

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 1000 Gilmore Avenue June 20, 2018

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

Application: New construction – addition; Setback determination
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 11801018600
Applicant: Kaitlyn Smous - Nine12 Architects
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to enlarge the house with a rear addition consisting of three parts: an upperstory rear addition, a one-story rear addition, and a one and one-half story wing at the rear of the lot. The addition will extend the depth of the house to one hundred, fourteen feet (114') and will be wider than the historic house. A right side setback reduction from ten feet (10') to four feet (4') is requested to accommodate an uncovered side porch on the addition.

Recommendation Summary: Staff recommends approval of the proposed addition to the historic house at 1000 Gilmore Avenue with the following conditions:

1. The depth of the addition shall be reduced to be subordinate to that of the historic house;
2. The walls of the addition shall not be wider than the primary massing of the historic house;
3. The addition shall not encroach into the side setback buffer; and
4. The material of side and rear porch floors and walkway paving materials are approved administratively, as well as the window and door selections;
5. Four inch (4') mullion between paired windows; and,
6. The HVAC and other utilities shall be located on the rear façade, or on a side façade beyond the midpoint of the building.

Meeting those conditions, Staff finds that the proposed addition would be compatible with the historic house and would meet the design guidelines for additions in the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

Attachments

- A: Sanborn Map
- B: Photographs
- C: Site Plan
- D: Floorplans
- E: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

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

B. Scale

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

C. Setback and Rhythm of Spacing

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

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

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

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

D. Materials, Texture, Details, and Material Color

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

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

E. Roof Shape

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

F. Orientation

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

always necessary and entrances may also be defined by simple hoods or recessed entrances.

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

G. Proportion and Rhythm of Openings

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

I. Utilities

1. Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
2. Generally, utility connections should be placed no closer to the street than the mid-point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

J. Public Spaces

1. Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

2. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

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: The house at 1000 Gilmore Avenue is a one and one-half story Folk Victorian with some vernacular elements of the Queen Anne architectural style.

A permit was recently issued administratively to reconstruct the front porch, to demolish an earlier rear addition, and to make other repairs.



Analysis and Findings: The applicant is proposing to enlarge the house with a rear addition consisting of three parts: an upperstory rear addition, a one-story rear addition, and a one and one-half story wing at the rear of the lot.

Demolition: An early addition on the rear of the building, which has already been altered, was administratively approved for demolition. Staff found that the addition did not contribute significantly to the historic character of the building. Further demolition to the rear slope of the building's roof and rear wall is included in the current proposal. Likewise, these sections of the building do not contribute significantly to the historic character of the building; therefore, Staff finds the project meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Location & Removability: The new addition to the historic building will be located at the rear of the historic house, attaching to the rear slope of the roof and the rear wall. The addition will be stepped in from the sides of the original building so as to retain the integrity of the original form of the house and to distinguish the addition as new

construction. Staff finds by attaching in this manner, the project will meet section sections IV.A and IV.F of the design guidelines for additions.

Design: The character of the addition will be similar to that of the historic house, with a similar roof form and window pattern, and compatible exterior materials. Nonetheless, the addition will be sufficiently differentiated by its massing and facade articulation so as to not be confused as an historic component. Staff finds that the project meets section project meets sections IV.A, IV.B.4, IV.F, and IV.G of the guidelines for design of additions. However, Staff finds that certain aspects of the addition's scale, discussed further below, would not meet sections IV.B.3, IV.E of the design guidelines.

Height & Scale: The addition will have three components: a rear upperstory addition, a one story rear addition, and lastly a one and one-half story wing at the very rear. The upperstory addition will tie into the rear slope of the historic house approximately six inches (6") below the peak of the roof. The one story component will have side walls stepped in one foot (1') on each side of the house. The one and one-half story component will have a hipped roof similar to that of the original building, but will be two feet (2') shorter than the original roof peak. The eaves of the one story and one and one-half story additions will align with the eaves of the historic house. Staff finds the height of the addition to meet meets section IV.B.1 IV.B.4, and IV.B.6 of the design guidelines.

The additions extend toward the rear with walls articulating in and out, continuing all the way to the very rear of the buildable area of the lot. In total, the resulting structure would have a depth of one hundred, fourteen feet (114'), which is significantly greater than any historic house in the neighborhood. At fifty-nine feet (59') including the earlier rear addition, the existing building is already deeper than many historic houses in the area and deeper than the typical addition to a historic home approved by the Commission in the past. 1000 Montrose Avenue, for example, has a similar Folk Victorian form and is on a larger lot but is only sixty feet (60') deep. The depth of the proposed addition will be less noticeable along the left side of the building because it faces the interior and is more inset more, but because the right side faces 10th Avenue South directly the scale will be much more noticeable. Furthermore, the combined depth with the new construction results in there being the appearance of there being much less open space remaining on the lot than is typically found in the district. For this reason also, Staff finds that the proposal does not meet section III.B of the design guidelines.

