KARL F. DEAN
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
Fax: (615) 862-7974

STAFF RECOMMENDATION
3809 Whitland Avenue
January 21, 2015

Application: New construction-addition; Partial demolition
District: Whitland Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10413002300
Applicant: Brian Haun, Allard Ward Architects
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: This application is for a rear addition to this contributing building, and partial demolition at the rear of the building.

Recommendation Summary: Staff recommends approval with the conditions:

1. Staff inspect condition of existing masonry to verify the need to remove and relay the brick;
2. Staff inspect the right rear corner to verify the need to fully demolish the rear corner on the second level;
3. Lap siding have no more than five inches (5") of reveal;
4. The eave height of the addition be no taller than the existing eave height;
5. The two-story portion on the east side be revised not to project wider than the side wall of the two-story portion of the existing house;
6. HVAC and other utilities be located at the rear of the house, or on a side façade beyond the midpoint of the house;
7. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
8. Staff approve new masonry and mortar for color, dimensions and texture.

Staff finds the proposed addition meets the design guidelines for additions in the Whitland Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:

II.B.1 New Construction

a. **Height**

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.

b. Scale

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.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

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.

The Commission has the ability to determine appropriate building setbacks and extend height limitations 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*

In most cases, an infill duplex 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 width 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

The materials, texture, and details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate. MHZC does not review the painting of structures.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped 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.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; 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; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

e. Roof Shape

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

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.

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.

g. Proportion and Rhythm of Openings

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.

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.
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.
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.
Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Utilities

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. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

2. ADDITIONS

a. 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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement
Additions should be located at the rear of an existing structure.
Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
Generally, one-story rear additions should inset one foot, for each story, from the side wall.
Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

In order to assure than an addition has achieved proper scale, the addition should:

- *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.*
- *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.*

- *Additions that tie into the existing roof should be at least 6" below the existing ridge.*

- *Additions 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*
    - *Atypical lot parcel shape or size*

    In these cases, an addition may rise above <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> extend wider.

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 the shadow line 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.

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.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

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.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

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.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

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

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

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).

Rear & Side Dormers

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.

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

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.*
- *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 dormer locations 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.*

Side Additions

b. 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. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

The addition should set 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.

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.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

c. 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 the original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

d. 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 color, material, and character of the property, neighborhood, or environment.

e. 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.

f. Additions should follow the guidelines for new construction.

III.B.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.

III.B.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

Generally, non-historic (non-contributing) structures may be demolished for new construction that will have a more historically appropriate effect on the district.

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: 3809 Whitland Avenue is a contributing building to the district. It is a two-story building that was constructed c. 1935.

Analysis and Findings:
The applicant proposes an addition to the rear of the existing house. It is proposed to be two feet (2') wider than the width of the house.

Demolition: Demolition is proposed for most of the rear wall of the house, as well as the left rear corner. In addition, the bricks will all be removed, due to their poor condition, and reapplied. Staff recommends review of the demolition and bricks to assure that such drastic measures are necessary.

The project includes replacing some windows and reinstalling and replacing the windows, all of which is considered partial demolition. Staff finds this to be appropriate since not all of the windows will be replaced, the windows will retain their original dimensions, and the same brick will be reinstalled. Staff recommends final approval of the mortar mix and color and any replacement masonry that may be necessary. Staff finds the proposed demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Figure 1. Front elevation of the house, after the proposed addition. The arrow points to the section that projects beyond the side wall of the house's second story.

Height & Scale: The addition will have a maximum ridge height that is one foot, six inches (1'6") lower than the ridge of the house. The addition's foundation height will match that of the house. The eave height on the east elevation is higher than the house for an expanse of twenty feet (20'). Staff requests the addition's eave height be reduced to the existing eave height of the house or less.

The addition will be wider than the existing house. A one-story porch extends beyond an existing one-story side wing by two feet (2'). A two-story portion of the addition will extend past the two-story side wall by approximately five feet (5') (see Figure 1). Staff finds the one-story porch to be appropriate as it is primarily obscured by the existing house and the design guidelines allow for additional width when the lot is wider than sixty feet, which this one is, but recommends that the two-story portion not extend beyond the side-walls of the house because its two-story massing will be highly visible and will have a negative impact on the historic home.

The proposed additional footprint is one thousand, three hundred and fifteen square feet (1315 sq. ft.), compared to the existing house's footprint of one thousand, four hundred and thirty-one square feet (1,431 sq. ft.) and will add thirty-six feet (36') to the depth of the house, in an irregular shape.

With the conditions that the eave height be lowered to match the house and that the two-story portion not extend beyond the side-wall of the house, the project meets section II.B.1.a.and b.

Design, Location & Removability: The addition approximately doubles the footprint of the house. The new construction will be at the rear of the historic house, in accordance with design guidelines. On the west side, the addition will inset four feet (4') from the rear corner. On the east side, it will have two feet (2') of inset. Typically a minimum of a two-foot inset is required for two-story additions so the project meets this design guideline. The project meets section II.B.2.a and d.

