

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

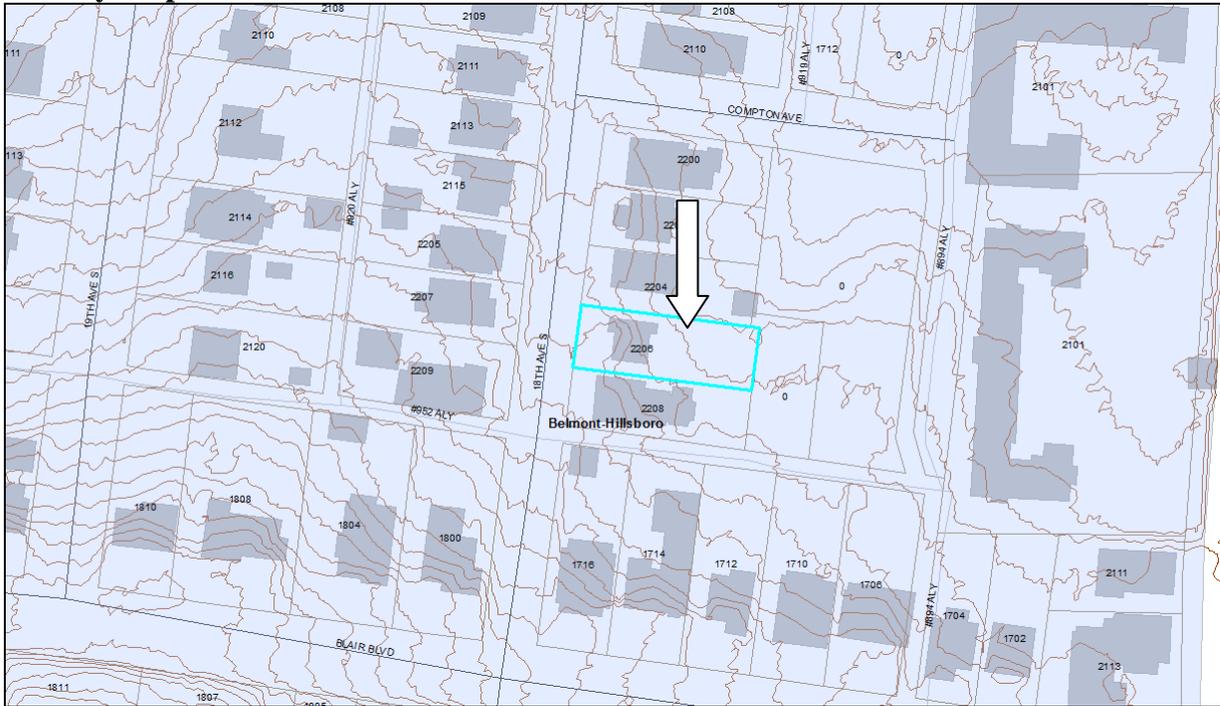
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
2206 Eighteenth Avenue South
June 15, 2016

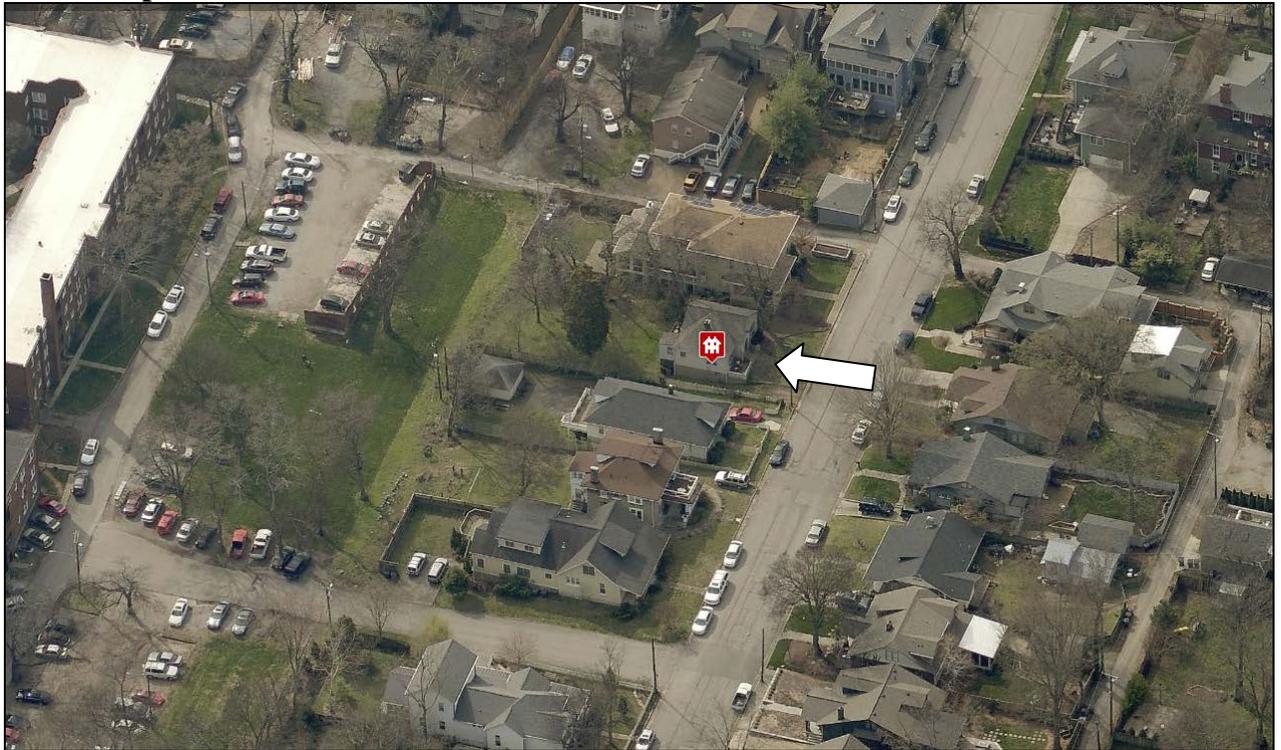
Application: New construction- addition; Partial demolition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416003900
Applicant: Craig Kennedy, AIA
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

