

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

2111 Early Avenue

July 21, 2021

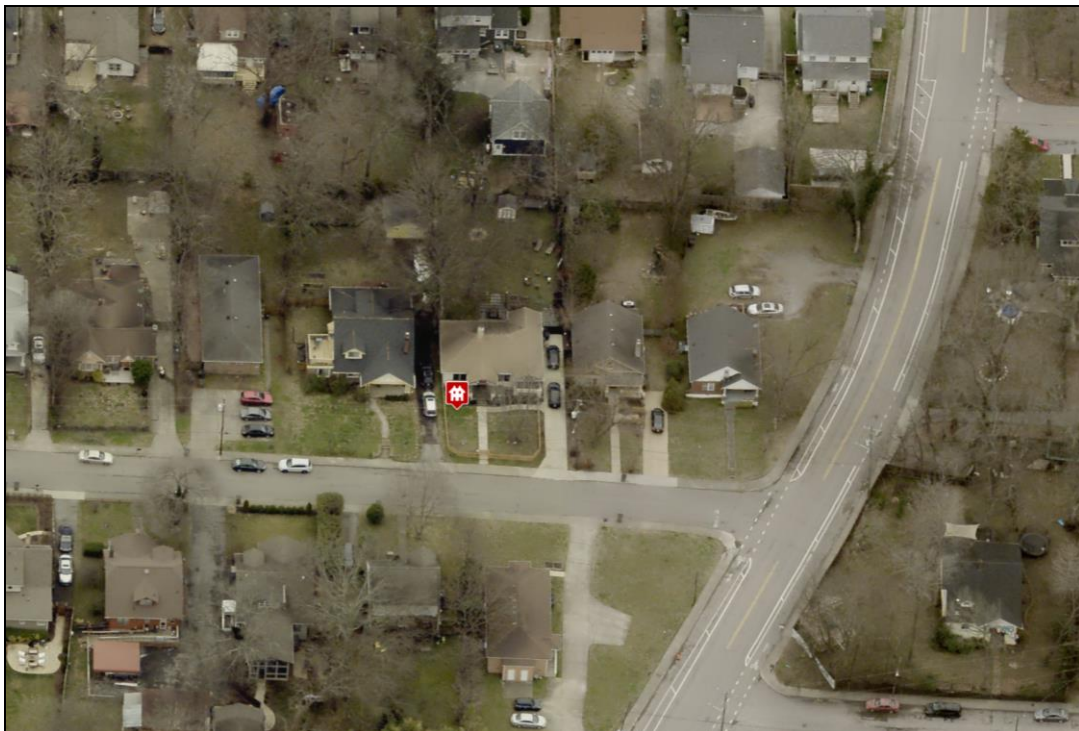
Application: New Construction—Addition; Partial Demolition
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08303009700
Applicant: Kaitlyn Smous, Nine12 Architects
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

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| <p>Description of Project: Application is to demolish an existing rear addition and to construct a new addition that extends four feet (4') taller than the historic house. No other changes to the historic house are proposed with this application.</p> <p>Recommendation Summary: Staff recommends disapproval of the project, finding that the addition does not meet Sections VI.A.1 (design), VI.B.2 (scale), VI.B.3 (scale), VI.B.5 (taller rear additions), VI.B.8 (height), and VI.B.9 (roof slope).</p> | <p>Attachments A: Site Plan C: 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

1. Partial-demolition of a structure

- a. Character-defining features of historic buildings shall be retained. Partial-demolition of historic buildings is appropriate if the feature to be removed is not a character-defining feature. Examples of non character-defining features are features that have lost historic integrity or that were added in recent years.
- b. Replacement of historic materials or features may be necessary in the case of extreme deterioration. In those cases, replacement materials and features should match the historic material and feature in terms of design, location, and dimensions. If the original is not known, it shall be similar to common historic examples on buildings of a similar style and form found in the neighborhood. Substitute materials may be appropriate if the material has the same dimensions, texture, design, and workability as the historic material. For instance, smooth-faced fiber-cement lap siding is a common substitute material for wood lap siding.
- c. Historic cladding shall be retained. It is appropriate to remove cladding installed over historic cladding material and repair the historic cladding. Lap siding installed over, or to replace historic masonry, or a masonry veneer installed over, or to replace historic lap siding is not appropriate. When it is appropriate to replace siding, the casings of openings should be retained. And the new siding shall replicate the reveal and dimensions of the historic siding.
- d. Historic window and door dimensions and locations should be retained. Limited changes to window and door openings may be appropriate on the rear or side facades, beyond the midpoint of the house, so long as the new window and door pattern meets the design guidelines for "proportion and rhythm of openings."

- e. Historic building wall dimensions, exterior cladding, and locations shall be retained. Generally, removal of the rear wall for an addition may be appropriate if the two rear corners are maintained.
- f. Partial-demolition of non-contributing buildings is appropriate if demolition does not result in a form or condition that would not meet the design guidelines for “new construction” or if partial-demolition brings the existing building closer into compliance with the design guidelines for new construction.

