

DAVID BRILEY
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
1105 Clayton Avenue
August 15, 2018

Application: New Construction-Addition

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 17

Map and Parcel Number: 118050036.00

Applicant: Kyle Kramer, architect

Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: The application is for a rear addition, inclusive of a ridge raise.

Recommendation Summary: Staff recommends approval with the following conditions:

1. The first floor addition will be inset by a minimum of one foot (1') and the second floor, inclusive of the ridge raise, will be inset a minimum of two feet (2'); and,
2. The front wall of the enclosed porch shall use windows approximately six feet (6') tall with a trim board below; and
3. Staff approve the final foundation material, roofing color and windows, prior to purchase and installation; and,
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the addition meets Sections II.B.1. and II.B.2. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Attachments

A: Photographs

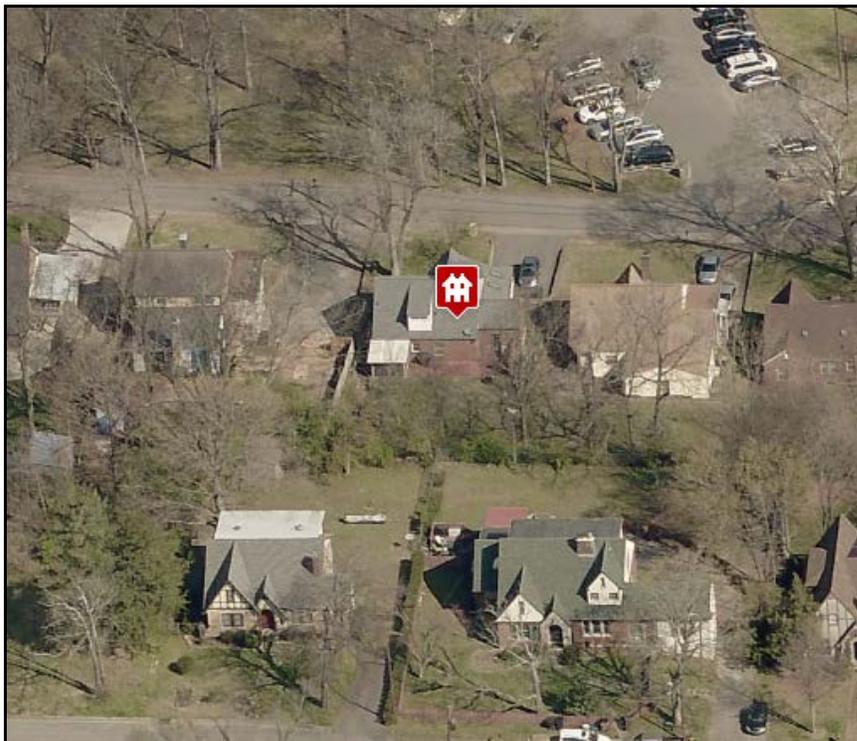
B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

B. GUIDELINES

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

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

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

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

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks..*

d. Materials, Texture, Details, and Material Color

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

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. 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 that an addition has achieved proper scale, the addition should:

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

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

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

· An extreme grade change

· Atypical lot parcel shape or size

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

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.

In this instance, the side walls and roof of the addition must set in as is typical for all additions.

The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

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

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

Ridge raises

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

Sunrooms

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

Foundation

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

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

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

Roof

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

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

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

Rear & Side Dormers

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

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

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

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

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

Side Additions

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

should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

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

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

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

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

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

f. Additions should follow the guidelines for new construction.

V. DEMOLITION

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.



Figure 1: 1105 Clayton Avenue

Background:
1105 Clayton Avenue is a circa 1941 house that contributes to the character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Analysis and Findings:

This application is a rear addition, inclusive of a ridge raise.

Demolition: Partial demolition will occur on the rear elevation of the structure, including removing a non-historic screened porch and the back slope of the side gabled roof, to allow for the addition (Figure 2). Staff finds that this partial demolition is appropriate because this portion of the house is not visible from the public right of way and does not contribute to the historic or architectural character of the overlay. The proposed partial demolition meets Section V.2 for appropriate demolition and does not meet section V.1 for inappropriate demolition.



