

MEGAN BARRY  
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  
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**STAFF RECOMMENDATION**  
**1915 Blair Boulevard**  
**August 17, 2016**

**Application:** New construction- addition; Partial demolition  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10416006400  
**Applicant:** Brittney Mount, Allard Ward Architects  
**Project Lead:** Melissa Sajid, melissa.sajid@nashville.gov

**Description of Project:** The request is to construct rear and side additions. The request also includes changes to windows on the left side of the historic house and those in the front dormer gable field.

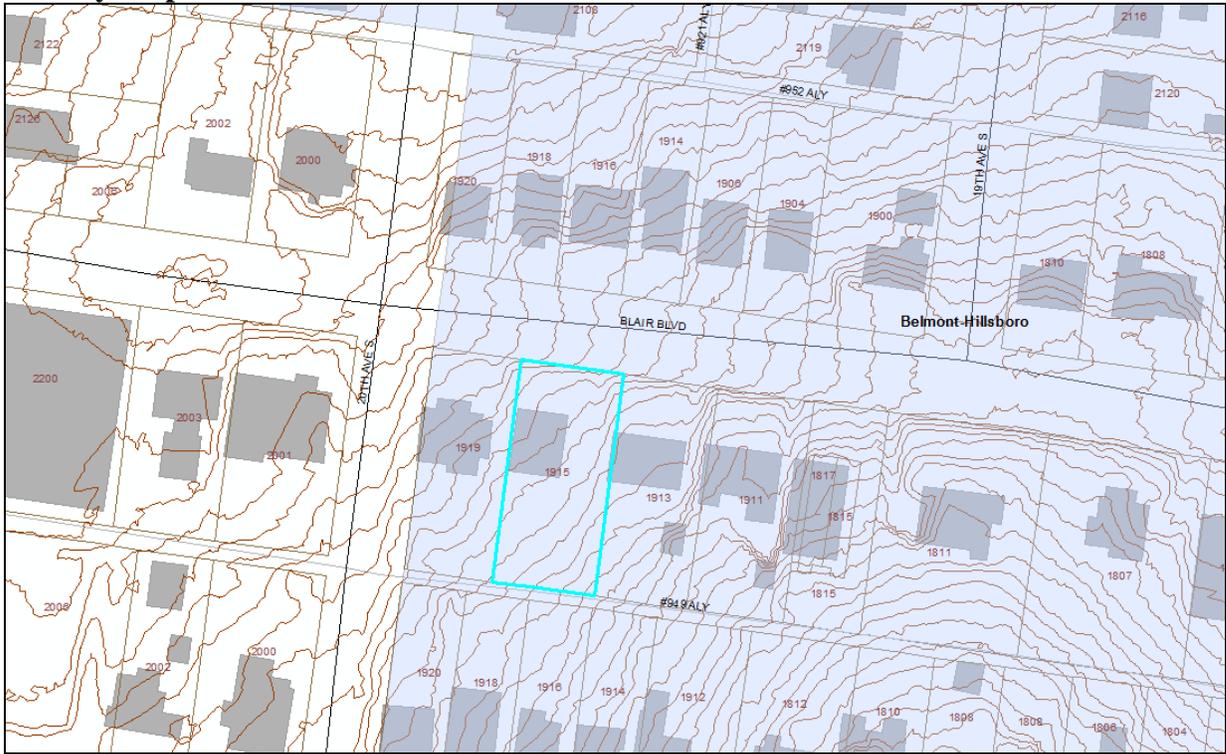
**Recommendation Summary:** Staff recommends approval of the proposed addition with the following conditions:

1. The driveway shall be shown on the site plan;
2. Staff approve the final details, dimensions, and materials of the roof color, windows, doors, porch floor, and porch steps prior to purchase and installation; and
3. Staff approve the masonry color, dimensions and texture.

