



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 123 Blackburn Avenue February 18, 2015

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: New construction-addition and outbuilding
District: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay
Council District: 23
Map and Parcel Number: 13001017900
Applicant: Kaitlyn Smous, Allard Ward Architects, LLC
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: This application is for construction of a rear addition to the home, and a garage outbuilding.

Recommendation Summary: Staff recommends approval with the conditions:

1. The existing window openings on the house forward of the midpoint remain as they are currently;
2. Staff approve windows and garage doors;
3. Staff approve the roof color;
4. Staff approve a masonry sample for color, dimensions, and texture;
5. If they are moved, HVAC or other utilities be located behind the house or on either side, beyond the mid-point of the house; and,
6. The garage have two individual garage doors, instead of one large door.

Staff finds that the application meets the design guidelines for the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.

Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

Applicable Design Guidelines:

II. B. GUIDELINES

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.

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.

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. Outbuildings and Detached Accessory Dwelling Units (DADU)

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

1) A new garage or storage building should reflect the character of the period of the house to which the

outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials and Details

- *Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
 - *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
 - *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
 - *Stud wall lumber and embossed wood grain are prohibited.*
 - *Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 clad buildings.*

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.

· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

i. 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.

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 tie-in at least 6" below the existing ridge.

In order to assure that 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 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 or extend wider than the existing building; however, generally the addition should not be 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).

Side Additions

When a lot width exceeds 60' 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 (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.

b. The creation of an addition through enclosure of a front porch is not appropriate.

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

c. 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.

d. 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.

e. 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
- 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 of the historic zoning ordinance.



Figure 1. 123 Blackburn Avenue

Background: 123 Blackburn was built circa 1930 and is a contributing building in the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.

Analysis and Findings: The application is for a rear addition to the house, and a detached outbuilding, that will not have an accessory dwelling unit.

Demolition: The project's demolition plan includes removal of most of the existing rear wall, excepting the corners. Metal columns on the front porch will also be removed; these are not original to the house. Staff finds that the portion of the house proposed for demolition does not contribute to the architectural or historical character and significance of the district. Therefore, this partial demolition meets section IV.B.2 for appropriate demolition and does not meet section IV.B.1 for inappropriate demolition.



Figure 2. Rear of the house currently

Height & Scale: The primary portion of the addition will add thirty-five feet (35') to the depth of the house. The footprint of the new construction approximately doubles the footprint of the house, adding one thousand square feet (1000 sq. ft.) to the existing one thousand, one hundred square feet (1,100 sq. ft.). The addition will inset two feet (2') on each side and then expand to match the width of the house. A screened porch is drawn on the left side, going back an additional thirteen feet, five inches (13'5") and wider than the house by six feet and eight inches (6'8"). Staff finds the rear porch extension beyond the side wall of the house appropriate as the house is less than thirty feet (30') wide; in addition, the design guidelines allow for additional width when the lot is sixty feet (60') or wider, as this lot is.

The design guidelines state that an addition may be permitted up to four feet (4') taller at a distance of at least forty feet (40') from the front of the house. The proposed addition will have a ridge height four feet (4') taller than the house. It reaches this height fifty-six feet (56') back from the front of the house. The foundation height will match that of the house. The project meets section II.B.1.a and b.

Design, Location & Removability: The new construction will be in an appropriate location at the rear of the house. On each side, the addition will inset two feet (2'), offering appropriate separation from the house. If the addition were to be removed in the future, the essential form and integrity of the historic house would remain. The project meets section II.B.2.a and e.

Setback: The setbacks will be five feet (5') on the left side and seventeen feet (17') on the right. The rear wall of the screened porch will be approximately twenty-seven feet (27') from the rear property line. The project meets bulk standard requirements and section II.B.1.c.

Materials: The addition will be clad in smooth-face cement fiberboard with a five inch (5") reveal. The trim and casings will be wood. The roof will be architectural fiberglass shingles; the color of roofing was not specified, and Staff asks for final approval of the roofing color. New cedar columns will replace the metal columns on the front porch. Cedar shutters will replace the existing wood shutters on the front facade. The new chimney in the addition will be brick. The rear screened porch will have wood posts and aluminum screen. The windows will be Marvin Integrity or similar windows. Staff asks to approve the final window selections prior to their purchase and installation. With the staff's final approval of the roofing color and windows, staff finds that the project meets section II.B.1.d.

