

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 White Avenue

March 15, 2017

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 approval of the project with the following conditions:

1. The site plan include the front setbacks of the adjacent houses;
2. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve masonry samples;
4. Staff approve all windows and doors prior to purchase and installation;
5. Staff approve the color and texture of the shingle roof and the metal roof;
6. Staff approve the design, material, and location of all fencing;
7. The outbuilding's siding have a maximum reveal of five inches (5"); and
8. The HVAC units be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections III.B.2. and IV.B.4. of the Woodland in Waverly Historic Preservation Zoning Overlay design guidelines.

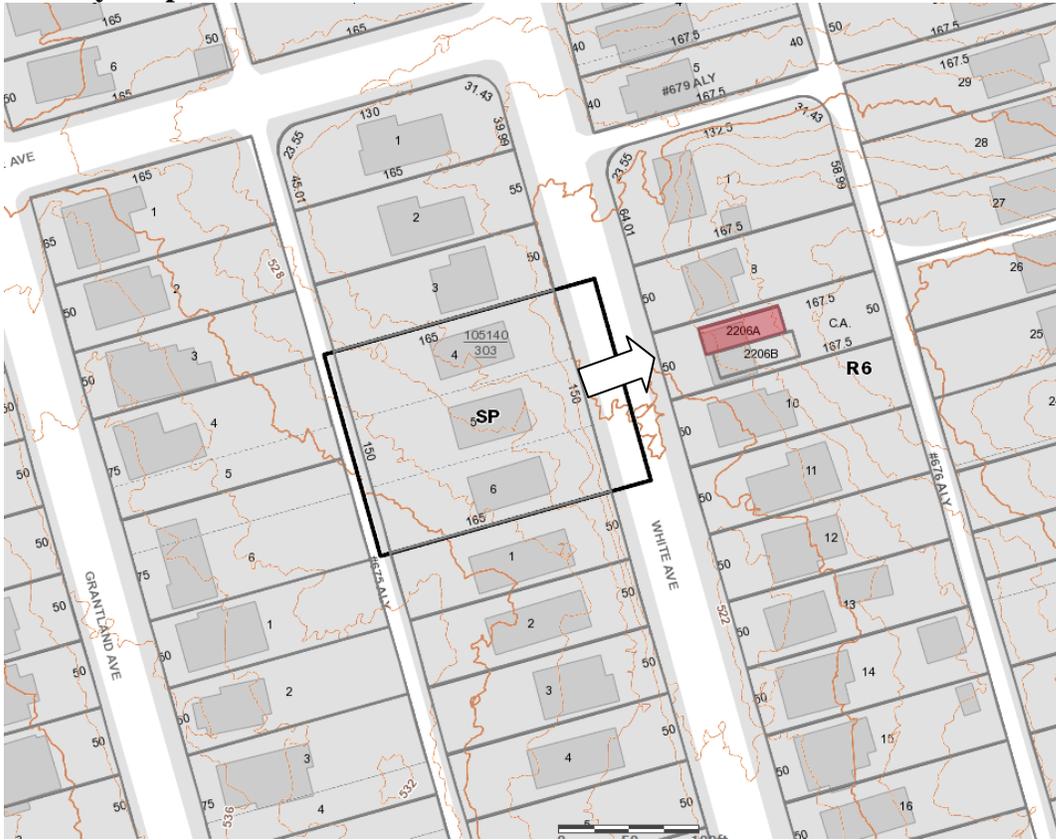
Attachments

A: Photographs

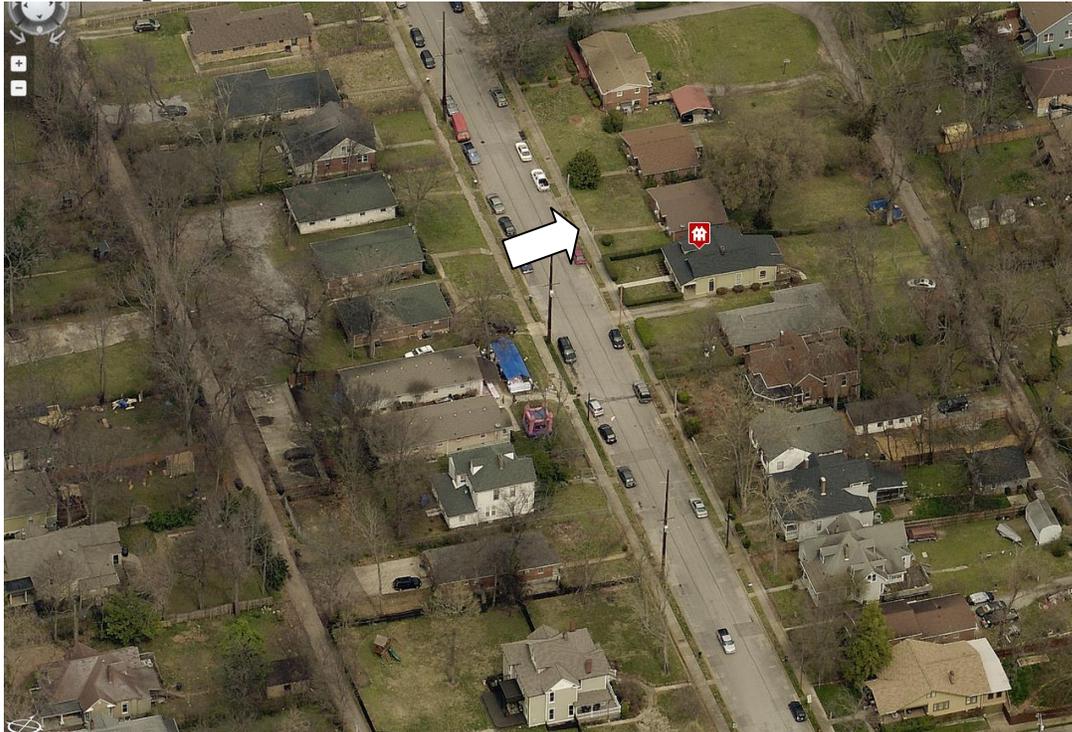
B: Site Plan

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. In December 2016, MHZC disapproved a proposal for duplex infill on the site, finding that the infill's scale did not meet the design guidelines. This application represents a new design for infill development.



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 from grade. 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-one-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 to the proposed infill, 2208 White Avenue, is one of the shorter historic structures on the block at about twenty-two feet (22'). Because of the context where there are two story historic structures next to smaller homes, staff finds that the proposed height meets the design guidelines.

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 (Figure 2). 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.

The house will have a total depth of eighty-one feet, four inches (81'4"), which includes an eight foot (8') deep front porch (Figure 3). The main two-story portion of the house will be fifty-six feet, four inches (56'4") deep, which helps to keep the scale of the house appropriate. By comparison, the historic houses on the block have depths between fifty-three and fifty-eight feet (53'-58'). The two story house at 2223 White Avenue has a depth of fifty-three feet (53') (see Figure 2).



Figures 2. The historic house at 2223 White Ave.

