

DAVID BRILEY  
MAYOR



## METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

### STAFF RECOMMENDATION 929 Montrose Avenue February 20, 2019

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

**Application:** New Construction—Addition; Demolition—Partial  
**District:** Waverly-Belmont Neighborhood Conservation Zoning Overlay  
**Council District:** 07  
**Base Zoning:** R8  
**Map and Parcel Number:** 11801030900  
**Applicant:** Martin Wieck, Nine12 Architects  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is to reconfigure the roof on parts of the existing house and to construct a rear addition that is two feet (2') taller than the historic house.

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

1. The taller portion of the addition be inset two feet (2') from the main side wall of the house on the right/10th Avenue South elevation;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof shingle color;
4. Staff approve the porch floor and step materials for the side and rear porches;
5. The primary exterior cladding on the addition shall have a maximum reveal of five inches (5"); and
6. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the addition meets Sections III., IV., and V. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay design guidelines.

*The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.*

#### Attachments

- A:** 1005 Paris Ave Example  
**B:** 929 Montrose Site Plan  
**C:** 929 Montrose Elevations



## **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.

## **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.

**Background:** 929 Montrose Avenue is a pre-1908 folk Victorian house that contributes to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay (Figure 1). The house has been altered at the rear over the last century. Sometime between 1957 and 1968, the former porch at the rear was enclosed and extended wider than the house (Figures 2, 3, 4, and 5).



Figure 1. 929 Montrose Avenue

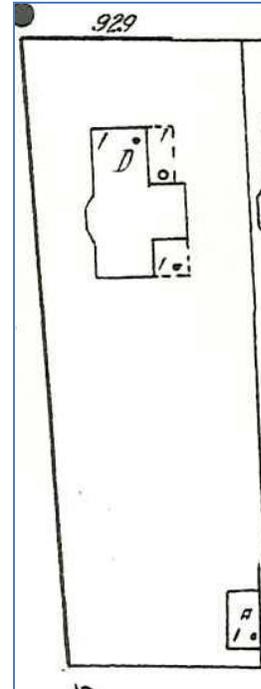


Figure 2. 1957 Sanborn Map



Figure 3. The side extension today.



Figure 4. c. 1968 Property Assessor File



Figure 5. The side extension as seen from the rear.

Today, the entire roof of the back of the house is a low-sloped shed roof (Figure 6). The shed roof on the right side elevation may not be original to the house, as the Sanborn maps show that this part of the house was formerly recessed from the wall of the bay (Figures 7 & 8).



Figure 6. The aerial view shows the rear, low sloped roof.



Figure 7. Right façade, facing 10<sup>th</sup> Ave S. The rear shed roof section is not inset from the gabled bay.



Figure 8. Right side façade of 929 Montrose.

**Analysis and Findings:** Application is to reconfigure the roof on parts of the existing house and to construct a rear addition that is two feet (2') taller than the historic house

Demolition: The applicant intends to demolish the existing shed roof at the rear and to reconstruct the roof in a gable form (Figures 9, 10, 11). Staff finds this partial demolition to be appropriate, as this part of the rear of the house has been altered since 1957 (See Figures 2-8). While a small part of this roof form may be original to the house, overall, the rear of the house has been altered so much that this section is not integral part of the house's historic character. Staff finds that retaining the existing footprint of this rear area, but reconstructing the roof in different form, meets the design guidelines.



Figure 9. The red area indicates the new roof form over the existing side extension.



Figure 10. The red indicates the new roof form for the left part of the existing rear and the blue indicates the new roof form over the existing right section of the rear.



Figure 11. The blue area indicates the new roof form over the existing rear shed roof section.

The applicant also intends to alter window openings on the existing house, which is considered partial demolition. On the left/east elevation, the applicant is adding a window opening on the front of the side extension, and is altering the existing windows on the side of this extension (Figures 12 & 13). Since this part of the house was constructed after 1957, staff finds that these window alterations constitute appropriate demolition.



