

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

913 Gilmore Avenue

February 21, 2018

Application: New construction – infill and outbuilding
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 11801028900
Applicant: Bryan Shaffer
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: Construction of a one-and-a-half story residence and detached outbuilding.

Recommendation Summary: Staff recommends approval of the application with the conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff has final approval of the masonry, windows, doors and garage doors, trim, porch materials, walkways, driveway, and roof color;
3. A front walkway is added from the porch to the street, to be indicated on a revised site plan;
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

Staff finds that the application meets Section III for New Construction in the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

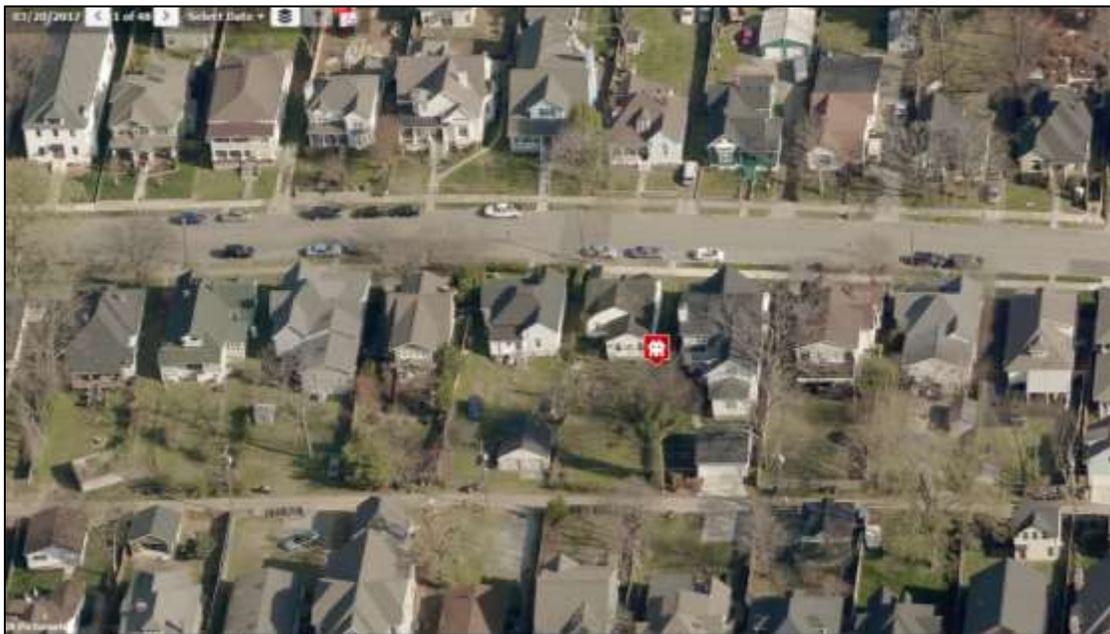
Attachments

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

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

B. Scale

1. The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

C. Setback and Rhythm of Spacing

1. The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.
2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. *17.40.410*).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;
- Shape of lot;
- Alley access or lack thereof;
- Proximity of adjoining structures; and
- Property lines.

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity
- Existing or planned slope and grade

3. In most cases, an infill duplex for property that is zoned for duplexes should be one building as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.

D. Materials, Texture, Details, and Material Color

1. The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding.
 - Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
 - Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
 - Four inch (4") nominal corner boards are required at the face of each exposed corner.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
2. Asphalt shingle and metal are appropriate roof materials for most buildings.

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house. Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.

4. Generally, curb cuts should not be added. Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.
5. For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street. For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

G. Proportion and Rhythm of Openings

1. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.
2. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
3. Double-hung windows should exhibit a height to width ratio of at least 2:1. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
4. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
5. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

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.*

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.

Background: 913 Gilmore Avenue is a vacant lot. MHZC staff approved demolition of the noncontributing building on the site in September 2017.

Analysis and Findings: The applicant proposes a new residence and detached outbuilding on the site. The outbuilding is not proposed as a detached accessory dwelling unit (DADU).