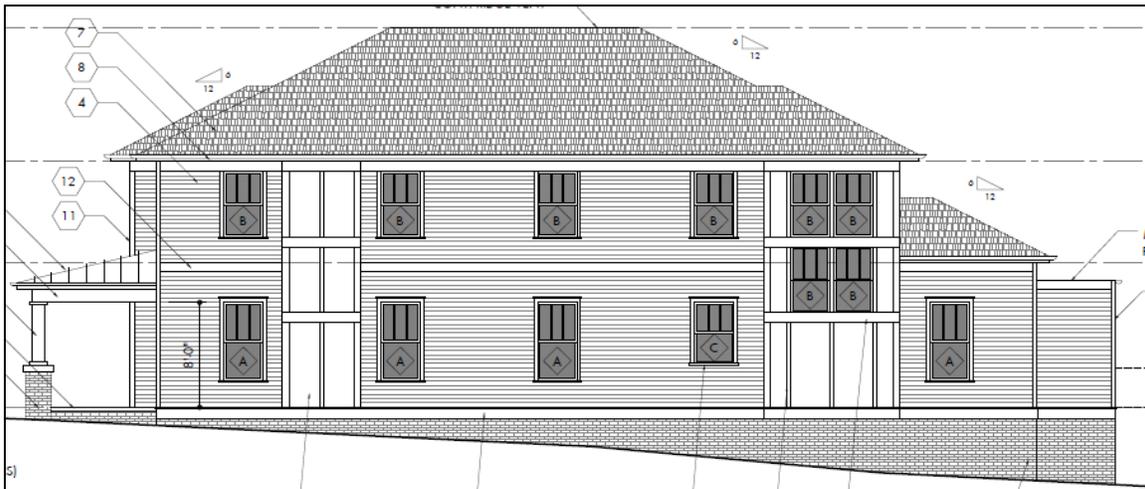


Figure 3. The side façade showing the house's depth.

Staff finds that the infill's height and scale meet Sections III.B.2.a. and III.B.2.b. of the design guidelines.

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 sixty feet (60') 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 recommends that the site plan include the front setbacks of the two adjacent houses.

With this condition, 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/Manuf acturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Unknown	Yes	Yes
Cladding	4" cement fiberboard lap siding	Smooth	Yes	No
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	Concrete	Broom Finish	Yes	No
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
Windows	Unknown	Unknown	Unknown	Yes
Principle Entrance	Wood with 2/3 light	Unknown	Yes	Yes
Side/rear doors	Wood	Unknown	Yes	Yes
Driveway and Parking Pads	Concrete	Typical	Yes	No
Walkway	Concrete	Typical	Yes	No
Fence	Unknown	Unknown	Unknown	Yes

Staff recommends approval of a brick sample, all windows and doors, the shingle color and texture, the metal roof color and texture, and the fence material and design prior to purchase and installation. With staff's final approval of all final material choices, staff finds that the infill's materials meet Section III.B.2.d. of the design guidelines.

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 units and other utilities was not noted. Staff recommends that the HVAC units 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 six foot (6') tall fence beginning at the back corners of the house. While the location of the fence is appropriate, staff recommends approval of the fence design and material prior to purchase and installation in order to ensure that it meets Section IV.B.4. of the design guidelines.

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

* The design guidelines state that lap siding shall have a maximum reveal of five inches (5"), even for outbuildings. Staff recommends that the lap siding for the garage 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'	27'10"
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.

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	19'6"	17'	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.	1312 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 approval of the project with the following conditions:

9. The site plan include the front setbacks of the adjacent houses;
10. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
11. Staff approve masonry samples;
12. Staff approve all windows and doors prior to purchase and installation;
13. Staff approve the color and texture of the shingle roof and the metal roof;
14. Staff approve the design, material, and location of all fencing;
15. The outbuilding's siding have a maximum reveal of five inches (5"); and
16. The HVAC units be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections III.B.2. and IV.B.4. of the Woodland in Waverly Historic Preservation Zoning Overlay design guidelines.

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.

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.

615
T 726 0047
F 726 4891
615
209
tenth avenue
south suite
407
nashville
tennessee
37203

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

PRIMARY UNIT FOOTPRINT: 2,930 SF
GARAGE FOOTPRINT: 660 SF
TOTAL FOOTPRINT: 3,590 SF

LOT COVERAGE: .43

ADJACENT PROPERTY
2204 WHITE AVE

ADJACENT PROPERTY
2206 WHITE AVE

PRESERVATION
PERMIT DRAWINGS

COMMISSION
REVISIONS
3 MARCH 06, 2017

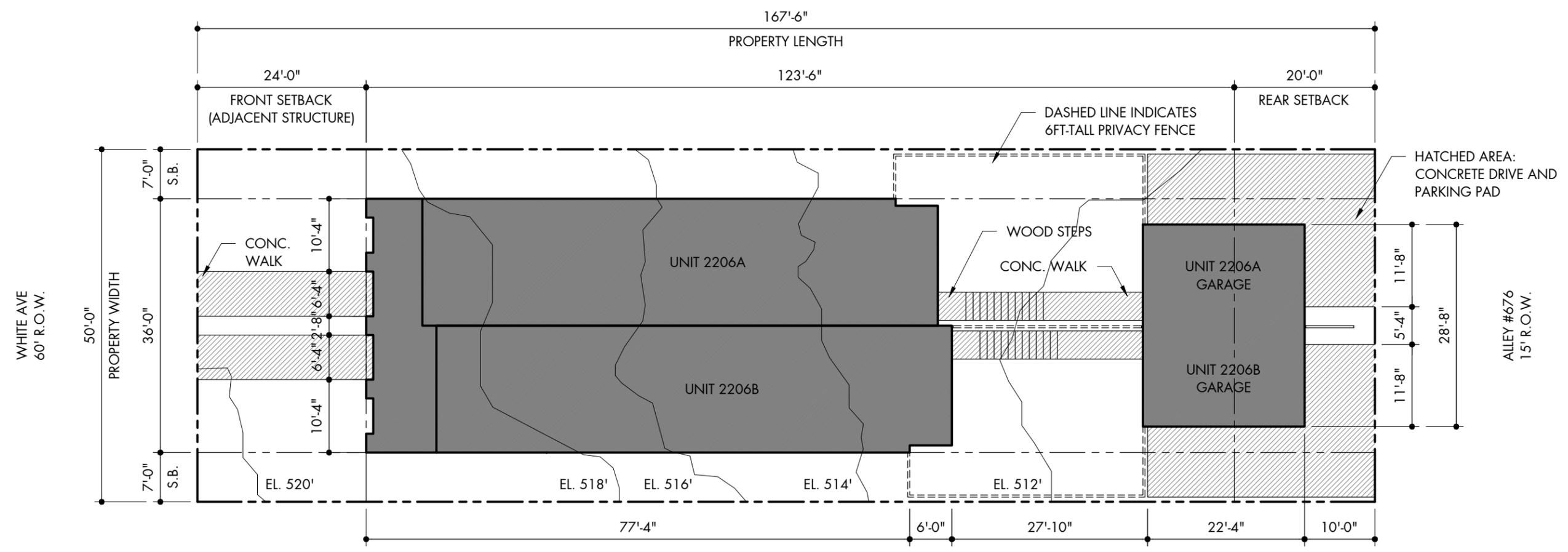
PRIVATE RESIDENCES
2206A & 2206B WHITE AVE
NASHVILLE, TN 37204

