

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  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**

**1725 Linden Avenue**

**August 25, 2018**

**Application:** New Construction—Addition

**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

**Council District:** 18

**Map and Parcel Number:** 10416019200

**Applicant:** Tucker Tingle, Allard Ward Architect

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

**Description of Project:** Application is to construct a rear addition that contains a garage at basement level. The addition will attach to an existing addition.

**Recommendation Summary:** Staff recommends approval of the addition with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof shingle color and texture;
3. Staff approve a stone sample; and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

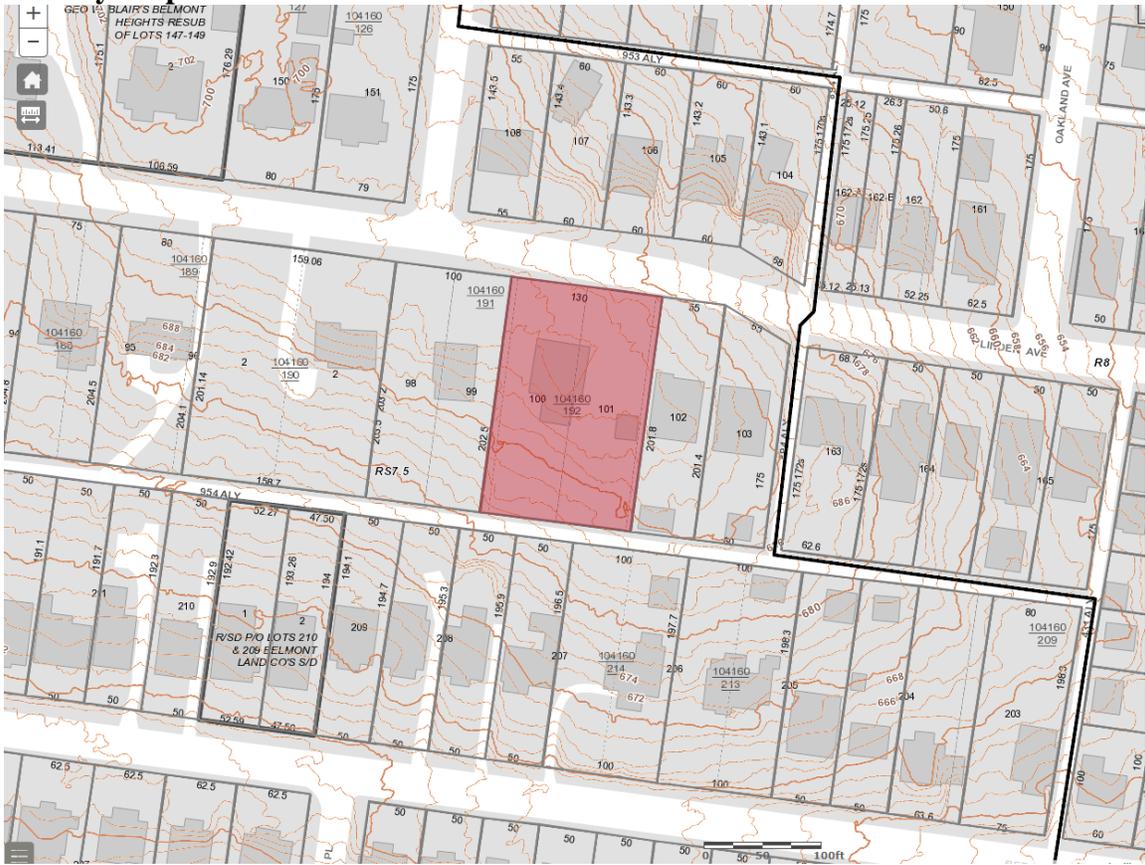
With these conditions, staff finds that the proposed addition meets Sections II.B.1. and II.B.2. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.

**Attachments**

**A:** Site Plan

**B:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. GUIDELINES**

#### **II.B.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.

### **i. Outbuildings**

- 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.
- 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.*

#### ***j. 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 of compatibility with the character of the district.*

*Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.*

## **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.*

*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.

**Background:** 1725 Linden Avenue is a c. 1910 frame house that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1). In 2012, MHZC approved a rear addition to the historic house (Figure 2). In 2013, MHZC approved a one-story garage. The site slopes up at the front to where the historic house sits, and then slopes significantly back down at the rear (Figures 3 & 4).