Height & Scale: The proposed house is one-and-a-half stories at the front, with two-story form when viewed from the sides. The ridge height is thirty-one feet, six inches (31' 6") from grade. Staff finds that this meets the historic context, where the houses are largely one and one and a half stories with maximum heights ranging from nineteen feet to thirty-three feet (19'-33'). The foundation height will be approximately sixteen inches (16") at the front; the lot slopes from front to back, so the foundation height will increase to between four and five feet (4'-5') at the rear of the structure. The foundation height is

within the height of the contributing buildings nearby, which are from one foot (1') to four feet (4'). The eave height will be ten feet (10') from finished floor, which is also within the range of historic one and one and a half-story buildings nearby, which are from nine feet (9') to twelve feet (12') in height.

The house will be thirty-eight feet (38') wide, which is compatible with the historic context where the historic houses range in width from twenty-six feet to forty feet (26' - 40'). The bulk of the structure will be seventy feet, eleven inches deep (70' 11"), including the front porch but tapers down in width. A small room at the rear adds eleven feet, two inches (11' 2") for a total depth of eighty-two feet (82'). Contributing buildings on this block are from forty-five feet to seventy-two feet (45' - 72') deep. By comparison, the circa 2015 non-contributing structure next door has a total depth of eighty-seven feet (87'). In this case Staff finds that the depth is similar to prior approved projects, and will not be highly visible. Staff finds that the proposed infill meets Sections III.A and III.B of the design guidelines.

Setback & Rhythm of Spacing: The proposed new building meets all base setback requirements. It will be centered on the lot, six feet (6') from the side property lines, and fifty-four feet (54') from the rear property line. These dimensions meet the required five feet (5') on the sides and twenty feet (20') setback at the rear.

The house's front porch will be twenty feet (20') from the front property line, which is in line with the neighboring buildings. Staff finds the setbacks to be appropriate, and the infill's setback and rhythm of spacing to meet Section III.C of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Split-face block	Not indicated	Yes	No
Cladding	Fiber-cement siding, 5" reveal	Smooth-face	Yes	No
Secondary Cladding	Fiber-cement shingles	Typical	Yes	No
Roofing	Architectural Shingles	Not indicated	Yes	Yes
Trim	Composite	Not indicated	Yes	Yes
Chimney	Brick veneer	Not indicated	Yes	Yes
Front Porch floor/steps	Not indicated	n/a	n/a	Yes
Front Porch Posts	Not indicated	n/a	n/a	Yes

Front Porch Pedestals	Brick	Not indicated	Yes	Yes
Windows	Not indicated	Not indicated	Yes	Yes
Main Entrance	¾-light, material not indicated	Not indicated	Yes	Yes
Front porch railing	Composite	Not indicated	n/a	Yes
Rear porch railing	Composite	Not indicated	n/a	Yes
Driveway	Not indicated	n/a	n/a	Yes
Walkway	Not indicated	n/a	n/a	Yes

Staff recommends having final approval of the masonry, windows and doors, trim, porch materials, and roof color. With staff approval of materials, staff finds that the materials meet Section III.D of the design guidelines.

Roof form: The primary roof form is a side gable with a shed dormer offset on the front roof plane. The primary gable will have a slope of 12/12. On the sides, the roof will have a pair of 12/12 gables connected by a perpendicular ridge. The front porch is a projecting front gable with 12/12 pitch. The proposed roof form and pitches are commonly found on contributing buildings in the district. Staff finds that the proposed roof form meets Section III.E for roof form and pitch.

Orientation: The house is appropriately oriented towards Gilmore Avenue. The entrance faces the street and is located behind a front porch with a depth of six feet (6'). The site plan does not indicate a walkway to the street, which is typical in the neighborhood. Vehicular access to the garage will be via the rear alley, which is appropriate. With the condition that a front walkway is added from the house to the street, Staff finds that the infill's orientation meets Section III.F of the design guidelines.