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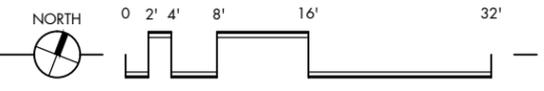
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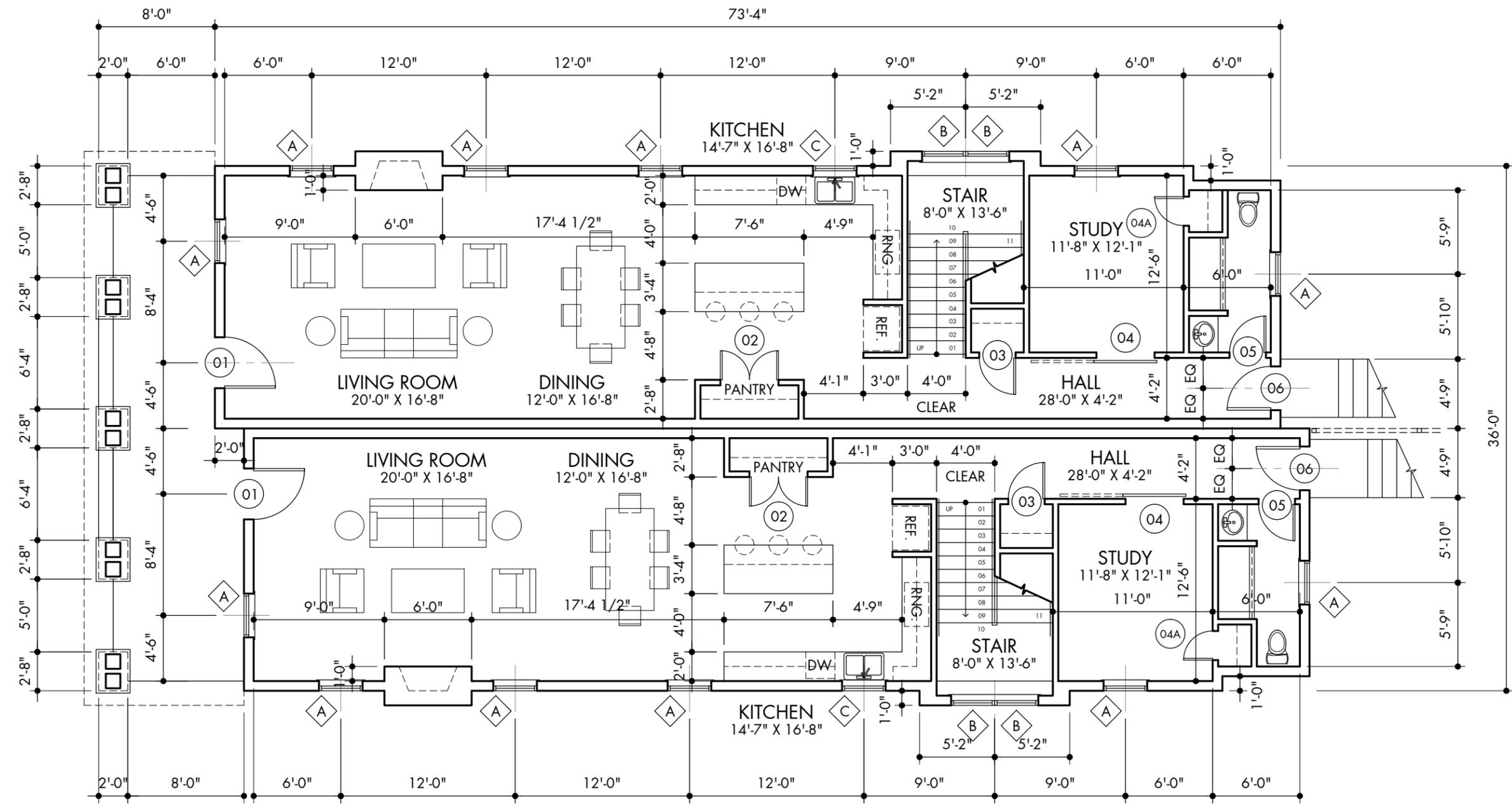
FEBRUARY 27, 2016
www.baueraskewarchitecture.com



01 SITE PLAN
OVERALL PROPERTY AND BUILDING FOOTPRINT



NOTE: CONTRACTOR TO VERIFY ALL
LOCAL BUILDING CODE, ENERGY,
AND ZONING REQUIREMENTS



PRESERVATION
PERMIT DRAWINGS

COMMISSION
REVISIONS

3 MARCH 06, 2017

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FIRST LEVEL
FLOOR PLAN

Sheet Number

A1.01

01 FLOOR PLAN
FIRST LEVEL



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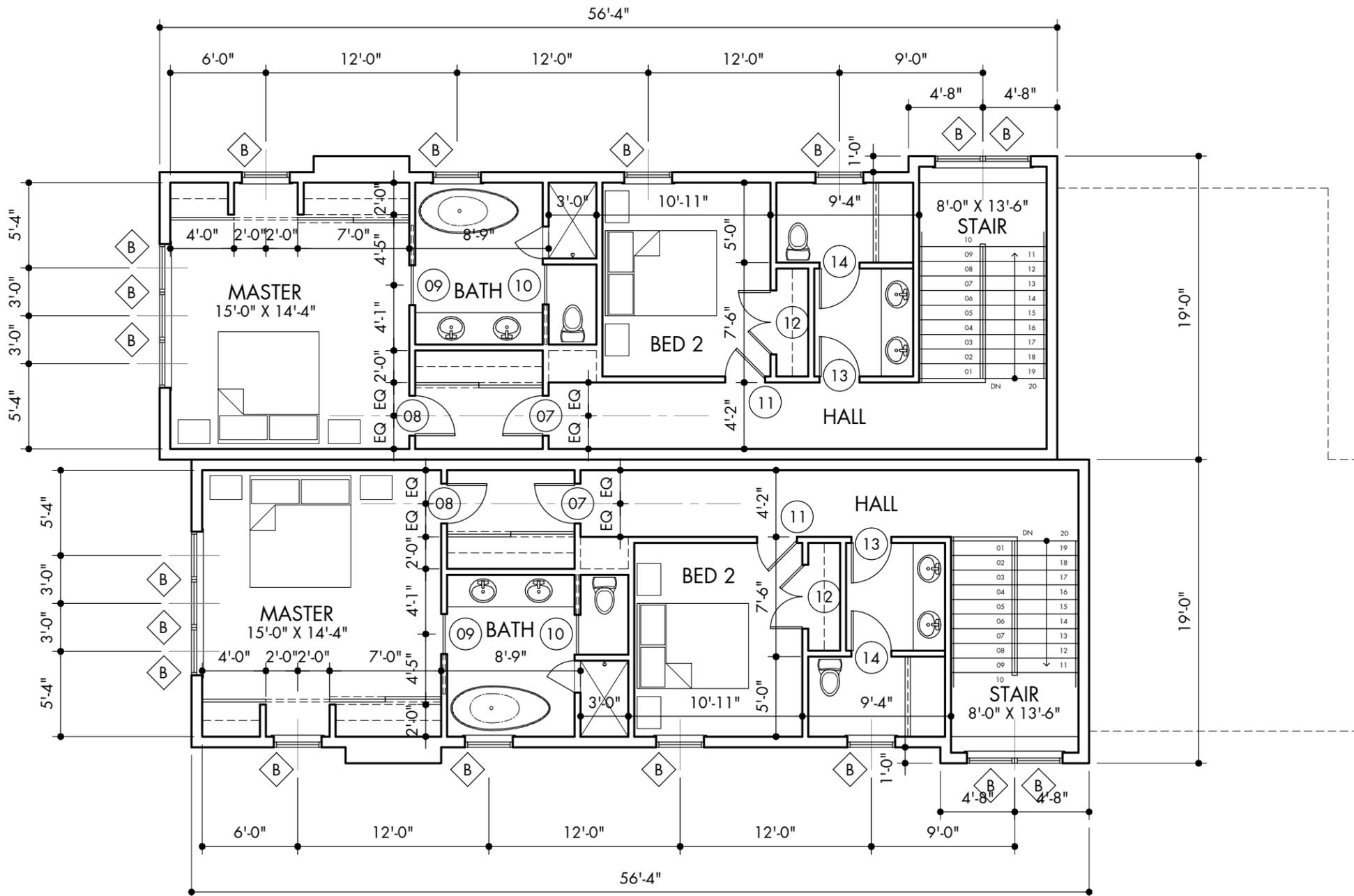
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NOTE: CONTRACTOR TO VERIFY ALL
LOCAL BUILDING CODE, ENERGY,
AND ZONING REQUIREMENTS

