

JOHN COOPER  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

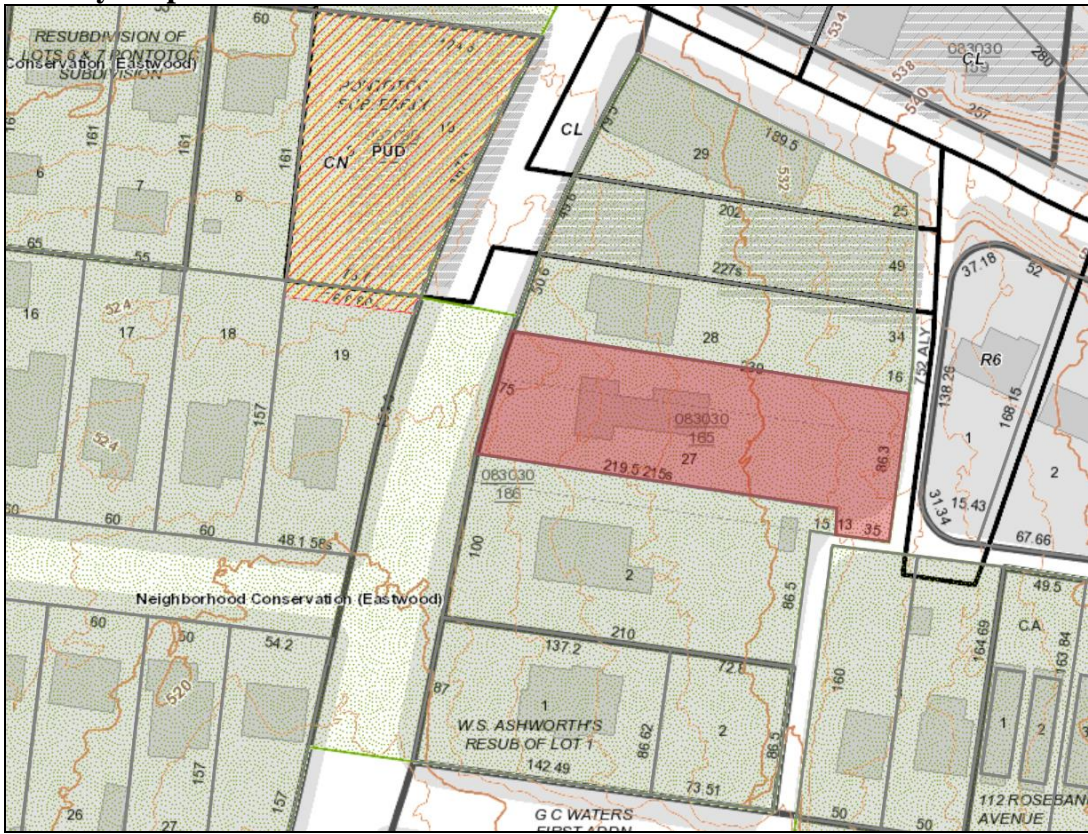
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970

**STAFF RECOMMENDATION**  
**1109 Porter Road**  
**July 21, 2021**

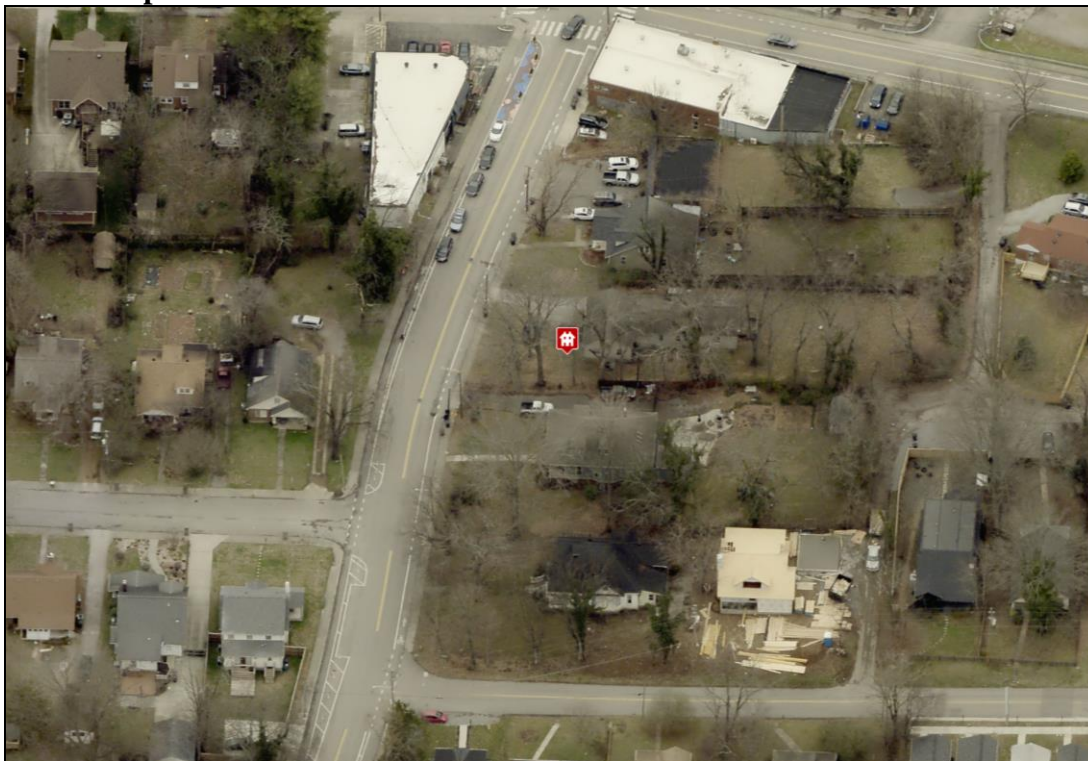
**Application:** Demolition; New Construction—Infill and Outbuilding  
**District:** Eastwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Base Zoning:** R6  
**Map and Parcel Number:** 08303016500  
**Applicant:** Brent Hunter  
**Project Lead:** Melissa Sajid, [Melissa.sajid@nashville.gov](mailto:Melissa.sajid@nashville.gov)

<p><b>Description of Project:</b> Application is to construct infill and an outbuilding that does not include a dwelling unit.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the demolition of the non-contributing house at 1109 Porter Road, finding that its demolition meets Section III.B.2.b of the design guidelines.</p> <p>Staff recommends disapproval of the proposed infill and outbuilding, finding that the project does not meet Sections V.A (Massing and Scale) and V.B (Form) of Part I of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.</p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **III. DEMOLITION**

#### **A. PRINCIPLE**

1. The primary purpose of neighborhood conservation zoning overlays is to prevent demolition of historic buildings and their character-defining features.
2. The demolition of a building or major portion of a building, which contributes historically, culturally, or architecturally to the character and significance of the district, is not appropriate.
3. The historic character-defining features of a historic building should not be altered, removed, or destroyed.
4. Replacement windows and doors that do not change the dimensions and location of the openings is not considered partial-demolition and so is not reviewed. Replacement of historic casings for openings is not appropriate. Alteration of the location and dimensions of window and door opening is partial-demolition and so reviewed.
5. Replacement roofing material that does not require the removal of framing material and roofing details such as trim, or roofing features such as chimneys is not considered partial-demolition and so is not reviewed.
6. The removal of a building's primary cladding material is considered partial-demolition because removal can weaken the structural integrity of most buildings. Replacement of secondary cladding material such as siding in a gable field or on dormer is not reviewed.

#### **B. GUIDELINES**

##### **2. Full-demolition of a structure**

- a. Historic buildings shall be retained unless the denial of the demolition will result in an economic hardship, as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.
- b. Full-demolition of non-contributing buildings is appropriate as they do not contribute to the historic character of the district.

### **IV. MATERIALS, TEXTURE, DETAILS & MATERIAL COLOR**

Please see "Partial Demolition" for replacement siding.

- A. Specific materials are italicized so that the list can be revised as more materials become available and as the quality and workability of existing materials improves. Materials listed are to provide general guidance to applicants based on the Commission's past decisions. Applicants are always welcome to propose new materials not listed as "appropriate" or re-propose materials listed as "inappropriate."
- B. The texture, details, and dimensions of new materials for replacement or new construction shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Replacement materials should mimic historic materials in texture, dimensions, and workability. Materials that create a false version of a historic material are not appropriate. For instance, a "wood-grain" fiber-cement lap siding creates a texture that did not exist historically, as wood cladding historically had a

smooth finish.

