed.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. Staff review the condition of the material underneath non-historic siding once the siding is removed to see if the historic material can be restored rather than replaced;
2. Staff review the window and door selections prior to purchase and installation;
3. HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the demolition of the porte cochere and the construction of the addition meet Sections II.B. and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**AdditionalPhotos**



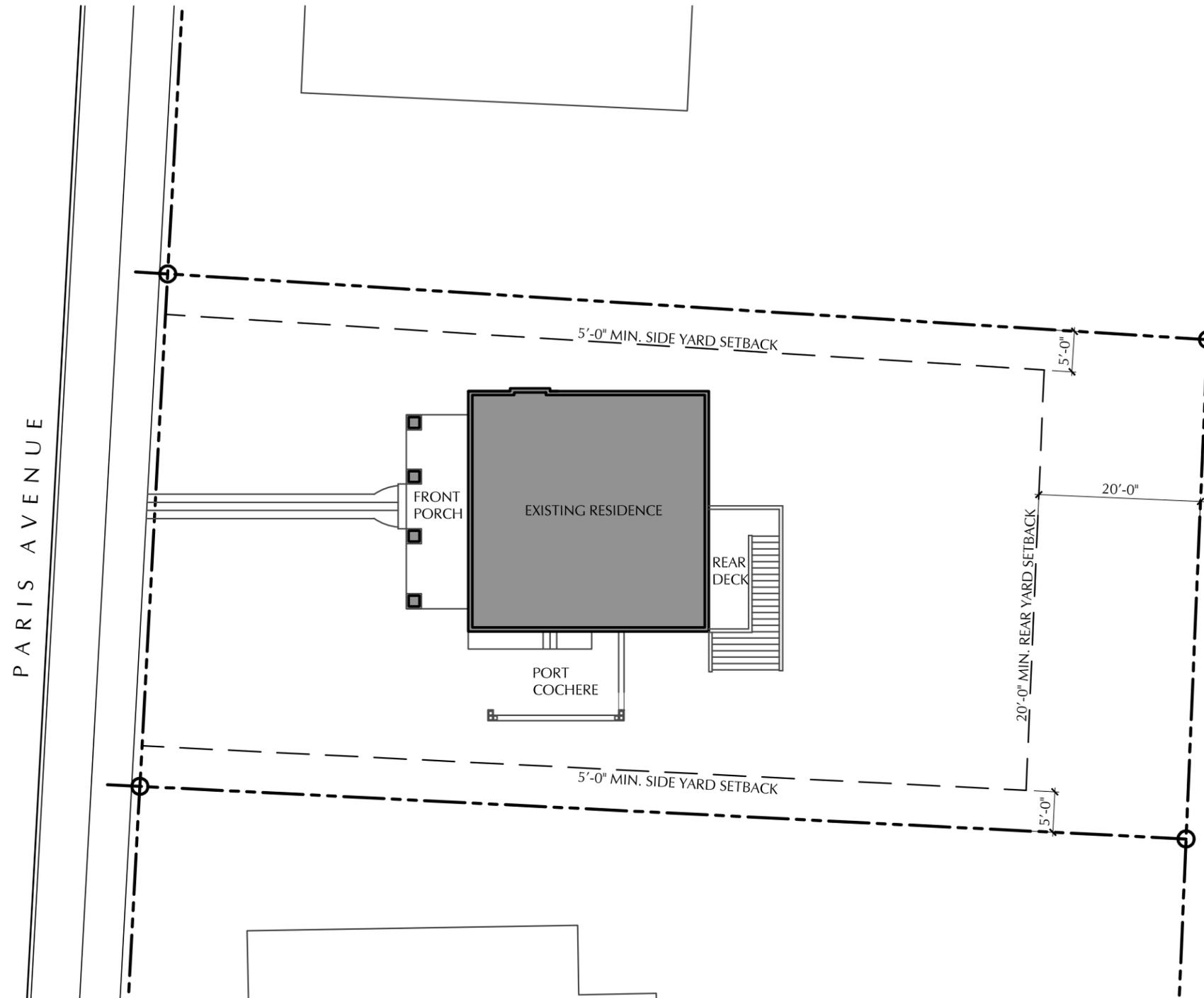
Left/east side facade



Rear yard



Rear façade.



Existing Site Plan  
 SCALE 1/16" = 1'-0"