Figures 12 & 13 indicate the new or reconfigured window openings on the

On the right/west elevation, the applicant is adding a door/stairs (not shown on the elevation, but shown on the floor plan) and is changing two, separate double hung windows to a paired double hung windows (Figure 14). As mentioned earlier, the Sanborn map indicates that in 1957, this back section of the house was inset from the side gable bay, but today the two parts of the house are in the same plane. Since this wall is likely not an historic wall, staff finds that the insertion of door and the changes to the window openings to meet the design guidelines.



Figure 14. The dotted box indicates the new window and door openings on this façade.

Staff finds that the proposed alterations to the rear roof form and the alterations to the window and door openings are appropriate to the historic character of the historic house and meet Section V.B.2 for appropriate demolition.

**Height & Scale:** As mentioned under “Partial Demolition,” the applicant is raising the height of the roof of the rear portion of the house and changing its form from a shed roof to gable forms. The new roof forms will have eave heights matching the eave height of the historic house and ridge heights below the house’s ridge. Staff finds that these new roof forms’ height and scale are appropriate.

The applicant is proposing a two-story addition behind a one-story house. Because the lot slopes down towards the back of the lot, the applicant is able to step the floor line of the addition down so that the addition's ridge and eave heights are just two feet (2') taller than the historic house. Staff finds that this could be appropriate if the addition were inset appropriately. On the right/10th Avenue South elevation, the addition insets one foot, six inches (1'6") at the back corner of the house for a depth of four feet (4'), when it steps back out to line up with the main right side wall of the historic house. The two-story portion of the addition begins after the addition steps back out to line up with the main wall of the house. Since the addition's eave and ridge height are two feet (2') taller than those of the historic house, staff finds that the taller portion of the addition should be inset a minimum of two feet (2') on this side. This will help keep the larger scale of the two-story addition from overwhelming the one-story historic house. Staff recommends that the two story portion of the house be inset a minimum of two feet (2') from the line of the historic house, on the right side. The applicant has submitted as part of this application elevation drawings of 1005 Paris Avenue, which the Commission approved in September 2018. That elevation drawing is Attachment A.

On the right façade, the applicant has incorporated a one-story bay that is just one foot (1') deep. This bay will therefore be one foot (1') wider than the historic house. Staff finds this to be appropriate because the bay is just one foot (1') deep and nine feet (9') long, and it is a true one story bay in the same size and scale as the historic bay on the front porch. In addition, this lot is wider than typical lots in the neighborhood at over sixty feet (60'), making a wider addition appropriate, and the side bay meets the base zoning setback of ten feet (10').

On the left elevation, the new addition steps in close to seven feet (7') from the existing non-historic side addition; this new part of the addition is inset one foot (1') from the line of the historic left side wall of the house. After a depth of four feet (4'), the addition steps back out to line up with the wall of the existing addition. This part of the addition will have a side-oriented gable in line with the existing addition and extending two feet (2') taller. Staff finds this to be appropriate since the existing side addition is not historic and this part of the new addition is no taller than the original side-oriented gable on the historic house.

With the condition that the taller portion of the addition be inset two feet (2') from the main wall of the house on the right side, staff finds that the addition's height and scale meet Sections III.A., III.B., and IV. of the design guidelines.

Location & Removability: The addition is located at the rear of the house, which is appropriate. It is inset on both sides, preserving the existing back corners of the house. The new roof form ties into the historic house's roof form below its ridge. The addition is designed so that if it were to be removed in the future, its historic integrity would remain intact. Staff therefore finds that the addition's location and removability meet Sections IV.A., IV.C., and IV.F. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, separate roof form, and lower height where it ties into the existing addition help to distinguish it from the historic house and read as an addition to the house. With the condition that the taller portion of the addition be inset two feet (2') from the main side walls of the house on the right side, staff finds that the addition's 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.

Staff finds that the addition's design meets Sections IV.A, IV.B, IV.C, IV.E, IV.F. and IV.G of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It will be a minimum of eleven feet (11') from the right/10<sup>th</sup> Avenue South side property line and over eight feet (8') from the left side property line. It will be over fifty-feet (50') from the rear property line. The addition will not alter the rhythm of spacing of houses along Montrose Avenue. Staff finds that the addition's setbacks and rhythm of spacing meet Sections III.C. and IV. of the design guidelines.