Figure 1. 1725 Linden Avenue



Figure 2. Rear addition approved by MHZC in 2012



Figures 3 & 4 give a sense of the lot's slope in the front.

**Analysis and Findings:** Application is to construct a rear addition that contains a garage at basement level. The addition will attach to an existing addition.

Height & Scale: The proposed addition will attach to an existing addition at the rear. Because the proposed addition is attaching to an existing addition that is already inset, the proposed new addition is not further inset. Staff finds this to be appropriate. On the right side, the addition does extend to be nine feet (9') wider than the historic house. Staff finds this to be appropriate because the lot is one hundred and thirty feet (130') wide, which is more than twice as wide as many of the lots nearby. In addition, the wider portion of the addition is approximately nine feet (9') lower in height than the historic house, which helps to make it subordinate. In fact, the entire addition is at least four feet (4') shorter than the historic house.

The proposed addition will add approximately sixty-two feet (62') of depth to the existing house, which is seventy-one feet (71') deep, including the existing addition. In total the addition will add approximately two thousand, two hundred, and seventy-five square feet (2,275 sq. ft.) of footprint to the existing house, which has a current footprint, including the existing addition, of approximately two thousand, five hundred square feet (2,500 sq. ft.). Staff finds the large footprint of the proposed addition to be appropriate, in this instance, for a few reasons. First, the lot is unusually large at over twenty-six thousand square feet (26,000 square feet). In addition, approximately nine hundred and fifteen square feet (915 sq. ft.) of the addition is an enclosed porch, which will have less of an impact on the perceived massing than more solid, conditioned space. Lastly, because of the slope of the site, the addition's visibility will be mitigated from Linden Avenue.

Staff finds that the addition's height and scale meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. Although it extends wider than the historic house, the wider portion of the addition is subordinate in height and scale to the historic

house and is therefore appropriate. Because the addition attaches to an existing addition, it does not require the removal of any historic materials. The addition could therefore be removed in the future without altering the historic character of the historic house. Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.e. of the design guidelines.

Design: The addition’s change in materials, initial inset from the main line of the historic house, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. Staff finds that the addition’s design meets Sections II.B.2.a and II.B.2.f. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It is a minimum of eighteen feet from the right side property line, and fifty-eight feet (58’) from the left side property line. It is twenty-two feet (22’) from the rear property line. The wider portion of the addition will not affect the rhythm of spacing of houses along Linden Avenue because of the width of the lot. Staff finds that the addition’s setbacks and rhythm of spacing meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Parged	Yes	No
<b>Cladding</b>	5” cement fiberboard lap siding	Smooth	Yes	No
<b>Roofing</b>	Architectural Shingles	Unknown	Yes	Yes
<b>Trim</b>	Wood or Cement Fiberboard	Smooth faced	Yes	No
<b>Rear/Side Porch floor/steps</b>	Wood	Typical	Yes	No
<b>Rear/Side Porch Posts</b>	Wood	Typical	Yes	No
<b>Rear/Side Porch Railing</b>	Wood	Typical	Yes	No
<b>Windows</b>	Aluminum Clad	Unknown	Yes	Yes

<b>Side/rear doors</b>	Not indicated	Unknown	Yes	Yes
<b>Chimney</b>	Stone	Unknown	Yes	Yes

With staff’s final approval of the roof shingle color, a stone sample, and all windows and doors, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The proposed addition will have various gable forms with a slope of 12/12, which staff finds to be compatible with the historic house’s roof form. The rear porch will have a flat roof form to allow for a deck; staff finds this to be appropriate because it is situated so far back on the lot and because this roof form is significantly lower in height than the historic house.

The left façade contains wall dormers, which are typically discouraged in new construction. Staff finds these wall dormers to be acceptable, in this instance, for two reasons. One, the wall dormers are located over seventy feet (70’) from the front of the house and over one hundred and fifteen feet (115’) back from the public view from Linden Avenue. In addition, they are inset approximately twelve feet (12’) from the back wall of the house, helping to reduce their visibility.

Staff finds that the proposed roof forms are compatible with the historic house’s roof forms and meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The addition will not affect the house’s orientation towards Linden Avenue. The existing curb cut and driveway off of Linden will remain (see Figure 4). The addition will contain an attached garage, at the basement level, towards the rear of the lot, which will be accessed via the rear alley, not the existing driveway. Staff finds this to meet the design guidelines since the site’s slope allows for an attached, basement-level garage. Staff finds that the addition’s orientation meets Sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are 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. All paired and triple window openings have a four to six inch (4”-6”) mullion in between them, as is typically required. Staff finds the addition’s proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house in order to meet Section II.B.1.h. of the design guidelines.