Proposed Extensions + Renovations for:  
**1209 Paris Avenue**

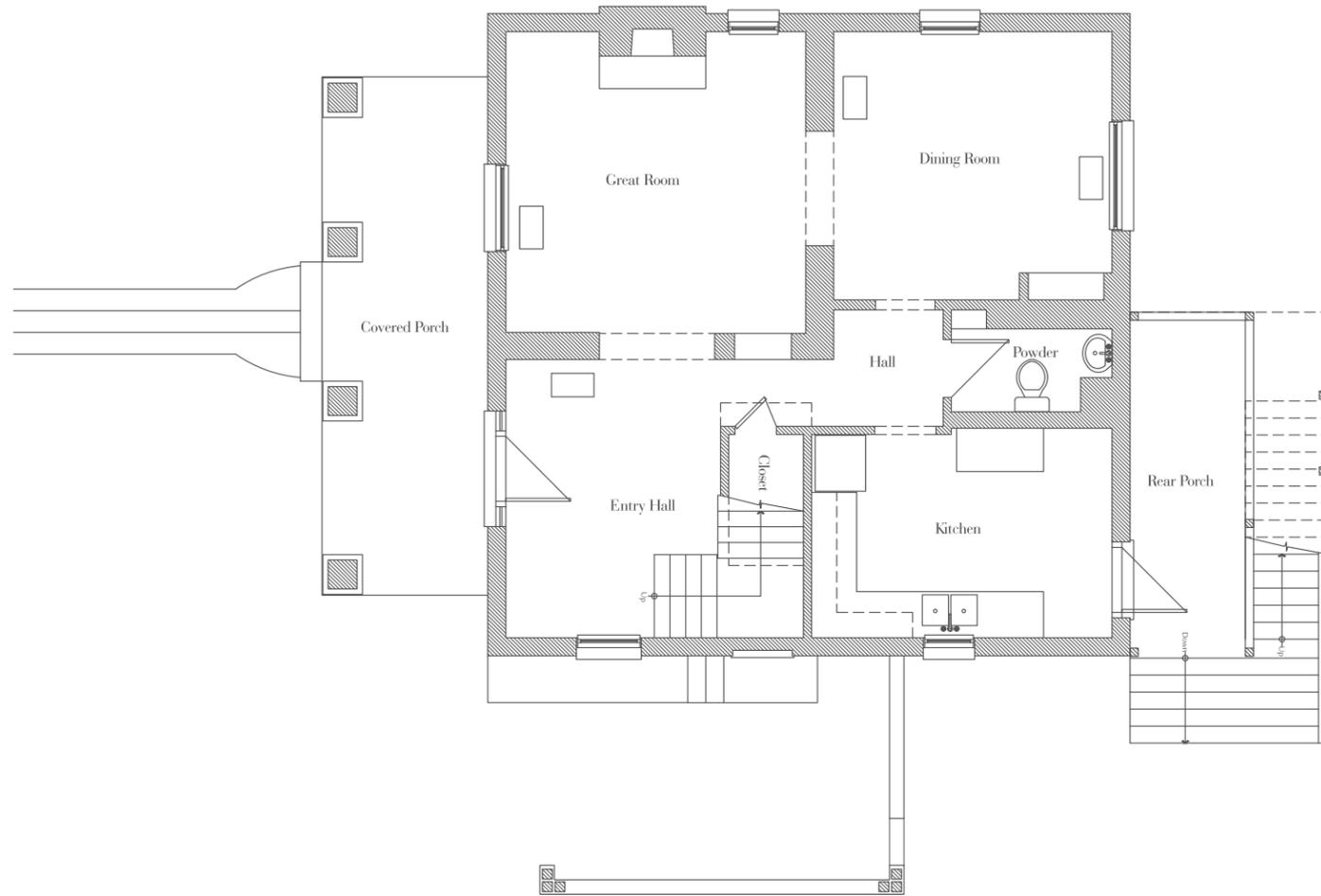
Nashville, Tennessee 37212

**METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL**

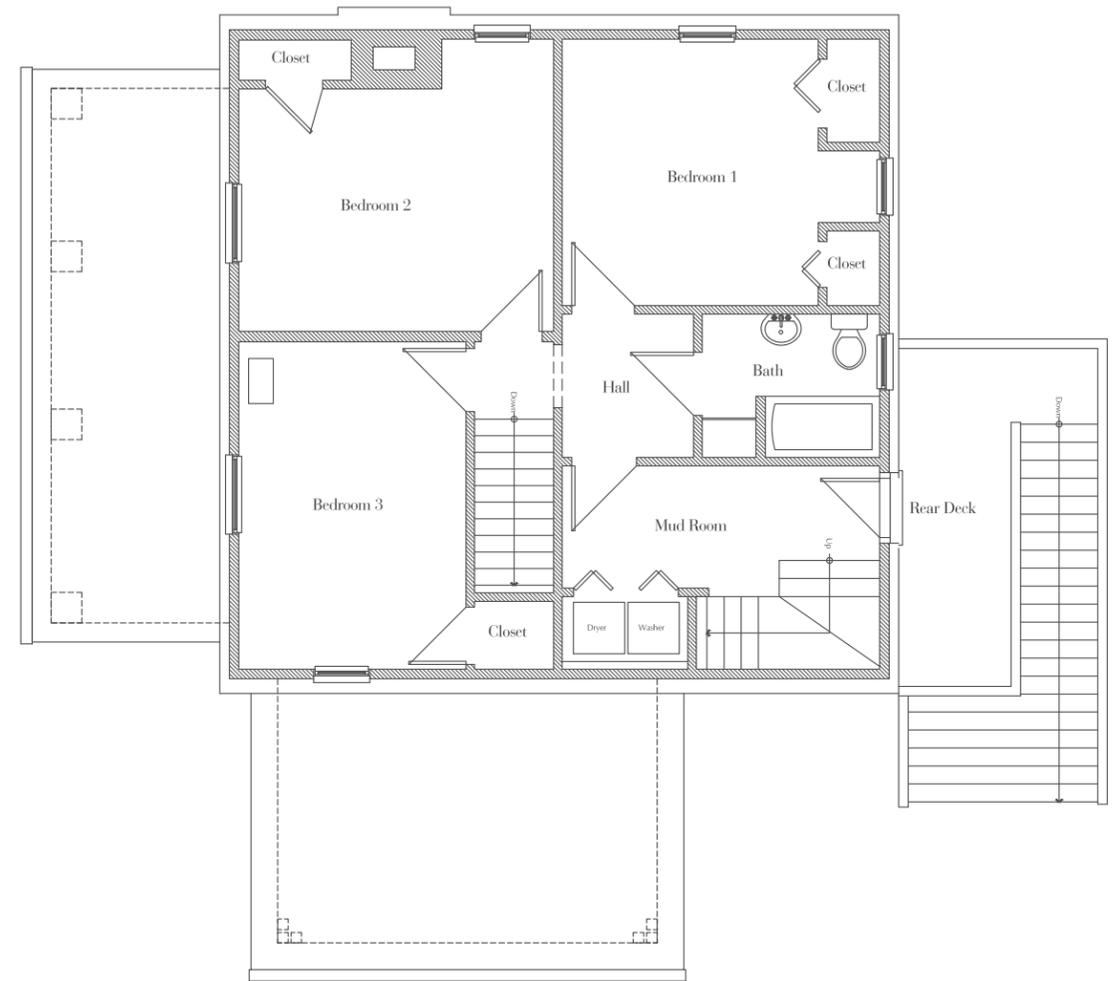
02 DECEMBER 2013



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Existing Main Floor Plan  
 SCALE 1/8" = 1'-0"



Existing Upper Floor Plan  
 SCALE 1/8" = 1'-0"

