JOHN COOPER
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

STAFF RECOMMENDATION
1101 Halcyon Avenue
May 19, 2021

Application: New Construction—Addition; Setback determination; Outbuilding
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 17
Base Zoning: R8
Map and Parcel Number: 11801015500
Applicant: Martin Wieck, Nine12 Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Applicant proposes to construct a rear addition that requires changes to base zoning setbacks on both sides. There is a required ten-foot (10') side setback from the 11th Avenue South side property line. The applicant proposes a setback of as little as two feet, eight inches (2'8") from the 11th Avenue South property line. The project also includes a detached garage.

Recommendation Summary: Staff recommends approval of the addition, with the following conditions:

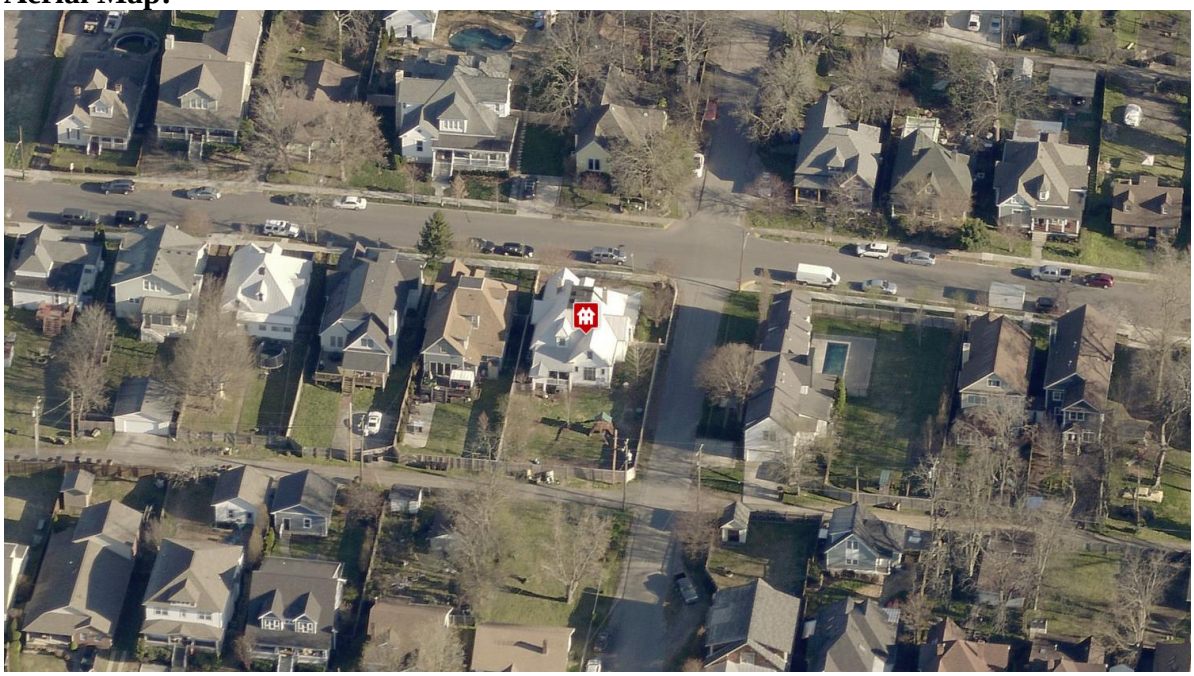
1. Staff approve the windows, doors, roof shingle color, and masonry sample prior to purchase and installation; and
2. The HVAC be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

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

Attachments
A: Site Plan
B: 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 than an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as an extreme grade change or an atypical lot parcel shape or size. In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.

   a. When an addition needs to be taller:
   Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above ridge of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

   b. When an addition needs to be wider:
   Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.
   A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

2. No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

3. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.

5. Ridge raises are most appropriate for one-story; side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
6. Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset. Foundation height should match or be lower than the existing structure.

7. The height of the addition's roof and eaves must be less than or equal to the existing structure.

8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories. The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

   a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.

   b. Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
   · New dormers should be similar in design and scale to an existing dormer on the building.
   · If there are no existing dormers, new dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.
   · The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.
   · Dormers should not be added to secondary roof planes.
   · Eave depth on a dormer should not exceed the eave depth on the main roof.
   · The roof form of the dormer should match the roof form of the building or be appropriate for the style.
   · The roof pitch of the dormer should generally match the roof pitch of the building.
   · The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
   · Dormers should generally be fully glazed and aprons below the window should be minimal.
   · The exterior material cladding of side dormers should match the primary or secondary material of the main building.

   2. Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

   3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless

this is the only workable location.

D. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

E. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

F. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

G. Additions should follow the guidelines for new construction.

V. Demolition

B. **GUIDELINES**

1. Demolition is not appropriate

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1101 Halcyon is a c. 1905 Folk Victorian house that contributes to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay (Figure 1). Sometime between 2007 and 2009, the roof form of the house was altered at the rear and a rear addition was constructed (Figures 2 & 3).

Figure 1. 1101 Halcyon

Figure 2 (left) shows the original roof form in 2007 and Figure 3 (right) shows the alterations to the rear roof form past 2009.

Analysis and Findings: Applicant proposes to construct a rear addition that requires changes to bulk zoning setbacks on both sides. There is a required ten-foot (10') side setback from the 11th Avenue South side property line. The application proposes a setback of as little as two feet, eight inches (2'8") from the 11th Avenue South property line. The project also includes a detached garage.

Demolition: The applicant proposes to remove an existing rear addition that was constructed after 2007 (Figure 4). This portion of the addition does not appear in the 2007 aerial (see Figure 2) and therefore its date of construction renders it non-contributing. Staff finds that this partial demolition is appropriate demolition under the design guidelines.

Figure 4 shows the area of demolition at the rear of the building.

Staff finds that the removal of the rear extension is appropriate demolition, meeting Section V.B.2. of the design guidelines.

Height & Scale: The addition is one-and-half-stories in height, matching the scale of the historic house. The addition's foundation, eaves, and ridge heights all match those of the historic house. On the right side, the addition will be inset one foot (1') from the back corner of the house for most of its depth, although a one-story bay will line up with the side wall of the house. On the left side, the addition will be inset approximately eighteen inches (18") for a depth of about two feet (2'), after which there is a one-story bay that steps back out almost to the line of an existing side bay on the historic house. A brick ventless chimney extends out another two feet, six inches (2'6")

The historic house has a footprint of approximately two thousand, four hundred, and forty-seven square feet (2,447 sq. ft.), which includes the addition that will be removed, which is two hundred and twenty-eight square feet (228 sq. ft.). The new addition has a

footprint of approximately nine hundred and one square feet (901 sq. ft.) There will be a net increase of six hundred and sixty three square feet (663 sq. ft.) of footprint when the removal of the existing addition is taken into consideration.

Overall, staff finds that the addition's height and scale to meet Sections III.A., III.B., and IV.B. of the design guidelines.

Location & Removability: The addition is located behind the historic house, with the line of the bay on the addition inset from the line of the bay on the historic house. The addition's insets and separate roof form ensure that the addition could be removed in the future without detrimentally affecting the historic character of the historic house.

Staff finds that the addition's location and removability to meet Sections IV.A. and IV.F. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, inset, and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

Staff finds that the proposed addition meets Sections IV.A, IV.B, IV.C, and IV.G. of the design guidelines.

Setback & Rhythm of Spacing: The addition does not meet the base zoning setbacks on the 11th Avenue South property line. There is a required ten-foot (10') side setback from the 11th Avenue South side property line. The application proposes a setback of as little as two feet, eight inches (2'8") from the 11th Avenue South property line, although that is for the brick ventless chimney. The wall of the addition will be approximately five feet, four inches (5'4") from the side property line. Staff finds this proposed side setback to meet the design guidelines because the historic house does not meet the side setbacks on either façade. The addition will not be any wider than the historic house and will, in fact, be largely be narrower than the historic house, not counting the ventless chimney which is typically treated as an allowable setback intrusion. In addition, the addition's depth is not overly large with a maximum depth of twenty-eight feet (28'). The depth of the area the intrudes into the side setback is just about fourteen feet (14').

The addition is five feet (5') from the right side property line, which meets the design guidelines. The addition will be approximately forty-six feet (46') from the rear property line, which meets the base zoning setback, and there will be at least twenty feet (20') of space between the back of the addition and the planned outbuilding.

Staff finds that the proposed setbacks and rhythm of spacing to meet Sections III.C. and IV. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Chimney	Brick	Unknown	Yes	Yes
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Paulownia	Smooth faced	Yes	No
Windows	Marvin Elevate or similar	Needs final approval	Yes	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes

With the condition that staff approve the windows, doors, masonry sample, and roof shingle color prior to purchase and installation, staff find that the materials meet Section III.D. of the design guidelines.

Roof form: The addition's roof form will be a combination of hipped and gable forms that are similar to the hipped and gable forms found on the historic house. The applicant proposes a side dormer on the historic portion of the roof, right façade. This hipped dormer is offset from the ridge of the roof and is inset at least two feet (2') from the wall below. It is similar in size and scale to the dormer on the house's front façade and meets the design guidelines for side dormers. There are two similar dormers on the right side of the addition that are inset two feet (2') and are scaled to meet the design guidelines. Staff finds that these roof forms are all compatible with the historic house's roof form.

Staff finds that the proposed roof forms meet Sections III.E. and IV.C of the design guidelines.