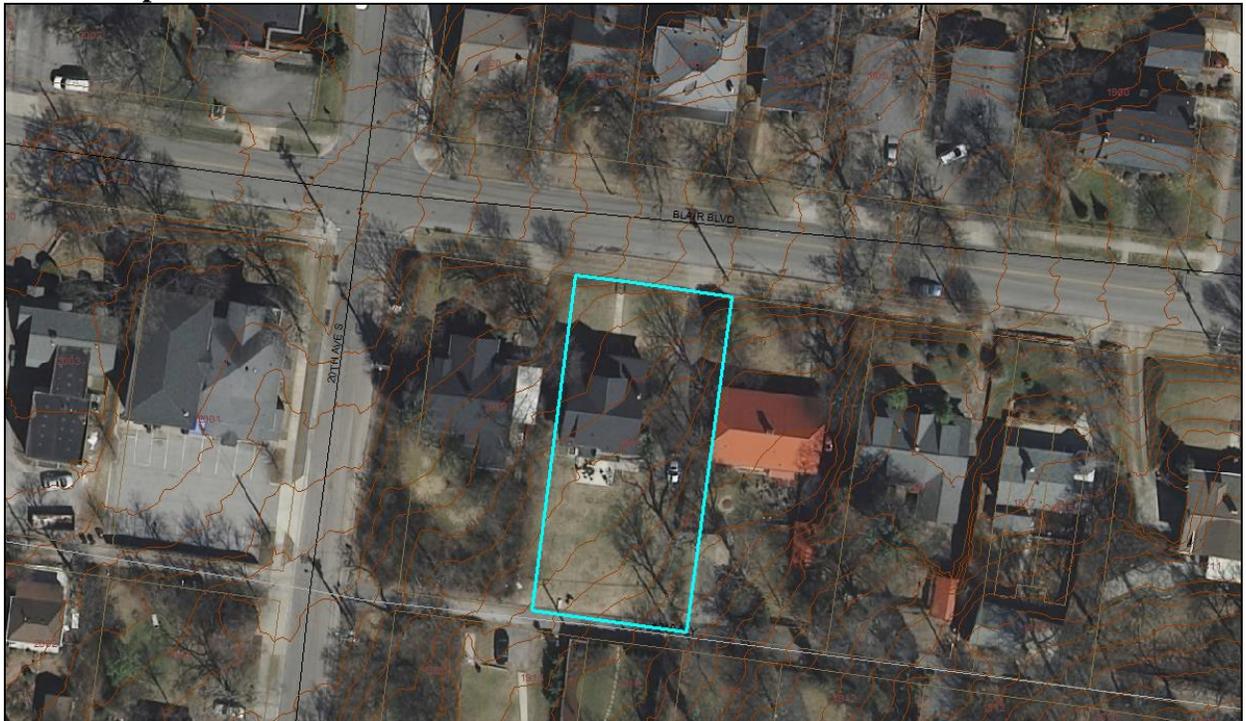
With these conditions, staff finds that the addition meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**D:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. GUIDELINES**

#### **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. BL2007-45).*

*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, 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.

*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.

##### *Porches*

*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.*

##### *Parking areas and Driveways*

*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.

### **j. Public Spaces**

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

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

## **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 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.  
Additions should be a minimum of 6" below the existing ridge.*

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

*No matter its use, 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.*
- 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 or extend wider than the existing building; however, generally the addition should not higher and 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*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*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 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.*

*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.*

*Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

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, 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.

## V. DEMOLITION

### 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.

### Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** The house located at 1915 Blair Boulevard is a one and one-half story stone bungalow that was built c. 1915 (Figure 1). The house contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Figure 1: 1915 Blair Blvd

**Analysis and Findings:** The request is to construct rear and side additions. The request also includes changes to windows on the left side of the historic house and those in the front dormer gable field.

**Demolition:** The request includes altering the windows in the front dormer gable field to remove the mullion between the middle windows (Figure 2). The applicant has requested to alter the windows to meet egress requirements per the Fire Code as the interior will be a bedroom. The design guidelines prohibit alterations to the front façade of a contributing house unless the work is restoring a historic condition. In addition, 4”-6” mullions are a typical configuration of historic paired windows. In this case, however, staff finds that the alterations may be appropriate since the changes do not alter the size, number, or location of the windows, thereby changing the character of the historic house, two of the three mullions will remain, and the changes are proposed to meet current life safety standards of the Fire Code.



Figure 2: Front and side windows to be altered

The request also includes altering existing windows located on the left side of the house, above the location of the connector for the proposed side addition. The existing double-hung triple windows on the left side of the historic house are to be removed and replaced with shorter paired windows, and the existing paired windows are to be replaced with shorter paired windows (Figure 2). The applicant has requested to alter the windows to meet egress requirements per the Fire Code. Staff finds that altering the windows could be appropriate since they are located near the rear of the historic house, above a proposed side addition that meets the design guidelines. The general proportions, rhythm of spacing and configuration will remain.

