

DAVID BRILEY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**STAFF RECOMMENDATION**  
**1013 Paris Avenue**  
**July 18, 2018**

**Application:** New Construction - Addition  
**District:** Waverly-Belmont Neighborhood Conservation Zoning Overlay  
**Council District:** 07  
**Map and Parcel Number:** 118010242.00  
**Applicant:** Martin Wieck, Nine 12 Architects  
**Project Lead:** Jenny Warren, jenny.warren@nashville.gov

**Description of Project:** The application is for a rear and side addition.

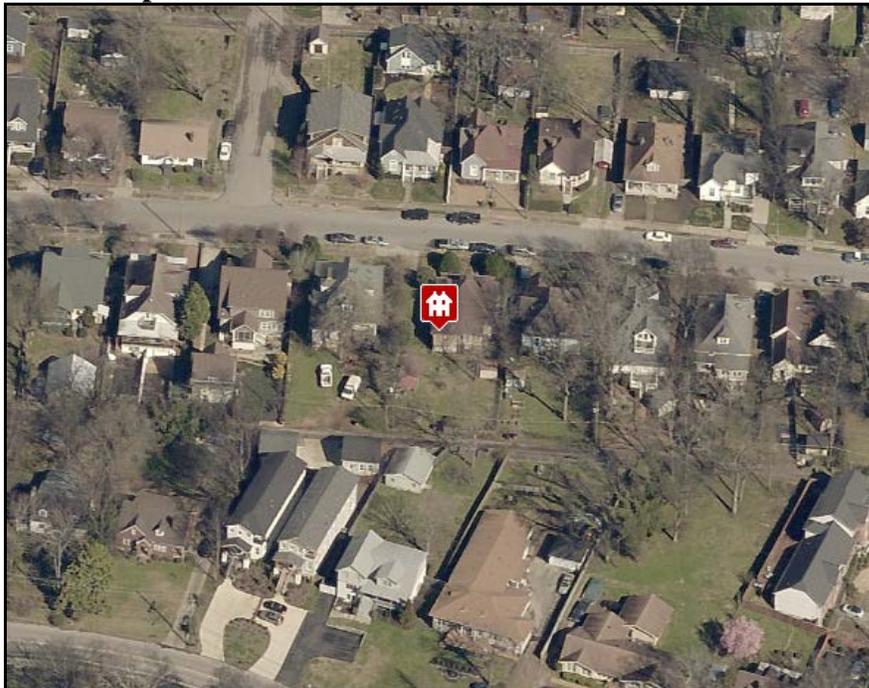
**Recommendation Summary:** Staff recommends approval of the addition with the condition that Staff provide final review of the roofing color, windows, rear door and screen porch posts, finding that the project meets the design guidelines for the Waverly-Belmont Neighborhood Conservation District.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**C:** Elevations

**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.

### **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.

***k: Multi-unit Detached Developments/ Cottage Developments***

1. *Multi-unit detached developments or “cottage” developments are only appropriate where the Planning Commission has determined that the community plan allows for the density requested and the design guidelines for “new construction” can be met.*
2. *The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.*
3. *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 face the street.*
4. *Interior dwellings should be “tucked-in” behind the buildings facing the street.*
5. *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.*
6. *Attached garages are only appropriate for rear units along the alley.*

**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**

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.

## **V. Demolition**

### **B. GUIDELINES**

#### **1. Demolition is not appropriate**

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

#### **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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.



Figure 1: 1013 Paris Avenue



Figure 2: Rear of 1013 Paris Avenue, arrow indicates location of proposed side addition.

**Background:** 1013 Paris Avenue is a circa 1910 Victorian cottage that contributes to the character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

**Analysis and Findings:**

This application is for a rear and side addition; a DADU shows on the site plan, but is not a part of this application.

