

MEGAN BARRY  
MAYOR



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

## STAFF RECOMMENDATION 3700 Central Avenue March 16, 2016

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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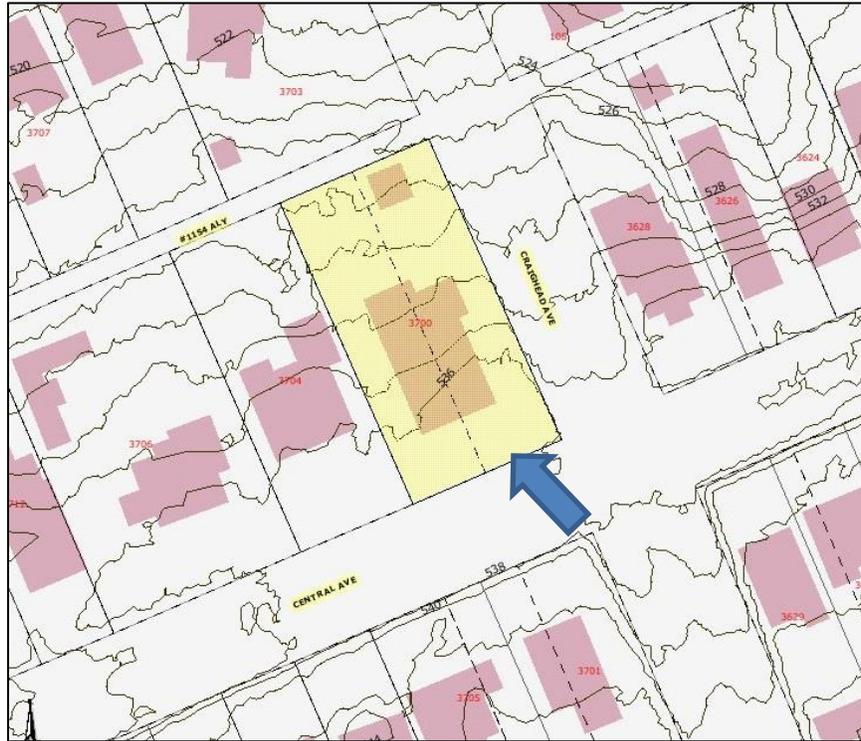
**Application:** Demolition – outbuilding; New construction - addition  
**District:** Richland-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 10409001400  
**Applicant:** Brittney Mount, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant proposes to enlarge the house with a side addition which will include a basement-level garage accessed from the side street.

**Recommendation Summary:** Staff recommends approval of the proposal to demolish an existing outbuilding and construct a new addition with attached basement-level garage at the proposed setbacks, with the condition that the window and door selections are approved by Staff prior to permitting. Meeting that condition, Staff finds that the proposal would meet the design guidelines for the Richland-West End 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, 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**

*(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 up 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.*

*When an addition ties into the existing roof, the addition should be 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 higher and extend wider.*

*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.*

*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.

*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. 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.

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

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.

e. Additions should follow the guidelines for new construction.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

**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.

**Background:** The building at 3700 Central Avenue is a high-style Craftsman house, constructed circa 1915. The house has a side-gabled roof with deep eave overhangs with vigorous brackets, large multi-light windows, and a full-width porch with four sets of paired columns.

The house is roughly centered on a double lot at the corner of Central and Craighead Avenues, with the grade dropping significantly toward the rear along Craighead.



**Analysis and Findings:** The applicant proposes to enlarge the house with a side addition which will include a basement-level garage accessed from the side street.

Demolition: The proposal would partially demolish an early rear addition to the historic house, likely a sleeping porch that has been enclosed. Because this section of the house has been altered, Staff finds that its demolition does not meet guideline III.B.1 for inappropriate demolition and does meet section III.B.2 for appropriate demolition.

