

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

2206 White Avenue

December 21, 2016

Application: New construction—infill and outbuilding

District: Woodland-in-Waverly Historic Preservation Zoning Overlay

Council District: 17

Map and Parcel Number: 10514013100

Applicant: DeRon Jenkins, DY Construction

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct duplex infill and a detached garage. The outbuilding will not be used as a detached accessory dwelling unit.

Recommendation Summary: Staff recommends disapproval of the project, finding that the infill's scale does not meet Section III.B.2. of the Woodland in Waverly Historic Preservation Zoning Overlay design guidelines.

Attachments

A: Photographs

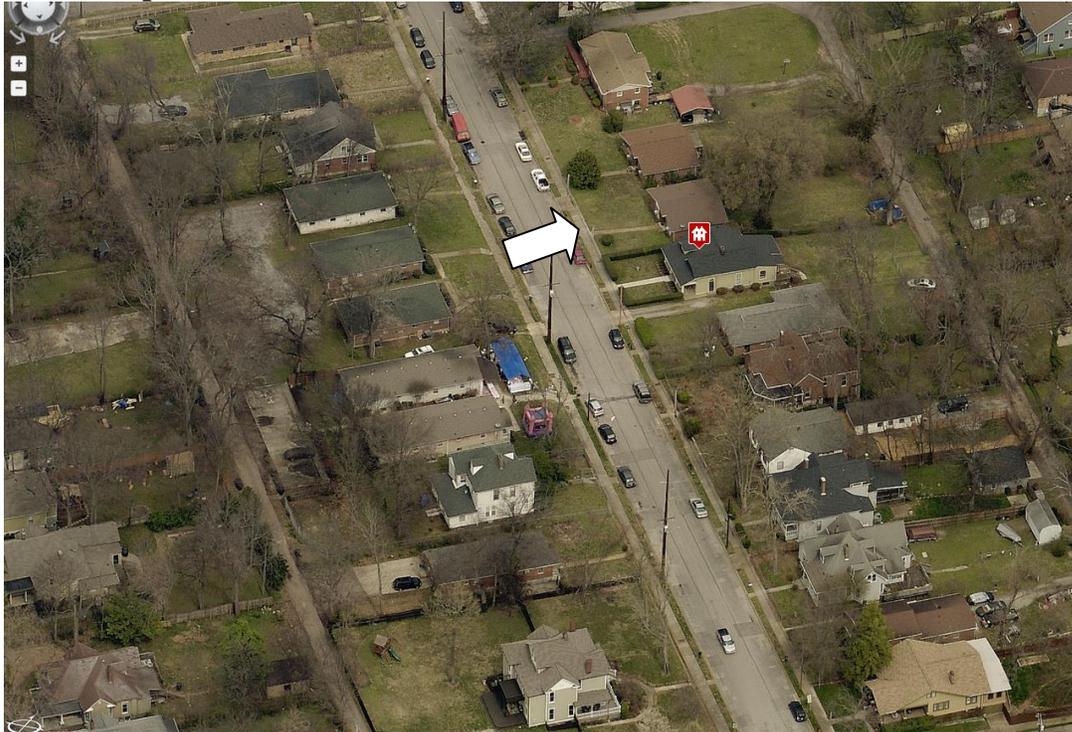
B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

2. 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 reduce 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 setback reductions 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.

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

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.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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 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. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fencing, and walls, shall be compatible, by not contrasting greatly, with the characteristics of the surrounding historic buildings.

IV.B.1 Permanent Landscape Features

- a. For historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should be compatible with the style of the house to which they relate in terms of design, materials, and location. For non-historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should not contrast greatly with such features on surrounding historic buildings.
- b. Existing retaining walls in front and side yards should be retained.
- c. Satellite dishes are not appropriate.
- d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.

IV.B.3 Public Spaces

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

IV.B.4 Fences

- a. New or reclaimed iron fencing may be appropriate for pre-1900 houses. Iron fencing is generally not appropriate for later houses.
- b. Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.

- c. Privacy fences are appropriate only around rear yards (see illustrations). Privacy fences can be up to 6' in height.
- d. Chain link or woven fences are generally inappropriate for front or visible side yards. They may be used in rear yards. If a portion of a rear fence is visible from the street, it should be camouflaged with plantings, or painted black or dark green.
- e. Rear privacy fences should stop before mid-point on the side facades of a house. It is most appropriate for privacy fences to stop at the rear corners of a house.

Background: 2206 White Avenue is a c. 1971 one-story residential structure that does not contribute to the historic character of the Woodland-in-Waverly Historic Preservation Zoning Overlay (Figure 1). In September 2016, MHZC staff issued an administrative permit to demolish the structure.



Figure 1. Existing house at 2206 White Avenue.

Analysis and Findings: Application is to construct duplex infill and a detached garage. The outbuilding will not be used as a detached accessory dwelling unit.

Height & Scale: The proposed infill will be two stories and approximately thirty feet (30') tall. On this block of White Avenue, there is a mix of both contributing and non-contributing structures. Of the eight contributing structures, six are one-and-a-half story structures and two are two-story structures. The one-and-a-half story structures range in height from twenty-two feet to thirty-three feet (22'-32') from grade. The two-story structures are both approximately forty-feet (40') tall. The contributing house next door the proposed infill, 2208 White Avenue, is one of the shorter historic structures on the block at about twenty-two feet (22').

The house is thirty-six feet (36') wide at the front. This is in keeping with the range of widths on the block. The two-story house at 2223 White Avenue is forty-two feet (42') wide, although it does sit on a wider lot. The two-story house at 2217 White Avenue is

thirty feet (30') wide. The widths of the one and a half story houses range from thirty-one feet to forty-two feet (31'-42). Again, the house next door at 2208 White Avenue is one of the narrower historic houses at thirty-one feet (31') deep.

While the height and width and two-story form of the house may meet the historic context, the large depth of the house increases the overall scale so that the house overall is much larger than the other houses on the block. The proposed infill has a depth of eighty-one feet, four inches (81'4"), not including the eight foot (8') deep front porch (Figure 2). By comparison, the historic houses on the block have depths between fifty-three and fifty-eight feet (53'-58'). As an example, historic two story house at 2223 White Avenue has a height of approximately forty feet (40') and a width of forty-two feet (42'), but its depth is just fifty-three feet (53') (Figures 3 & 4).

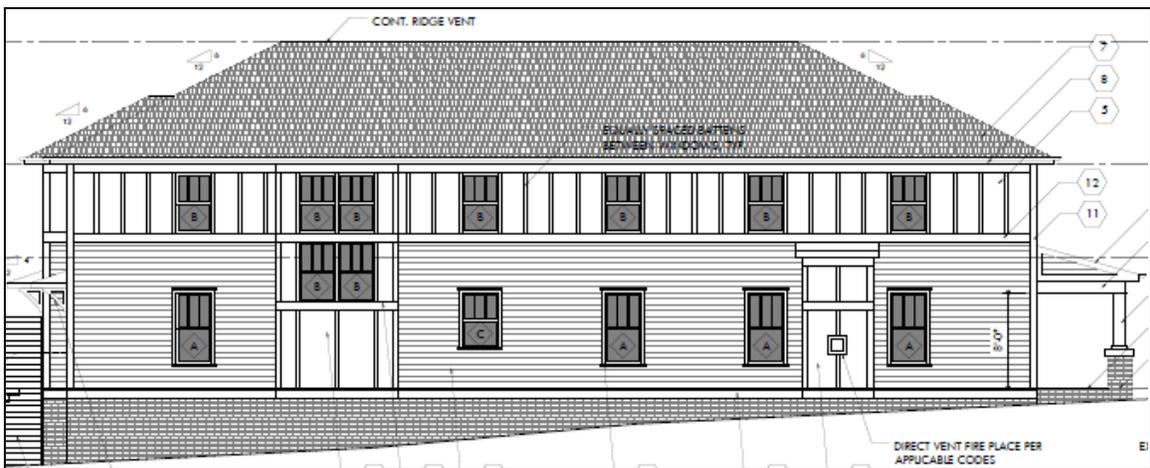


Figure 2. The side façade of the proposed infill, which has a wall of over eighty feet (80') long.



Figures 3 & 4. The historic house at 2223 White Avenue.

Staff finds that the depth of the infill creates a structure that is out of scale with the historic context and is not similar to historic buildings in terms of “mass in relation to open spaces.” Staff therefore finds that the duplex does not meet Sections III.B.2.a and b. of the design guidelines. Because the scale of the house would have to be substantially

reduced and would likely require a re-design, staff does not recommend specific conditions to address the issue.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It will be seven feet (7') from each of the side property lines, and fifty-two feet (52') from the rear property line. Its front façade will be twenty-four feet (24') back from the front property line to line up with the historic house next door at 2208 White Avenue. Staff finds that the proposed setbacks and rhythm of spacing meet Section III.B.2.c. of the design guidelines.