After inseting one foot (1') and extending eight feet (8') toward the rear, the addition will step out three feet, nine inches (3'-9") to the right. Although the walls of the addition articulate in and out, a combined forty-four feet (44') of the addition's depth would be sitting two feet, nine inches (2'-9") to the right of the primary wall of the house. These portions of the addition would align with the edge of the front porch, however, in determining the appropriateness of additions previously, the Commission has generally compared the width of an addition to the primary mass of an historic building rather than open and secondary elements like a porch or a bay.

The rear-most section of the addition also includes an uncovered deck on the right side, spanning twenty-two feet (22') and extending six feet (6') toward 10th Avenue South. The guidelines say that side additions or additions wider than historic houses may be appropriate on lots that are wider than sixty feet (60'), on houses that are less than thirty feet (30') wide, or houses that are shifted to one side of its lot. Although the forty foot (40') wide house at 1000 Gilmore Avenue is not centered on the lot, Staff finds that the proportion of the addition and the amount that it will be wider than the historic house is too substantial, and that the proposal fails to utilize space behind the building where an addition would have smaller scale and less impact.

Staff finds that while the height of the proposed addition is appropriate, the width, depth, and, and massing and open space of the proposed new addition is not compatible with the surrounding historic context and therefore does not meet sections section IV.B and III of the design guidelines for new construction.

Setback & Rhythm of Spacing: The primary mass of the addition will have a twenty-foot (20') setback from the rear property line, a five foot (5') setback from the left side property line and a ten foot (10') setback on the right side. These are the minimum setbacks permitted by the bulk zoning regulations. However, the uncovered deck on the right side along 10th Avenue South projects six feet (6') further beyond the primary wall of the house. The bulk zoning regulations do not permit decks to extend into side setback buffers; therefore, approval of the project will require that the Commission determine a four foot (4') right side setback to be appropriate

The MHZC has the authority to approve construction with setbacks that would not meet the bulk regulations when doing so is in keeping with the historic character of the surrounding area. Because the house is on a corner lot and the addition goes wider toward the side of the building facing the street, the perceived width of the addition will be particularly evident and not subordinate to the historic house, and will not be consistent with the typical rhythm of spacing between historic buildings in the area. Staff finds that the proposal does not meet section III.C of the design guidelines for setback and rhythm of spacing.

Materials:

The materials for the project are described in the following chart:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	5" wood clapboard siding	Smooth	Yes	
Roofing	Architectural Shingles	Match existing roof	Yes	

Trim	Wood	Match existing	Yes	
Side Porch steps	Concrete Block	Split Face	Yes	
Side Porch floor	Unknown or not indicated	Material needs approval		X
Side Porch Railing	Unknown or not indicated	Material needs approval		X
Rear Porch steps	Concrete Block	Split Face	Yes	
Rear Porch floor	Unknown or not indicated	Material needs approval		X
Rear Porch Railing	Unknown or not indicated	Material needs approval		X
Windows	Wood (custom)	Double hung & casement	Yes	
Side doors	Unknown or not indicated	Material needs approval		X
Rear doors	Unknown or not indicated	Material needs approval		X
Rear parking pad	Unknown or not indicated	Material needs approval		X
Walkway	Unknown or not indicated	Material needs approval		X

The known materials for the addition are appropriate and compatible with the historic house. Staff recommends that the porch floors and walkway paving materials are approved administratively, as well as the window and door selections. This information is necessary to ensure that the materials of the new house will be compatible with historic houses in the surrounding area and meet section III.D of the design guidelines.

Roof form: The roof of the addition will consist of hips and gables, similar to the forms of the original roof and matching its 8:12 pitch. The upperstory rear addition and the rear-most one and one-half story section of the addition will have hipped forms, matching the form of original dormers on the historic house. The front and side slopes of the original roof will be left intact. Staff finds the roofs to be compatible and that the project meets section III.E for new construction-roof form and IV.C for additions.

