

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**  
**714 Russell Street**  
**July 20, 2016**

**Application:** New construction – additions; Detached accessory dwelling unit  
**District:** Edgefield Historic Preservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08216013300  
**Applicant:** Michael Ward, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** This is an application to construct an addition at the rear-left corner of the house on the first story, to expand an existing upperstory addition on the right side of the house, and to add a dormer to the roof of an existing outbuilding along with interior alterations for it to be used as a detached accessory dwelling unit. The first floor addition will extend out thirteen feet (13') to the left side of the existing building, and will be one-story tall with the roof ridge matching the eave height on the two and one half-story historic house.

**Recommendation Summary:** Staff recommends approval of the additions to the house and outbuilding with the following conditions:

1. Staff shall approve the window and door selections prior to selection and installation;
2. Staff shall receive a copy of the filed restrictive covenant for the detached accessory dwelling unit prior to issuance of a permit.

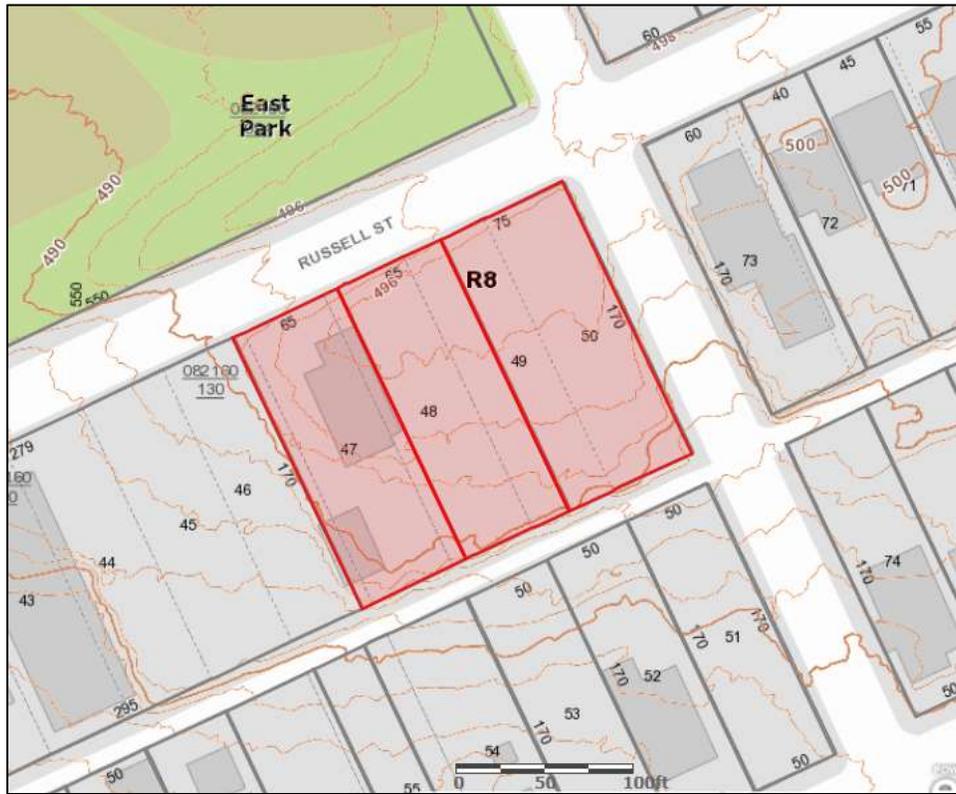
With these conditions, staff finds that the project unit meets Ordinance 17.16.030. G. and the applicable sections of the design guidelines for the Edgefield Historic Preservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

**Attachments**

- A:** Photographs
- B:** Site Plan
- C:** Floorplans
- D:** Elevations

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### III.B.1 Additions

- a. Generally, an addition should be situated at the rear of a building in a way that will minimize the visual impact upon both public 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.*

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

- No matter their 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 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.*

#### *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.*

- c. An addition should be compatible, by not contrasting greatly, with the height, scale, roof form, proportion and rhythm of openings, materials, texture, details, and material color of the associated building.
- d. The creation of an addition through enclosure of a front porch is not appropriate.
- e. The enclosure of side porches may be appropriate if the visual openness and character of the porch is maintained.
- f. Dormers generally should not be introduced where none existed originally.

### *Rear Dormers*

*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.*

- g. Additions should follow the guidelines for new construction.

*Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one building or site may not be appropriate for another.*

6. Every building, structure, and site shall be recognized as a product of its own time. Alterations that have not historical basis and which seek to create an earlier appearance are not appropriate.

*This principle precludes the "theme park effect." Fake old buildings are not appropriate. New buildings inspired by historic styles, but identifiable as new construction, can be appropriate.*

*It is important to note the variety of historic architectural styles and house types represented in Edgefield. Although roofs, windows, doors, porches, and other elements, may be common to all, each house possesses particular details and features that distinguishes it from others. The unique character of each historic building should be preserved in order to maintain the integrity of the district as a whole.*

7. Changes which have taken place over the course of time are evidence of the history and development of a building, structure, or site and its environment. If the changes have acquired significance in their own right, they should be retained.

*For example, as tastes changed in the first quarter of the twentieth century, Victorian Era styles were replaced by Colonial Revival and Bungalow styles. An addition or major remodel in a new style to an earlier house can sometimes be as architecturally important as an unaltered historic house.*

**Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.**

**17.16.030. G. Standards for Accessory Dwelling Units:**

An accessory dwelling unit should follow the design guidelines for the historic overlay and the following standards:

1. Applicability.
  - a. While the following conditions listed below apply to a detached accessory dwelling they do not counter-act or over-ride the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.
  - b. No accessory structure shall exceed two hundred square feet when there is a detached accessory dwelling on the lot.
2. Lot Area. The lot area on which the detached accessory dwelling is to be placed shall comply with Table 17.12.020A.
3. Ownership.
  - a. No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.
  - b. The detached accessory dwelling cannot be divided from the property ownership of the principal dwelling.
  - c. The detached accessory dwelling shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
4. Setbacks. The setbacks for a detached accessory dwelling shall meet the setbacks found in Section 17.12.040.E. for accessory buildings.

*The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Generally appropriate side setbacks for outbuildings is 3' for buildings with a 750 square foot footprint or less and 5' for buildings with a footprint greater than 750 square feet. Appropriate rear setbacks may be as close as 5'.*

5. Site Requirements. A detached accessory dwelling may only be located behind the principal structure.
6. Driveway Access.
  - a. 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.
  - b. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
  - c. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.
7. Bulk and Massing.
  - a. The living space of a detached accessory dwelling shall not exceed seven hundred square feet.
  - b. On lots less than ten thousand square feet, the footprint of a detached accessory dwelling shall not exceed seven hundred fifty square feet
  - c. On lots ten thousand square feet or greater, the footprint of a detached accessory dwelling shall not exceed one thousand square feet.

- d. The detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. The detached accessory dwelling height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of ten feet for single-story and seventeen feet for two-story detached accessory dwellings.
- e. The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed twenty-seven feet in height.

*In conjunction with the neighborhoods where DADUs are possible and using research of historic outbuildings, the Commission has determined that a 25' maximum is appropriate for historic neighborhoods. Please see design guidelines for outbuildings.*

8. Design Standards.

- a. The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.
- b. The detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling and shall be subordinate to the roof slope by covering no more than fifty percent of the roof.
- c. Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.

