



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

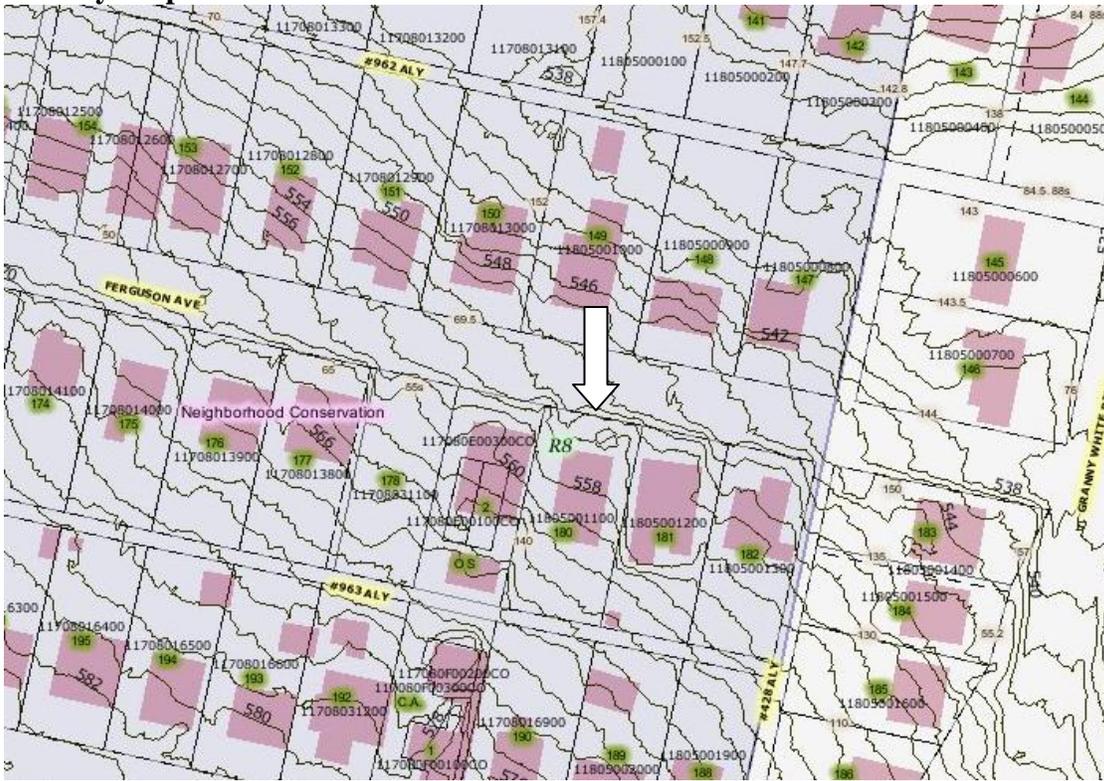
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 1501 Ferguson Avenue February 19, 2014

Application: Partial demolition; New construction—addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11805001100
Applicant: Michael Ward, architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to demolish existing additions and to construct an addition that is both taller and wider than the historic house.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. The foundation for the addition be split face concrete block;2. Staff review and approve the final selections for windows, doors, and roof color; and3. The HVAC unit be placed at the rear of the addition, or on a side façade beyond the midpoint of the house. <p>With these conditions, staff finds that the addition meets Sections II.B. and III.B. of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan 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.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

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*

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.

I. Outbuildings

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

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

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 higher and extend wider.

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 the shadow line 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.

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.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

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.

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).

Rear & Side Dormers

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.

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

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.*
- 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 dormer locations 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.*

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. DEMOLITION

A. PRINCIPLE

The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate and should be avoided.

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: 1501 Ferguson Avenue is a c. 1930 cottage house that contributes to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1501 Ferguson Avenue.

Analysis and Findings:

Application is to demolish existing additions and to construct an addition that is both taller and wider than the historic house.

Partial Demolition: The project involves demolishing non-historic additions, altering a front/side porch enclosure, and reconfiguring window openings on the side facades.