Setback: The setbacks will be seven feet (7') on the left side, and twelve feet (12') on the right. The rear wall of the addition will be seventy feet (70') from the rear property line. The project meets bulk zoning requirements and section II.B.i.c for setbacks.

Materials: The addition will primarily be clad in brick. The connection to the house will be wood siding. The elevations show the reveal at six inches (6"). Staff requests the siding have no more than five inches (5") of reveal. Trim will be wood. The foundation will be a stone veneer to match the existing foundation. The roof will be architectural shingles in a color matching the existing roof. The windows and doors will be aluminum-clad wood windows. Staff asks to approve the final window and door selections prior to purchase and installation. The screened porch will have wood columns and structure, and aluminum screen panels. The chimney will be finished with stucco. The existing balustrade is indicated to be replaced, but the materials were not indicated. Staff requests approval of the new balustrade. With conditions of staff's final approval of the windows and doors, and balustrade, and that the siding have a maximum five inch (5") reveal, staff finds that the project meets section II.B.1.d.

Roof form: The addition's roof form is cross-gabled, with pitches of 6.5/12 and 8/12. Although wall dormers are unusual historically, the wall dormer on the east elevation sits five feet (5') in from the side wall of the house so it will be minimally visible. The roof form and pitches do not contrast with those of neighboring historic buildings, and are compatible with those of the house. The project meets section II.B.1.e.

Orientation: The addition will not change the historic orientation of the house. The project meets section II.B.1.f.

Proportion and Rhythm of Openings**:** The windows on the proposed addition meet the historic proportion of openings, being generally twice as tall as they are wide. 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 II.B.1.g.

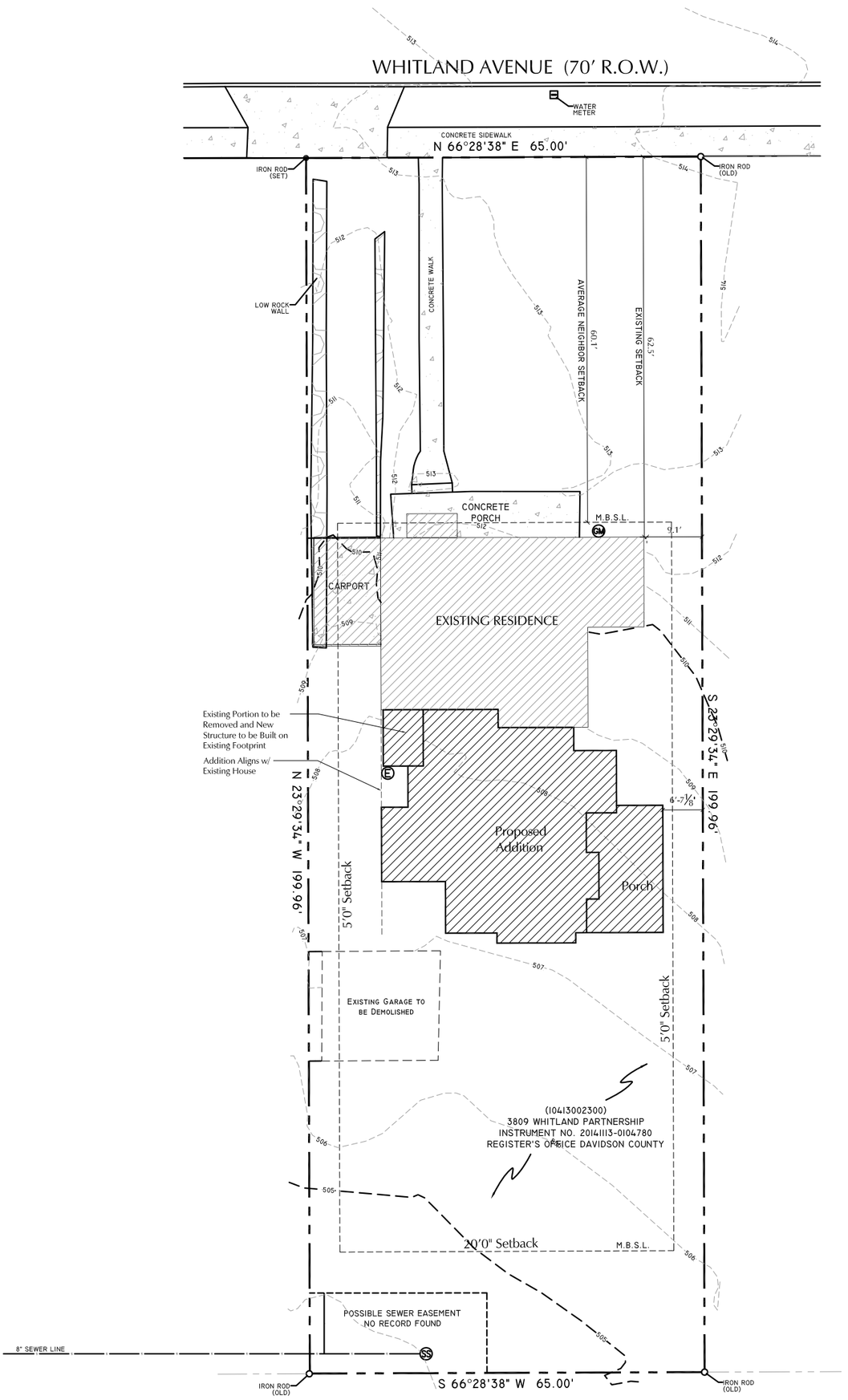
Utilities: The drawings do not indicate the location of HVAC or other utilities. If a new location is needed, Staff requests the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.h.