1. Paint color and roof color are not reviewed. The inherent color, texture and dimensions of masonry is reviewed. *It is recommended that if multiple colors are used for a roof that they be used to create a pattern, as seen historically, rather than creating a "speckled" or random design.*

2. *INAPPROPRIATE materials include:*

Foundations

- Stone veneer without mortar
- Smooth concrete block without a parge coating

Cladding

- Synthetic sidings such as vinyl, aluminum, permastone and E.F.IS.
- T-1-11- type building panels
- Stud wall lumber
- Embossed wood grain
- Unpainted or unstained wood

Chimneys

- Fiber cement panels
- Lap siding

Roofing

- Corrugated metal
- Snap-lock standing seam metal with big seams
- Metal made to look like a traditional materials such as wood shingles, slate or clay/terra cotta

Windows

- Brass comes on leaded or stained glass windows.

3. *APPROPRIATE materials include:*

Foundations

- Continuous or piers of pre-cast stone, split-face concrete block, parge coated concrete block, or brick as long as the primary cladding is not the same material as the foundation
- Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material at the floor line.

Cladding

- Smooth-finished cement fiberboard or smooth-finished wood lap sidings are both appropriate. The siding should be not be stamped or embossed and the reveal should not exceed 7". Wider reveals may be appropriate if a wider reveal meets the immediate historic context and if the building is only one-story with mitered corners rather than a corner board, to be in keeping with typical conditions of historic wide siding reveals.
- Shingle siding is only appropriate as an accent material, an upper level, or a feature such as a bay.
- Fiber-cement or wood panels, board-and-batten, and half-timbering are only appropriate as accent materials such as cladding for a bay, a gable field or an upper level.
- When different cladding materials are used on one building, it is most appropriate to have the change happen at floor lines.
- Masonry cladding should have the color, dimensions, textures, and mortar tooling of like historic examples.

*Four inch (4") nominal corner boards are required at the face of each exposed corner of a frame building, unless the lap siding is mitered.*

- *All wood, or materials to substitute for wood, should be milled and painted, with the exception of shingles which could be painted or stained.*

#### Chimneys

- *Masonry or stucco is appropriate for chimneys.*

#### Roofing

- *Asphalt and architectural shingles, slate and slate substitutes, and metal are appropriate roofing materials. Clay tile, or clay tile substitutes may be appropriate in areas where this a common historic roofing material.*
- *Clay tile ridges are appropriate.*
- *Types of appropriate metal roofing include 5-V, low-profile snap-lock, rolled standing seam*

#### Trim & Architectural Features

- *All wood or materials to substitute for wood should be milled and painted.*
- *Composite materials are appropriate for trim and decking*

- C. Windows with 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.
- D. 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. Paired and ribbons of multiple single- or double-hung windows should have a four inch to six inch (4" to 6") mullion in between each window.
- E. Brick moulding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry buildings.

## **V. NEW CONSTRUCTION-INFILL**

### **A. MASSING & SCALE**

1. The height of the foundation wall, porch roof(s), walls, and ridges, and the width of a new building should be compatible with surrounding historic buildings of the same building type and on same the block face . Where there are block faces with little historic context, the adjoining blocks may be used.

### **B. FORM**

1. The most appropriate building and roof forms for new construction are ones that are similar to historic buildings on the block face and buildings that are typical for the overall district. Considerations are the general form and orientation of the main massing of the building and roof pitches, shape, and orientation.
2. In most areas, residential roof pitches of the main form of a building are between 6/12 -12/12. Porches generally had lower pitches or were flat. In some rare cases, flat roof forms may be appropriate. In those instances, the flat roof should not include additional construction such as railings, coverings like pergolas and tents, or stair/elevator towers.
3. Dormers should be fully located on the roof; wall dormers and recessed dormers are generally not appropriate on the front and side facades, as they are not common or not found historically in most districts. The dimensions and forms of dormers visible

from the street should be compatible with dormers found historically in the district. Generally, this can be accomplished with the following:

- a. The number of dormers and their location and size should be appropriate to the style and design of the building. Often the width of roof dormers relate to the openings below. The symmetry, or lack of symmetry within a building's design, should be used as a guide when placing dormers.
  - b. Dormers should not be located on secondary roof planes.
  - c. Eave depth on a dormer should match main roof form's eave depth or be less.
  - d. The roof form of the dormer should match the main roof form of the building or be appropriate for the style.
  - e. The roof pitch of the dormer should generally match the roof pitch of the main roof form of the building.
  - f. The side walls of the dormer should be inset at least two feet (2') from the side walls of the building or adjacent valley. A dormer wall should not connect with the side of a gable.
  - g. The front wall of the dormer should be setback a minimum of two feet (2') from the wall below. (These minimum insets will likely be greater than two feet (2') when following the guidelines for appropriate scale.)
  - h. Dormers should generally be fully glazed and aprons below the window should be minimal.
  - i. The exterior material cladding of side dormers should match the primary or secondary material of the main building.
4. New buildings should have a primary entrance oriented towards (facing) the street. In most districts, a primary entrance is defined by a projecting or recessed porch. If the historic context supports such, decorative entrances, hoods above entrances, covered stoops, and vestibule entrances could be appropriate substitutions for a porch.
- a. Generally, porches should be a minimum of six feet deep (6') with a visible porch beam that is 18"-36" in height and with posts that include bases and capitals.
5. Porte-cocheres are only appropriate where they are typical of historic forms found in the district and should only be added to new buildings that have a similar form to those that historically had porte-cocheres.
6. Some properties are zoned for two residential units on one lot. On such lots that meet all the qualifications for two units, the two units should be fully attached, with a single mass (in what looks like one building) with one or two front doors and meet all the requirements for infill. Detached infill duplexes may be appropriate in the following instances:
- a. The second unit follows the design guidelines for an outbuilding.
  - b. There is not enough square footage to legally subdivide the lot, but there is enough street frontage and depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines and historic context and is more appropriate for the context than a single building.
  - c. The lot has double frontage and is deep enough to accommodate two buildings and associated parking in a manner that meets the design guidelines and historic context.
  - d. An existing, non-contributing building sits so far back on the lot that a building may be constructed in front of it in a manner that better meets the design guidelines than existing conditions. It is not appropriate to add a new house in front a

contributing house.

7. Building types generally should be consistent with the types in the immediate vicinity, no matter the actual use or zoning of the site. For instance, a lot zoned commercially but located within an area of residential building types should be similar in form to the residential building types in the immediate vicinity.
8. Roof decks are not appropriate on the front or side of infill but may be appropriate on the rear if the deck is surrounded on all sides by an appropriately-pitched roof.

### **C. SITING, SETBACK , ORIENTATION & RHYTHM OF SPACING**

1. In most residential districts, lots had a primary building facing the street. Any additional buildings on the lot were typically secondary structures that were subordinate in size to the primary building and located in the rear yard. New development should follow this pattern.
2. The setback from front- and side-yard property lines established by adjacent historic buildings should be maintained.
3. There should be a minimum of 20' between primary buildings and outbuildings.
4. 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).
  - a. Front setbacks generally should be the average between the historic front setbacks established on either side of the proposed infill. If the lot has non-contributing or vacant lots on either side, the front setbacks of nearby a. historic buildings may be considered.
  - b. Side setbacks should maintain the dominant rhythm along a street established by building widths and spaces between buildings. Infill buildings should maintain that rhythm even when lots are subdivided.
  - c. Rear setbacks are determined based on a combination of bulk standards and an appropriately-scaled building for the district.
  - d. When a building is unable to meet bulk standard setback requirements, 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
    - Property lines
    - Easements
    - The extent of and the number of protrusions beyond the footprint such as bays/oriels, balconies and roof overhangs
5. Parking pads and outbuildings should be located at the rear of the lot.
6. Vehicular storage, such as garages and carports, shall not be a part of a new primary building with a residential form unless lot constraints prevent a detached outbuilding or unless the attached garage can be fully located at the basement level and accessed from the rear or side, inset a minimum of four feet from the main side wall of the house.

7. Driveways from the street are appropriate if there is an existing curb-cut or if the lot lacks an alley. When a driveway is appropriate, it should not exceed twelve feet in width and should extend to at least the rear of the building.
8. New buildings should be connected to the street with an uncovered walkway from the porch/entrance to the street/sidewalk/curb.
9. New infill buildings should be oriented to (facing) the shortest street-facing side of a lot.
10. In the case of duplexes on a corner lot, entrances or porches that face the rear or sides should look like secondary entrances and porches, even if the entry/porch serves as the primary entrance to one of the units.
11. 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. Generally, utility connections should be placed no closer to the street than the mid-point of the structure. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.
12. Where sidewalk-accessed mailboxes are rare, new mailboxes should be placed on the front wall of the building or a porch post.
13. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with the historic character of the district.