9. Historic Properties.

- a. Metro Historic Zoning Commission Action. Any existing or proposed detached accessory dwelling in a historic overlay district shall comply with the adopted regulations and guidelines of the applicable historic overlay.
- b. Detached accessory dwellings with a second story dwelling unit 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.

10. Restrictive Covenant. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the detached accessory dwelling is being established accessory to a principal structure and may only be used under the conditions listed above.

*Note: The "use" of a DADU will require approval from the Department of Codes and Building Safety. The MHZC reviews the exterior design only, based on the intended use.*

**Background:** The house at 714 Russell Street dates to the late nineteenth century. It is a two and one half-story brick house with a complex-hipped roof with Dutch Renaissance-style parapetted gable projections on the front and sides. The foundation at the front of the house is limestone, switching to brick toward the rear of the building. The front porch is recessed beneath the front gable, the openings supported by semi-circular arches.

An outbuilding at the rear of the lot was constructed in 1993.



The property currently has two hundred, five feet (205') of street frontage because the lot and two lots to the east were combined after the houses were demolished during the period of Urban Renewal of the 1960s.

**Analysis and Findings:** This is a proposal to enlarge the historic house by constructing a rear-corner porch and expanding an existing upperstory dormer. The project also includes adding a dormer to an existing outbuilding along with interior work so that it may be used as a Detached Accessory Dwelling Unit. Only the exterior work is reviewed by the Historic Zoning Commission.

### Addition to Principle Dwelling

Location: The new porch addition will connect to the rear-left corner of the original building, at the location where there is currently a two-story rear porch that has been partially enclosed. Because the first story addition will be so far to the rear, beginning forty-eight feet (48') from the front of the house, and because the rear porch has already been partially enclosed, Staff finds that the proposed first story addition will not have a significantly negative impact on the character and form of the historic house.

The proposal also includes expanding an existing non-historic dormer on the right side of a one and one half-story wing at the rear of the house. The dormer sits back four feet, six inches (4'-6") from the wall below, and nine feet (9') back from the outermost edge of the house, therefore the added section will not be visible from the right of way.

Staff finds the locations of the proposed additions to meet section III.B.1.a of the design guidelines, as they have minimal visual impact, and because the guideline permits side additions on lots wider than sixty feet (60'). Furthermore, the original form of the house will remain evident, meeting section III.B.1.b.

Form and Scale: The first story addition will be one-story tall and will have a side-gabled form extending out thirteen feet (13') to the left. The gable will have a 12:15 pitch, matching the existing roof pitch, with a simple parapetted end that is compatible with the ornate Dutch parapets on the historic house. The ridge height of the addition will match the eave height of the historic house, twenty-five feet (25') above the finished floor level, tying into the left side slope of the one and one-half story rear wing. Staff finds that this first story addition, one story in height and located at the very rear of the building, is subordinate to the scale of the historic house.

The existing non-historic dormer on the right side of the house will be expanded toward the primary mass of the building, matching the form and pitch of the existing roof, and maintaining the overall character of the dormer.

Staff finds the scale, proportion, and rhythm of openings in the additions to meet section III.B.1.c of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The openings on the proposed first story addition have large windows with sills and headers aligned with the houses original windows, and the new section of the dormer will have windows matching the existing dormer windows. Staff finds the project’s proportion and rhythm of openings meet section III.B.1.c.

Materials, Texture, and Details and Material Color: No changes to the historic house’s materials were indicated on the drawings.

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>
<b>Foundation</b>	brick	Color, dimensions and texture not indicated	X
<b>Cladding</b>	Brick	Color, dimensions and texture not indicated	X
<b>Secondary Cladding</b>	Dormer-lap siding	Not indicated	X
<b>Roofing</b>	Match existing	Match existing	X
<b>Trim</b>	Cedar brackets and metal coping		X
<b>Chimney</b>			n/a
<b>Porch floor</b>	Not indicated		
<b>Porch Posts</b>	n/a	n/a	n/a
<b>Porch Railing</b>	Not indicated		
<b>Porch Roof</b>	n/a	n/a	n/a
<b>Driveway</b>			X
<b>Fencing</b>			X
<b>Windows</b>	Fixed and casements	Not indicated	X
<b>Pedestrian Door</b>	Aluminum clad	Needs final approval	
<b>Vehicular Door</b>	n/a	n/a	

The foundation will be brick matching the existing foundation at the rear with a soldier course indicating the floor level. With the staff’s final approval of the windows and doors, staff finds that the known materials meet section III.B.1.c.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff

recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Detached Accessory Dwelling Unit

Staff recommends receipt of the restrictive covenant for the DADU prior to issuance of the preservation permit.

Roof Shape:

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary form	Front-gable	X
Primary roof slope	12:12	X
Porch form	None	X
Porch slope	n/a	n/a

Since the form and slopes are similar to historic outbuildings, the project meets Section III.B.2.h of the design guidelines and section 17.16.030.G.8 of the ordinance.

Design Standards:

The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form and pitch will be typical of historic outbuildings in the area and will not contrast greatly with the primary structure. The fenestration is minimal, but not uncharacteristic for an outbuilding. It is also in a minimally-visible location at the rear of the building. The design meets section III.B.2.h of the design guidelines and Section 17.16.030.G.8 of the ordinance.

Material:

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>
<b>Foundation</b>	Brick	Existing	X
<b>Cladding</b>	Brick	Existing	X
<b>Secondary Cladding</b>	Cement-fiber clapboard	Smooth, 5" exposure	X
<b>Roofing</b>	Asphalt shingle	Match existing	X
<b>Trim</b>	Cement fiber	smooth	X
<b>Chimney</b>	n/a	n/a	n/a
<b>Porch floor</b>	n/a	n/a	X
<b>Porch Posts</b>	n/a	n/a	X
<b>Porch Railing</b>	n/a	n/a	n/a
<b>Porch Roof</b>	n/a	n/a	X
<b>Driveway</b>	Concrete	Existing	n/a
<b>Fencing</b>	Metal	Existing	X
<b>Windows</b>	Marvin wood	Needs final	X

		approval	
<b>Pedestrian Door</b>	Not indicated	Existing	
<b>Vehicular Door</b>	Not indicated	Existing	

With the staff’s final approval of the windows and doors and material information that has not yet been provided, staff finds that the known materials meet Section III.B.2.h of the design guidelines.

Setbacks: The existing outbuilding meets the setback requirements of the bulk zoning regulations and does not require a rear setback determination. The project meets Section III.B.2.h of the design guidelines and 17.16.030.G. 4 of the ordinance.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The project meets section III.B.2.h of the design guidelines.

General requirements for DADUs:

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	<b>YES</b>	<b>NO</b>
<b>If there are stairs, are they enclosed?</b>	N/A	
<b>If a corner lot, are the design and materials similar to the principle building?</b>	N/A	
<b>If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?</b>	N/A	
<b>If dormers are used, do they sit back from the wall below by at least 2’?</b>	N/A	
<b>Is the roof pitch at least 4/12?</b>	Yes	
<b>If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?</b>	N/A	
<b>Is the building located towards the rear of the lot?</b>	Yes	

The project meets section III.B.2.h of the design guidelines and sections 17.16.30.G.5, 8 and 9 of the ordinance.