Recommendation:

Staff recommends approval with the conditions:

1. Staff inspect the condition of the existing masonry to verify the need to remove and relay the brick;
2. Staff inspect the right rear corner to verify the need to fully demolish the rear corner on the second level;
3. Lap siding have no more than five inches (5") reveal;
4. The eave height of the addition be no taller than the existing eave height of the house;
5. The two-story portion on the east side be revised not to project wider than the side wall of the second story of the existing house;
6. HVAC and other utilities be located at the rear of the house, or on a side façade beyond the midpoint of the house;
7. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
8. Staff approve new masonry for color, dimensions and texture.

Staff finds the proposed addition meets the design guidelines for additions in the Whitland Neighborhood Conservation Zoning Overlay.



1 Site Plan

Scale: 1" = 20'-0"

0 2' 6' 10' 20'

AS1.0

Drawings:
Site Layout Plan

Date:
01.05.15

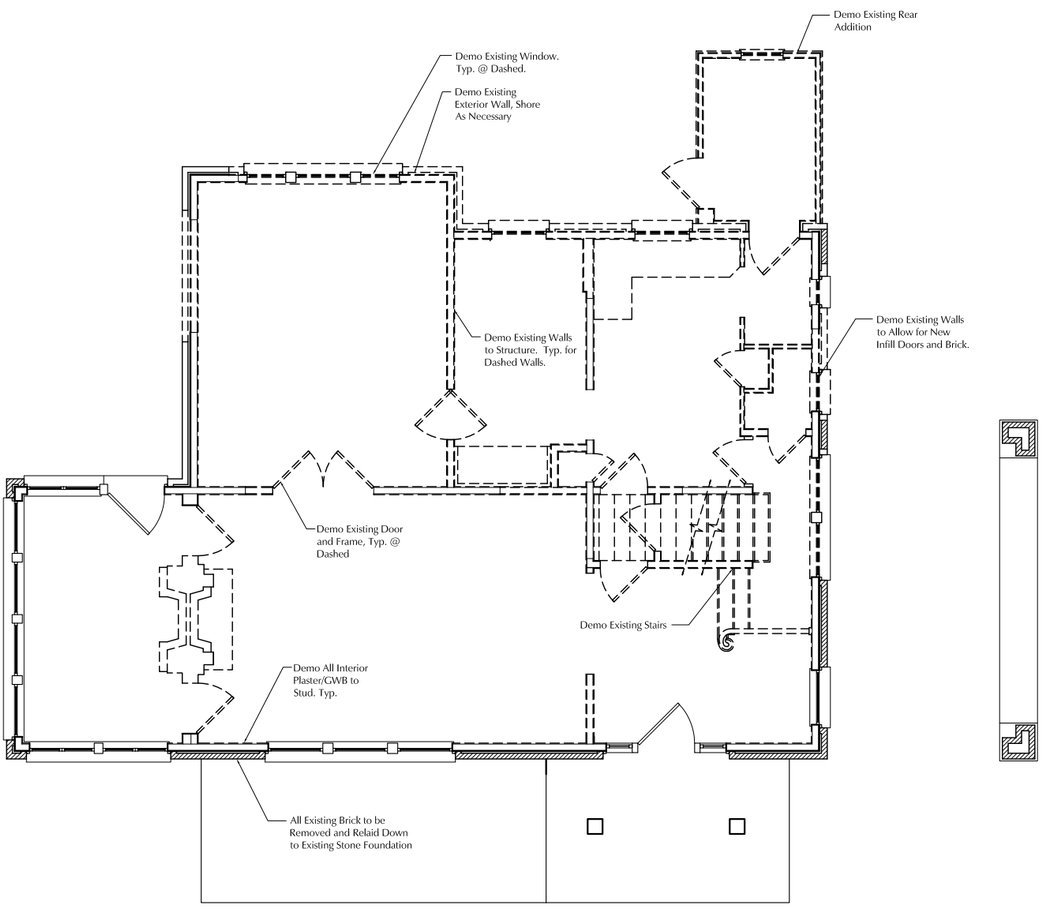
ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Addition and Renovations to:

3809 Whitland Ave.

3809 Whitland Ave.
Nashville, Tennessee 37205

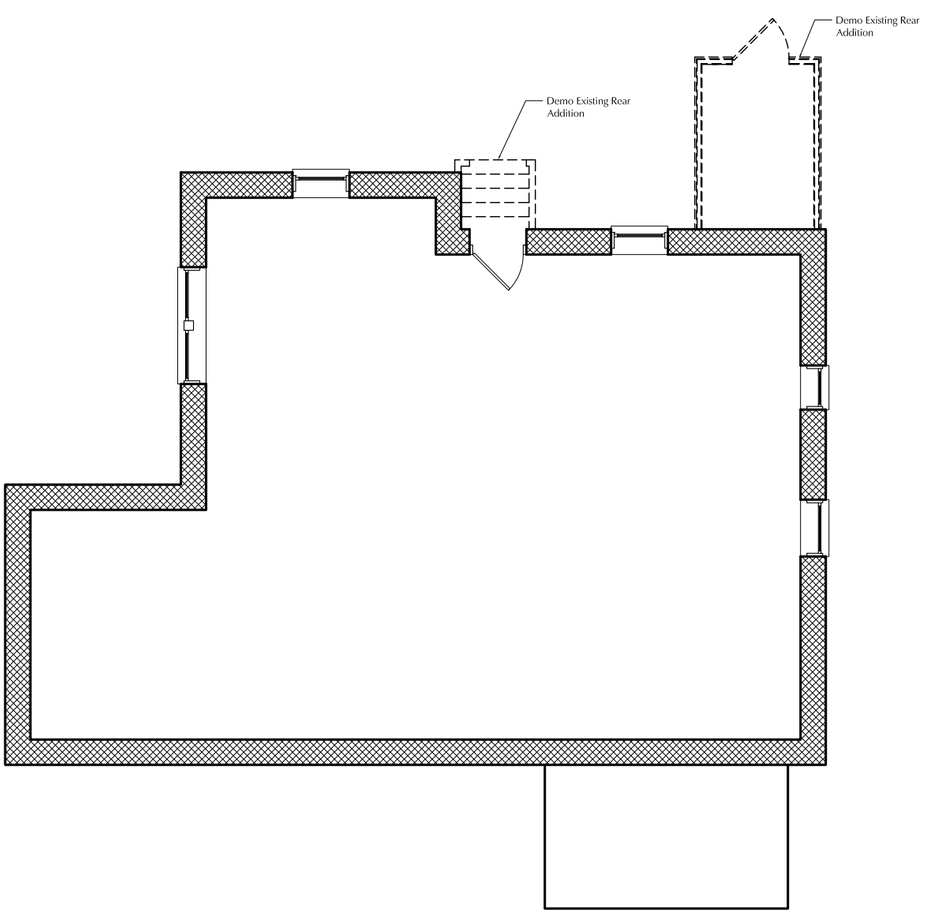
MHZC PRESERVATION PERMIT APPLICATION



2 First Floor Plan

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

2' 1' 0 2' 4' 6' 8' 12'



1 Basement Floor Plan

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

2' 1' 0 2' 4' 6' 8' 12'