#### **D. PROPORTION & 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 eight to thirteen horizontal feet of flat wall surface should have an opening (window or door) of at least four square feet. More leniency can be given to minimally visible side or rear walls. Wide openings for sliding glass doors or roll-up doors are not appropriate on the front half of a building and a street-facing side.
2. Double-hung windows should exhibit a height to width ratio of at least 2:1, where double-hung windows are a typical feature of the neighborhood. Generally, 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, if not the same height.

### **VII. NEW CONSTRUCTION-DETACHED OUTBUILDINGS & GARDEN STRUCTURES**

#### **A. GENERAL PRINCIPLES**

1. New free-standing buildings and structures that are less than 100 square feet, do not have a permanent foundation, and are located to the rear of the property, do not require a preservation permit.
2. Garden or play structures that do not have a permanent foundation, do not have sides, and are less than 200 square feet do not require a preservation permit.



3. Parameters provided by these design guidelines is per lot and should not be considered as a maximum per unit, in cases where zoning allows for more than one unit.
4. The Commission recognizes that new outbuildings cannot meet the scale and massing of historic outbuildings and still allow for modern uses so has created base dimensional requirements to ensure that new outbuildings and revisions to existing outbuildings still take into consideration the historic context.
5. How an outbuilding can be used is reviewed by the Metro Department of Codes & Building Safety.

## **B. Massing & Form**

1. The footprint of an outbuilding should not exceed 750 square feet, except in the case of lots that exceed 10,000 square feet. In those cases, the footprint shall not exceed 1000 square feet.
2. Ridge heights shall not exceed 25' from existing grade for interior lots and shall not exceed the height of the primary dwelling for corner lots. The height of the historic building shall be determined based on the historic building and not ridge raises or tall additions. While an outbuilding may have a ridge height taller than the primary building for interior lots, a full two-story outbuilding is only appropriate behind a two-story primary building.
3. Maximum foundation height shall not exceed one foot from existing grade on the corner of the building that sits on the highest area of existing grade. (Grade may need to be adjusted for water runoff but should not be built up for the sole purpose of increasing building height.)
4. On outbuildings behind primary buildings that are one or one and one-half stories, wall heights of an outbuilding shall not exceed twelve feet and for an outbuilding behind a primary building that is two or more stories, wall heights of an outbuilding shall not exceed 17' from existing grade as measured from top of finished floor/slab. Measurements shall be taken from top of finished floor/slab to ridge or to where the sidewall and the roof intersect, regardless of whether the soffits are of an open or closed design.
5. Roof slope of the outbuilding shall be at least 4/12.
6. Stairs to another level, not counting stairs to access a porch or stoop, should be interior.
7. Eaves should not extend more than two feet.

## **C. SITING & SETBACKS**

1. Generally new outbuildings should be placed in rear yards, close to the rear property line or in the original location of an historic accessory structure.
2. In many cases, outbuildings may be as close as 5' to a rear or side property line, with the following exceptions:
  - a. On corners lots the outbuilding should be a minimum of 10' from the street-side property line or 20' if the garage doors face the side street.
  - b. On double-frontage lots, the rear setback should match the historic context on the secondary street. If there is no context, it should be a minimum of 10' from the rear property line or 20' if the garage doors face the rear.
  - c. On lots where a rear property line abuts a side-property line and there is no rear alley to separate the two properties, the rear setback should be a minimum of 10'.

3. An outbuilding should be a minimum of 6' from any other building, even those that may be on neighboring properties.
4. When a setback determination is found to be appropriate, the "edge of the building" shall be considered the maximum of any protrusion beyond the footprint such as bays/oriels, balconies, awnings and hoods, and roof overhangs.

#### **D: ADD-ON FEATURES**

1. Add-on features are available for outbuildings that will not be calculated into maximum square footage but do need to meet setback requirements. Larger versions of the added features or features different than what is proposed in this section will be considered within the previous design requirements.
2. Hoods & Awnings
  - a. Hoods and awnings should not exceed 3' in depth.
  - b. Hoods and awnings should only be located over windows and doors.
  - c. Width shall not exceed the opening it covers by more than 2' on each side to allow for brackets and connections.
3. Stairwell Bay
  - a. All stairs should be enclosed. For forms that have a footprint of less than 500 square feet and that are 1.5 of 2 stories, a stairwell bay may be added.
  - b. No more than one per building.
  - c. A stairwell bay should not exceed 8' wide and 4' deep
4. Enclosed Vestibule
  - a. Vestibules are fully or partially enclosed stoops.
  - b. They should not exceed 5' wide and 4' deep.
  - c. Should not exceed one-story.
  - d. No more than one per building.
5. Projecting Balcony
  - a. Should not have a cover.
  - b. Should not exceed 30 square feet
  - c. No more than one per building.
6. Projecting Oriel
  - a. Should not exceed a depth of 2'
  - b. No taller than 10'
  - c. No wider than 10'
  - d. No more than one per building.
7. Projecting Porch on the ground floor
  - a. Should not exceed full width of the side of the building to which it is attached.
  - b. Should not exceed 6' in depth
  - c. Should be one-story only
  - d. No more than one per building.
8. Roof Dormer
  - a. 14' wide total maximum

- b. Front-face of each dormer should be primarily glazing
- c. No more than one per roof plane
- d. Inset a minimum of 2' from side walls and from wall below
- e. Not appropriate for 2-story outbuildings

9. Wall Dormer

- a. 14' wide total maximum.
- b. Front-face of each dormer should be primarily glazing.
- c. No more than one per building.
- d. Inset a minimum of 2' from side walls.
- e. Not appropriate for 2-story outbuildings

**Background:** The house located at 1109 Porter Road was constructed in 1988 (#198803790) and does not contribute to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1109 Porter Road.

**Analysis and Findings:** The application is to construct a new duplex infill and outbuilding that does not include a dwelling unit.

While the lot at 1109 Porter Road is large with seventy-five feet (75') of frontage and approximately two hundred thirty-nine feet (239') of depth, it is not atypical of the context as nearby lots with historic homes tend to be large with street frontage along Porter Road that ranges from fifty feet to one hundred feet (50' – 100').

Demolition: The house currently located at 1109 Porter Road was permitted in 1988 (building permit #198803790). Given the later date of construction, staff finds that the house does not contribute to the historic context of the Eastwood Neighborhood Conservation Zoning Overlay and that its demolition meets Section III.B.2.b of the design guidelines.

Height & Scale: The historic context on this block of Porter Road includes three historic homes; one is located to the left of the subject property (1111 Porter Road) and two are located to the right (1101 and 1105 Porter Road). All three of these historic homes are a modest one and one-half stories (Figures 2-4). The maximum height and width of those contributing houses are approximately twenty-five feet (25') and thirty-four feet (34'), respectively.



Figure 2. Contributing house at 1111 Porter Road and subject property at 1109 Porter Road (left to right).



Figure 3. Contributing house at 1105 Porter Road.



Figure 4. Contributing house at 1101 Porter Road.

The proposed infill for 1109 Porter Road is twenty-five feet (25') tall and thirty-four feet (34') wide, which matches the maximum height and width of the historic context (Figures 5-6). The new construction reads as one and one-half stories at the front, but the two-story scale on the side elevations combined with the width of the front dormers as well as the overall height and width push the overall scale to a large one and one-half story infill that is inappropriate for the historic context. The front dormers are each approximately nine feet (9') wide and accommodate triple windows; front dormers on historic homes on this block are smaller and typically accommodate a paired window. The proposed side elevations are a full two-stories with approximately nineteen-foot (19') eaves for the majority of the depth.

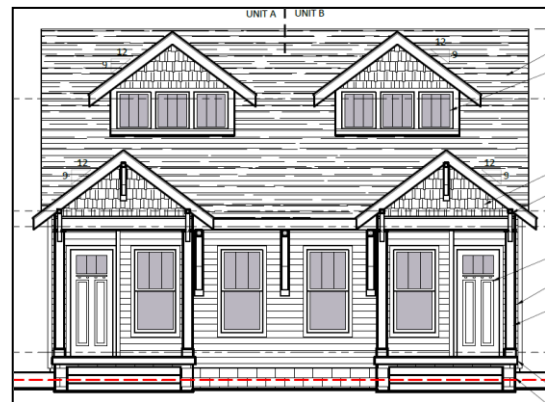


Figure 5. Proposed front elevation.



Figure 6. Proposed right-side elevation.

While a one and one-half story infill would be appropriate for this lot, staff finds that the height and scale of the proposed infill overwhelm the historic context. Since a revised plan addressing staff’s concerns over the height and scale would likely result in a redesign of the project, staff recommends disapproval since the proposed infill does not meet Sections V.A and V.B. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. The front porch is approximately forty-nine feet, five inches (49’-5”) from the front property line, which is consistent with the historic house at 1111 Porter Road. The new house is centered on the lot with side setbacks of approximately twenty feet (20’) from both side property lines. The infill has a rear setback of approximately ninety-eight feet (98’).