<p>Description of Project: Application is to demolish a non-contributing addition and to construct a rear addition.</p> <p>Recommendation Summary: Recommendation: Staff recommends approval of the application with the following conditions:</p> <ol style="list-style-type: none">1. Instead of bricking in the window on the right façade, the window shall remain with the glass blacked over on the outside and the opening wallboarded over inside the house; and2. Staff approve the final window and door selections prior to purchase and installation. <p>With these conditions, staff finds that the proposed addition and detached structure meet Sections II.B.1. and II.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
--	--

Vicinity Map:



Aerial Map:



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.

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.

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.

III. 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: 2206 Eighteenth Avenue South is a one-story, c. 1940 Tudor revival with a cross-gable and hipped roof (Figure 1). The house contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Figure 1: 2206 Eighteenth Ave S

Analysis and Findings: The application is to demolish a non-contributing rear addition and to construct a rear addition.

Partial demolition: Demolition is proposed for an existing partial-width rear addition (Figure 2). The 1957 Sanborn maps indicate that the rear addition was originally a covered porch that subsequently was enclosed. Since the portion to be demolished has been altered and does not contribute to the character of the historic house, Staff finds that

the demolition of the rear addition is appropriate as it is located at the rear of the house and it has been altered so that it no longer contributes to the character of the historic house.



Figure 2: Rear addition to be demolished

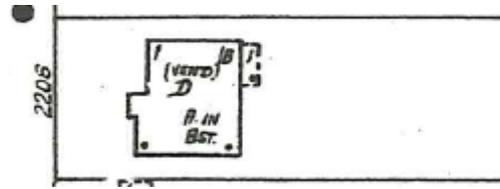


Figure 3: 1957 Sanborn map

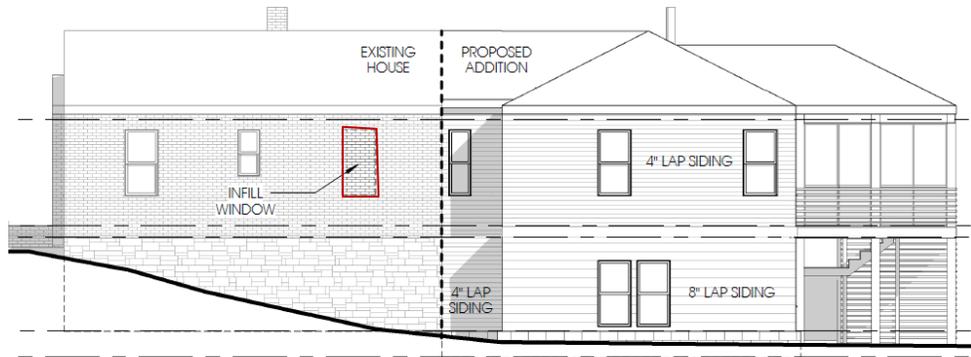


Figure 4: Window proposed to be infilled on the right façade

The applicant also proposes to infill a window opening on the right side of the historic house (Figure 4). Staff finds that the infilling the existing window on a contributing house is inappropriate and recommends a condition that, instead of bricking in the existing window, the window will remain with the glass blacked over on the outside and the opening wallboarded over in the inside the house. No other changes are proposed to the historic house.

Staff finds that, with the condition proposed, the proposed partial-demolition can meet Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The addition has a maximum ridge height that is equal to the ridge height of the historic house. While no additional height is proposed, part of the roof of the addition will be visible from the front given the roof form of the existing house. Staff finds this to be appropriate as the amount of the addition that will be visible is minimal and will be all roofing material, further obscuring its visual impact.

The maximum foundation height is twelve inches (12”) at the basement level. Eave height on the addition is also similar to that on the existing house.