At the front-right corner of the house is an area that was likely originally a porch that was enclosed at some point (Figure 2). The enclosure has been altered, and the applicant is proposing to reconfigure the enclosure. The new enclosure will have two foot by five foot (2' X 5') windows on the front and right side, and will include wood paneling under the windows. Staff finds that the existing enclosure is not original and does not contribute to the historic character of the house, and therefore its removal meets the design



Figure 2. The enclosure that will be demolished.

guidelines. The alteration will also continue to allow the area to read as an enclosed porch.

On the left side, the applicant is proposing to remove a one-story bay and a non-historic rear addition (Figures 3, 4, 5). Although the bay may be the same bay that appears in the 1957 Sanborn map, it has a concrete block foundation that does not match the cast stone foundation for the historic house (Figure 6). Staff therefore believes that the bay is not original to the house, and it does not contribute to the house's historic character. The rear addition does not appear on the 1957 Sanborn map. It has a lower roof form from the rest of the historic house, and does not contribute to the historic character of the house. Staff finds that the removal of the side bay and the rear addition meets the design guidelines.



Figures 3 (left) shows the bay to be removed and Figure 4 (right) shows the rear addition to be removed, as viewed from the rear yard.



Figure 5 shows the rear addition that is to be removed (marked with the arrow) and Figure 6 is the Sanborn map from 1957 that shows the side bay, but not the existing rear extension.

In addition, the applicant proposes to alter some window openings on the historic house's side facades. On the left elevation, a paired window opening just before the bay will be removed (Figure 7). Also on the left façade, a double window opening and a triple window opening will be replaced with a two foot by three foot (2'X3') window and a new double window opening (Figure 8). On the right elevation, the three window openings closest to the back of the structure will be replaced with a new triple window opening (Figure 9). Staff finds the removal of these window openings to be appropriate because they are located on the side facades and are only minimally visible due to the steep slope of the lot. In addition, the removal of these window openings will not involve removing the roof, foundation, or walls surrounding the window openings. These existing window openings are not integral to the historic character of the house, and their removal meets the design guidelines.



Figures 7 & 8 show the window openings to be removed on the left elevation.



Figure 9 shows the windows to be removed on the right elevation.

Staff finds that the removal of the porch enclosure, side bay, rear addition, and window openings on the side façades meet section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The historic house is approximately twenty-one feet (21') tall from the grade at the front of the house. It is approximately thirty feet, seven inches (30'7") wide, and forty-three feet, five inches (43'5") deep, not including the existing rear addition that is to be removed. The site slopes significantly from the front to the back; there is about a fifteen foot (15') change in grade from the front of the lot towards the back (Figure 10). This and the front-gable form of the house provide challenges for expanding the house.



Figure 10. The site slopes steeply from the front to the back.

The addition will be both wider and taller than the historic structure. On the right side, the addition steps in three feet (3') from the back wall of the house, and on the left side the addition steps in one foot, ten and a half inches (1'10.5"). After a depth of approximately five feet, three inches (5'3"), the addition steps back out and expands to be wider than the historic house on both sides. On the right side, a one-story screened porch will extend eleven feet, eight inches (11'8") beyond the side wall of the house. It will be nineteen feet, eight inches (19'8") deep, with an eave height to match that of the house and a ridge height of approximately fifteen feet (15') from grade.

On the left side, the addition extends six feet, eleven inches (6'11") beyond the house's sidewall. This part of the addition will be two-stories, with an eave height of approximately sixteen feet, three inches (16'3") from grade and a ridge height of approximately twenty-two feet, seven inches (22'7") from grade. This part of the addition will be about five feet (5') taller than the historic house because of the steeply sloped grade, and will have a side gable feature. The addition will have a depth of about twenty-five feet (25'), but because of the demolition of the existing rear addition, the depth of the house will only increase by about five feet (5').

The right elevation contains a dormer at the back that is two feet (2') taller than the historic structure. This dormer is located over thirty-four feet (34') back from the front of the house and has a clipped gable form, which will reduce its visibility. Forty-seven feet, five inches (47'5") beyond the front wall of the house, the inset portion of the addition will rise another two feet (2') taller than the house's ridge, so that it is a total of four feet taller (4') than the historic house. This taller portion will have a clipped gable roof form, which will help reduce its visibility.