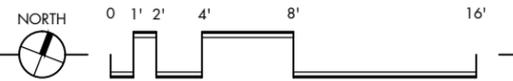
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01 FLOOR PLAN
SECOND LEVEL



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SECOND LEVEL
FLOOR PLAN

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A1.02

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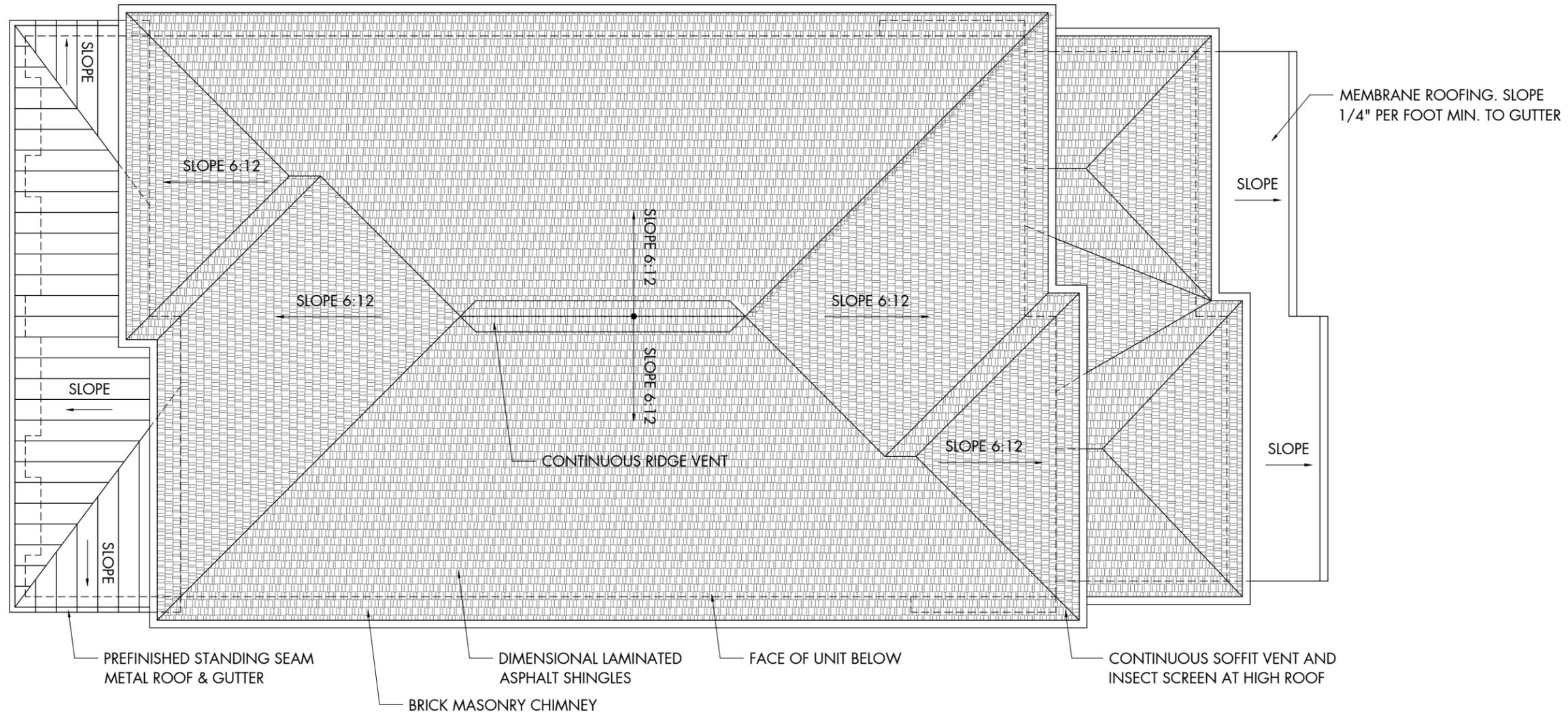
ROOF PLAN

Sheet Number

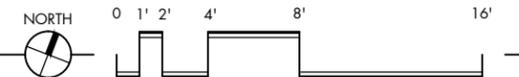
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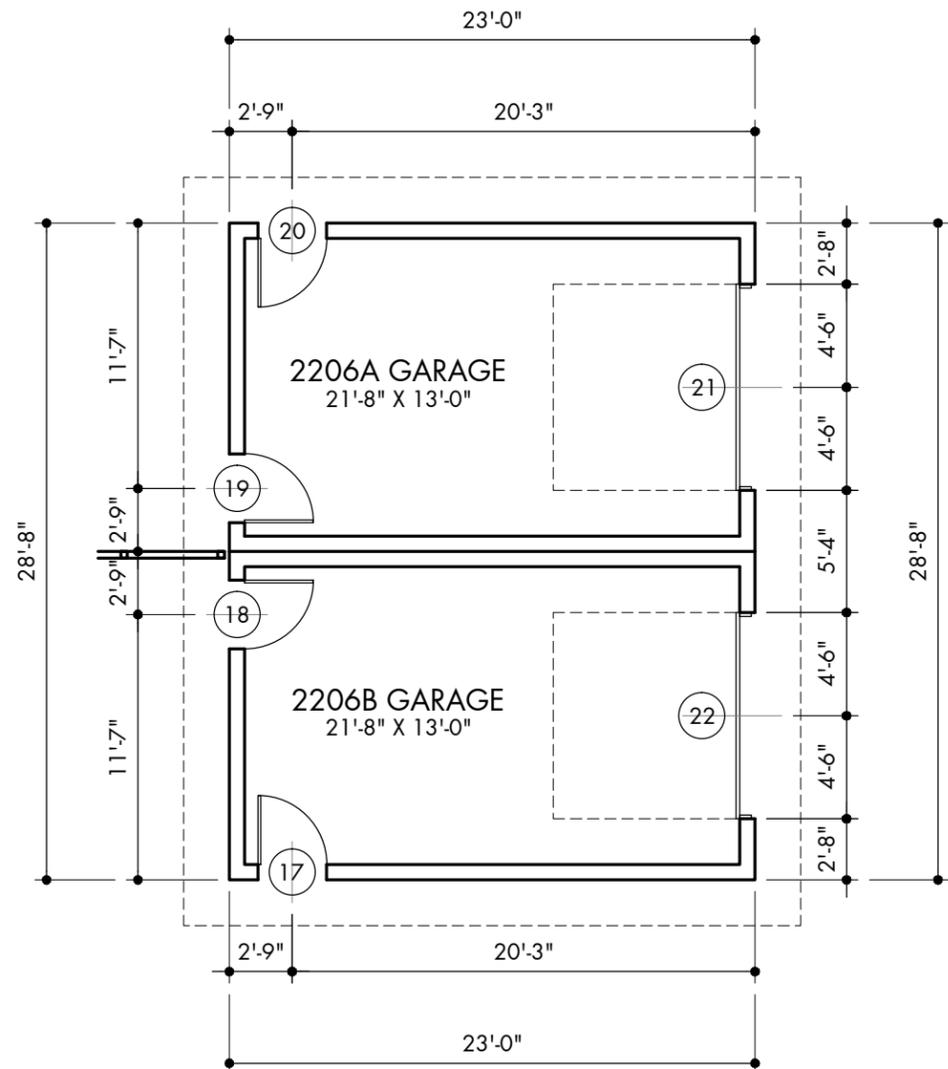
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01 ROOF PLAN