The addition is wider than the existing house by three feet (3') on the right side. The part of the proposed addition that is wider is one-story and is located approximately thirty-four feet (34') behind the front corner of the existing house. Staff finds that the width of the addition on the right side is appropriate in this case for several reasons. The width of the historic house is thirty-two feet (32'), and while this is greater than the thirty feet (30') threshold required by the guidelines, it is still narrow for this block where building widths range from thirty-two feet to forty-one feet (32' – 41'). The addition sits back from the front of the house significantly and the amount of protrusion is minimal. In addition, the lot slopes significantly from the front to the rear, and the guidelines state that exceptions may be made when there are constraints present such as steep slopes.

The proposed additional footprint is approximately one thousand, one hundred and seventy-four square feet (1174 sq. ft.), compared to the existing footprint which is one thousand forty-two square feet (1042 sq. ft.). The addition slightly more than doubles the existing footprint, and the new construction is at the rear of the historic house, in accordance with design guidelines. The addition adds approximately thirty-eight feet (38') to the depth of the house, which slightly more than doubles the depth of the historic house. Generally an addition should be no more than double the footprint and depth of the existing house. Staff finds that, in this case, the scale of the addition is appropriate given the modest existing footprint and building depth of the historic house as well as the surrounding context, which includes primarily one and one-half (1.5) and two (2) story structures. In addition, the plan proposes a rear screened porch that accounts for twelve feet (12') of the additional depth proposed. While covered, a screened porch is more open than the rest of the building addition.

The design guidelines also state that an addition should not be both taller and wider than the existing house. In this case, the addition is wider on the right side and also appears taller from the front. The front facing gable on the existing house combined with the height and width make it difficult to hide the addition from the front. The proposed hipped roof of the addition minimizes the visual impact of the addition of the street.

For these reasons, staff finds that project is appropriate with regard to height and scale and meets Section II.B.2.a and II.B.2.b of the guidelines.

Design, Location & Removability: The addition is located at the rear of the historic house, in accordance with the design guidelines and is single-story with a basement level. The addition also incorporates a screened porch and uncovered deck on the rear. The addition is inset one foot (1') from the rear corners of the historic house. The addition meets the requirement of the design guidelines for additions to be inset at least one foot (1') for single-story additions. If the addition were removed in the future, the historic and architectural character of the house would remain. Staff therefore finds that the proposed addition meets Section II.B.2.a and II.B.2.e. of the design guidelines.

Setback: The setbacks will be approximately nine feet (9') on the left side, and six feet, six inches (6' 6") on the right side. The rear wall of the addition will be approximately forty-four feet (44') from the rear property line. The setbacks meet the bulk regulations

of the Zoning Code and are consistent with the surrounding historic context. Therefore, staff finds that the project meets Section II.B.2.c for setbacks.

Materials: The addition is clad with fiber cement siding with fiber cement trim. The plan shows a split-face CMU foundation, and the roof will be asphalt shingles to match the existing. The porch railings will be wood slats. Materials for the windows and doors are unknown. Staff recommends including a condition that staff approve the final window and door selections prior to purchase and installation.

As the proposed materials are consistent with the design guidelines and appropriate for the context, staff finds that, with the condition that staff approve the final selection of the trim and doors, the project meets Section II.B.2.d.

Roof form: The roof form of the addition is hipped and side-gabled, with roof pitches that complement the existing historic house. The roof form and pitches do not contrast with those of neighboring historic buildings and are compatible with those of the house. As the roof form on the addition complements the historic house, staff finds that the project meets Section II.B.2.e.

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

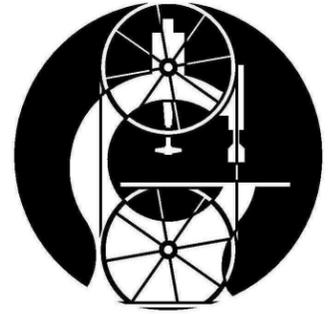
Proportion and Rhythm of Openings: The windows on the proposed addition meet the historic proportion of openings, being generally twice as tall as they are wide. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings is consistent with Section II.B.2.g

Utilities: The location of the HVAC and other utilities was not noted. Staff asks that, if it is to be relocated, that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With that condition, Staff finds that the project meets Section II.B.2.h of the design guidelines.

Recommendation: Staff recommends approval of the application with the following conditions:

1. Instead of bricking in the window on the right façade, the window shall remain with the glass blacked over on the outside and the opening wallboarded over inside the house; and
2. Staff approve the final window and door selections prior to purchase and installation.

With these conditions, staff finds that the proposed addition and detached structure meet Sections II.B.1. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