Proposed Extensions + Renovations for:  
**1209 Paris Avenue**

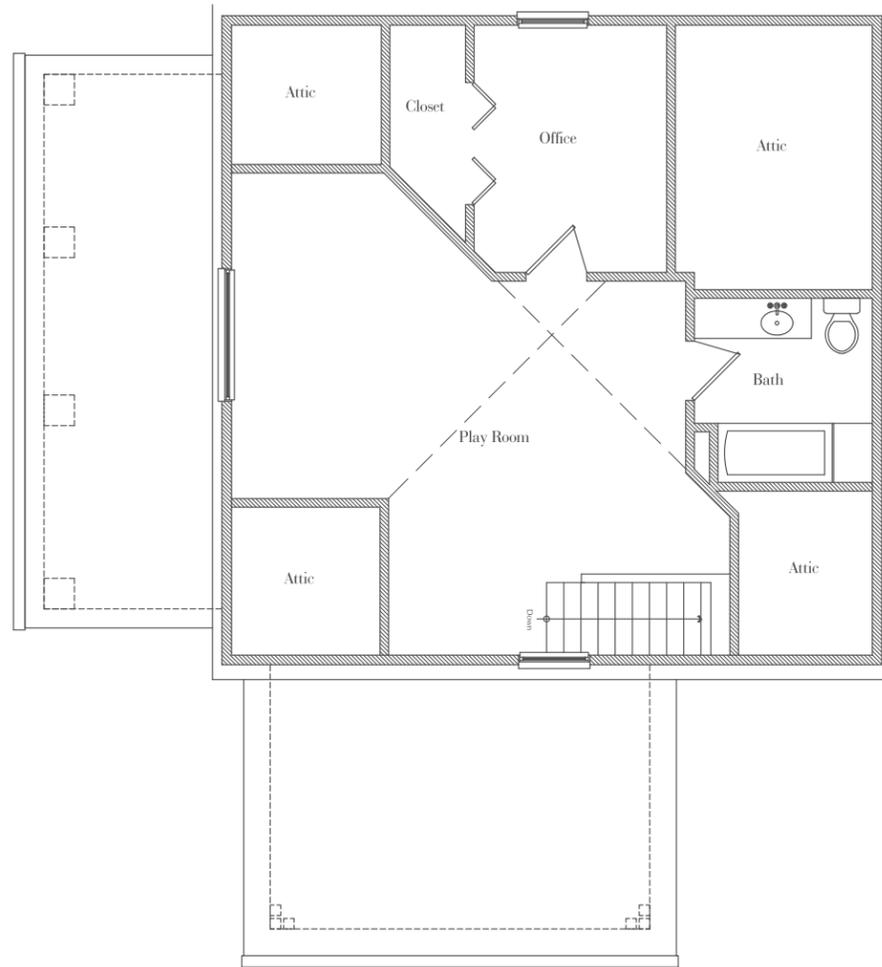
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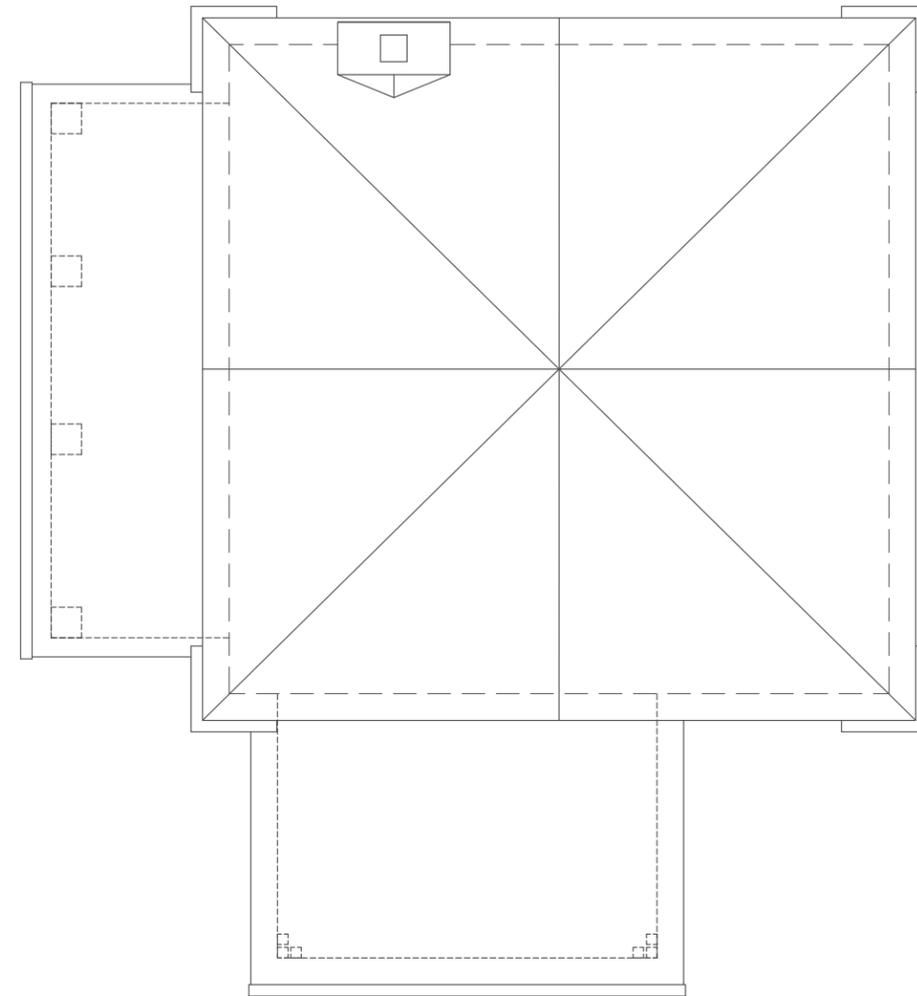
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Existing Attic Floor Plan  
 SCALE 1/8" = 1'-0"



Existing Roof Plan  
 SCALE 1/8" = 1'-0"

Proposed Extensions + Renovations for:  
**1209 Paris Avenue**

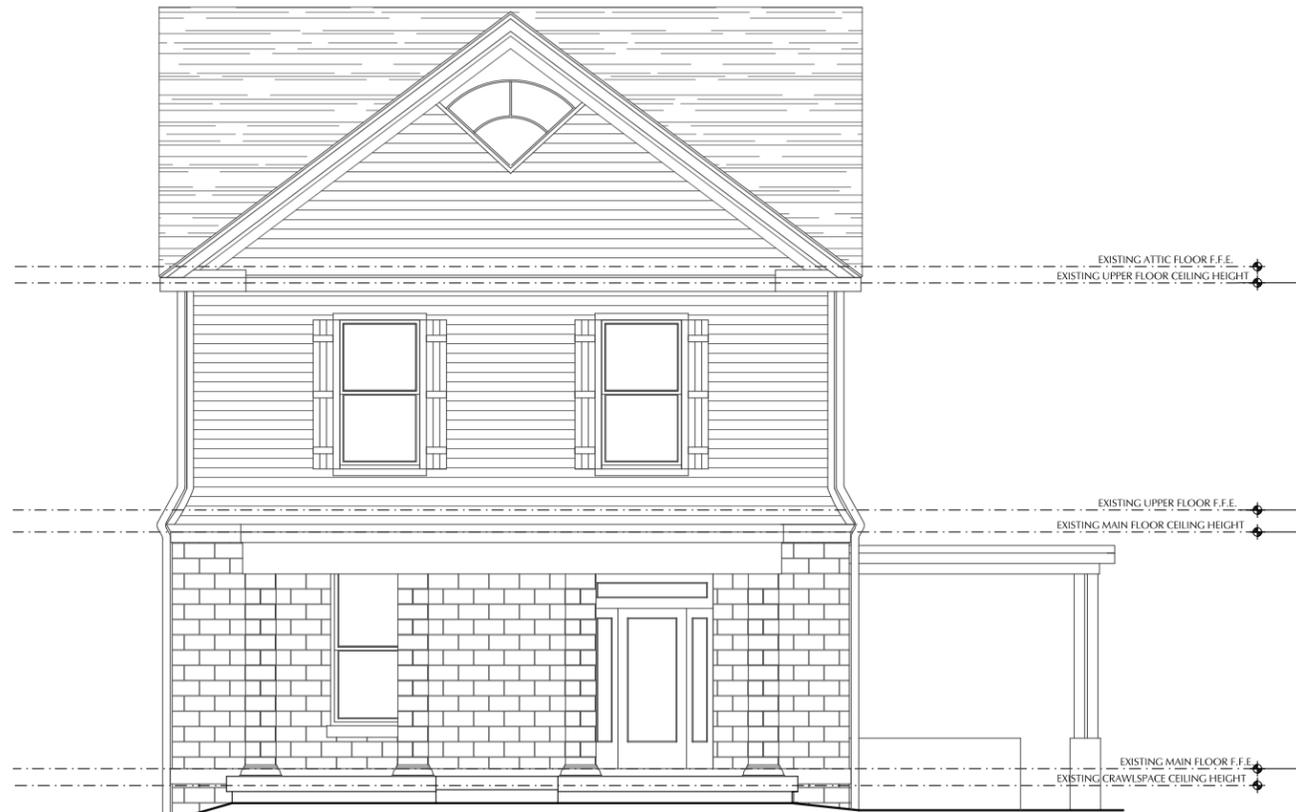
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Existing Front Elevation