Figure 2: Rear elevation

Height & Scale: The proposed addition incorporates a ridge raise, which is allowed by the design guidelines. The existing ridge is approximately nineteen feet, seven inches (19'7") from finished floor height, with the proposed new ridge being two feet (2') higher, at twenty one feet, seven inches (21'7") tall. Two foot ridge raises are permitted; however, the guidelines specifically state that ridge raises are to be inset two feet (2') on either side, and this design does not propose an inset. To date, the Commission has not deviated from that two foot (2') requirement. The purpose of the inset is to visually differentiate the new construction from the historic house; without the required insets, the original roof form of the house is lost.

The depth of the proposed addition is compatible with the historic house. The house is currently approximately fifty feet (50') deep, inclusive of the enclosed front porch and the rear screened porch. The addition will occupy approximately the same depth as the screened porch which it replaces, thus the overall depth will remain approximately the same.

As proposed, the exterior walls of the addition, on both the first and second floors, will be flush with the historic side walls of the house. The guidelines require that additions be inset, one foot (1') per floor, to differentiate the new construction from the historic house.

Given the size of the historic house, the height and depth of the proposed addition are compatible; however, without the insets to differentiate the new construction from the historic house, the width and scale of the proposal are not appropriate. The project meets section II.B.1.a for height, but does not meet sections II.B.1.b and II.B.2.a for scale.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in material helps to distinguish it from the historic house and read as an addition to the house along the side elevations. However, the lack of insets on the side walls and at the ridge raise are inappropriate, destroy the original roofline and make the addition difficult to remove at a future date. The project does not meet sections II.B.2.a and e for location and removability.

Design: The addition is designed to be the same width as the historic house. The design guidelines call for additions to incorporate insets of one foot (1') per floor, such that a one story addition should be inset one foot (1') and a two story addition should be inset two feet (2'). The lack of insets in this proposed design will create a new form where the dimensions of the original house will not be discernible. Further, ridge raises are also required to utilize two foot (2') insets, which are not incorporated in this design either (Figure 4). The lack of insets at the roof changes the height of the original roof ridge and the overall proportions of the primary elevation of the house. Staff finds the design to be inappropriate without the required insets.



Figure 3: Current condition of enclosed porch

The project also incorporates changes to the front porch. This area was enclosed with windows and glass block prior to the establishment of the conservation overlay on this block (Figure 3). As a part of the proposed project, the applicant would like to remove the glass block on the lower portion of the exterior wall and replace it with siding (Figure 4). The three windows above would also be replaced with new windows. As the porch is already enclosed, staff has no objection to the existing glass being replaced, but replacing the glass block with siding will decrease the transparency of this formerly open porch. Staff recommends windows that are approximately six feet (6') tall with a trim board below so that there is no wall cladding, allowing for the open design of the porch to be retained.



Figure 4: Proposed front elevation with porch changes and increased ridge height

Staff recommends that the addition be inset by two feet (2') on either side, inclusive of the ridge raise, and that the front wall of the enclosed porch remain primarily glazing. With these conditions, staff finds that the project meets sections II.B.2.a, c for design for additions.

Setback & Rhythm of Spacing:
The front and side setbacks will not change as a result of the addition. The rear of the addition will be approximately fifty-two feet (52') from the

rear property line. The project meets section II.B.1.c for setback and rhythm of spacing for new construction.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Not Indicated	Needs final approval	Unknown	X
Cladding	Cement board siding	Painted	Yes	
Roofing	Asphalt Shingles	Color unknown	Yes	X
Trim	Wood	Painted	Yes	
Windows	Not indicated	Needs final approval	Yes	X
Deck columns	Wood	Painted	Yes	

With Staff approval of the foundation material, roofing color and windows, the project meets Section II.B.1.d for new construction-materials.

Roof form: The historic house has a side gabled roof with an 8/12 slope. The proposed addition utilizes a ridge raise. The design guidelines allow for ridge raises, but require a two foot (2') inset on either side, which the proposal does not incorporate (Figure 3). Failure to provide the insets results in a new roofline wherein the original historic roof height cannot be discerned. Staff finds that without the side insets, the ridge raise is not compatible with the historic roof and is not appropriate. Staff recommends that the ridge raise incorporate the required two foot (2') side insets. With this condition, staff finds that the project meets section II.B.1.e for new construction-roof form and II.B.2.a for additions.