bootstrap
architecture + construction

THE TUMMINELLO RESIDENCE

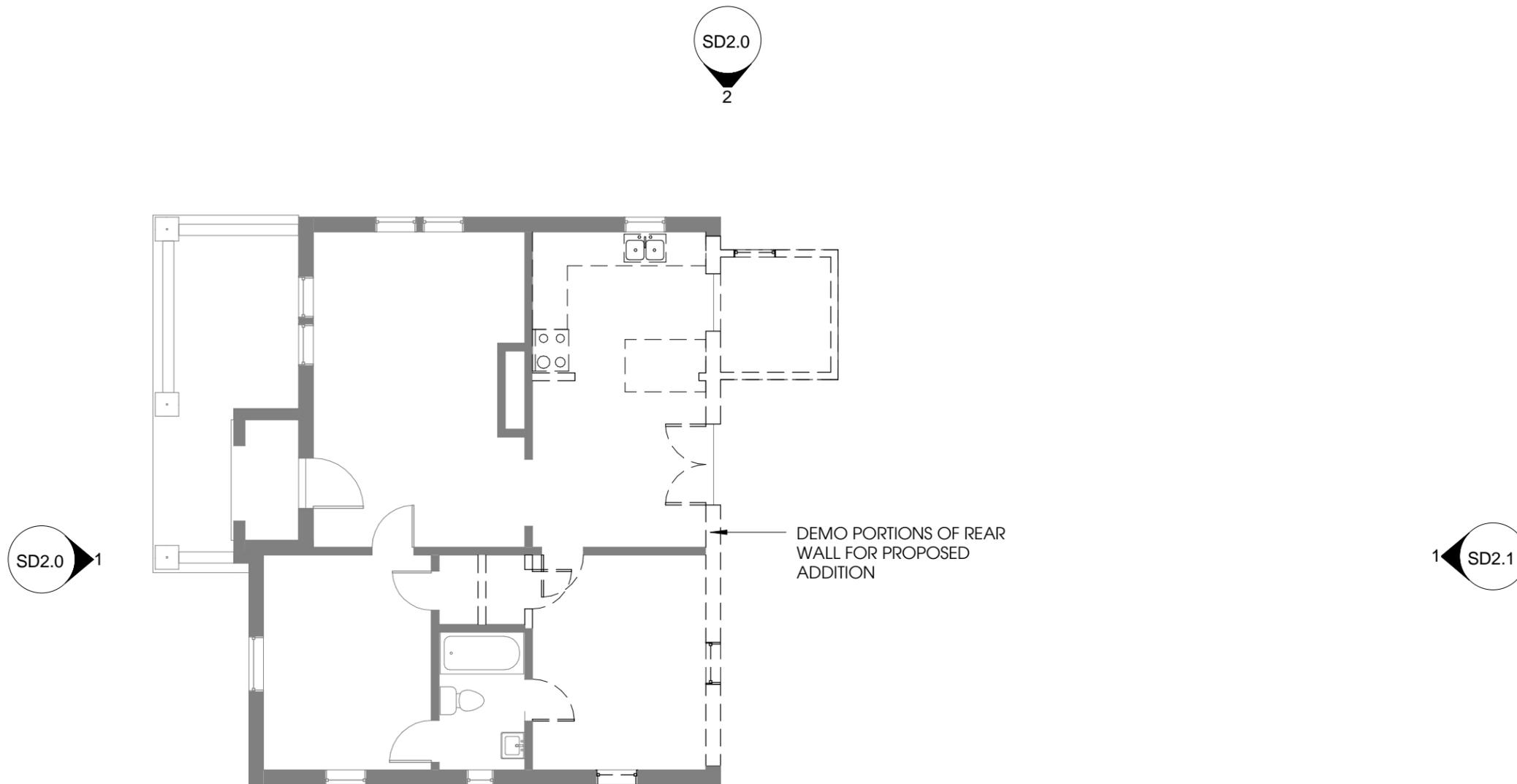
2206 18TH AVE. SOUTH
NASHVILLE, TN 37212