Proportion and Rhythm of Openings**:** No changes to the existing windows or doors were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening.

Staff finds the project's proportion and rhythm of openings to meet Sections III.G. and IV. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

Outbuildings: The applicant is proposing an outbuilding.

Massing Planning:

The lot is less than 10,000 square feet.

	50% of first floor area of principle structure	Lot less than 10,000 square feet	Proposed
Maximum Square Footage	1,555 sq. ft.	750 sq. ft.	569 sq. ft.

	Potential maximums under Ordinance	Historic House	Proposed Outbuilding
Ridge Height	25' unless existing building is less	26'	24'
Eave Height	12'	10'	10

Staff finds that the proposed outbuilding meets Section III.H.1.c of the design guidelines for height and scale.

Roof Form:

Proposed Element	**Proposed Form**	**Typical of district?**
Primary form	Gable	Yes
Primary roof slope	12/12	Yes
Dormers	Shed	Yes
Dormer slope	4/12	Yes

Staff finds that the outbuilding's roof form meets Section III.H.3 of the design guidelines for roof shape.

Design Standards:

Staff finds that the outbuilding's height, scale, materials, and roof form are all appropriate to the historic neighborhood and meet the design guidelines. Staff finds the proposed design meets Section III.H.2 of the design guidelines.

Materials:

	Proposed	**Color/Texture**	**Needs final approval?**
Foundation	Concrete Slab	Typical	No
Primary Cladding	Hardie lap siding, 5" reveal	Smooth	No
Secondary Cladding	Board and Batten	Smooth	No
Roofing	Architectural asphalt shingles	Unknown	Yes
Trim	Paulownia Trim	Smooth	No
Windows	Not indicated	Needs final approval	Yes
Doors	Not indicated	Needs final approval	Yes
Garage doors	Not indicated	Needs final approval	Yes

The known materials meet the design guidelines. With staff approval of the final selections of the roof color and details, windows, and doors, staff finds the materials to meet Section III.H.4 and 5. of the design guidelines.

General requirements for Outbuildings:

	YES	**NO**
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	Yes	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?	Yes	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	

Is the building located towards the rear of the lot?	Yes	

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20’	20’1”
Rear setback	5’	5’
11th Ave S side setback	10’	6’
Right side setback	5’	5’
How is the building accessed?	-	Alley
Two different doors rather than one large door (if street facing)?	-	N/A

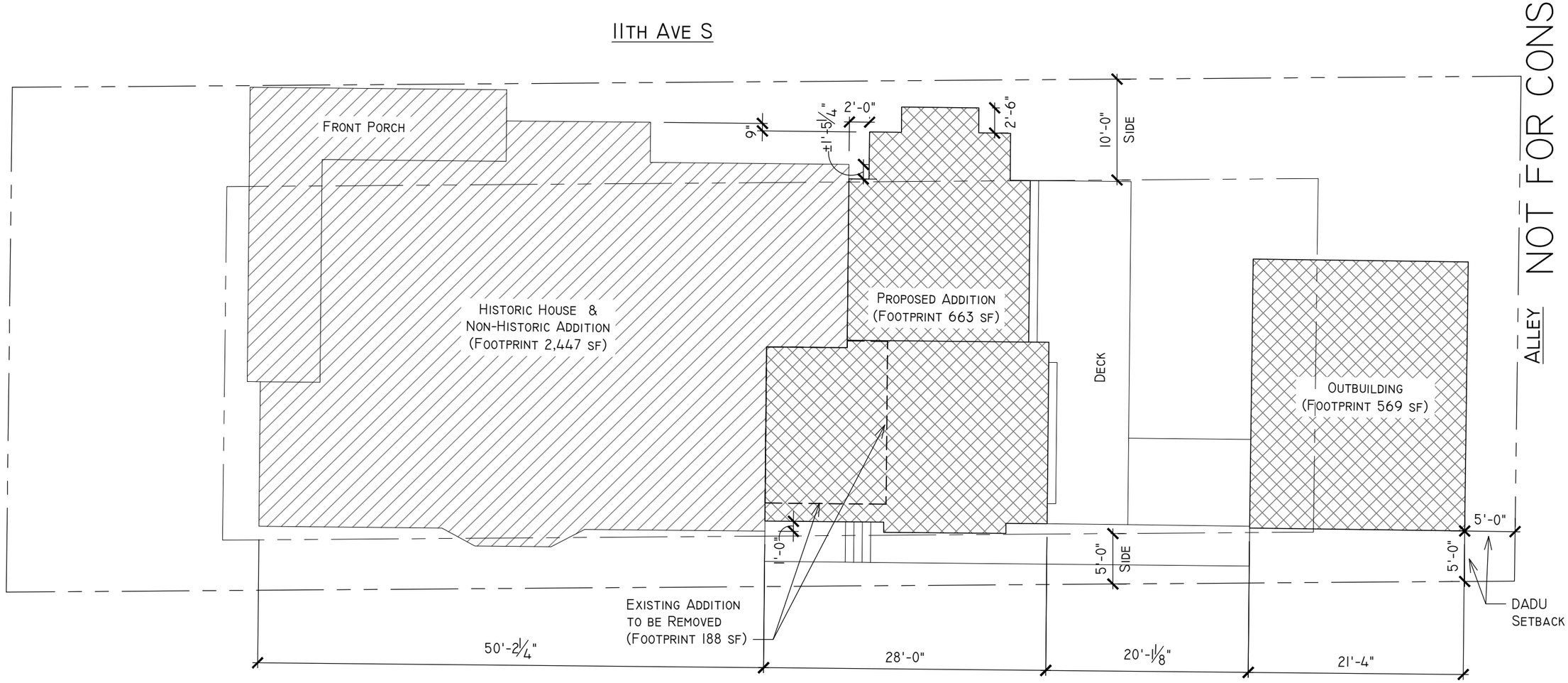
Staff finds that the outbuilding meets Section III.H.6.d of the design guidelines for setbacks.