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.

VI. NEW CONSTRUCTION-ADDITIONS

A. GENERAL PRINCIPLES

1. Additions to historic buildings should be compatible with the historic buildings to which they are attached.
2. Additions to non-contributing buildings should be considered in terms of new construction-infill, taking into account existing conditions and historic context. Existing conditions do not need to be altered to meet the design guidelines; however, if they are to be altered, the result must meet the design guidelines.
3. 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, material, and character of the property, neighborhood, or environment.

B. MASS, SCALE & CONNECTION

1. 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 shadowline of the existing building. A side addition may be possible if all these conditions are met:
 - a. The lot width exceeds 60 feet or the standard lot width on the block.
 - b. The addition sits back from the front face of the historic structure at or beyond the midpoint of the building.
 - c. The addition is at least two feet (2') shorter than the primary massing of the historic building and one-story in height.
 - d. The width of the side addition is approximately half the width or less of the primary massing of the historic building.
 - e. The foundation is at or below the existing building's foundation.
 - f. The roof form is hipped or side-gable roof form.
 - g. The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.
2. In order to ensure that an addition has achieved proper scale, the addition should be shorter and narrower than the existing building. One story additions should set in at least 1' from the rear corner and two-story additions should set in at least 2' from the rear corner.
3. Generally, additions should not exceed the number of stories of the historic building to which it is attached. Exceptions to an addition not being narrower and shorter than the historic building follows in sections 4 and 5; however an addition may not be both taller and wider.
4. Rear additions that extend to be wider than the historic building may be possible when the applicant has exhausted other options and in the following conditions:
 - The lot is unusually shallow for the historic context.
 - The lot is wider than typical lots in the immediate vicinity.
 - The historic building is narrower than 30 feet on a standard lot size.
 - The historic building is shifted greatly to one side of the lot on a typical lot size.

- The addition is designed to leave the corners of the building visible and intact and does not wrap around a corner.
 - The project does not also include a side addition to the historic building.
 - Eaves and ridges of addition do not exceed the main corresponding elements of the historic building.
 - The portion that extends beyond the side wall does not exceed one-story.
 - The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.
5. Rear additions that are taller than the historic building may be possible when the applicant has exhausted other options and in the following conditions:
 - The grade rises steeply towards the rear of the lot
 - The historic building is one or one and one-half stories tall and one to two-feet of additional height will allow for usable second-story space that otherwise is unavailable. Additions that are taller than the historic building are not appropriate on buildings that are two-stories or more.
 - The proposed addition does not extend more than two-feet above the main roof form of the historic building.
 - The taller portion of the addition is fully inset 2' from the historic house's sidewalls.
 - The portion of the proposed addition that extends taller than the historic building is all roof, as seen from the street.
 - No portion of the proposal increases the height of the historic building itself, only the addition, with the exception of "ridge raises."
 6. Some one and one and one-half story, side-gabled, historic buildings may increase in height with a "ridge raise." The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. As such, a ridge raise is inappropriate for a proposal that adds additional stories or height beyond the ridge raise; that includes an addition that is wider than the historic house; that includes a side addition; that includes a rooftop deck or that is proposed to be on a building that is two or more stories. Ridge raises may be used in the following ways and in the following conditions:
 - The historic building is one or one and one-half stories.
 - The historic building has a side-gable roof form without clipped gables.
 - The raised portion sits in a minimum of two feet (2') from each side wall and is raised no more than two feet (2') of total vertical height within the same plane as the front roof slope.
 7. Where an addition attaches to a historic roof form, it shall sit below the ridge of the roof, except in the case of "ridge raises."
 8. The height of the addition's roof, eaves, and foundation should be less than or equal to the existing structure.
 9. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.
 10. In order to achieve compatibility in scale, an addition should not be larger than the existing building. The diversity of housing type and size are character-defining features of the historic districts; therefore, it is not the goal of the overlay to ensure that all buildings can become the same size. Generally, the addition's footprint should not more than double the footprint of the historic building.
 11. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically.
 12. 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 enclosure is constructed in such a way that the historic form, openings, and features of the porch remain visible and prominent and the enclosure has an open design. "Enclosure" does not include screening-in porches that do not require the removal of porch posts or the addition of substantial new framing for the screening. This type of screening is not reviewed.

13. 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 historic structure would be unimpaired.
14. Adding front porches to contributing houses that did not have a front porch historically is not appropriate. Additions of front porches to non-historic buildings may be possible if the resulting building has an appropriate front-setback.
15. Vehicular storage such as garages, carports, and porte-cocheres should not be added to buildings where there is no historic evidence of such. An exception may be when a garage, that is part of an addition, is fully located at the basement level and accessed from the rear or accessed from the side and inset at least four feet from the back corner of the historic house.
16. When an addition includes a garage or roll up door/window, the door(s) should be located on the rear. (See previous section for guidance on attached garages.) Garage, roll up, or sliding glass doors on the side of an addition may be appropriate if the wall that includes the door is stepped back from the primary side wall of the historic building by at least 4 feet.

