

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

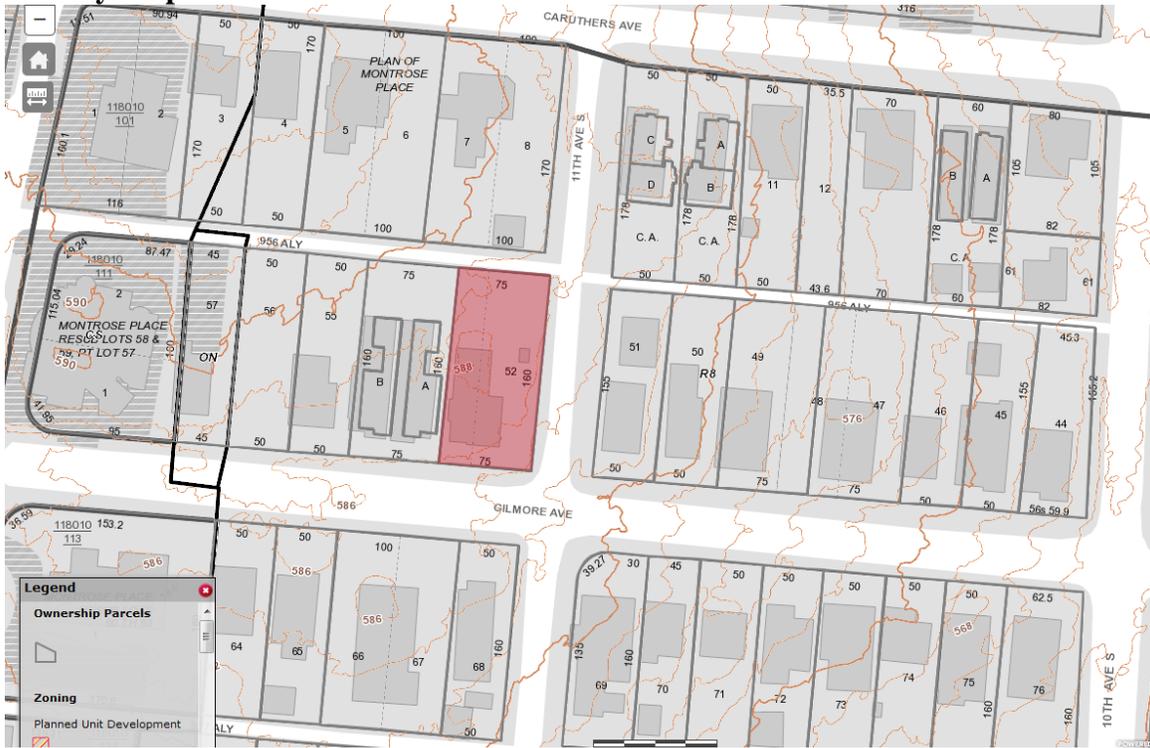
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
1100 Gilmore Avenue
September 20, 2017

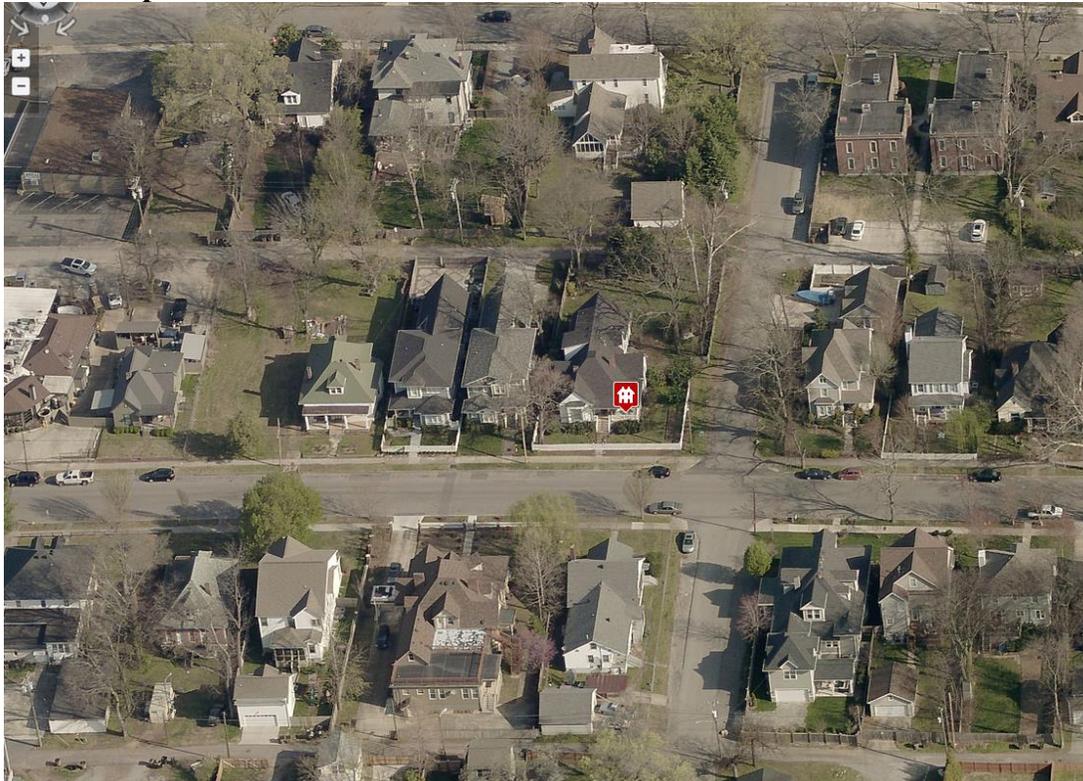
Application: New construction—addition
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 11801010600
Applicant: Kaitlyn Smous, Nine12 Design
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct an addition to the side of the house.</p> <p>Recommendation Summary: Staff recommends disapproval, finding that the addition’s design, location, height, scale, setback and rhythm of spacing, materials, roof shape, orientation, and proportion and rhythm of openings do not meet Sections III.A., III.B., III.C., III.D., III.E, III.F., III.G., and IV. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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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.

H. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

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.

Outbuildings: Height & Scale

- a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000*

square feet.

- c. *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*
2. Historically, outbuildings were utilitarian in character. High-style accessory structures are generally not appropriate for Waverly-Belmont.
3. Roof
 - a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Waverly-Belmont, historic accessory buildings were between 8' and 14' tall.
 - b. 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.
 - c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
 - d. *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*
 4. Windows and Doors
 - a. Publicly visible windows should be appropriate to the style of the house.
 - b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
 - c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
 - d. 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.
 - e. Decorative raised panels on publicly visible garage doors are generally not appropriate.
 5. Siding and Trim
 - a. Weatherboard, and board-and-batten are typical siding materials.
 - b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
 - c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
 - d. Stud wall lumber and embossed wood grain are prohibited.
 - e. 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.
 6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
 - a. 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.
 - b. 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.
 - c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.

- d. *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or*

- one 2-bay building.*
- e. *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- f. *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- g. *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- h. *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- i. *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- J. *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

7. Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- a. *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- b. *The DADU may not exceed the maximums outlined previously for outbuildings.*
- c. *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*
- d. *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or the lot has been subdivided since August 15, 1984.*

Ownership.

- e. *No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- f. *The DADU cannot be divided from the property ownership of the principal dwelling.*
- g. *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- h. *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

- i. *The living space of a DADU shall not exceed seven hundred square feet.*

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.

Background: 1100 Gilmore is a pre-1914 folk Victorian house that contributes to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay. The house is located at the northwest corner of Gilmore and 11th Avenue North. Around 2009, prior to the conservation overlay, the house was expanded at the rear with a two-story addition. In September 2017, MHZC staff issued an administrative permit to construct a rear screen porch addition off of the c. 2009 addition.



1100 Gilmore Avenue

Analysis and Findings: Application is to construct an addition to the side of the house.

Design: Staff finds that the design of the proposed side porch addition does not match typical side porch designs in three respects: how it is connected to the historic house, its floor level, and the size of its openings.

The design of the addition makes it appear as an outbuilding located to the side of the house, which is not an appropriate location for an outbuilding as outbuildings should be located in the established rear yard. Although a minimal connection from the historic house to an addition can be appropriate and sometimes even preferable, in this instance the open-aired minimal connection appears as a covered walkway connecting the historic house to an outbuilding; the addition does not appear to be a cohesive part of the historic house. Typically, historic side porch additions that had separate roof forms were still fully connected to the historic house. The desire for a minimal connection between an historic house and an addition stems from the desire to preserve as much of the historic wall of the house as possible. In the case of a largely open-air structure like this one where the existing house wall will not be removed at all, staff does not find that the minimal connector is appropriate.

It is typical for side porches to have foundations that match the foundation level of the historic house. In this instance, the house's foundation is approximately eighteen inches (18") above grade, but the new addition will be located at grade, presumably on a concrete pad. At-grade concrete pads are more typical of outbuildings than they are of additions, particularly when the historic house has a raised foundation. The three exterior steps down to the addition are atypical for side porches, and staff did not find any such examples when surveying for side porches.