The proposal would also demolish an existing outbuilding. Staff finds that this structure does not contribute to the architectural and historical character and significance of the district, and that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Location & Removability: The proposed new addition would be on the right side of the house, beginning behind the primary mass of the building approximately forty-eight feet (48') back from the front edge of the building and facing the side street. The roof of the addition will be a side-facing gable with a ridge four feet, six inches (4'-6") lower than the existing roof. The addition would step out seventeen feet (17') to the right of the side of the house, and then extend back twenty-nine feet (29') before stepping back in toward the existing structure. This section of the house that is being enlarged is currently the kitchen, but it likely was originally a porch that was enclosed at some point.

After stepping in a distance of seven feet, six inches (7'-6") the addition will turn and extend back another twenty-four feet (24'). This rear section of the addition will have a garage at the basement level with a screened-in porch above.

Staff finds the location of the addition, at the rear and to the right side, to be appropriate because of the double-width of the lot, because the addition does not impact the front façade, it begins behind the primary mass of the building, it is lower in height than the historic house and it is less than half the width of the house, as seen from the front and as noted in the design guideline as appropriate massing for a side addition. Staff finds that the addition would not have a negative impact on the form and character of the historic house, and that the project would meet sections II.B.2.a and II.B.2.d of the design guidelines.

Design: The character of the addition will be very similar to that of the historic house, with matching roof form and pitch, matching window proportions, and matching exterior cladding. The lower height and open porch create a massing that is visually subordinate to the historic home. Staff finds the design of the addition will meet sections II.B.2.a and II.B.2.e of the design guidelines.

Setback & Rhythm of Spacing: As the addition steps out to the right of the silhouette of the historic house, it will have a shorter setback than the existing house. The outer wall of the addition will have a ten foot (10') side setback, and the garage will be seventeen feet, six inches (17'-6") from the property line. The standard setback requirement for houses is ten feet (10'), but garages are required to be twenty feet (20') from a side street. In this location, an additional two foot, six inch (2'-6") buffer to sidewalk and an additional five foot (5') buffer from the curb give the proposed addition the appearance of a setback greater than twenty-five feet (25'). This setback would be compatible with the surrounding context, as Craighead Avenue is a wide street where several historic garages were accessed from the street. For this reason, Staff finds that the proposed setbacks for the project meet section II.B.1.c of the design guidelines.

Materials: No changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in wood shingle siding to match that of the historic house. The trim will also be wood. The foundation will be concrete block with a parge-coat finish, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The windows will be aluminum-clad but the door material is not known, so staff asks to approve the final window and door selections prior to purchase and

installation. The porch columns and railing will be wood, and the screen will be fiberglass wire mesh. With the staff's final approval of the windows and doors, staff finds that the known materials meet section II.B.1.d of the design guidelines.