The design guidelines states that additions should not be wider on both sides, and should not be both taller and wider at the same time. However, because of the severity of the slope's rise and the front-gable form, it is impractical to expand the house further into the rear yard. The only practical way to expand the house is to extend out towards the sides and above the historic house. Because of the unusually steep slope of the lot, staff finds that the addition meets sections II.B.1.a., II.B.1. b., and II.B.2. of the design guidelines.

Location & Removability: The bulk of the addition is located behind the historic house. It is inset from the back corners of the house, so that if it were to be removed in the future, the original form of the house would be preserved. The dormer on the right elevation does alter the historic roof form of the house, but because it is located at the back of the side elevation, its impact will be less visible from the street. Staff finds that the project meets sections II.B.2.a and e. of the design guidelines.

Design: The addition is designed so that it is distinguished from the historic house in several ways. It is inset from the house's side walls, and incorporates modern materials like cement fiberboard and concrete block foundation. However, the addition's size, fenestration pattern, and roof form are compatible with the historic structure. Staff finds that the project meets sections II.B.2.a and f. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be located five feet (5') from each of the side property lines and approximately forty feet (40') from the rear property line. Staff therefore finds that the project meets sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: No major changes to the historic house's materials were indicated on the drawings. The historic house's siding will be largely retained and will be repaired and replaced where necessary. The addition will primarily be clad in smooth face cement fiberboard with a four inch (4") reveal to match that of the historic house. The trim will be wood or cement fiberboard. The foundation is noted to be concrete block, and staff asks that the block be split faced. The roof will be architectural fiberglass shingles; staff asks to review the shingle color. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. The porch enclosure will incorporate wood paneling. The rear porch will be screened. With the condition that the foundation be split face concrete block, and with the staff's final approval of the windows, doors, and shingle color, staff finds that the known materials meet sections II.B.1.d and II.B.2. of the design guidelines.

Roof form: The existing house has a front-facing gabled roof with a slope of approximately 6/12. The proposed roof forms will all be compatible with the historic roof form. The right side gable and the inset portion of the addition will have a clipped gable roof form with a slope of 6/12. The taller and wider portion of the addition will have a side gable roof form with a slope of 6/12. The screened porch will also have a 6/12 gable roof form. Staff finds that the addition's roof forms are compatible with that of the historic house and meets sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The proposed changes to the window openings on the historic house are described under the "Demolition" section. 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. On the left elevation, the windows on the ground floor are shorter than the windows on the upper floor. Historically, windows on the lower level were the same size or taller than those above. However, staff finds the taller upper story windows to be acceptable in this instance because the windows are on a side façade, over fifty feet (50') back from the front wall of the house. This part of the addition will likely be only minimally visible. Staff finds the project's proportion and rhythm of openings to meet sections II.B.1.g. and II.B.2. of the design guidelines.