The applicant refers to the addition as a porch. However, the large opening facing Gilmore Avenue is more typical of a carport or a porte cochere than it is a porch. In addition, the plans show a driveway leading into the covered space. The opening is approximately nineteen feet (19') wide and eight feet, six inches (8'6") tall and covers the entire span of the front façade of the porch. It is a large void that is atypical for additions, even if they are porches. In staff's review of historic side porches, the widest porch was twelve feet (12'). Typical side porches, whether or not they are screened, have more columns within a span of the nineteen feet (19').

Many historic side porches have been enclosed over the decades, but a few existing open side porches with separate roof forms exist in the Waverly-Belmont Neighborhood Conservation Zoning Overlay at 818 Glen and 2031 Elliott (staff excluded in the survey those side porches that have a roof that is a seamless extension from the main roof of the house). Outside of the Waverly-Belmont neighborhood, other side porches with separate roof forms include: 2003 Greenwood Avenue (Eastwood NCZO), 1804 Linden (Belmont-Hillsboro NCZO), 1716 Blair Boulevard (Belmont-Hillsboro NCZO), 220 Lauderdale Avenue (Cherokee Park NCZO), and 2106 and 2605 Woodlawn (Hillsboro-West End NCZO).

These existing, open historic side porches provide a good sample of how open side porches were typically attached to historic houses:

- They were attached directly to the historic house without a connector
- Their floor heights matched the floor heights of the historic house
- Their expanses between columns were typically less than ten feet (10')



818 Glen, porch width 6'



2031 Elliott, porch width 10'



2003 Greenwood (Eastwood NCZO), porch width 10'



1804 Linden (Belmont-Hillsboro NCZO), porch width 9'



1716 Blair (Belmont-Hillsboro NCZO), porch width 6'



220 Lauderdale (Cherokee Park NCZO), Porch width 8'



2106 Woodlawn (H-WE NCZO), porch width 12'



2605 Woodlawn (H-WE NCZO), porch width 7'

Staff finds that the design of the proposed side porch addition does not match typical side porch designs in three respects: how it is connected to the historic house, its floor level, and the size of its openings. Staff therefore finds that the design of the proposed side porch does not meet Sections IV.A, IV.B, and IV.G of the design guidelines.

Location: A side addition could be appropriate at 1100 Gilmore Avenue because the lot is unusually wide at seventy-five feet (75'). However staff finds that the addition's location is inappropriate in this instance because its design reads more as an outbuilding than a side porch addition. Outbuildings should be located in the established rear yards, not in the side yards. An addition with this proposed design is not appropriate in a side yard. Staff therefore finds that the addition's location does not meet Section IV.A. of the design guidelines.



Proposed location of the new addition.

Removability: The addition’s minimal connection does not interrupt with any significant architectural features and ensures that if it were to be removed in the future, the historic character of the house would remain intact. Staff finds that the addition meets Section IV.F. of the design guidelines.

Height & Scale: The addition will have an eave height of approximately eight feet, six inches (8’6”) and a ridge height of nineteen feet, six inches (19’6”), both of which are subordinate to the historic house. While the eave height and ridge heights are appropriate, staff finds the foundation height of the addition, which is eighteen inches (18”) lower than the historic house and is located at grade, is not typical of side porch additions. Staff finds that the foundation height is inappropriate and does not meet the design guidelines.

The addition is attached to the historic house with a connector that is five feet, four inches (5’4”) wide and ten feet, six inches (10’6”) deep. The bulk of the addition will be twenty feet (20’) wide and thirty-one feet (31’) deep. Although the overall scale of the addition is subordinate to the historic structure, staff finds that its minimal connection to the historic house has a scale that is not in keeping with typical side porches. Staff finds that the connector does not meet the design guidelines for scale. Staff therefore finds that the addition’s height and scale do not meet Sections III.A., III.B., and IV. B. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be thirteen feet, four inches (13’4”) from the 11th Avenue South side property line, and forty-six feet, six inches (46’6”) from the rear property line.