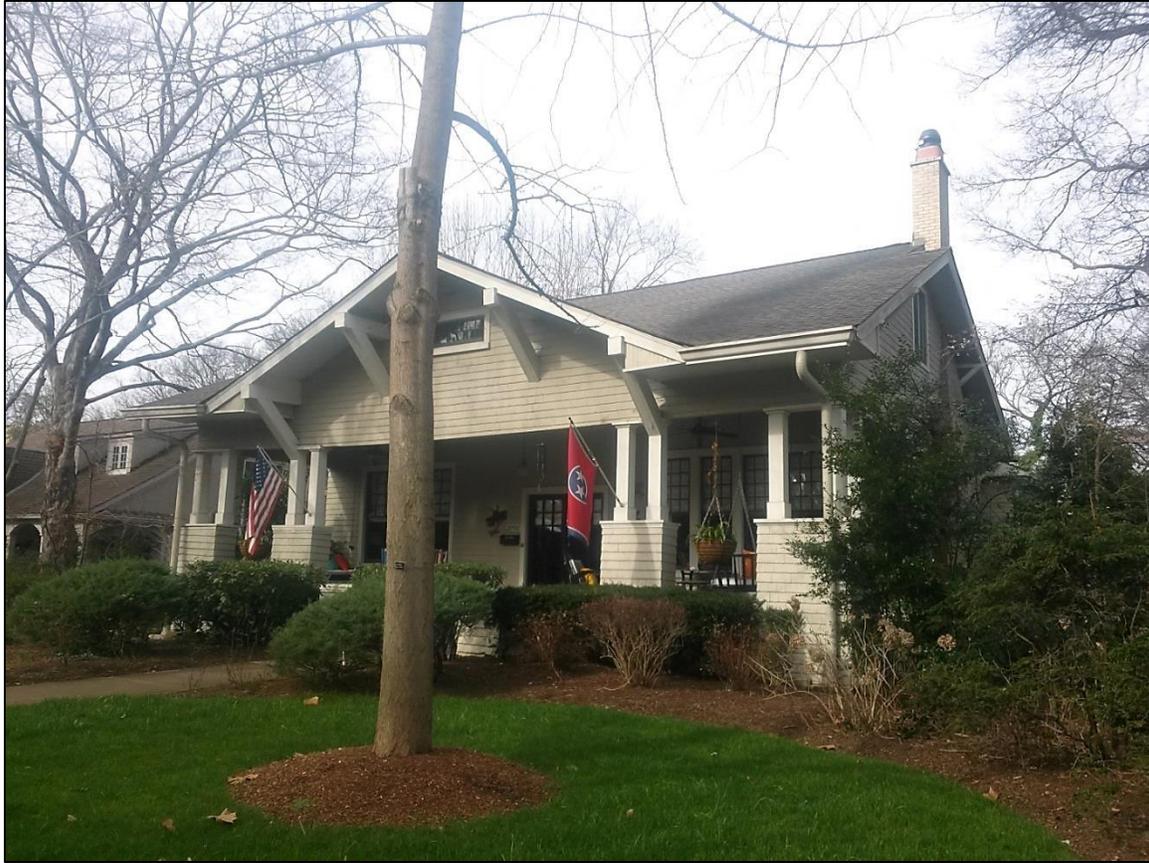
Roof form: The addition will have a side-gabled component and a hipped component facing rear, matching the gable and hipped forms of the historic house. The pitch of the new roofs will be 6:12, also matching the historic house. Staff finds that the project meets section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: No visible changes to the window and door openings on the original house were indicated on the plans, but some windows from the rear wall of the house that is being removed for the new addition will be relocated to the new addition. Because these windows are at the rear, Staff finds that the impact is not inappropriate. The windows on the proposed addition are all generally twice as tall as they are wide, matching the proportions of openings on the historic house. 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 of the design guidelines.

Appurtenances & Utilities: The two existing driveways will be removed and a new pair of driveways sharing a single curb cut will take their place. The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house, and that the project otherwise meets section II.B.1.i of the design guidelines.

Outbuildings: The proposal also includes a garage at the basement level of the addition, facing Craighead Avenue. Attached garages are generally not appropriate unless they are basement level, accessed from the rear, and in the location of historic outbuildings. Although this outbuilding is accessed from the street, an existing curb cut on Craighead Avenue suggests that the house previously had a basement-level garage accessed from the side. Considering this condition of the property, Staff finds that the proposal meets section II.B.1.h of the design guidelines.

**Recommendation:** Staff recommends approval of the proposal to demolish an existing outbuilding and construct a new addition with attached basement-level garage at the proposed setbacks, with the condition that the window and door selections are approved by Staff prior to permitting. Staff finds that the proposal would then meet the design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay.