Overall, staff finds that the proposed outbuilding meets Section III.H. of the design guidelines for outbuildings.

Recommendation Summary: Staff recommends approval of the addition, with the following conditions:

1. Staff approve the windows, doors, roof shingle color, and masonry sample prior to purchase and installation; and
2. The HVAC be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5’ of the front corner or on the rear or rear-side within 5’ of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

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



NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	04.22.21	MHZC SUBMISSION

NINE12 ARCHITECTS PROJECT #20220:

ADDITION & RENOVATION AT:

1101 HALCYON AVE.

NASHVILLE, TN 37204

NINE12 ARCHITECTS

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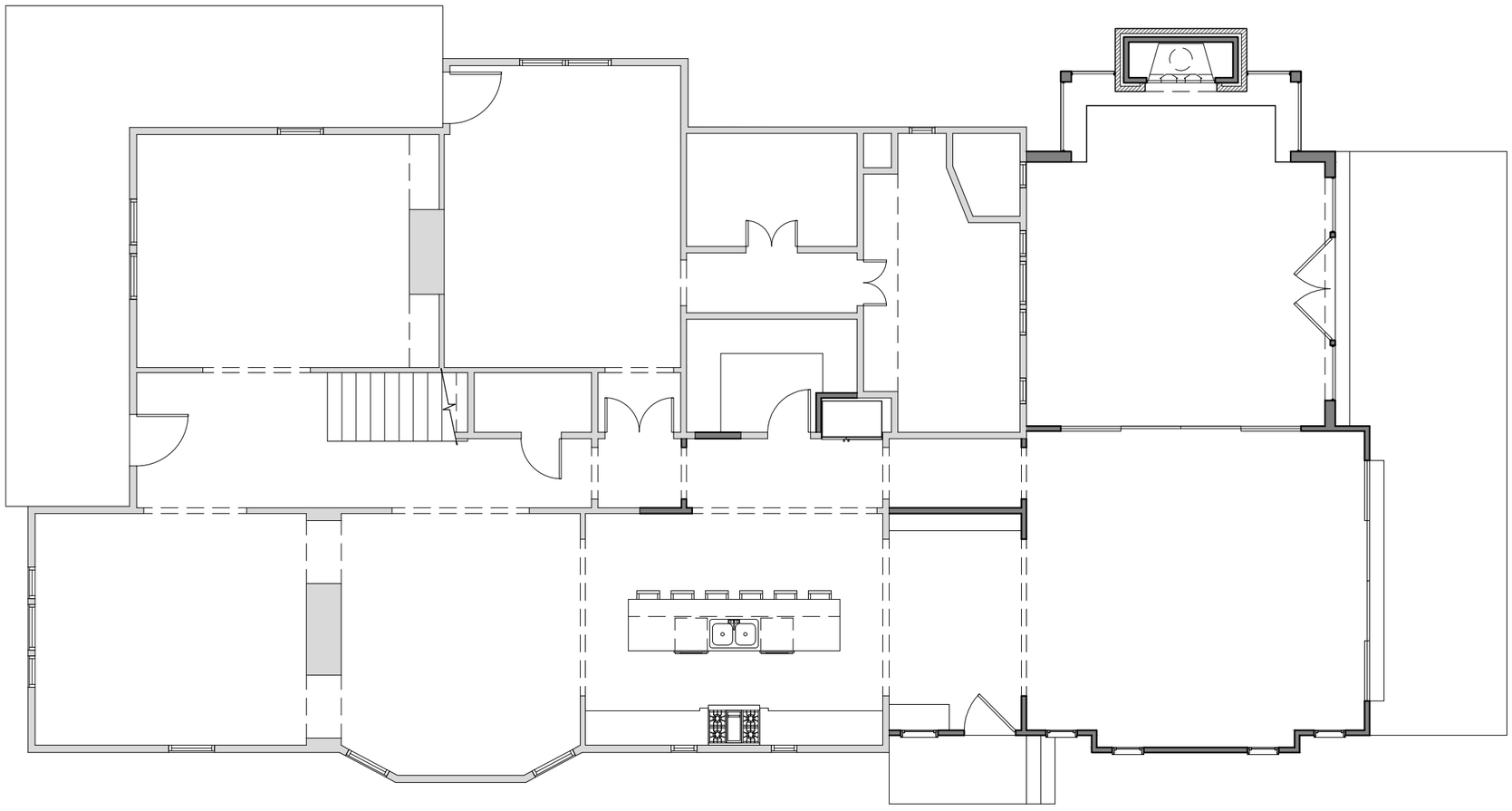
SITE PLAN 01