Staff finds that the proposed alteration of the windows on the front and left side of the house are appropriate and meet Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

**Height & Scale:** The proposed total additional footprint is approximately one thousand, seven hundred, thirty-eight square feet (1738 sq. ft.), compared to the existing footprint which is approximately one thousand, seven hundred, fifty-three square feet (1753 sq. ft.). The addition does not more than double the footprint and adds thirty feet (30’) to the depth of the house.

The new construction is located at the rear and on the left side of the historic house. Per the design guidelines, additions should be located at the rear, but side additions may be appropriate when a lot exceeds sixty feet (60’) or the standard lot width of the block. The subject property is eighty feet (80’) wide, which meets the criteria for side additions.

Staff finds that the locations of the additions are appropriate and meet the design guidelines.

The rear addition has a maximum height that is approximately one foot (1') less than the ridge of the historic house. Eave height on the rear addition is similar to that of the historic house. The side addition has a maximum height that is eight feet (8') less than the ridge of the historic house and also has an eave height similar to that of the existing house.

As proposed, the rear addition does not more than double the footprint or depth of the house. The proposed side addition meets the criteria for side additions and is subordinate in height and scale to the historic house. Therefore, staff finds that the rear and side additions are appropriate with regard to height and scale and that the project meets Sections II.B.1.a. and b.

Design, Location & Removability: The new construction is located at the rear and on the left side of the historic house. Per the design guidelines, additions should be located at the rear, but side additions may be appropriate when a lot exceeds sixty feet (60') or the standard lot width of the block. The subject property is eighty feet (80') wide, which meets the criteria for side additions. Staff finds that the locations of the additions are appropriate and meet the design guidelines.

As proposed, the addition is inset one foot (1') from the rear corner on the right side where the addition is single-story and two feet (2') on the left side where the addition is one and one half stories. The addition meets the design guideline that requires the construction to be inset one foot (1') per story from the rear corners of the historic house. The side addition begins at the midpoint of the historic home (not including the front porch), which also meets the design guidelines.

The locations of the addition at the rear and left side of the existing building meet the design guidelines. The inset, separate roof form, and lower height help to distinguish the addition from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The additions are designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

The project meets section II.B.2.a, e, and f.

Setbacks: The new addition meets all setbacks required by the base zoning. The addition is located approximately forty-eight feet (48') from the rear property line, thirteen feet (13') from the right side property line, and six feet, ten inches (6'-10") from the left side property line.

The project meets section II.B.1.c.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Stone and stucco	Not indicated		X
<b>Cladding</b>	Stucco		Yes	
<b>Roofing</b>	Architectural dimensional shingles and EPDM (left dormer)	Color unknown	Yes	X
<b>Trim</b>	Wood	Smooth faced	Yes	
<b>Chimney</b>	Stucco		Yes	
<b>Side Porch Floor/steps</b>	Not indicated	Not indicated		X
<b>Rear Porch floor</b>	Not indicated	Not indicated		X
<b>Windows</b>	Wood	Aluminum clad	Yes	X
<b>Side/rear doors</b>	Not indicated	Not indicated		X

With the condition that staff review and approve the unknown materials prior to purchase and installation as well as masonry, windows and doors and roof color, the project meets section II.B.1.d

**Roof form:** The roof form of the rear addition is a rear facing gable, with a 9:12 pitch that matches the historic house. The rear addition ties into the existing side-gabled roof one foot (1') below the ridge. The plan also incorporates a dormer on the left side of the rear addition; the dormer is shed-style and is inset from the side wall below by approximately two feet (2') as required for dormers.

The primary roof form of the side addition is a front gable with a 9:12 pitch that also matches the existing house. The side addition ties into the existing roof form via a connector with a pitch of 5.5:12.

Staff finds that the proposed roof form is compatible with the historic house and meets section II.B.1.e.

**Orientation:** The addition will not change the historic orientation of the house. This design guideline is not applicable.

**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.

Please also see “demolition” for alterations of existing windows. Staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g.

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 lot is currently accessed via an existing curb cut and driveway from Blair Blvd, and the applicant proposes to continue using this access. While the side addition will cut off the existing driveway, it will still continue to approximately the midpoint of the house. Staff finds that this is appropriate as the curb cut and driveway are existing site conditions.