Roof form: The primary portion of the addition is side-gabled with 7/12 pitch. A gable with the same pitch projects from the rear façade. The addition will connect to the house with a connector with 4/12 pitch. These roof forms and pitches do not contrast with those of neighboring buildings, and are compatible with the house. The project meets section II.B.1.e.

Proportion and Rhythm of Openings: The plans submitted indicate altering two existing window openings on the left side, and three openings on the right. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Utilities: The submitted application does not indicate changes to the location of HVAC or other utilities. If utilities are to be moved, Staff asks that they be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.i.

Outbuildings: The proposed outbuilding measures twenty-two feet (22') by twenty-one feet (21') for a footprint of four hundred and sixty-two square feet (462 sq. ft.). The height will be fifteen feet, ten inches (15'10"). See attached worksheet for complete details of Staff's review. Staff requests approval of the garage doors. The outbuilding meets section II.B.1.h of the design guidelines with the following exception:

Outbuildings: Windows & Doors: *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

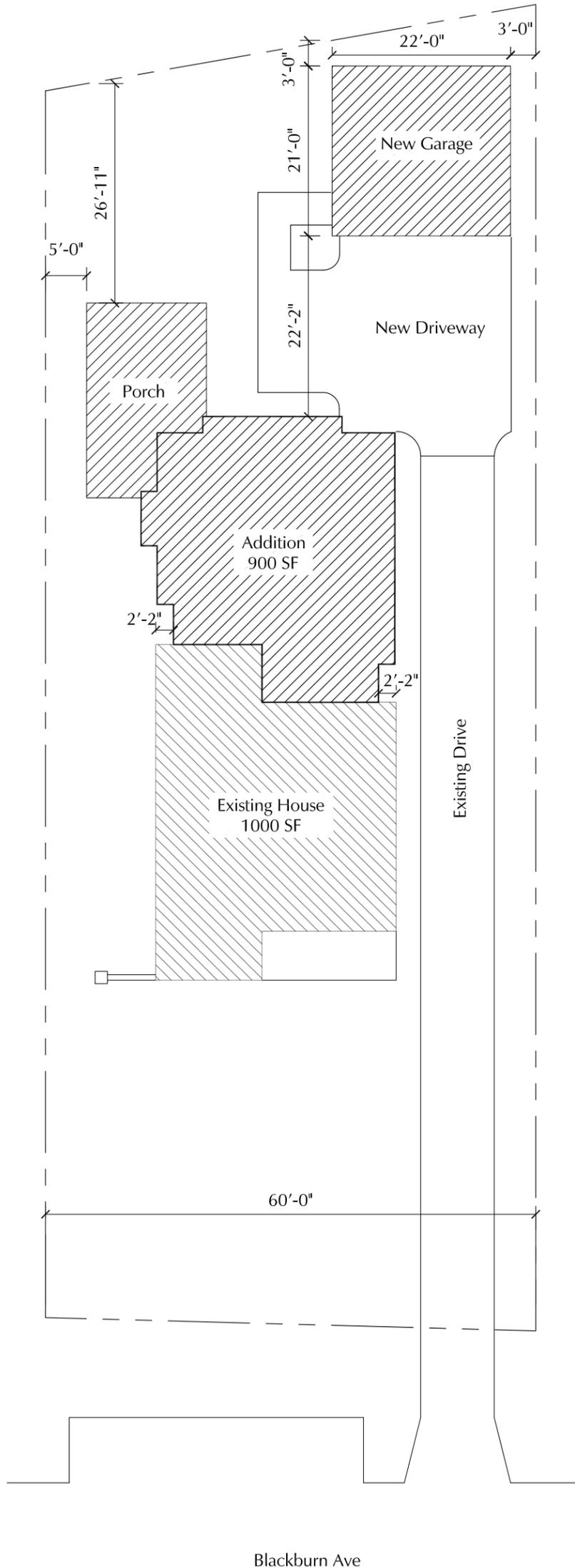
Staff recommends as a condition of approval that the garage have two doors instead of one large door.

Recommendation:

Staff recommends approval with the conditions:

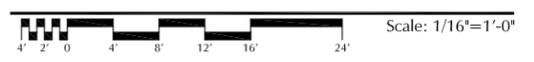
1. That the existing window openings on the house forward of the midpoint remain as they are currently;
2. Staff approve windows and garage doors prior to purchase and installation;
3. Staff approve the roof color;
4. Staff approve a masonry sample for dimensions, color and texture;
5. If they are moved, HVAC or other utilities shall be located behind the house or on either side, beyond the mid-point of the house;
6. The garage have two individual garage doors, instead of one large door.