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GARAGE PLAN

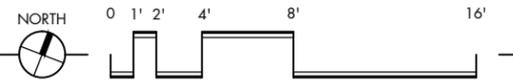
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01 FLOOR PLAN
DETACHED GARAGE



ELEVATION KEYNOTES

- 1 BRICK:
STANDARD MODULAR BRICK,
RUNNING BOND PATTERN
 - 2 CONCRETE:
BROOM FINISH CONCRETE SLAB AND STEPS
 - 3 COLUMNS:
12" SQUARE FIBER CEMENT BOARD, PAINT
 - 4 LAP SIDING:
SMOOTH FIBER CEMENT BOARD
WITH 4" 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. 2X TOP CAP AT FIRST
LEVEL WINDOWS. PAINT
 - 11 TRIM:
1 X 4 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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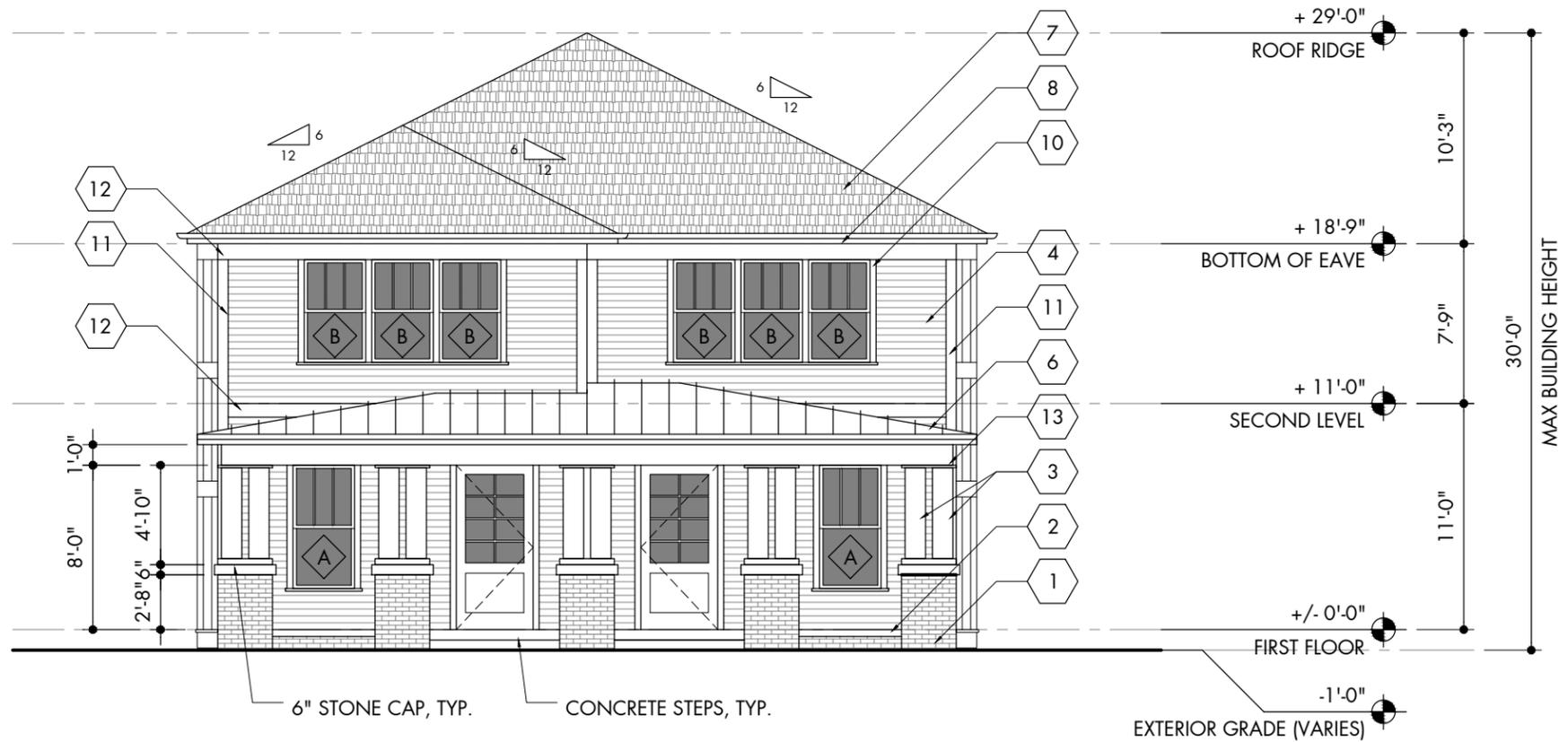
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south suite
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tennessee
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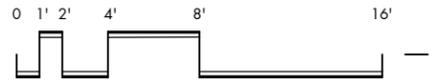
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EXTERIOR
ELEVATIONS
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01 EXTERIOR ELEVATION
WEST (STREET ELEVATION)