Proportion and Rhythm of Openings: A secondary door on the right side of the front porch will be replaced with a window. Alteration of original openings is generally not appropriate; however, the door itself is not original and the location of the opening will remain. Also, a non-original picture-window on the front façade will be replaced with a pair of double-hung windows. Staff finds this alteration to be appropriate because the existing window is not original and the opening will not be altered. Staff recommends that there is a four inch (4') mullion between these and any other paired windows.

The majority of windows on the proposed addition are twice as tall as they are wide, in keeping with the proportions of windows on the historic house. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section III.G of the design guidelines for new construction-proportion and rhythm of openings.

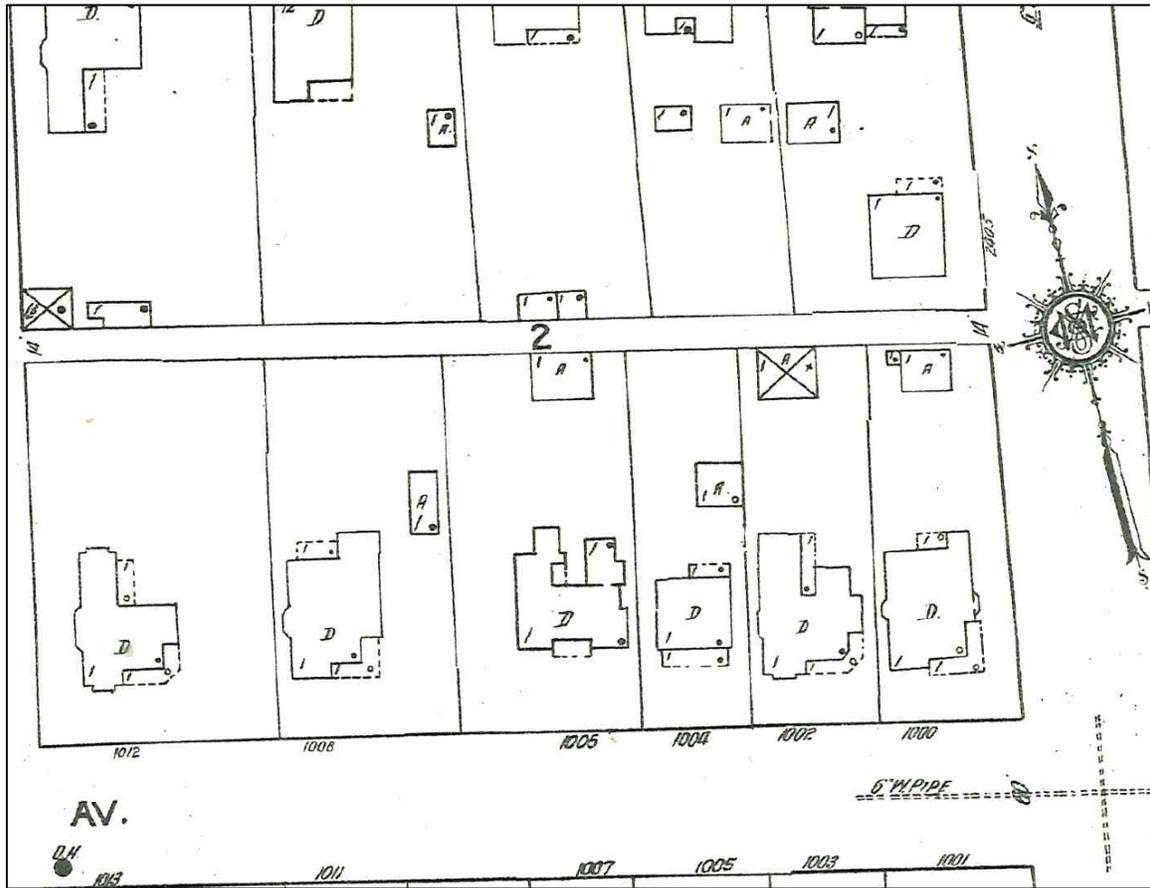
Appurtenances & Utilities: A paved parking pad will be constructed at the rear of the lot, as an existing side curb-cut and parking pad is eliminated to accommodate the addition. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house in order to meet section III.I of the design guidelines for new construction-utilities and III.J.

Recommendation: Staff recommends approval of the proposed addition to the historic house at 1000 Gilmore Avenue with the following conditions:

1. The depth of the addition shall be reduced to be subordinate to that of the historic house;
2. The walls of the addition shall not be wider than the primary massing of the historic house;
3. The addition shall not encroach into the side setback buffer; and
4. The material of side and rear porch floors and walkway paving materials are approved administratively, as well as the window and door selections;
5. Four inch (4') mullion between paired windows; and,
6. The HVAC and other utilities shall be located on the rear façade, or on a side façade beyond the midpoint of the building.