The project meets section II.B.1.h.

**Recommendation:** Staff recommends approval of the proposed addition with the following conditions:

1. The driveway shall be shown on the site plan;
2. Staff approve the final details, dimensions, and materials of the roof color, windows, doors, porch floor, and porch steps prior to purchase and installation;  
and
3. Staff approve the masonry color, dimensions and texture.

With these conditions, staff finds that the addition meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



1

# Site Layout Plan



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

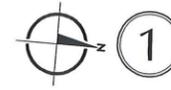
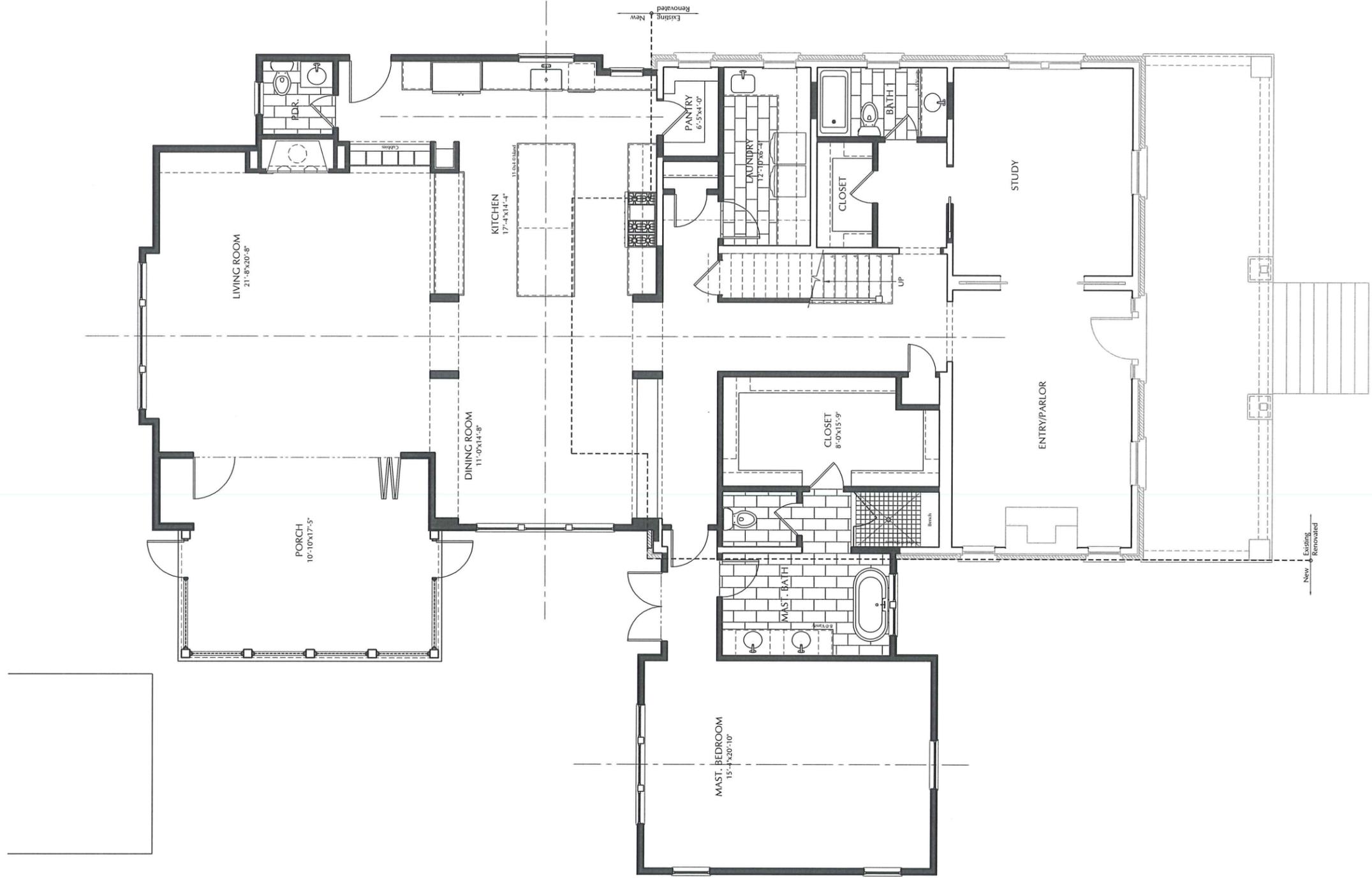
Drawings:  
Site Layout Plan  
Date:  
08.01.16