Staff finds that the application meets the design guidelines for the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.



1

Site Plan



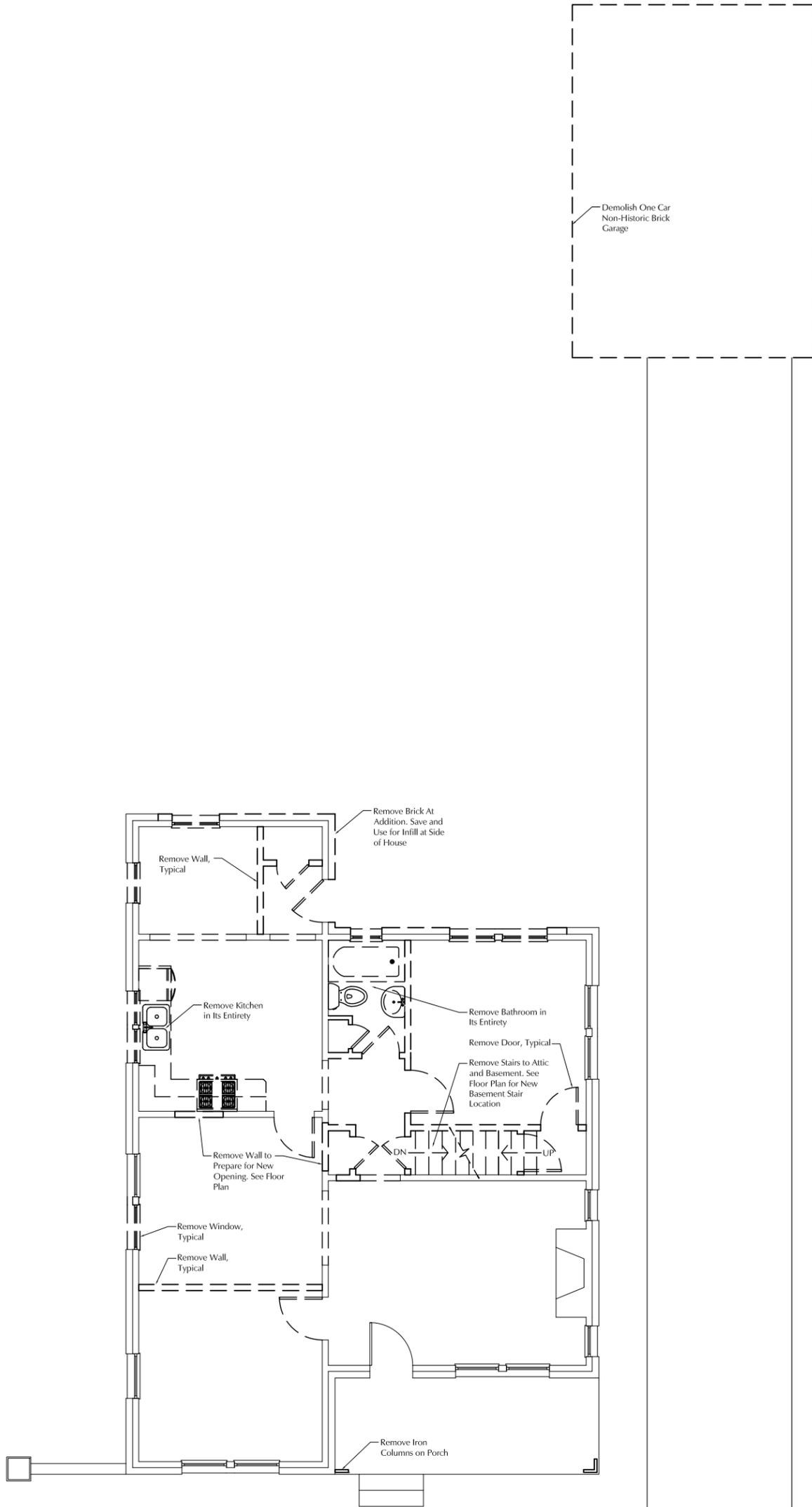
A1.0

Drawings:
 Site Plan
 Date:
 01.29.15



Addition and Renovations for:
The Daniell Residence
 123 Blackburn Ave
 Nashville, TN 37205