Proportion and Rhythm of Openings: The windows on the new structure are generally twice as tall as they are wide, meeting the historic proportion of openings. The longest expanse of wall space without a window or door opening is nineteen feet (19') on the right side. This area is at the rear of that façade and will be minimally visible. Staff finds the project's proportion and rhythm of openings to meet Section III.G of the design guidelines.

Appurtenances & Utilities: The site plan does not indicate walkways or driveways. Staff recommends having approval of these features, indicated on a revised site plan, prior to construction. The location of HVAC and other utilities was not indicated. Staff recommends that the HVAC be located on the rear façade, or beyond the midpoint of the house on a side façade. With these conditions, Staff finds that the appurtenances and utilities meet Section III.I of the design guidelines.

Outbuilding: The applicant is proposing an outbuilding at the rear of the lot. It will be one story with a footprint of five hundred and seventy-five square feet (575 sq. ft.).

Massing Planning:

	Potential maximums	Existing conditions (height of historic portion of the home to be measured from finished floor)	Proposed
Outbuilding Ridge Height	25'	32' 6"	17'
Outbuilding Eave Height	10'	10'	9' 4"

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Outbuilding primary form	Side Gable	Yes
Primary roof pitch	7/12	Yes

Staff finds that the proposed roof form for the outbuilding meet Sections III.H.1 and III.H.3 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Split face block	Natural color	Yes
Cladding	Fiber-cement, 5" reveal	Smooth	Yes
Roofing	Architectural composite shingle	Not indicated	Yes
Trim	Composite	smooth	Yes
Windows	Not indicated	n/a	Yes
Pedestrian Door	Not indicated	Not indicated	Yes
Vehicular Door	Not indicated	Not indicated	Yes

With the staff's final approval of the windows, doors, garage doors and the color of roofing, staff finds that the materials meet Section III.H.4 and III.H.5 of the design guidelines.

Site Planning & Setbacks:

	Minimum	Proposed
Outbuilding rear setback	5'	10'
Outbuilding left side setback	3'	5'

Outbuilding right side setback	3'	20'
Distance between outbuilding and primary structure	20'	23'

	MINIMUM	PROPOSED
How is the outbuilding accessed?	From the alley or existing curb cut	Alley

Staff finds that the outbuilding meets Sections III.H.6 of the design guidelines.

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

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff has final approval of the masonry, windows, doors and garage doors, trim, porch materials, and roof color;
3. A front walkway is added from the porch to the street, to be indicated on a revised site plan;
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

Staff finds that the application meets Section III for New Construction in the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

PHOTOS



913 Gilmore Avenue

Nashville, TN 37204

INDEX OF DRAWINGS

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A1.2	SECOND FLOOR PLAN
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PROJECT TEAM

ARCHITECT

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BUILDER

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BUILDING DATA

ADDRESS: 913 Gilmore Avenue
 NASHVILLE, TENNESSEE 37204
 PARCEL ID: 11801028900
 DESCRIPTION: Lot 85 Plan of Montrose Place
 LOT AREA: 0.18 ACRES
 DIMENSIONS: 50' x 160'
 BUILDING HEIGHT: 32' T.O. ROOF

PROPOSED BUILDING AREAS	
LOT AREA	8,000 SF
BUILDING FOOTPRINT	2500 SF
PROPOSED BUILDING AREAS	
CONDITIONED AREA:	
MAIN LEVEL	2500 SF
UPPER LEVEL	1811 SF
TOTAL	4311 SF
UNCONDITIONED AREA:	
PORCH & DECK	390 SF
GARAGE	529 SF
TOTAL	919 SF

ARCHITECT:



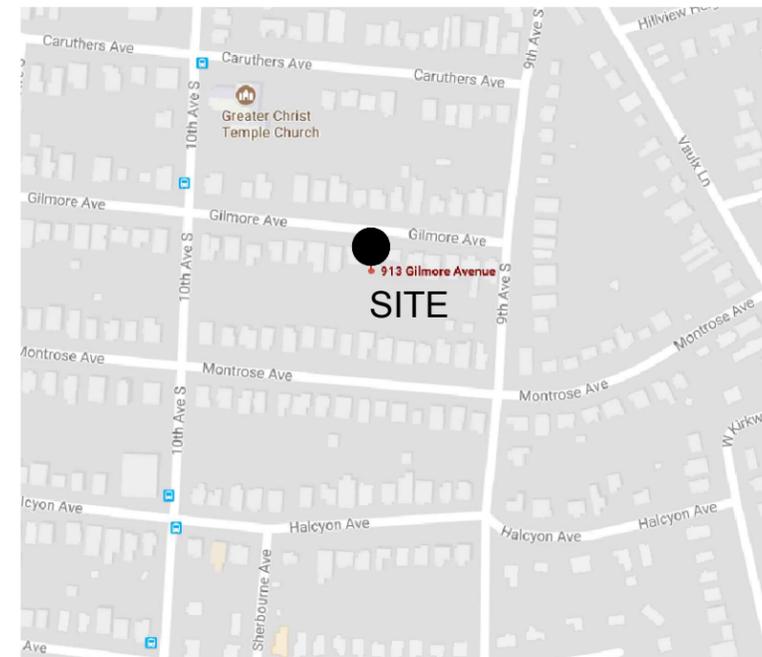
PROJECT:
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 NASHVILLE, TN 37204