Proportion and Rhythm of Openings: The windows on the proposed addition are all generally twice as tall as they are wide, meeting the historic proportion 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 II.B.1.g proportion and rhythm of openings.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.h for utilities.

Recommendation Summary: Staff recommends approval with the following conditions:

1. The first floor addition will be inset by a minimum of one foot (1') and the second floor, inclusive of the ridge raise, will be inset a minimum of two feet (2'); and
2. The front wall of the enclosed porch shall use windows approximately six feet (6') tall with a trim board below; and
3. Staff approve the final foundation material, roofing color and windows, prior to purchase and installation; and,
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the addition meets Sections II.B.1. and II.B.2. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

PROJECT INFORMATION

PROJECT DESCRIPTION: RENOVATE THE EXISTING RESIDENCE AND ADD A 2-STORY ADDITION.

BUILDING AREA:
 EXISTING AREA: 1,402 SF
 ADDITION AREA: 129 SF
 TOTAL LOT COVERAGE: 1,531 SF

FIRST FLOOR: 1,531 SF
 SECOND FLOOR: 1,087 SF
 TOTAL AREA: 2,618 SF

PROPERTY INFORMATION

STREET ADDRESS: 1105 CLAYTON AVENUE (NASHVILLE, TN 37204)
 LEGAL DESCRIPTION: PT LOT 20 L G NOEL
 COMMUNITY NUMBER: -
 PANEL NUMBER: -
 SUFFIX: -
 FIRM ZONE: -
 BASE FLOOD ELEVATION: -
 ACREAGE: 0.18 ACRES
 FRONTAGE DIMENSION: 60 FEET
 ZONE CODE: OV-NHC
 ZONE DESCRIPTION: BELMONT-HILLSBORO NCZO.