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	Smooth*	Yes	No
<b>Primary Cladding</b>	10" cement fiberboard lap siding**	Smooth	Yes	No
<b>Secondary Cladding</b>	Board-and-batten	Smooth face	Yes	
<b>Additional Cladding</b>	Hardie Shake Siding	Typical	Yes	No
<b>Roofing</b>	Architectural Shingles	Unknown	Yes	Yes
<b>Trim</b>	Paulownia	Smooth	Yes	No
<b>Side Entry Steps</b>	Not indicated	Unknown	Unknown	Yes
<b>Rear Porch floor/steps</b>	Not indicated	Unknown	Unknown	Yes
<b>Rear Porch Posts</b>	Wood	Typical	Yes	No
<b>Windows</b>	Ply Gem Pro Series 200	Ply Gem Pro Series 200	Yes	No

<b>Side/rear doors</b>	Not indicated	Unknown	Unknown	Yes
<b>Driveway</b>	Concrete	Typical	Yes	No
<b>Walkway</b>	Concrete	Typical	Yes	No

\* The applicant is proposing a smooth concrete block for the foundation. Typically, MHZC requires that concrete block be split face. However, in this case, the historic house has a smooth concrete block foundation, and the applicant is matching that. Since the applicant is stepping the floor line down in the addition, only about one row of block will be visible. Because the existing house has a smooth concrete block foundation, and because only about one row of block will be visible, staff finds the proposed smooth concrete block to meet the design guidelines.

\*\*The walls will be clad with cement-fiber siding, with a ten inch (10') reveal on the first story and a five inch (5") reveal on parts of the second story and cedar shake on other parts. The Commission has typically approved siding with a reveal greater than five inches (5') only as an accent material. Staff therefore recommends that the primary cladding lap siding have a maximum reveal of five inches (5'). Ten-inch (10") lap siding would be appropriate as an accent material.

With a condition that the primary exterior cladding on the addition has a maximum reveal of five inches (5"), and with staff's final approval of all windows and doors, the roof shingle color, and the material of the side entry porch floor and steps, staff finds that the known materials meet Sections III.D. and IV. of the design guidelines.

Roof form: As described under "Partial Demolition" and "Height and Scale," the applicant intends to reconfigure the shed roof form at the rear into gable forms. Because these sections are likely not original in their current configuration and do not contribute to the historic house's historic character, staff finds these changes to be appropriate.

The addition's roof form is a mixture of gables and shed roof forms. Their slopes largely match the slopes of the historic house's gables. The taller part of the addition is gabled, meeting the design guidelines. Nevertheless, staff recommends that the taller part of the addition be inset two feet (2') from the main side walls of the house on the right side. With this condition, staff finds that the proposed roof forms meet Sections III.E. and IV. of the design guidelines.

Orientation: The addition will not affect the house's orientation towards Montrose Avenue. The addition adds a second residential unit to the back of the existing house. The entry to this second unit will be at the rear, not visible from the street. The applicant is adding a side entry to the right/east elevation, on the part of the house that is likely not original. This side entry reads as a secondary entrance and does affect the historic house's orientation towards Montrose Avenue. A walkway will be added from the parking at the rear of the lot to this side entry on the front unit. Because the existing front walkway from the sidewalk on Montrose to the front porch will remain, staff finds that this additional walkway is appropriate.

Vehicular access to the site will be via the rear alley, which meets the design guidelines. The site plan shows four uncovered parking spaces off of the alley. The existing front walkway will remain, and the applicant intends to add a secondary walkway to the rear entry from the sidewalk on Montrose Avenue.

Staff finds that the addition's orientation meets Sections III.F. and IV. of the design guidelines.

**Proportion and Rhythm of Openings:** The changes proposed for the windows on the existing house are described under "Partial Demolition." The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. 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 Sections III.G. and IV. of the design guidelines.

**Appurtenances & Utilities:** As mentioned under orientation, the applicant will be adding a walkway from the front to the rear entry porch. The applicant will also add four uncovered parking spaces at the rear, off the alley. No other changes to the site's appurtenances were indicated on the drawings. The location of the HVACs and other utilities was not noted. Staff asks that the HVACs be located on the rear façade, or on a side façade beyond the midpoint of the house in order to meet Section III.I. of the design guidelines.