PRESERVATION PERMIT

2016 JUNE 6
PROJECT #16.010

EXISTING PLAN

EX

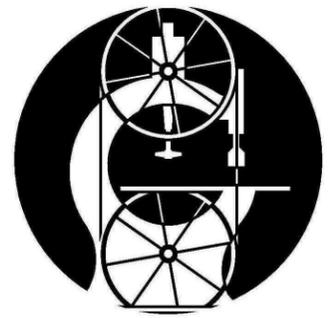


1 FLOOR PLAN - MAIN LEVEL



WALL LEGEND

	EXISTING TO REMAIN
	DEMOLISHED
	NEW CONSTRUCTION



bootstrap
architecture + construction

THE TUMMINELLO RESIDENCE

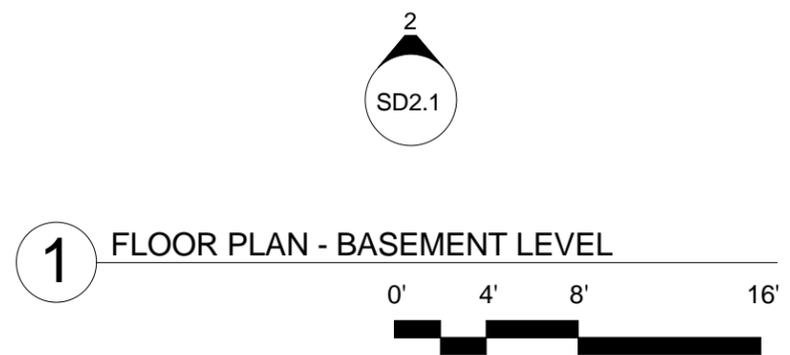
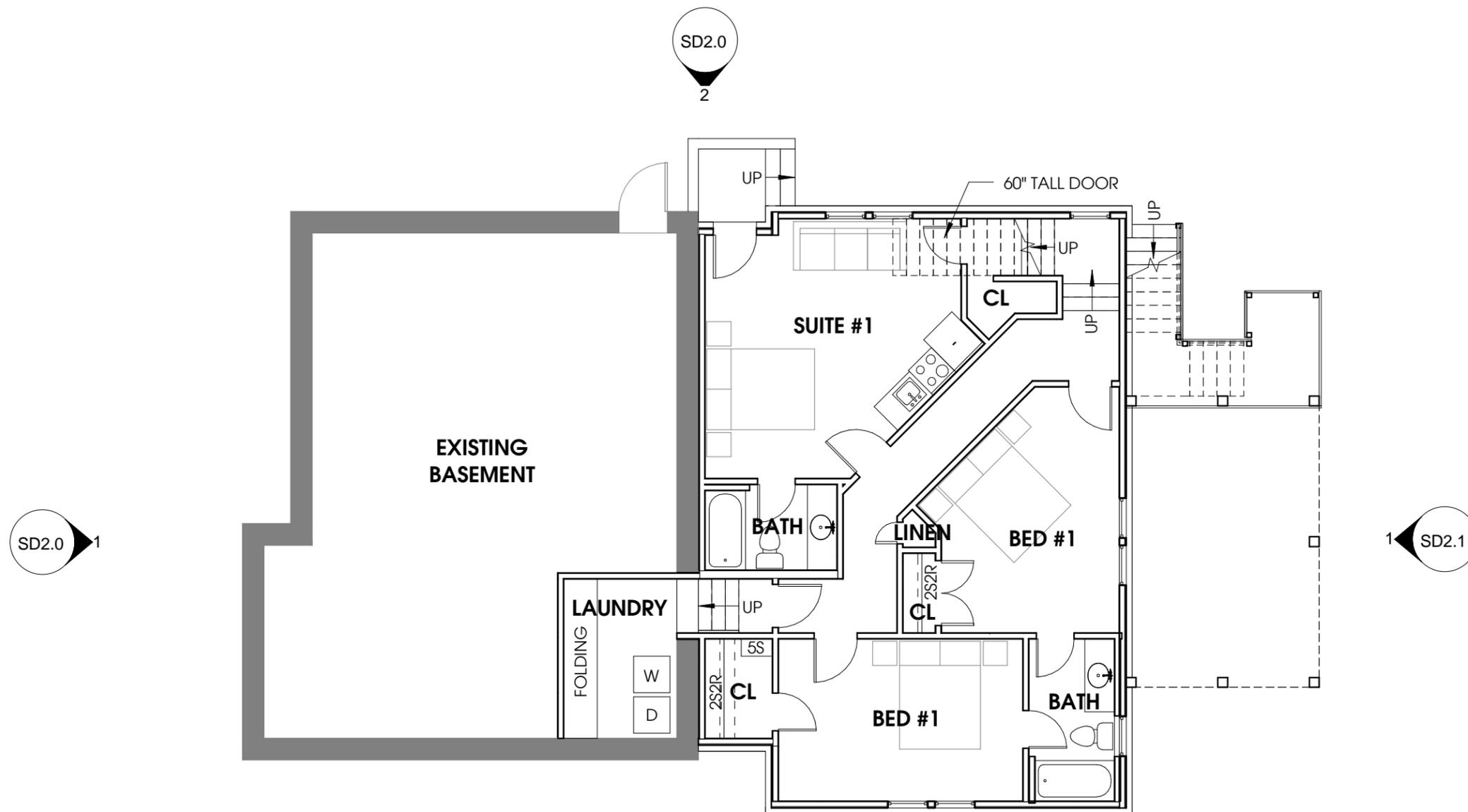
2206 18TH AVE. SOUTH
NASHVILLE, TN 37212