Outbuildings: As mentioned under “Orientation,” the addition contains an attached garage at the basement level. Basement level garages at the rear are appropriate and meet the design guidelines. Staff finds that the proposed attached garage meets Sections II.B.1.i. and II.B.2. of the design guidelines.

**Recommendation Summary:** Staff recommends approval of the addition with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof shingle color and texture;
3. Staff approve a stone sample; and,
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

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



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

1.75-S  
 BRIC  
 RESIDE

2.5-STORY  
 FRAME RESIDENCE  
 W/ BASEMENT

Parcel ID: 10416019200  
 Mike Vaden, Trustee  
 Instrument No: 0416019200  
 R.O.D.C., TN

SITE BENCHMARK  
 PRK IN CONCRETE  
 ELEVATION: 955.54

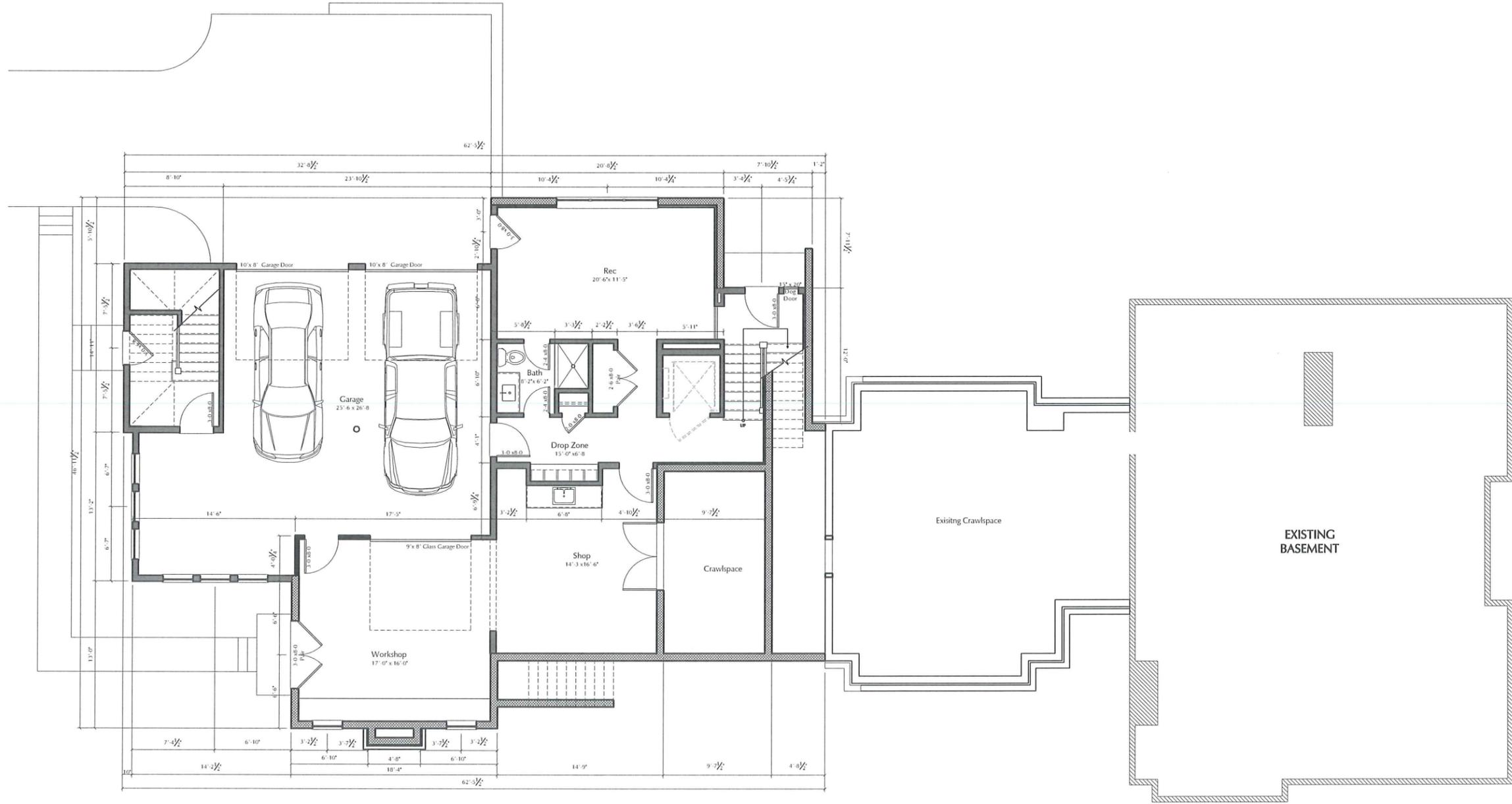
Renovations and Additions to:  
**The Cramer Residence**  
 1725 Linden Avenue  
 Nashville, Tennessee 37212