Materials, Texture, and Details and Material Color:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Unknown	Yes	Yes
Cladding	6" cement fiberboard lap siding	Smooth	No*	Yes
Secondary Cladding	Board-and- batten**	Smooth face	Yes	No
Roofing	Dimensional Asphalt Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Brick	Unknown	No***	Yes
Front Porch Column Bases	Brick	Unknown	Yes	Yes
Front Porch Posts	Cement Fiberboard	Smooth	Yes	No
Front Porch Roof	Standing Seam Metal	Unknown	Yes	Yes
Rear Steps	Wood	Pressure treated	Yes	No
Rear Overhangs	Wood	Typical	Yes	No
Windows	Not indicated	Needs final approval	Unknown	X
Principle Entrance	Wood with 2/3 light	Unknown	Yes	Yes
Side/rear doors	Wood	Unknown	Yes	Yes
Driveway and Parking	Concrete	Typical	Yes	No

Pads				
Walkway	Concrete	Typical	Yes	No
Fence	Wood	Smooth	Yes	No

*The applicant is proposing six inch (6”) lap siding, but the design guidelines state that the siding reveal should be a maximum of five inches (5”). Staff recommends that the siding reveal be no more than five inches (5”) in the redesigned project.

**There is a change of material at upper portion of the house from lap siding to board and batten. The change occurs above the second floor line, but typically changes in materials happen at the floor line. In the redesign, staff recommends that the change in material be lowered so that it occurs at the second floor line rather than above it.

***The applicant is proposing to have brick front steps and a brick porch floor. Staff recommends that in the redesign, the porch floor and steps be concrete, as concrete is more historically appropriate.

In order for the project to meet Section III.B.2.d. of the design guidelines, the lap siding would have to have a maximum reveal of five inches (5”), the change in material would have to occur at the second floor level, and the front porch steps and floor would have to be concrete. In addition, staff would have to approve a brick sample, the shingle color and texture, the standing seam metal roof color and texture, and all windows and doors prior to purchase and installation.

Roof form: The proposed primary roof form is a hipped roof with a 6/12 slope. The porch roof will be a shed roof with a 3/12 slope. Staff finds that the proposed roof forms meet Section III.B.2.e. of the design guidelines.

Orientation: The duplex is oriented towards White Avenue with two identical doorways facing White Avenue. The duplex is one structure with two entrances, which is typical of historic duplexes. The entrances are behind an eight foot (8’) deep front porch. There will be two walkways leading from the sidewalk to the front porch. Vehicular access to the site will be via the rear alley. Staff finds that the duplex’s orientation meets Section III.B.2.f. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the duplex are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project’s proportion and rhythm of openings to meet Section III.B.2.g. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. At the rear will be uncovered concrete parking pads on either side of the garage, which is appropriate. Staff finds the known appurtenances and landscape features to meet Section IV.B.1. of the design guidelines.

Fence: The drawings indicate an eight foot (8') tall fence with horizontal wood pieces, beginning at the back corners of the house. While the location of the fence is appropriate, the height is not. The design guidelines limit the height of privacy fences to six feet (6'). In order for the fence to meet Section IV.B.4. of the design guidelines, the fence would have to be reduced to no taller than six feet (6').

Outbuildings: The applicant is proposing a one-story garage at the rear. The garage will not contain a dwelling unit.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Hipped	Yes
Primary roof slope	6/12	Yes

Since the form and slopes are similar to historic outbuildings, the outbuilding meets Section III.B.2.h. of the design guidelines.

Design Standards:

The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. It is in a minimally-visible location at the side and rear of the building. The design meets Section III.B.2.h. of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Natural color	Yes
Cladding	Cement-fiber	Smooth with 6" reveal	No*
Roofing	Dimensional Asphalt Shingles	Unknown	Requires final approval
Trim	Cement fiber	Smooth	Yes
Driveway	Concrete	Typical	Yes
Pedestrian Door	Not indicated	Unknown	Requires final approval
Vehicular Door	Not indicated	Unknown	Requires final approval

* As mentioned under the materials for the infill, the design guidelines state that lap siding shall have a maximum reveal of five inches (5"). Staff recommends that the lap siding for the garage also have a maximum reveal of five inches (5").

With this condition, and the staff's final approval of the doors, staff finds that the known materials meet Section III.B.2.h. of the design guidelines.

General requirements for Outbuildings:

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

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	19'10"
Rear setback	10'	10'
L side setback**	3'	≈10'8"
R side setback**	3'	≈10'8"
How is the building accessed?	From the alley or existing curb cut	Alley.

The design guidelines require twenty feet (20') in between the primary structure and the outbuilding. The applicant is proposing nineteen feet, ten inches (19'10"). Since a condition of approval is that the infill be shortened, the space between the two structures will likely increase, which staff finds to be appropriate.

Massing Planning:

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	30'	25'	16'
Eave Height		10'	9'

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,465 sq. ft.	659 sq.ft.

Staff finds that the outbuilding’s design, location, setbacks, height, and scale meet Section III.B.2.h. of the design guidelines.

Recommendation Summary: Staff recommends disapproval of the project, finding that the infill’s scale does not meet Section III.B.2. of the Woodland in Waverly Historic Preservation Zoning Overlay design guidelines.

Context Photos



House next door at 2208 White Avenue, along with 2210 and 2212 White Avenue



2204, 2206, and 2208 White Avenue.



2202 White Avenue, down the street from the site



2210 and 2212 White Avenue, to the south of the site



2212 and 2214 White Avenue, to the south of the site



2216 and 2218 White Avenue to the south of the site



2107, 2111, and 2115 White Avenue, across the street from the site.



2105 White Avenue, across the street and to the north of the site



Non-contributing structures across the street and to the north of site at 2103 and 2101 White Avenue



Non-contributing houses across the street and to the south of the site, at 2215 White Avenue



Contributing two-story structure and non-contributing one-story structure at 2217 and 2219 White Avenue, across the street and to the south of the site.



Two-story historic structure at 2223 White Avenue, at the corner of Bradford Avenue, south of the site.

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tenth avenue
south suite
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PRESERVATION
PERMIT DRAWINGS

COMMISSION
REVISIONS

1 DECEMBER 13, 2016

PRIVATE RESIDENCES

HISTORIC WOODLAND IN WAVERLY. NASHVILLE . TENNESSEE

PRIVATE RESIDENCES
2206A & 2206B WHITE AVE
NASHVILLE, TN 37204

16021

Sheet Number

COVER

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615
T 726 0047
F 726 4891
615
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south suite
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nashville
tennessee
37203

2206 WHITE AVE
ZONING: R6
LOT AREA: 8,375 SF

PRIMARY UNIT FOOTPRINT: 3,230 SF
GARAGE FOOTPRINT: 660 SF
TOTAL FOOTPRINT: 3,890 SF

LOT COVERAGE: .46

ADJACENT PROPERTY
2204 WHITE AVE

ADJACENT PROPERTY
2206 WHITE AVE

PRESERVATION
PERMIT DRAWINGS

COMMISSION
REVISIONS
1 DECEMBER 13, 2016

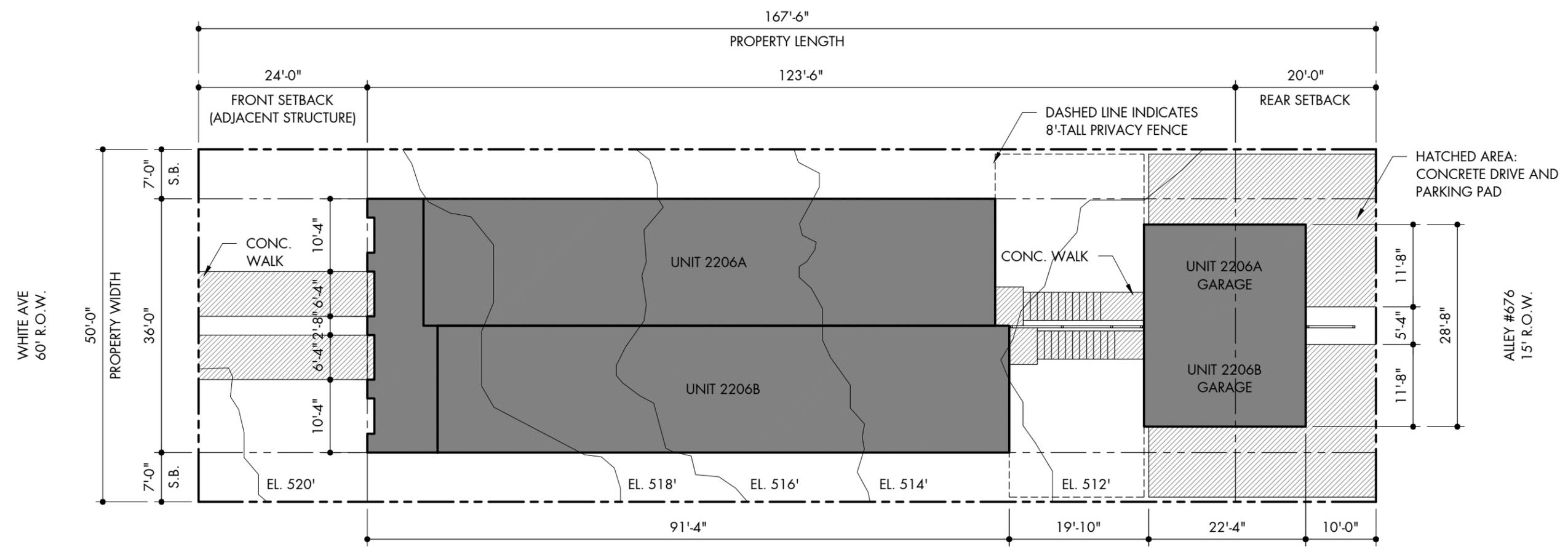
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2206A & 2206B WHITE AVE
NASHVILLE, TN 37204