MHZC PRESERVATION PERMIT APPLICATION



1

First Floor Demolition Plan



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

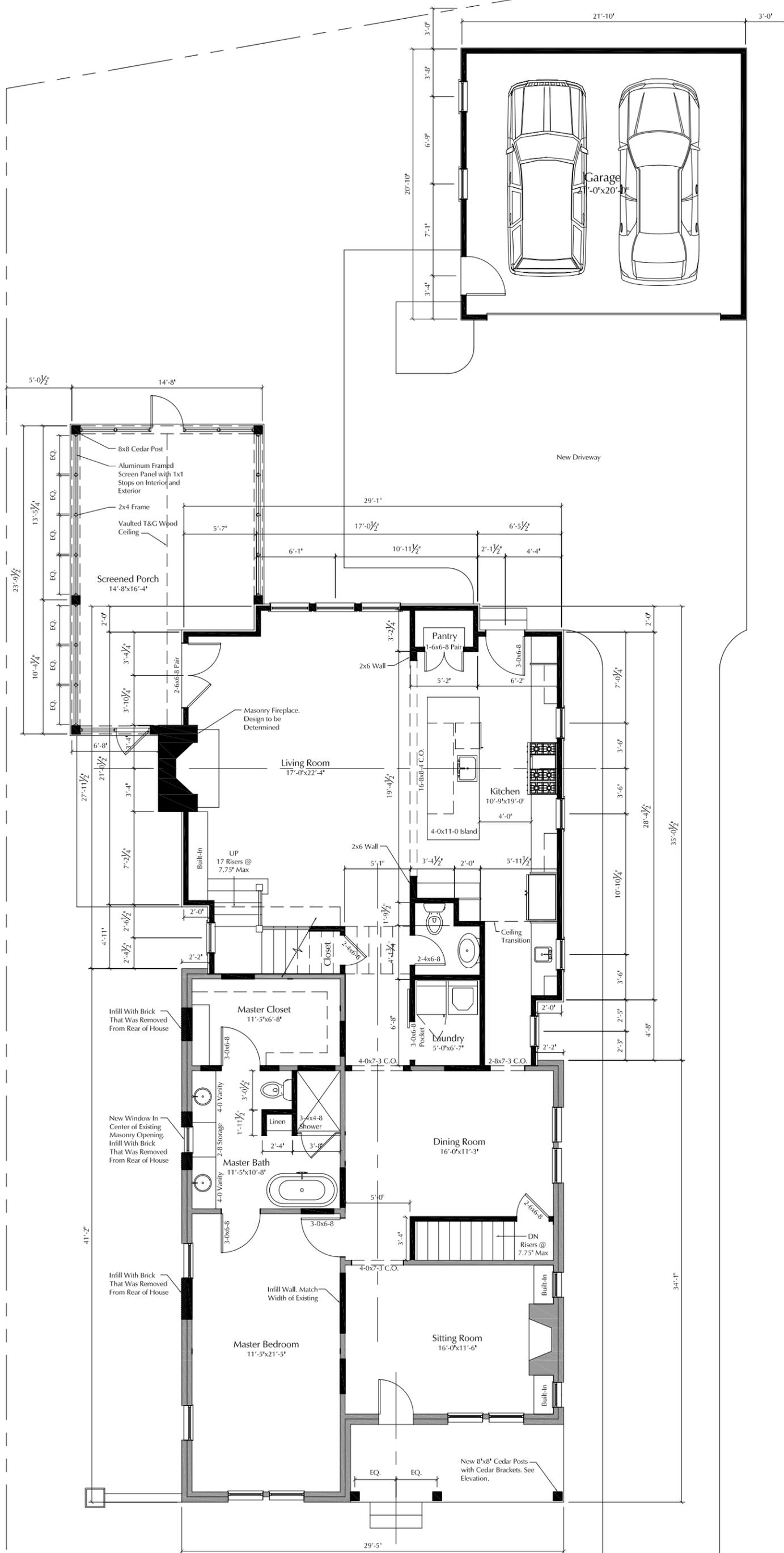
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Drawings:
 First Floor Demolition Plan
 Date:
 01.29.15

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

Addition and Renovations for:
The Daniell Residence
 123 Blackburn Ave
 Nashville, TN 37205

MHZC PRESERVATION PERMIT APPLICATION



1 First Floor Plan



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

A1.1

Drawings:

First Floor Plan

Date:

01.29.15

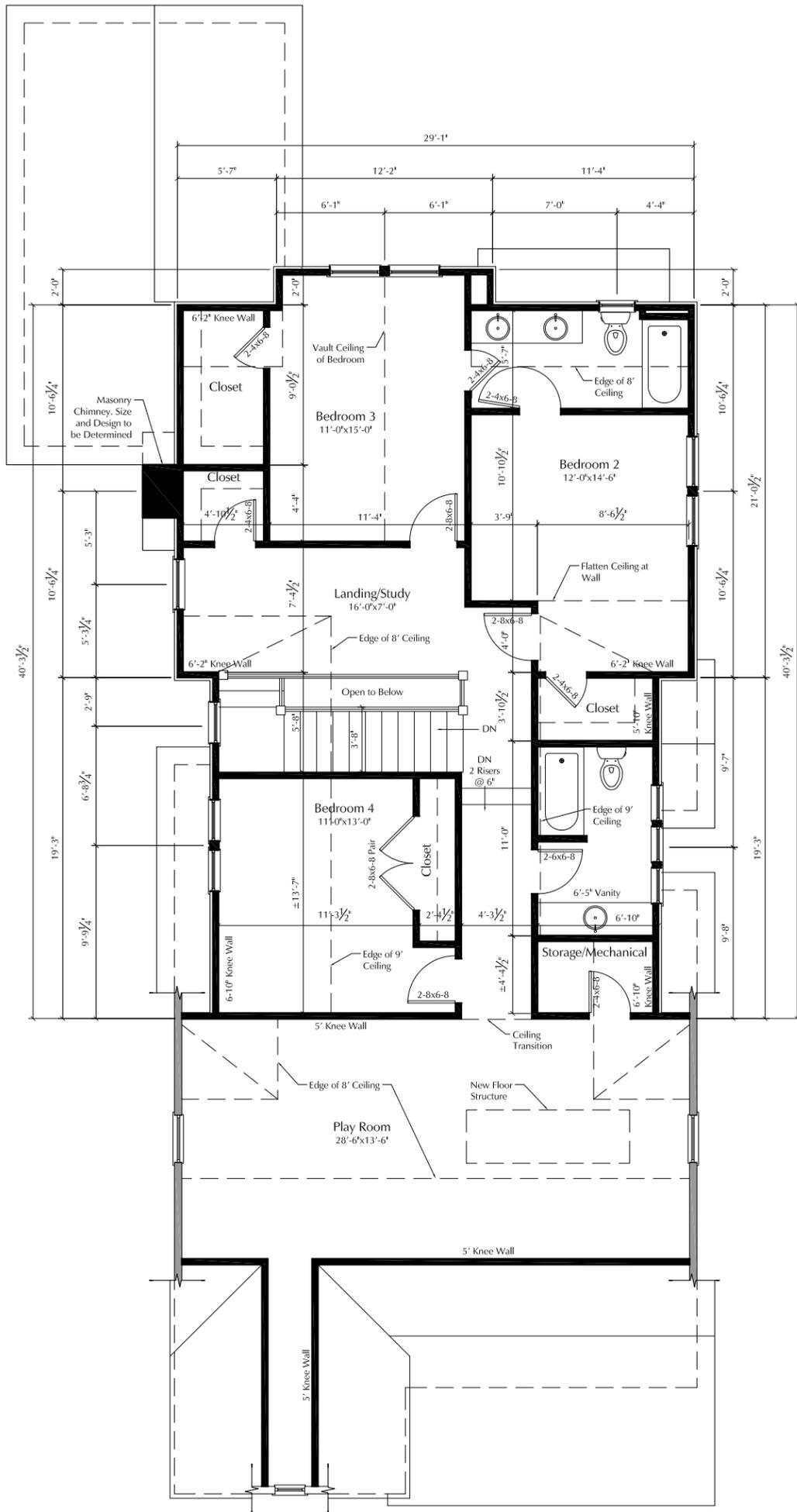


Addition and Renovations for:

The Daniell Residence

123 Blackburn Ave
Nashville, TN 37205

MHZC PRESERVATION PERMIT APPLICATION



Second Floor Plan



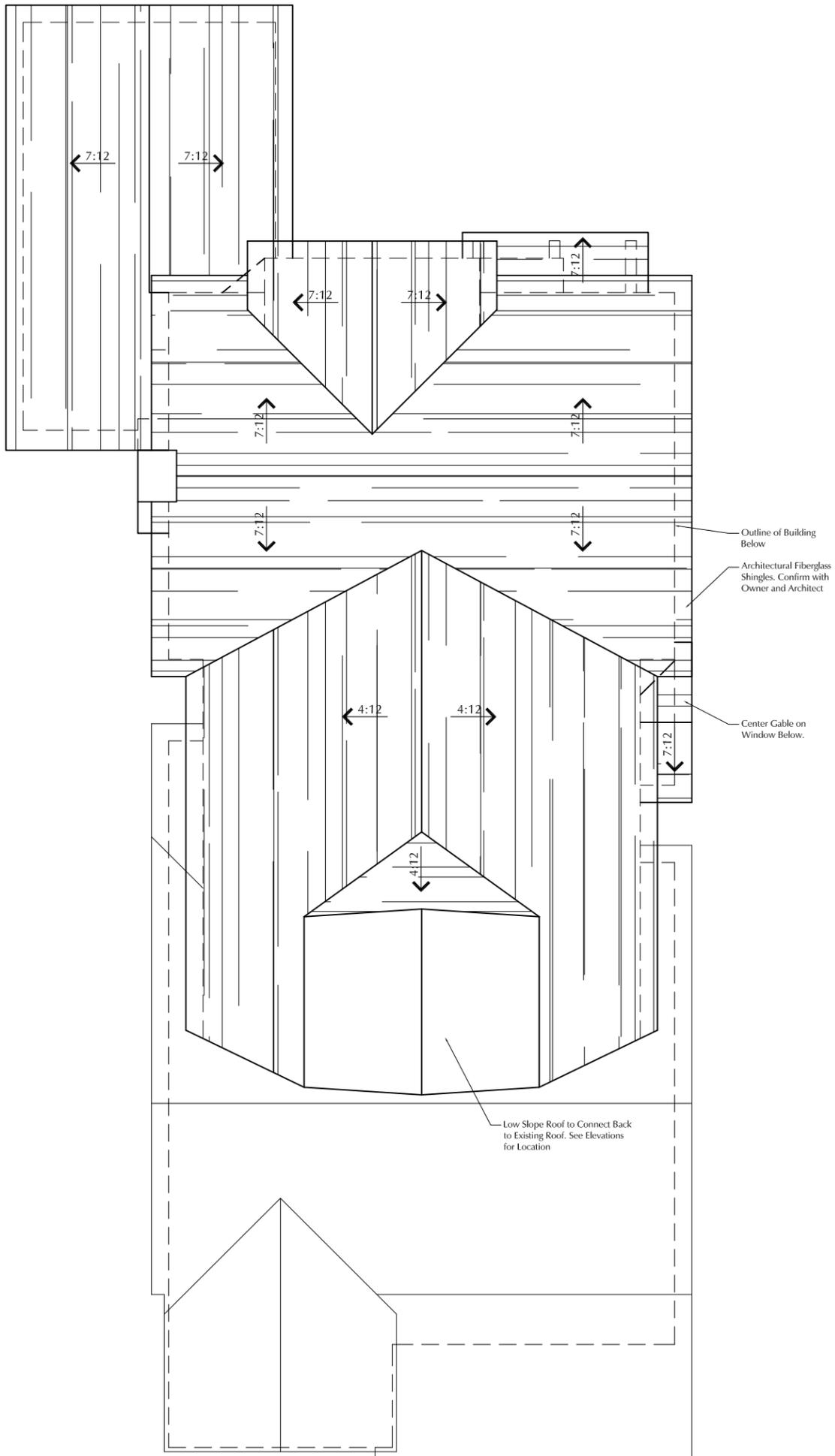
A1.2

Drawings:
Second Floor Plan
Date:
01.29.15



Addition and Renovations for:
The Daniell Residence
123 Blackburn Ave
Nashville, TN 37205