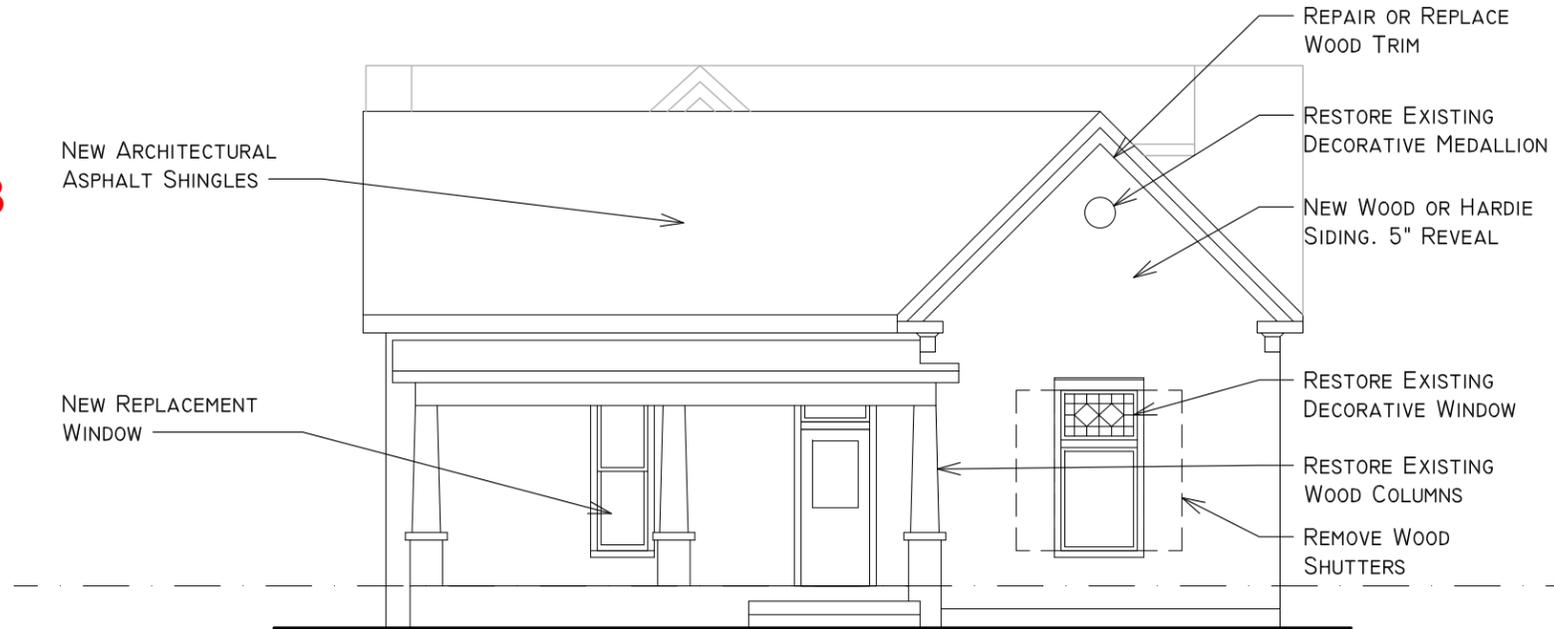
**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The taller portion of the addition be inset two feet (2') from the main side wall of the house on the right/10th Avenue South elevation;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof shingle color;
4. Staff approve the porch floor and step materials for the side and rear porches;
5. The primary exterior cladding on the addition shall have a maximum reveal of five inches (5"); and
6. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed addition meets Sections III., IV., and V. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay design guidelines.

