

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

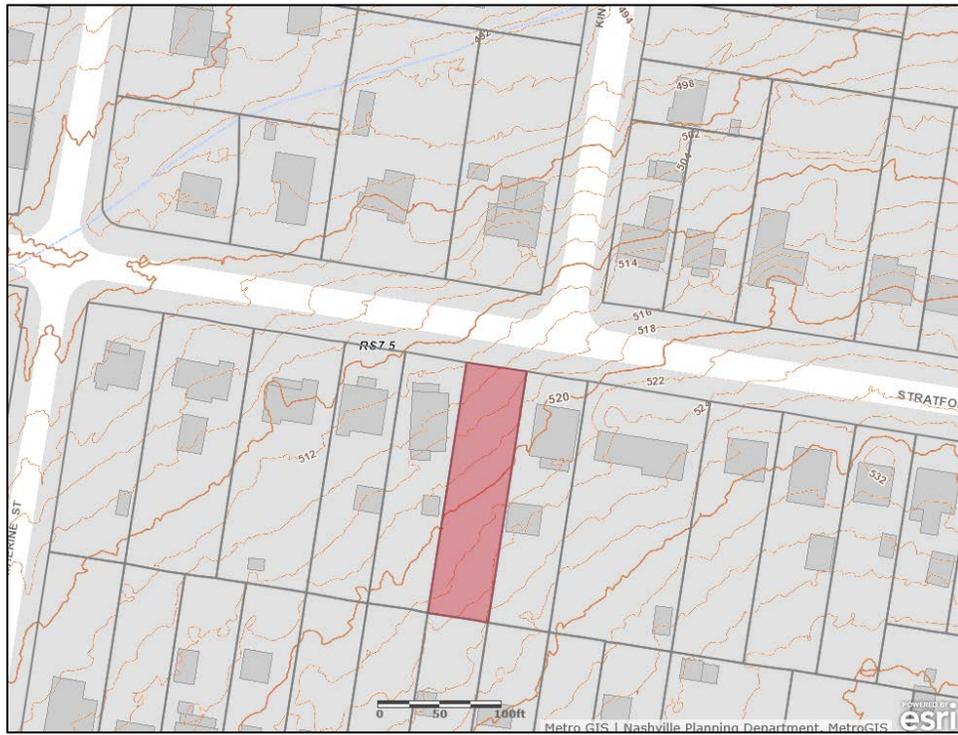
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
0 [1210] Stratford Avenue
August 21, 2019

Application: New Construction—Infill and Outbuilding
District: Inglewood Place Neighborhood Conservation Zoning Overlay
Council District: 7
Base Zoning: RS7.5
Map and Parcel Number: 07203004800
Applicant: Nathan Ledbetter, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: An application to construct a one and one-half-story house and an outbuilding.</p> <p>Recommendation Summary: Staff Recommends approval of the proposed infill and outbuilding with the following conditions:</p> <ol style="list-style-type: none">1. The cement-fiber siding shall be smooth; and2. The window and door selections and the roof color are approved prior to construction; and3. Abutted windows shall have a four-inch (4”) mullion in between. <p>With those conditions, staff finds that the application meets the design guidelines for the Inglewood Place Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. NEW CONSTRUCTION

A. Height

1. 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. The majority of historic buildings in the neighborhood are one and one-half stories tall. Generally, a building should not exceed one and one-half stories, except in those areas where historic two-story buildings are found.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.

2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

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*

3. In most cases, an infill duplex for property that is zoned for duplexes, should be one building, 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

1. 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.

2. The majority of historic buildings are sided in brick, lap siding, stone or a combination of masonry and lap siding. Shingle siding should be minimally used for infill construction but is appropriate for additions and outbuildings.

a. Inappropriate materials include vinyl and aluminum, T-1-11-type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.

b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard lap siding, smooth-finished fiberglass doors.

- Lap siding, should be smooth and not stamped or embossed and have a reveal of between 5" and 10", depending on the immediate historic context.
- Four inch (4") nominal corner boards are required at the face of each exposed corner unless the lap siding is mitered.
- Stone or brick foundations should be of a compatible color and texture to historic foundations.
- When different materials are used, it is most appropriate to have the change happen at floor lines.
- Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
- Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
- Texture and tooling of mortar on new construction should be similar to historic examples.
- Faux leaded glass is inappropriate.

3. Asphalt shingle is an appropriate roof material for most buildings. Metal and tile are not appropriate; however, terra cotta ridge tiles are found throughout the district.

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. The most common roof forms in the neighborhoods are side gable, cross gable, hipped, and cross gable and hipped. Pitches range from the low slope of the ranch style homes to steeper pitch of the earlier homes.

2. Small roof dormers are typical throughout the district. The most common form is gabled and a few have a hipped or shed roof. Wall dormers are only appropriate on the rear, as historic examples in the neighborhood are rare.