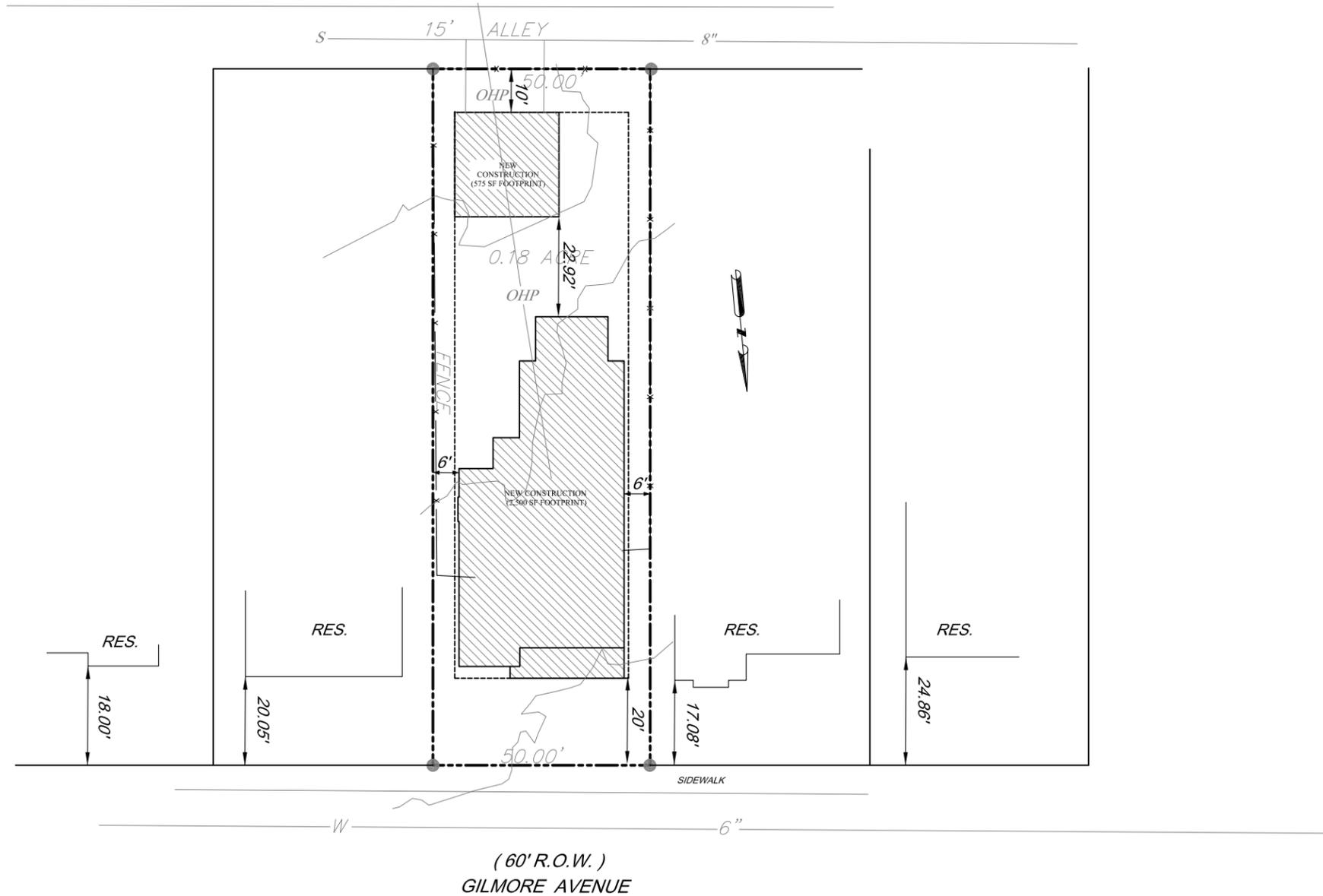
TITLE SHEET

12 FEB 2018

A0.1

VICINITY MAP





1 SITE PLAN
SCALE 1/32" = 1'-0"

ARCHITECT:

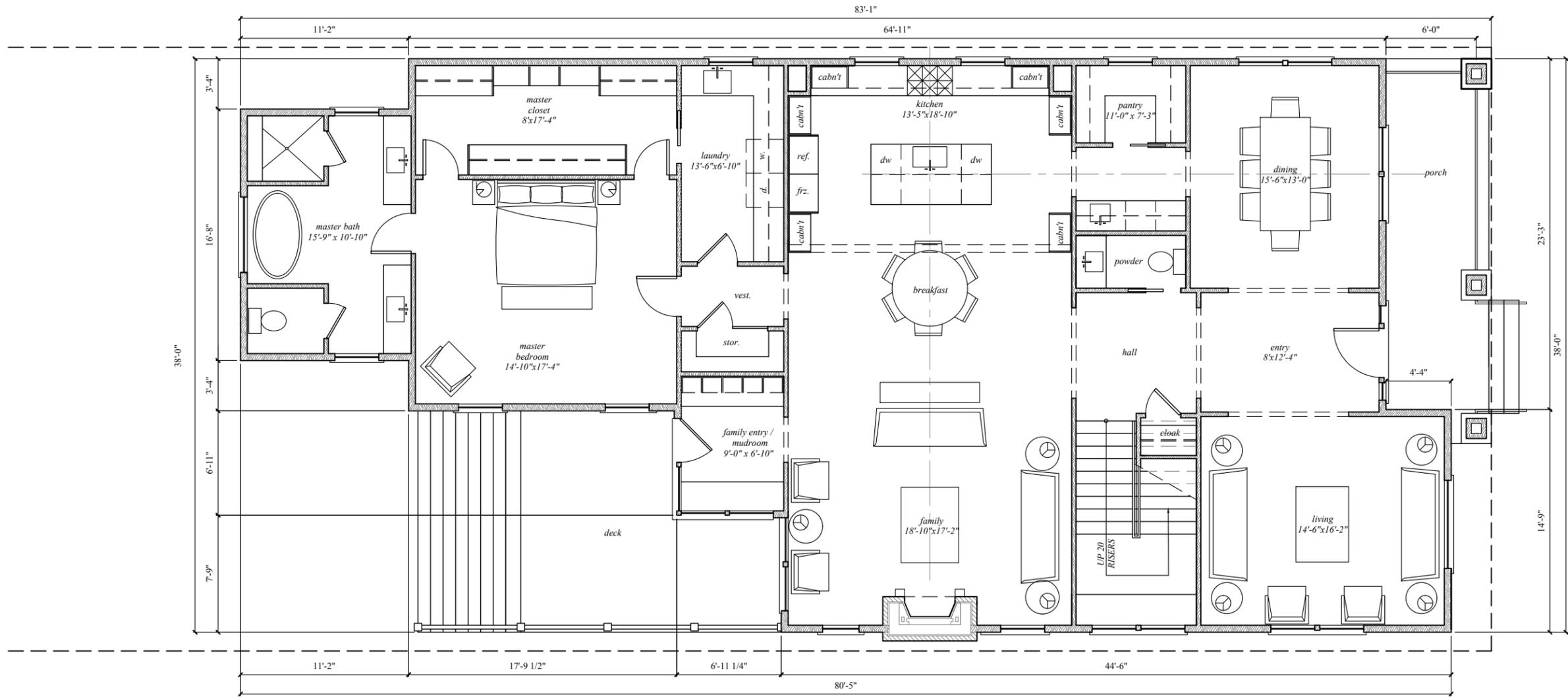
Pfeffer Torode Architecture
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PROJECT:
 913 GILMORE
 NASHVILLE, TN 37204