C. SITING & SETBACK

1. The setback from front- and side-yard property lines established by the historic buildings should be maintained.
2. There should be a minimum of 20' between primary buildings (including additions) and outbuildings. Less than 20' may be appropriate in the case of site constraints such as shallow lots.
3. 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 additions are rarely appropriate. When they are, such as a porch for a non-historic building, the new front setback generally should be the average between the historic front setbacks established on either side of the building.
 - b. Side setbacks for rear additions may maintain the existing side setback, if the primary building is historic.
 - 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
 - Protrusions beyond the footprint such as bays/oriels, balconies, and roof overhangs
4. New parking pads should be located at the rear of the lot.
5. New 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.

6. 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.
7. 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.
8. Where sidewalk-accessed mailboxes are rare, new mailboxes should be placed on the front wall or a porch post.
9. 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 an addition shall be compatible, by not contrasting greatly, with the historic building, or in the case of additions to non-historic buildings, with historic buildings in the vicinity.
2. Window openings should be representative of the window patterns of the historic building or in the case of additions to non-historic buildings, with historic buildings in the vicinity. Wide openings for sliding glass doors or roll-up doors are not appropriate on side elevations, unless stepped back from the primary side wall of the historic building by at least 4 feet.
3. 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.

E. ROOF ADDITIONS: DORMERS, DECKS, SKYLIGHTS AND SOLAR PANELS

1. Rooftop additions, other than dormers, skylights and solar panels are not appropriate for buildings with pitched roofs or for buildings with flat/parapet roofs that are less than four-stories.
2. 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 features is not appropriate.
3. Front dormers should only be added to historic buildings when there is physical or pictorial evidence to show the building had a dormer, unless the specific district allows otherwise.
4. Rear dormers should be inset from the side walls of the building by a minimum of two feet (2').
5. Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- a. 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 historic dormer or another historic building is similar in style and massing.
 - b. 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.
 - c. Dormers should not be added to secondary roof planes.
 - d. Eave depth on a dormer should match a historic dormer on the building or the eave depth of the main roof.
 - e. The roof form of the dormer should match the main roof form of the building or be appropriate for the style.
 - f. The roof pitch of the dormer should generally match the pitch of historic dormers or the roof pitch of main roof form.
 - g. The ridge of a side dormer should be at least two feet (2') below the ridge of the existing building; the sidewalls of the dormer should be inset at least two feet (2') from the wall below or adjacent valley; and the front wall of the dormer should 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.
6. Rooftop decks shall not be added to existing roof forms as they can dramatically change a historic roof form and are not typical of historic building forms. Rooftop decks are not appropriate on side additions or the side of rear additions but may be appropriate on the back or a rear addition if the deck is surrounded on all sides by an appropriately pitched roof, and if the addition does include a ridge raise and is no taller than the historic house.
 7. Solar panels should be parallel with the existing roof slope and not extend beyond the roof edge. Where possible, solar panels should be located on rear or side roof planes or outbuildings rather than front roof planes of primary buildings.
 8. Skylights should be parallel with the existing roof slope and have a flat profile. In general, skylights should not be located on the front roof plane and should not exceed 15 square feet on any given roof plane.

Background: The house at 2111 Early Avenue is a c. 1925 bungalow that contributes to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 2111 Early Avenue.

Analysis and Findings: Application is to demolish an existing rear addition and to construct a new addition that extends four feet (4') taller than the historic house. No other changes to the historic house are proposed with this application.

Partial Demolition: The site plan indicates that an existing covered, exterior access to the basement is to be removed as part of the project. The portion to be removed has a shed roof form that sits below the eaves of the roof form of the existing house (Figure 2). Given the location at the rear and separate roof form, staff finds that the proposed partial demolition meets Section III.B.1 of the design guidelines. No other changes to the historic house are proposed with the application.



Figure 2. Rear portion to be demolished.

Height & Scale: The application is for a one and one-half story addition to a one-story historic house. As proposed, the addition rises four feet (4') taller than the historic house (Figure 3). Section VI.B.5 of the design guidelines states that taller rear additions may be appropriate when “the historic building is one or one and one-half stories tall an one to two-feet of additional height will allow for usable second-story space that otherwise is unavailable.” This section further states the addition should not extend more than two feet (2') above the main roof form of the historic building and that the portion that extends taller should be all roof as seen from the street.



Figure 3. Proposed front elevation with addition.