**AW**  
ALLARD WARD  
ARCHITECTS  
1618 Sixteenth Avenue South  
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allardward.com  
Tel: 615.345.1010  
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# AS1.0

Addition and Renovations to:  
**The Ballard-Brody Residence**  
1915 Blair Blvd  
Nashville, TN 37212

MH2C PRESERVATION PERMIT APPLICATION



First Floor Plan



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

Drawings:  
First Floor Plan  
Date:  
08.01.16

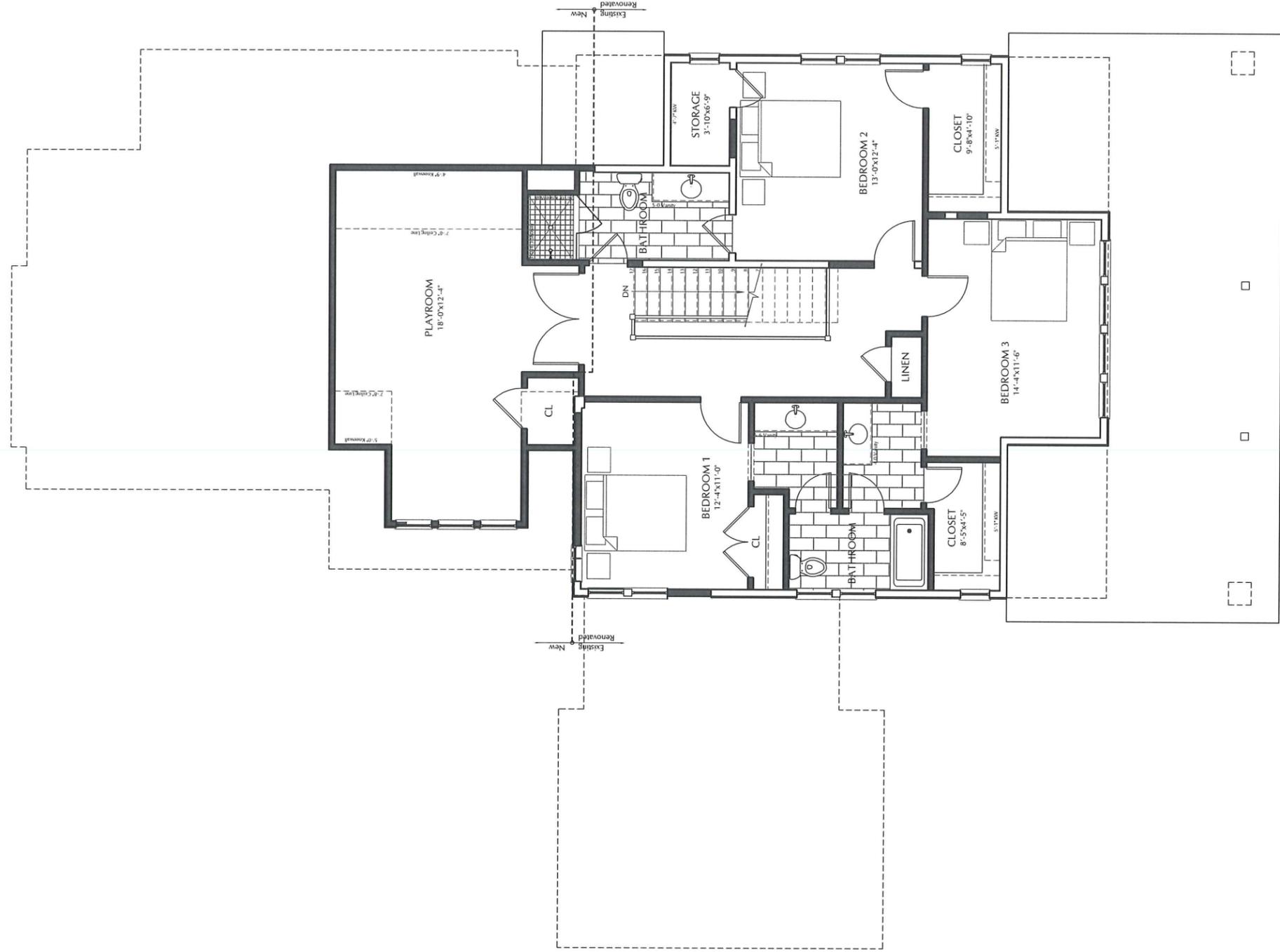
**AW**  
**ALLARD WARD**  
 ARCHITECTS  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37211  
 Tel: 615.345.1010  
 Fax: 615.345.1011