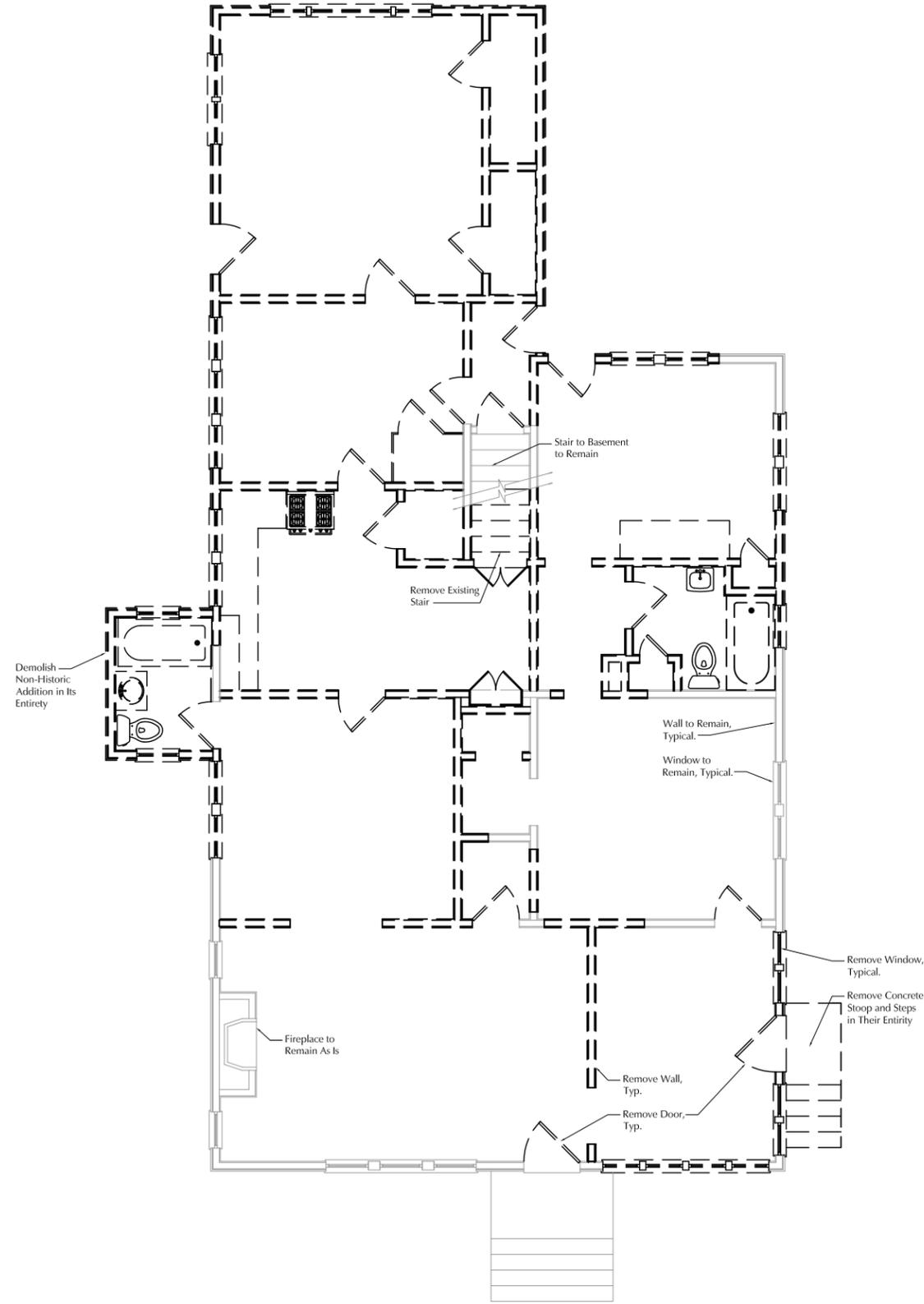
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: Although the drawings reference a future outbuilding, no outbuilding is part of this application.