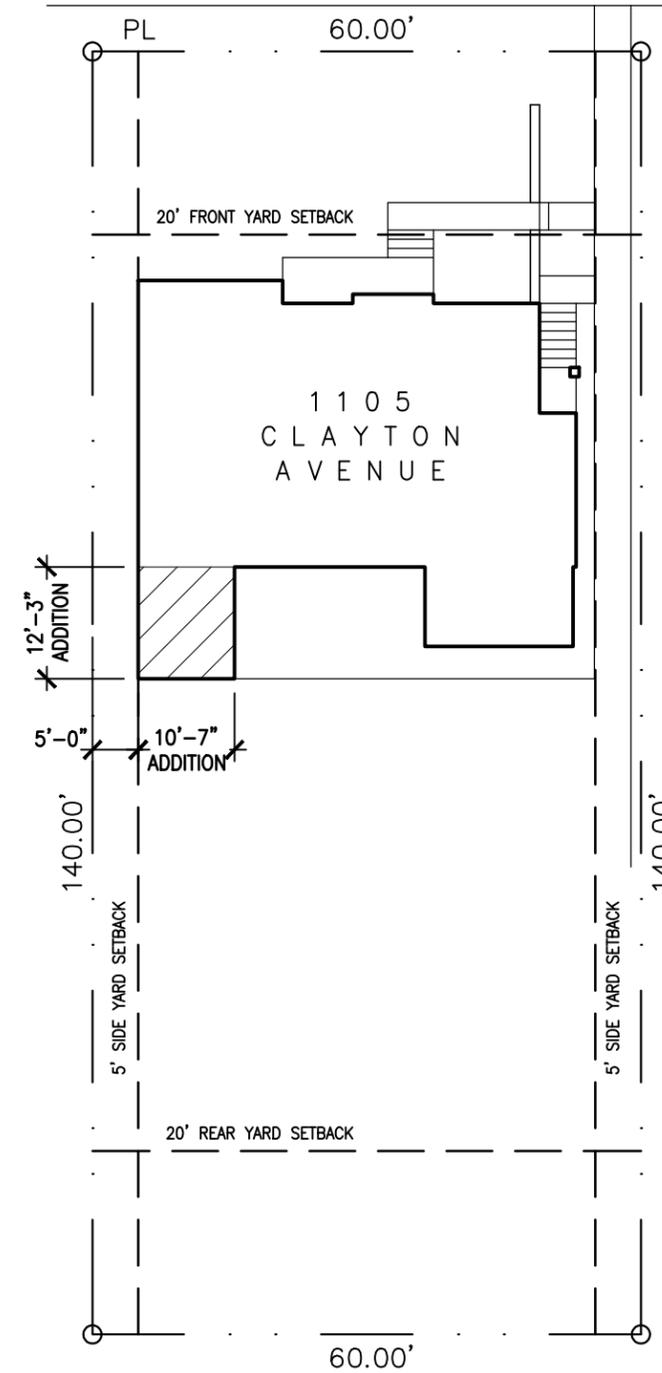
CODES AND STANDARDS

BUILDING CODE: 2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, AS AMENDED IN THIS CHAPTER AND APPENDICES E, F, G, H AND M OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS.

INDEX OF DRAWINGS

ARCHITECTURAL:
 A.1 ARCHITECTURAL SITE PLAN
 A.2 ARCHITECTURAL FLOOR PLANS
 A.3 EXTERIOR ELEVATIONS
 A.4 EXTERIOR ELEVATIONS