Demolition: Partial demolition will occur on the rear of the structure to allow for the

addition. The existing rear walls will become interior dividing walls, with new openings introduced. Staff finds that this partial demolition is appropriate because this portion of the house is not visible from the public right of way. Further, on the rear of the west elevation, behind the projecting bay, a portion of wall will be removed to accommodate the side addition (see Figure 2). Staff finds this partial demolition to be appropriate because the portion of wall to be removed is beyond the midpoint of the house and sits behind a projecting bay, making this part of the wall minimally visible from the street. Lastly, along the east elevation, three fenestration changes will require partial-demolition: a door will be converted to a window, a window will be

shortened and a dormer will be added at the roof, requiring the removal of a small portion of the side roof (see Figures 4 & 5). Staff finds the partial demolition related to the fenestration changes to be appropriate in these instances because the existing door is non-historic and was likely a window originally; the window is beyond the midpoint of the house, and possibly not original either; and the guidelines specifically allow for the addition of dormers. See more information on the fenestration changes below under ‘Proportion and Rhythm of Openings’. The proposed partial demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height & Scale: The ridge of the proposed addition is approximately twenty-nine feet (29’) high, which is about one foot, two inches (1’2”) shorter than peak of the historic rooftop, all measured from finished floor height.

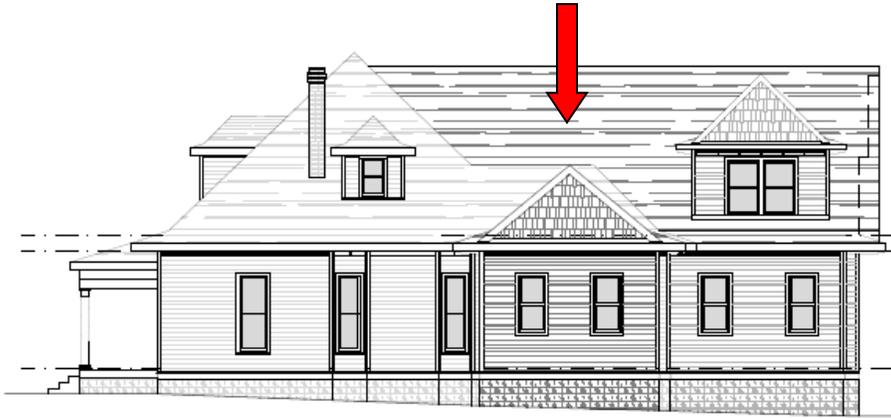


Figure 3: Proposed west elevation, arrow indicates one-story side addition.

The depth of the addition is compatible with the historic house. The house is currently approximately forty-eight feet (48') deep, as measured from the front wall, and the addition will add about another eighteen feet (18') of total depth.

The side addition, as further described below, meets the guidelines for side additions in terms of its width, height, roof shape and location.

The project meets section III.A and B for height and scale and 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 change in siding reveal, inset, separate roof form, and lower height 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.



Figure 4: Proposed front elevation, note one-story side addition.

This application also proposes a side addition. Although the design guidelines require that additions generally be located at the rear of a building, side additions are considered appropriate in certain situations. When a lot is wider than sixty feet (60'), a side addition

may be appropriate but should be sited at or beyond the midpoint of the building, should be narrower than half of the historic building width, should be at least two feet (2') shorter than the historic house and should have a side gabled or hipped roof. This proposal meets all of these requirements: the lot is sixty-five feet (65') wide; the addition is sited beyond the midpoint of the house; the addition is sixteen feet (16') wide, while the historic house is more than twice that at about thirty-five feet (35'); the addition is about nineteen feet, six inches (19'6") tall, while the peak of the historic roof is about thirty feet (30') tall; and the roof form of the addition is a side gable.

A new dormer is being added to the historic roof on the east elevation, where there is currently no dormer. As per section IV.C of the design guidelines, this new dormer will be similar in design and scale to the existing dormer on the west elevation.



Figures 5 & 6: East elevation on left, location of new dormer indicated. West elevation on right, with existing dormer.

These additions are designed so that if they were to be removed in the future, the historic character of the house would still be intact.

The project meets sections IV.A, IV.C and IV.F. for location, roof additions and removability.