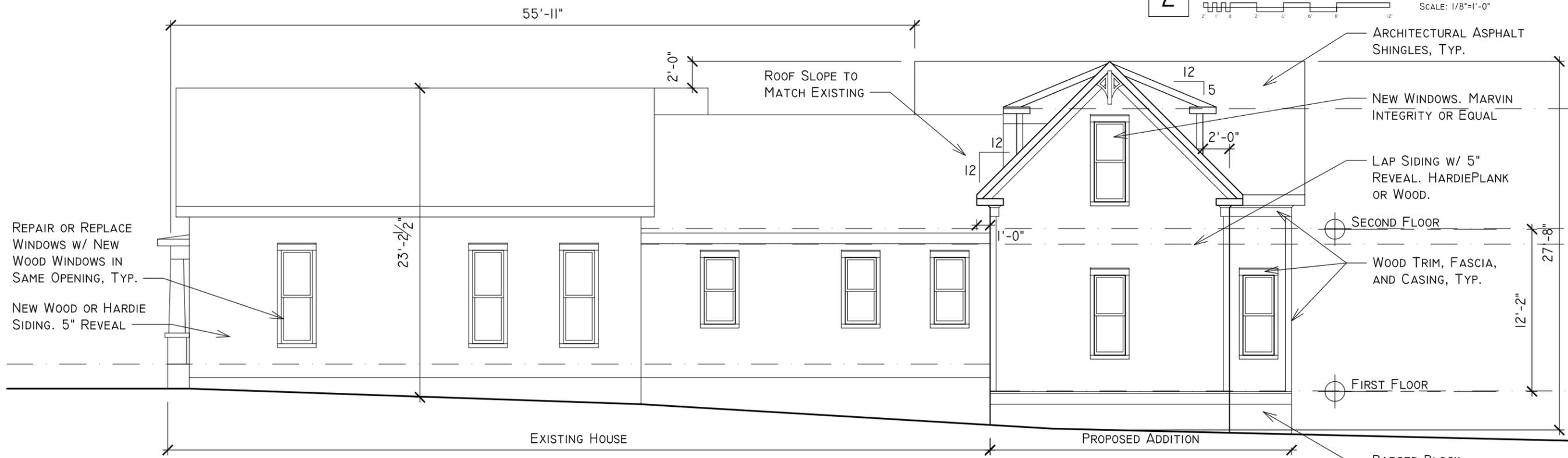
*The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.*

Attachment A  
 1005 Paris Avenue  
 Approved by MHZC September 2018  
 HCP 2018056881



2 NORTH ELEVATION

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



1 WEST ELEVATION

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

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	09.10.18	MHZC REVISIONS

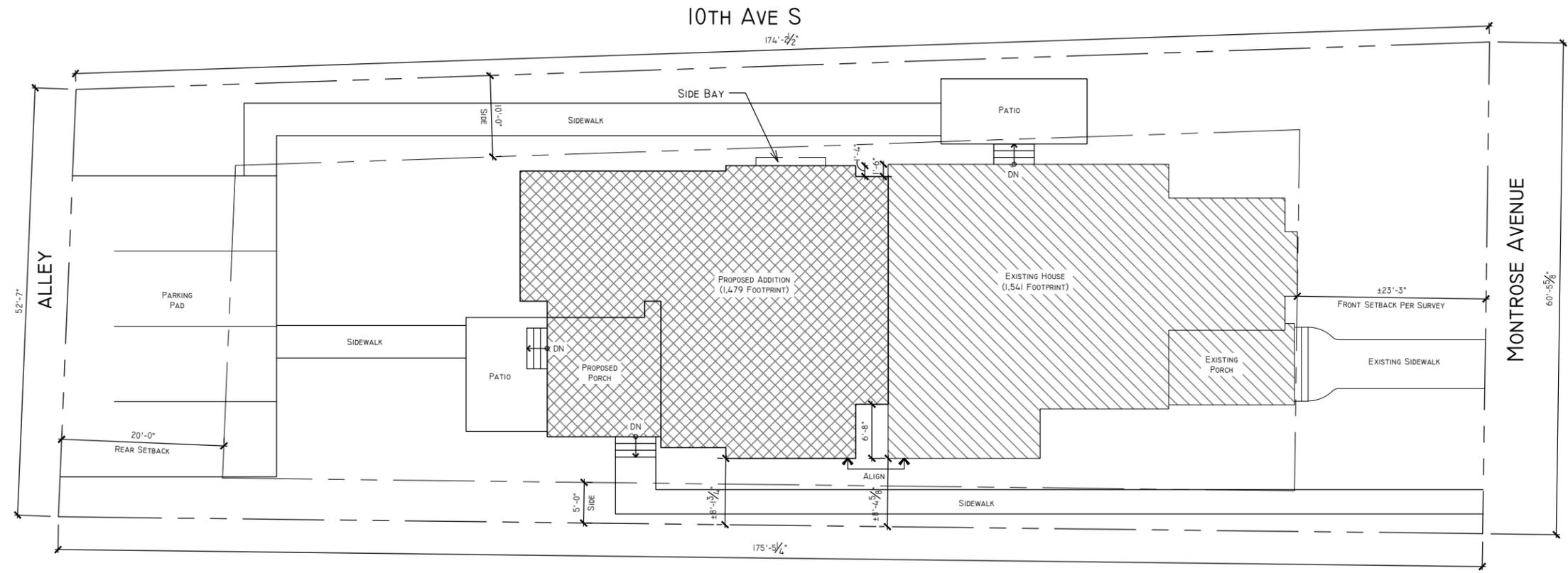
A RENOVATION AND ADDITION AT:  
 1005 PARIS AVE.  
 NASHVILLE, TN 37204