3700 Central Avenue, front.

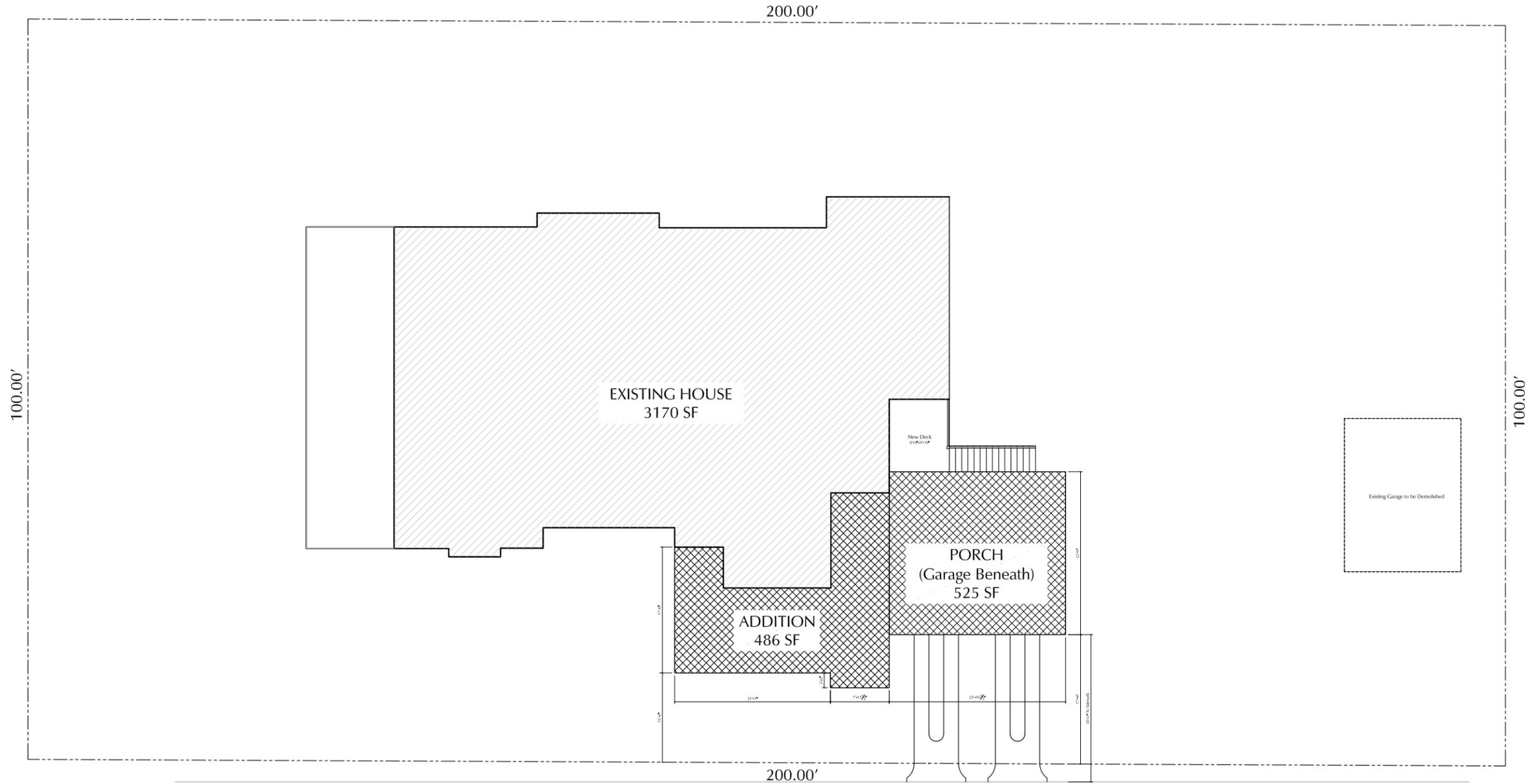


3700 Central Avenue, right side viewed from Craighead Avenue. Note existing curb cut.



Existing garage at rear of lot.

CENTRAL AVENUE



200.00'