CLAYTON AVENUE



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DATE: 08.06.2018

DRUMMOND RESIDENCE
 RENOVATION AND ADDITION
 1105 CLAYTON AVENUE
 NASHVILLE, TENNESSEE 37204



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

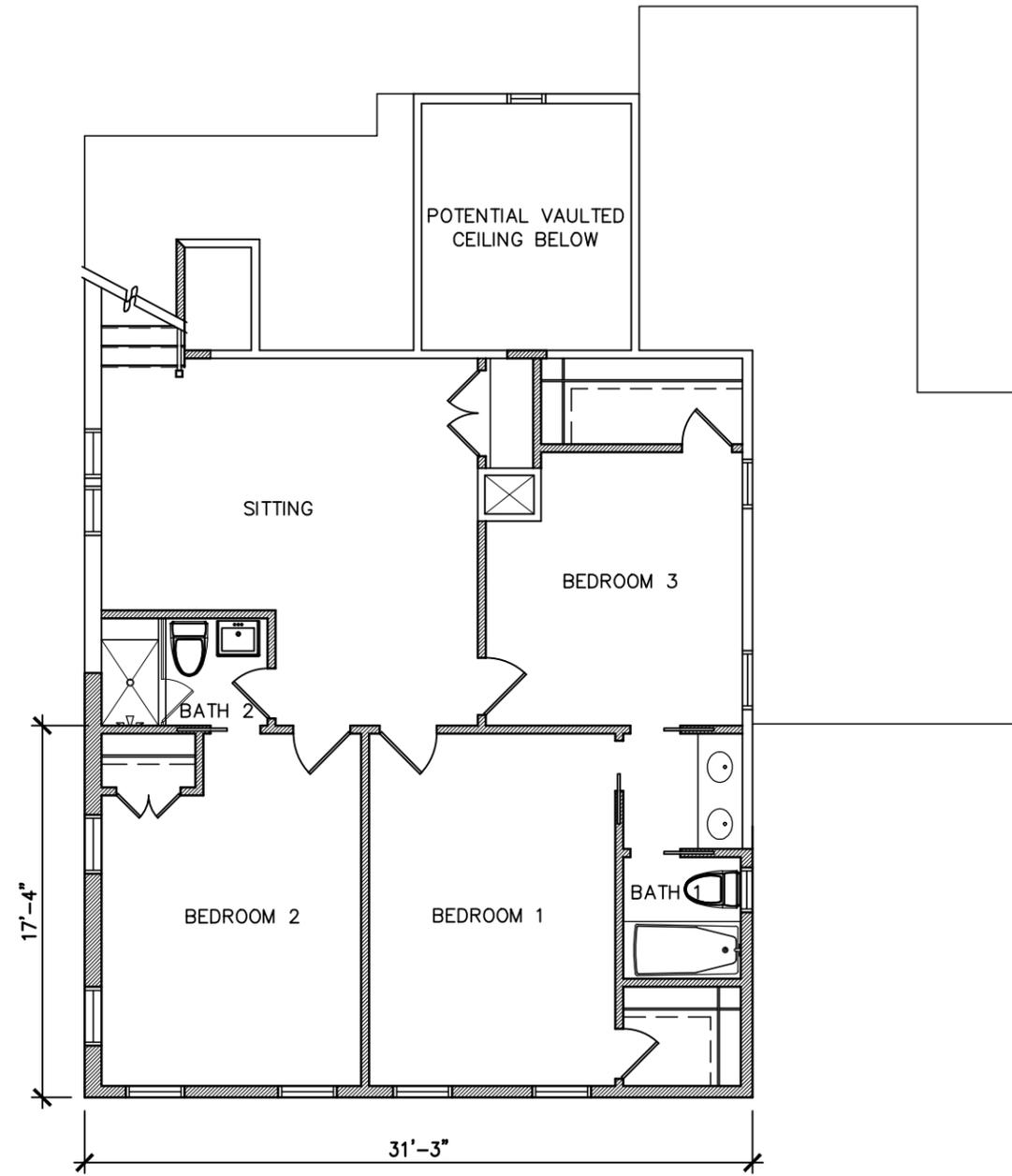
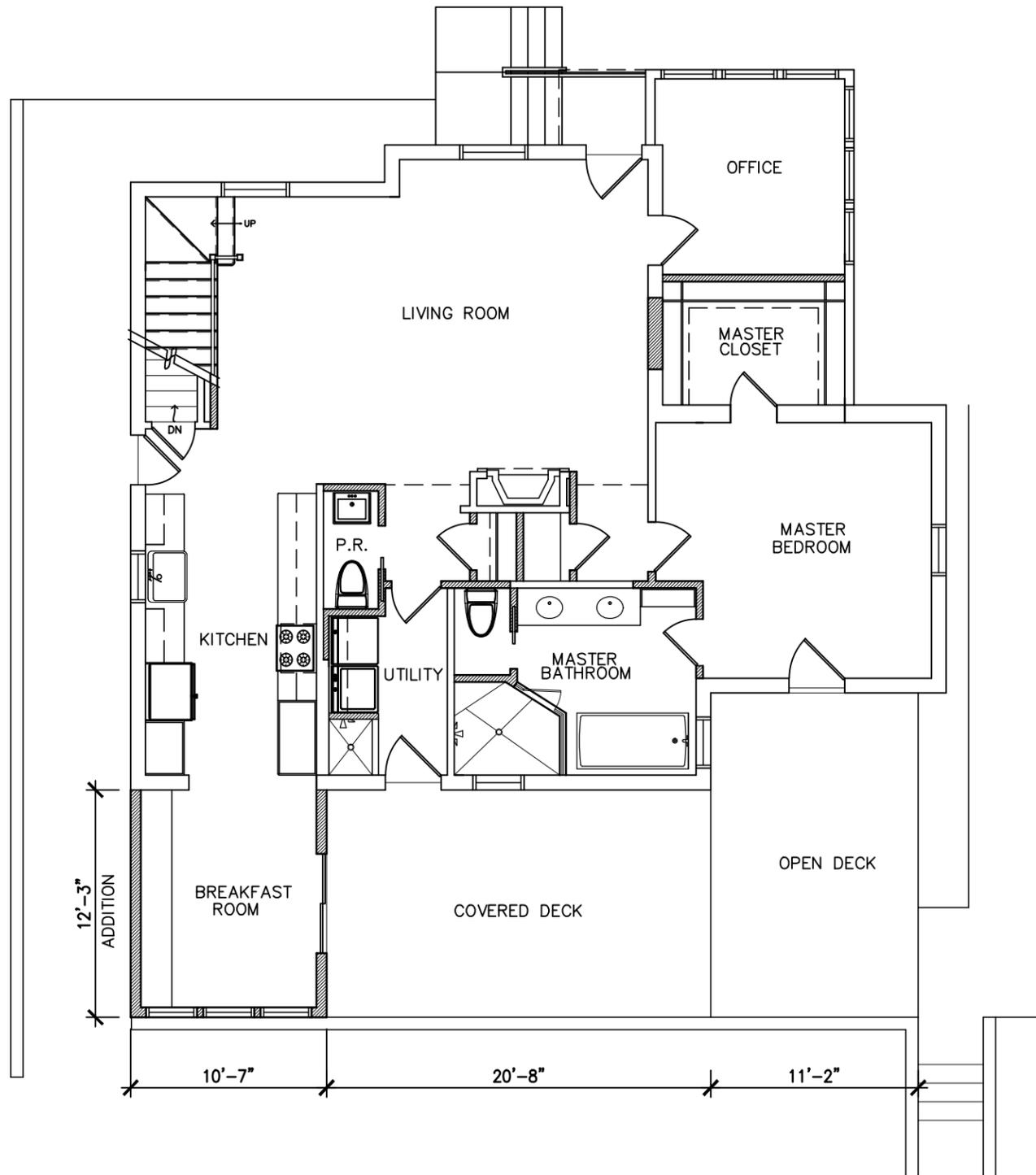
A.1