In this case, the house is single-story and approximately nineteen feet, eight inches (19'-8") tall, and it appears that an addition that extends only two feet (2') taller may not be able to achieve usable second-story space. In addition, the proposal also includes a front-facing dormer on the addition that would be visible from the street and accentuates the large massing of the addition.

The addition does not more than double the existing footprint or depth of the historic house and does not extend wider. The new construction increases the existing footprint of one thousand, five hundred, forty-eight square feet (1548 sq. ft.) by eight hundred eighty-two square feet (882 sq. ft.). Also, the addition sets in appropriately from the rear corners of the historic house as it is inset approximately twelve feet, five inches (12'-5") from the right rear corner for the full depth of the addition and is inset two feet (2') from the left rear corner for a depth of six feet (6') before matching the width of the historic house.

Since the addition extends four feet (4') taller than the historic house, staff finds that the project does not meet Sections VI.A and VI.B (2), (3), (5), and (8). Staff does not make a recommendation for conditions as the revisions needed will likely change the design.

Design, Location & Removability: 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. However, since the addition rises four feet (4') taller than the historic house, the scale of the addition is not 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. While the addition is located at the rear and is inset appropriately, the scale of the design does not meet Section VI.A.1 but meets Sections VI.A.3 and VI.B.13.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks as it is located five feet (5') from the left-side property line, twenty-three feet (23') from the right-side property line, and fifty-five feet, three inches (55'-3") from the rear property line. The project meets Section VI.C.

Materials:

| | Proposed | Color/Texture/ Make/Manufacturer | Approved Previously or Typical of Neighborhood | Requires Additional Review |
|---------------------------|------------------------|---|---|---|
| Foundation | Concrete Block | Split Face | Yes | No |
| Cladding | 5" fiber cement siding | Smooth | Yes | No |
| Secondary Cladding | Stucco | Natural | Yes | No |
| Roofing | Architectural Shingles | Match existing | Yes | No |
| Trim | Paulownia | Smooth, painted | Yes | No |
| Windows | Not indicated | Needs final approval | Unknown | Yes |

| | | | | |
|------------------------|---------------|----------------------|---------|-----|
| Side/rear doors | Not indicated | Needs final approval | Unknown | Yes |
|------------------------|---------------|----------------------|---------|-----|

All of the known materials meet the design guidelines. With the condition that staff approve the final selections of the windows and doors prior to purchase and installation, the project can meet Section IV.

Roof Form: The addition has a complicated roof form (Figure 4). The primary form is a clipped side gable with a 6/12 pitch, but the addition ties into the hipped roof form of the historic house with a flat roof connection. The flat roof portion terminates below the eaves of a hipped roof portion that extends four feet (4') taller than the historic house. A front-facing dormer with a 3/12 pitch is located on the left-side elevation, and another dormer with the same roof form and pitch is incorporated on the rear façade of the addition.

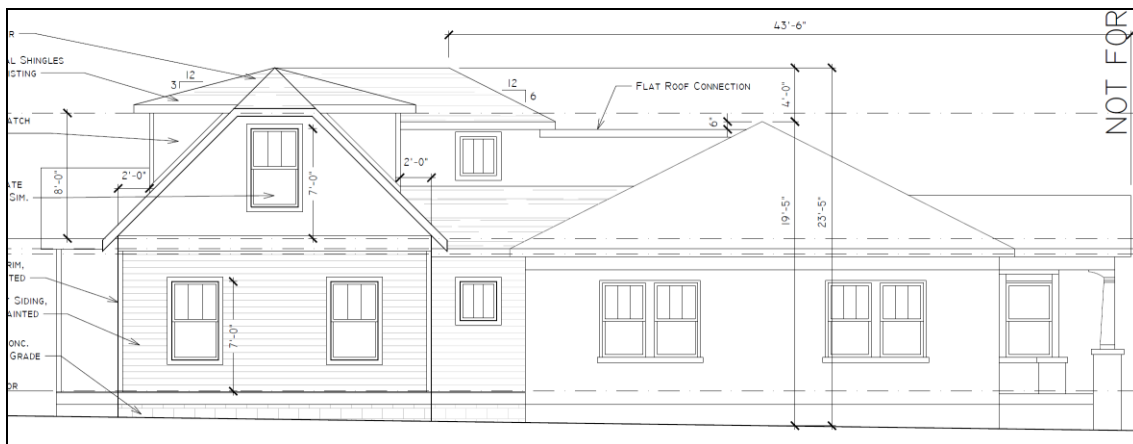


Figure 4. Proposed left-side elevation.