Staff finds that the proposed addition interrupts the rhythm of spacing of houses along Gilmore Avenue. The minimal connection between the house and the addition, the at-grade floor level, and the large opening at the front makes the addition appear as an outbuilding to the side of the historic house. As mentioned previously, outbuildings are not appropriate in side yards. Having a structure that appears as an outbuilding next to the house will not be in keeping with the established rhythm of spacing of houses on Gilmore Avenue, where any outbuildings are located in the rear yard. Staff finds that the project does not meet Section III.C . of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Not indicated. Likely concrete pad or existing gravel	Unknown	No*	Yes

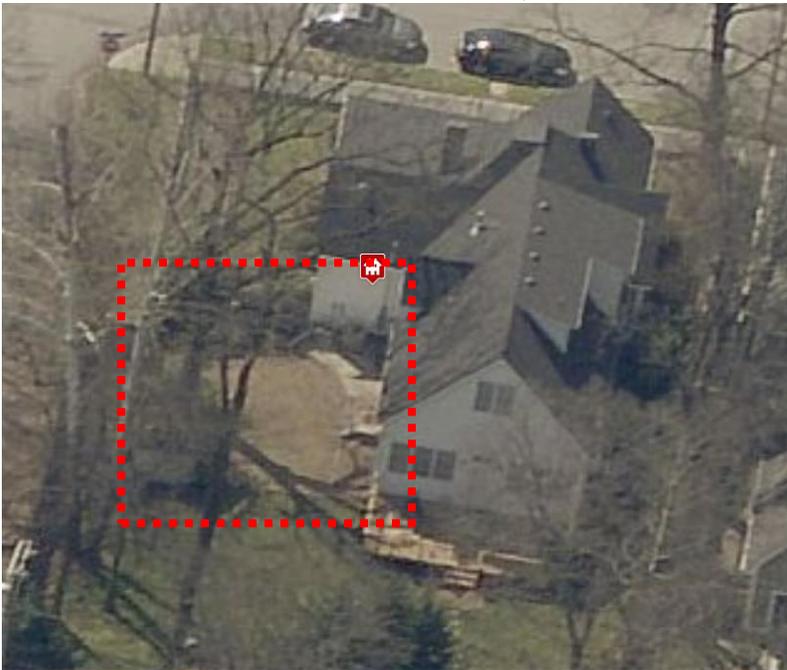
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Shingles	Match house	Yes	No
Connector Roof	Metal	Unknown	Yes	No
Trim	Cement Fiberboard	Smooth faced	Yes	No
Porch Posts	Wood	Typical	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Storage Area Doors	Not indicated	Needs final approval	Unknown	Yes

*The material for the porch's foundation or floor was not indicated on the drawings. Since the addition is proposed to be located at grade, the foundation will likely be a concrete pad or the structure will be built on top of the existing gravel directly. Since the addition lacks a foundation wall, as is typical of side porches, staff finds that the foundation material does not meet the design guidelines. Staff therefore finds that the project does not meet Section III.D. of the design guidelines.

Roof form: The addition is connected to the house with a minimal connector that has a gabled roof. The main portion of the addition will be a cross-gable with a 12/12 pitch. A gabled dormer will sit back two feet from the wall below. Although these roof forms could be appropriate for a side addition, for a side porch addition like this one, the roof should be fully attached to the historic house, as the examples of historic side porches illustrates. Staff finds that the connector separating the addition from the historic house is not a compatible roof form. Staff therefore finds that the proposed roof does not meet Section III.E. of the design guidelines.

Orientation: Currently, there is an existing driveway and gravel parking area off of 11th Avenue North, culminating in the area of the proposed side addition.