Drawings: \_\_\_\_\_  
 Date: 7.30.18

**A1.0**

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

MHZC PRELIMINARY -Not for Construction



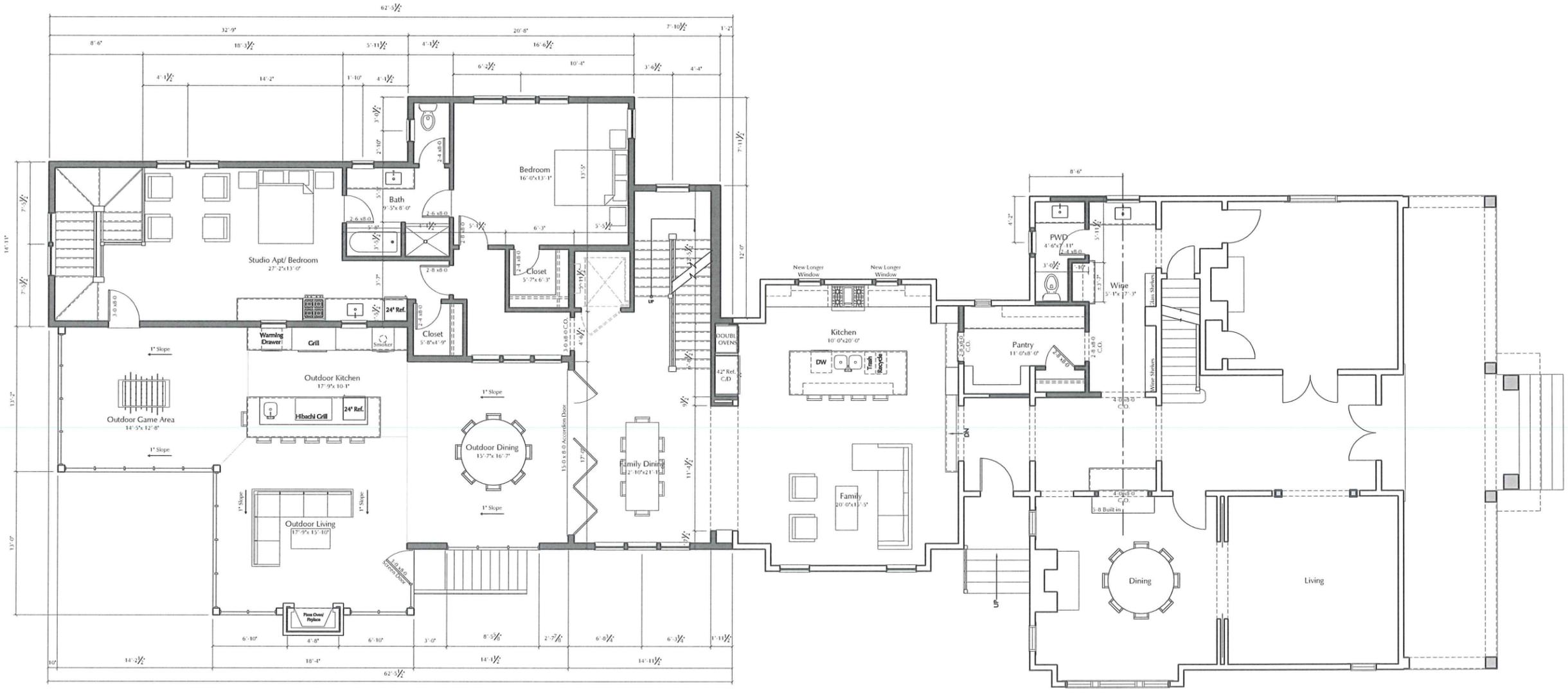
**1** Basement Plan  
 Scale: 3/32" = 1'-0"

Renovations and Additions to:  
**The Cramer Residence**  
 1725 Linden Avenue  
 Nashville, Tennessee 37212