SITE PLAN

12 FEB 2018

A0.2



1 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

FIRST FLOOR PLAN

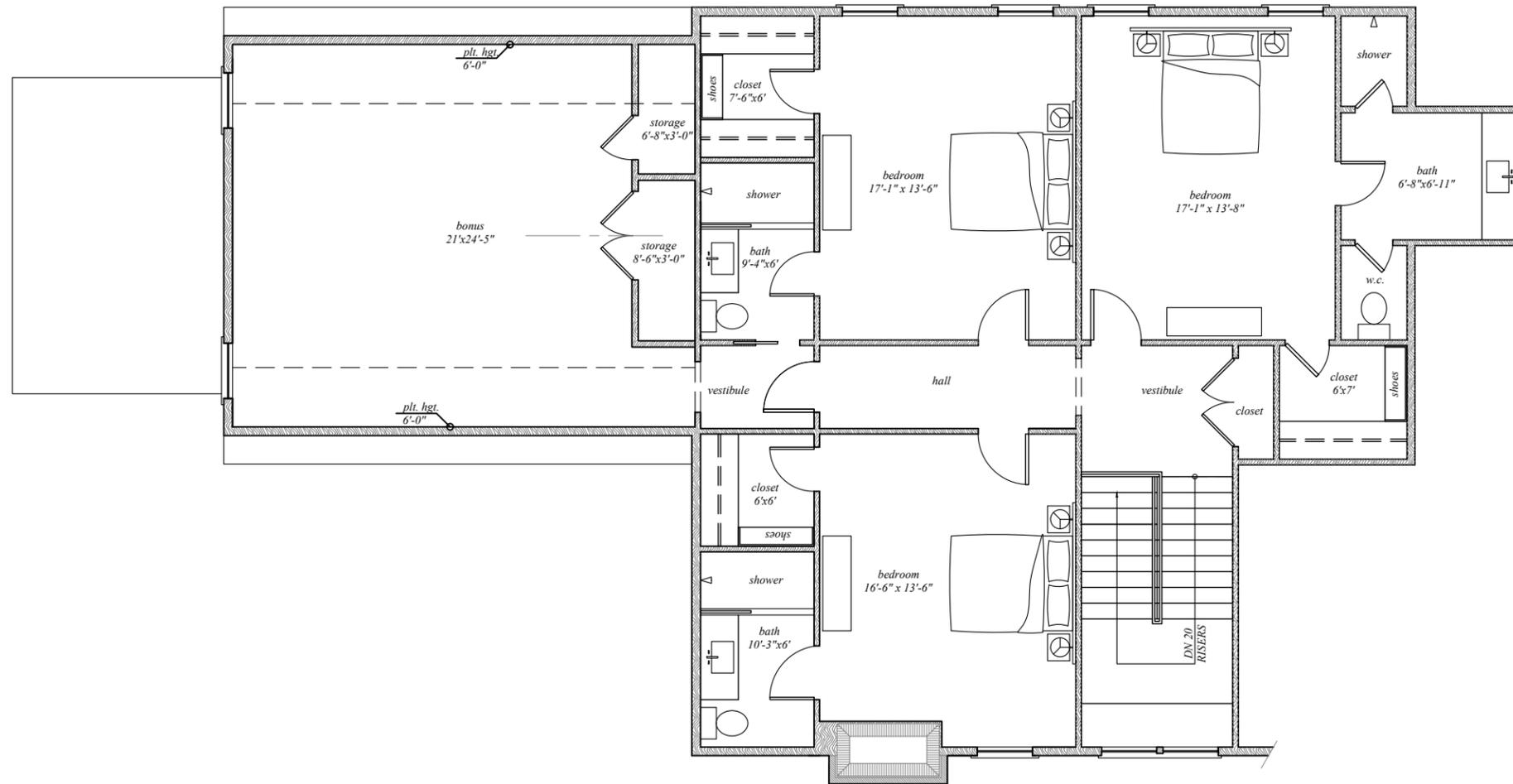
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NASHVILLE, TN 37204