PRESERVATION PERMIT

2016 JUNE 6
PROJECT #16.010

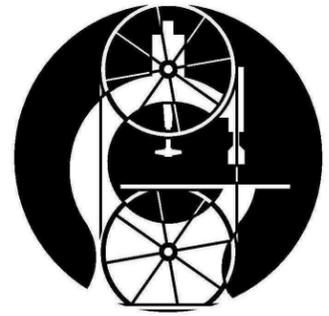
FLOOR PLAN - BASEMENT

SD1.0



WALL LEGEND

- EXISTING TO REMAIN
- DEMOLISHED
- NEW CONSTRUCTION



bootstrap
architecture + construction

THE TUMMINELLO RESIDENCE

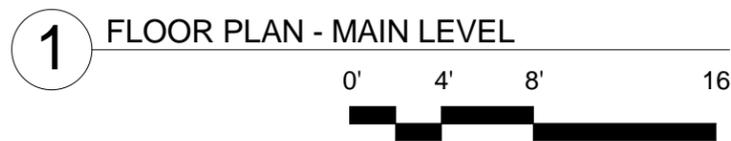
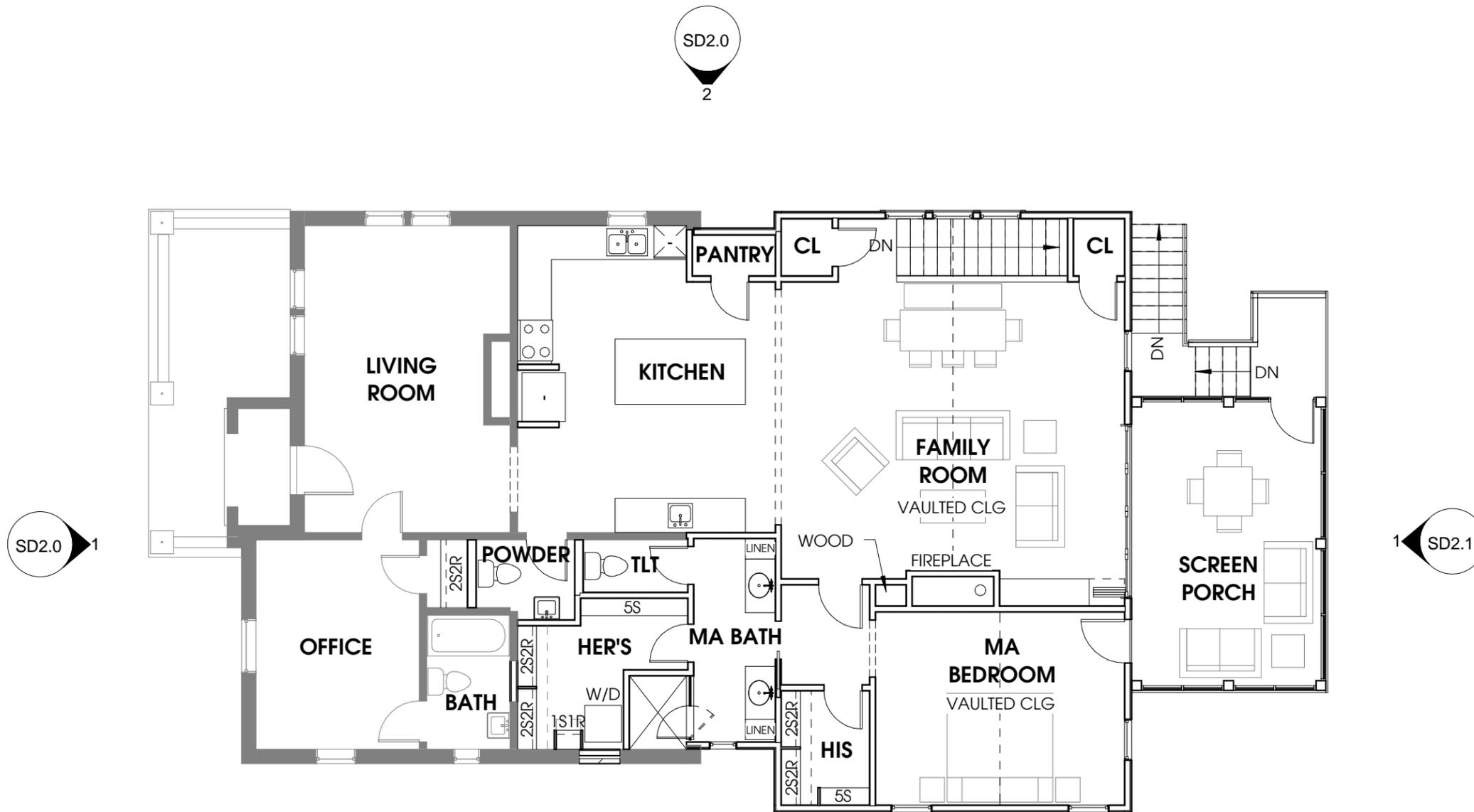
2206 18TH AVE. SOUTH
NASHVILLE, TN 37212