INFO@NINE12ARCHITECTS.COM  
 615.761.9902  
 WWW.NINE12ARCHITECTS.COM

ELEVATIONS

A2.0



**SITE PLAN**

SCALE: 1/16"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	02.04.19	MHZC SUBMISSION

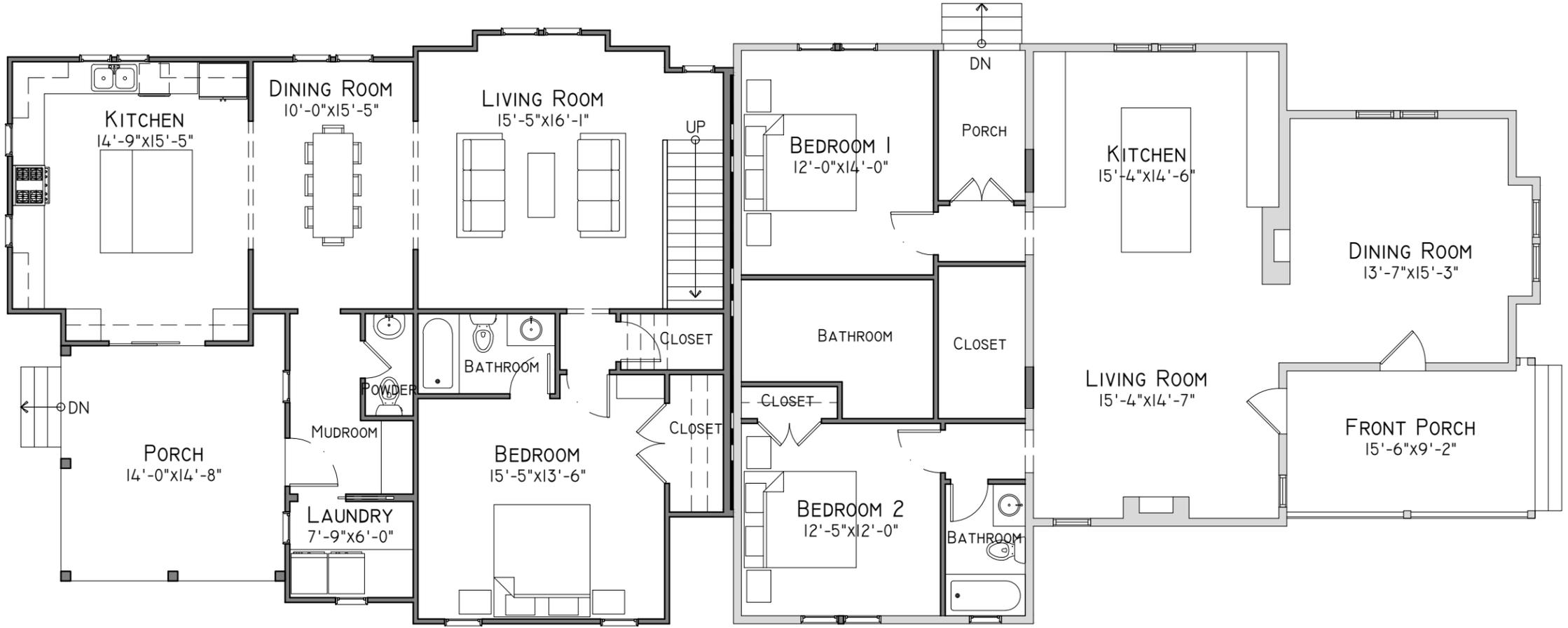
NINE12 ARCHITECTS PROJECT #19131  
ADDITION & RENOVATION AT:  
**929 MONTROSE AVENUE**  
NASHVILLE, TN 37204



