DAVID BRILEY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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# STAFF RECOMMENDATION
## 1515 Ashwood Avenue
## May 16, 2018

**Application:** Partial Demolition: New construction - addition
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
**Council District:** 18
**Map and Parcel Number:** 10416034900
**Applicant:** Brittney Mount, Allard Ward Architects
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant is proposing to demolish the upperstory of an historic house in order to construct a taller upperstory, and to construct a rear addition. The rear addition will be taller than the historic house.

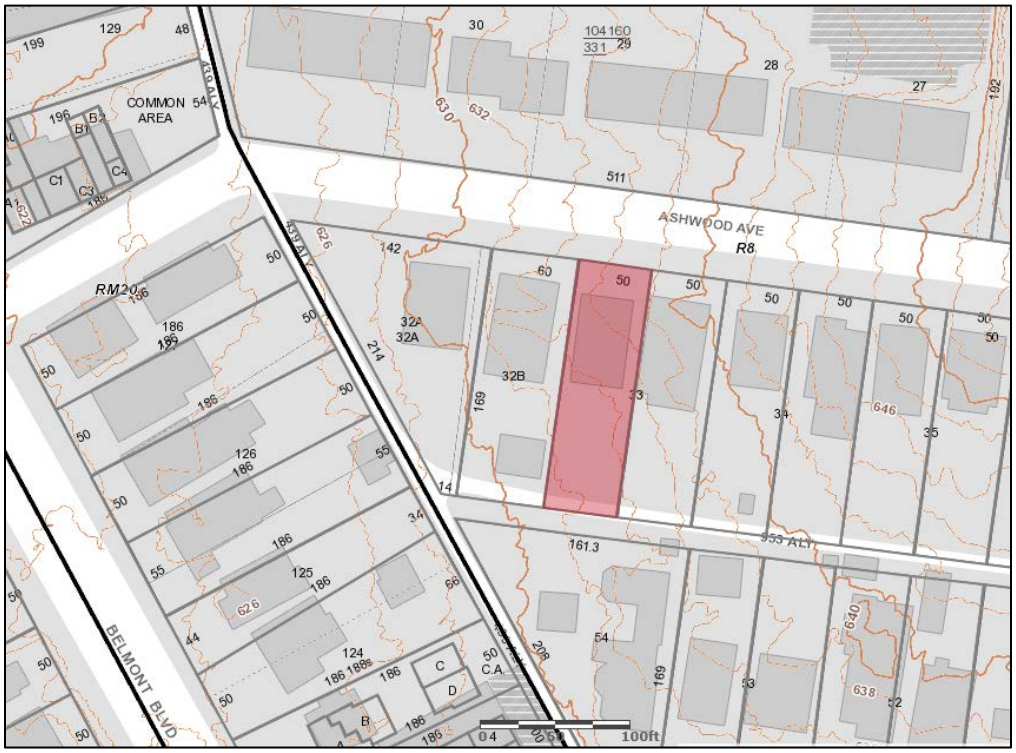
**Recommendation Summary:** Staff recommends disapproval of the proposal to demolish the upperstory of the historic house at 1515 Ashwood Avenue finding the proposal to be an inappropriate addition under section III.B.1.a and to not meet the criteria of an appropriate demolition under sections III.B.2.a or III.B.2.b.

Staff recommends disapproval of the proposal to construct a rear addition finding the proposal to not meet the following sections of the design guidelines:

II.B.1.a (Height)
II.B.1.b (Scale)
II.B.1.e (Roof Shape)
II.B.1.g (Proportion and Rhythm of Openings)
II.B.2.a & II.B.2e (Additions)

**Attachments**
**A:** Sanborn Map Images
**B:** Photographs
**C**: As-Built Drawings
**D:** Site Plan
**E:** Elevations

## Vicinity Map:




## Aerial Map:

## Applicable Design Guidelines:

**II.B GUIDELINES**

**1. NEW CONSTRUCTION**

**a. Height**

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

**b. Scale**

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.*

**c. Setback and Rhythm of Spacing**

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

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

*Appropriate setbacks will be determined based on:*

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

*Appropriate height limitations will be based on:*

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

*In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:*

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks..*

**d. Materials, Texture, Details, and Material Color**

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

*Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

**e. Roof Shape**

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

**f. Orientation**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

*Porches*

*New buildings should incorporate at least one front street-related porch that is accessible from the front street.*

*Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have*

*posts that include bases and capitals.*

*Parking areas and Driveways*
*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*
*Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

*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.*
*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.*

**g. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*
*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*
*Double-hung windows should exhibit a height to width ratio of at least 2:1.*
*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*
*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*
*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*
*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

**h. Utilities**

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

**2. ADDITIONS**

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

*Placement*

*Additions should be located at the rear of an existing structure.*

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

*Generally, one-story rear additions should inset one foot, for each story, from the side wall.*

*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

*Additions should be a minimum of 6" below the existing ridge.*

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

*No matter its use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*

*· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*

*· Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

*· An extreme grade change*

*· Atypical lot parcel shape or size*

*In these cases, an addition may rise above <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> extend wider.*

*When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*

*When an addition needs to be wider:*

*Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

*In addition, a rear addition that is wider should not wrap the rear corner.*

*Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

*Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

*Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.*

*Foundation height should match or be lower than the existing structure.*

*Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.*

*Roof*

*The height of the addition's roof and eaves must be less than or equal to the existing structure.*

*Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

*Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).*

*Rear & Side Dormers*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:*

- *New dormers should be similar in design and scale to an existing dormer on the building.*
- *New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- *The roof pitch of the dormer should generally match the roof pitch of the building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

*Side Additions*

b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

*Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*
*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*
*Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

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

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

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

f. Additions should follow the guidelines for new construction.

**III. DEMOLITION**
**B. GUIDELINES**

**1. Demolition is not appropriate**

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

**2. Demolition is appropriate**

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** The structure at 1515 Ashwood Avenue is a one and one-half story house constructed prior to 1914. The building's primary wall materials are "rock face" or rusticated concrete block on the first story with wood shingle siding on the upperstory. The roof is a side-oriented gable with a mid-slope pitch change, with three gabled dormers on the front. Although the upperstory form is not common for houses of this age and style, at this time there is no indication that it is not the original roof form.

The house is considered to be contributing to the historic character of the surrounding area.

**Analysis and Findings:** The applicant is proposing to demolish the upperstory of the house in order to construct a taller upperstory, and to construct a rear addition. The rear addition will be taller than the historic house.

Demolition: The roof on the house consists of a side-oriented gable with three gabled dormers on the front slope and a shed dormer on the rear. The three front dormers have a pitch of approximately 12:12. The primary gable has a 3½: 12 pitch at the eaves, increasing to 5½:12 as it nears the peak. The applicant proposes to remove the upperstory entirely and construct a new one with only a 5½:12 pitch on the primary roof and a pair of gabled dormers with an 8:12 pitch.

Figure 2: The roof pitch at 1515 Ashwood Avenue increases as it nears the peak.

The roof of any building, regardless of whether it is high style or of a vernacular design, is an integral component of its architectural and historical integrity, and removing it would be severely detrimental to the building's status as contributing to the character of its neighborhood. At this time there is no evidence to suggest that the existing roof form is not original. That the original form has architectural significance is clear, particularly when the unusual roof shape and high visibility is taken into account. Staff finds that the demolition of the existing upperstory is an inappropriate demolition under section III.B.1.a of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Furthermore, the proposal does not meet the criteria for appropriate demolition under section III.B.2.a or III.B.2.b of the design guidelines because the house contributes to the historic character of the district, the historic integrity of the building appears to be intact,

and demolition would not result in a more appropriate visual reflection of the district than there would be in retaining the existing upperstory.