Design: The design of the addition mimics the existing home with a similar roof form and matching eave and foundation heights. It will be differentiated from the historic house by the use of appropriate insets and by the use of a varied siding reveal.

The project meets sections IV.A, IV.B, IV.C, IV.F for design for additions.

Setback & Rhythm of Spacing: The front and east side setbacks will not change as a result of the addition. A side addition will be constructed on the west side, and meets all of the requirements for a side addition, as outlined above. The side addition will be about five feet six inches (5'6") from the side property line. The rear of the addition will be fifty-four feet (54') from the rear property line. The project meets section III.C for setback and rhythm of spacing for new construction.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufact urer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split Face	Yes	
<b>Cladding</b>	5” hardieplank siding	Smooth	Yes	
<b>Secondary Cladding</b>	6” and 3” reveal hardieplank	Smooth face	Yes	
<b>Roofing</b>	Architectural Shingles	Color unknown	Yes	X
<b>Trim</b>	Wood	Smooth faced	Yes	
<b>Windows</b>	Marvin Integrity or equal	Needs final approval	Yes	X
<b>Screen porch posts</b>	Not indicated	Needs final approval	Unknown	X
<b>Rear doors</b>	Not indicated	Needs final approval	Unknown	X

The original siding has been replaced on the side elevations of the historic house. As a part of this project, the non-historic vertical siding will be replaced with hardieplank with a 5” reveal. The original window casings should be retained. With Staff approval of the final roofing color, windows, rear door and screen porch posts, the project meets section III.D. for new construction-materials.

Roof form: The proposed addition ties a rear-gabled roof form onto the back of the historic pyramidal roof. Both the east and west sides of the addition have gabled dormers. The one-story side addition has a side gabled roof form. These roof forms are typical of the district and compatible with the existing roof. The project meets section III.E for new construction-roof form and IV.C for additions.

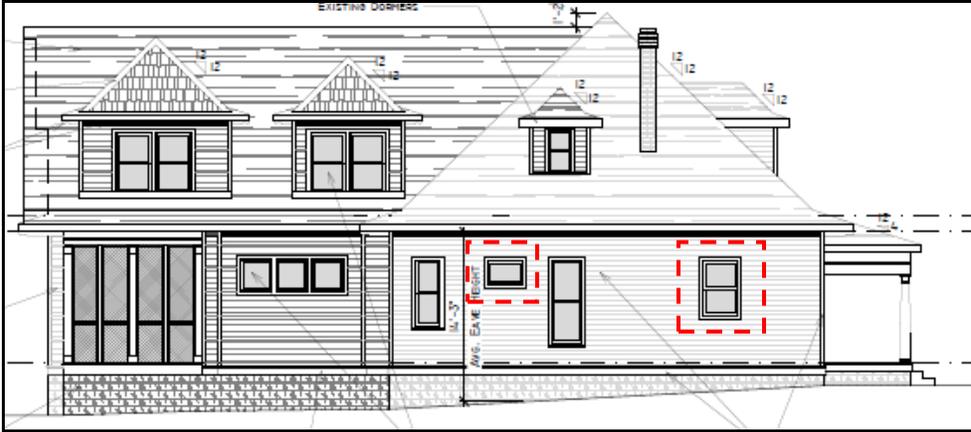


Figure 7: East elevation. The two openings proposed for alteration have been indicated.

**Proportion and Rhythm of Openings:** On the east elevation, two changes are proposed: a door near the front of the house will be changed into a window and an existing window, near the rear of the house, will be shortened. Staff finds that converting the door to a window is appropriate, as the existing door is not original and likely was a window. Reducing the size of the third window is also appropriate, as this window is beyond the midpoint of the house and may not be original either, given its proportions in comparison to the other windows. The windows on the proposed addition are all generally twice as tall as they are wide, with the exception of the three small square windows at the master bedroom. Staff finds these to be appropriate as they are only used in one place and are well set back from the front of the 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 III.G. for new construction-proportion and rhythm of openings.