# A1.0

## Addition and Renovations to: The Ballard-Brody Residence

1915 Blair Blvd  
Nashville, TN 37212

MHZC PRESERVATION PERMIT APPLICATION



1



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

## Second Floor Plan

**AA**  
**ALLARD WARD ARCHITECTS**  
 1618 S. Riverside  
 Nashville, Tennessee 37212  
 allardward.com  
 Tel: 615.345.1010  
 Fax: 615.345.1011

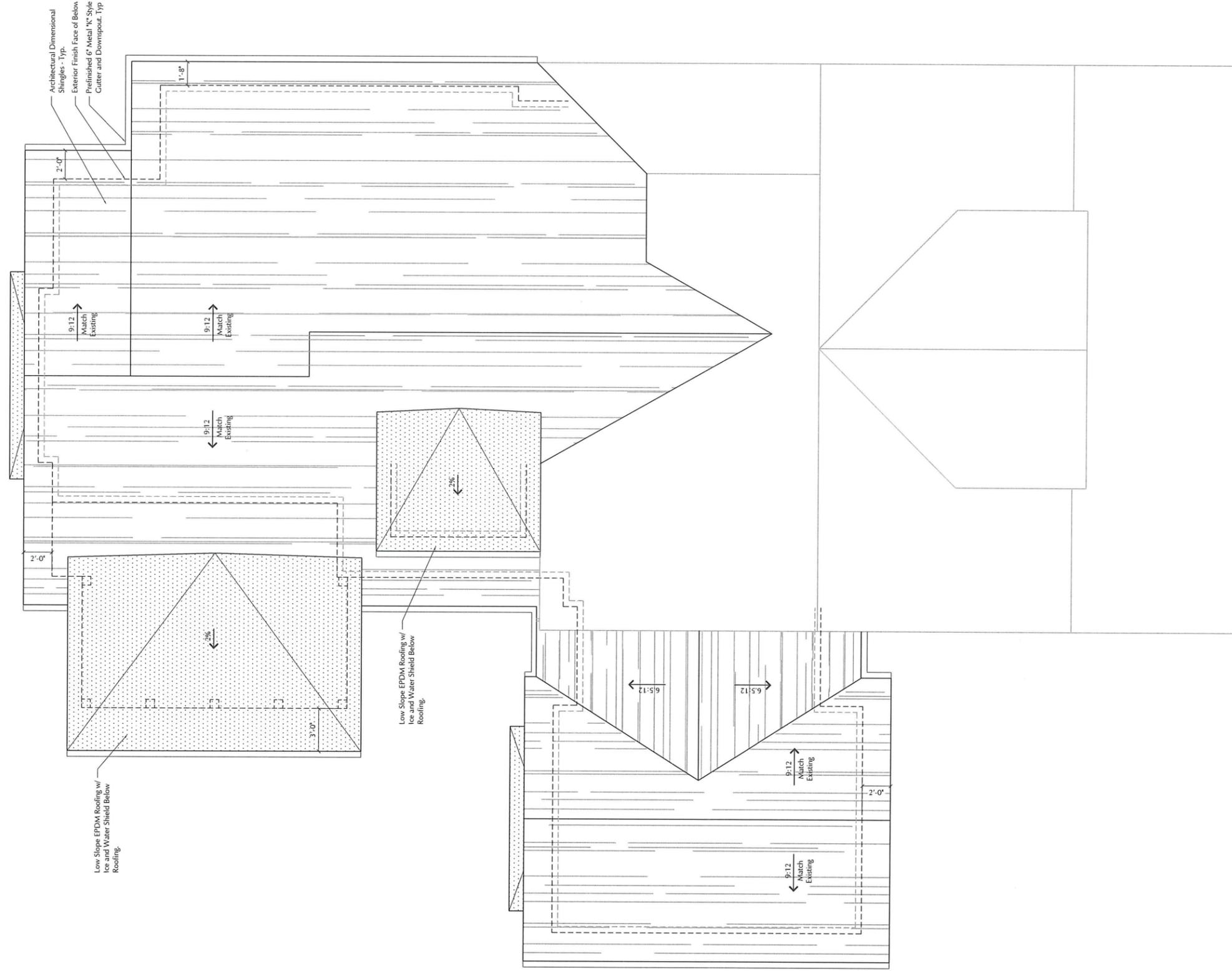
Drawings:  
 Second Floor Plan  
 Date:  
 08.01.16