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

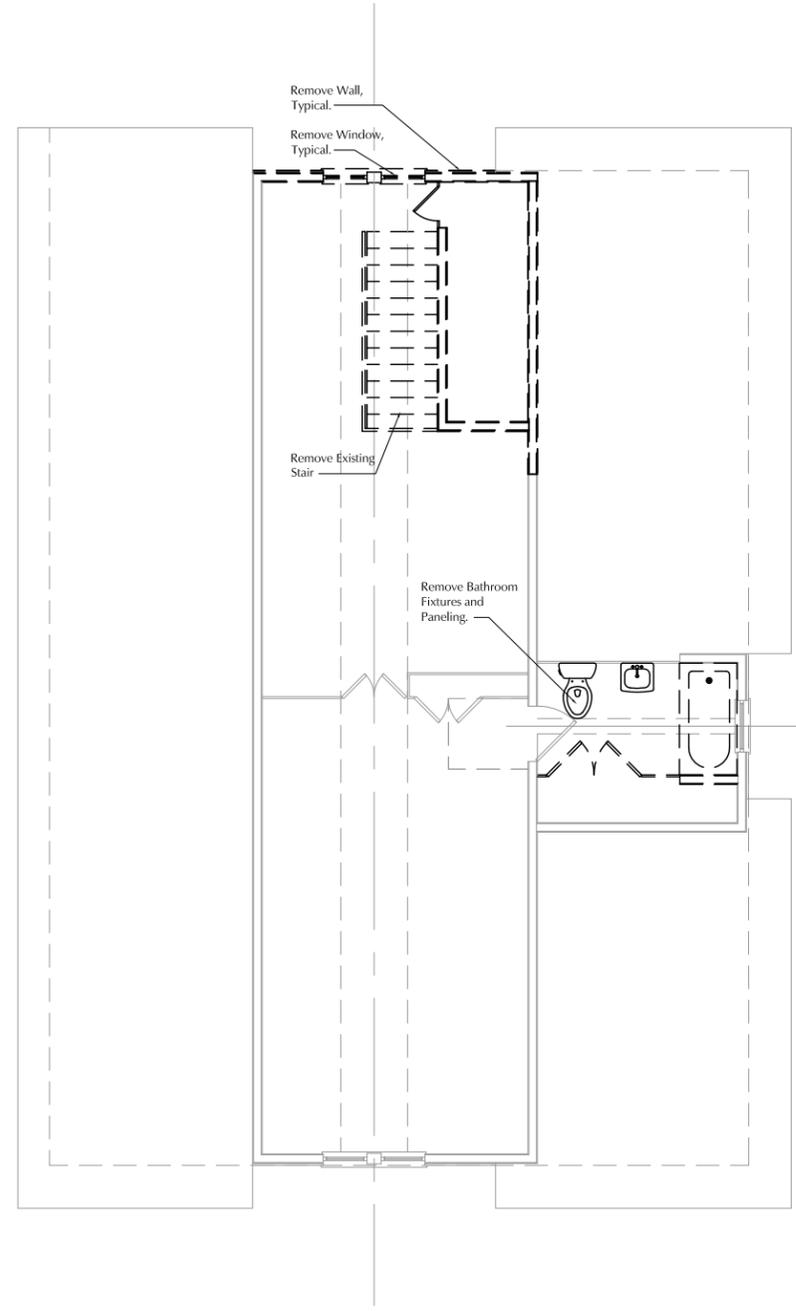
1. The foundation for the addition be split face concrete block;
2. Staff review and approve the final selections for windows, doors, and roof color; and
3. The HVAC unit be placed at the rear of the addition, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the addition meets Sections II.B. and III.B. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.