INFO@NINE12ARCHITECTS.COM  
615.761.9902  
WWW.NINE12ARCHITECTS.COM

SITE PLAN

01



NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	02.04.19	MHZC SUBMISSION

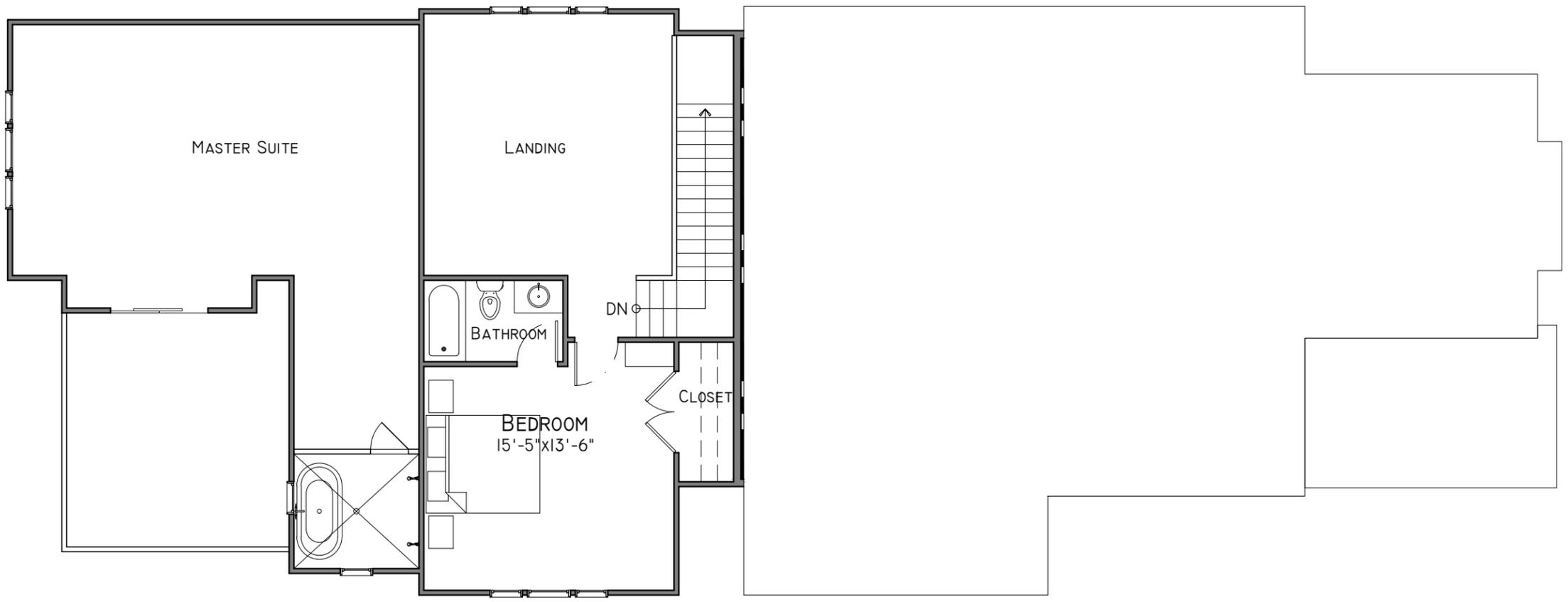
NINE12 ARCHITECTS PROJECT #19131  
 ADDITION & RENOVATION AT:  
**929 MONTROSE AVENUE**  
 NASHVILLE, TN 37204