The project meets Section V.C.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufact urer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split Face	Yes	No
<b>Cladding</b>	4” cement fiberboard lap siding	Smooth	Yes	No
<b>Secondary Cladding</b>	Cedar shingle siding		Yes	No
<b>Tertiary Cladding</b>	Board-and-batten	Smooth face	Yes	No
<b>Roofing</b>	Architectural Shingles	Color unknown	Yes	Yes
<b>Trim</b>	Cement Fiberboard	Smooth faced	Yes	No
<b>Front Porch floor/steps</b>	Not indicated	Needs final approval	Unknown	Yes

<b>Front Porch Posts</b>	Wood	Smooth	Yes	No
<b>Front Porch Roof</b>	Architectural Shingles	Color unknown	Yes	Yes
<b>Side Porch Floor/steps</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Side Porch Railing</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Side Porch Roof</b>	Architectural Shingles	Color unknown	Yes	Yes
<b>Rear Porch Posts</b>	Wood	Smooth	Yes	No
<b>Rear Porch Roof</b>	Architectural Shingles	Color unknown	Yes	Yes
<b>Windows</b>	Clad wood windows, SDL	Unknown	Needs final approval	Yes
<b>Principle Entrance</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Side/rear doors</b>	Full glass double doors on side; screen doors on rear	Needs final approval	Unknown	Yes
<b>Driveway</b>	Pea gravel	Natural	Yes	No
<b>Walkway</b>	Not indicated	Needs final approval	Unknown	Yes

All of the known materials can meet Section IV the design guidelines and others are not indicated. Not enough information is provided to analyze this section of the design guidelines.

Roof form: The infill has a cross-gabled roof form with a 9/12 pitch. The front dormers and front porch roofs are all gabled and also have a 9/12 pitch. The side porches and rear screened porch has a shed roof form with a 3/12 pitch. While the proposed roof forms and pitches can be appropriate for the historic context, staff finds that these elements contribute to the overall scale of the infill which is inappropriate for the historic context. (See “Height & Scale.”)

The project does not meet Section V.B.

Orientation: The infill is oriented to Porter Road with a front porch at each front corner that is four feet, five inches (4’-5”) deep. While the design guidelines require that the front porch be at least six feet (6’) deep, staff finds that the proposed porch dimensions could be appropriate since the design is similar to a covered stoop. The site plan indicates that the existing curb cut on Porter Road is to remain, but the front yard parking is to be removed and the driveway extended beyond the midpoint of the infill. The

walkway for Unit A ties into the driveway while the front walkway for Unit B ties into the sidewalk along Porter Road. Additional on-site parking is located off the alley at the rear. The project meets Section V.C.

**Proportion and Rhythm of Openings:** 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 Section V.D.

**Appurtenances & Utilities:** The HVAC units are located on both side façades near the midpoint. 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). The project meets Section V.C.

**Outbuilding:** The application includes an outbuilding located in the rear yard; the outbuilding does not include a dwelling unit as the proposed infill includes two dwelling units.

*Massing and Form:*

	<b>Allowed</b>	<b>Proposed</b>
<b>Footprint</b>	Max. 1,000 sq. ft.	748 sq. ft.
<b>Ridge Height</b>	Max. 25’	18’-10”
<b>Wall Height</b>	Max. 12’	9’
<b>Foundation Height</b>	Max. 1’ where grade it highest	9”
<b>Eave Depth</b>	Max. 2’	1’

Staff finds that the outbuilding’s massing and form to meet Section VII.B. of the of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays

*Siting and Setbacks*

	<b>Allowed</b>	<b>Proposed</b>
<b>Left Side Setback</b>	Min. 5’	20’
<b>Right Side Setback</b>	Min. 5’	33’
<b>Rear Setback</b>	Min. 5’	10’
<b>Distance between primary structure and outbuilding</b>	Min. 20’	67’
<b>Distance between outbuilding and any other building</b>	Min. 6’	Over 20’

Staff finds that the outbuilding’s siting and setbacks to meet Section VII.C. of the of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.



*Materials:*

	<b>Proposed DADU</b>	<b>Color/Texture</b>	<b>Needs final approval?</b>
Foundation	Slab	Natural	No
Primary cladding	Hardieplank Siding, 4" reveal	Smooth	No
Roofing	Architectural Shingles	Color unknown	Yes
Trim	Cement Fiberboard	Smooth faced	No
Doors	Not indicated	Unknown	Yes
Garage door	Not indicated	Unknown	Yes

With staff's final approval of the doors and garage door, staff finds that the materials meet the design guidelines.

*General requirements for Outbuildings/DADUs:*

	<b>YES</b>	<b>NO</b>
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
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	

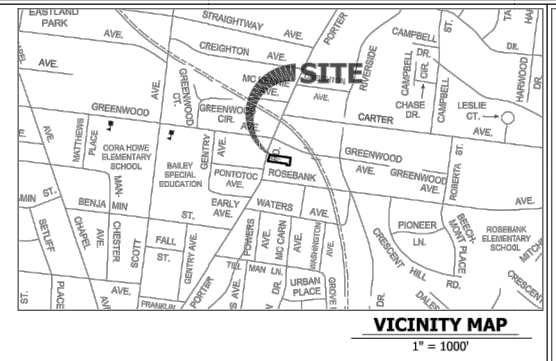
The proposed outbuilding does not incorporate any add-on features. Staff finds that the outbuilding's siting and setbacks to meet Section VII.D. of the of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Although the outbuilding meets the design guidelines, it is not known how it will compare to a revised infill design, if the current proposal is disapproved. In addition, Codes will not allow for the construction of an outbuilding without a primary building. For those reasons, staff recommends disapproval of the outbuilding as well.

**Recommendation:** Staff recommends approval of the demolition of the non-contributing house at 1109 Porter Road, finding that its demolition meets Section III.B.2.b of the design guidelines.

Staff recommends disapproval of the proposed infill and outbuilding, finding that the project does not meet Sections V.A (Massing and Scale) and V.B (Form) of Part I of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

PLOT DATE: 1/25/2021 1:49:10 PM  
 G:\My Drive\Elliott\_active\_jobs\Porter Rd 1109 - Survey.dwg



**TOTAL LOT AREA**  
 18,661 SF OR 0.428 ACRES±

**MAP REFERENCE**  
 Parcel ID for subject property is ( 08303016500 ) on Davidson County Property Map.

**DEED REFERENCE**  
 Owner : TILLMAN, SHARON & FOTRE, R L BUCHI ET AL, as of record in QC-20001222 0125670 Registers Office, Davidson County, Tennessee.

**PLAT REFERENCE**  
 Being the north part of Lot # 27 and the south part of Lot # 28 on the Map of W. S. Ashworth's Re-Subdivision of Brownsville, as of record in Book 161, Page 153, Register's Office for Davidson County, Tn.

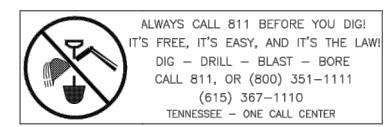
- SURVEYOR'S NOTES**
- This Property is located in the 6th Council District of Davidson County Tennessee.
  - Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
  - The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2% annual chance floodplain) as noted on the current FEMA Firm Community Panel # 47037C0253H, effective on 4-5-2017.
  - Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
  - A Title Report was not provided for the preparation of this survey. Therefore this survey is subject to the findings of an accurate title search.
  - No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, Jurisdictional stream buffers or wetlands.
  - This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
  - Property is currently Zoned R6. Setbacks per current zoning, verify with Metro Codes Administration.  
 Front Building Setback = Contextual Average = 48.4' Minimum  
 Rear Building Setback = 20' Minimum  
 Side Building Setback = 5' Minimum
  - This survey was prepared for the exclusive use of the persons or entities named on the certification hereon. Said certificate does not extend to any unnamed person or entity without an express re-certification by the surveyor.

- GPS NOTES**
- The (TDOT) Tennessee Geodetic Reference Network was used for this survey
  - GPS locations used for this survey were established using a VRS network consisting of multiple reference stations
  - GPS data was collected with a Spectra Precision 80 receiver.
  - This survey was prepared without the use of a scale factor. Except in the instance of initial survey control, all distances or coordinates were derived from measurements taken by a total station. Coordinates used for the initial survey control were generated with the use of GPS observations and used as the basis for the coordinate system used for this survey.
  - The date of this survey is: 12/1/2020.