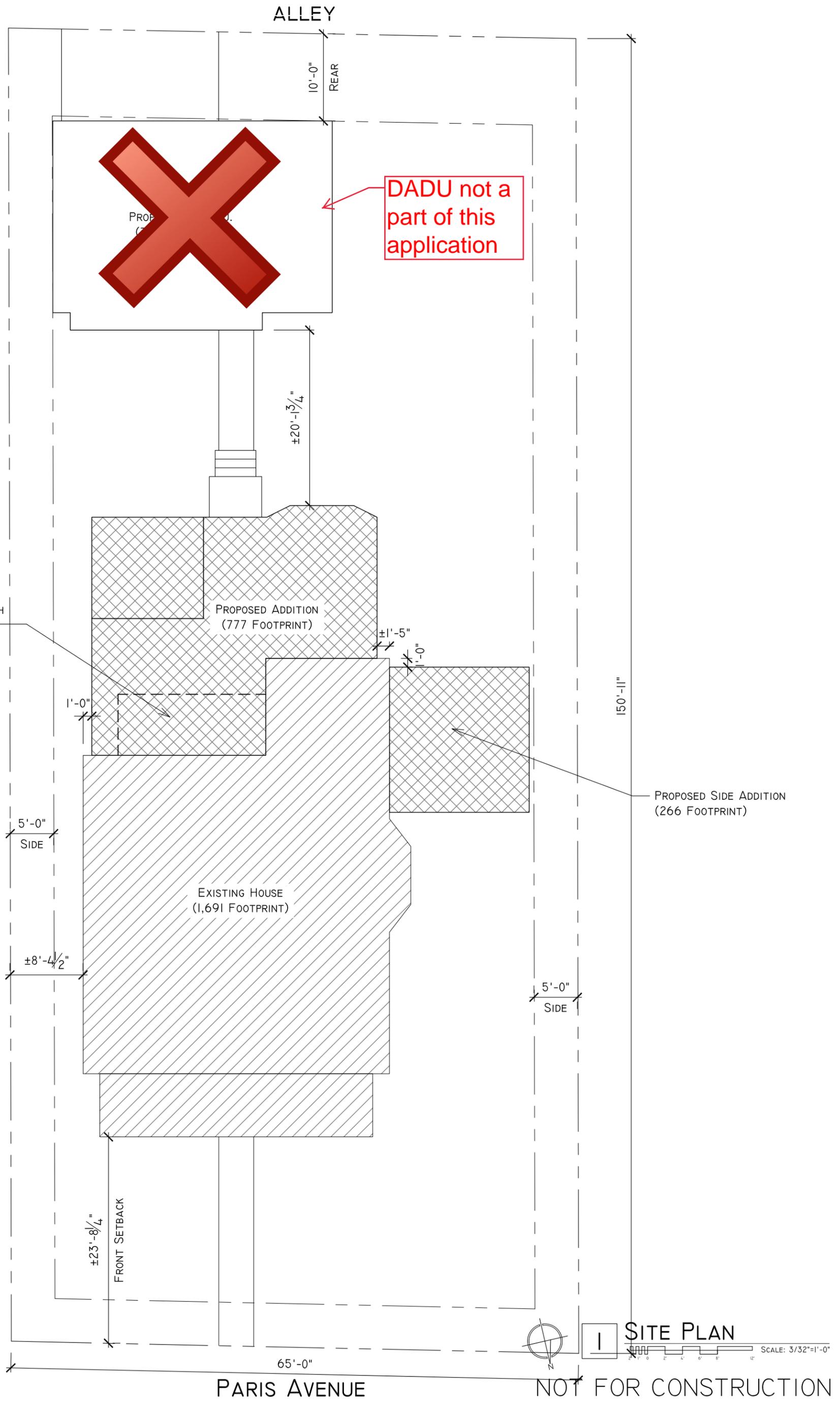
Figure 8: Window to be shortened. The 3/1 Craftsman form of this window suggests that it may be a later addition, when compared to the older 1/1 windows.

**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. The project meets section III.I. for new construction-utilities and III.J. for new construction-public spaces.