It is possible that the existing upperstory form is not original, and if that is found to be the case during then the proposed partial demolition could be re-evaluated. However, depending on how and when the upperstory may have been altered, the existing form may still be found to be an historic feature of the building. Any evidence of such alteration would be considered along with the Secretary of the Interior's Standards for Treatment of Historic Properties, upon which the design guidelines are based:

**Standards for Rehabilitation**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

In demolishing the upperstory and constructing a new upperstory, the window patterns in the gable fields and the dormer configuration would also be altered. The appropriateness of altering the window pattern could be appropriate, but it cannot be considered independent of the larger scope of demolition. The proposal also shows the sizes of an existing first story window opening on both the left and right sides being increased in height, and one window on the left side being filled in. Alteration of the historic window pattern is considered partial demolition. The number of proposed window alterations combined with the change in roof form, does not meet section III.B.1 of the design guidelines.

A rear screened porch would also be demolished. This porch is not historic, and does not contribute to character of the building, and its demolition is appropriate under section III.B.1.a of the design guidelines.

Location & Removability: In removing the existing upperstory and constructing a new one, the height of the building, from floor level to roof peak, would increase from twenty-two feet, six inches (22'-6") tall to twenty-three feet, six inches (23'-6") tall. This change would be an irreversible alteration of the original massing of the house as viewed from the front and sides. Staff finds that this project does not meet sections II.B.2.a and II.B.2.e of the design guidelines.

The proposed rear addition would be stepped in from the sides of the house by two feet (2') on both sides, measured from the wall of the upperstory gable field. This is an appropriate location for a rear addition and would meet section II.B.2.a and II.B.2.e of the

design guidelines were it not constructed in connection with the demolition of the existing upperstory. As it is, the addition does not meet these guidelines.

Height & Scale: As described above, the proposal would increase the height of the existing building by one foot (1'). The rear addition would tie into the rear of the new roof, and extend back with a section of low-sloped roof for eight feet (8'), then extend two feet (2') above the ridge. Because this height would be constructed in conjunction with the demolition of the existing upperstory, the height of the addition would actually be three feet (3') taller than the existing building.

Although taller additions may be appropriate when necessary and when set back sufficiently from the front of the building, it is not possible to consider the roof of the proposed addition independently of the demolition of the upperstory and proposal to build a taller one. In addition, there is no known reason that additional height is "necessary," such as a major grade change, an atypical lot size or shape, or in order to avoid impacting an existing feature.

Staff finds that this height is not compatible with the historic house and does not meet Sections II.B.1.a and II.B.1.b of the design guidelines.

The footprint of the rear addition would extend twenty-two feet (22') to the rear and would be stepped in from the walls of the house by two feet (2') on each side, having roughly the same footprint as the existing rear screened porch. An addition with this footprint would be appropriate and if the addition were not taller than the historic house and did not require the demolition of the upperstory. Such an addition can often be approved administratively.

Setback & Rhythm of Spacing: The footprint of the house would not be significantly altered by the partial demolition and addition, and therefore it will not affect the setbacks and rhythm of spacing. Staff finds that the project would meet Section II.B.1.c of the design guidelines.

Materials:

| | **Proposed** | **Color/Texture/Make/Manufacturer** | **Approved or Typical of Neighborhood** | **Requires Additional Review** |
|---|---|---|---|---|
| **Foundation** | Concrete Block | Parged | Yes | |
| **Cladding** | Cement fiber clapboard | Smooth, 4" reveal | Yes | |
| **Secondary Cladding** | Cedar shingle siding | Typical | Yes | |
| **Roofing** | Architectural Shingles | Color needs to be approved | | X |
| **Trim** | Paulownia (Wood) | Smooth faced | Yes | |
| **Windows** | Aluminum-clad, | Needs final | | X |

| | | | | |
|---|---|---|---|---|
| | double hung & casment | approval | | |
| **Rear Porch floor/steps** | Not indicated | Needs final approval | Unknown | X |
| **Rear Porch Columns** | Wood | | Yes | |
| **Rear Porch Railing** | Wood | | Yes | |

The materials for the proposed addition have been previously found to meet Section II.B.1.d of the design guidelines and are regularly approved for additions in this overlay, however Staff would need to approve the roof color and the selections for windows and doors.

Roof form: The roof of the rear addition would consist of a rear-oriented gable with a 5½:12 pitch, with a ridge that would be taller than the historic house. The form and pitch of the proposed roofs could be appropriate, but it cannot be considered independent of the inappropriate demolition. Staff therefore finds that the proposal is not compatible with the historic house and that the project does not meet Section II.B.1.e of the design guidelines.

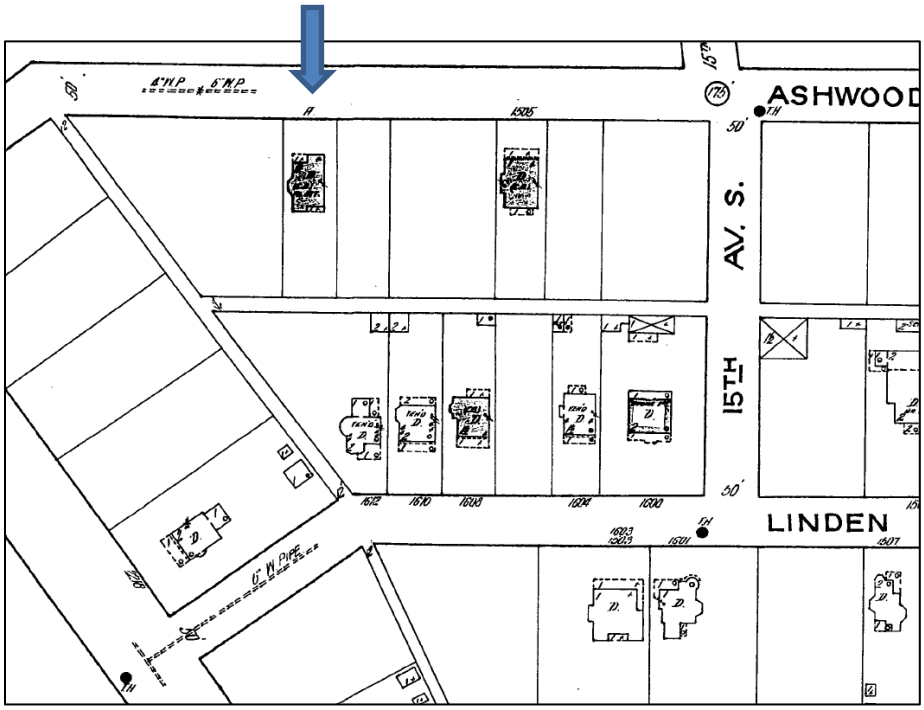
Proportion and Rhythm of Openings**:** Alteration of the windows on the existing building have been described in the demolition section previously. The windows on the proposed rear addition are all generally twice as tall as they are wide, which is typical of the historic proportions of openings. There are would be no large expanses of wall space on the addition without a window or door opening. Staff finds the addition's proportion and rhythm of openings would meet Section II.B.1.g of the design guidelines.

**Recommendation:** Staff recommends disapproval of the proposal to demolish the upperstory of the historic house at 1515 Ashwood Avenue finding the proposal to be an inappropriate addition under section III.B.1.a and to not meet the criteria of an appropriate demolition under sections III.B.2.a or III.B.2.b.