ARCHITECT:



12 FEB 2018





1 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

SECOND FLOOR PLAN

12 FEB 2018

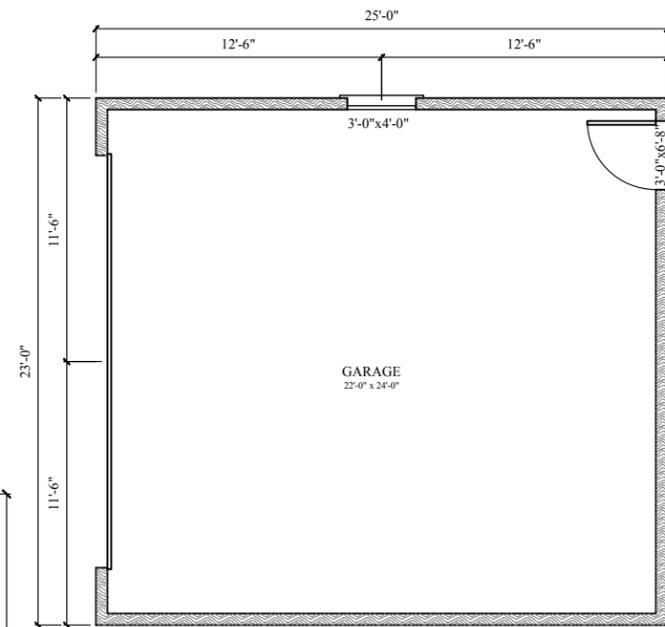
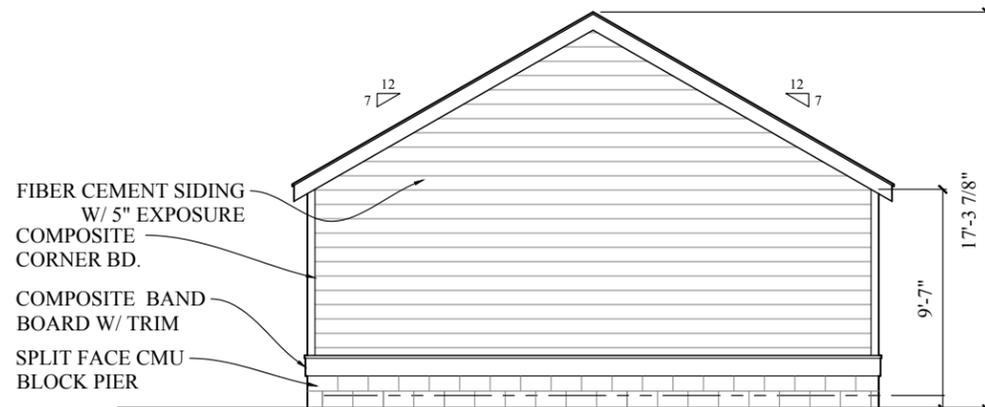
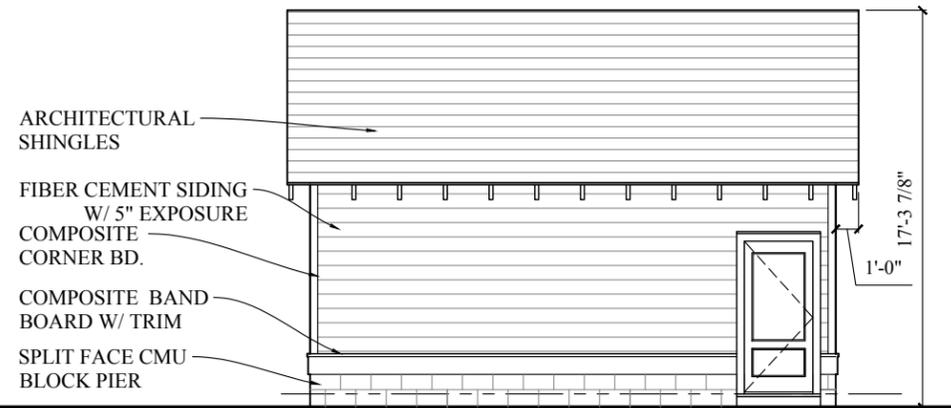
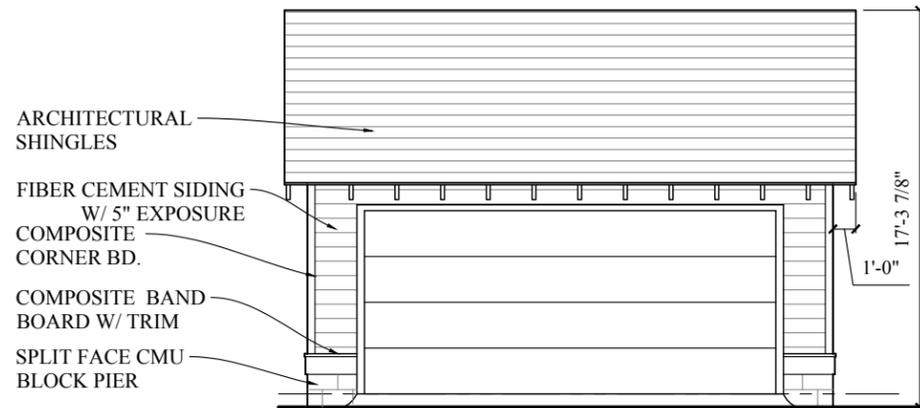
A1.2