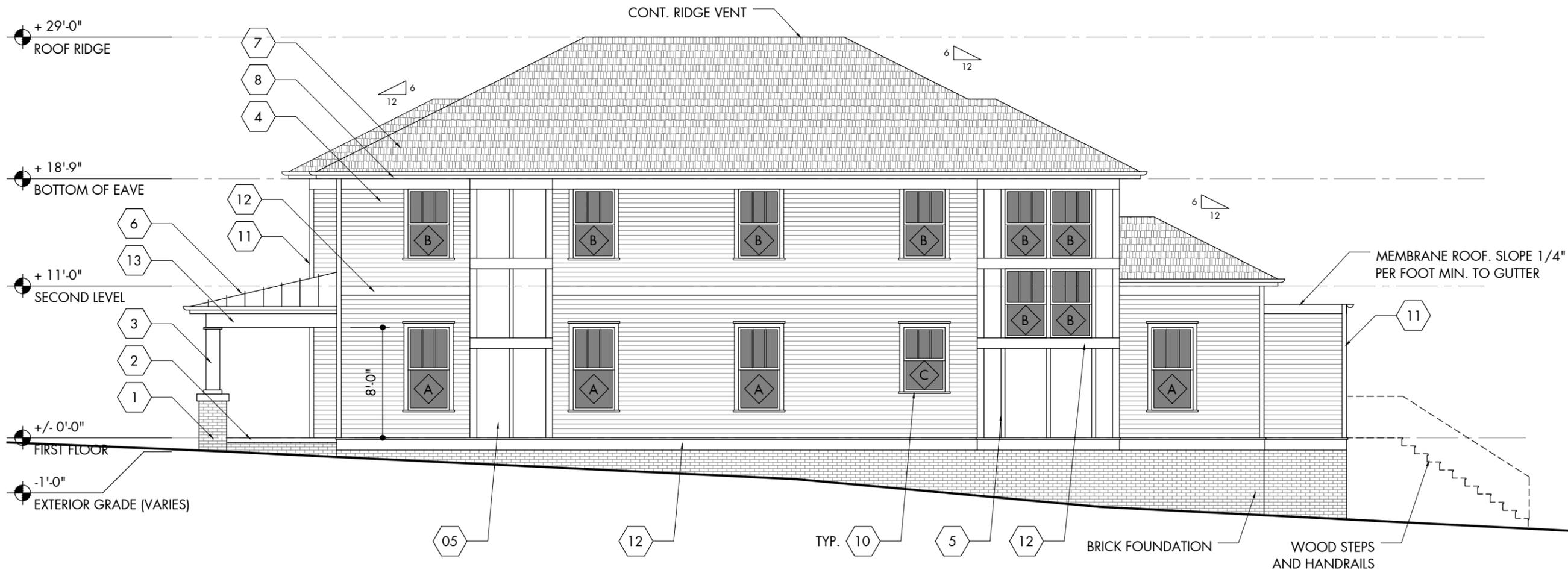
ELEVATION KEYNOTES

- 1 BRICK:
STANDARD MODULAR BRICK,
RUNNING BOND PATTERN
- 2 CONCRETE:
BROOM FINISH CONCRETE SLAB AND STEPS
- 3 COLUMNS:
12" SQUARE FIBER CEMENT BOARD, PAINT
- 4 LAP SIDING:
SMOOTH FIBER CEMENT BOARD
WITH 4" 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. 2X TOP CAP AT FIRST
LEVEL WINDOWS. PAINT

- 11 TRIM:
1 X 4 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

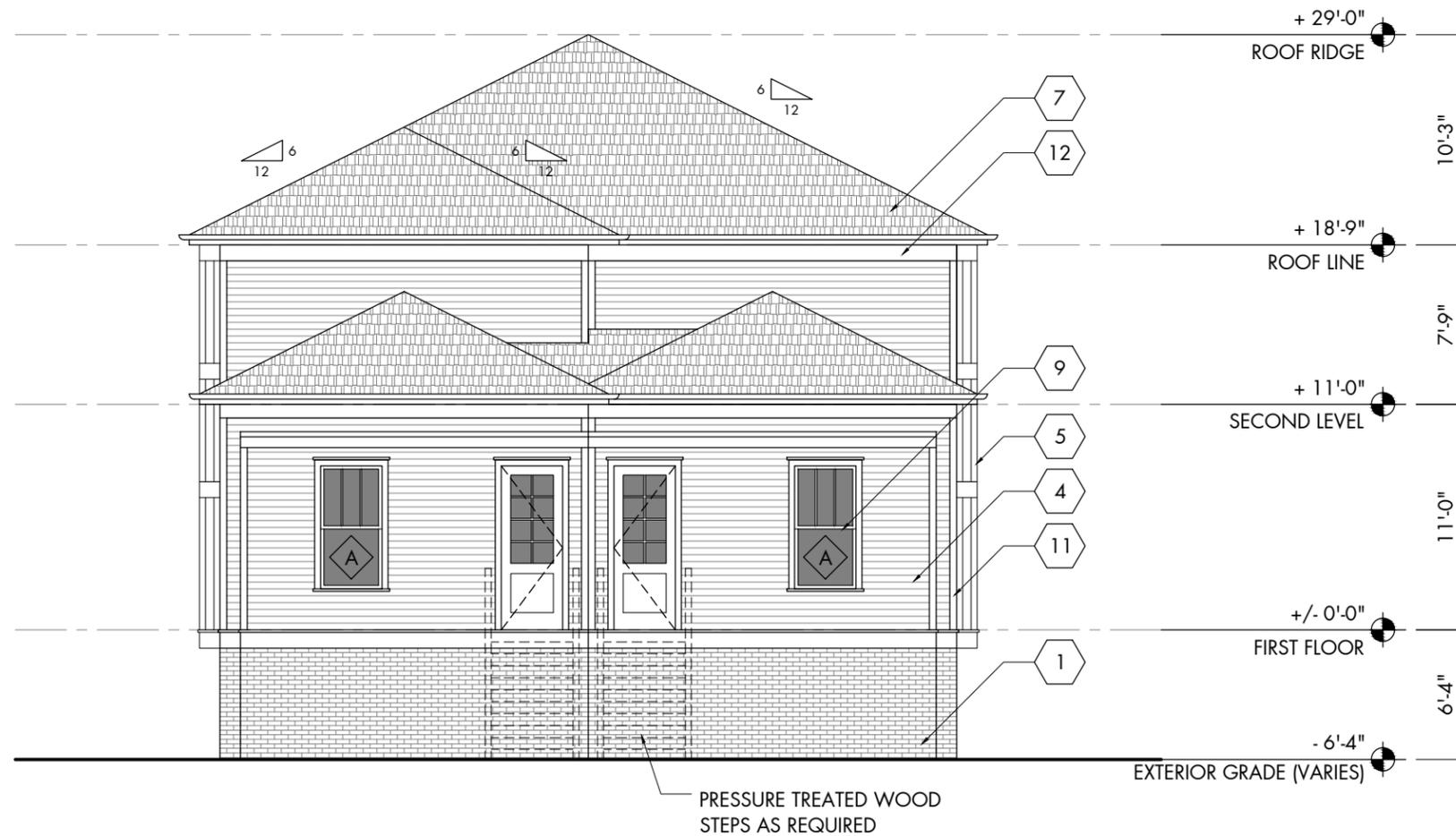
NOTE:
PROVIDE 4" TRIM BETWEEN DOUBLE-WIDE AND
TRIPLE-WIDE WINDOW UNITS



01 EXTERIOR ELEVATION
SOUTH

ELEVATION KEYNOTES

- 1 BRICK:
STANDARD MODULAR BRICK,
RUNNING BOND PATTERN
 - 2 CONCRETE:
BROOM FINISH CONCRETE SLAB AND STEPS
 - 3 COLUMNS:
12" SQUARE FIBER CEMENT BOARD, PAINT
 - 4 LAP SIDING:
SMOOTH FIBER CEMENT BOARD
WITH 4" 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.
 - 10 WINDOW TRIM:
1 X 4 FIBER CEMENT BOARD WITH 2X FIBER
CEMENT BOARD STOOL. 2X TOP CAP AT FIRST
LEVEL WINDOWS. PAINT
 - 11 TRIM:
1 X 4 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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01 EXTERIOR ELEVATION
EAST (ALLEY ELEVATION)