Proposed Extensions + Renovations for:  
**1209 Paris Avenue**

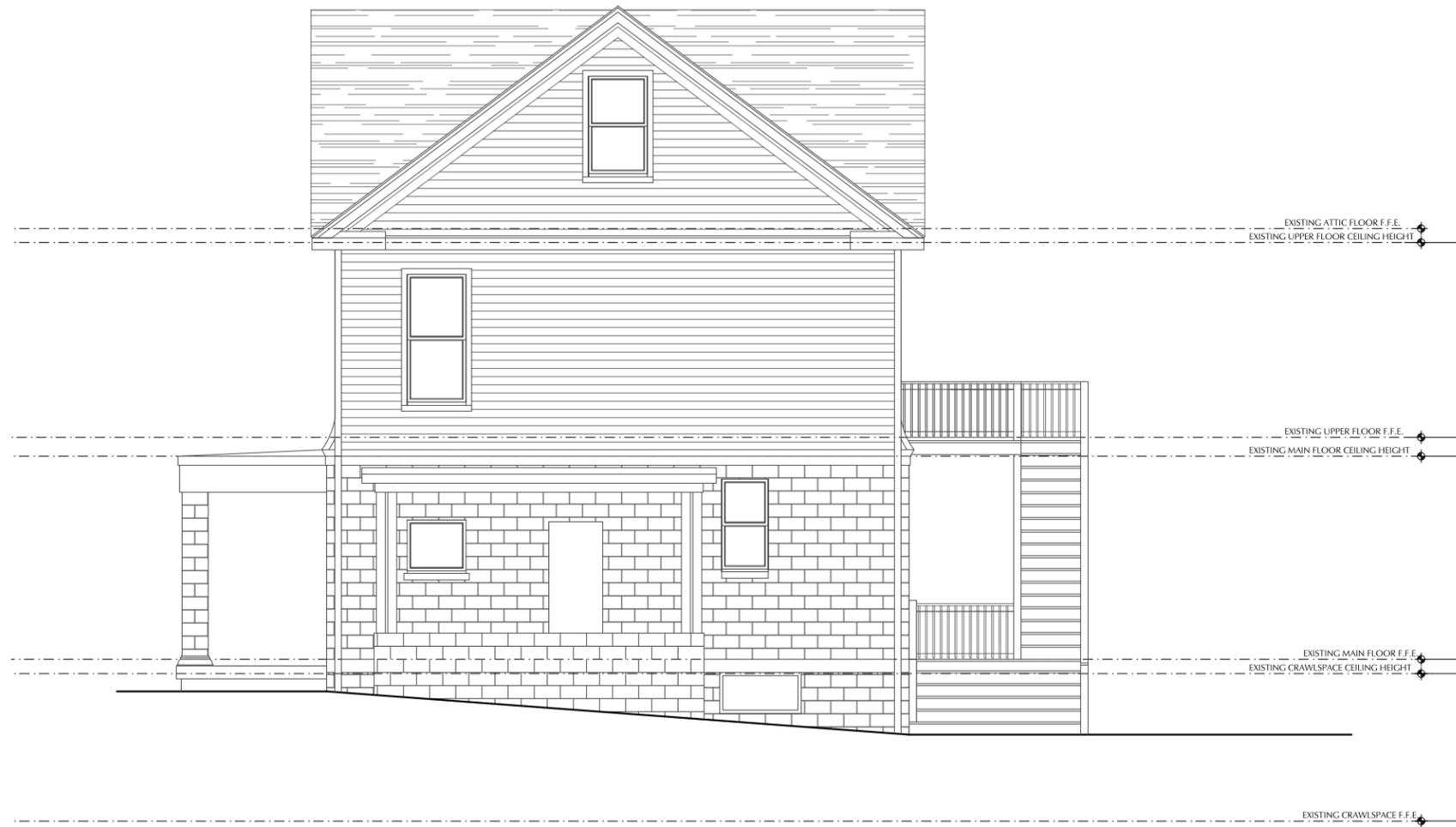
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Existing Side (West) Elevation



Proposed Extensions + Renovations for:  
**1209 Paris Avenue**

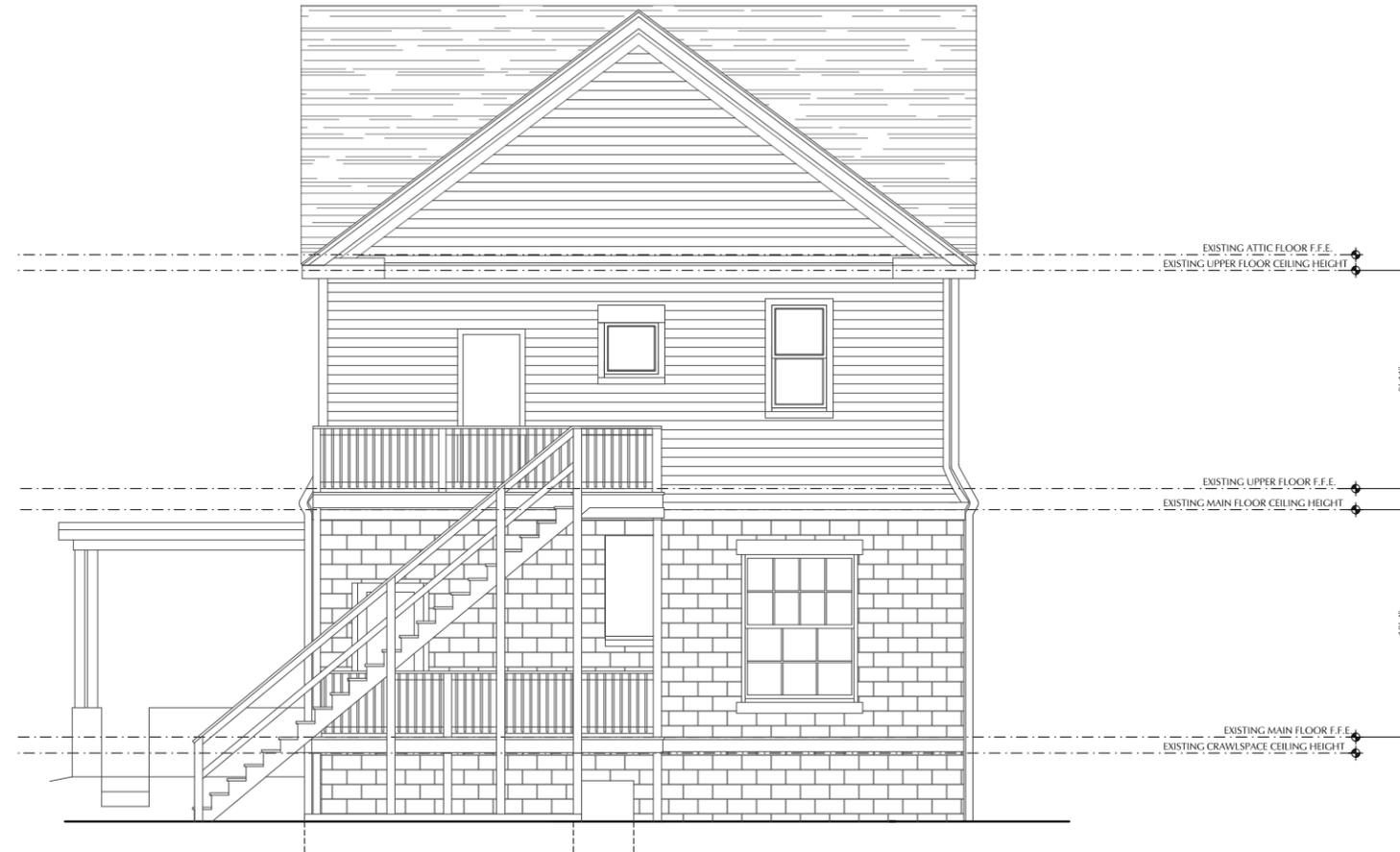
Nashville, Tennessee 37212

**METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL**

02 DECEMBER 2013



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Existing Rear Elevation



Proposed Extensions + Renovations for:  
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Existing Side (East) Elevation