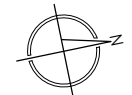
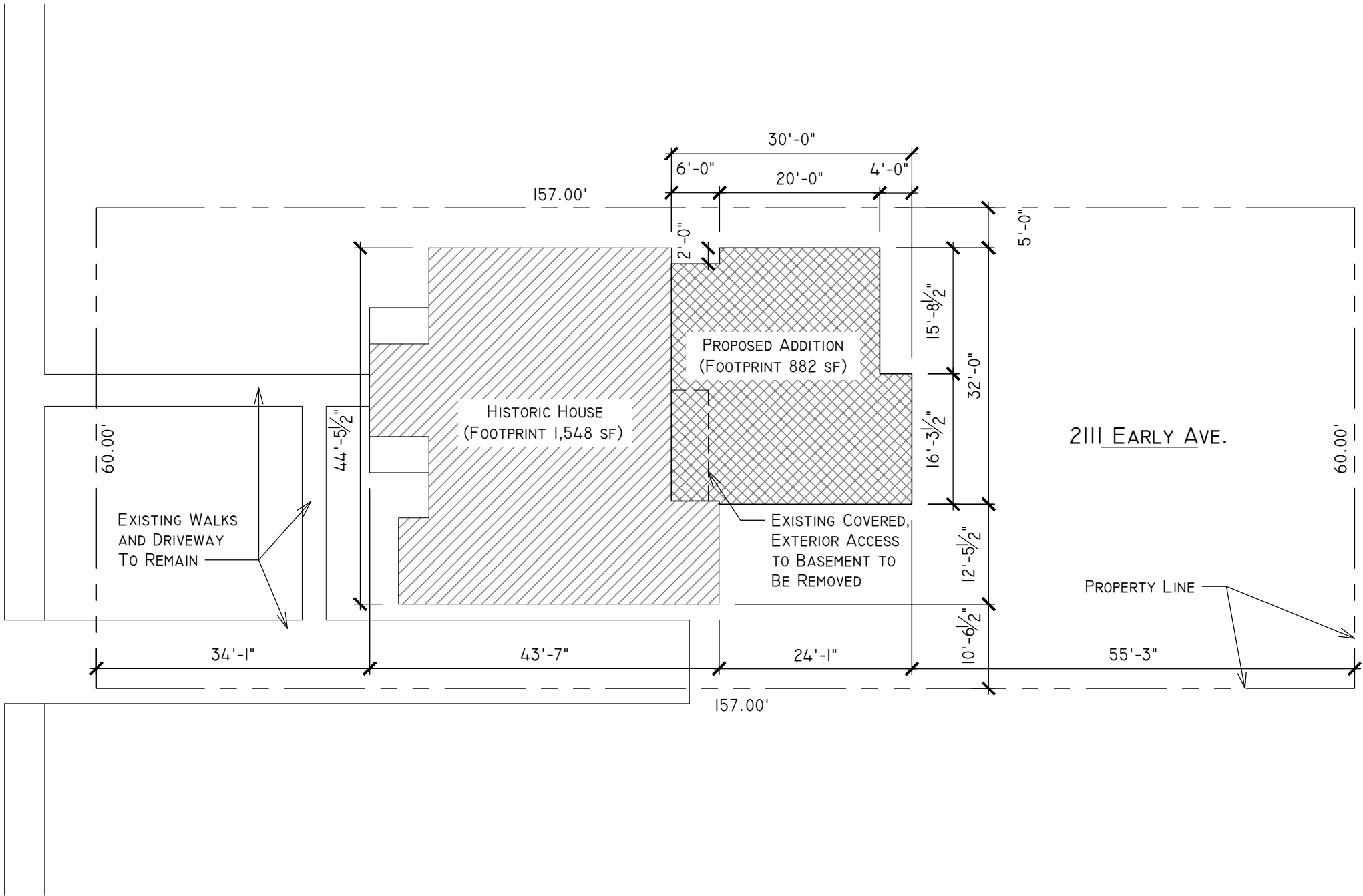
While the roof forms and pitches could be appropriate for an addition, staff finds that the roof forms do not meet the design guidelines given that the addition extends taller than the two feet (2') of additional height that may be appropriate per the design guidelines. Therefore, staff finds that the project does not meet Section VI.B.9.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. Most of 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 several smaller square windows on both side façades on planes that are set in from the side walls of the historic house as well as the rear. Staff finds that the proposed square windows can be appropriate given the location in minimally visible areas. 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 VI.D.

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. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets Section VI.C.

Recommendation: Staff recommends disapproval of the project, finding that the addition does not meet Sections VI.A.1 (design), VI.B.2 (scale), VI.B.3 (scale), VI.B.5 (taller rear additions), VI.B.8 (height), and VI.B.9 (roof slope).

EARLY AVE.