**Recommendation Summary:** Staff recommends approval of the addition with the condition that Staff provide final review of the roofing color, windows, rear door and screen porch posts, finding that the project meets the design guidelines for the Waverly-Belmont Neighborhood Conservation District.

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**SITE PLAN**  
SCALE: 3/32"=1'-0"

NOT FOR CONSTRUCTION

FIRST FLOOR PLAN

INFO@NINE12ARCHITECTS.COM  
615.761.9902  
WWW.NINE12ARCHITECTS.COM



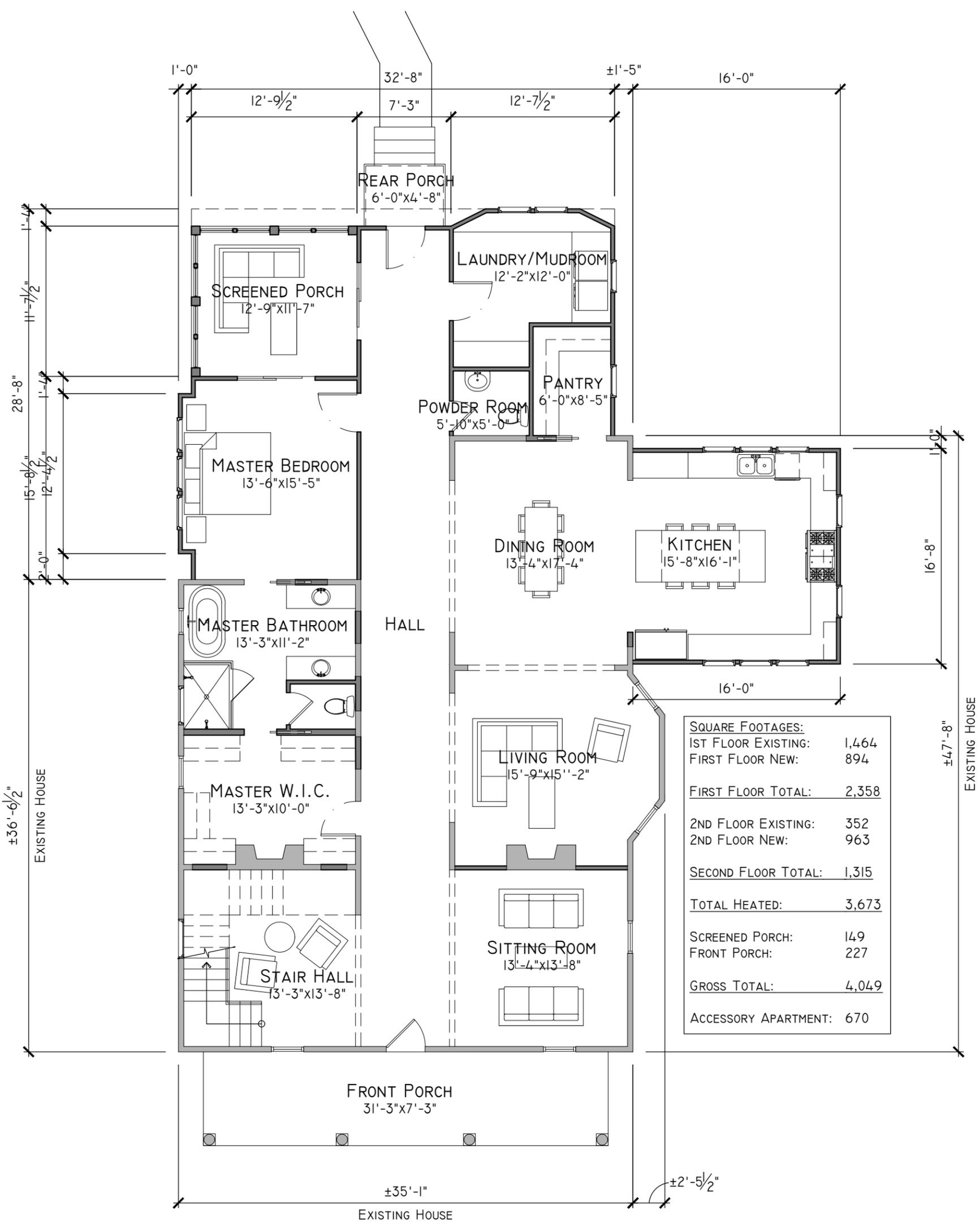
A RENOVATION AND ADDITION AT:  
**1013 PARIS AVE.**  
NASHVILLE, TN 37204