Proposed Extensions + Renovations for:  
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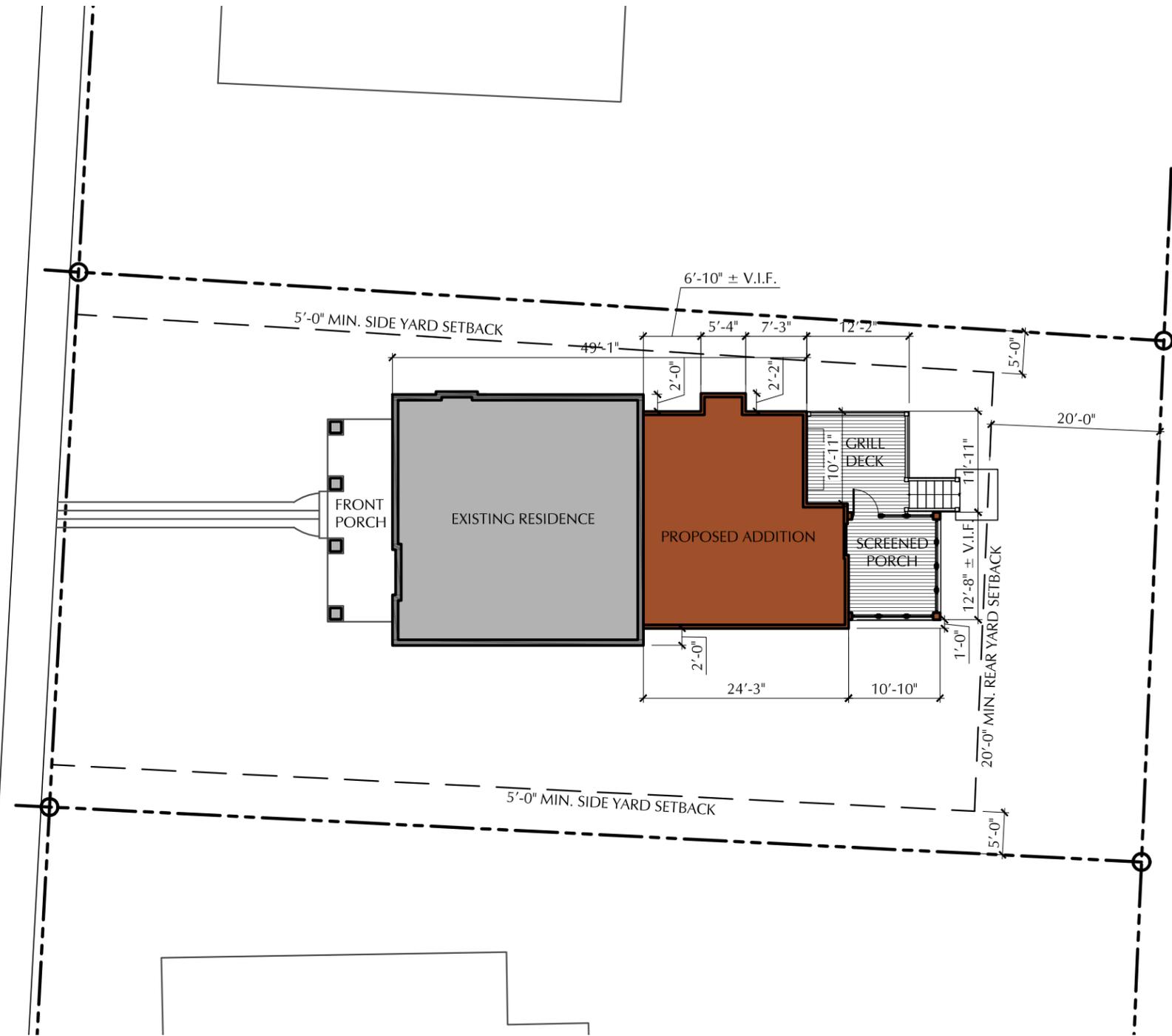
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PARIS AVENUE



## Area Calculations

**BUILDING FOOTPRINT AREAS:**

EXISTING BUILDING FOOTPRINT AREA (GSF):	1,065 S.F.
NEW FOOTPRINT OF ADDITION (GSF):	716 S.F.
<b>TOTAL FOOTPRINT AREA (GSF):</b>	<b>1,781 S.F.</b>

**HEATED AREAS:**

EXISTING MAIN FLOOR HEATED AREA (GSF):	882 S.F.
NEW MAIN FLOOR HEATED AREA (GSF):	579 S.F.
EXISTING UPPER FLOOR HEATED AREA (GSF):	818 S.F.
NEW UPPER FLOOR HEATED AREA (GSF):	598 S.F.
EXISTING ATTIC FLOOR HEATED AREA (GSF):	818 S.F.
<b>TOTAL HEATED AREA (GSF):</b>	<b>3,695 S.F.</b>

**COVERED PORCH AREAS:**

EXISTING FRONT COVERED PORCH (GSF):	183 S.F.
NEW SCREENED PORCH (GSF):	137 S.F.
<b>TOTAL COVERED PORCH AREA (GSF):</b>	<b>320 S.F.</b>

**LOT COVERAGE CALCULATIONS:**

SITE AREA (GSF):	7,840 S.F.
ALLOWABLE BUILDING COVERAGE FOR R-8 DISTRICTS IN DAVIDSON COUNTY: 45% (7,840 S.F. X 0.45)	3,528 S.F.
<b>PROPOSED BUILDING COVERAGE (GSF):</b>	<b>1,781 S.F.</b>