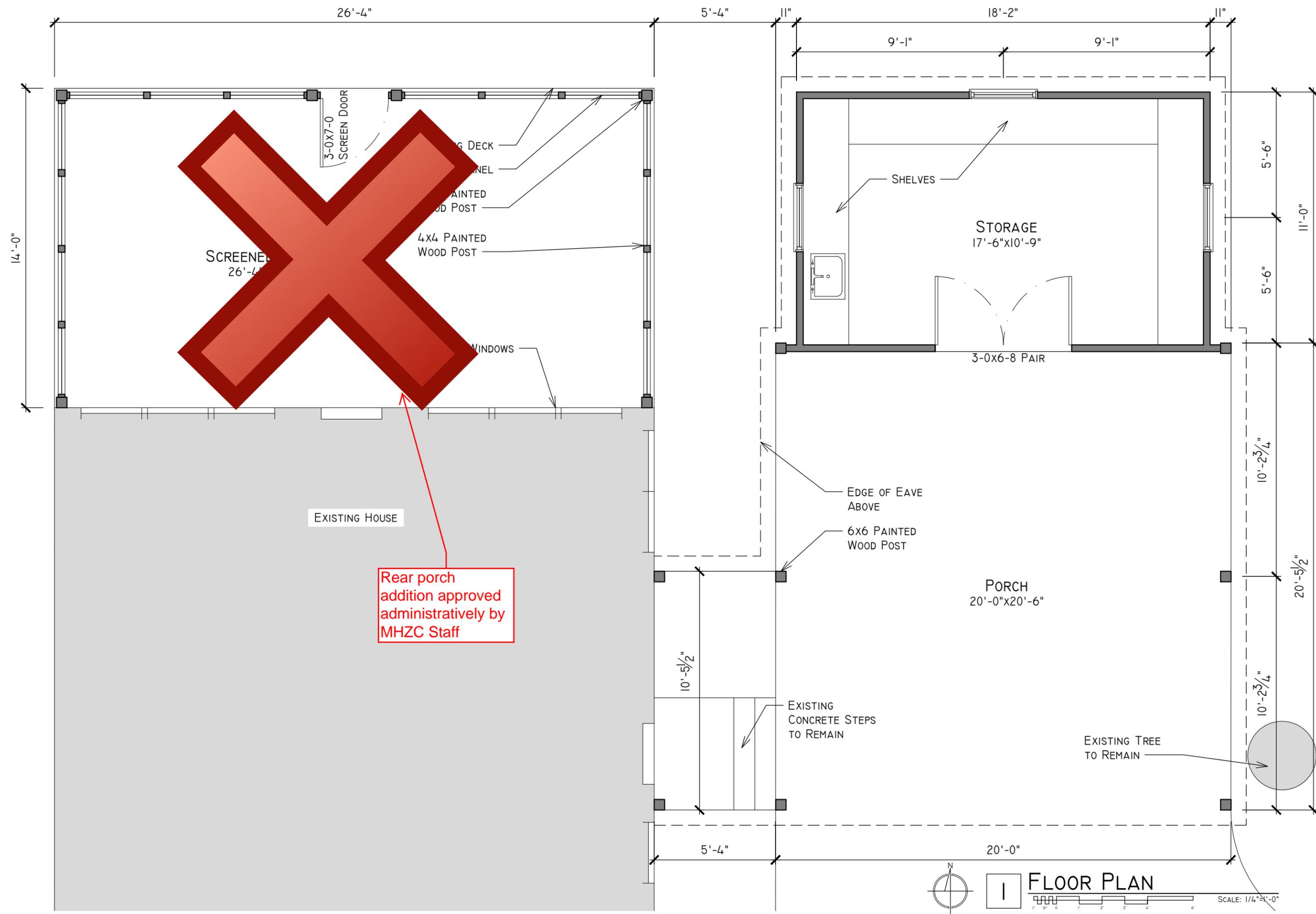


Because the addition's design is more in keeping with an outbuilding than a side porch, and because orienting an outbuilding to the side of the historic house is not appropriate, staff finds that the project's orientation does not meet Section III.F of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. As mentioned under "Design," the large, nineteen foot (19') wide by eight foot, six inches (8'6") tall opening facing Gilmore

Avenue is more typical of a carport than it is an addition or porch. Staff finds that this size opening is not found on historic side porches and is not appropriate for a side addition. Staff therefore finds that the proposed addition does not meet Section III.G. of the design guidelines.

Recommendation: Staff recommends disapproval, finding that the addition's design, location, height, scale, setback and rhythm of spacing, materials, roof shape, orientation, and proportion and rhythm of openings do not meet Sections III.A., III.B., III.C., III.D., III.E, III.F., III.G., and IV. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.