REV:	DATE:	DESC:
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**1 FIRST FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

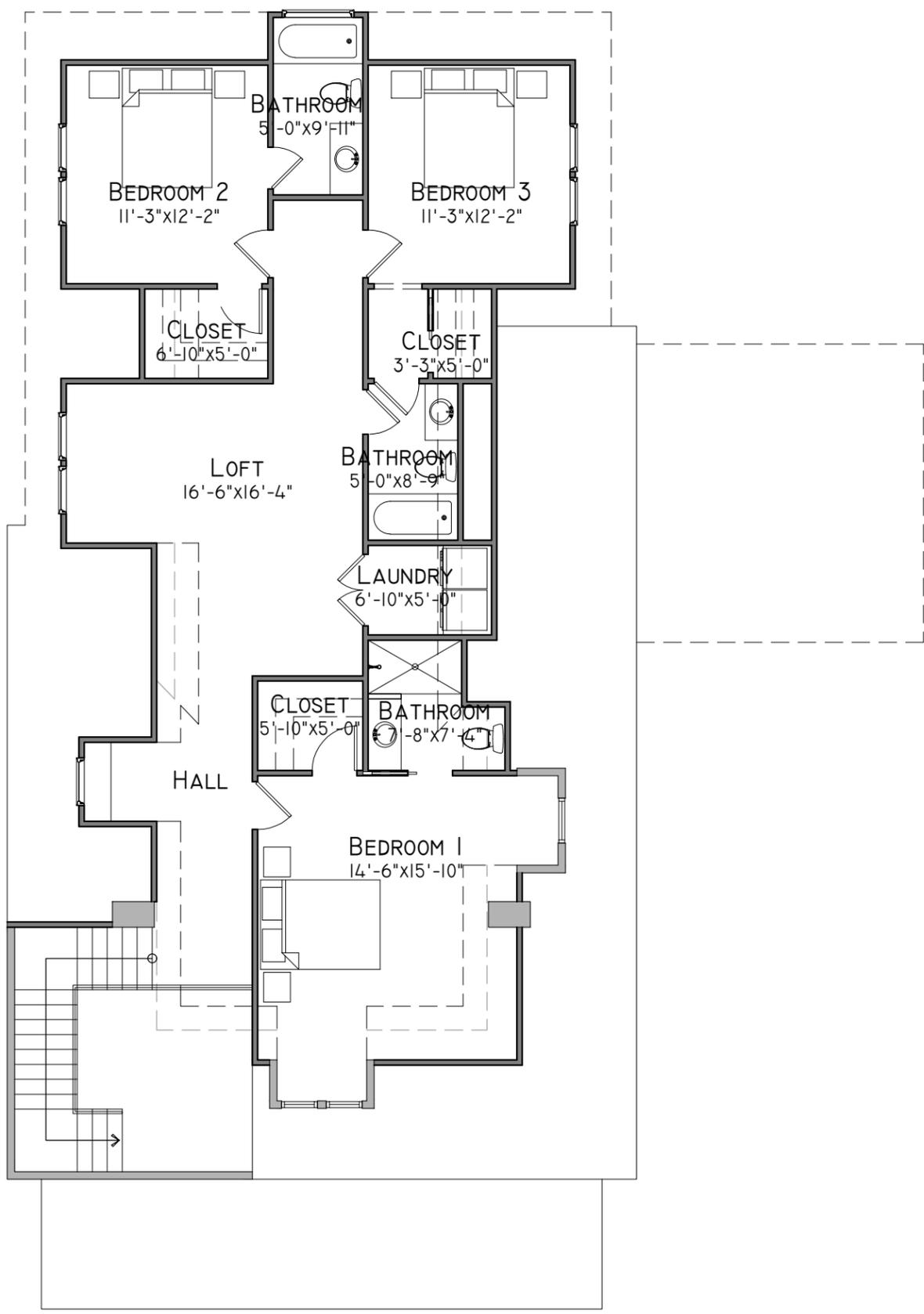
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FLOOR PLANS  
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A RENOVATION AND ADDITION AT:  
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**1 SECOND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