General Requirements for DADU:

The answer to each of these questions must be “no.”

	YES	NO
<b>Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn't zoned two-family or doesn't have adequate square footage to be a legally conforming lot.)</b>		No
<b>Are there other accessory buildings on the lot that exceed 200 square feet?</b>		No
<b>Is the property zoned single-family?</b>		No
<b>Are there already two units on the property?</b>		No
<b>Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?</b>		No
<b>Is the planned conditioned living space more than 700 square feet?</b>		No

The project meets section III.B.2.h of the design guidelines and sections 17.16.30.G.1,2,3, and 7 of the ordinance.

Site Planning:

	MINIMUM	PROPOSED
<b>Space between principal building and DADU/Garage</b>	20'	25'
<b>Rear setback</b>	3'	17'
<b>L side setback**</b>	3'	75'
<b>R side setback**</b>	3'	3'
<b>How is the building accessed?</b>	From the alley or existing curb cut	Side, existing driveway.

*\*\*If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10'.*

The project meets section III.B.2.h of the design guidelines and 17.16.30.G. 4 of the ordinance.

Massing Planning:

The tables below show the maximum outbuilding size permitted under the design guidelines:

Heights:

	<b>Lot is more than 10,000 square feet</b>	<b>50% of first floor area of principle structure</b>	<b>Proposed footprint</b>
<b>Maximum Square Footage</b>	1,000 sq. ft.	1175	620

The project meets section III.B.2.h of the design guidelines and 17.16.30.G. 7 of the ordinance.

**Recommendation:** Staff recommends approval of the additions to the house and outbuilding with the following conditions:

1. Staff shall approve the window and door selections prior to selection and installation;
2. Staff shall receive a copy of the filed restrictive covenant for the detached accessory dwelling unit prior to issuance of a permit.

With these conditions, staff finds that the project unit meets Ordinance 17.16.030.G and the applicable sections of the design guidelines for the Edgefield Historic Preservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



714 Russell Street, front, circa 1980.



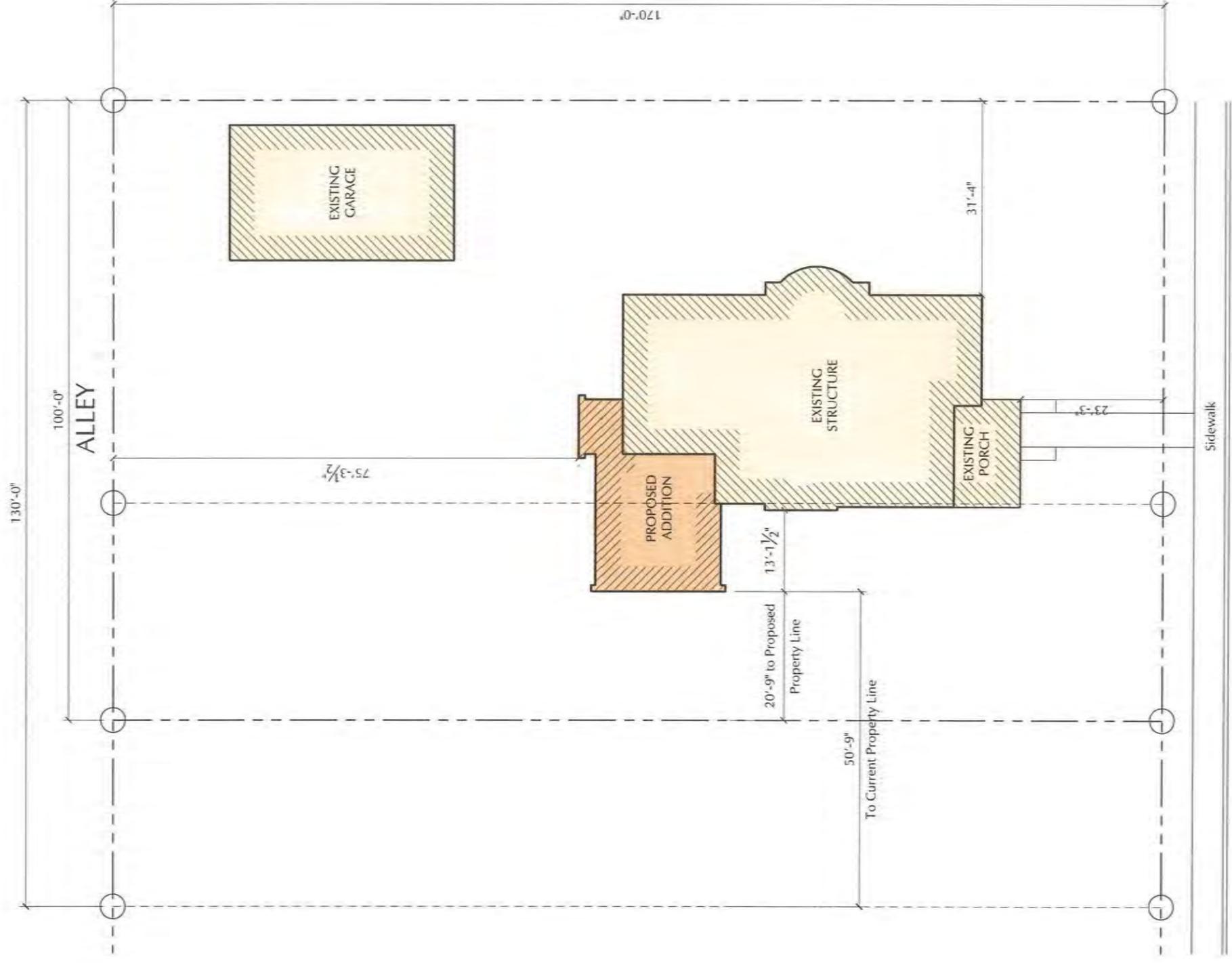
714 Russell Street, left side showing enclosed rear porch, circa 1979.



714 Russell Street, left side showing stone foundation switching to brick, circa 1982.



714 Russell Street, right side with existing dormer and outbuilding visible, circa 1995.



1 Site Layout Plan

Scale: 1" = 20'-0"