Rear porch addition approved administratively by MHZC Staff

REV:	DATE:	DESC:
0	09.01.17	MHZC APPLICATION

NOT FOR CONSTRUCTION

AN ADDITION AT:
1100 GILMORE AVE.
 NASHVILLE, TN 37204



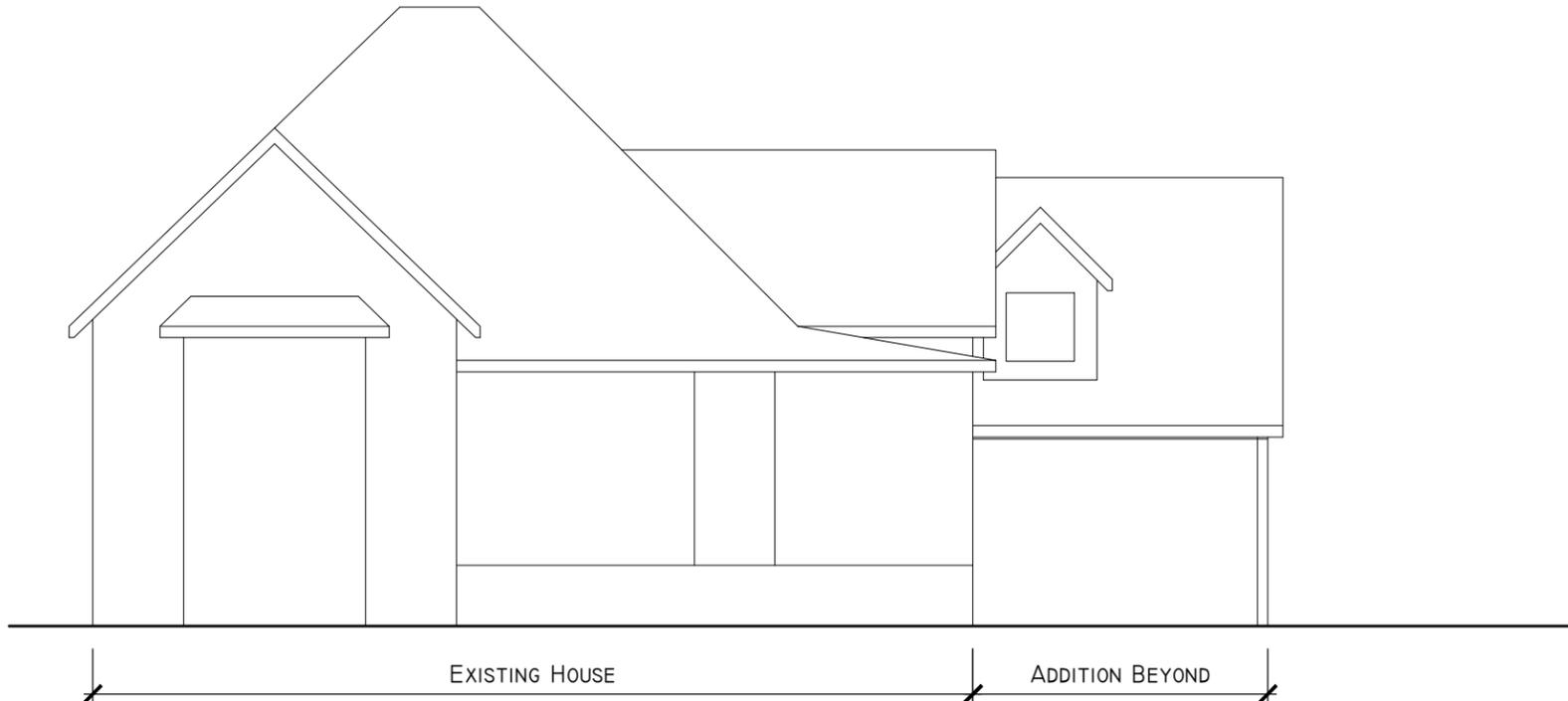
INFO@NINE12DESIGN.COM
 615.761.9902
 WWW.NINE12DESIGN.COM

FLOOR PLAN

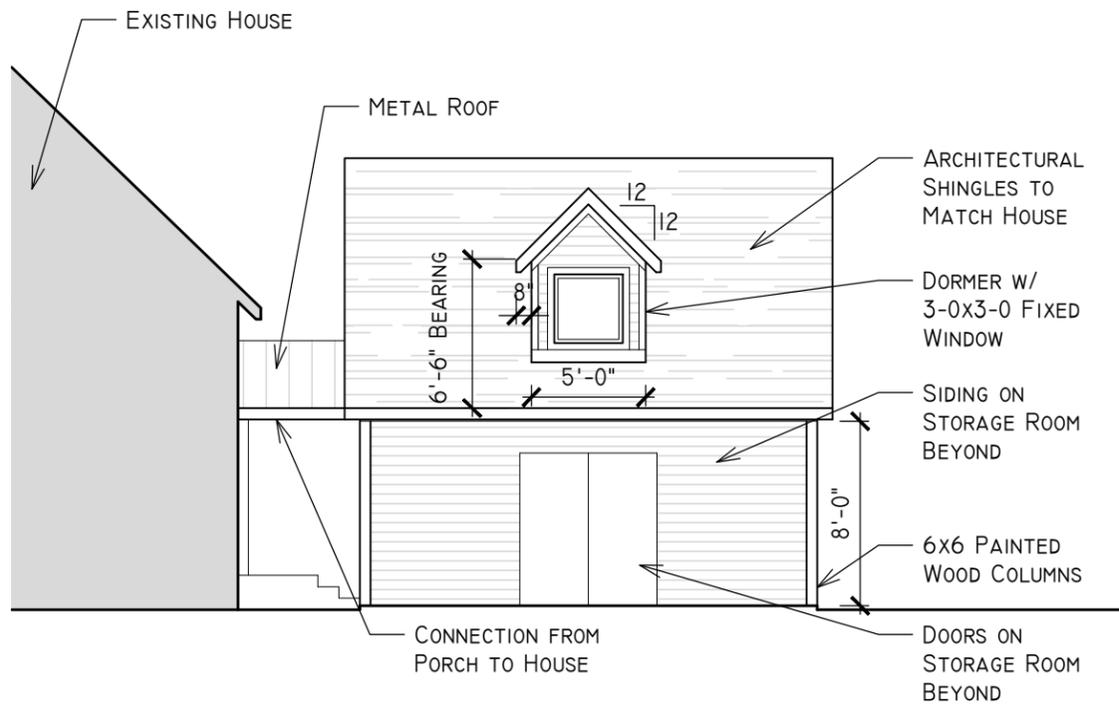
SCALE: 1/4" = 1'-0"