FLOOR PLANS

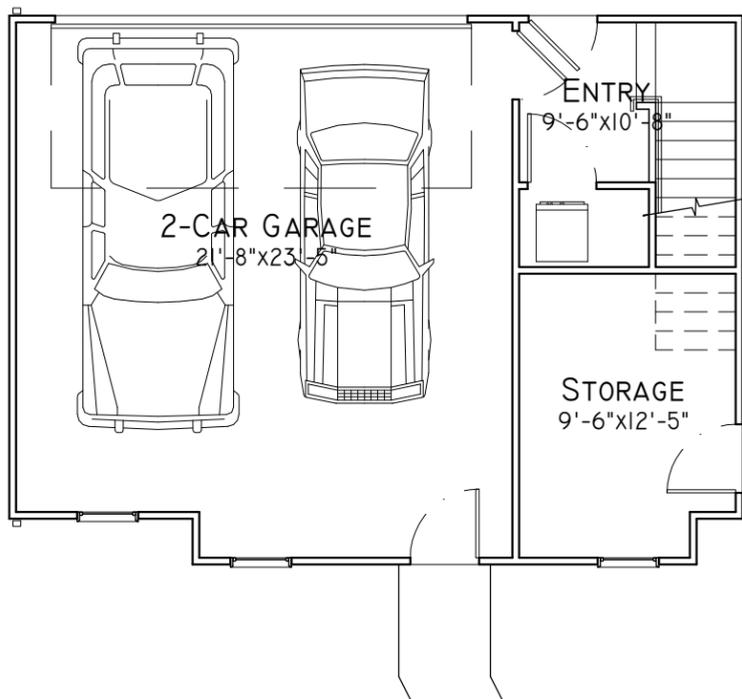
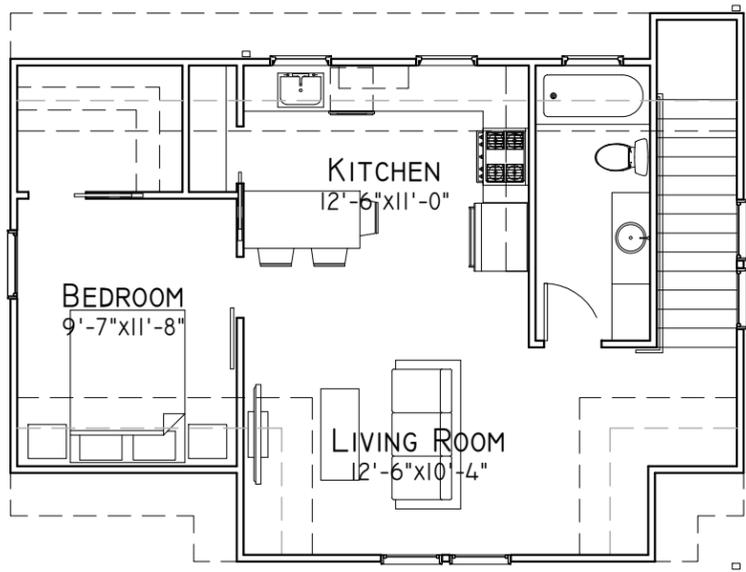
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A RENOVATION AND ADDITION AT:  
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 NASHVILLE, TN 37204