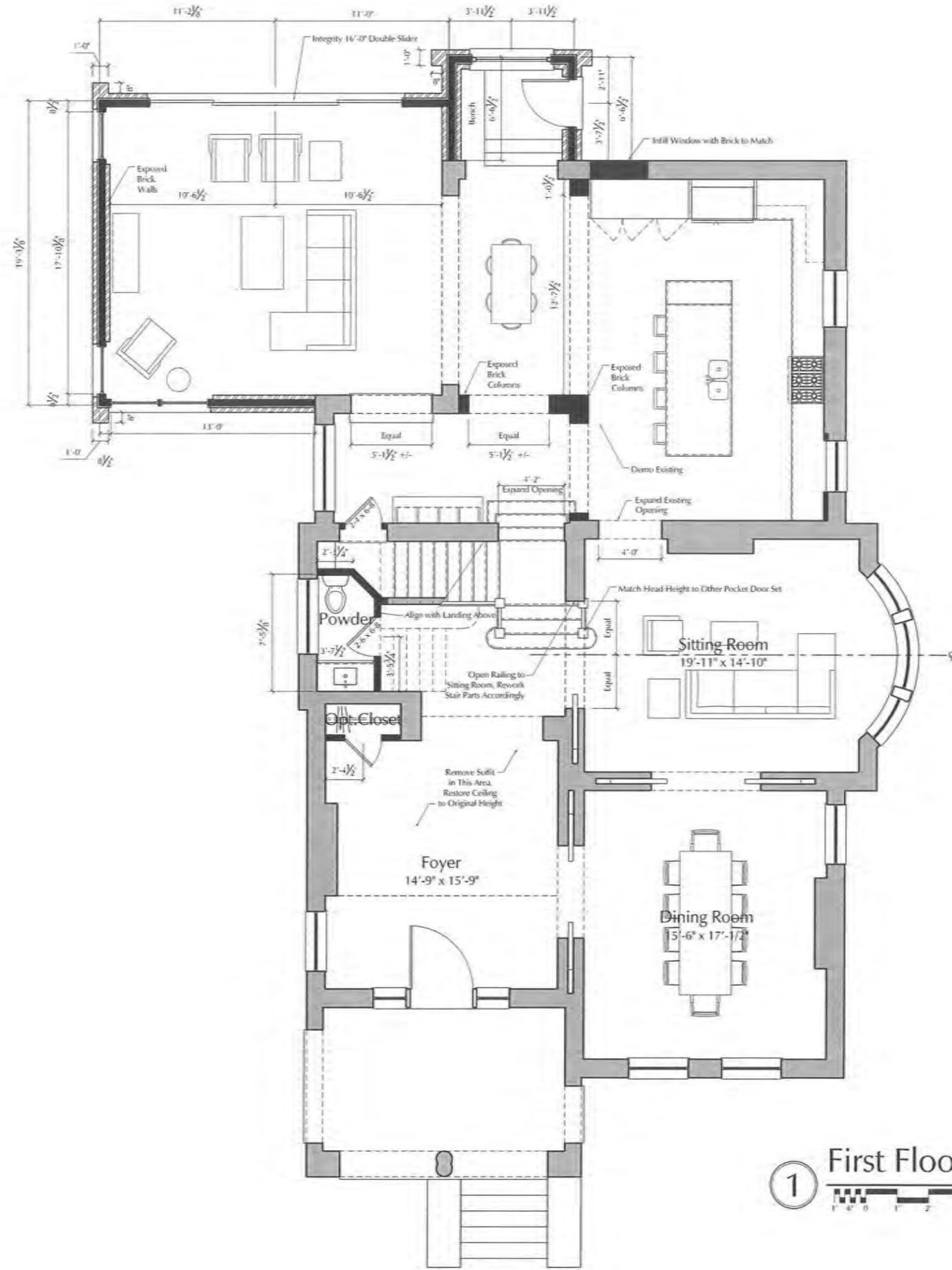
**A0.0**

Drawings:  
Site Layout Plan  
Date:  
06.27.16

**ALARD WARD ARCHITECTS**  
1614 Sixteenth Avenue South  
Nashville, Tennessee 37212  
Tel: 615.345.1010  
Fax: 615.345.1011

Renovations and Additions to:  
**The Haverkamp-Nance Residence**  
714 Russell Street  
Nashville, Tennessee 37206

METRO HISTORIC ZONING COMMISSION SUBMISSION



1 First Floor Plan  
 Scale: 1/4" = 1'-0"

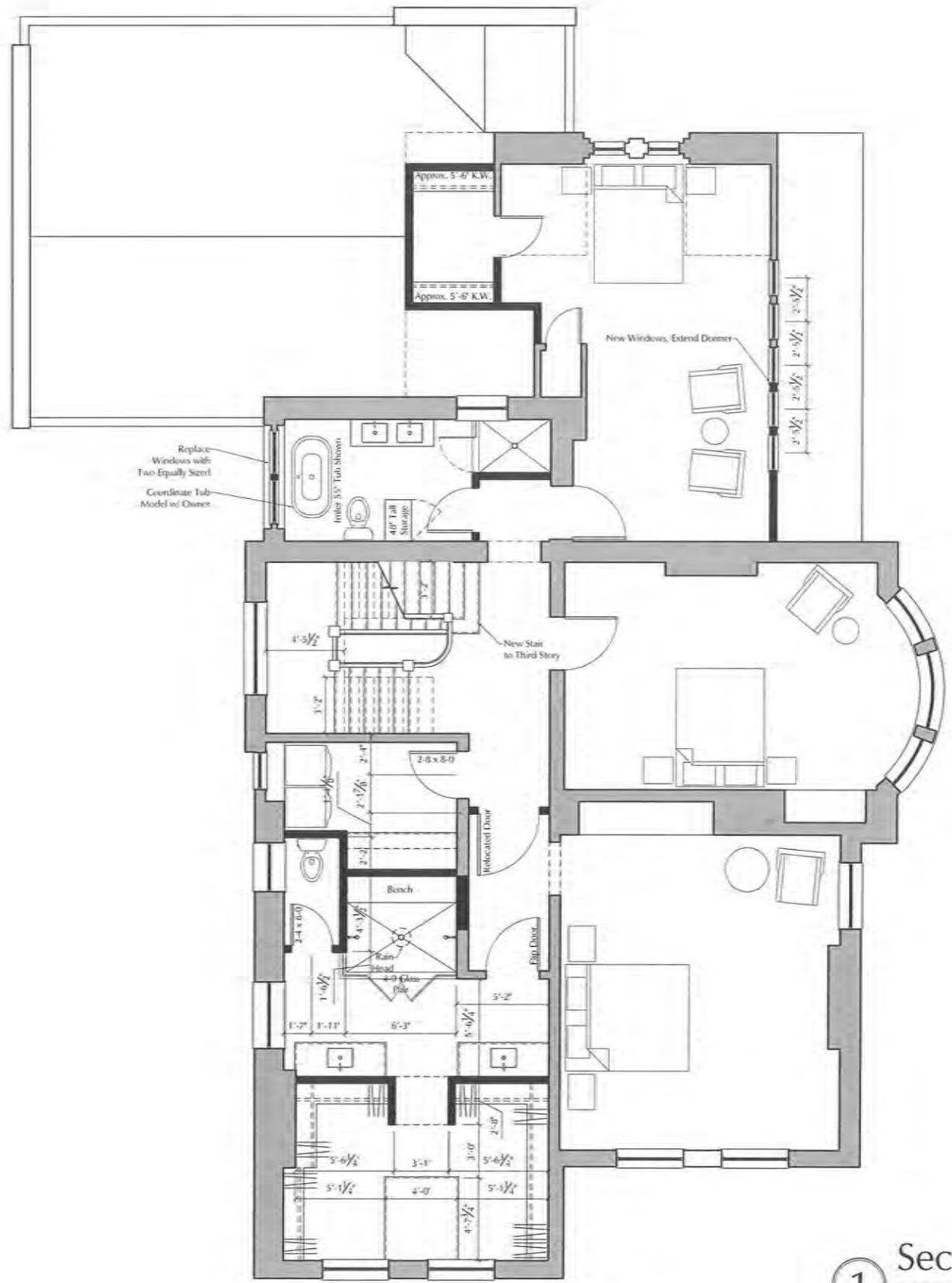


Drawings:  
 First Floor Plan  
 Date:  
 06.27.16

# A1.1

Renovations and Additions to:  
**The Haverkamp-Nance Residence**  
 714 Russell Street  
 Nashville, Tennessee 37206