**SURVEYOR'S CERTIFICATE**  
 To: Owen Builders

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

Jason A. Garrett, TN RLS # 2861



**Symbol Legend**

Symbol Denotes

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE
- CONCRETE
- ASPHALT
- GRAVEL

**GRID NORTH**  
 (SEE NOTE 2)

**GRAPHIC SCALE (IN FEET)**  
 1 inch = 20 ft.

**Issue Date:** 1-25-2021  
**Project ID:** PORTER RD 1109  
**Drafted By:** KW/SS  
**Field Crew:** JC  
**Checked By:** KW

**Sheet Title:**  
 Boundary & Topographic Survey

**Sheet No.:**  
 V-1.00

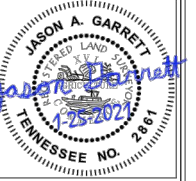
1711 Hayes Street  
 Nashville, TN 37203  
 clintelliotts@survey.com  
 (615) 490-3235

**CLINT ELLIOTT SURVEY**

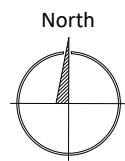
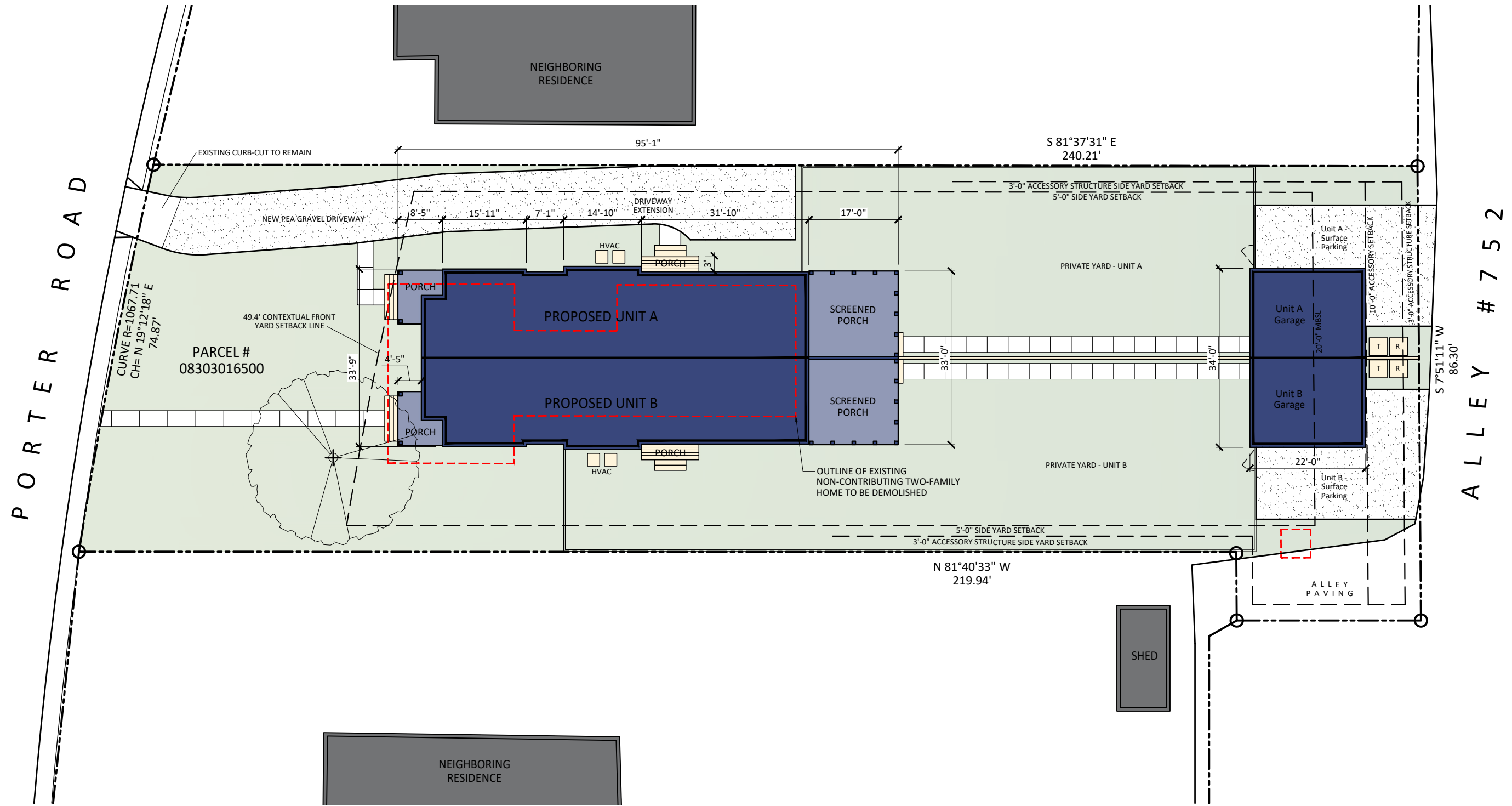
**Boundary & Topographic Survey**