1

First Floor Demo Plan



2

Second Floor Demo Plan



ALLARD WARD
 ARCHITECTS
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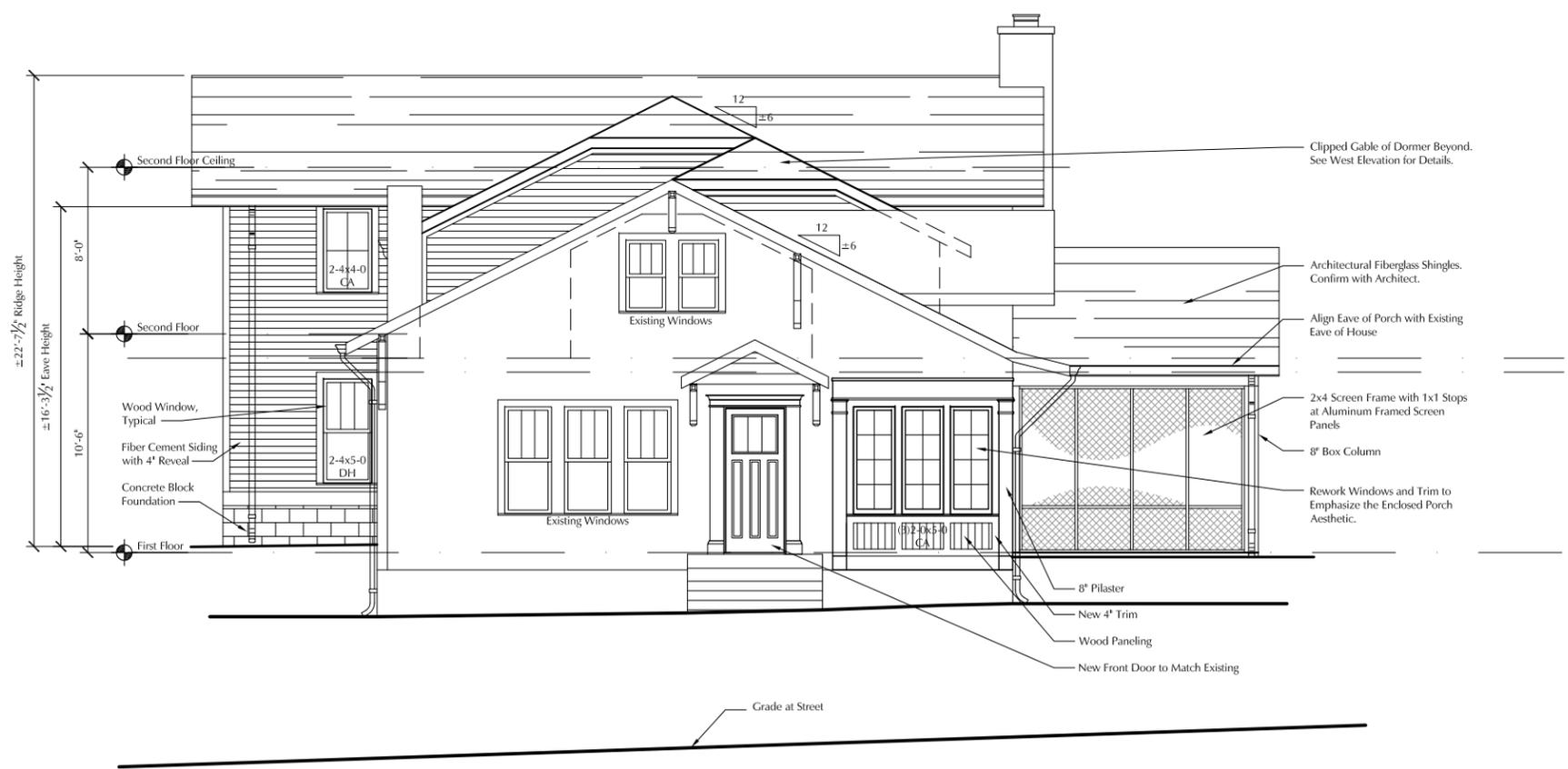
Drawings:
 First Floor Demo Plan
 Second Floor Demo Plan
 Date:
 02.03.14

AD1.0

Additions and Renovations for:
The Greenhill Residence
 1501 Ferguson Ave
 Nashville, TN 37212



1 Existing North Elevation
 Scale: 1/8"=1'-0"



2 Proposed North Elevation
 Scale: 1/8"=1'-0"

Additions and Renovations for:
The Greenhill Residence
 1501 Ferguson Ave
 Nashville, TN 37212