1

SITE PLAN



NOT FOR CONSTRUCTION

| REV: | DATE: | DESC: |
|------|----------|------------------|
| 0 | 06.28.21 | MHZC APPLICATION |

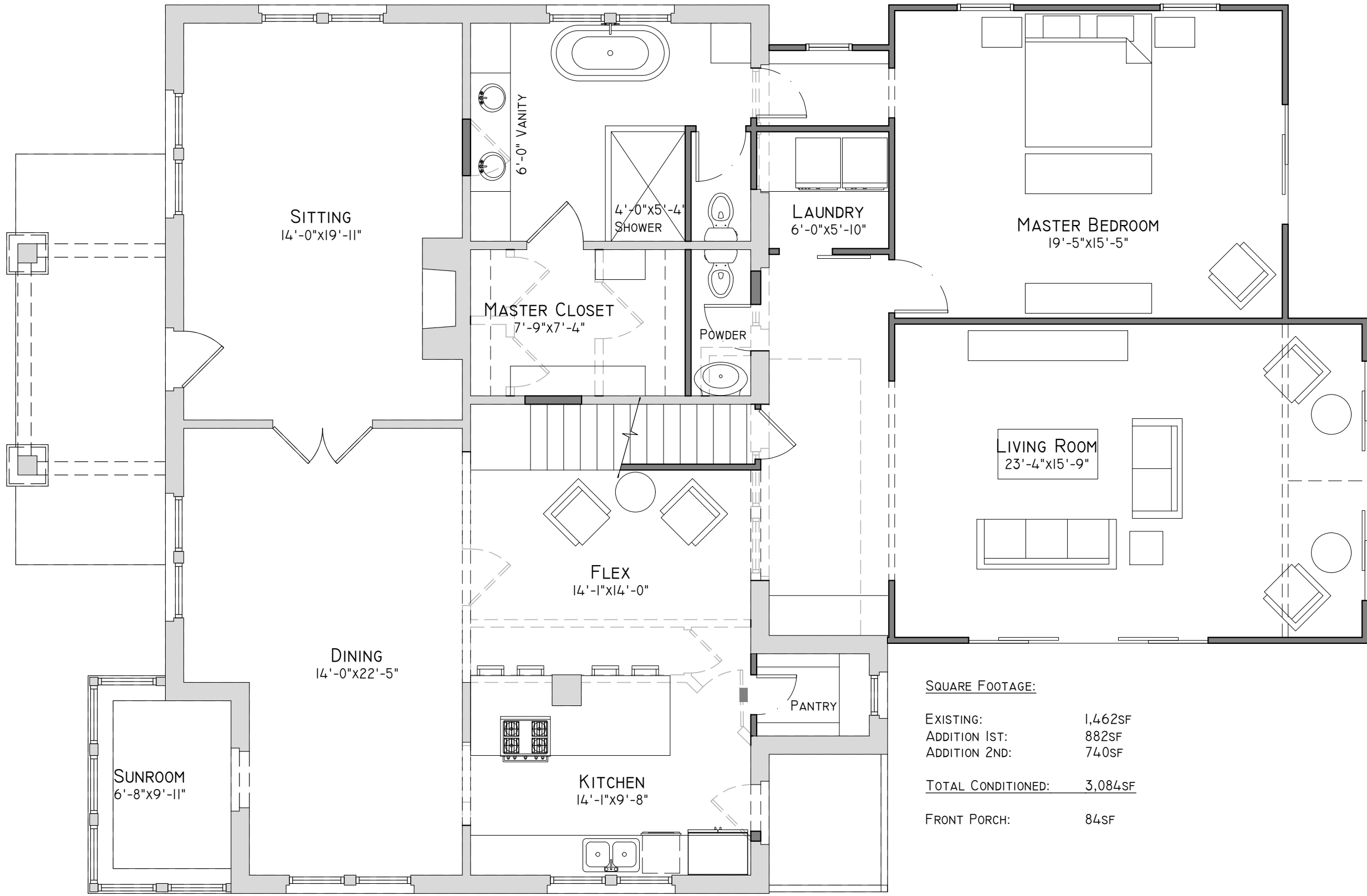
AN ADDITION AND RENOVATION AT:
2111 EARLY AVE.
 NASHVILLE, TN 37206



INFO@NINE12ARCHITECTS.COM
 615.761.9902
 WWW.NINE12ARCHITECTS.COM

FLOOR PLANS

01



SQUARE FOOTAGE:

| | |
|---------------------------|----------------|
| EXISTING: | 1,462SF |
| ADDITION 1ST: | 882SF |
| ADDITION 2ND: | 740SF |
| TOTAL CONDITIONED: | 3,084SF |
| FRONT PORCH: | 84SF |

1 **FIRST FLOOR PLAN**
 SCALE: 3/16"=1'-0"