METRO HISTORIC ZONING COMMISSION SUBMISSION



1 Second Floor Plan  
 Scale: 1/4" = 1'-0"



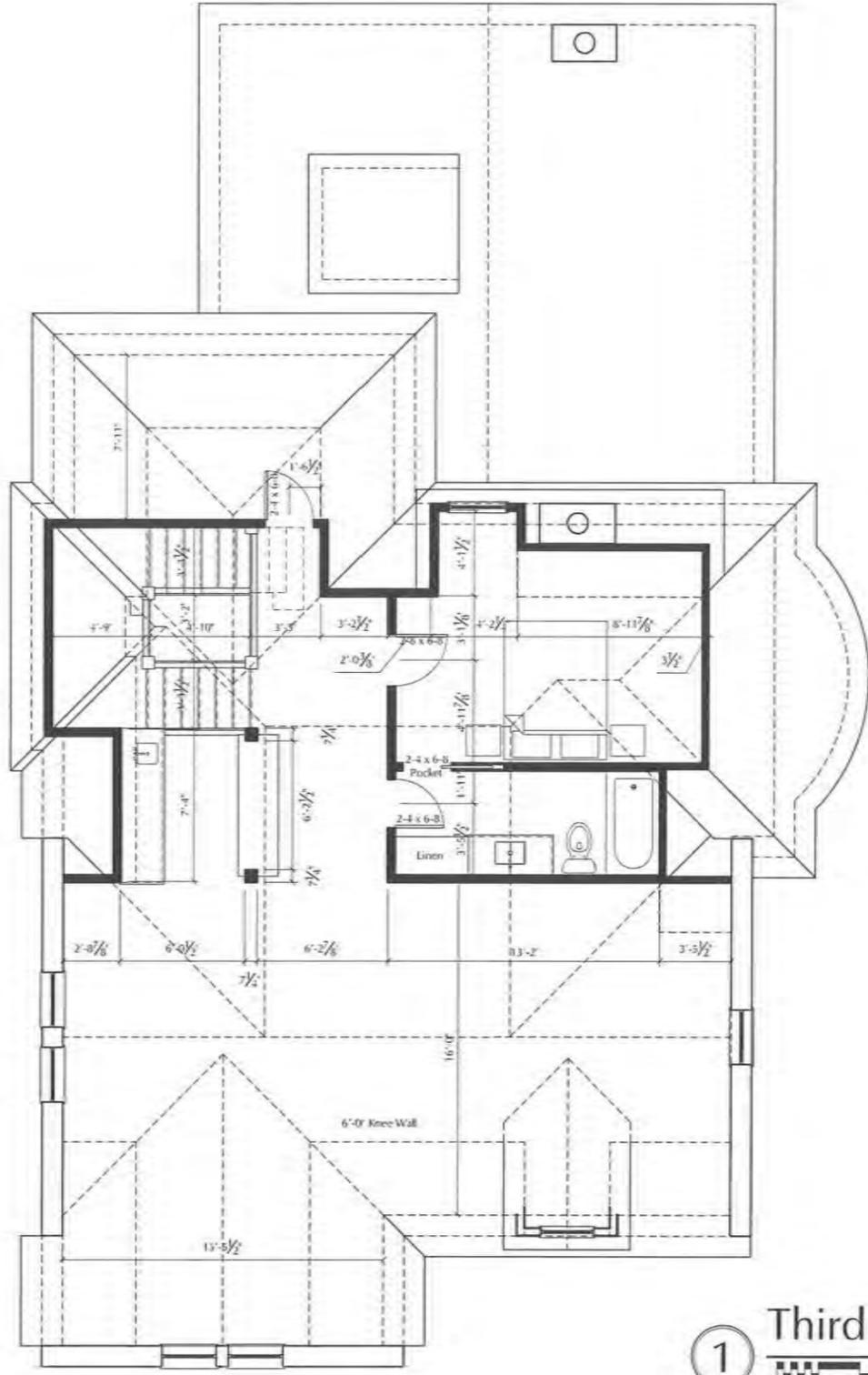
Drawings:  
 Second Floor Plan  
 Date:  
 06.27.16

# A1.2

## Renovations and Additions to: The Haverkamp-Nance Residence

714 Russell Street  
 Nashville, Tennessee 37206

METRO HISTORIC ZONING COMMISSION SUBMISSION



**1** Third Floor Plan  
 Scale: 1/4"=1'-0"

**AW**  
 ALLARD WARD  
 ARCHITECTS  
 1010 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 Tel: 615.345.1010  
 Fax: 615.345.1011