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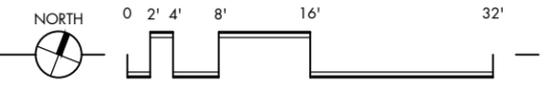
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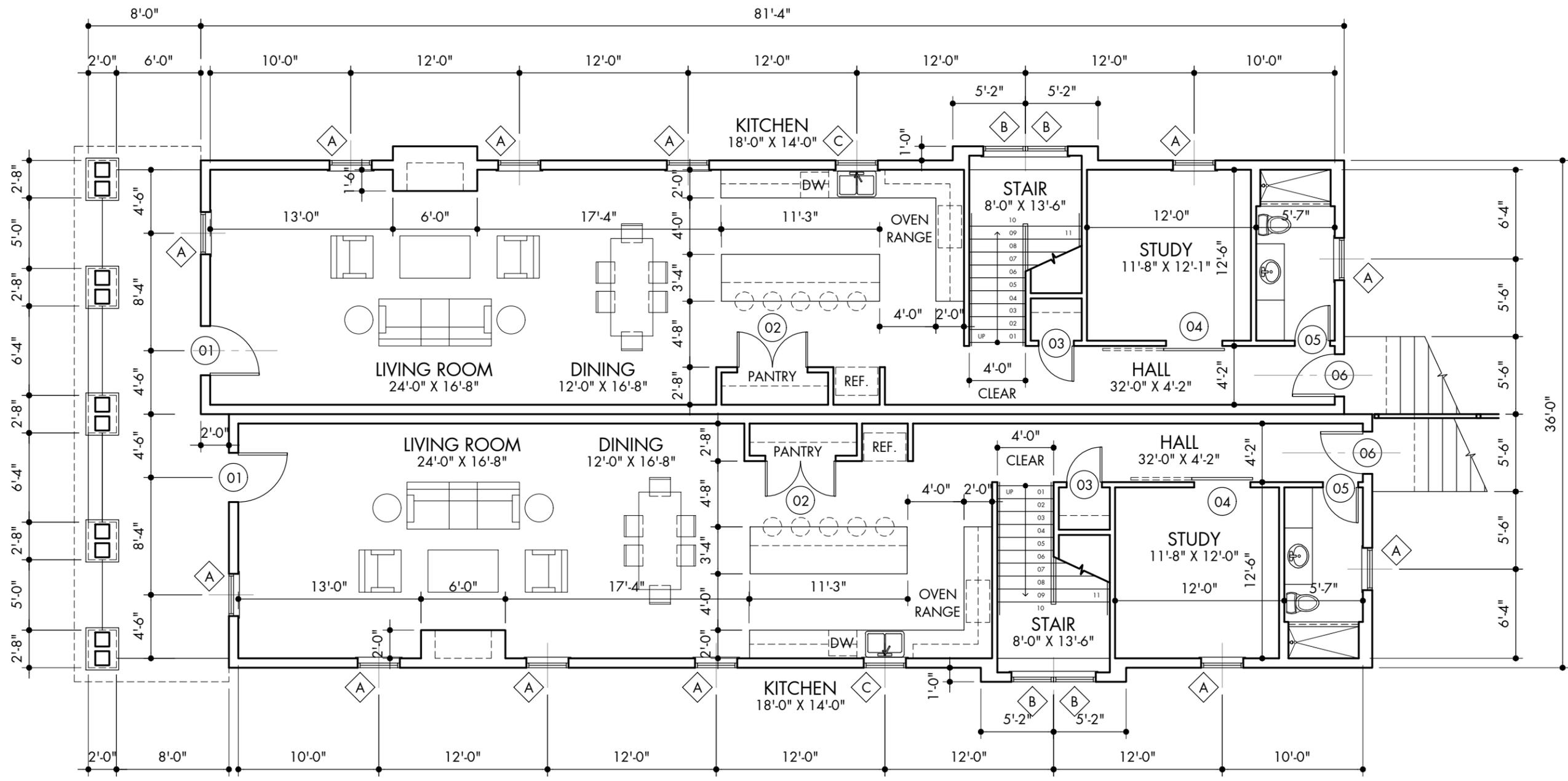
DECEMBER 05, 2016
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01 SITE PLAN
OVERALL PROPERTY AND BUILDING FOOTPRINT



NOTE: CONTRACTOR TO VERIFY ALL
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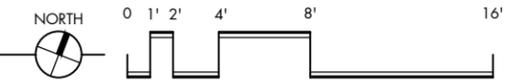
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FIRST LEVEL
FLOOR PLAN

Sheet Number

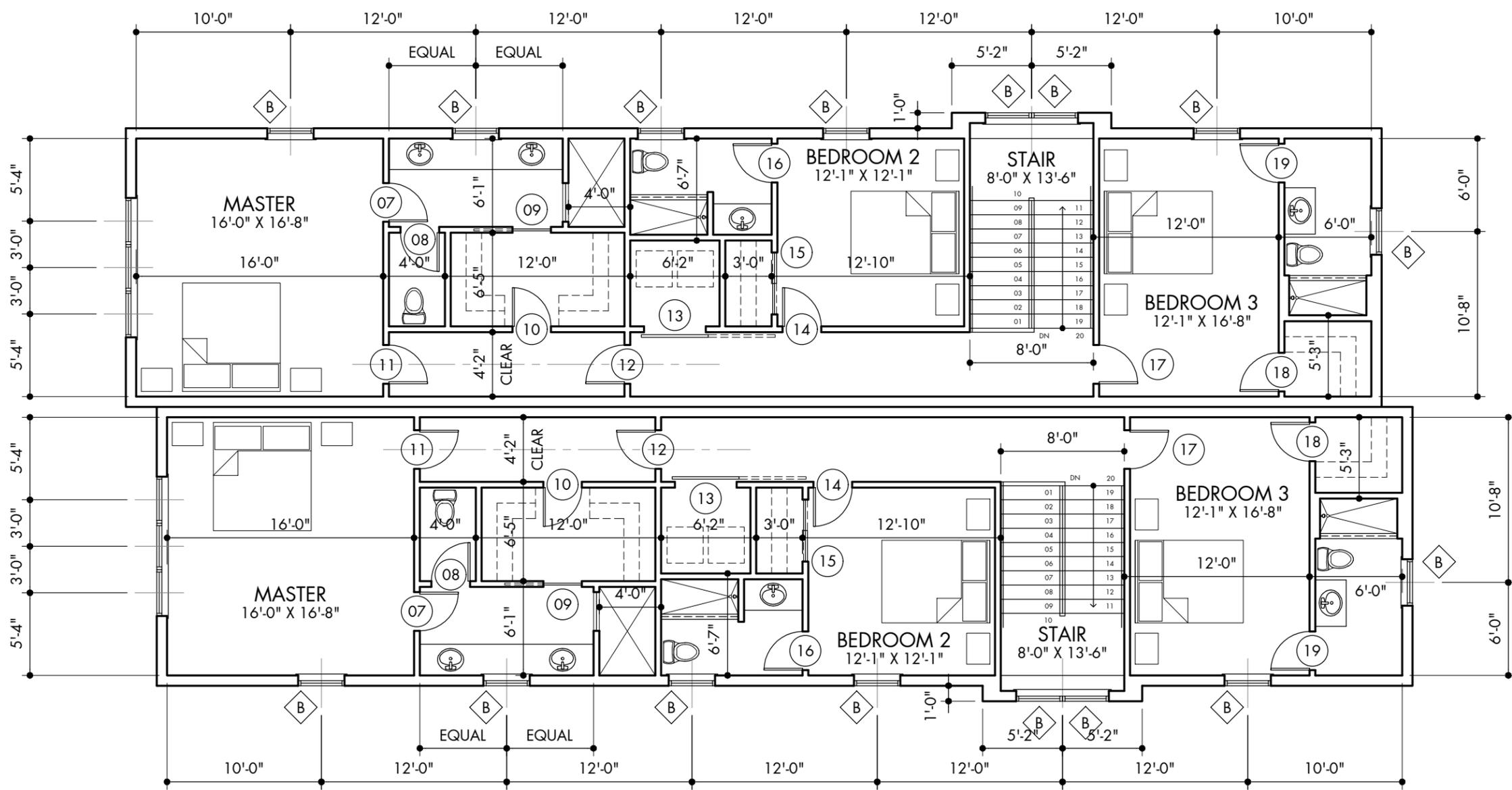
A1.01

01 FLOOR PLAN
FIRST LEVEL



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NOTE: CONTRACTOR TO VERIFY ALL
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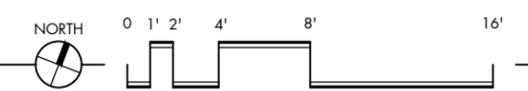
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SECOND LEVEL
FLOOR PLAN