1 ARCHITECTURAL SITE PLAN

SCALE: 3/32"=1'-0"



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ADDITION & RENOVATION AT:

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NINE12 ARCHITECTS

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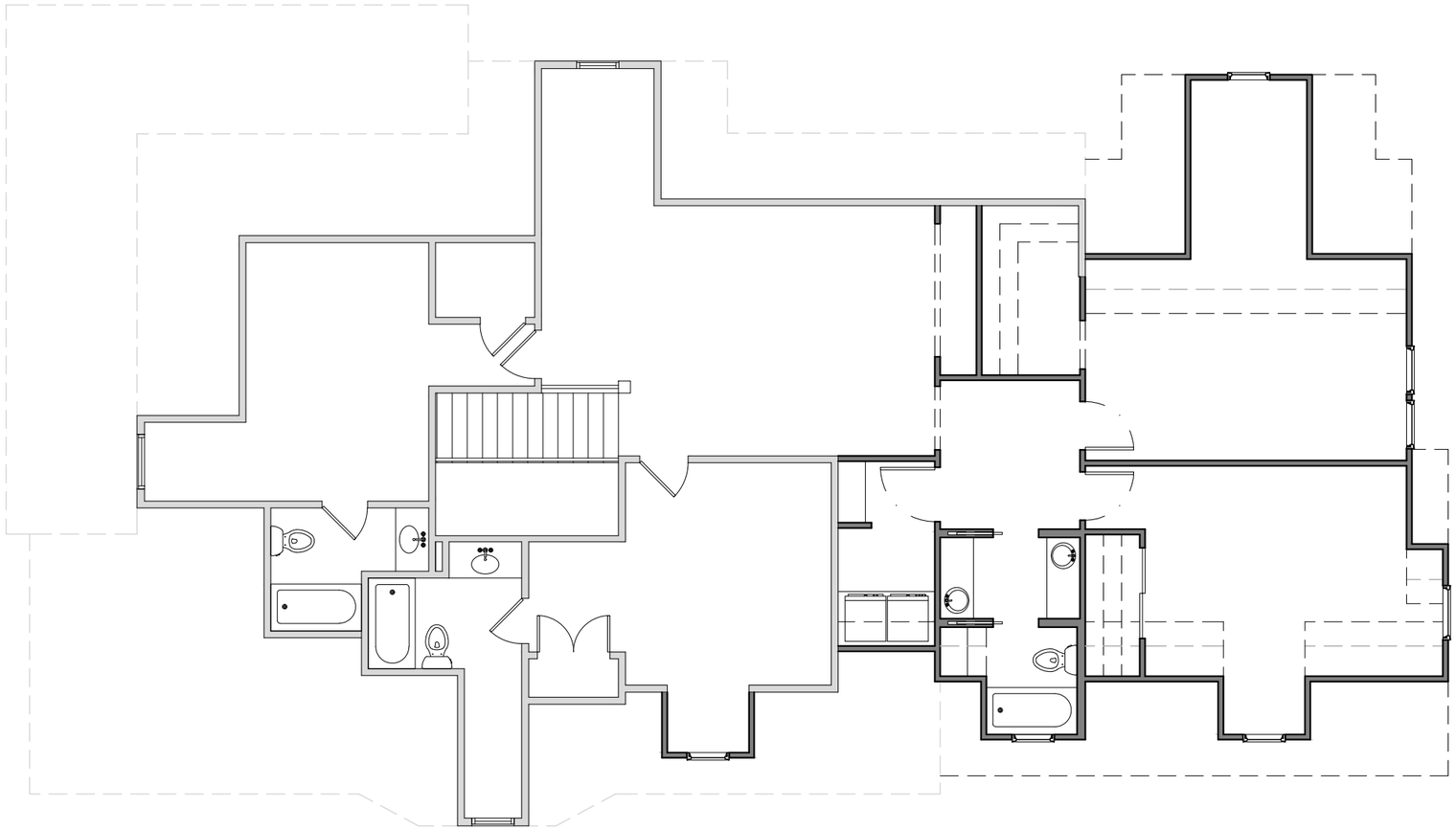
FLOOR PLANS