Drawings:  
 Third Floor Plan  
 Date:  
 06.27.16

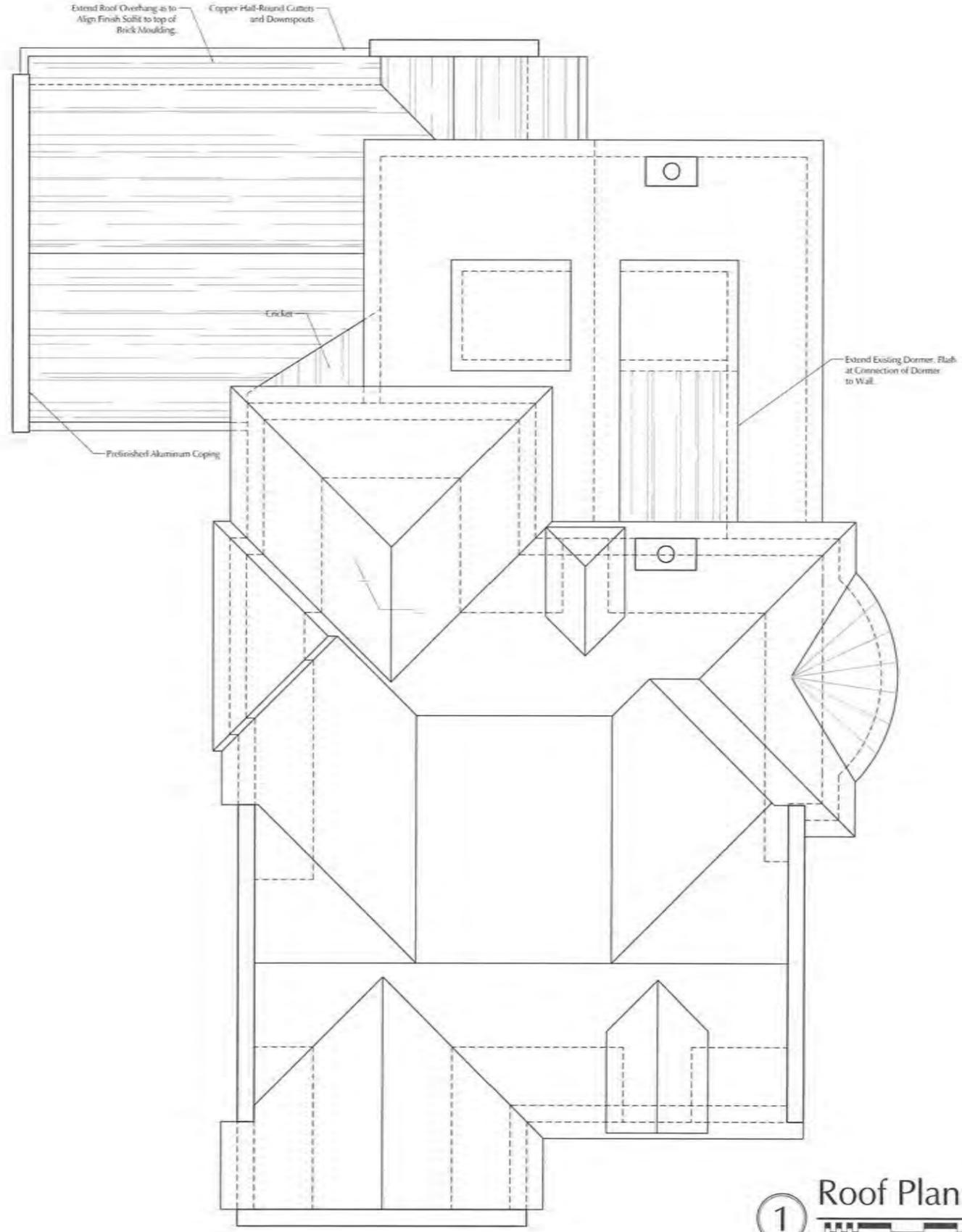
**A1.3**

Renovations and Additions to:

**The Haverkamp-Nance Residence**

714 Russell Street  
 Nashville, Tennessee 37206

METRO HISTORIC ZONING COMMISSION SUBMISSION



1

Roof Plan



**AW**  
 ALAN WARD  
 ARCHITECT  
 1618 Sixteenth Avenue South  
 Nashville, TN 37212  
 Tel: 615.345.1010  
 Fax: 615.345.1011

Drawings:  
 Roof Plan  
 Date:  
 06.27.16

**A1.4**

Renovations and Additions to:

**The Haverkamp-Nance Residence**

714 Russell Street  
 Nashville, Tennessee 37206

METRO HISTORIC ZONING COMMISSION SUBMISSION



1 Northwest Elevation  
 Scale: 1/4" = 1'-0"

**AW**  
 ALLARD WARD  
 ARCHITECTS  
 1018 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 allward.com  
 Tel: 615.343.1011  
 Fax: 615.343.1011

Drawings:  
 Elevations  
 Date:  
 06.27.16

**A2.1**

Renovations and Additions to:  
**The Haverkamp-Nance Residence**  
 714 Russell Street  
 Nashville, Tennessee 37206

METRO HISTORIC ZONING COMMISSION SUBMISSION



① Southwest Elevation  
 Scale: 1/4"=1'-0"

**AW**  
 ALLARD WARD  
 ARCHITECTS  
 1018 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 allardward.com  
 Tel: 615-242-1011  
 Fax: 615-242-1011

Drawings:  
 Elevations  
 Date:  
 06.27.16

**A2.2**

Renovations and Additions to:  
**The Haverkamp-Nance Residence**  
 714 Russell Street  
 Nashville, Tennessee 37206

METRO HISTORIC ZONING COMMISSION SUBMISSION



1 Southeast Elevation  
 Scale: 1/4"=1'-0"

**ALLARD WARD ARCHITECTS**  
 1618 Statehill Avenue South  
 Nashville, Tennessee 37212  
 Tel: 615.346.1000  
 Fax: 615.346.1001

Drawings:  
 Elevations  
 Date:  
 06.27.16

**A2.3**

Renovations and Additions to:  
**The Haverkamp-Nance Residence**  
 714 Russell Street  
 Nashville, Tennessee 37206

METRO HISTORIC ZONING COMMISSION SUBMISSION



1 Northeast Elevation  
 Scale: 1/4"=1'-0"

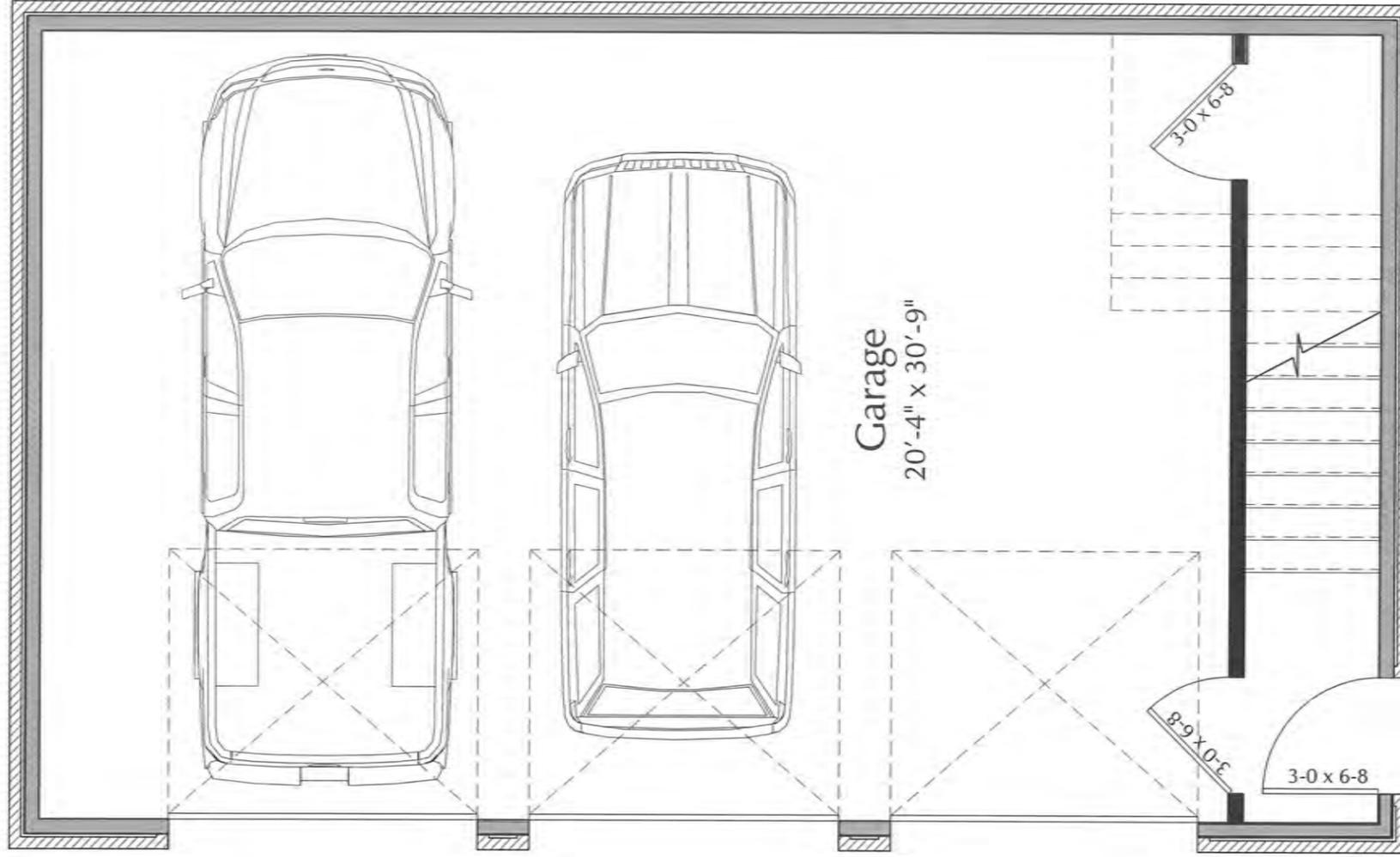
Drawings:  
 Elevations  
 Date:  
 06.27.16