MHZC PRESERVATION PERMIT APPLICATION



1

Roof Plan



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

A1.3

Drawings:
Roof Plan
Date:
01.29.15

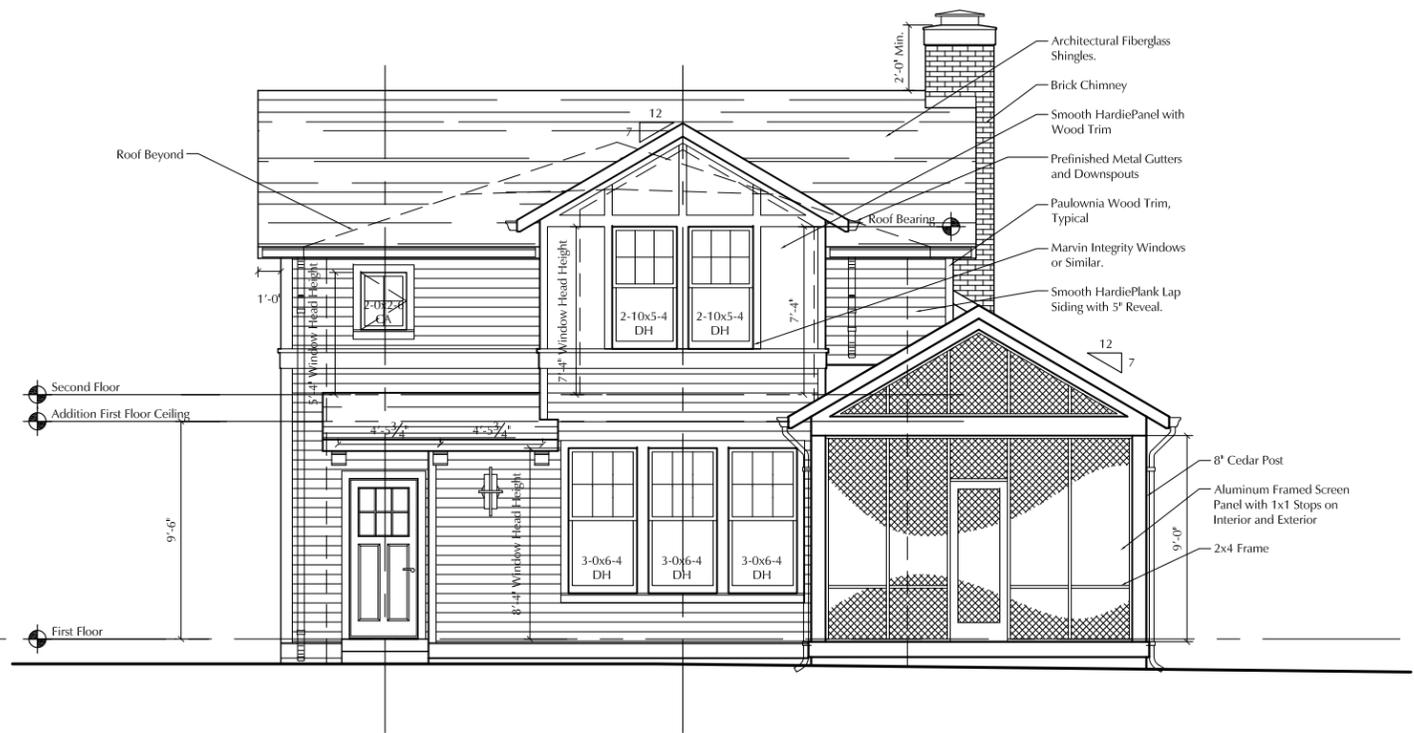


Addition and Renovations for:
The Daniell Residence
123 Blackburn Ave
Nashville, TN 37205