1109 Porter Road  
 Nashville, Davidson County, Tennessee 37206

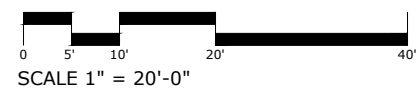
Rev.	Date	Revision Description



**ORIGINAL SURVEY SIZED TO FIT PAPER**  
**CONTACT ARCHITECT OR OWNER FOR FULL SIZE PRINT**

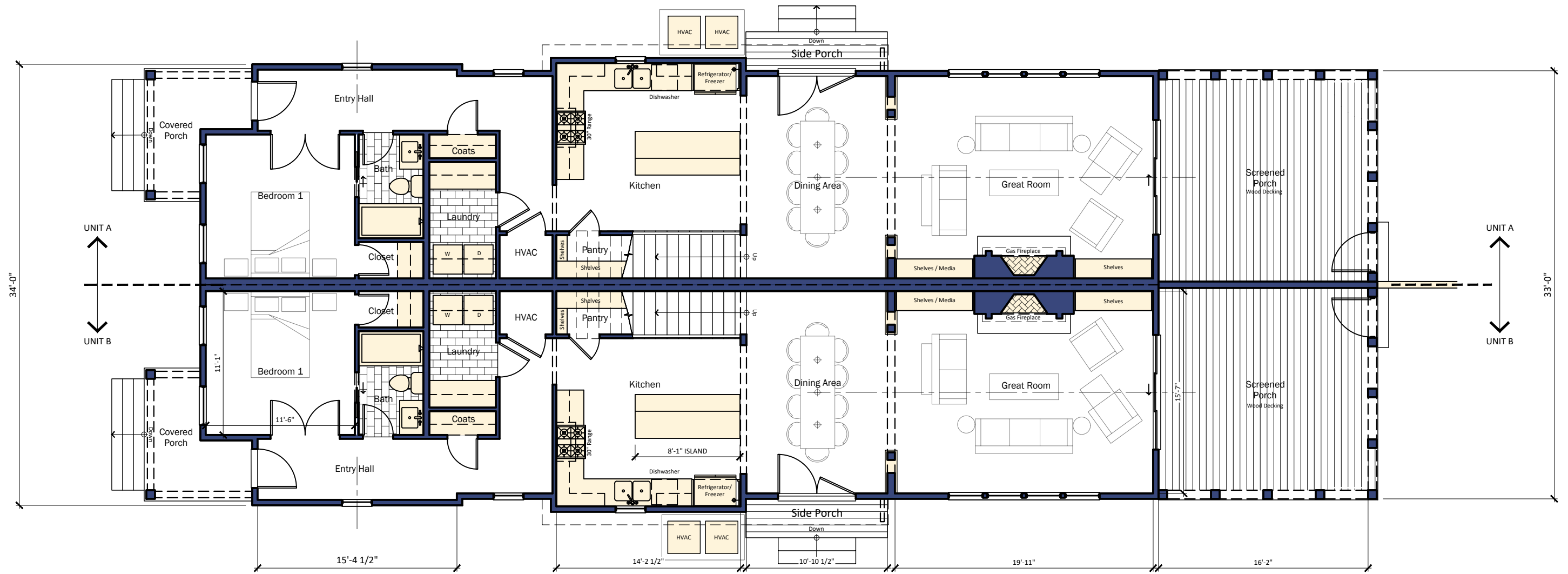


## Proposed Architectural Site Plan

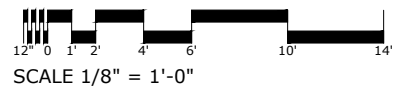


A New Two-Family Residence at:  
**1109 Porter Road**

Nashville, Tennessee 37206  
 Date: July 1, 2021 - REVISED



Proposed Main Floor Plan

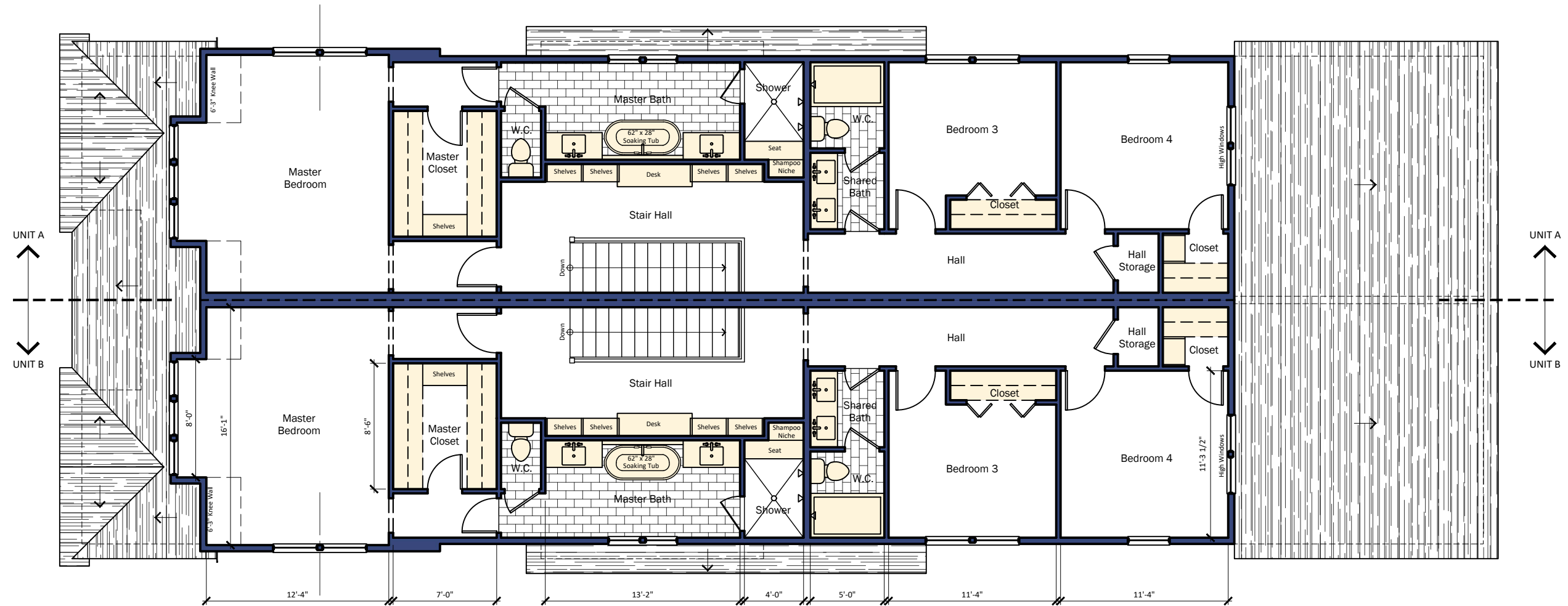


A New Two-Family Residence at:  
**1109 Porter Road**

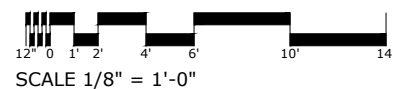
Nashville, Tennessee 37206  
 Date: July 1, 2021 - REVISED

**AREA CALCULATIONS**

UNIT A		UNIT B	
MAIN FLOOR HEATED AREA:	1,200 S.F.	MAIN FLOOR HEATED AREA:	1,200 S.F.
UPPER FLOOR HEATED AREA:	1,132 S.F.	UPPER FLOOR HEATED AREA:	1,132 S.F.
TOTAL UNIT HEATED AREA:	2,332 S.F.	TOTAL UNIT HEATED AREA:	2,332 S.F.



Proposed Upper Floor Plan

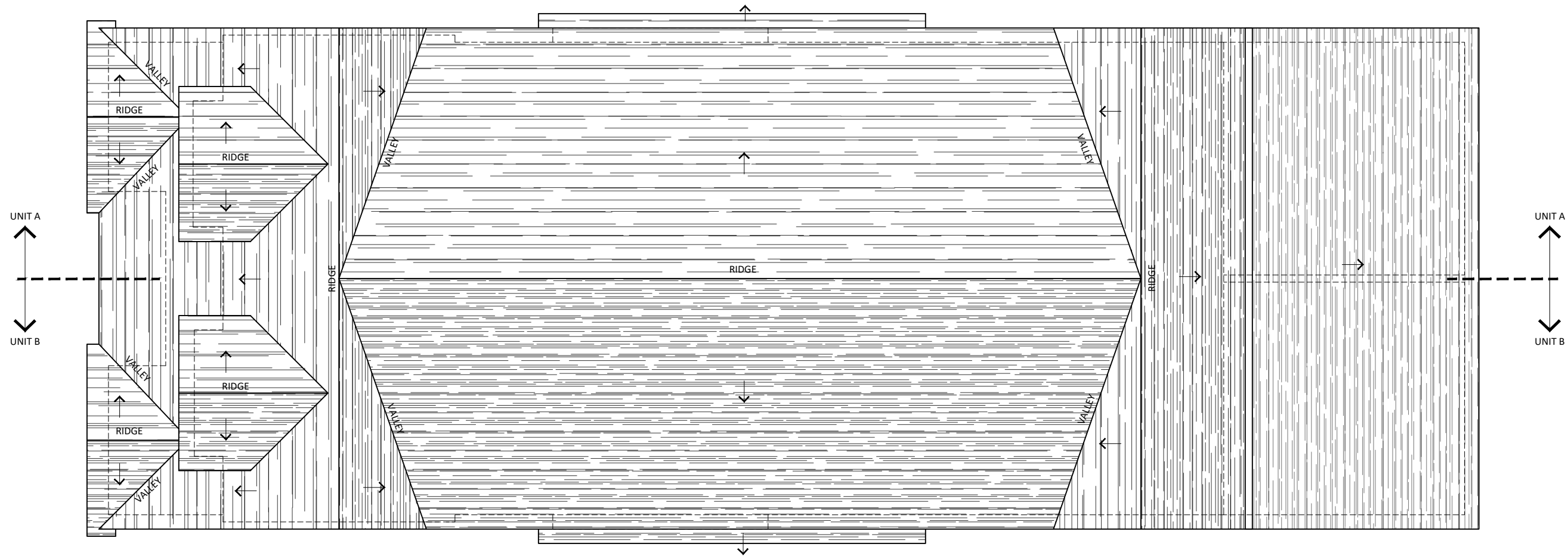


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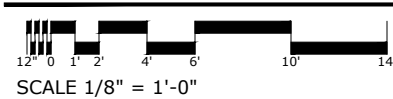
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TOTAL UNIT HEATED AREA:	2,332 S.F.	TOTAL UNIT HEATED AREA:	2,332 S.F.