**AW**  
 ALLARD WARD  
 ARCHITECTS  
 1010 Sixteenth Avenue, Suite 37202  
 Nashville, Tennessee 37203  
 Phone: 615.345.1010  
 Fax: 615.345.1011  
 allardward.com

**A2.4**

Renovations and Additions to:  
**The Haverkamp-Nance Residence**  
 714 Russell Street  
 Nashville, Tennessee 37206

METRO HISTORIC ZONING COMMISSION SUBMISSION



① First Floor Plan  
 Scale: 1/4"=1'-0"

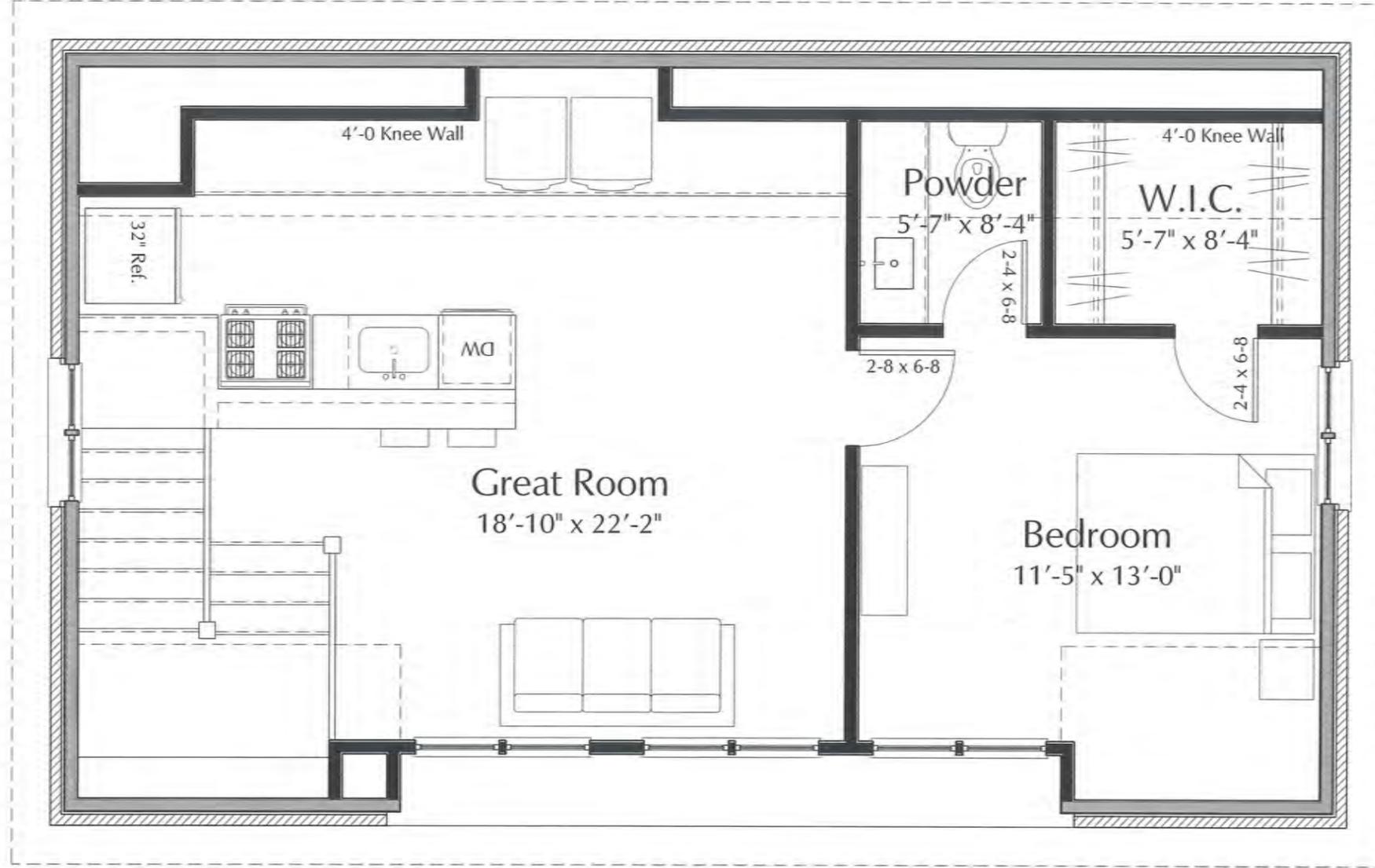
**A.A.**  
 ALLARD WARD  
 ARCHITECTS  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 Tel: 615.345.1010  
 Fax: 615.345.1011  
 allardward.com