Meeting those conditions, Staff finds that the proposed addition would be compatible with the historic house and would meet the design guidelines for additions in the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

ATTACHMENTS



1957 Sanborn Map detail.

PHOTOGRAPHS



1000 Gilmore Avenue, right oblique.

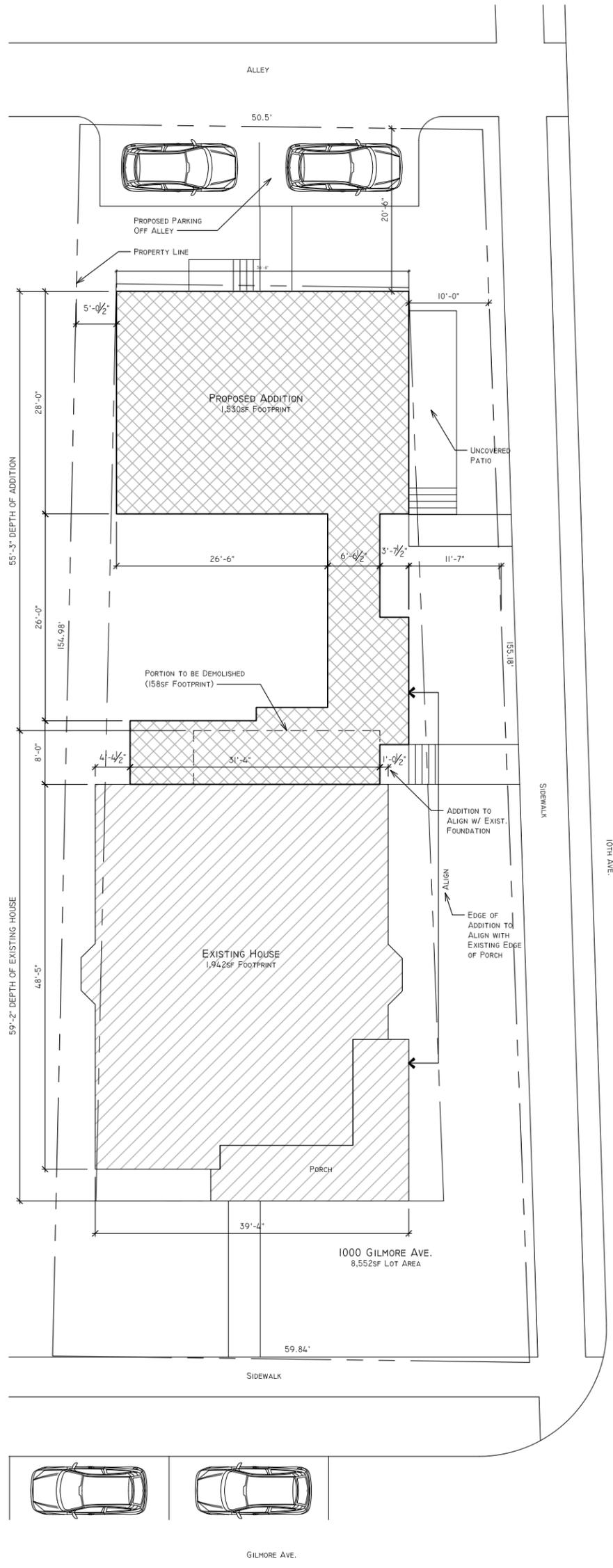


1000 Gilmore Avenue, right side. The rear addition has been approved for demolition.



1000 Gilmore Avenue, rear.