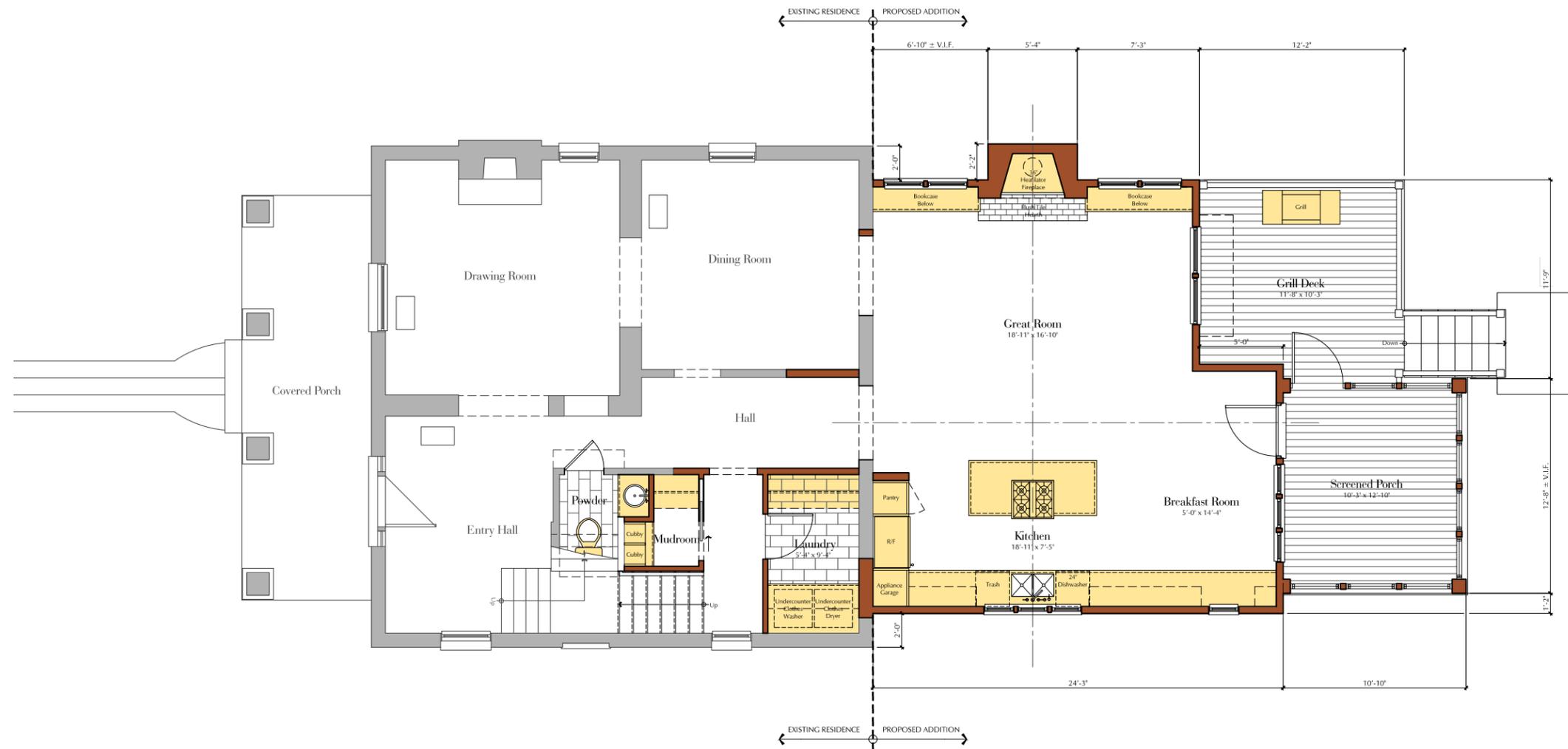
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**Proposed Main Floor Plan**  
 SCALE 1/8" = 1'-0"

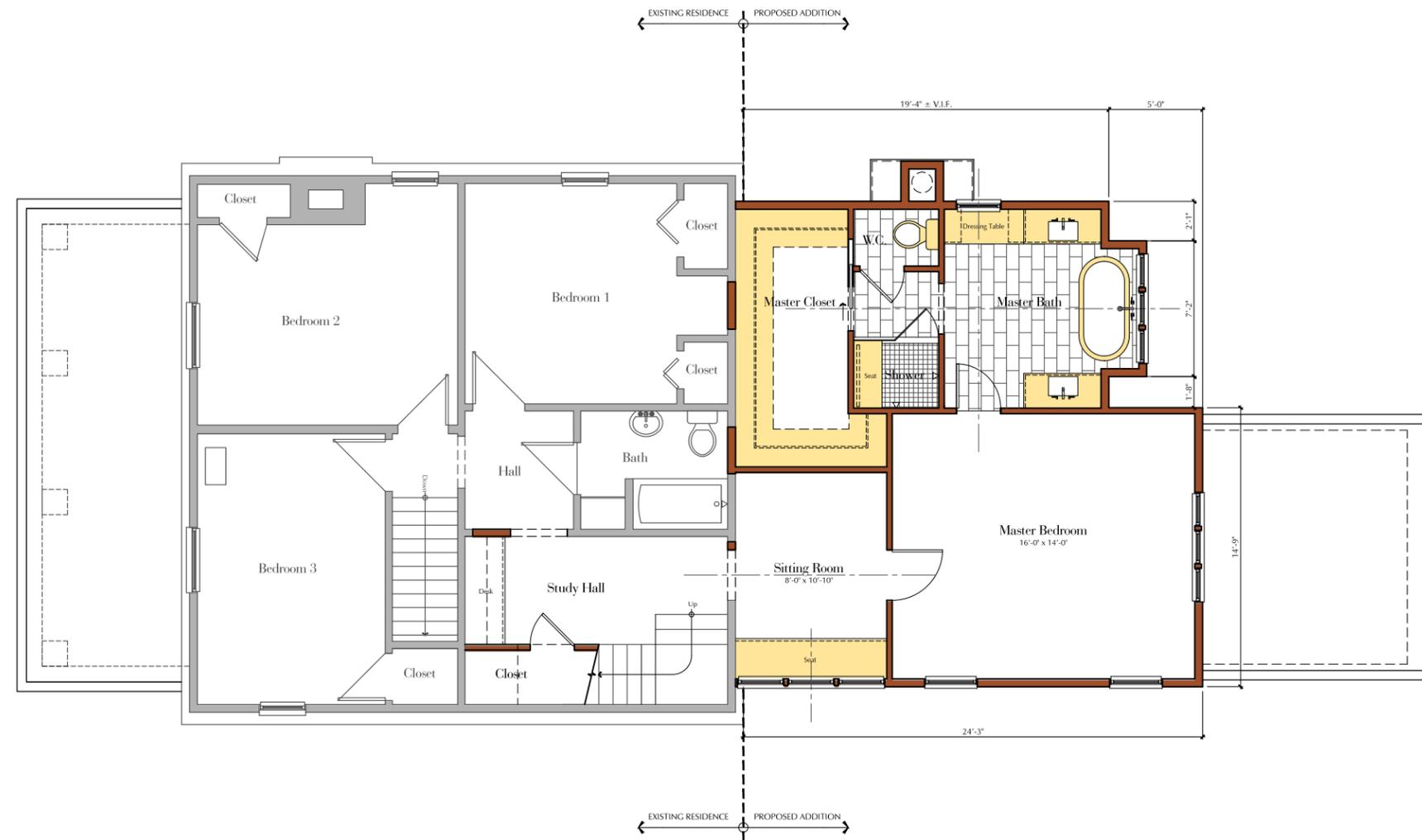
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**Proposed Upper Floor Plan**  
 SCALE 1/8" = 1'-0"