STACY KRAMER
DESIGNS

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DATE: 08.06.2018



 1
A.2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

 2
A.2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

DRUMMOND RESIDENCE
RENOVATION AND ADDITION

1105 CLAYTON AVENUE
NASHVILLE, TENNESSEE 37204

A.2



STACY KRAMER
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DATE: 08.06.2018



1 FRONT ELEVATION
A.3 SCALE: 1/4" = 1'-0"

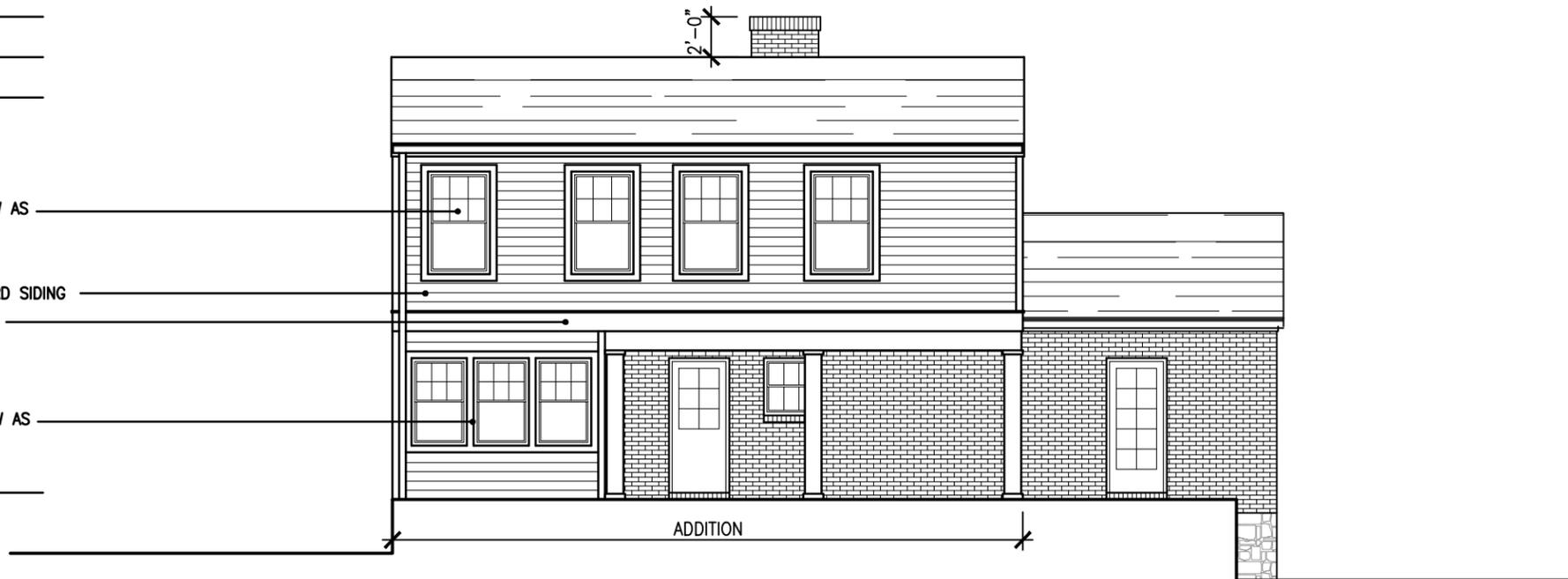
- 123'-7" TOP OF CHIMNEY
- 121'-7" NEW RIDGE
- 119'-7" EXISTING RIDGE