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0	07.02.18	MHZC SUBMISSION



1

SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

FLOOR PLANS

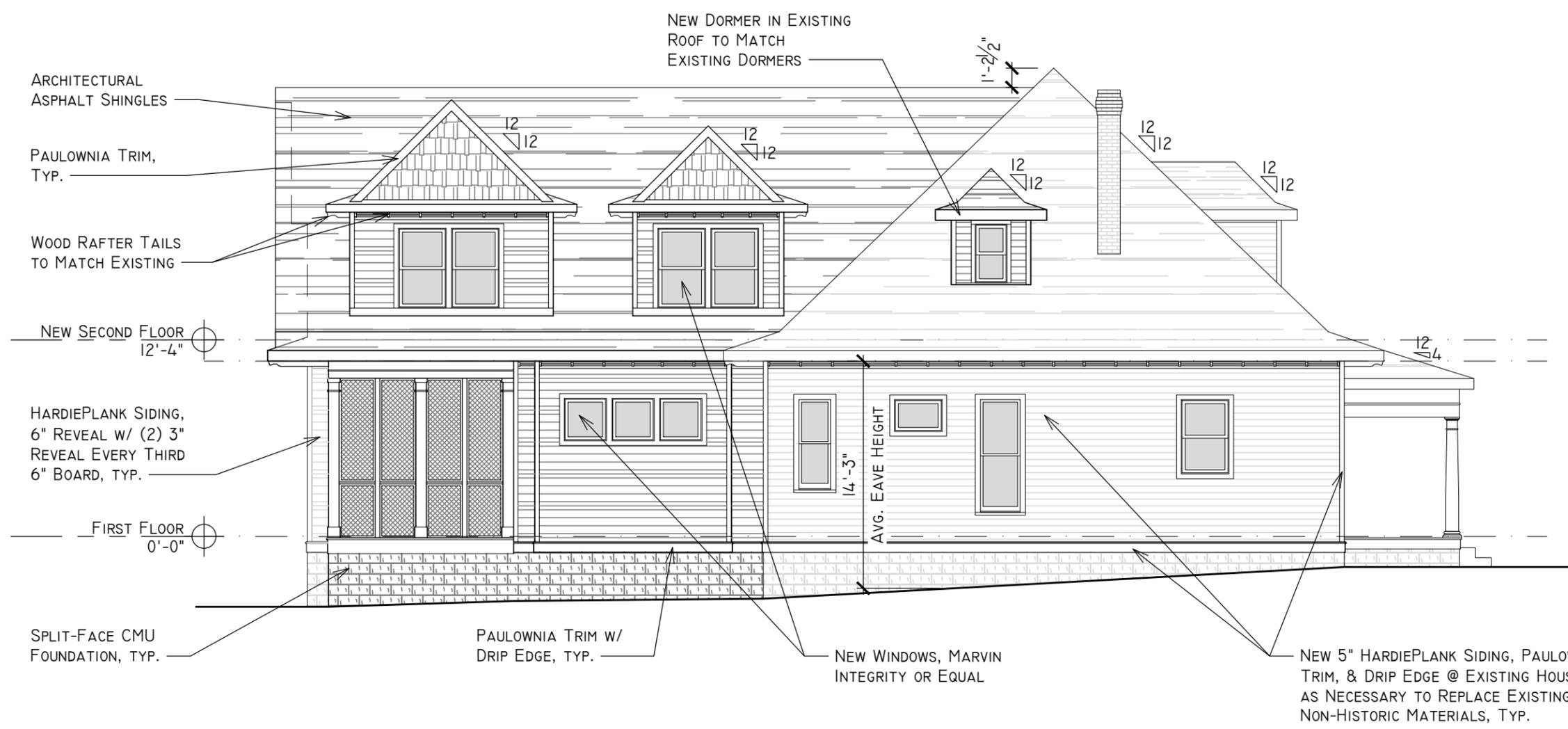
03

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A RENOVATION AND ADDITION AT:  
1013 PARIS AVE.  
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**2 EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"

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EXTERIOR ELEVATIONS

05



2 WEST ELEVATION  
SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

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EXTERIOR ELEVATIONS

06