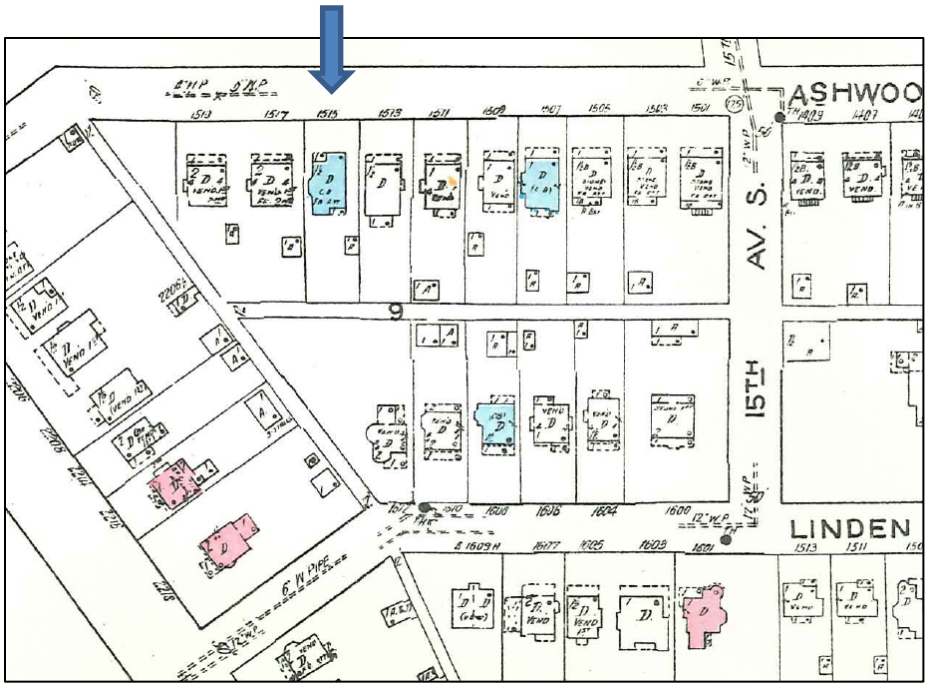
Staff recommends disapproval of the proposal to construct a rear addition finding the proposal to not meet the following sections of the design guidelines:

II.B.1.a (Height)
II.B.1.b (Scale)
II.B.1.e (Roof Shape)
II.B.1.g (Proportion and Rhythm of Openings)
II.B.2.a & II.B.2e (Additions)

Sanborn Map Images



1914



1957

Photographs

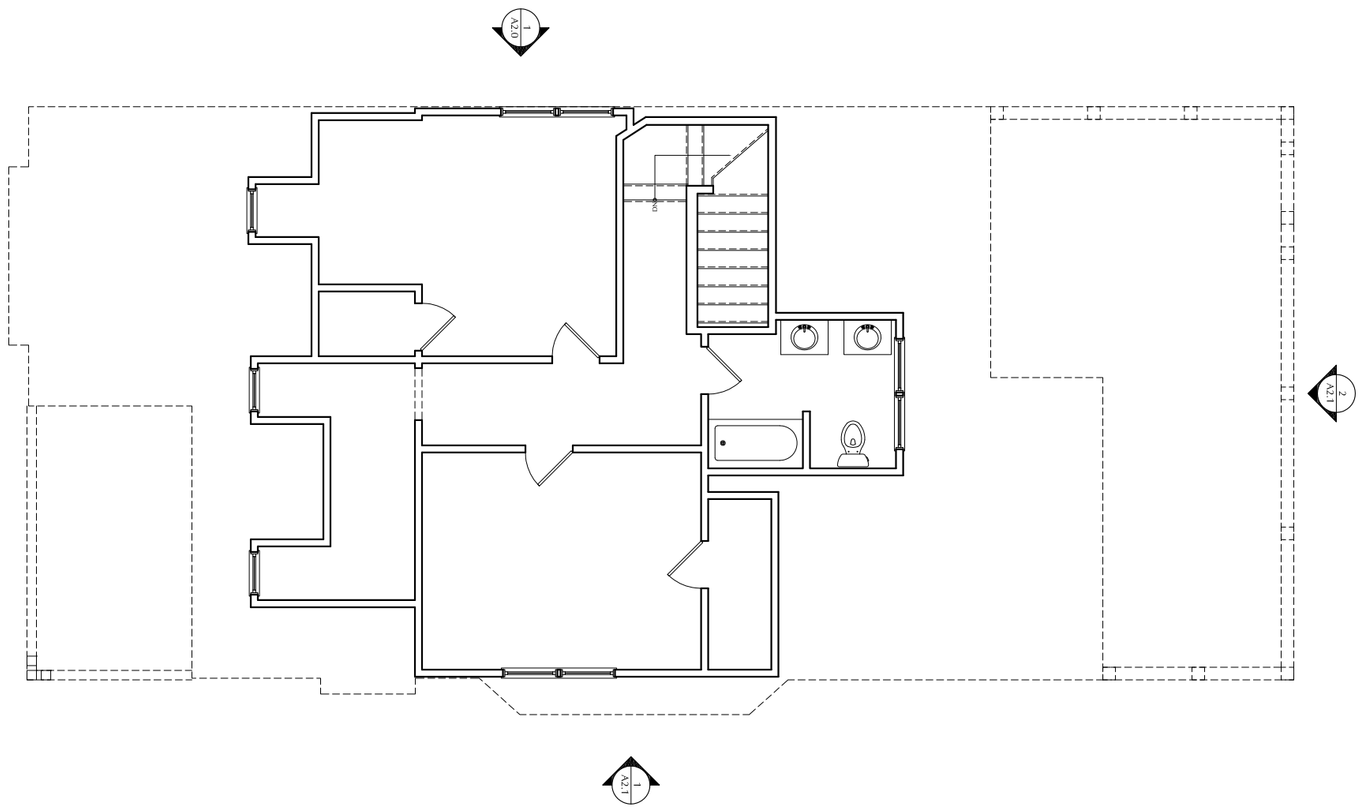
1515 Ashwood Avenue, right side.

Closer view of mid-slope pitch change on right side.