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A1.02

01 FLOOR PLAN
SECOND LEVEL



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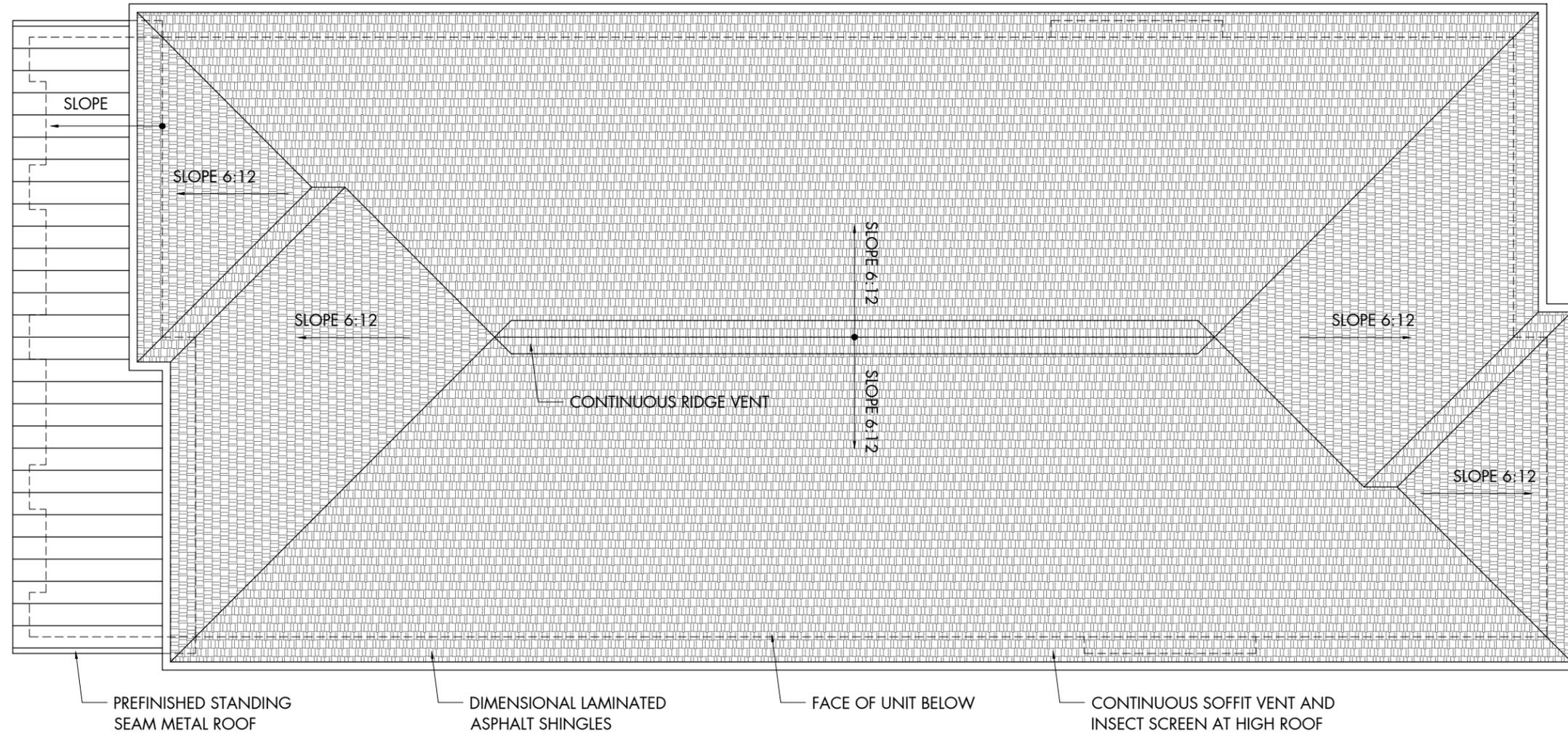
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ROOF PLAN

Sheet Number

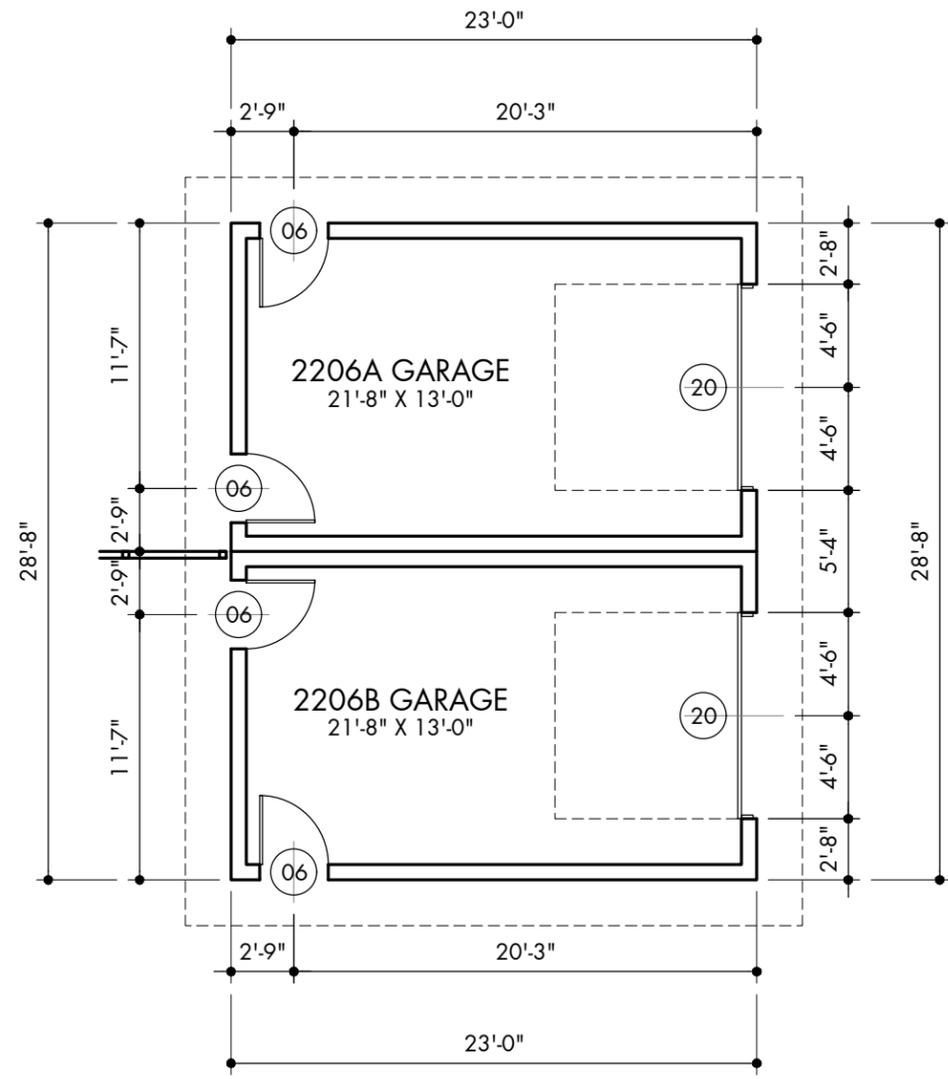
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01 ROOF PLAN

NOTE: CONTRACTOR TO VERIFY ALL
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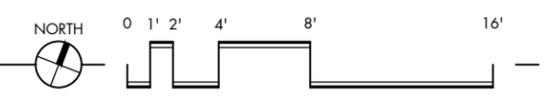
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GARAGE PLAN
 Sheet Number

A1.04

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01 FLOOR PLAN
 DETACHED GARAGE