NOT FOR CONSTRUCTION

| | | |
|------|----------|------------------|
| REV: | DATE: | DESC: |
| 0 | 06.28.21 | MHZC APPLICATION |

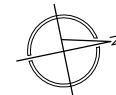
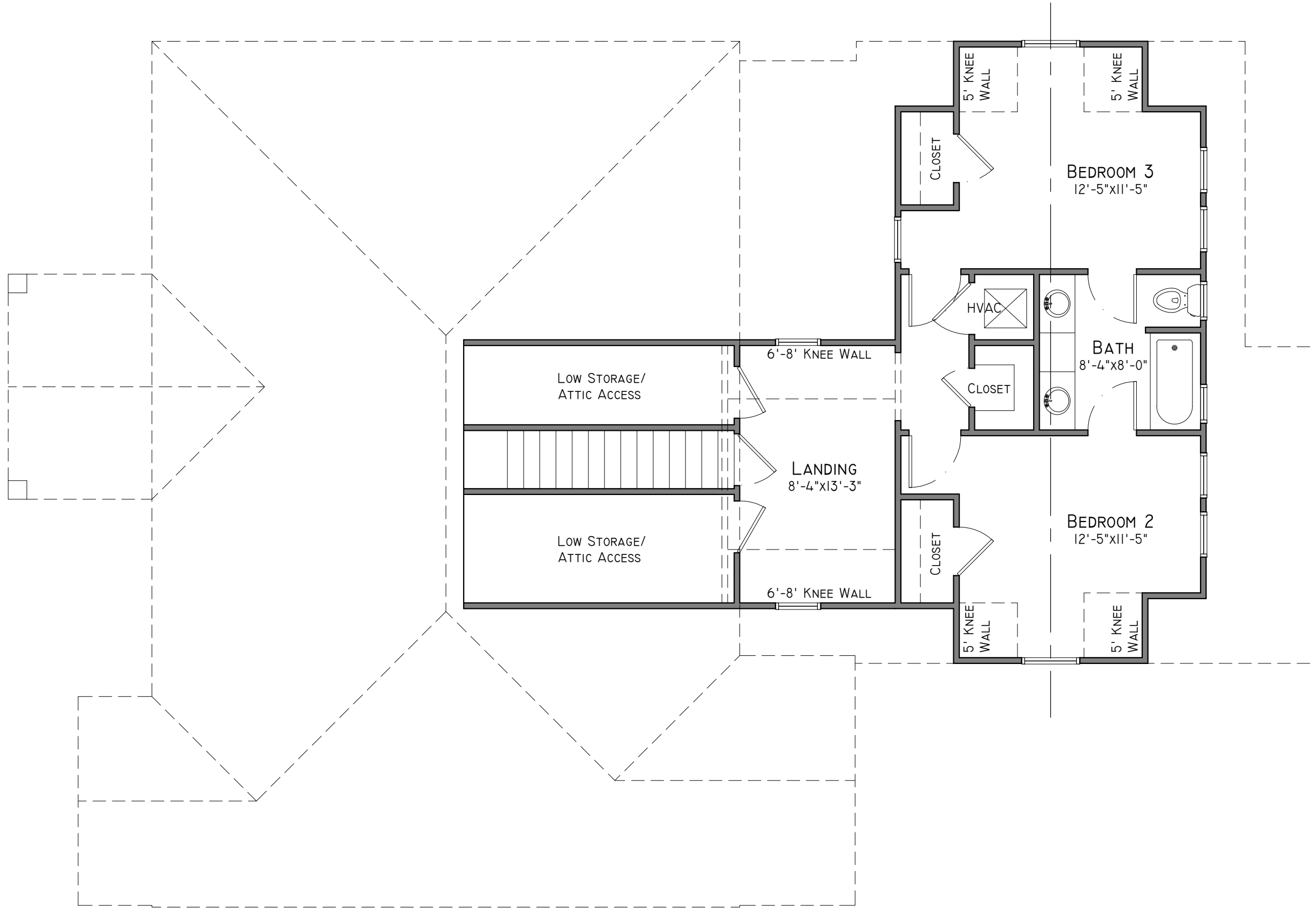
AN ADDITION AND RENOVATION AT:
2111 EARLY AVE.
 NASHVILLE, TN 37206