02

1 FIRST FLOOR PLAN

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



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

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	04.22.21	MHZC SUBMISSION

NINE12 ARCHITECTS PROJECT #20220:

ADDITION & RENOVATION AT:

1101 HALCYON AVE.

NASHVILLE, TN 37204

NINE12 ARCHITECTS

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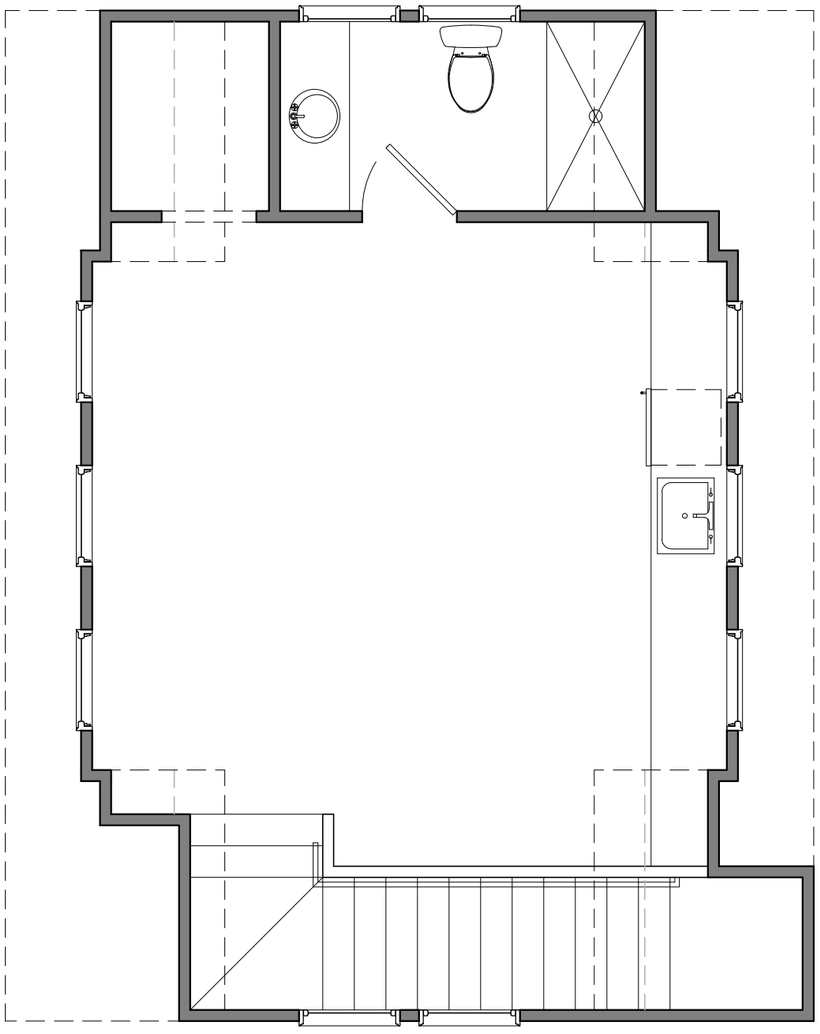
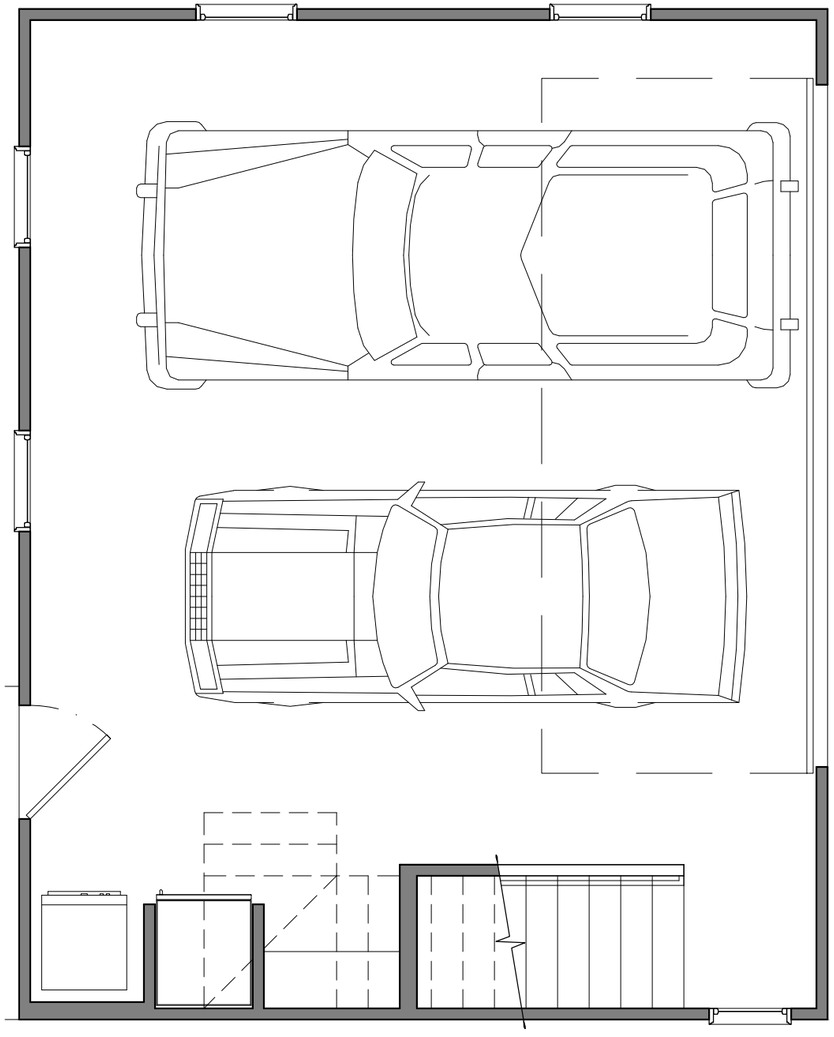
FLOOR PLANS