CRAIGHEAD AVENUE



1

# Site Layout Plan



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

Drawings:  
Site Layout Plan

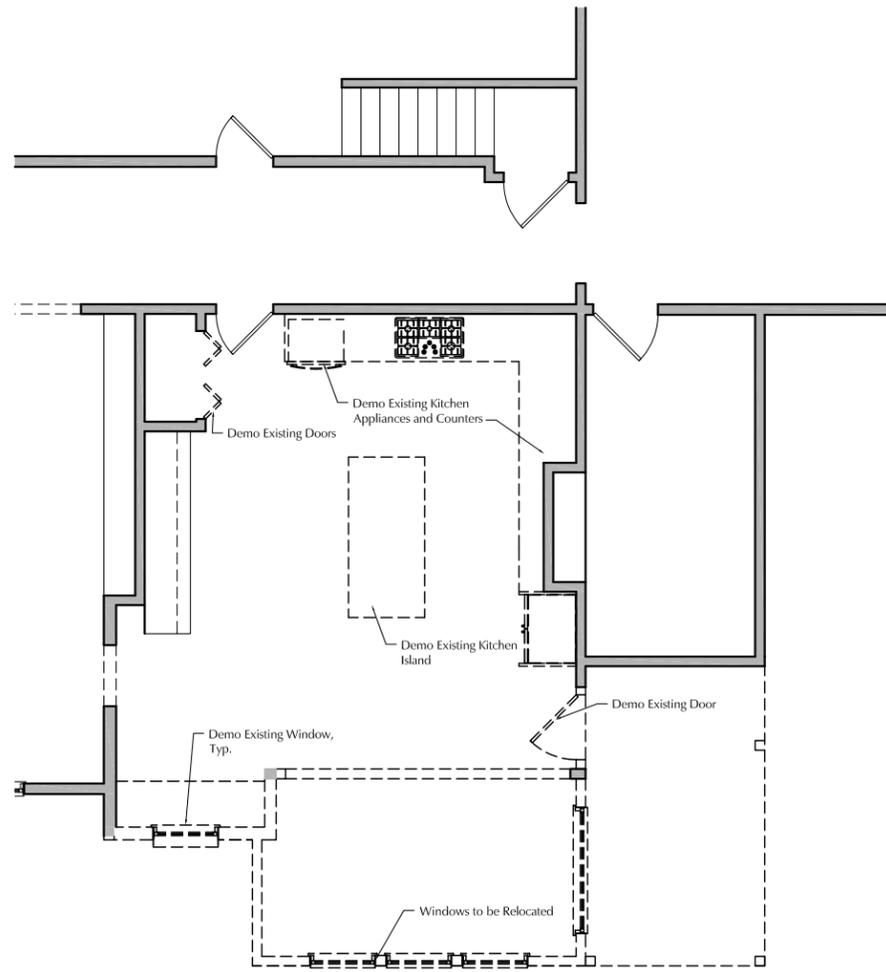
Date:  
02.29.16

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

Addition and Renovations to:  
**The Brown Residence**  
3700 Central Avenue  
Nashville, Tennessee 37205