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## Addition and Renovations to: The Ballard-Brody Residence

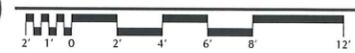
1915 Blair Blvd  
 Nashville, TN 37212

MHZC PRESERVATION PERMIT APPLICATION



1

Roof Plan



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

Drawings:

Roof Plan

Date:

08.01.16

**ALLARD WARD**  
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Addition and Renovations to:  
**The Ballard-Brody Residence**

1915 Blair Blvd  
 Nashville, TN 37212

MHZC PRESERVATION PERMIT APPLICATION

**A1.2**



2 Front Elevation  
Scale: 1/8"=1'-0"



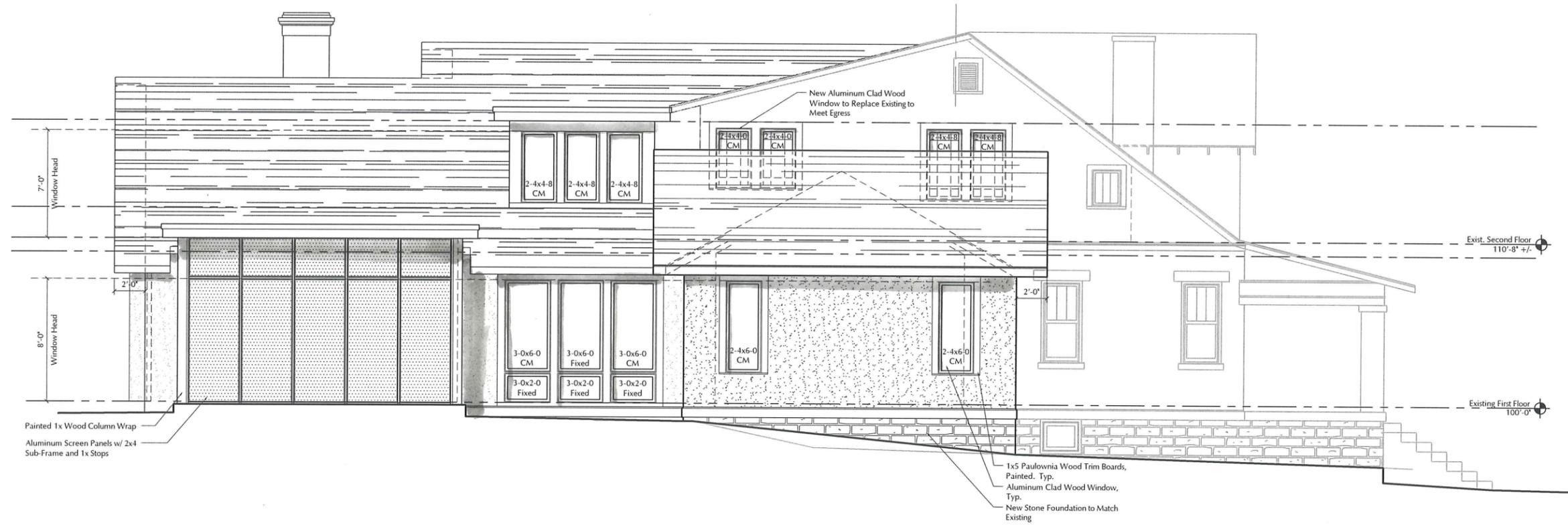
1 Rear Elevation  
Scale: 1/8"=1'-0"

Addition and Renovations to:  
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ARCHITECTS  
1618 Sixteenth Avenue South  
Nashville, Tennessee 37212  
allardward.com  
Tel: 615.345.1010  
Fax: 615.345.1011

Drawings:  
Elevations  
Date:  
08.01.16

**A2.0**



2 Left Elevation



1 Right Elevation



Addition and Renovations to:

# The Ballard-Brody Residence

1915 Blair Blvd  
Nashville, TN 37212

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# A2.1