ELEVATION KEYNOTES

- 1 BRICK:
STANDARD MODULAR BRICK,
RUNNING BOND PATTERN
 - 2 CONCRETE:
BROOM FINISH CONCRETE SLAB AND STEPS
 - 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 4 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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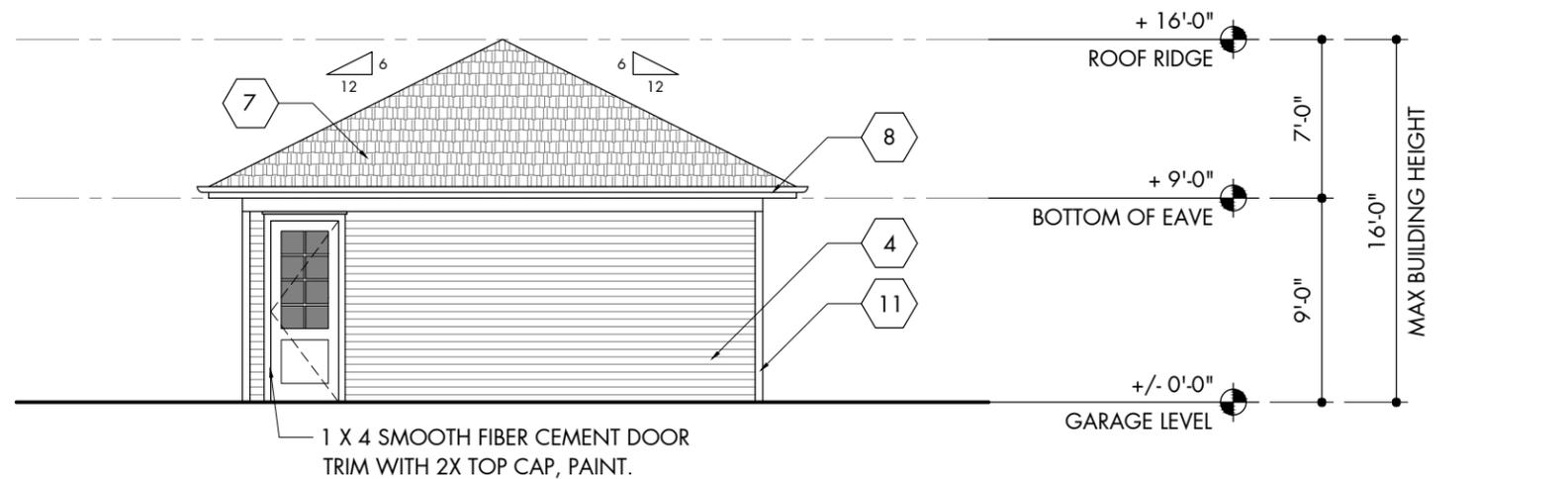
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GARAGE
 ELEVATIONS

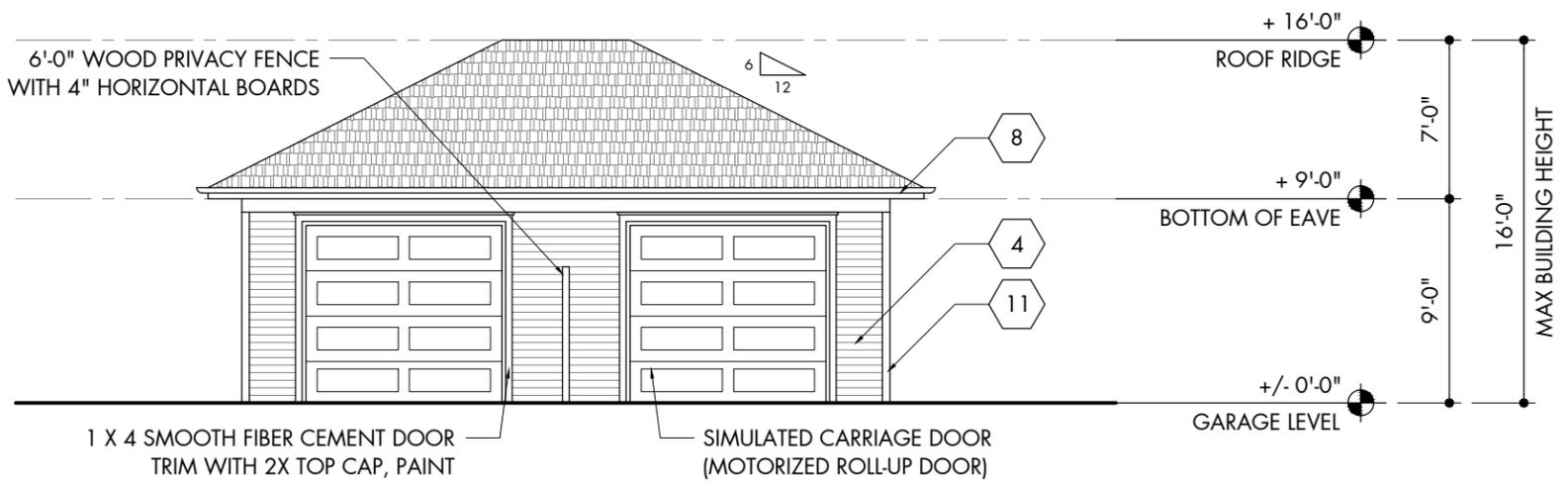
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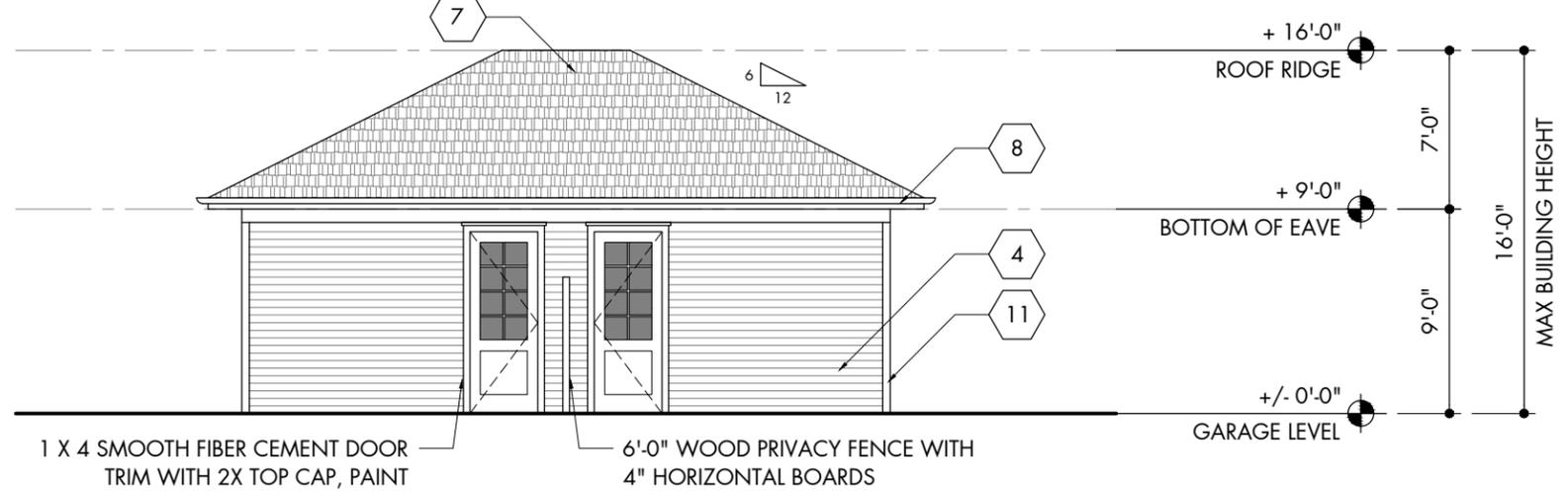
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01 EXTERIOR ELEVATION
 SOUTH (NORTH OPPOSITE HAND)