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

Drawings: \_\_\_\_\_  
 Date: 7.30.18

**A1.0**



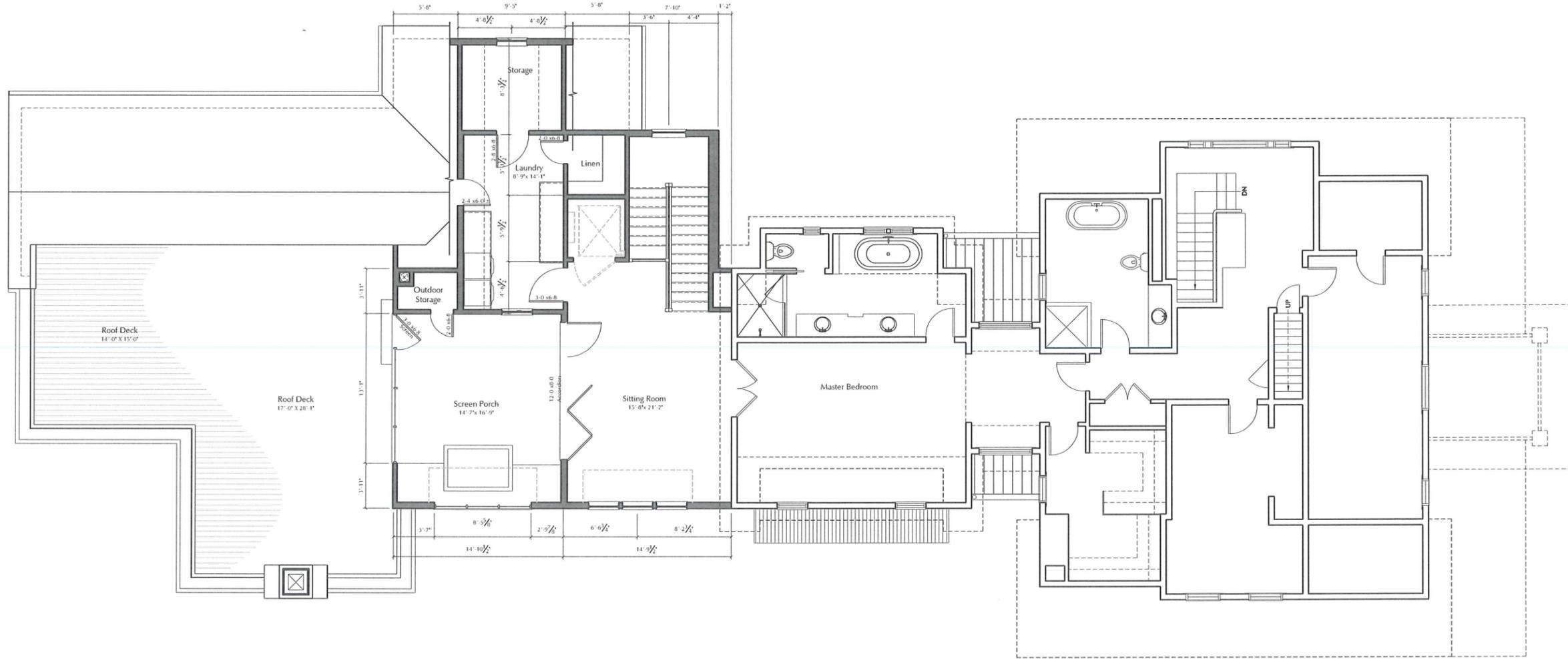
**1** First Floor Plan  
 Scale: 3/32" = 1'-0"

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

Drawings: \_\_\_\_\_  
 Date: 7.30.18

**A1.1**

Renovations and Additions to:  
**The Cramer Residence**  
 1725 Linden Avenue  
 Nashville, Tennessee 37212



1 Second Floor  
 Scale: 3/32" = 1'-0"

Drawings: \_\_\_\_\_  
 Date: 7.30.18

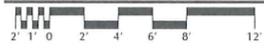
**A.A.**  
**ALLARD WARD**  
**ARCHITECTS**  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 Tel: 615.345.1010  
 Fax: 615.345.1011

Renovations and Additions to:  
**The Cramer Residence**  
 1725 Linden Avenue  
 Nashville, Tennessee 37212