Drawings:  
 First Floor Plan  
 Date:  
 07.11.16

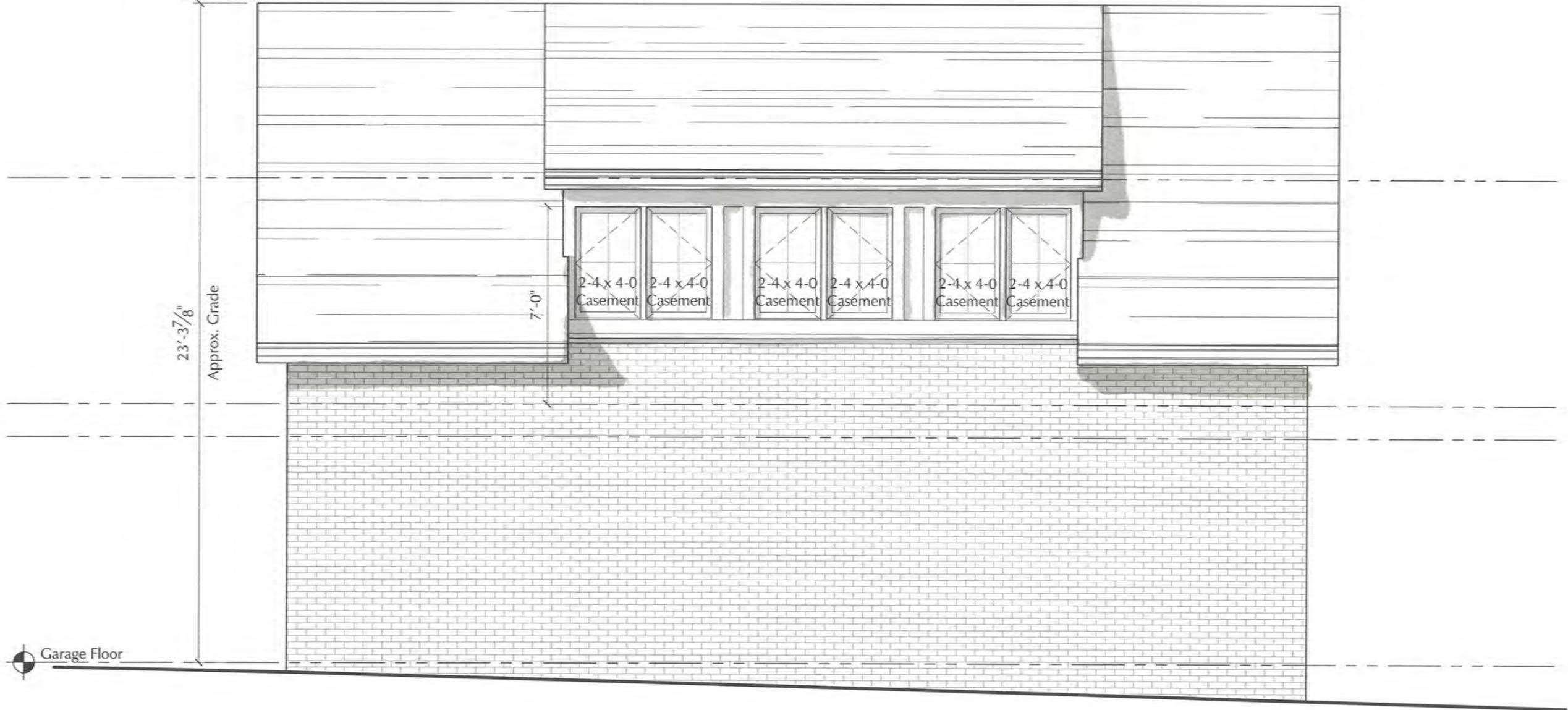
**A1.1**

Renovations and Additions to:  
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 Nashville, Tennessee 37206

METRO HISTORIC ZONING COMMISSION SUBMISSION



① Second Floor Plan  
 Scale: 1/4"=1'-0"



Garage Floor

23'-3 7/8"  
Approx. Grade

7'-0"

2-4 x 4-0 Casement 2-4 x 4-0 Casement

1 Southwest Elevation  
Scale: 1/4"=1'-0"

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Tel: 615.345.1010  
Fax: 615.345.1011

Drawings:  
Elevations  
Date:  
07.11.16

**A2.1**

Renovations and Additions to:  
**The Haverkamp-Nance Residence**  
714 Russell Street  
Nashville, Tennessee 37206

METRO HISTORIC ZONING COMMISSION SUBMISSION



① Northwest Elevation  
 Scale: 1/4"=1'-0"

**AWA**  
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 Fax: 615.345.1011

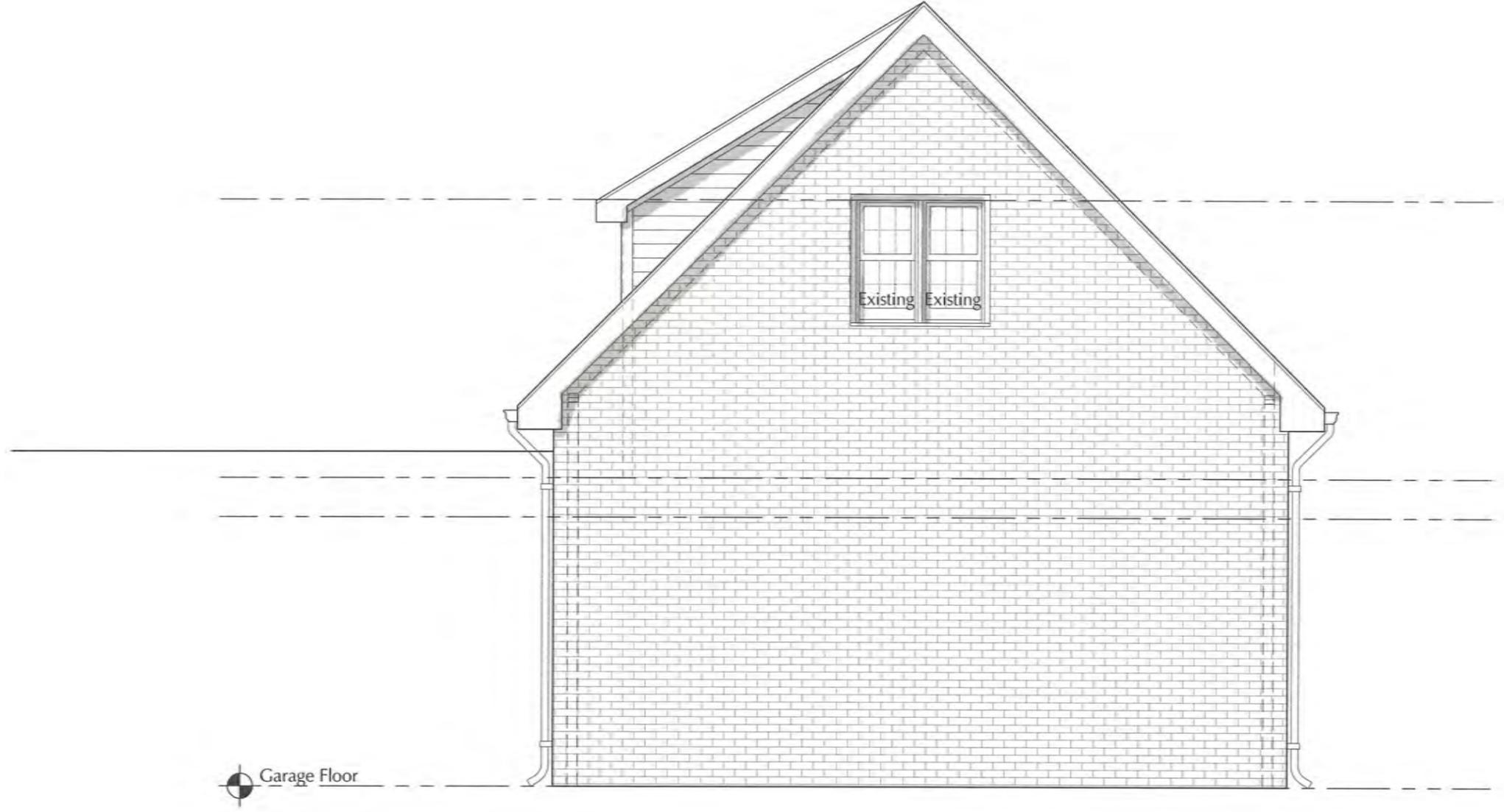
Drawings:  
 Elevations  
 Date:  
 07.11.16

**A2.2**

Renovations and Additions to:  
**The Haverkamp-Nance Residence**

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 Nashville, Tennessee 37206

METRO HISTORIC ZONING COMMISSION SUBMISSION



① Southeast Elevation  
 Scale: 1/4"=1'-0"

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Drawings:  
 Elevations  
 Date:  
 07.11.16

**A2.3**

Renovations and Additions to:  
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METRO HISTORIC ZONING COMMISSION SUBMISSION



Garage Floor

1 Northeast Elevation  
Scale: 1/4"=1'-0"

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ARCHITECT  
1018 Sixteenth Avenue South  
Nashville, Tennessee 37212  
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Fax: 615.345.1011  
allardward.com

Drawings:  
Elevations  
Date:  
07.11.16

**A2.4**

Renovations and Additions to:

**The Haverkamp-Nance Residence**

714 Russell Street  
Nashville, Tennessee 37206

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