03



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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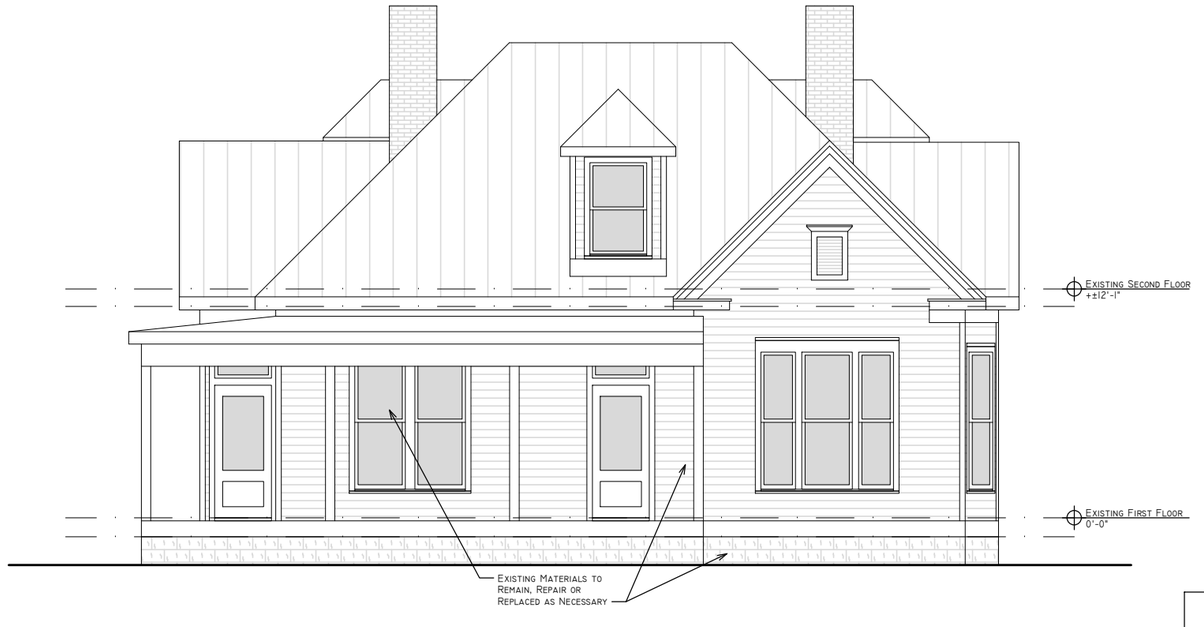
FLOOR PLANS
04