PRESERVATION PERMIT

2016 JUNE 6
PROJECT #16.010

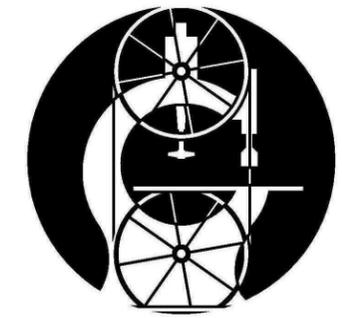
FLOOR PLAN

SD1.1

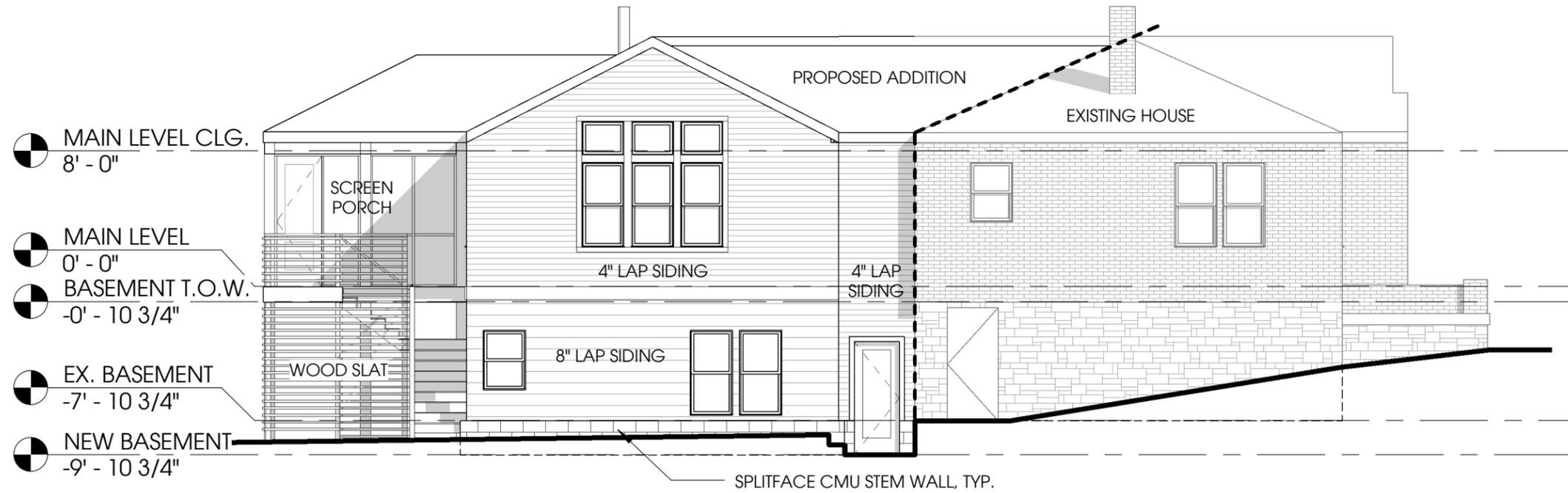


WALL LEGEND

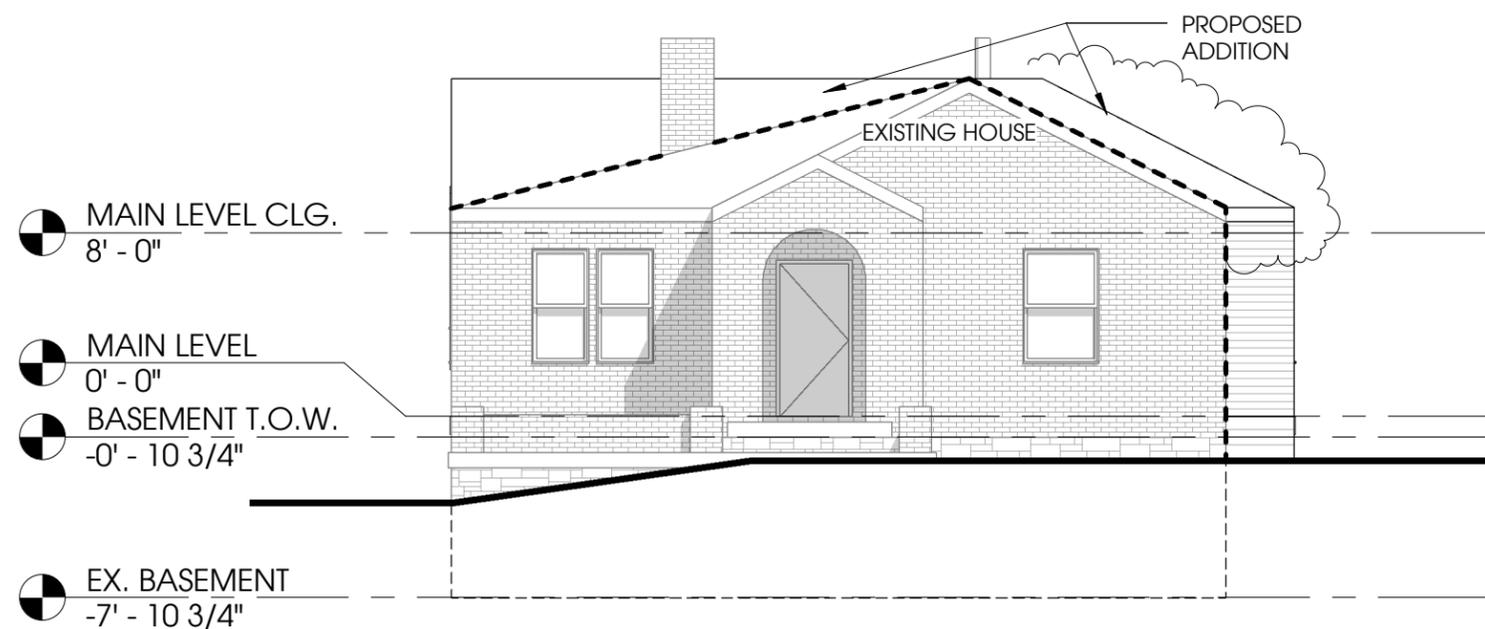
	EXISTING TO REMAIN
	DEMOLISHED
	NEW CONSTRUCTION