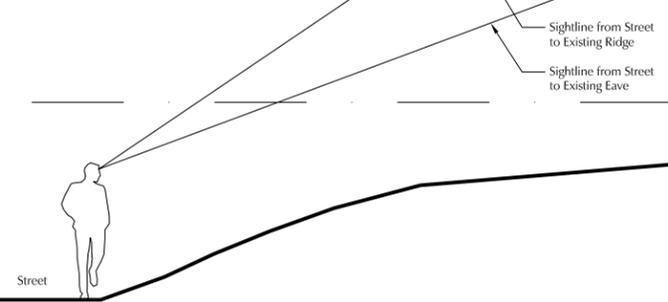
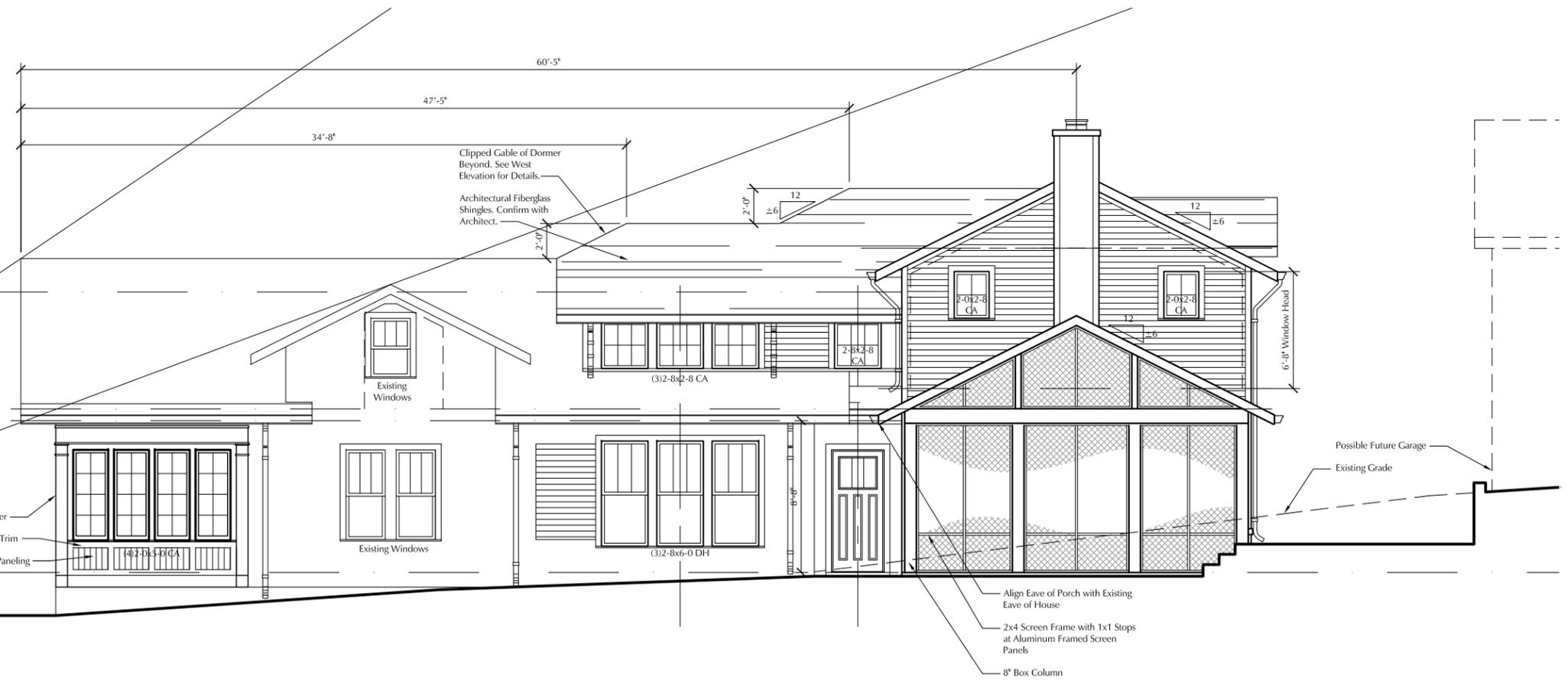
ALLARD WARD ARCHITECTS
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Drawings:
 Existing North Elevation
 Proposed North Elevation
 Date:
 02.03.14

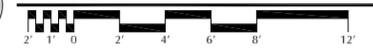
A2.0



1 Existing Partial West Elevation
 Scale: 1/8"=1'-0"



2 Proposed West Elevation
 Scale: 1/8"=1'-0"



Additions and Renovations for:
The Greenhill Residence
 1501 Ferguson Ave
 Nashville, TN 37212

ALLARD WARD ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 Tel: 615.345.1010
 Fax: 615.345.1011
 allardward.com

Drawings:
 Existing West Elevation
 Proposed West Elevation
 Date:
 02.03.14

A2.1



1 South Elevation
 Scale: 1/8"=1'-0"



2 East Elevation
 Scale: 1/8"=1'-0"

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Drawings:	South Elevation
	East Elevation
Date:	02.03.14

A2.2