MHZC PRESERVATION PERMIT APPLICATION



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



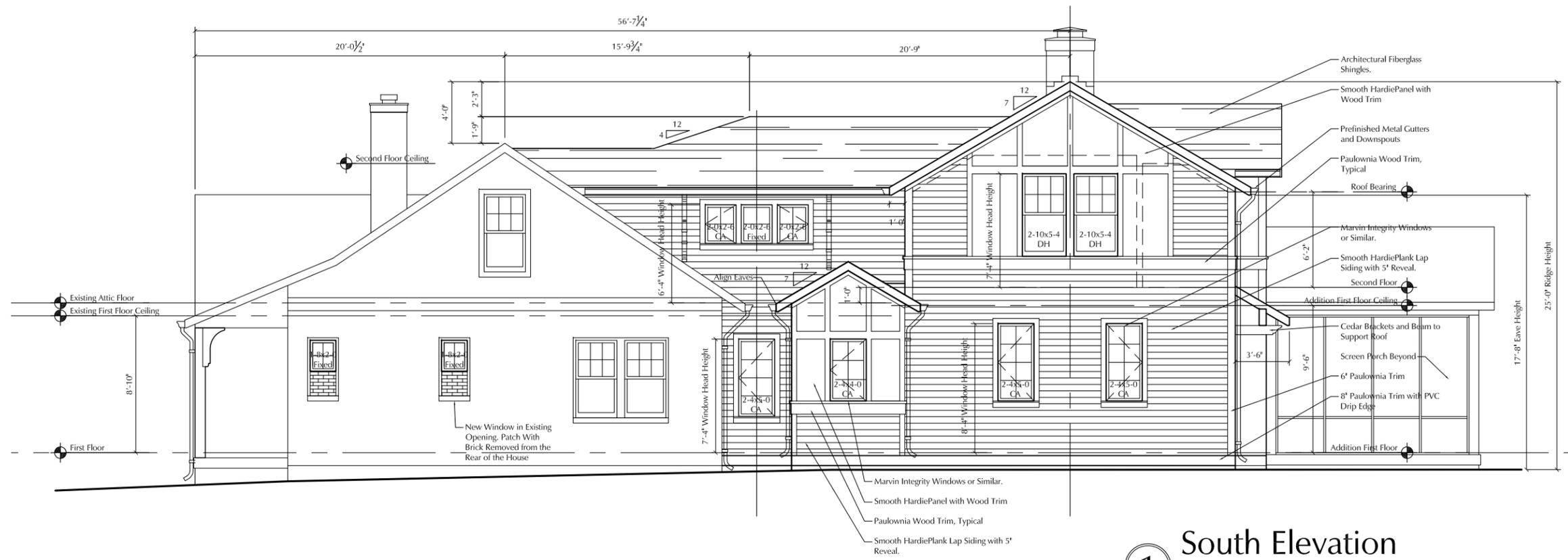
2 East Elevation
 Scale: 1/8"=1'-0"

Addition and Renovations for:
The Daniell Residence
 123 Blackburn Ave
 Nashville, TN 37205

ALLARD WARD ARCHITECTS
 1618 Sixteenth Avenue South
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 Fax: 615.345.1011
 allardward.com

Drawings:
 West Elevation
 East Elevation
 Date: 01.29.15

A2.0



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



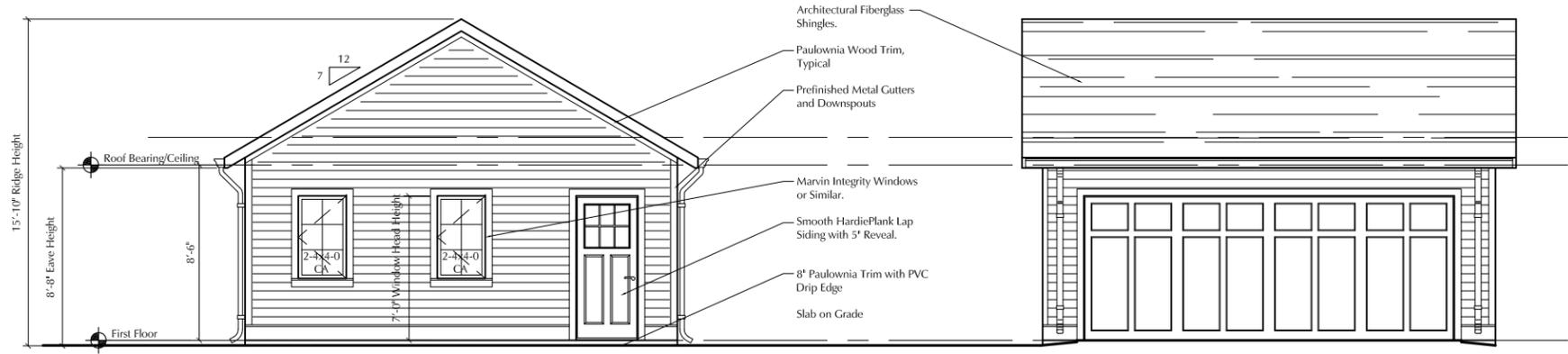
2 North Elevation
 Scale: 1/8"=1'-0"

Addition and Renovations for:
The Daniell Residence
 123 Blackburn Ave
 Nashville, TN 37205
 MHZC PRESERVATION PERMIT APPLICATION

ALLARD WARD
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Drawings:
 South Elevation
 North Elevation
 Date:
 01.29.15

A2.1



① Garage North Elevation
 Scale: 1/8"=1'-0"

① Garage West Elevation
 Scale: 1/8"=1'-0"

ALLARD WARD
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Drawings:
 Garage Elevation
 Date:
 01.29.15

A2.2

Addition and Renovations for:
The Daniell Residence
 123 Blackburn Ave
 Nashville, TN 37205