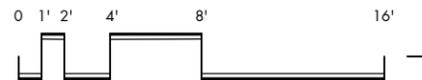
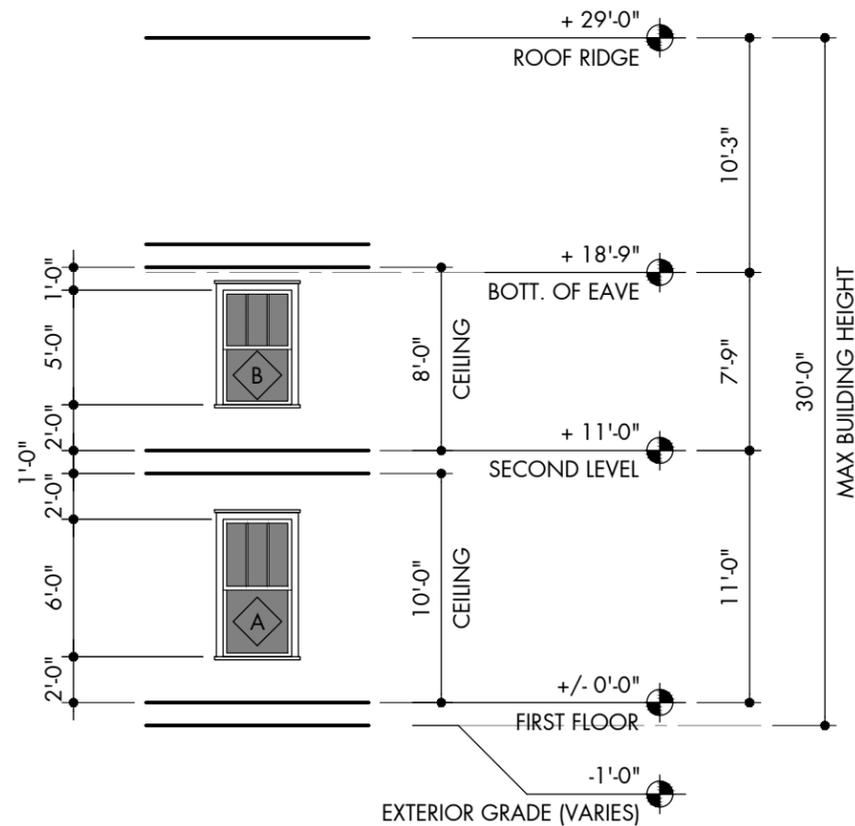
02 EXTERIOR ELEVATION
 EAST



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'-0" 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
04A	2'-0" x 8'-0"	INTERIOR	WOOD RAISED PANEL
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 - POCKET
11	2'-6" x 7'-0"	INTERIOR	WOOD RAISED PANEL
12	2'-0" x 7'-0" PAIR	INTERIOR	WOOD RAISED PANEL
13	2'-6" x 7'-0"	INTERIOR	WOOD RAISED PANEL
14	2'-6" x 7'-0"	INTERIOR	WOOD RAISED PANEL
15	NOT USED		
16	NOT USED		
17	3'-0" x 8'-0"	EXTERIOR	WOOD DOOR - PELLA CLASSIC A768G
18	3'-0" x 8'-0"	EXTERIOR	WOOD DOOR - PELLA CLASSIC A768G
19	3'-0" x 8'-0"	EXTERIOR	WOOD DOOR - PELLA CLASSIC A768G
20	3'-0" x 8'-0"	EXTERIOR	WOOD DOOR - PELLA CLASSIC A768G
21	9'-0" x 8'-0"	EXTERIOR	MOTORIZED ROLL-UP DOOR
22	9'-0" x 8'-0"	EXTERIOR	MOTORIZED ROLL-UP DOOR



01 ELEVATION DIAGRAM
WINDOW VERTICAL DIMENSIONS

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SCHEDULES &
DIAGRAMS
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SCHEDULES

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EXISTING
CONDITIONS
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01 EXISTING PHOTOGRAPH
2206 WHITE AVE

02 EXISTING PHOTOGRAPH
2206 WHITE AVE



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PERSPECTIVES
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3D VIEW 1

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01 3D PERSPECTIVE DIAGRAM
SOUTHWEST CORNER

NOT TO SCALE



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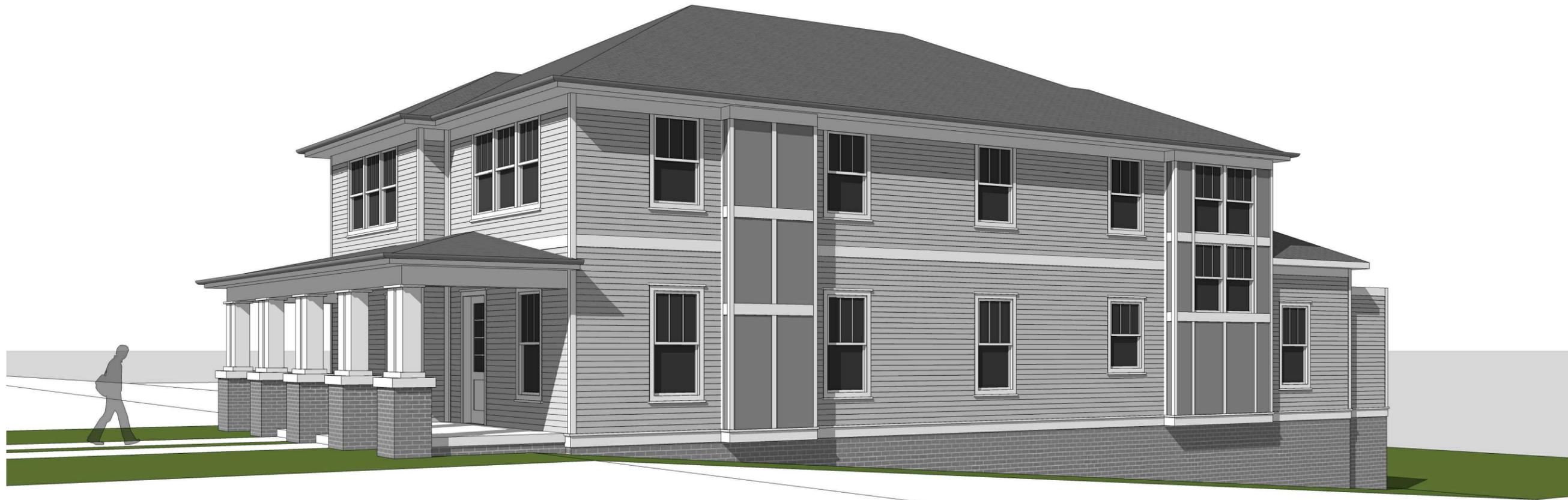
PERSPECTIVES
Sheet Number

3D VIEW 2

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01 3D PERSPECTIVE DIAGRAM
SOUTHWEST CORNER

NOT TO SCALE



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PERSPECTIVES
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3D VIEW 3

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01 3D PERSPECTIVE DIAGRAM
SOUTHWEST CORNER

NOT TO SCALE