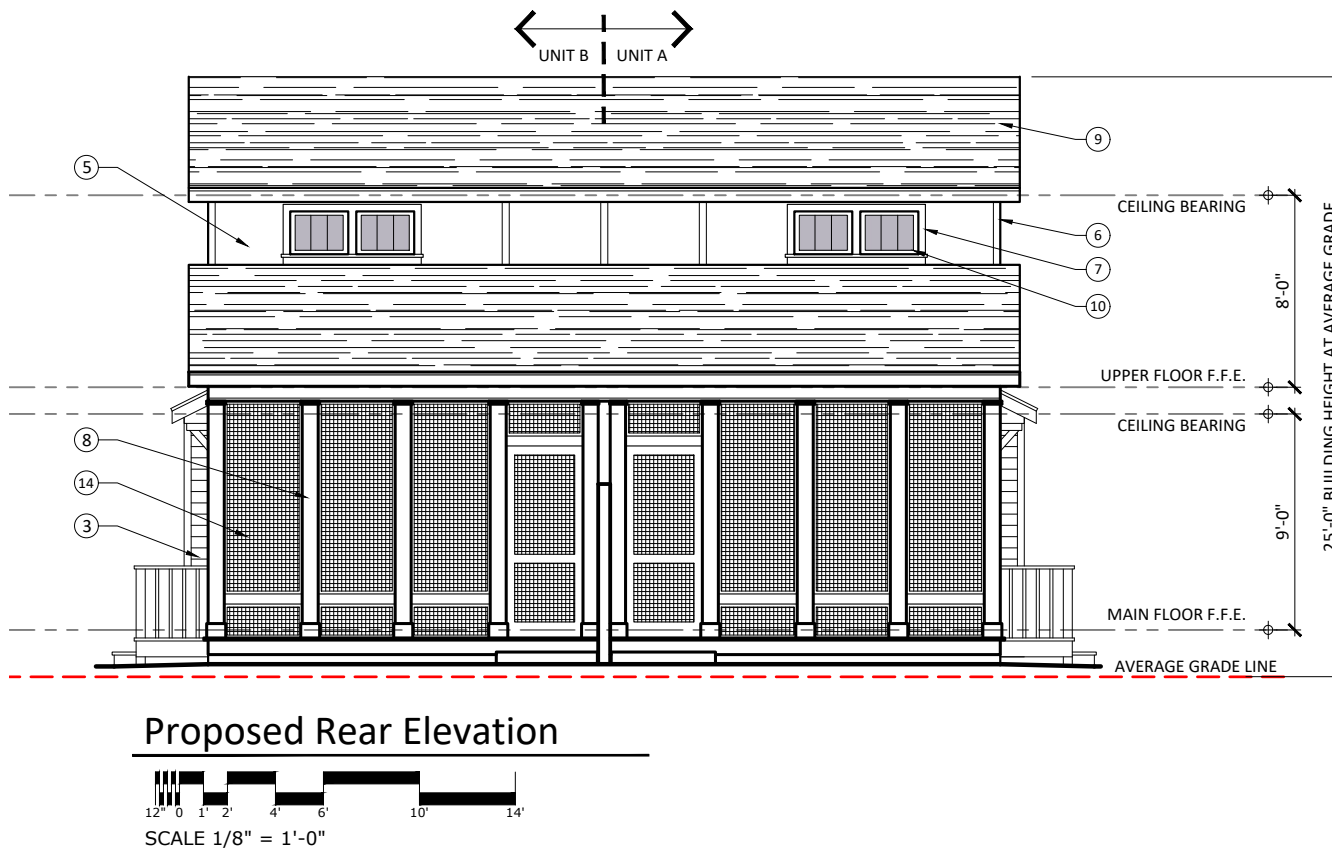
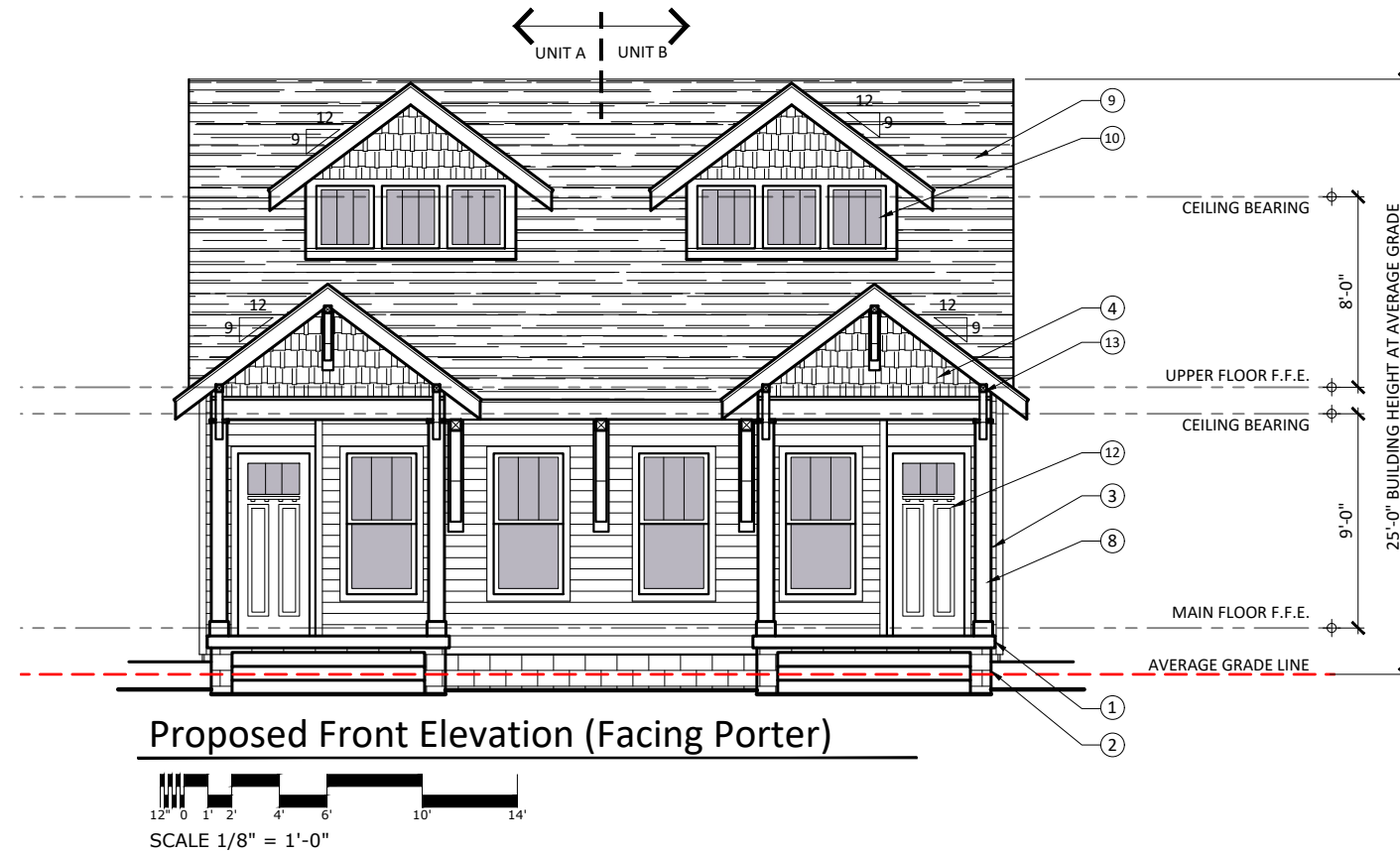


Proposed Roof Plan



A New Two-Family Residence at:  
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Nashville, Tennessee 37206  
 Date: July 1, 2021 - REVISED



## ELEVATION LEGEND

1. TURN-DOWN CONCRETE SLAB WITH FINISH AS NOTED ON PLANS
2. REINFORCED SPLIT-FACE CONCRETE MASONRY UNIT FOUNDATION WALL
3. SMOOTH-FACE CEMENTITIOUS FIBERBOARD SIDING - 4" EXPOSURE - PRIME + PAINT
4. CEDAR SHINGLE SIDING AT FRONT OF HOUSE ONLY - STAIN + SEAL
5. SMOOTH-FACE CEMENTITIOUS FIBERBOARD PANELS W/ 1X3 BOARD AND BATTEN STRIPS - PRIME + PAINT
6. 1X4 CEMENTITIOUS FIBERBOARD CORNER BOARDS - PRIME + PAINT
7. 1X4 CEMENTITIOUS FIBERBOARD WINDOW + DOOR CASING / SURROUNDS - PRIME + PAINT - SEE WINDOW SCHEDULE FOR TRIM DETAILS AT FRONT OF HOUSE
8. 1X8 S4S WOOD COLUMN WRAP W/ 1X10 BASE & 1X3 COLUMN CAP - PRIME + PAINT
9. 30-YEAR ARCHITECTURAL FIBERGLASS SHINGLES
10. CLAD-WOOD WINDOWS W/ LOW-E INSULATED GLAZING AND SIMULATED DIVIDING LITES
11. INSULATED EXTERIOR DOOR W/ LOW-E INSULATED GLAZING - FACTORY PRIMED
12. CRAFTSMAN STYLE FRONT DOOR WITH SIDELITES AND TRANSOM ABOVE - PREFINISHED STAIN
13. WOOD CRAFTSMAN STYLE BRACKETS - STAIN AND SEAL
14. FIBERGLASS INSECT SCREENING SCREENED PORCH - CHARCOAL COLORED
15. DIRECT VENT FIREPLACE VENT - SURFACE MOUNTED WITH CLEARANCE PER MFR.
16. PREFINISHED OGEE DOWNSPOUTS AND GUTTERS - \*REMOVED FOR CLARITY\*
17. WALL SCONCE AS SELECTED BY OWNER
18. WOOD PRIVACY FENCE - 7'-0" TALL
19. FLUSH PANEL INSULATED SECTIONAL OVERHEAD DOORS - PRIME + PAINT