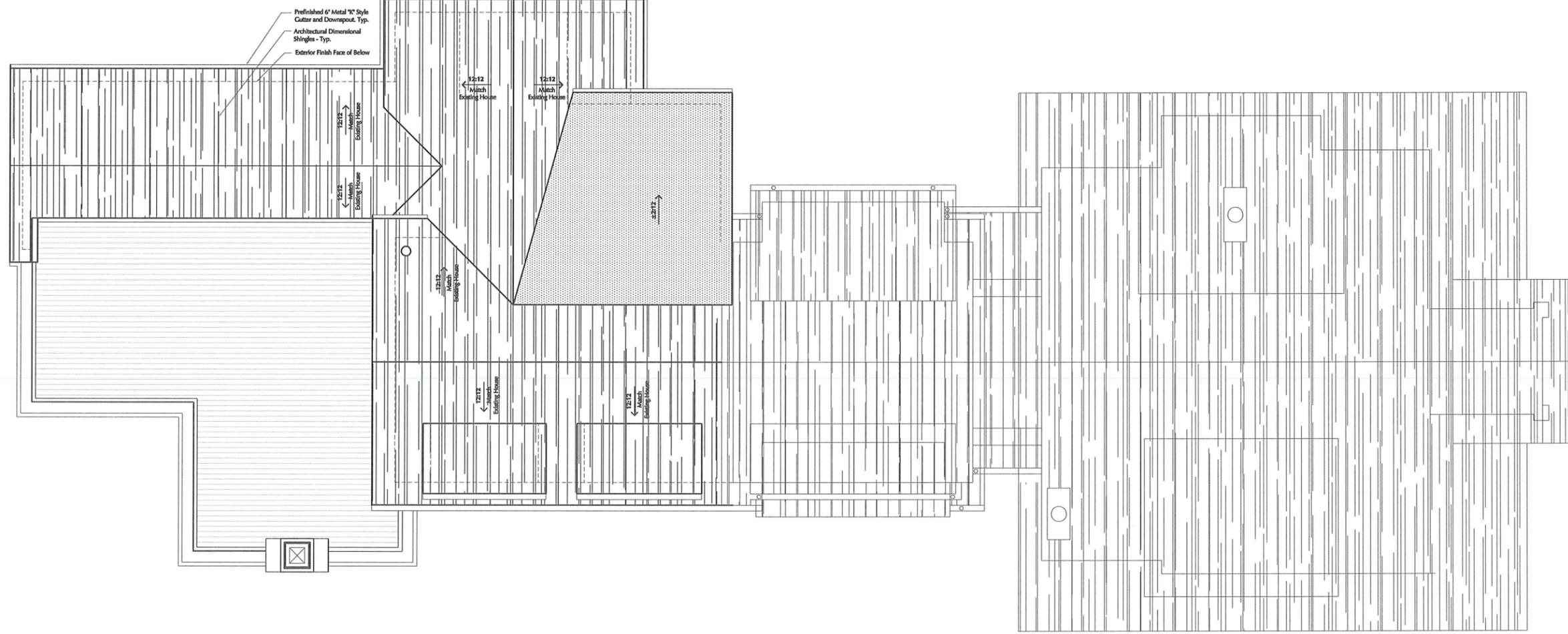
**A1.2**

1

# Roof Plan



Scale: 3/32"=1'-0"



Drawings: \_\_\_\_\_  
 Date: 7.30.18

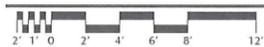
# A1.3

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

Renovations and Additions to:  
**The Cramer Residence**  
 1725 Linden Avenue  
 Nashville, Tennessee 37212



1 West Elevation



Scale: 3/32"=1'-0"

Renovations and Additions to:

# The Cramer Residence

1725 Linden Avenue  
Nashville, Tennessee 37212

**AM**  
ALLARD WARD  
ARCHITECTS  
1618 Sixteenth Avenue South  
Nashville, Tennessee 37212  
Tel: 615.345.1010  
Fax: 615.345.1011

Drawings: \_\_\_\_\_  
Date: 7.30.18

# A2.0



① South Elevation  
 Scale: 3/32" = 1'-0"

Drawings:  
 Date:  
 7.30.18

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

Renovations and Additions to:  
**The Cramer Residence**  
 1725 Linden Avenue  
 Nashville, Tennessee 37212

**A2.1**



1 East Elevation  
 Scale: 3/32"=1'-0"

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

Drawings:  
 Date:  
 7.30.18

**A2.2**

Renovations and Additions to:  
**The Cramer Residence**  
 1725 Linden Avenue  
 Nashville, Tennessee 37212