ELEVATION KEYNOTES

- 1 BRICK:
STANDARD MODULAR BRICK,
RUNNING BOND PATTERN
 - 2 BRICK:
STANDARD MODULAR BRICK,
FLUSH ROW LOCK COURSE AT PATIO
 - 3 COLUMNS:
12" SQUARE FIBER CEMENT BOARD, PAINT
 - 4 LAP SIDING:
SMOOTH FIBER CEMENT BOARD
WITH 6" FACE EXPOSURE, PAINT
 - 5 BOARD & BATTEN:
SMOOTH FIBER CEMENT BOARD WITH
1 X 4 BATTEN, PAINT
 - 6 ROOF:
PREFINISHED STANDING SEAM METAL
WITH HALF-ROUND GUTTER AND ROUND
DOWNSPOUTS
 - 7 ROOF:
DIMENSIONAL LAMINATED ASPHALT SHINGLES
WITH HALF-ROUND GUTTER AND ROUND
DOWNSPOUTS
 - 8 ROOF FASCIA:
1 X 6 SMOOTH FIBER CEMENT BOARD, PAINT
 - 9 WINDOWS:
DOUBLE HUNG ALUMINUM CLAD WINDOW W/
SIMULATED DIVIDED LIGHT AS INDICATED.
 - 10 WINDOW TRIM:
1 X 4 FIBER CEMENT BOARD WITH 2X FIBER
CEMENT BOARD STOOL AND TOP CAP, PAINT
 - 11 TRIM:
1 X 6 SMOOTH FIBER CEMENT BOARD, PAINT
 - 12 TRIM:
1 X 10 SMOOTH FIBER CEMENT BOARD, PAINT
 - 13 TRIM:
12" SMOOTH FIBER CEMENT BOARD, PAINT
 - 14 DOORS:
WOOD EXTERIOR DOOR W/ VIEW LITES
 - 15 DOORS:
MOTORIZED ROLL UP GARAGE DOOR
- NOTE:
PROVIDE 4" TRIM BETWEEN DOUBLE-WIDE AND
TRIPLE-WIDE WINDOW UNITS

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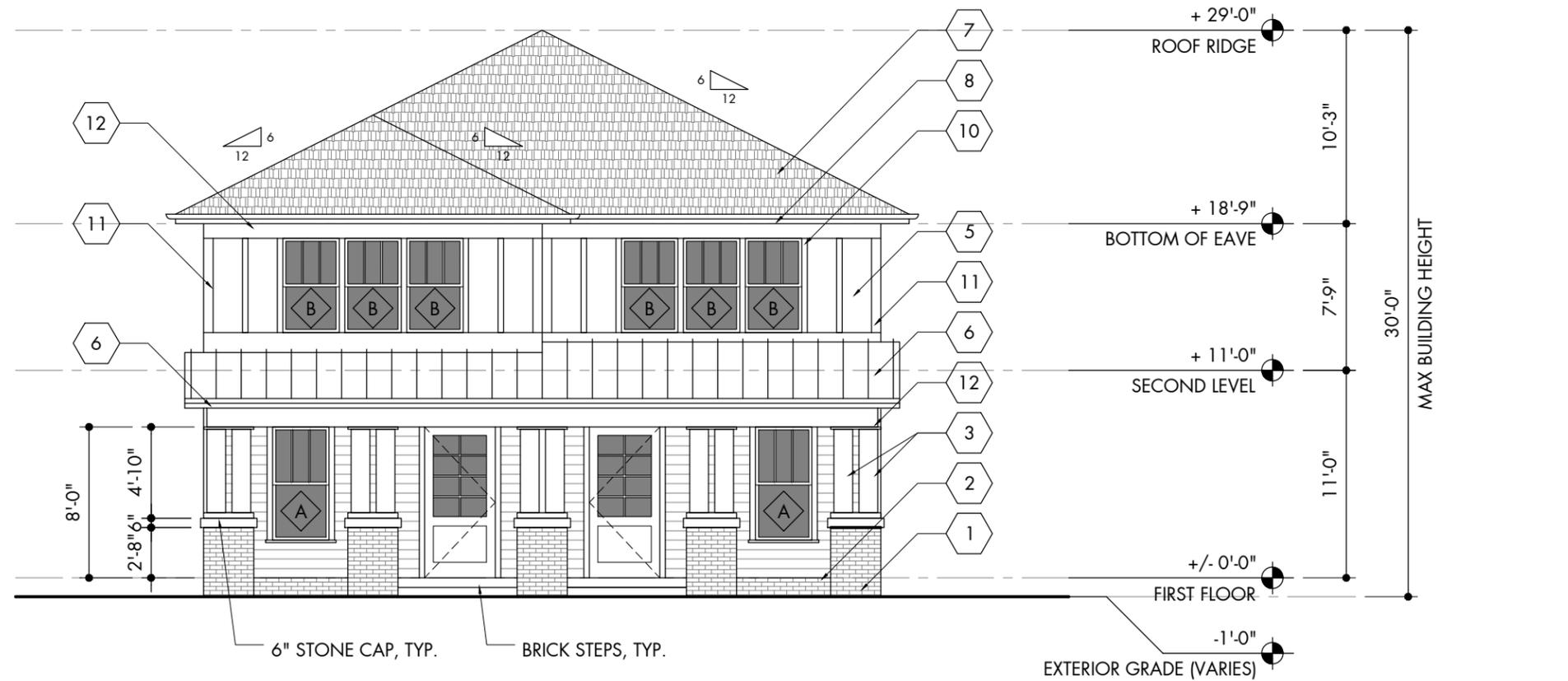
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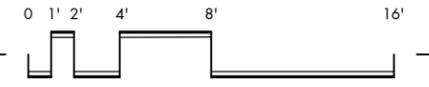
EXTERIOR
ELEVATIONS

Sheet Number

A2.01

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01 EXTERIOR ELEVATION
WEST (STREET ELEVATION)



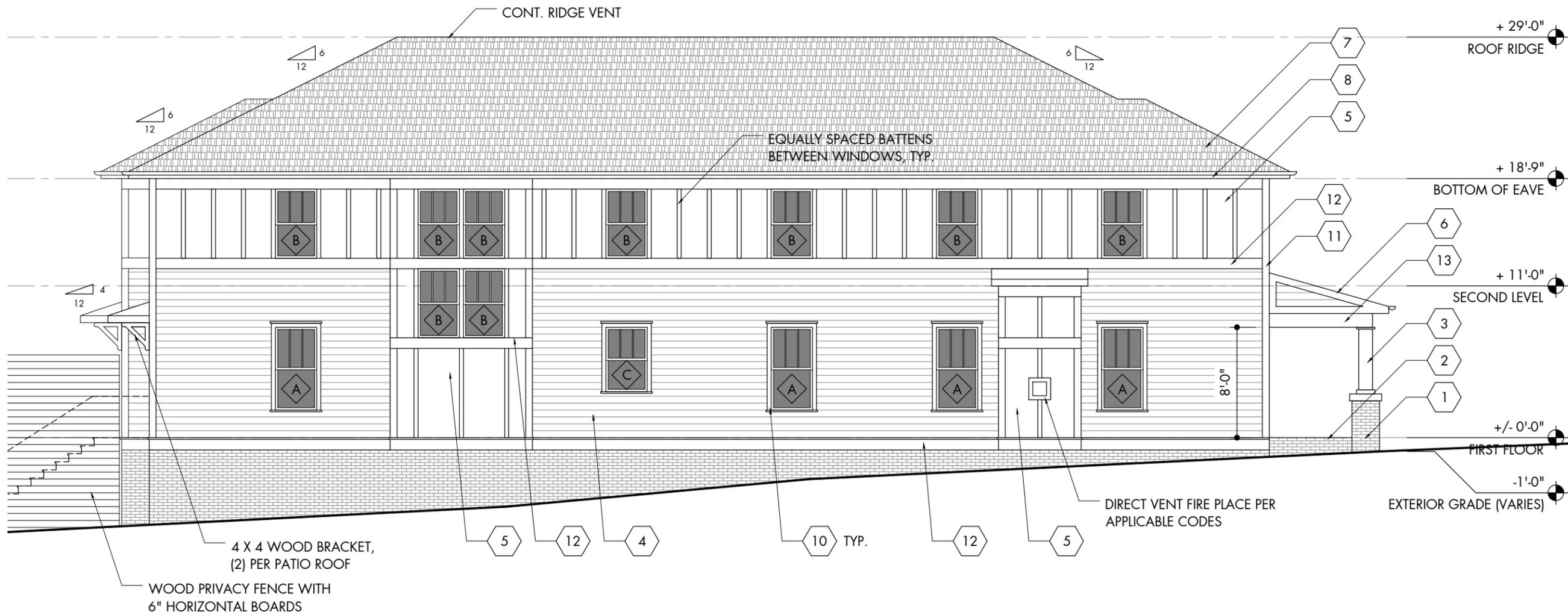
ELEVATION KEYNOTES

- 1 BRICK:
STANDARD MODULAR BRICK,
RUNNING BOND PATTERN
- 2 BRICK:
STANDARD MODULAR BRICK,
FLUSH ROW LOCK COURSE AT PATIO
- 3 COLUMNS:
12" SQUARE FIBER CEMENT BOARD, PAINT
- 4 LAP SIDING:
SMOOTH FIBER CEMENT BOARD
WITH 6" FACE EXPOSURE, PAINT
- 5 BOARD & BATTEN:
SMOOTH FIBER CEMENT BOARD WITH
1 X 4 BATTEN, PAINT