D1.0

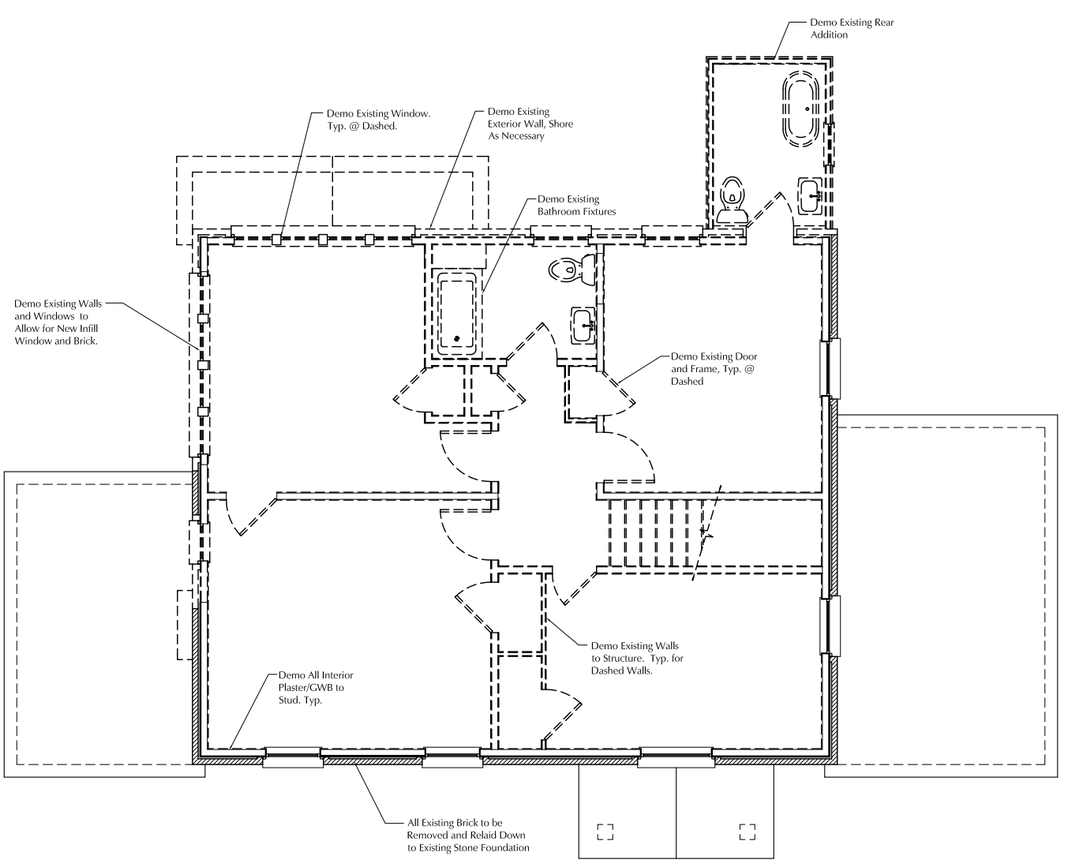
Drawings:
Demolition Plans

Date:
01.05.15

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Addition and Renovations to:
3809 Whitland Ave.
3809 Whitland Ave.
Nashville, Tennessee 37205

MHZC PRESERVATION PERMIT APPLICATION



1 Second Floor Plan

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

2' 1' 0 2' 4' 6' 8' 12'

D1.1

Drawings:

Demolition Plans

Date:

01.05.15

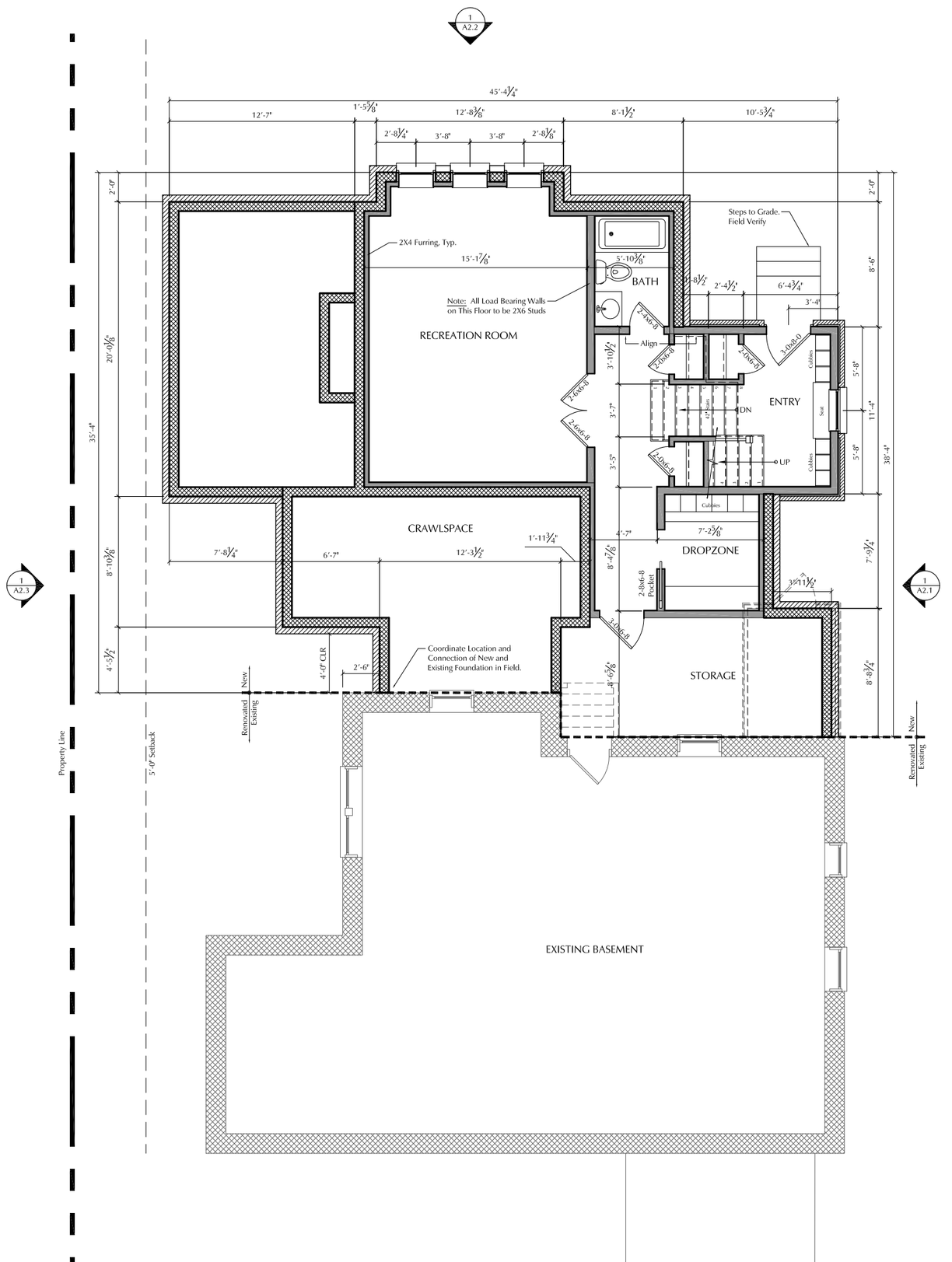
ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Addition and Renovations to:

3809 Whitland Ave.

3809 Whitland Ave.
Nashville, Tennessee 37205

MHZC PRESERVATION PERMIT APPLICATION



Basement Floor Plan

1

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

2' 1' 0 2' 4' 6' 8' 12'

N

A1.0

Drawings:

Basement Floor Plan

Date:

01.05.15

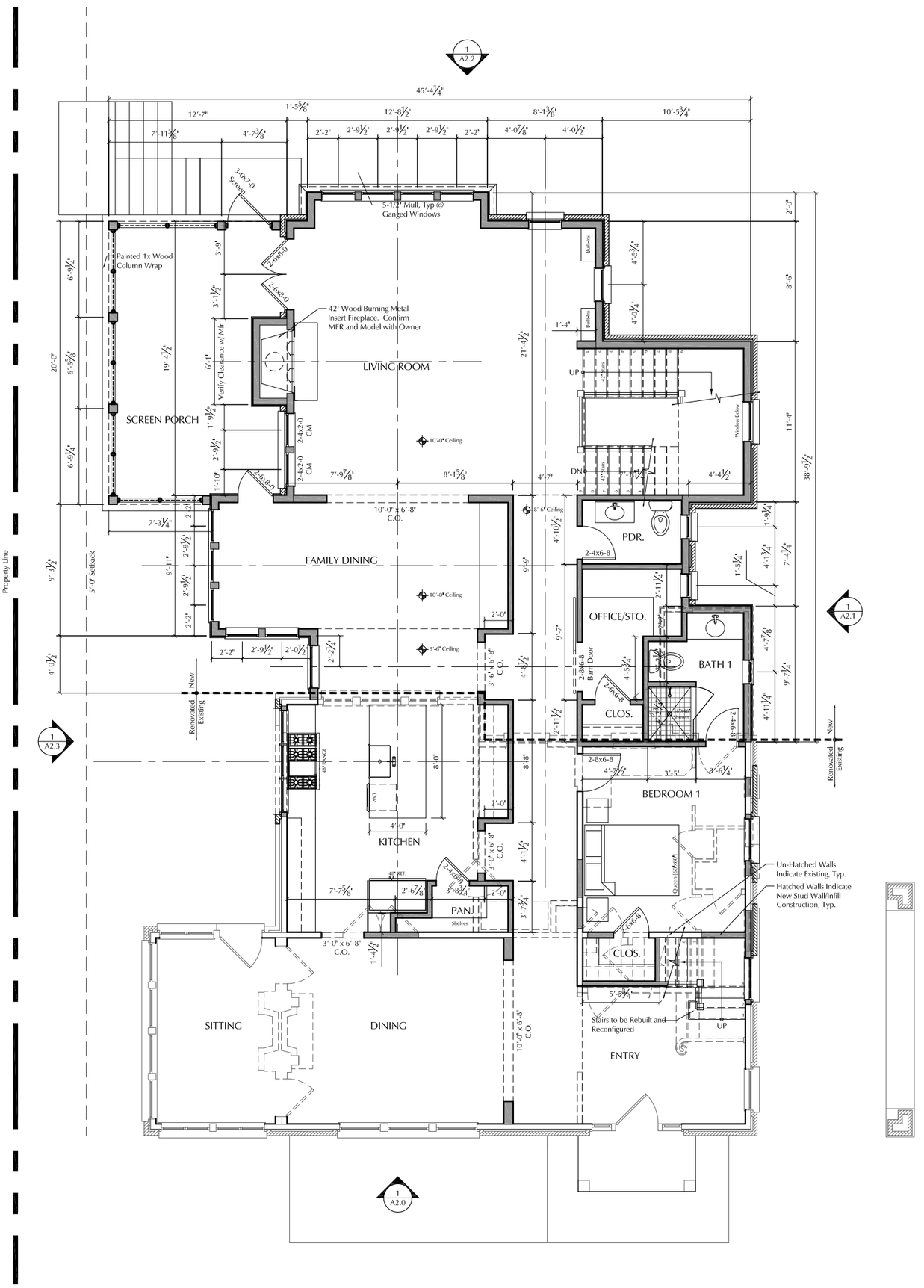
ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Addition and Renovations to:

3809 Whitland Ave.

3809 Whitland Ave.
Nashville, Tennessee 37205

MHZC PRESERVATION PERMIT APPLICATION



1 First Floor Plan

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

A1.1	Drawings: First Floor Plan Date: 01.05.15

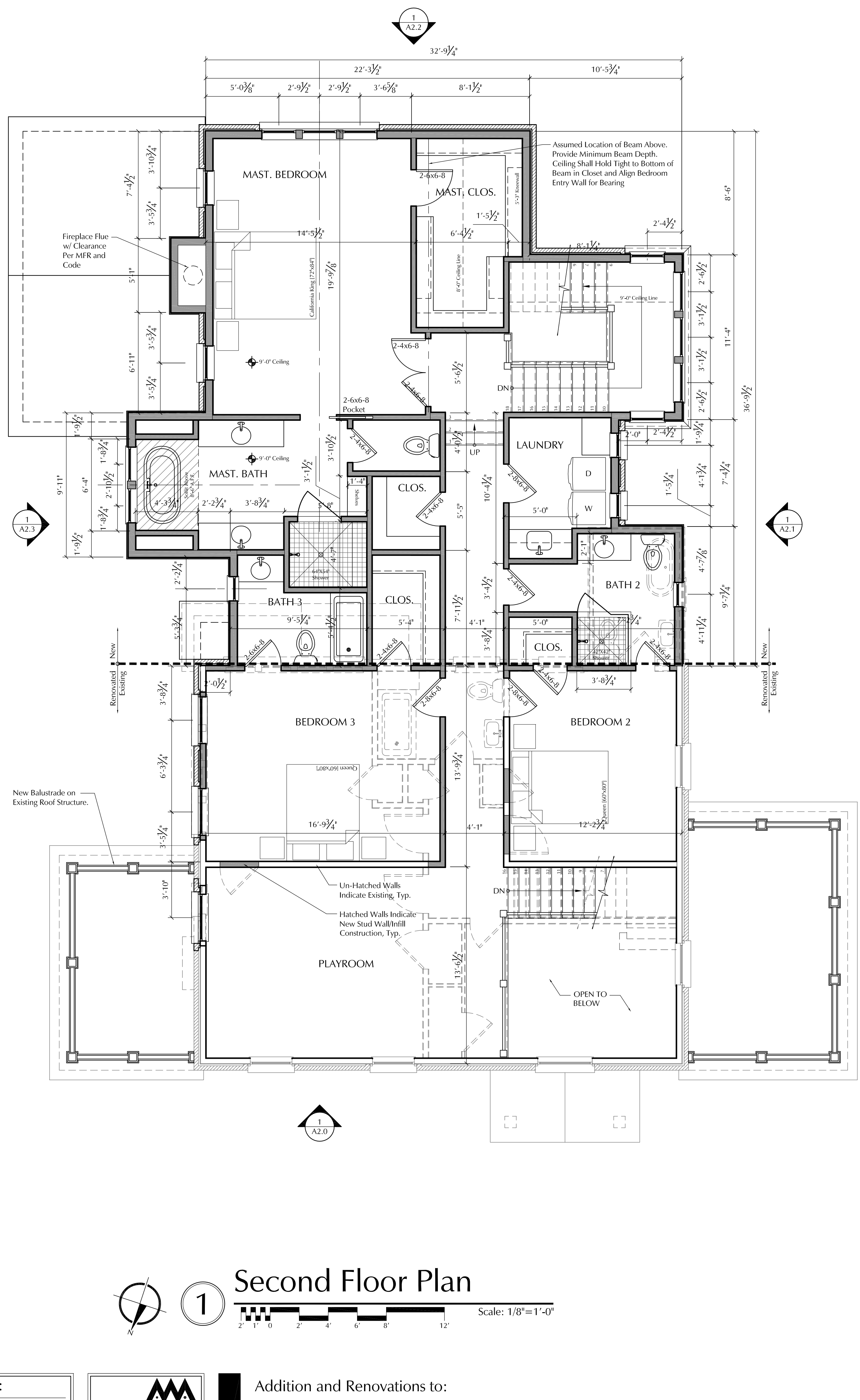
ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Addition and Renovations to:

3809 Whitland Ave.

3809 Whitland Ave.
Nashville, Tennessee 37205

MHZC PRESERVATION PERMIT APPLICATION



Second Floor Plan

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

A1.2

Drawings:

Second Floor Plan

Date:

01.05.15

ALLARD WARD ARCHITECTS

1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Addition and Renovations to:

3809 Whitland Ave.

3809 Whitland Ave.
Nashville, Tennessee 37205

MHZC PRESERVATION PERMIT APPLICATION

1 North Elevation

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

2' 1' 0 2' 4' 6' 8' 12'

MHZC PRESERVATION PERMIT APPLICATION

Addition and Renovations to:

3809 Whitland Ave.

3809 Whitland Ave.
Nashville, Tennessee 37205

ALLARD WARD ARCHITECTS, PLC
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings: North Elevation

Date: 01.05.15

A2.0

1 West Elevation

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

2' 1' 0 2' 4' 6' 8' 12'

MHZC PRESERVATION PERMIT APPLICATION

Addition and Renovations to:
3809 Whitland Ave.
3809 Whitland Ave.
Nashville, Tennessee 37205

ALLARD WARD ARCHITECTS
1648 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings: West Elevation

Date: 01.05.15

A2.1

1 South Elevation

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

2' 1' 0 2' 4' 6' 8' 12'

MHZC PRESERVATION PERMIT APPLICATION

Addition and Renovations to:

3809 Whitland Ave.

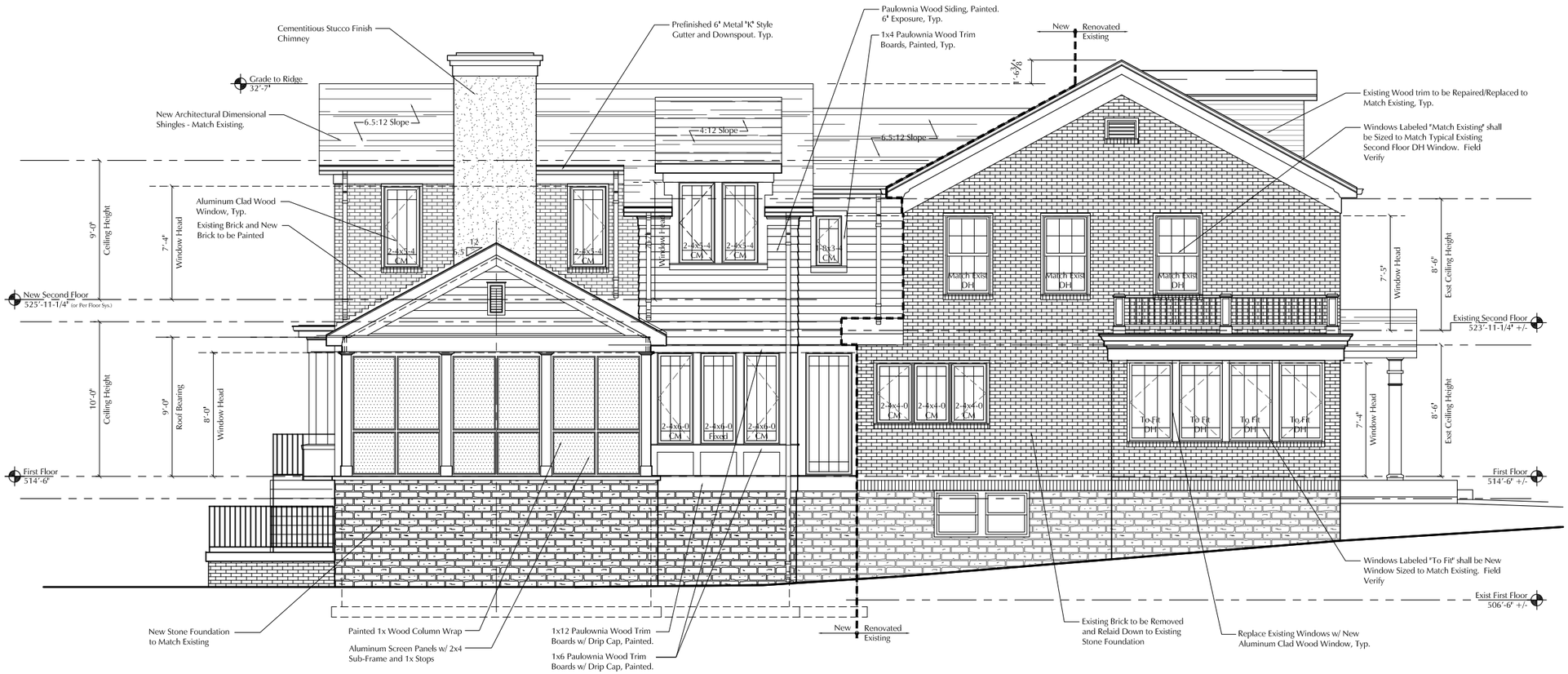
3809 Whitland Ave.
Nashville, Tennessee 37205

ALLARD WARD ARCHITECTS
A R C H I T E C T S
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
jallardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings: South Elevation

Date: 01.05.15

A2.2



1 East Elevation

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

2' 1' 0 2' 4' 6' 8' 12'

MHZC PRESERVATION PERMIT APPLICATION

Addition and Renovations to:

3809 Whitland Ave.

3809 Whitland Ave.
Nashville, Tennessee 37205

ALLARD WARD ARCHITECTS
A R C H I T E C T S
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings: East Elevation

Date: 01.05.15

A2.3