2 WEST ELEVATION

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



1 NORTH ELEVATION

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

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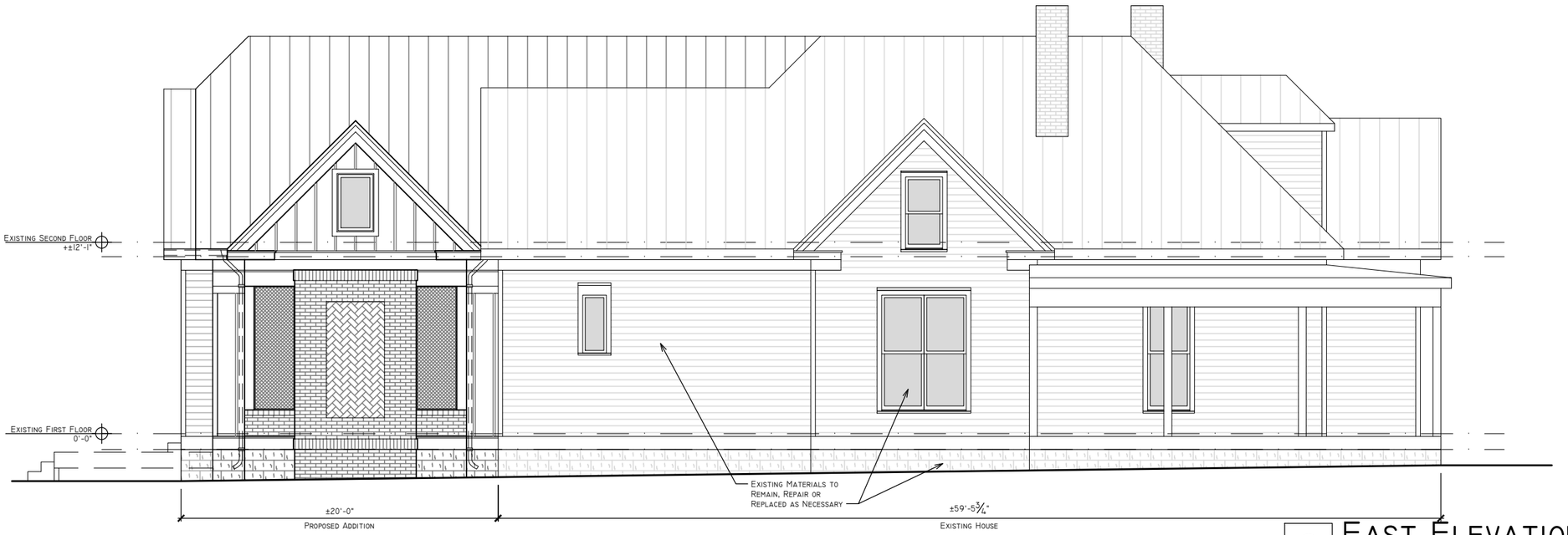
EXTERIOR ELEVATIONS
05



2 EAST ELEVATION

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

1 SOUTH ELEVATION

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

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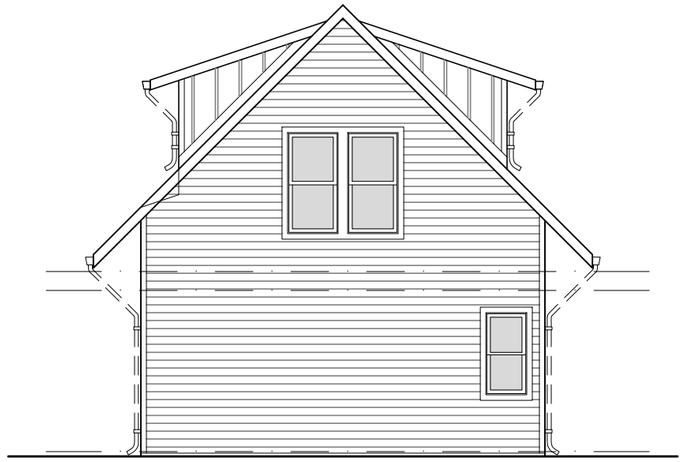
EXTERIOR ELEVATIONS

06

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



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

NOT FOR CONSTRUCTION

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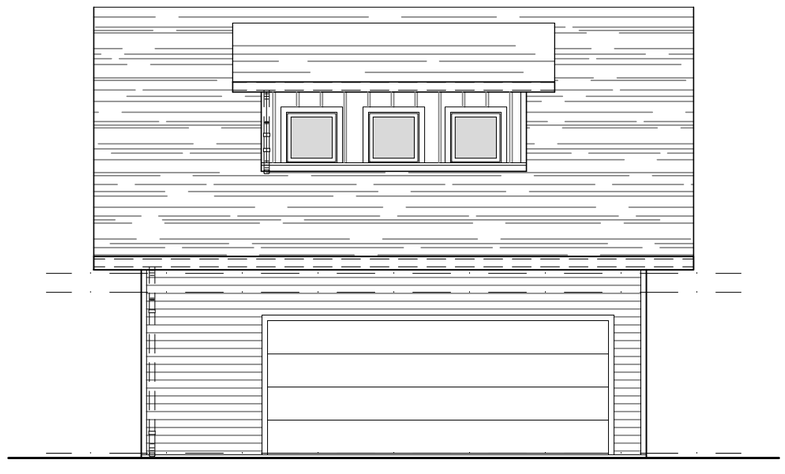

3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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

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EXTERIOR ELEVATIONS
07