1515 Ashwood Avenue, left side.

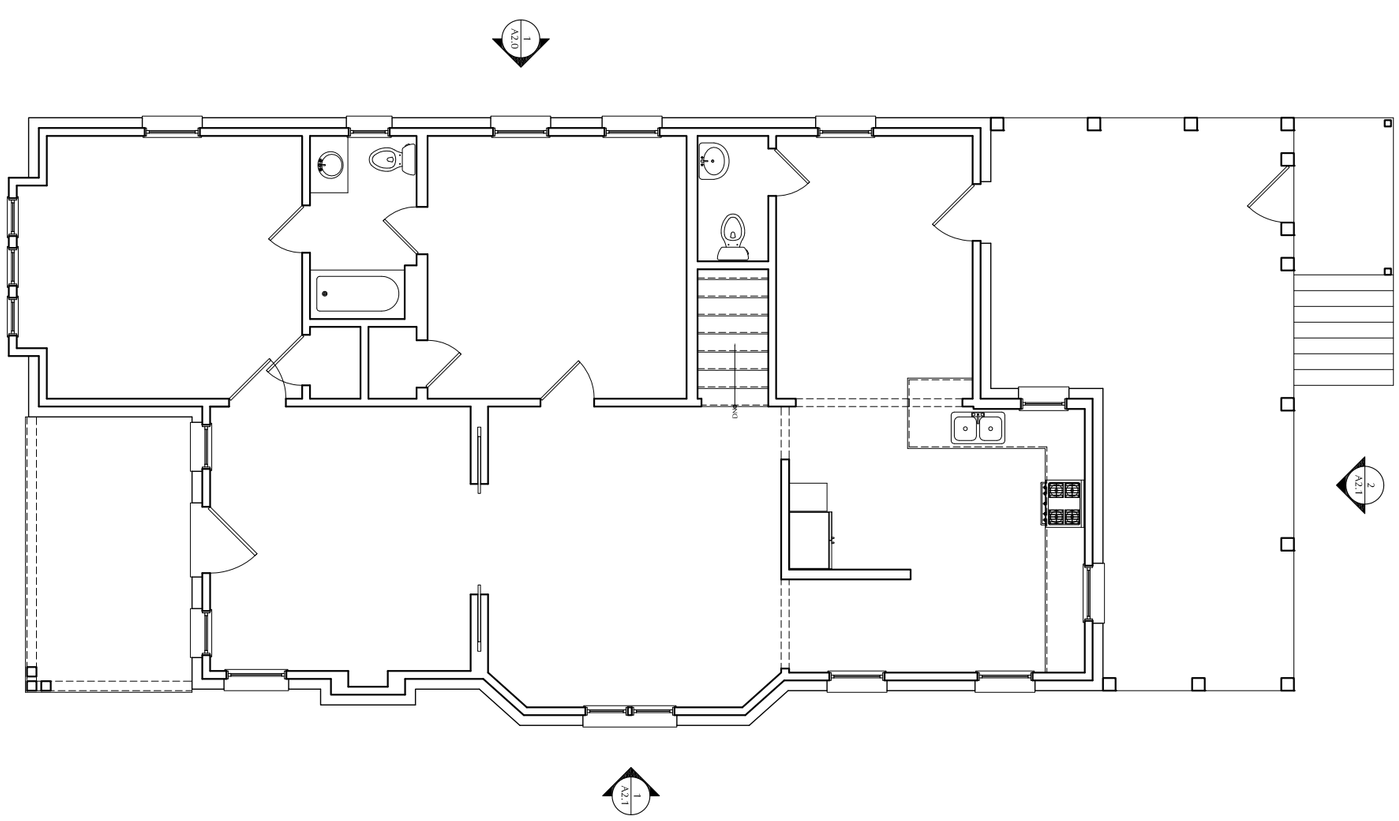
Closer view of mid-slope pitch change on left side.

1964-67 Tax Assessor photo.



## 2 Existing Second Floor Plan

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



## 1 Existing First Floor Plan

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

# A1.0

Drawings:

Existing Floor Plans

Date:

04.30.18


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


Renovations and Addition to the:

# Cornell Residence

1515 Ashwood Avenue
Nashville, TN 37212

MHZC PRESERVATION PERMIT APPLICATION

## 2 North Elevation

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




## 1 East Elevation

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

MHZC PRESERVATION PERMIT APPLICATION

Renovations and Addition to the:

# Cornell Residence

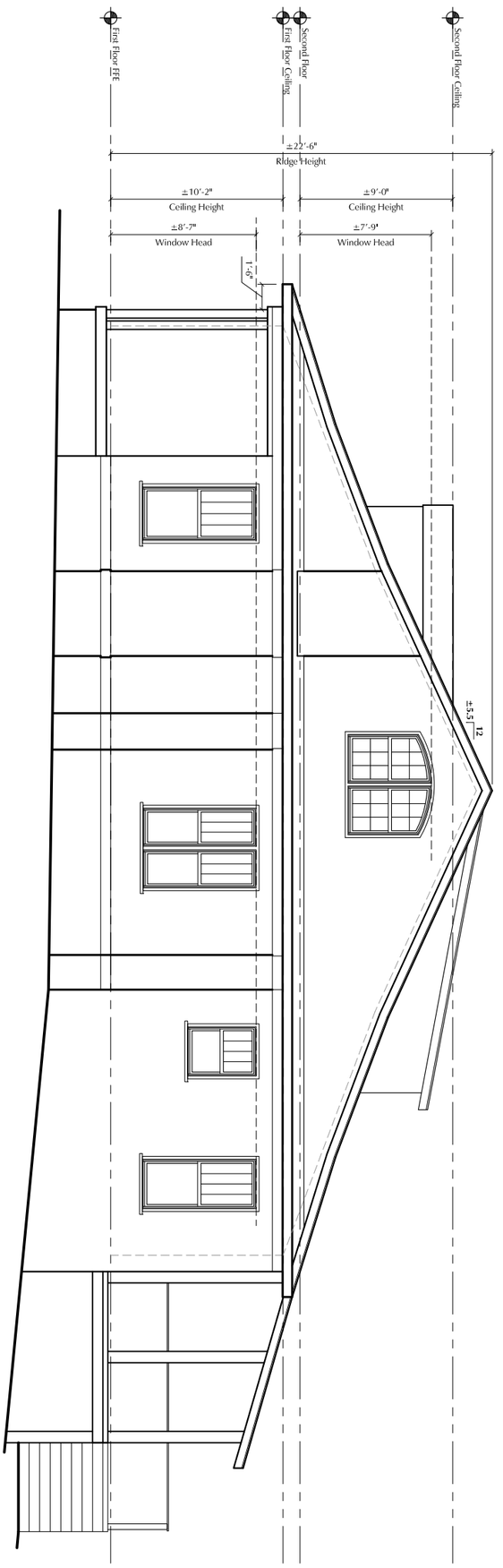
1515 Ashwood Avenue
Nashville, TN 37212

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

Drawings:
Existing Exterior Elevations

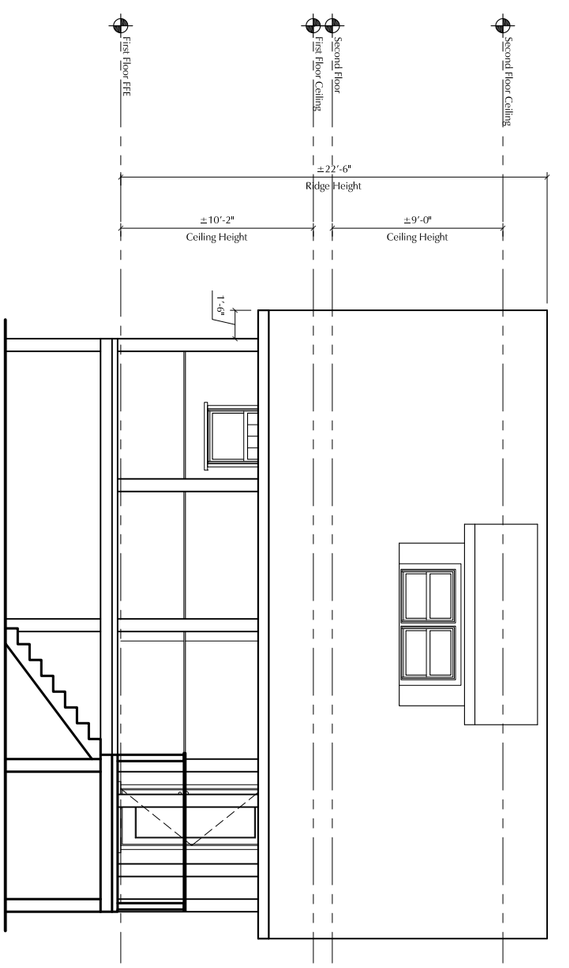
Date:
04.30.18

A2.0




1 West Elevation

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




2 South Elevation

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

# A2.1

Drawings:

Existing Exterior Elevations

Date:

04.30.18

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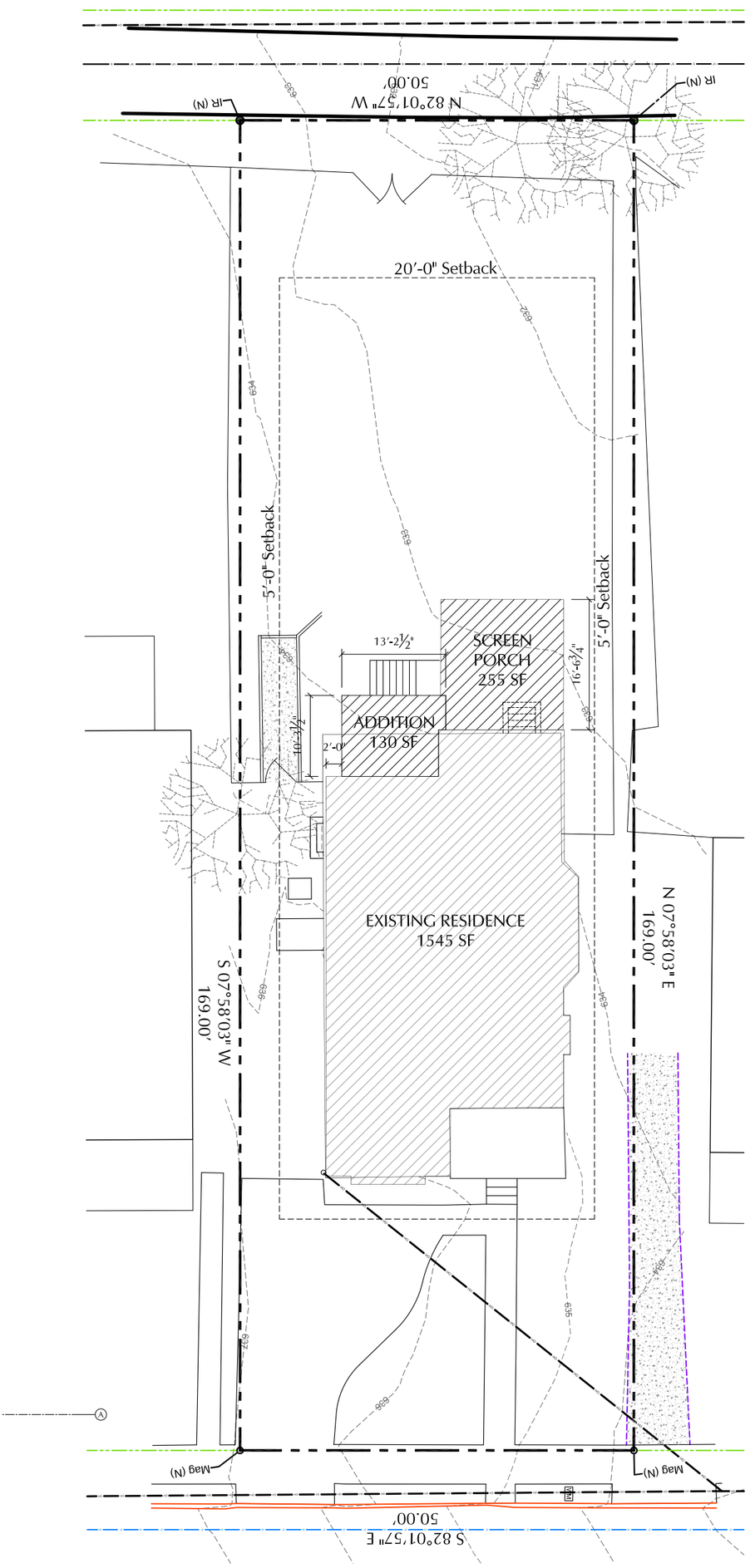


1 Site Plan

Scale: 1/16"=1'-0"

A0.1

Drawings:
Site Plan

Date:
04.30.18

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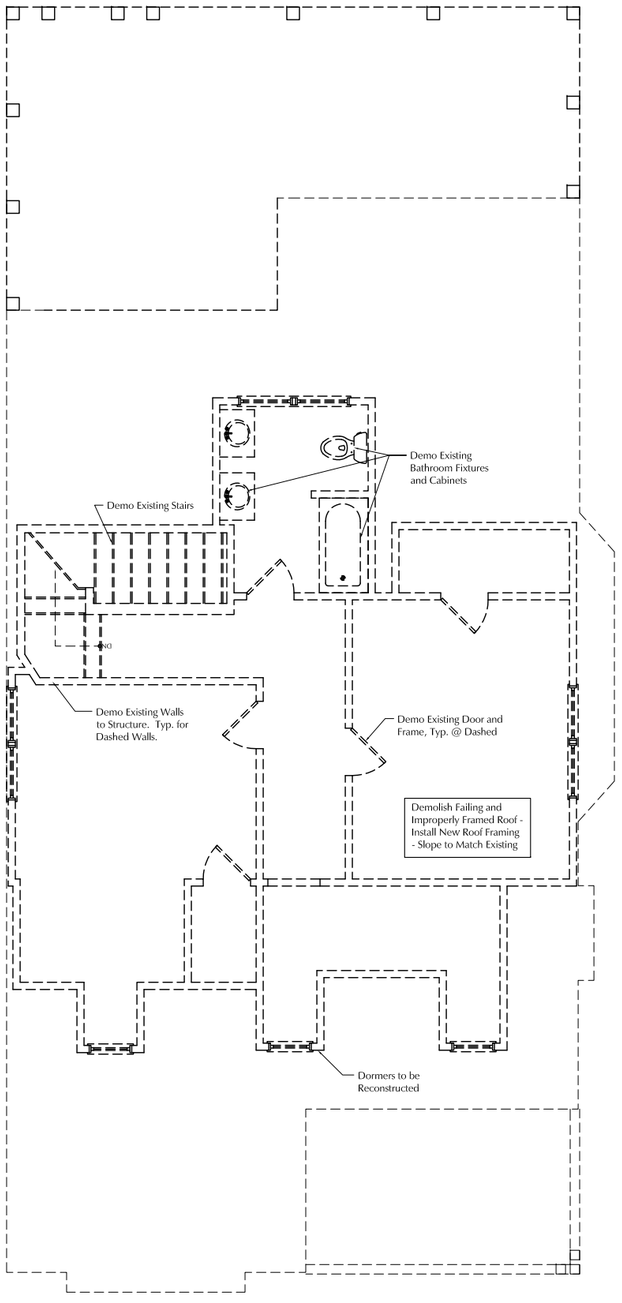
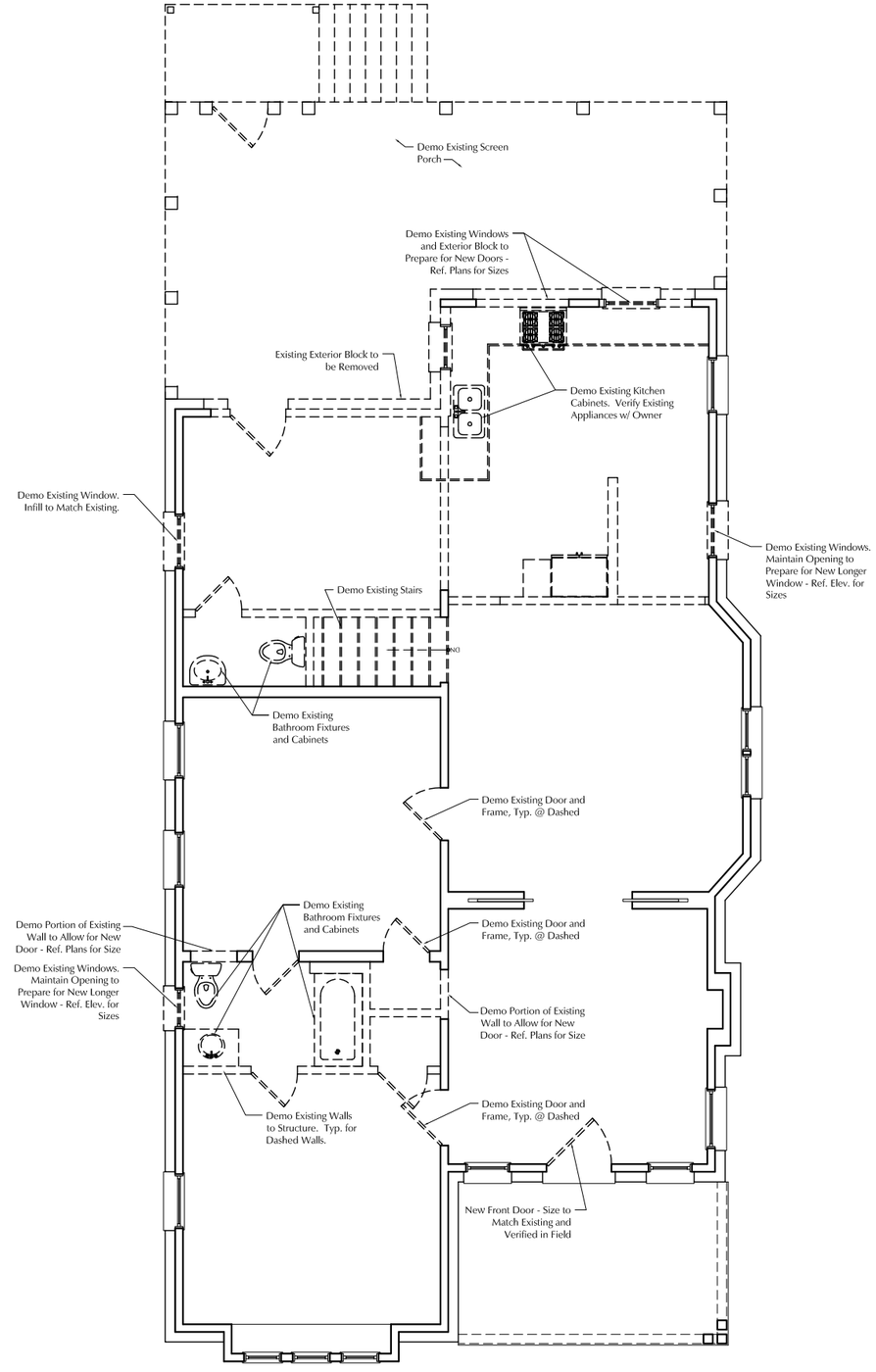