INFO@NINE12ARCHITECTS.COM  
 615.761.9902  
 WWW.NINE12ARCHITECTS.COM

FLOOR  
 PLANS

02



NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	02.04.19	MHZC SUBMISSION

NINE12 ARCHITECTS PROJECT #19131  
 ADDITION & RENOVATION AT:  
**929 MONTROSE AVENUE**  
 NASHVILLE, TN 37204



INFO@NINE12ARCHITECTS.COM  
 615.761.9902  
 WWW.NINE12ARCHITECTS.COM

FLOOR PLANS

03



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



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

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	02.04.19	MHZC SUBMISSION

NINE12 ARCHITECTS PROJECT #19131  
 ADDITION & RENOVATION AT:  
**929 MONTROSE AVENUE**  
 NASHVILLE, TN 37204



INFO@NINE12ARCHITECTS.COM  
 615.761.9902  
 WWW.NINE12ARCHITECTS.COM

EXTERIOR  
 ELEVATIONS  
**05**

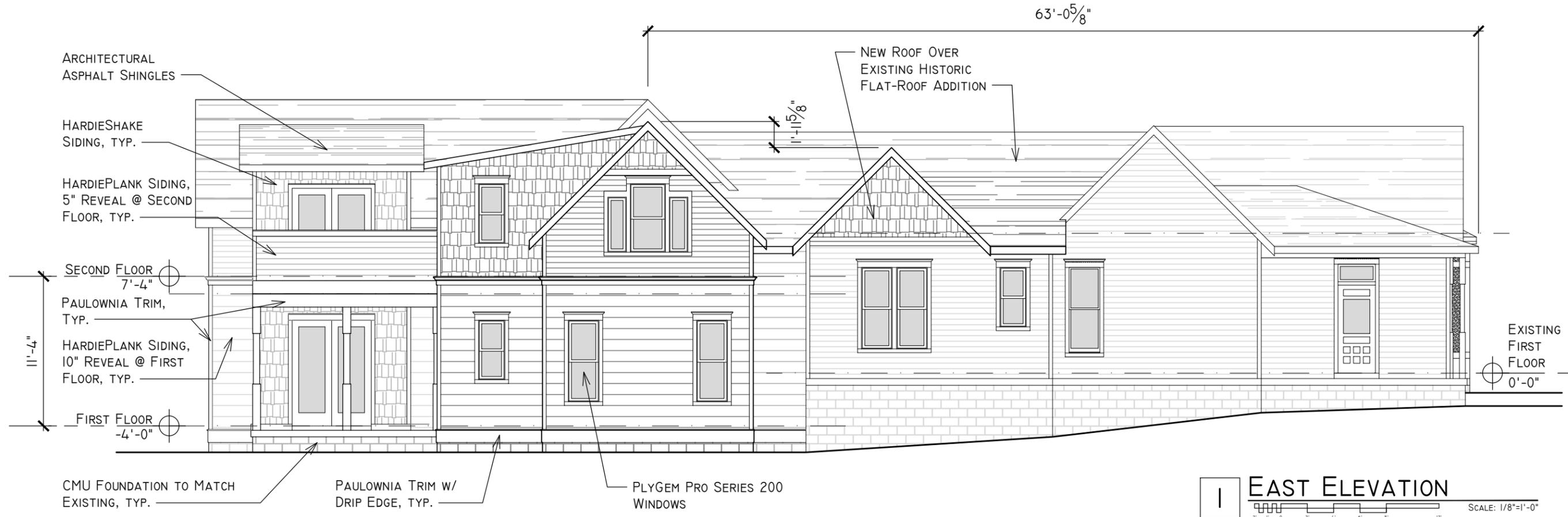


2 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	02.04.19	MHZC SUBMISSION

NINE12 ARCHITECTS PROJECT #19131  
ADDITION & RENOVATION AT:  
929 MONTROSE AVENUE  
NASHVILLE, TN 37204



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



INFO@NINE12ARCHITECTS.COM  
615.761.9902  
WWW.NINE12ARCHITECTS.COM

EXTERIOR ELEVATIONS  
04