- 6 ROOF:
PREFINISHED STANDING SEAM METAL
WITH HALF-ROUND GUTTER AND ROUND
DOWNSPOUTS
- 7 ROOF:
DIMENSIONAL LAMINATED ASPHALT SHINGLES
WITH HALF-ROUND GUTTER AND ROUND
DOWNSPOUTS
- 8 ROOF FASCIA:
1 X 6 SMOOTH FIBER CEMENT BOARD, PAINT
- 9 WINDOWS:
DOUBLE HUNG ALUMINUM CLAD WINDOW W/
SIMULATED DIVIDED LIGHT AS INDICATED.
- 10 WINDOW TRIM:
1 X 4 FIBER CEMENT BOARD WITH 2X FIBER
CEMENT BOARD STOOL AND TOP CAP, PAINT

- 11 TRIM:
1 X 6 SMOOTH FIBER CEMENT BOARD, PAINT
- 12 TRIM:
1 X 10 SMOOTH FIBER CEMENT BOARD, PAINT
- 13 TRIM:
12" SMOOTH FIBER CEMENT BOARD, PAINT
- 14 DOORS:
WOOD EXTERIOR DOOR W/ VIEW LITES
- 15 DOORS:
MOTORIZED ROLL UP GARAGE DOOR

NOTE:
PROVIDE 4" TRIM BETWEEN DOUBLE-WIDE AND
TRIPLE-WIDE WINDOW UNITS

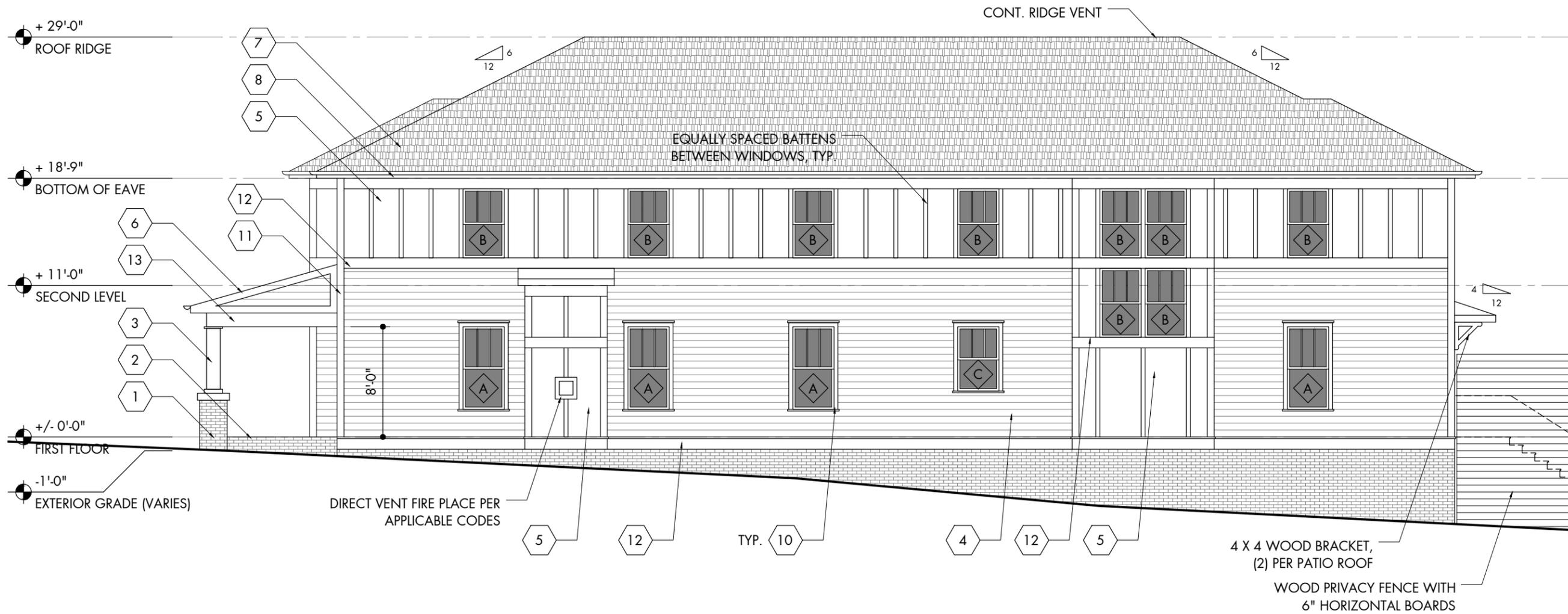


01 EXTERIOR ELEVATION
NORTH

ELEVATION KEYNOTES

- 1 BRICK:
STANDARD MODULAR BRICK,
RUNNING BOND PATTERN
- 2 BRICK:
STANDARD MODULAR BRICK,
FLUSH ROW LOCK COURSE AT PATIO
- 3 COLUMNS:
12" SQUARE FIBER CEMENT BOARD, PAINT
- 4 LAP SIDING:
SMOOTH FIBER CEMENT BOARD
WITH 6" FACE EXPOSURE, PAINT
- 5 BOARD & BATTEN:
SMOOTH FIBER CEMENT BOARD WITH
1 X 4 BATTEN, PAINT
- 6 ROOF:
PREFINISHED STANDING SEAM METAL
WITH HALF-ROUND GUTTER AND ROUND
DOWNSPOUTS
- 7 ROOF:
DIMENSIONAL LAMINATED ASPHALT SHINGLES
WITH HALF-ROUND GUTTER AND ROUND
DOWNSPOUTS
- 8 ROOF FASCIA:
1 X 6 SMOOTH FIBER CEMENT BOARD, PAINT
- 9 WINDOWS:
DOUBLE HUNG ALUMINUM CLAD WINDOW W/
SIMULATED DIVIDED LIGHT AS INDICATED.
- 10 WINDOW TRIM:
1 X 4 FIBER CEMENT BOARD WITH 2X FIBER
CEMENT BOARD STOOL AND TOP CAP, PAINT
- 11 TRIM:
1 X 6 SMOOTH FIBER CEMENT BOARD, PAINT
- 12 TRIM:
1 X 10 SMOOTH FIBER CEMENT BOARD, PAINT
- 13 TRIM:
12" SMOOTH FIBER CEMENT BOARD, PAINT
- 14 DOORS:
WOOD EXTERIOR DOOR W/ VIEW LITES
- 15 DOORS:
MOTORIZED ROLL UP GARAGE DOOR

NOTE:
PROVIDE 4" TRIM BETWEEN DOUBLE-WIDE AND
TRIPLE-WIDE WINDOW UNITS



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EXTERIOR
ELEVATIONS

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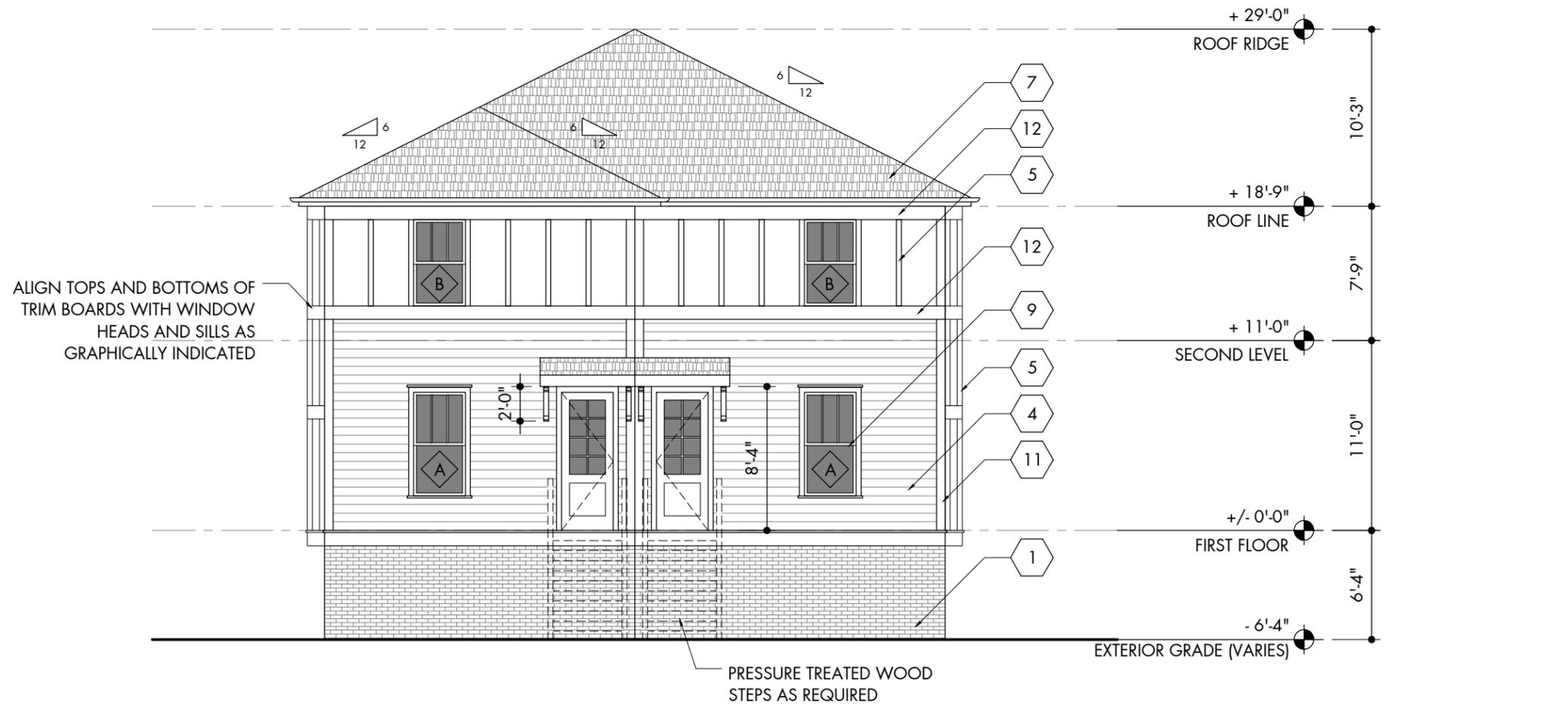
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01 EXTERIOR ELEVATION
SOUTH