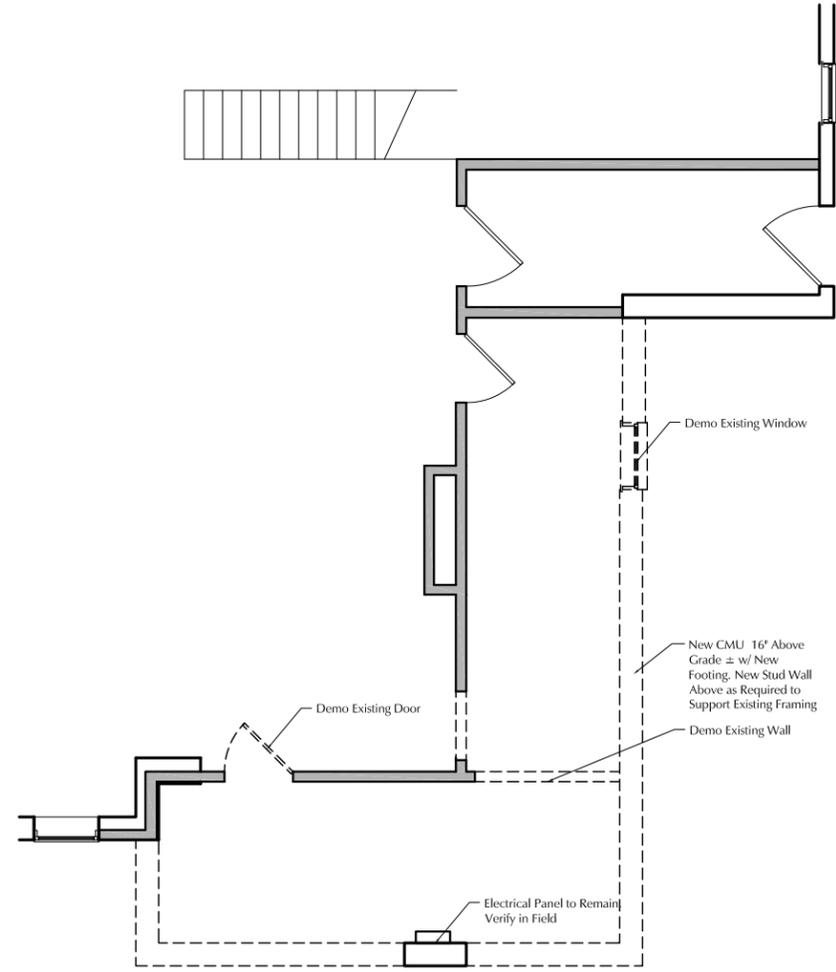
MHZC PRESERVATION PERMIT APPLICATION

# AS1.0



2

### First Floor Demo Plan



1

### Basement Floor Demo Plan



Addition and Renovations to:

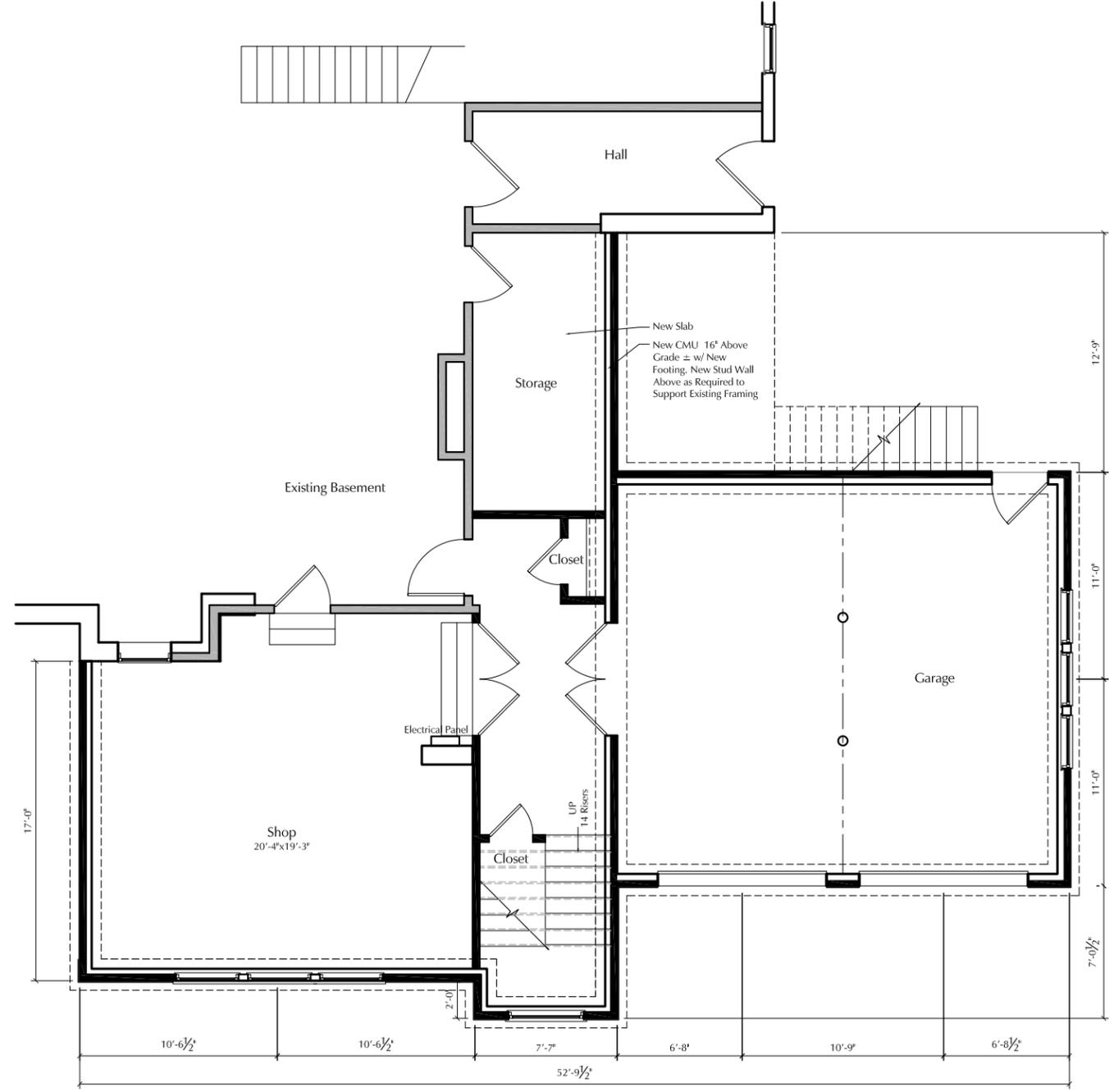
## The Brown Residence

3700 Central Avenue  
Nashville, Tennessee 37205

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

Drawings:  
 Demolition Plans  
 Date:  
 02.29.16

# D1.0



1

### Basement Floor Plan



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

# A1.0

Drawings:  
First Floor Plan  
Date:  
02.29.16

**ALLARD WARD**  
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Addition and Renovations to:  
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2 South Elevation  
 Scale: 1/8" = 1'-0"



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

Addition and Renovations to:  
**The Brown Residence**  
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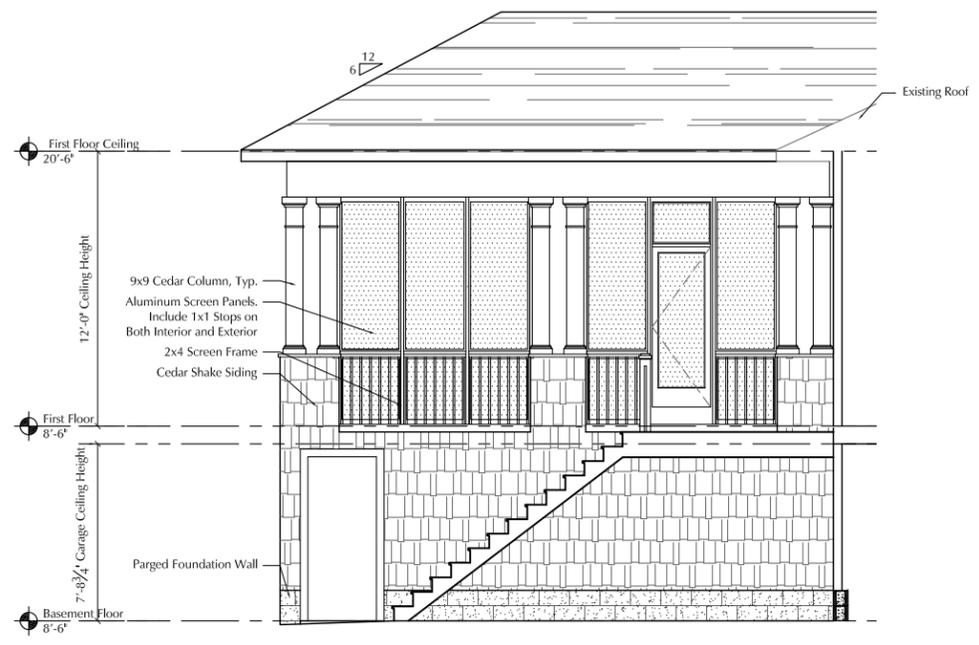
Drawings:  
 Elevations  
 Date:  
 02.29.16

A2.0



1 North Elevation

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



2 East Elevation

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

Drawings:  
Elevations  
Date:  
02.29.16

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Addition and Renovations to:  
**The Brown Residence**  
3700 Central Avenue  
Nashville, Tennessee 37205

**A2.1**