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1
SITE PLAN


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

NOT FOR CONSTRUCTION

SITE PLAN

A0.1

INFO@NINE12ARCHITECTS.COM
 615.761.9902
 WWW.NINE12ARCHITECTS.COM

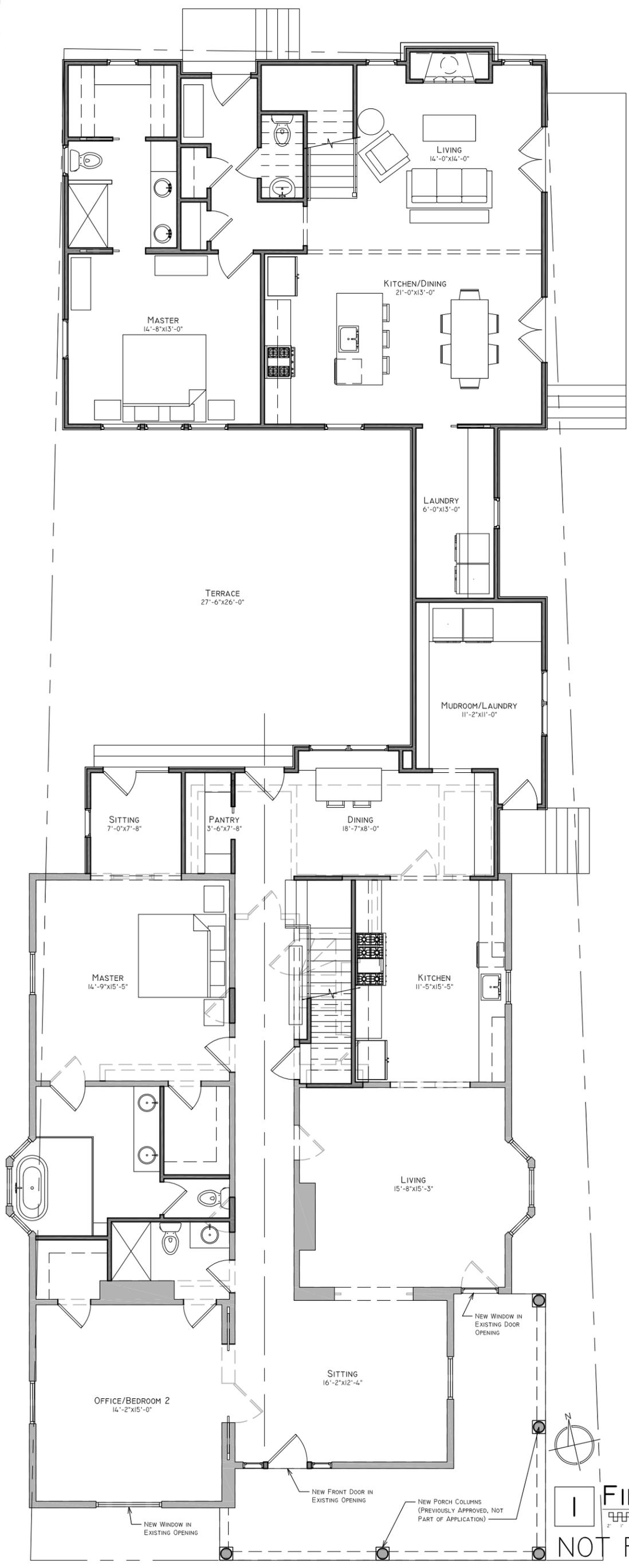


AN ADDITION AT:
1000 GILMORE AVE.
 NASHVILLE, TN 37204

REV:	DATE:	DESC:
0	06.11.18	REVISED MHZC APPLICATION

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1 FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"
 NOT FOR CONSTRUCTION