## 2 Second Floor Demo Plan

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




## 1 First Floor Demo Plan

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

MHZC PRESERVATION PERMIT APPLICATION

Renovations and Addition to the:

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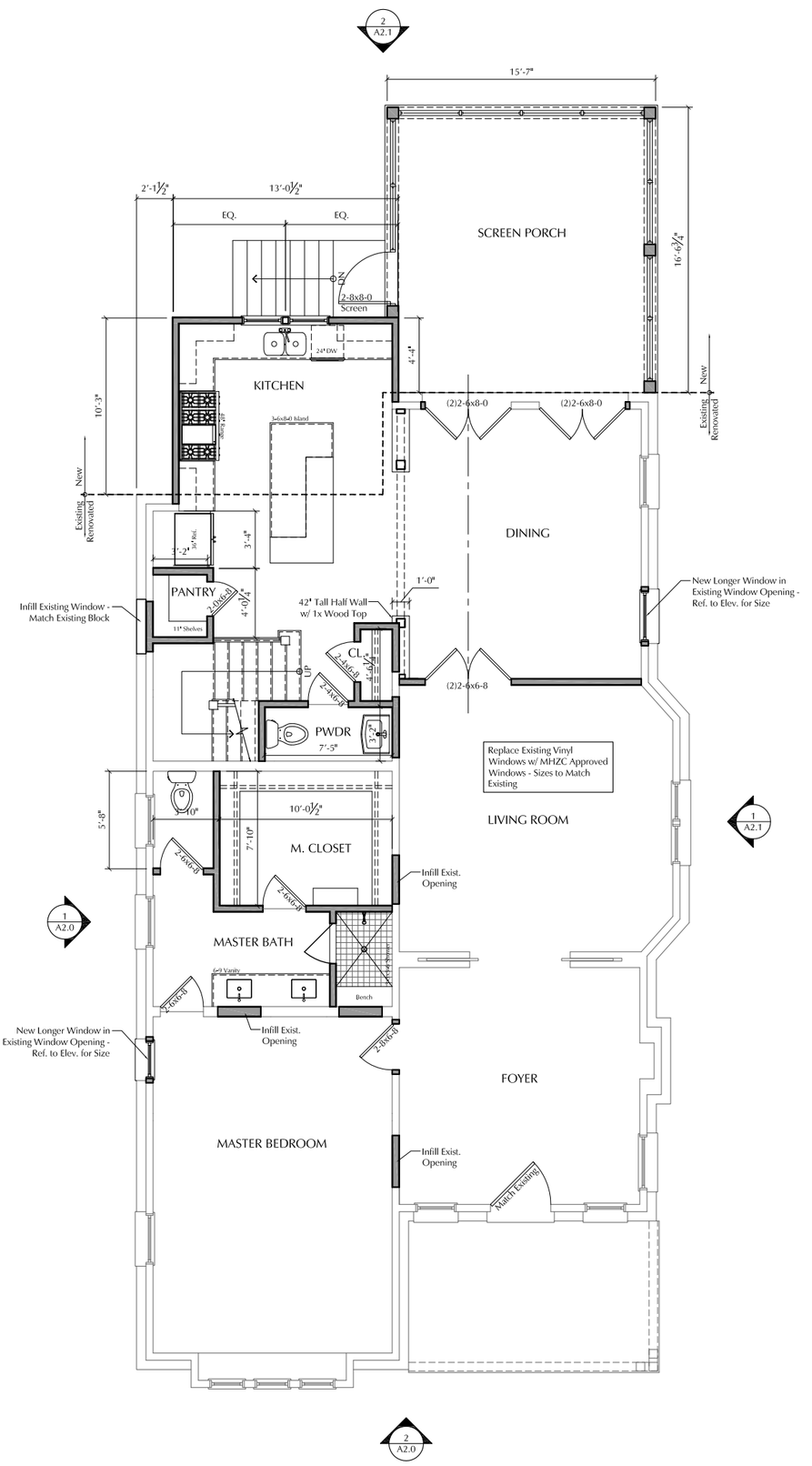
Drawings:
Demolition Plans

Date:
04.30.18

D1.0




N

1 First Floor Plan

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

# A1.0

Drawings:

First Floor Plan

Date:

04.30.18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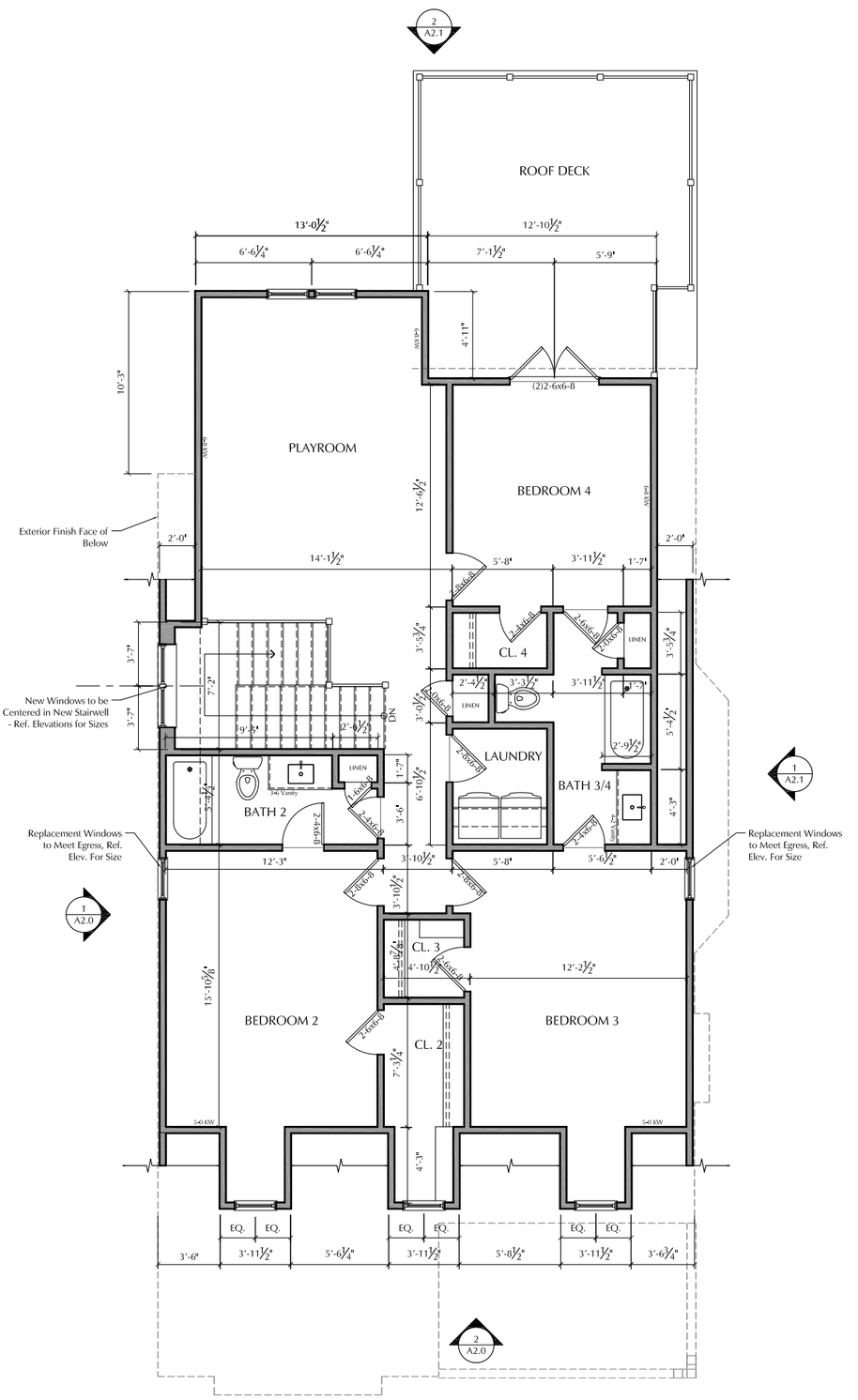


2 A2.1
1 A2.1
1 A2.0
2 A2.0

# 1 Second Floor Plan

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

| A1.1 | Drawings: Second Floor Plan<br>Date: 04.30.18 |
|---|---|

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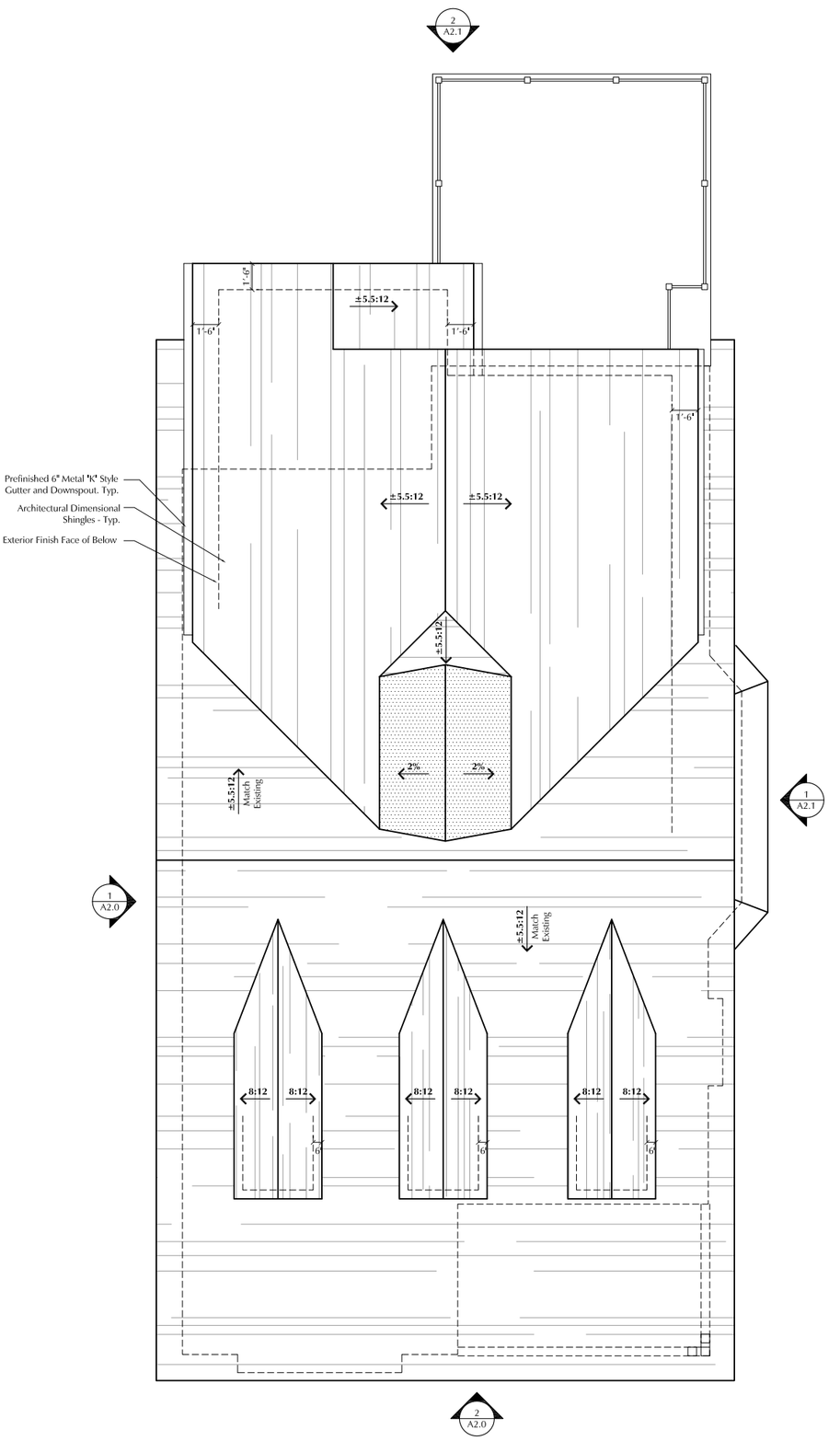