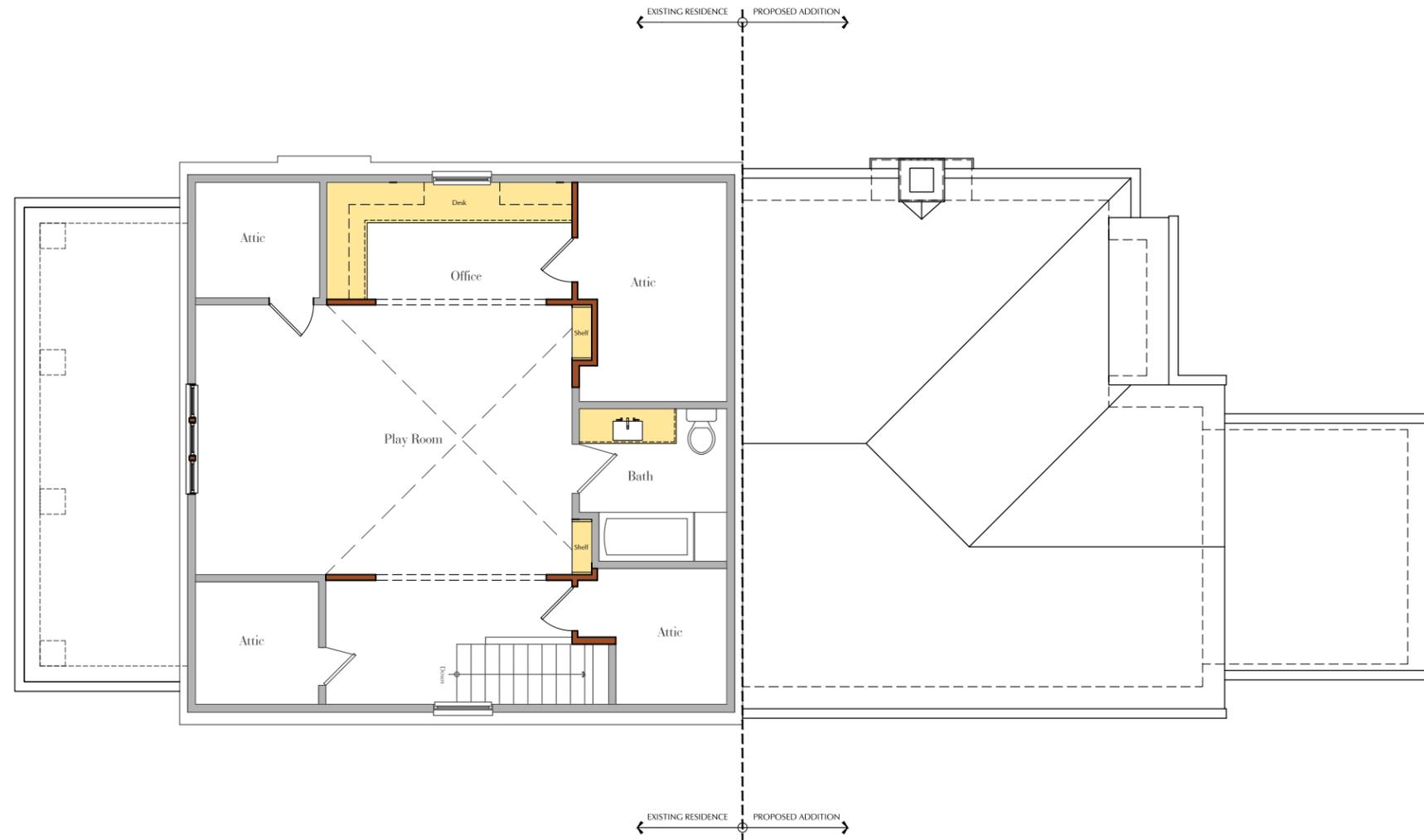
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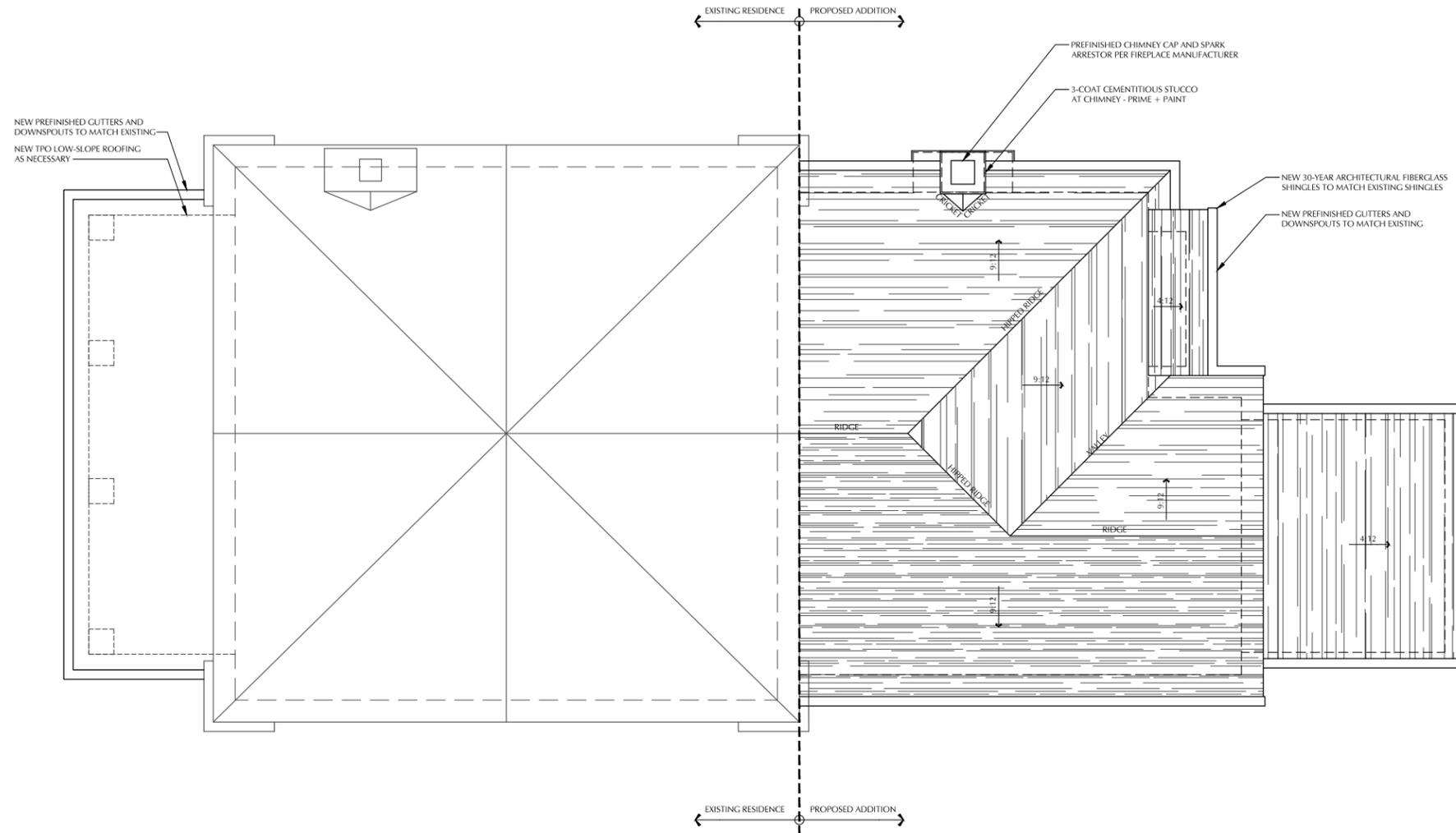

**Proposed Attic Floor Plan**  
  
 SCALE 1/8" = 1'-0"

Proposed Extensions + Renovations for:  
**1209 Paris Avenue**

Nashville, Tennessee 37212

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**Proposed Roof Plan**  
 SCALE 1/8" = 1'-0"

Proposed Extensions + Renovations for:  
**1209 Paris Avenue**

Nashville, Tennessee 37212

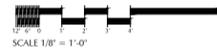
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**Van Pond Architect**<sub>LLC</sub>  
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Proposed Front Elevation



Proposed Extensions + Renovations for:  
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Proposed Extensions + Renovations for:  
**1209 Paris Avenue**