bootstrap
architecture + construction



2 NORTH ELEVATION



1 WEST ELEVATION



MATERIAL SYMBOLS

	EXISTING LIMESTONE		EXISTING BRICK
	NEW SPLITFACE CMU		NEW SIDING 4" AND 8" EXPOSURES

MATERIAL NOTES

- NEW SIDING WILL BE SMOOTH FACE FIBER CEMENT
- WINDOW TRIM WILL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- BAND BOARD WILL BE 5/4X10 FIBER CEMENT BOARD WITH SLOPED DRIP CAP
- ALL CORNER BOARDS WILL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS WILL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL. SUBMIT SHOP DRAWINGS TO METRO HISTORIC FOR APPROVAL.
- ALL NEW CMU FOUNDATIONS WILL BE SPLIT FACE CMU.
- ROOFING WILL BE ASPHALT SHINGLES TO MATCH EXISTING SHINGLES. SUBMIT COLOR TO METRO HISTORIC FOR APPROVAL.

THE TUMMINELLO RESIDENCE

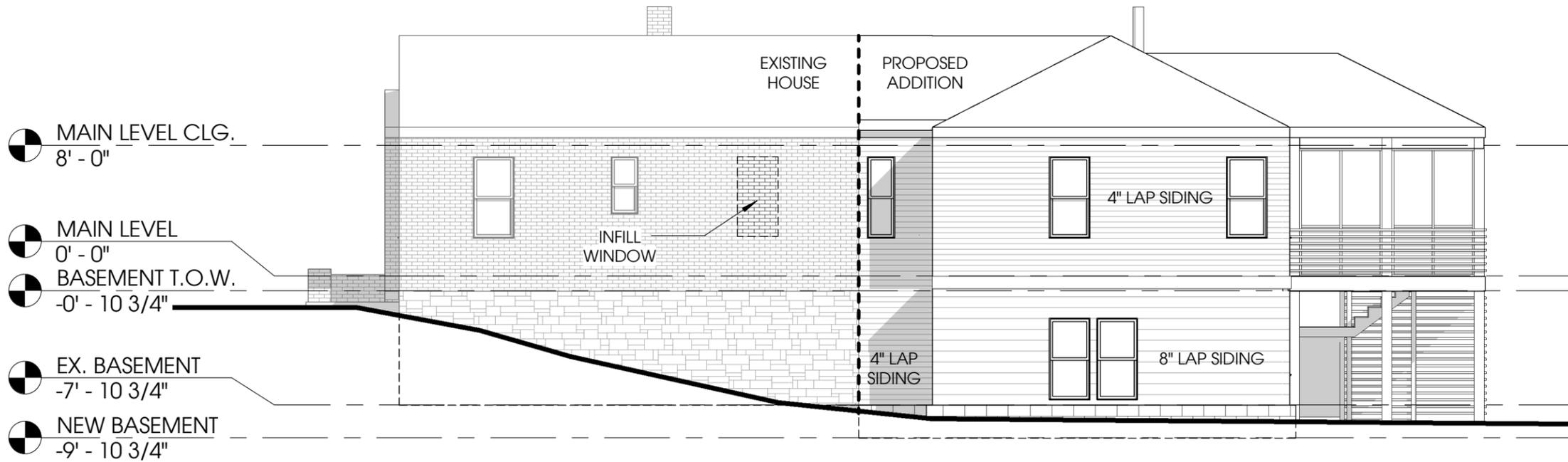
2206 18TH AVE. SOUTH
NASHVILLE, TN 37212

PRESERVATION PERMIT

2016 JUNE 6
PROJECT #16.010

ELEVATIONS

SD2.0



2 SOUTH ELEVATION



1 EAST ELEVATION

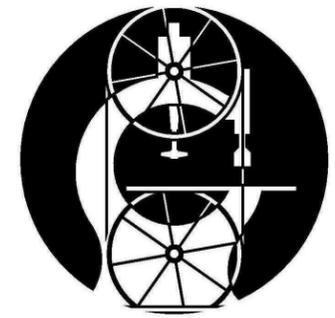


MATERIAL SYMBOLS

	EXISTING LIMESTONE		EXISTING BRICK
	NEW SPLITFACE CMU		NEW SIDING 4\"/>

MATERIAL NOTES

- NEW SIDING WILL BE SMOOTH FACE FIBER CEMENT
- WINDOW TRIM WILL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- BAND BOARD WILL BE 5/4X10 FIBER CEMENT BOARD WITH SLOPED DRIP CAP
- ALL CORNER BOARDS WILL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS WILL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL. SUBMIT SHOP DRAWINGS TO METRO HISTORIC FOR APPROVAL.
- ALL NEW CMU FOUNDATIONS WILL BE SPLIT FACE CMU.
- ROOFING WILL BE ASPHALT SHINGLES TO MATCH EXISTING SHINGLES. SUBMIT COLOR TO METRO HISTORIC FOR APPROVAL.



bootstrap
architecture + construction

**THE TUMMINELLO
RESIDENCE**

2206 18TH AVE. SOUTH
NASHVILLE, TN 37212

PRESERVATION PERMIT

2016 JUNE 6
PROJECT #16.010

ELEVATIONS

SD2.1