ELEVATION KEYNOTES

- 1 BRICK:
STANDARD MODULAR BRICK,
RUNNING BOND PATTERN
- 2 BRICK:
STANDARD MODULAR BRICK,
FLUSH ROW LOCK COURSE AT PATIO
- 3 COLUMNS:
12" SQUARE FIBER CEMENT BOARD, PAINT
- 4 LAP SIDING:
SMOOTH FIBER CEMENT BOARD
WITH 6" FACE EXPOSURE, PAINT
- 5 BOARD & BATTEN:
SMOOTH FIBER CEMENT BOARD WITH
1 X 4 BATTEN, PAINT
- 6 ROOF:
PREFINISHED STANDING SEAM METAL
WITH HALF-ROUND GUTTER AND ROUND
DOWNSPOUTS
- 7 ROOF:
DIMENSIONAL LAMINATED ASPHALT SHINGLES
WITH HALF-ROUND GUTTER AND ROUND
DOWNSPOUTS
- 8 ROOF FASCIA:
1 X 6 SMOOTH FIBER CEMENT BOARD, PAINT
- 9 WINDOWS:
DOUBLE HUNG ALUMINUM CLAD WINDOW W/
SIMULATED DIVIDED LIGHT AS INDICATED.
- 10 WINDOW TRIM:
1 X 4 FIBER CEMENT BOARD WITH 2X FIBER
CEMENT BOARD STOOL AND TOP CAP, PAINT
- 11 TRIM:
1 X 6 SMOOTH FIBER CEMENT BOARD, PAINT
- 12 TRIM:
1 X 10 SMOOTH FIBER CEMENT BOARD, PAINT
- 13 TRIM:
12" SMOOTH FIBER CEMENT BOARD, PAINT
- 14 DOORS:
WOOD EXTERIOR DOOR W/ VIEW LITES
- 15 DOORS:
MOTORIZED ROLL UP GARAGE DOOR

NOTE:
PROVIDE 4" TRIM BETWEEN DOUBLE-WIDE AND
TRIPLE-WIDE WINDOW UNITS



01 EXTERIOR ELEVATION
EAST (ALLEY ELEVATION)

ELEVATION KEYNOTES

- 1 BRICK:
STANDARD MODULAR BRICK,
RUNNING BOND PATTERN
- 2 BRICK:
STANDARD MODULAR BRICK,
FLUSH ROW LOCK COURSE AT PATIO
- 3 COLUMNS:
12" SQUARE FIBER CEMENT BOARD, PAINT
- 4 LAP SIDING:
SMOOTH FIBER CEMENT BOARD
WITH 6" FACE EXPOSURE, PAINT
- 5 BOARD & BATTEN:
SMOOTH FIBER CEMENT BOARD WITH
1 X 4 BATTEN, PAINT
- 6 ROOF:
PREFINISHED STANDING SEAM METAL
WITH HALF-ROUND GUTTER AND ROUND
DOWNSPOUTS
- 7 ROOF:
DIMENSIONAL LAMINATED ASPHALT SHINGLES
WITH HALF-ROUND GUTTER AND ROUND
DOWNSPOUTS
- 8 ROOF FASCIA:
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- 9 WINDOWS:
DOUBLE HUNG ALUMINUM CLAD WINDOW W/
SIMULATED DIVIDED LIGHT AS INDICATED.
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CEMENT BOARD STOOL AND TOP CAP, PAINT
- 11 TRIM:
1 X 6 SMOOTH FIBER CEMENT BOARD, PAINT
- 12 TRIM:
1 X 10 SMOOTH FIBER CEMENT BOARD, PAINT
- 13 TRIM:
12" SMOOTH FIBER CEMENT BOARD, PAINT
- 14 DOORS:
WOOD EXTERIOR DOOR W/ VIEW LITES
- 15 DOORS:
MOTORIZED ROLL UP GARAGE DOOR

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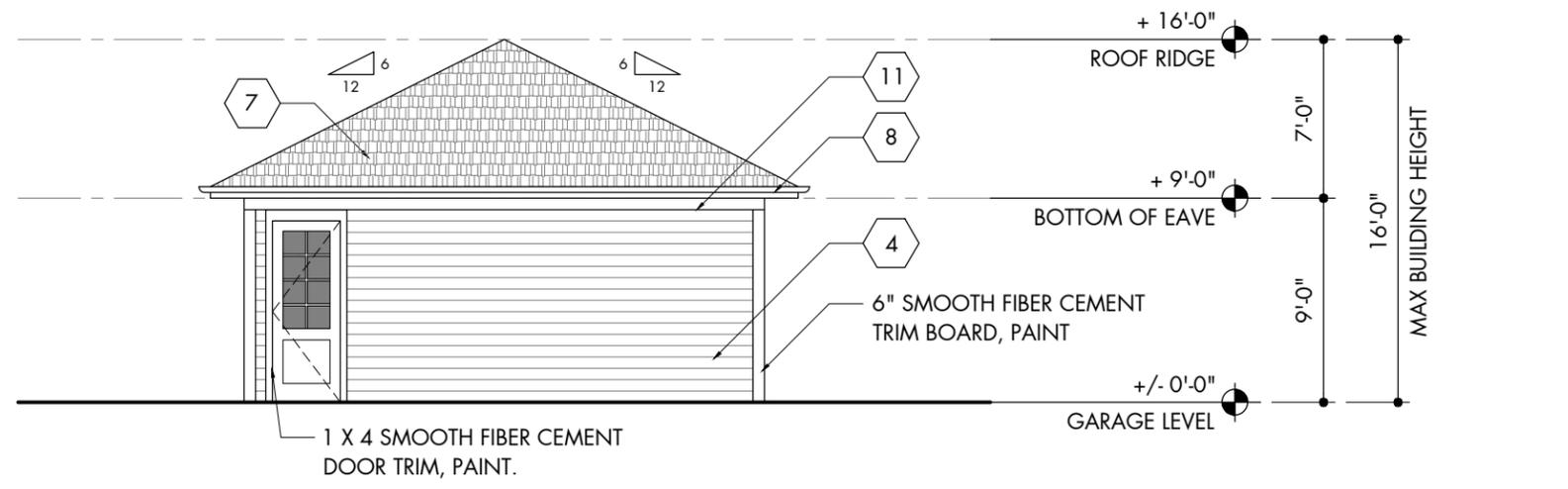
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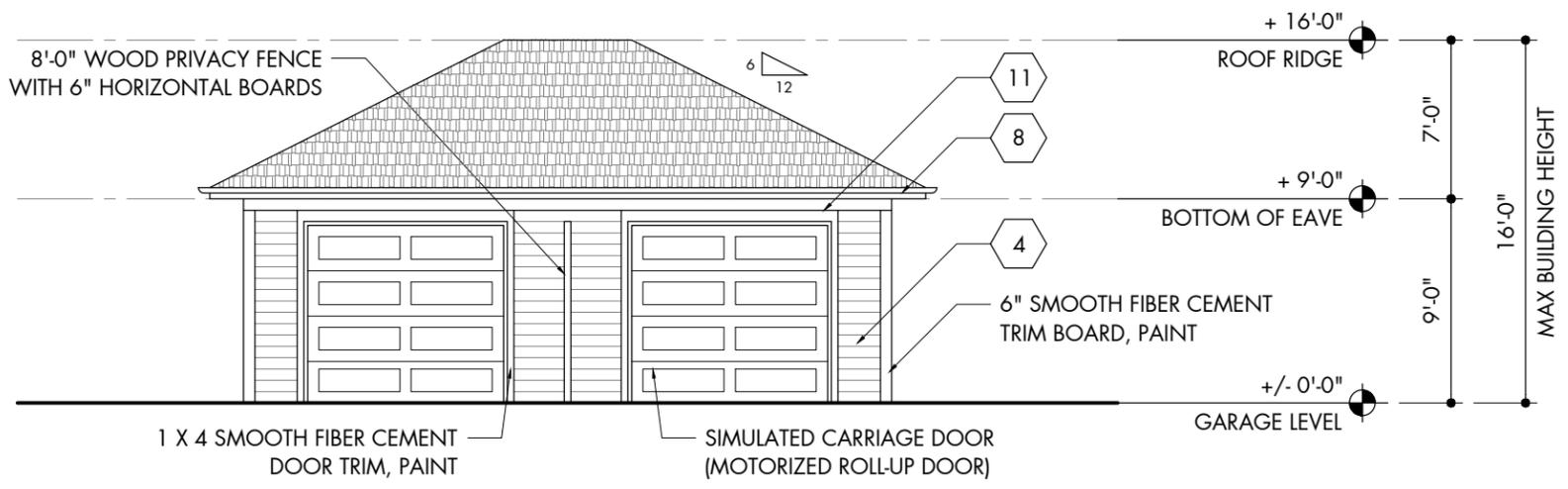
GARAGE
 ELEVATIONS
 Sheet Number