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FLOOR PLANS

02



1 SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

NOT FOR CONSTRUCTION

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FLOOR PLANS

03



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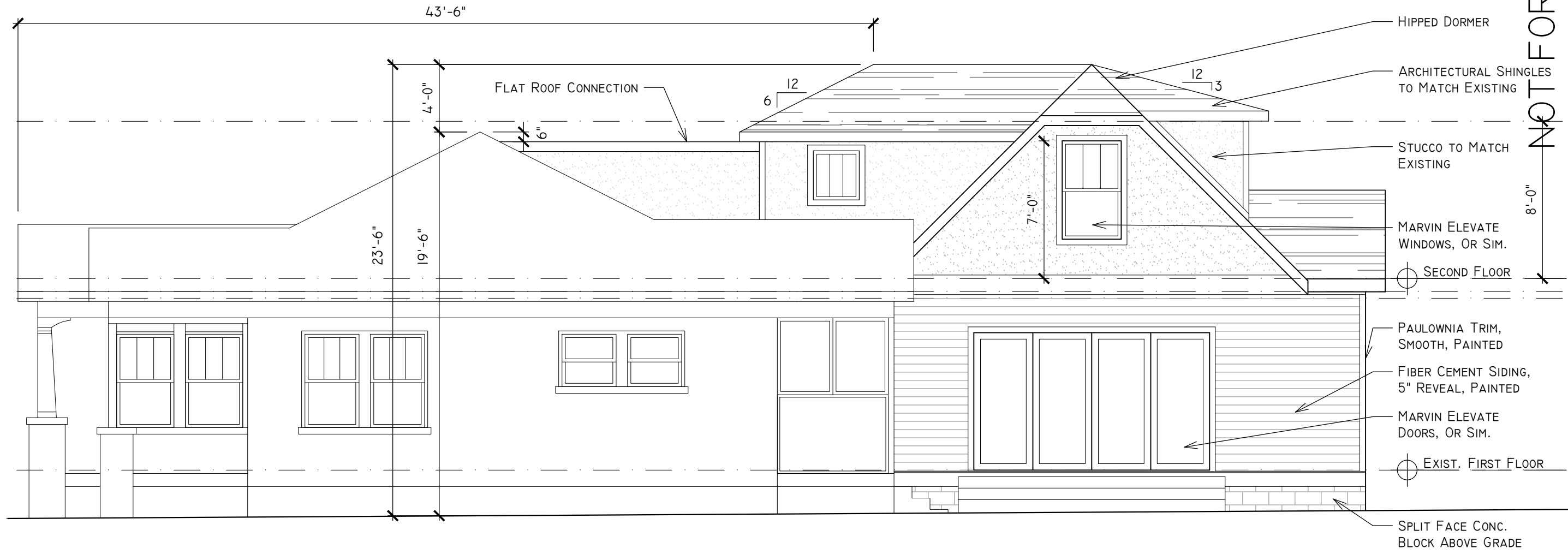


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1 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

ELEVATIONS

04



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1 EAST ELEVATION
SCALE: 3/16"=1'-0"

ELEVATIONS

05



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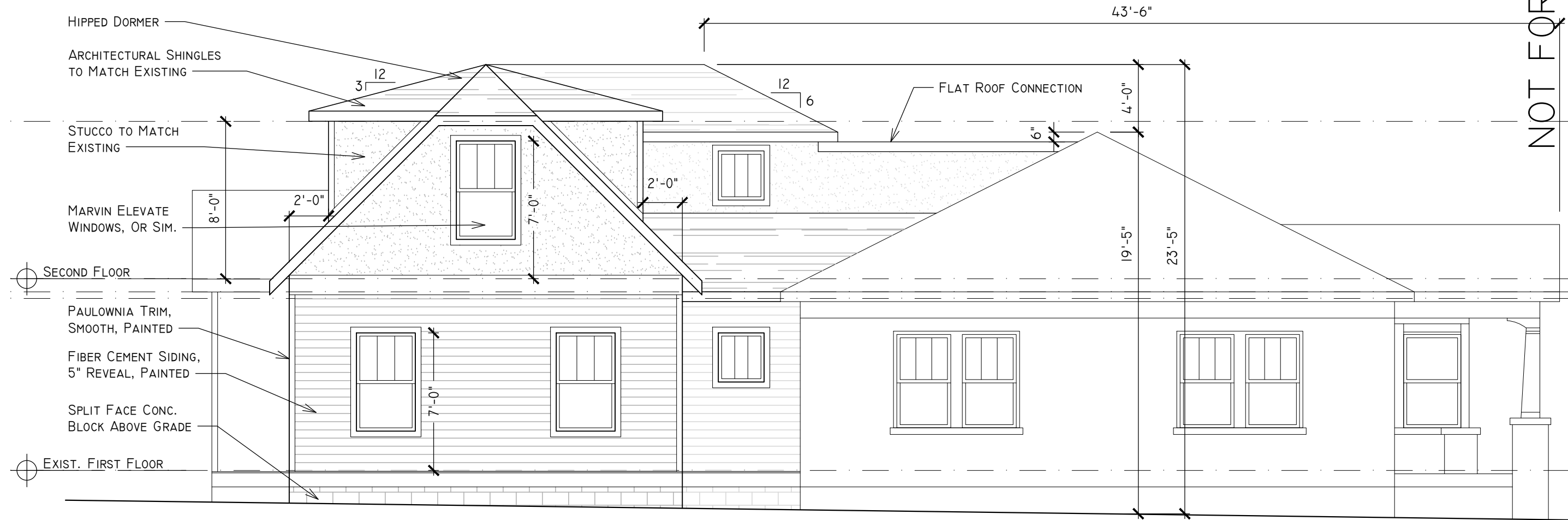


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ELEVATIONS

06

1 NORTH ELEVATION
 SCALE: 3/16"=1'-0"



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1 WEST ELEVATION
 SCALE: 3/16"=1'-0"

ELEVATIONS

07