PROJECT:
913 GILMORE
NASHVILLE, TN 37204

ARCHITECT:



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FIBER CEMENT SIDING
W/ 5" EXPOSURE
COMPOSITE
CORNER BD.
COMPOSITE BAND
BOARD W/ TRIM
SPLIT FACE CMU
BLOCK PIER

FIBER CEMENT SIDING
W/ 5" EXPOSURE
COMPOSITE
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BLOCK PIER

ARCHITECTURAL
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GARAGE PLAN AND
ELEVATIONS

12 FEB 2018

1 GARAGE PLAN AND ELEVATIONS
SCALE 1/8" = 1'-0"

A1.3



1 FRONT ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR ELEVATIONS

PROJECT:
913 GILMORE
NASHVILLE, TN 37204

ARCHITECT:



12 FEB 2018

A2.1



31'-6" RIDGE HGT.
 9'-0"
 1'-6"
 10'-0"

1 SIDE ELEVATION
 SCALE 1/8" = 1'-0"

ARCHITECT:
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EXTERIOR ELEVATIONS

12 FEB 2018

A2.2



1 REAR ELEVATION
SCALE 1/8" = 1'-0"

ARCHITECT:

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PROJECT:
 913 GILMORE
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EXTERIOR ELEVATIONS

12 FEB 2018

A2.3



1 SIDE ELEVATION
 SCALE 1/8" = 1'-0"