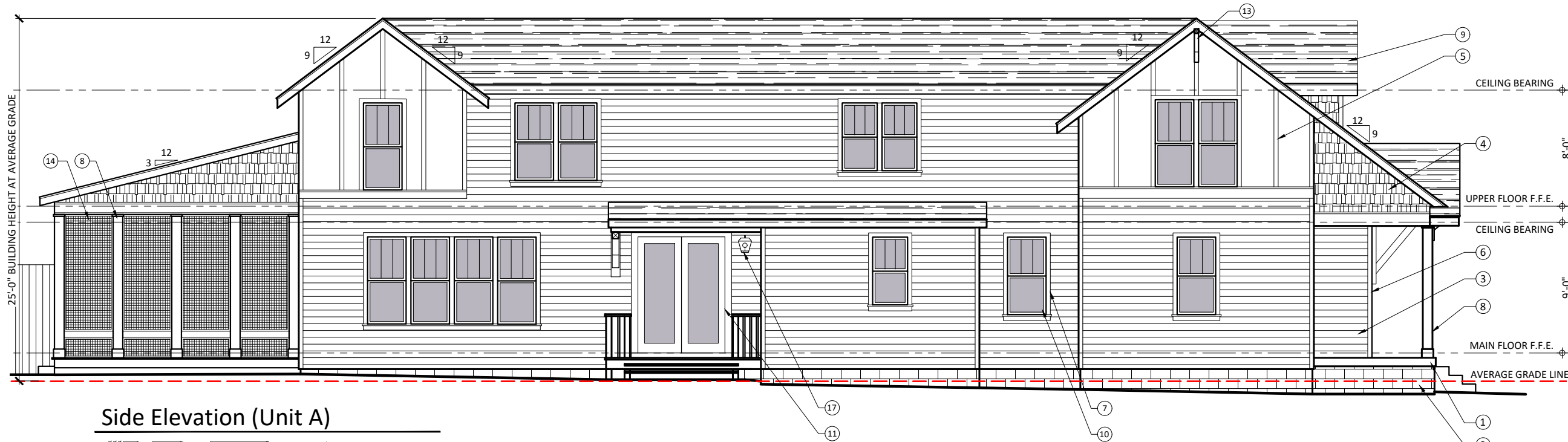
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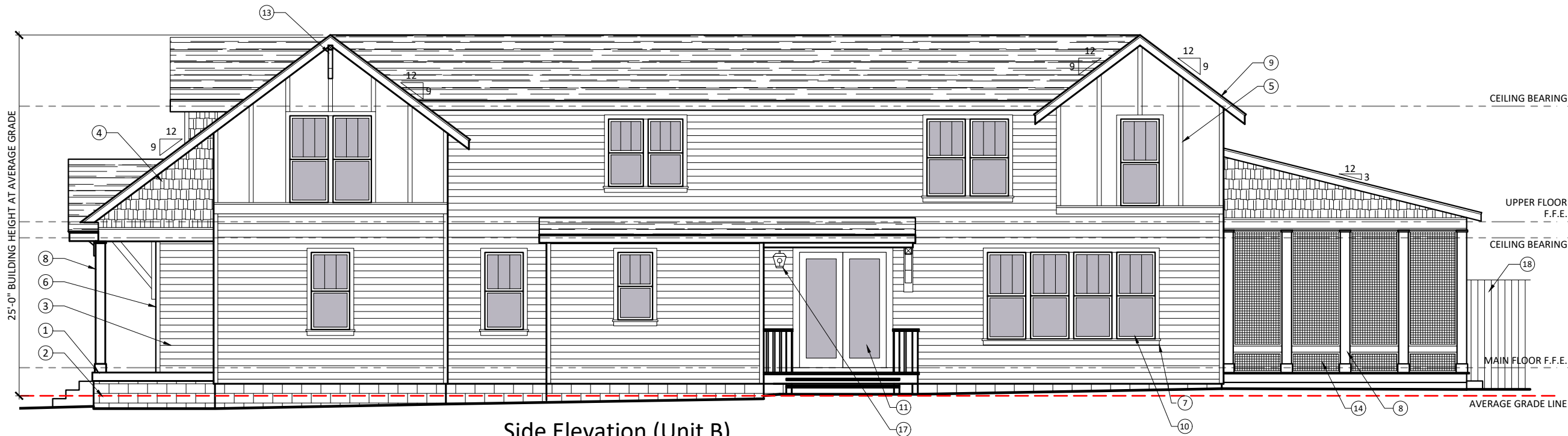
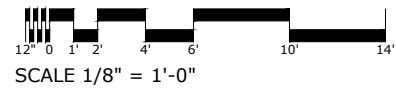


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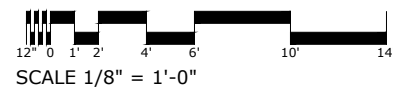
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Side Elevation (Unit A)



Side Elevation (Unit B)

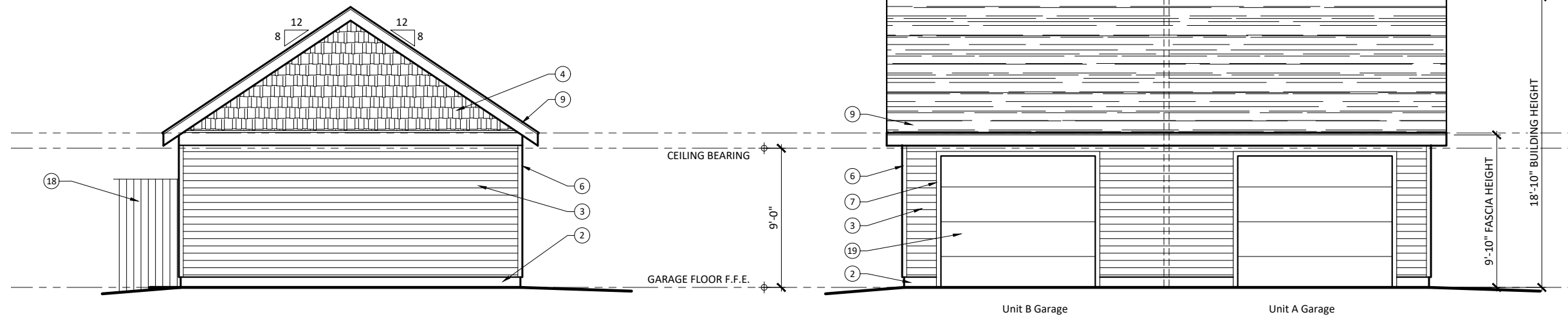


A New Two-Family Residence at:  
**1109 Porter Road**

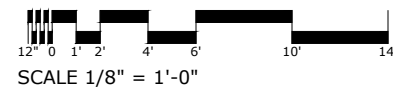
Nashville, Tennessee 37206  
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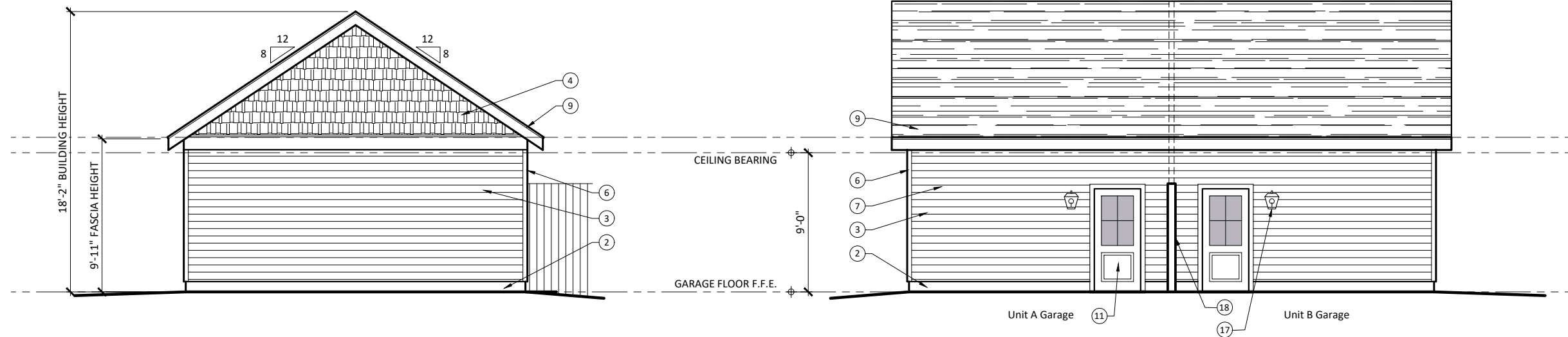
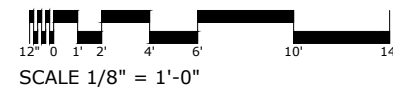
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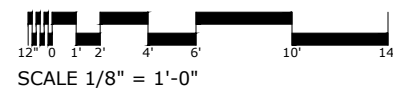
Garage Elevation - Unit B (South)



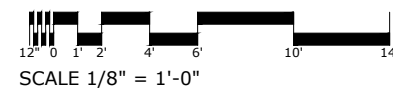
Garage Elevation Facing Alley (East)



Garage Elevation - Unit A (North)



Garage Elevation Facing House (West)



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