A2.05

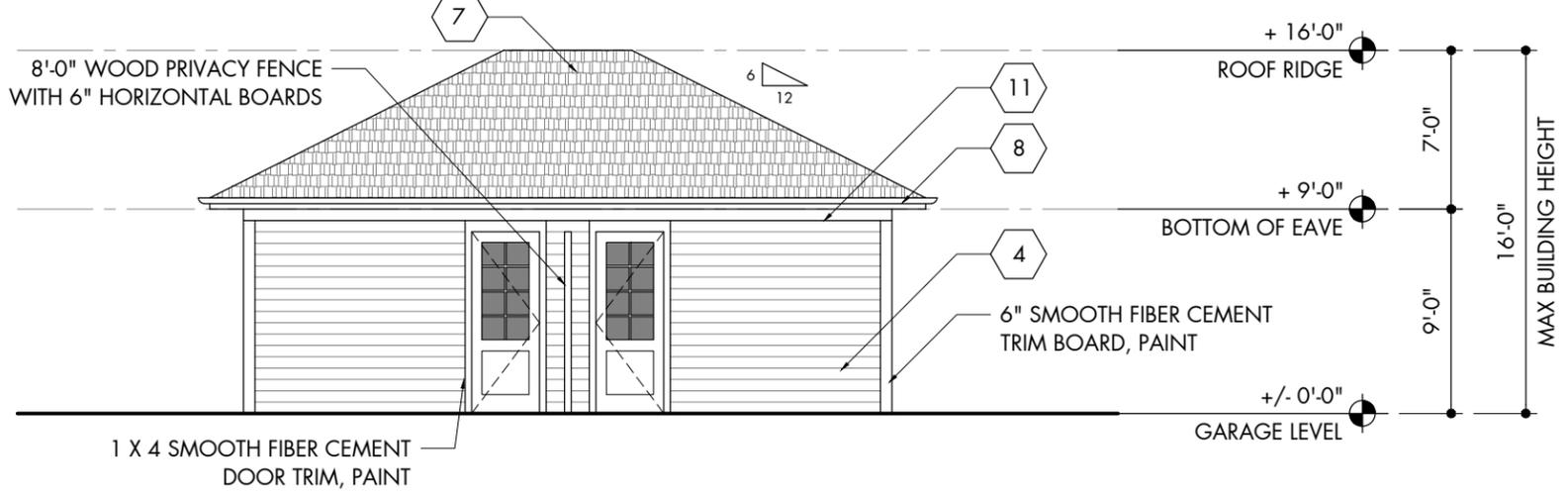
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01 EXTERIOR ELEVATION
 SOUTH (NORTH OPPOSITE HAND)



02 EXTERIOR ELEVATION
 EAST



03 EXTERIOR ELEVATION
 WEST

WINDOW SCHEDULE		
#	DIMENSIONS	DESCRIPTION
A	3'-1" X 5'-11"	DOUBLE HUNG ALUMINUM CLAD WOOD WINDOW - PELLA ARCHITECT SERIES MODEL #3771
B	3'-1" X 4'-11"	DOUBLE HUNG ALUMINUM CLAD WOOD WINDOW - PELLA ARCHITECT SERIES MODEL #3759
C	3'-1" X 4'-5"	DOUBLE HUNG ALUMINUM CLAD WOOD WINDOW - PELLA ARCHITECT SERIES MODEL #3753

DOOR SCHEDULE			
#	DIMENSIONS	LOCATION	DESCRIPTION
01	3'-6" x 8'-0"	EXTERIOR	WOOD DOOR - PELLA CLASSIC A758G
02	2'-6" x 8'-0" PAIR	INTERIOR	WOOD RAISED PANEL
03	2'-6" x 8'-0"	INTERIOR	WOOD RAISED PANEL
04	4'-0" x 8'-0"	INTERIOR	WOOD RAISED ON SLIDING BARN-STYLE HARDWARE
05	2'-6" x 8'-0"	INTERIOR	WOOD RAISED PANEL
06	3'-0" x 8'-0"	EXTERIOR	WOOD DOOR - PELLA CLASSIC A768G
07	2'-6" x 7'-0"	INTERIOR	WOOD RAISED PANEL
08	2'-6" x 7'-0"	INTERIOR	WOOD RAISED PANEL
09	2'-6" x 7'-0"	INTERIOR	WOOD RAISED PANEL - POCKET
10	2'-6" x 7'-0"	INTERIOR	WOOD RAISED PANEL
11	2'-6" x 7'-0"	INTERIOR	WOOD RAISED PANEL
12	2'-6" x 7'-0"	INTERIOR	WOOD RAISED PANEL
13	4'-0" x 7'-0"	INTERIOR	WOOD RAISED ON SLIDING BARN-STYLE HARDWARE
14	2'-6" x 7'-0"	INTERIOR	WOOD RAISED PANEL
15	2'-6" x 7'-0"	INTERIOR	WOOD RAISED PANEL
16	2'-6" x 7'-0"	INTERIOR	WOOD RAISED PANEL
17	2'-6" x 7'-0"	INTERIOR	WOOD RAISED PANEL
18	2'-6" x 7'-0"	INTERIOR	WOOD RAISED PANEL
19	2'-6" x 7'-0"	INTERIOR	WOOD RAISED PANEL
20	9'-0" x 8'-0"	EXTERIOR	MOTORIZED ROLL-UP DOOR

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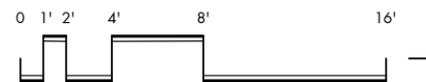
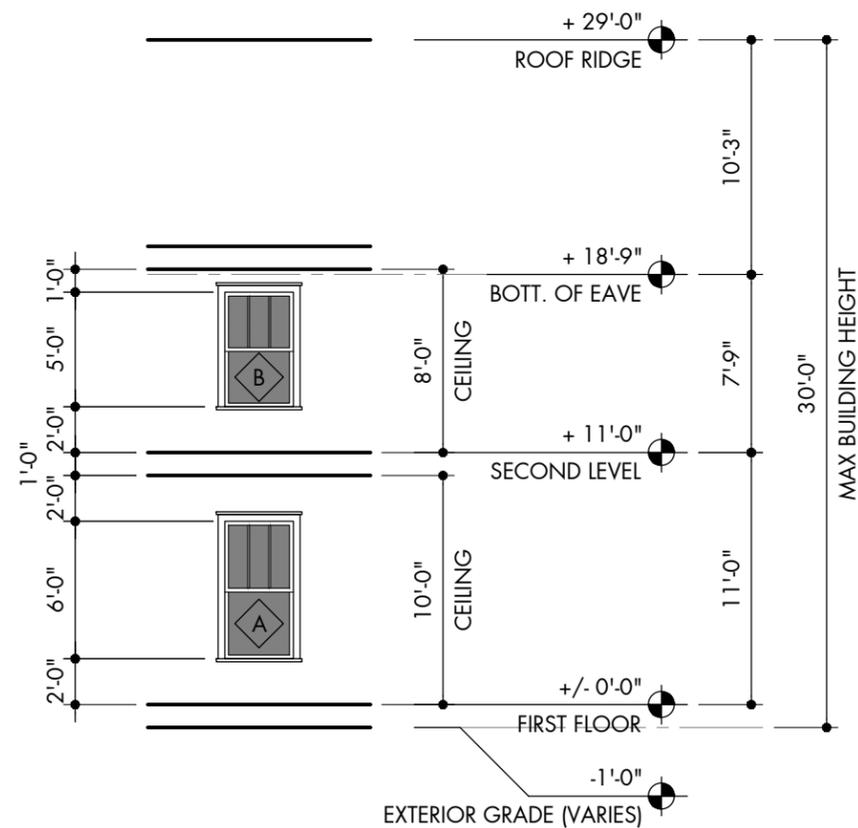
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01 ELEVATION DIAGRAM
WINDOW VERTICAL DIMENSIONS

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— 02 EXISTING PHOTOGRAPH
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