FLOOR PLAN

A1.1



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



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

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	09.01.17	MHZC APPLICATION

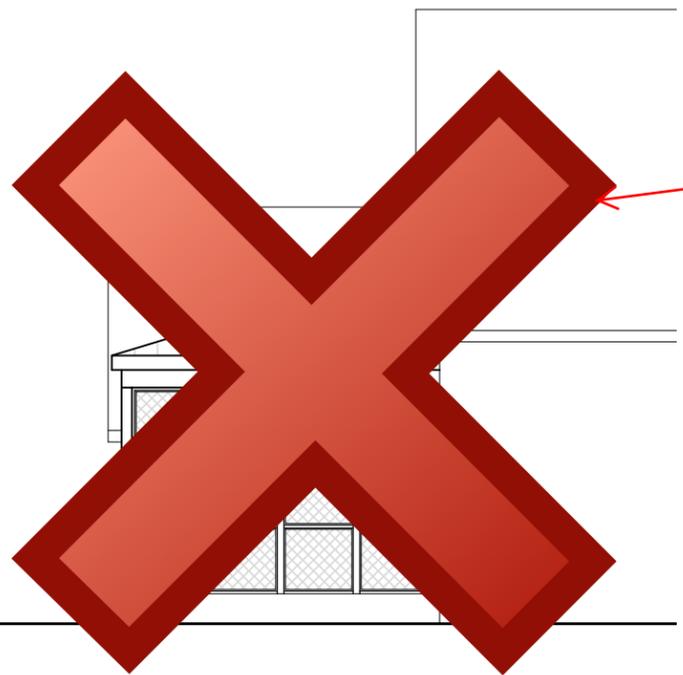
AN ADDITION AT:
1100 GILMORE AVE.
NASHVILLE, TN 37204

**nine
12
design**

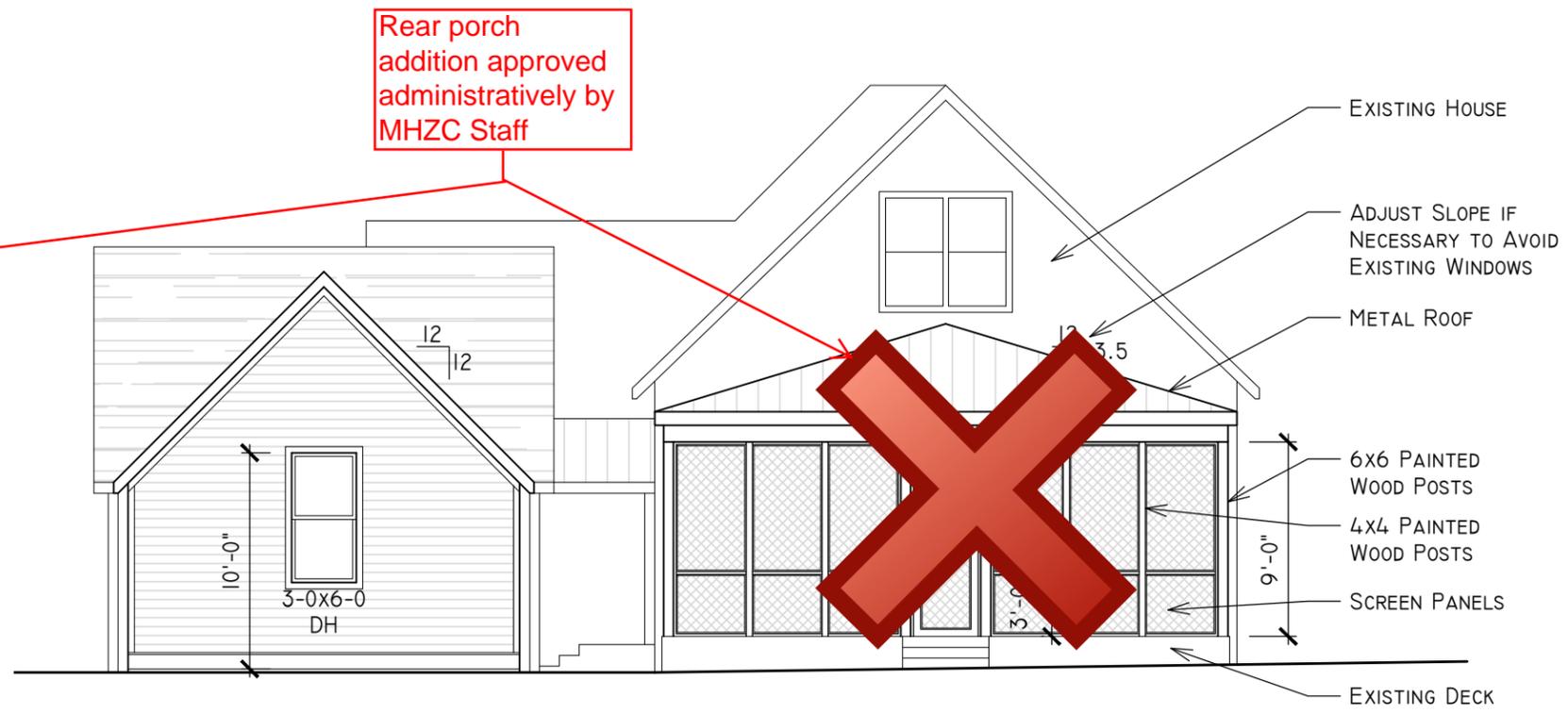
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WWW.NINE12DESIGN.COM