1 Roof Plan

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

# A1.2

Drawings:

Roof Plan

Date:

04.30.18

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Renovations and Addition to the:

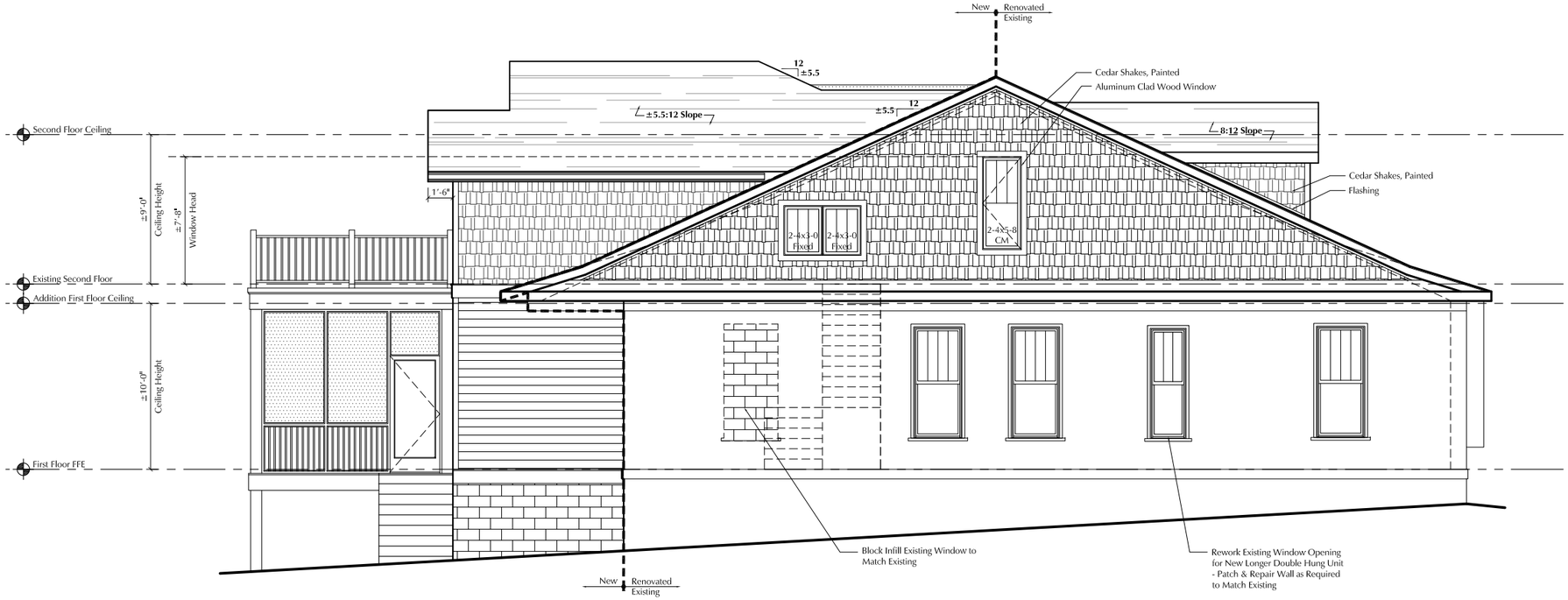
## Cornell Residence

1515 Ashwood Avenue
Nashville, TN 37212

MHZC PRESERVATION PERMIT APPLICATION


## 2 North Elevation

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




## 1 East Elevation

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

MHZC PRESERVATION PERMIT APPLICATION

Renovations and Addition to the:

# Cornell Residence

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Nashville, TN 37212


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1618 Sixteenth Avenue South, Suite 212
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Tel: 615.345.1010
Fax: 615.345.1011

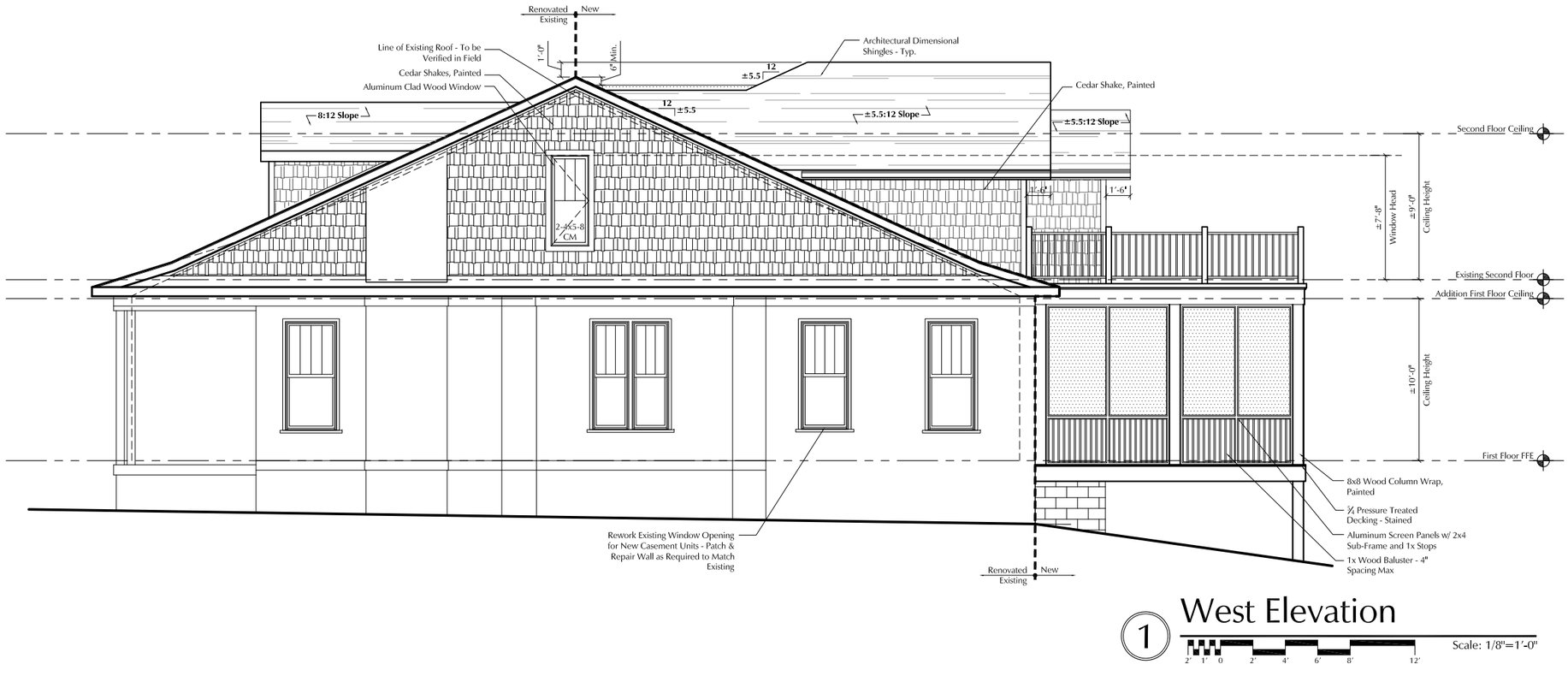

Drawings:
Exterior Elevations

Date:
04.30.18

A2.0


## 2 South Elevation

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




## 1 West Elevation

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

MHZC PRESERVATION PERMIT APPLICATION

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Drawings: Exterior Elevations

Date: 04.30.18

A2.1