FIRST FLOOR PLAN

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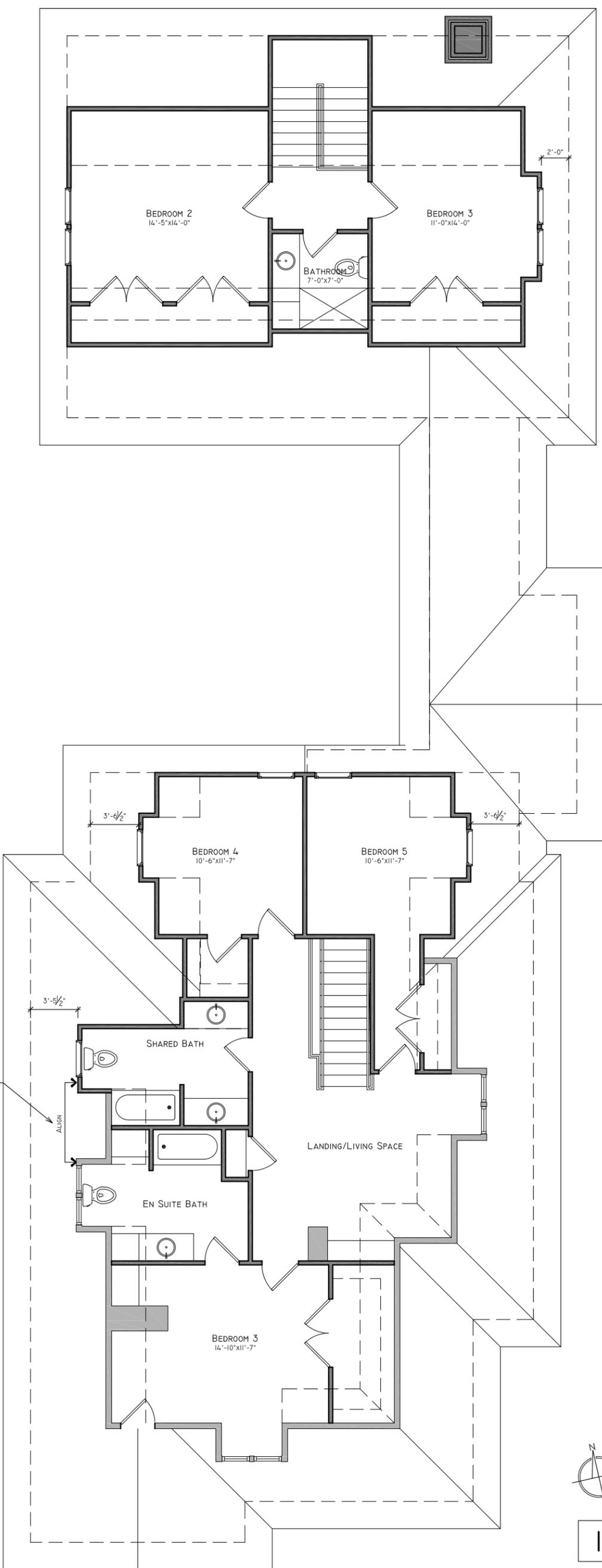
AN ADDITION AT:
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 NASHVILLE, TN 37204

REV:	DATE:	DESC:
0	06.11.18	REVISED MHZC APPLICATION

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

AI.2

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AN ADDITION AT:
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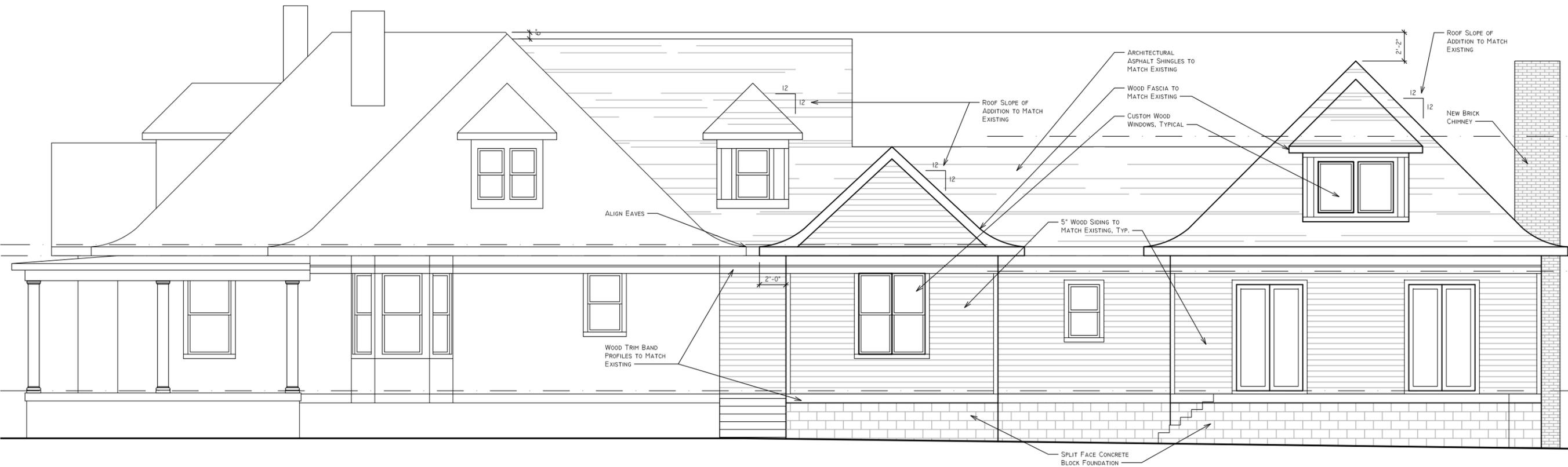
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REV:	DATE:	DESC:
0	06.04.18	MHZC APPLICATION



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



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

AN ADDITION AT:
1000 GILMORE AVE.
 NASHVILLE, TN 37204



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 615.761.9902
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ELEVATIONS

A2.0



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



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



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

NOT FOR CONSTRUCTION

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ELEVATIONS

A2.1