DOUBLE HUNG WINDOW AS SCHEDULED

PAINTED CEMENT BOARD SIDING
PAINTED WOOD FASCIA

DOUBLE HUNG WINDOW AS SCHEDULED

- 100'-0" FIRST FLOOR



2 REAR ELEVATION
A.3 SCALE: 1/4" = 1'-0"

DRUMMOND RESIDENCE
RENOVATION AND ADDITION
1105 CLAYTON AVENUE
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- 123'-7" TOP OF CHIMNEY
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DOUBLE HUNG WINDOW AS SCHEDULED

PAINTED CEMENT BOARD SIDING

PAINTED WOOD FASCIA

PAINTED WOOD COLUMN

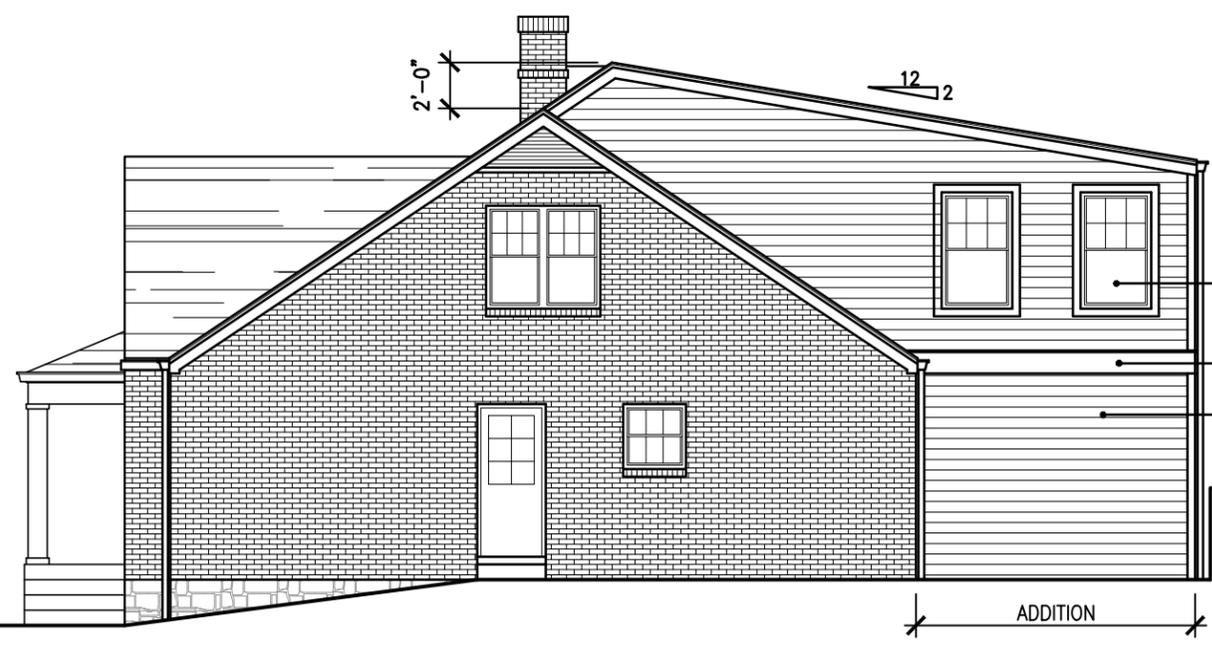
- 100'-0" FIRST FLOOR



1 SIDE ELEVATION
 A.4 SCALE: 1/4" = 1'-0"

- 123'-7" TOP OF CHIMNEY
- 121'-7" NEW RIDGE
- 119'-7" EXISTING RIDGE

- 100'-0" FIRST FLOOR



- 117'-4" EAVE HEIGHT

DOUBLE HUNG WINDOW AS SCHEDULED

PAINTED WOOD FASCIA

PAINTED CEMENT BOARD SIDING

- 100'-0" FIRST FLOOR

2 SIDE ELEVATION
 A.4 SCALE: 1/4" = 1'-0"

DRUMMOND RESIDENCE
 RENOVATION AND ADDITION
 1105 CLAYTON AVENUE
 NASHVILLE, TENNESSEE 37204