ELEVATIONS

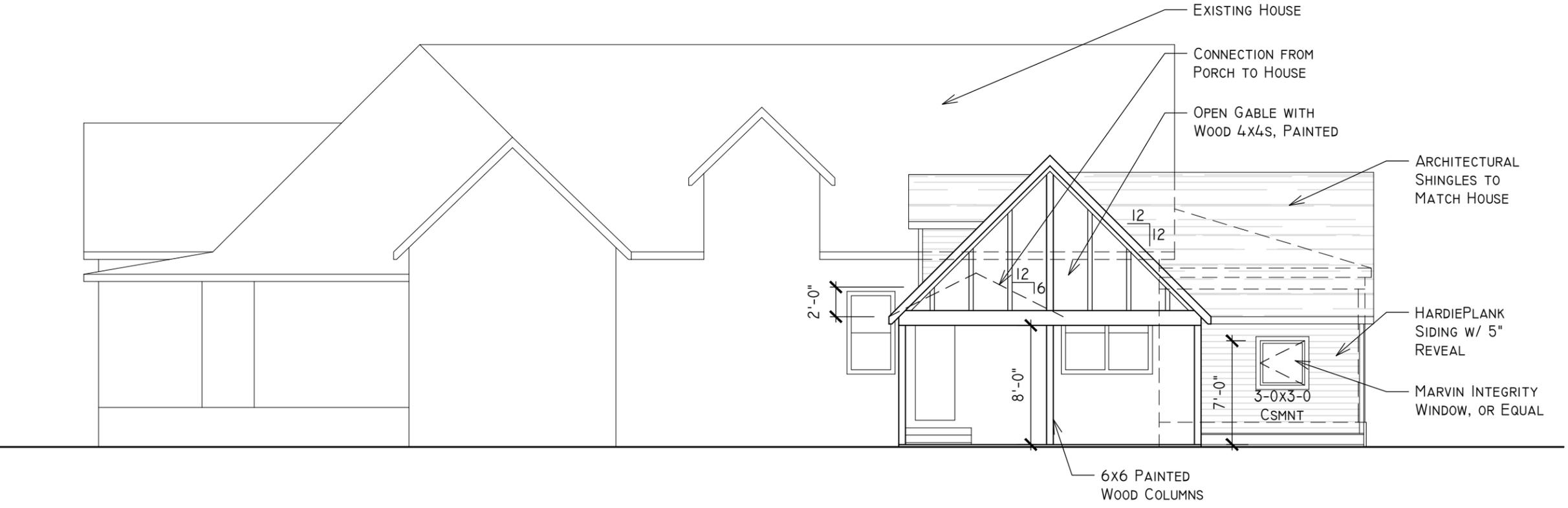
A2.0



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



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



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

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	09.01.17	MHZC APPLICATION

AN ADDITION AT:
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ELEVATIONS

A2.1