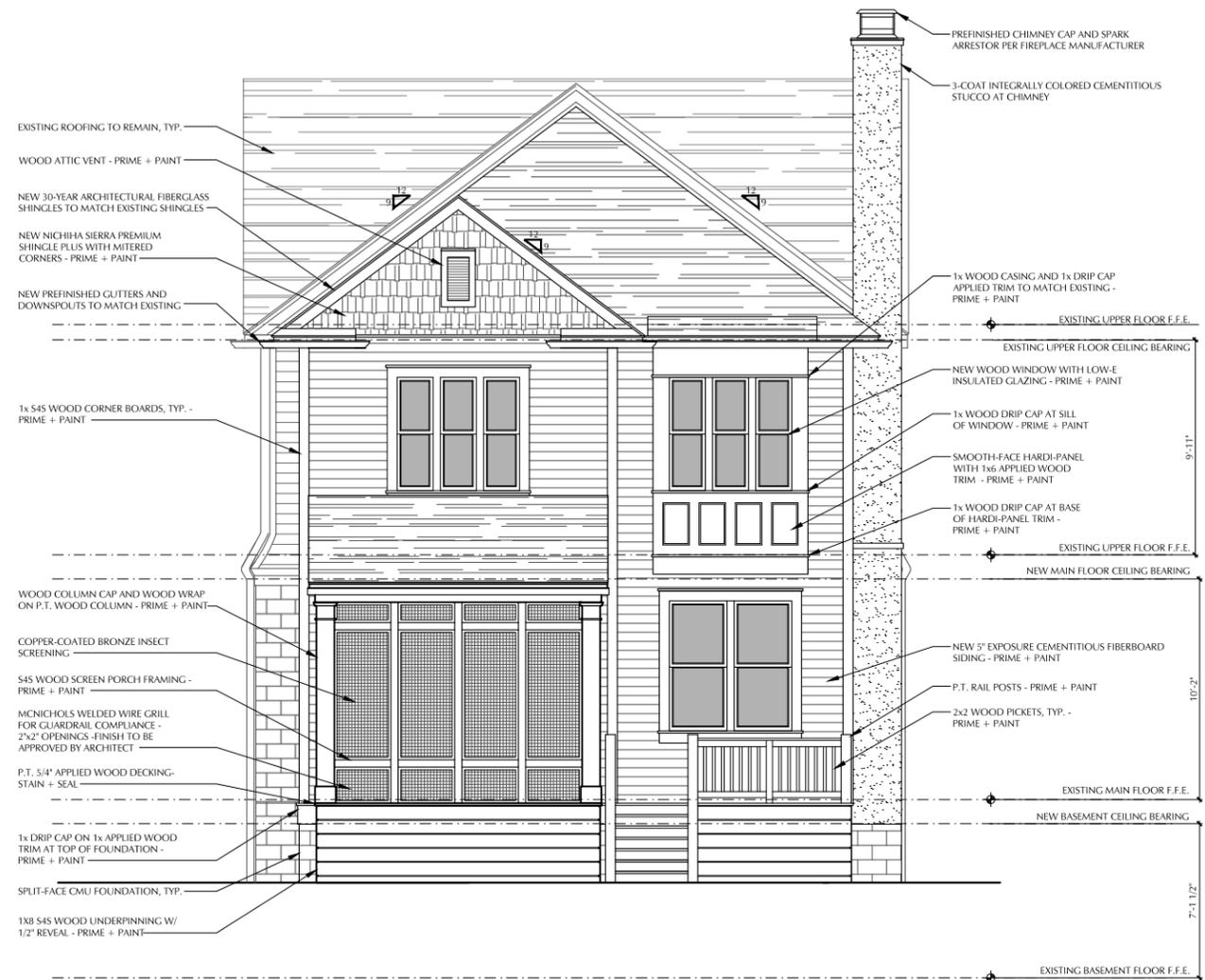
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Proposed Rear Elevation



Proposed Extensions + Renovations for:  
**1209 Paris Avenue**

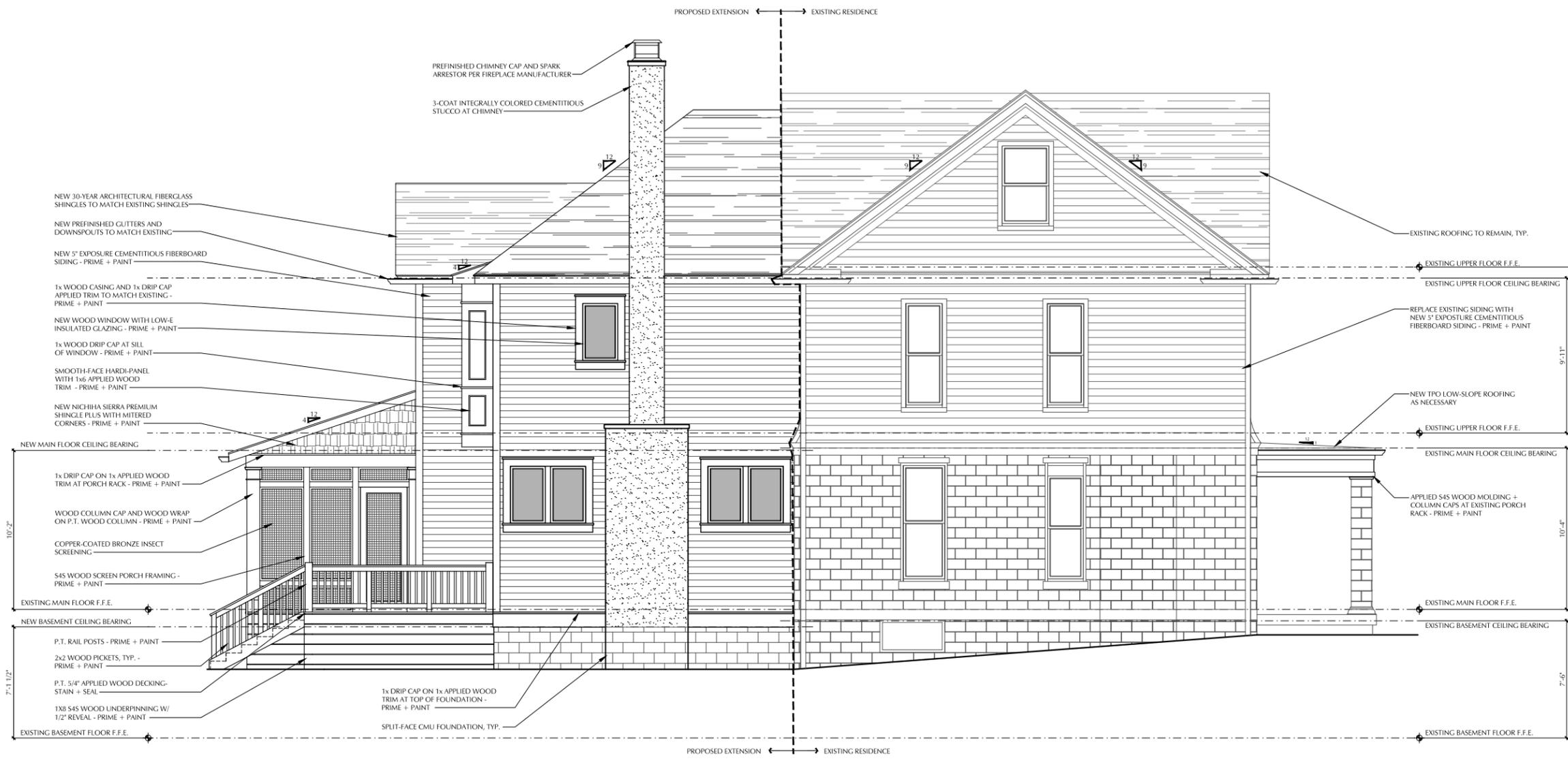
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Proposed Side (East) Elevation



Proposed Extensions + Renovations for:  
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