F. Orientation

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

2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include gabled, hipped and shed roof partial-or full-width porches, stoops, enclosed or "vestibule" type entrances, and decorative door surrounds. Infill duplexes should have one primary entrance facing

the street. 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.

3. Generally, lots should not have more than 1 curb cut. Shared driveways should be a single lane. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. Generally, new driveways should be no more than 12' wide from the street to the rear of the home. Front yard parking areas or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

G. Proportion and Rhythm of Openings

1. 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.

2. 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.

3. Double-hung and casement windows should generally exhibit a height to width ratio of at least 2:1. Picture windows and fixed windows (and in some cases double-hung windows) may be square or have a horizontal orientation if the principle building follows a post-1955 form, such as a ranch house.

4. 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.

5. 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. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030. The word "shall" refers to detached accessory dwelling units. There is more leniency with 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.

Outbuildings: Height & Scale

- a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*
- c. *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Inglewood Place.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Inglewood Place, historic accessory buildings were between 8' and 14' tall.
- b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
- d. *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. Generally garage doors on garages attached to the side of the house should be oriented towards the rear of the home. Where the context or historic house form allows for a front-facing garage it should be no more than 1 bay and 1 story.

5. Siding and Trim

- a. Weatherboard is a typical siding materials. Brick, stone, and parge-coated concrete block are also appropriate.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
- d. Stud wall lumber and embossed wood grain are prohibited.
- e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings. Typically vehicular storage should not be attached to the principle dwelling except in these situations:

- a. The new principle dwelling is following a post-1955 form such as a ranch house.
- b. A drop in grade allows the garage to be fully at the basement level with access from a recessed side wall or the rear wall.

Setbacks & Site Requirements.

d. To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

e. For corner lots, the DADU or outbuilding's street-side setback should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

h. On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.

i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

j. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

I. Utilities

1. 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. Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

J. Public Spaces

1. 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.

Background: Parcel 072-03-0 048.00 between Katherine Street and Oxford Street is currently identified as 0 Stratford Avenue, but pending address review it will become 1210 Stratford Avenue. The lot is currently vacant. The lot was combined with 1212 Stratford Avenue for many years and was never developed. It was recently established as a separate lot.



Analysis and Findings: The applicant proposes to construct a new house and outbuilding on the lot.

Height & Scale: The new house will be one and one-half-stories and will appear from the front as having a side-gabled form. The primary height will be twenty-seven feet (27') tall, averaged from the roof ridge to grade around the primary mass of the building. Due to a cross-slope on the lot, approximately eighteen inches (18") of the foundation will be exposed on the left side with thirty inches (30") showing on the right side. Staff finds

that the height of the building will be compatible with nearby historic houses, which range from twenty feet (20') to thirty feet (30') tall.

The building will be thirty-one feet, five inches (31'-5") wide at the front. This is compatible with surrounding historic houses, which range from thirty feet (30') to thirty-six feet (36') wide.

Staff finds that the new house's height and scale meet Sections III.A. and III.B. of the Inglewood Place design guidelines.

Setback & Rhythm of Spacing: The front setback of the new house will match the average of the two adjacent historic houses at approximately twenty-eight feet, six inches (28'-6"). The left side setback will be five feet, eight inches (5'-8") and the right-side setback will be thirteen feet (13') from the side wall of the house. Staff finds that these setbacks are compatible with the setbacks of the surrounding historic context, with the majority of houses shifted to one side of the lot and having a driveway running up along the wider side yard.

Staff finds that the project's setback and rhythm of spacing meet Section III.C. of the Inglewood Place design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	Cement-fiber Clapboard	Texture Unknown w/ 5" Reveal	Yes	X
Secondary Cladding	Cement-fiber Shingle	Typical	Yes	
Roofing	Architectural Shingles	Color Unknown	Yes	X
Trim	Cement Fiberboard	Smooth faced	Yes	
Front Porch floor/steps	Concrete	Typical	Yes	
Front Porch Posts	Wood	Typical	Yes	
Front Porch Railing	Wood	Typical	Yes	
Front Porch Roof	Recessed	N/A	Yes	
Rear Porch floor/steps	Concrete	Typical	Yes	

Rear Porch Posts	Wood	Typical	Yes	
Rear Porch Roof	Architectural Shingles	Color Unknown	Yes	X
Windows	Double-hung and Casement	Needs Final Approval	Yes	X
Principle Entrance	¾ Glass with Bottom Panel	Needs Final Approval	Yes	X
Side/rear doors	Full-glass Door	Needs Final Approval	Yes	X
Driveway	Concrete	Typical	Yes	
Walkway	Concrete	Typical	Yes	

With the condition that the siding shall be smooth and that the windows and door selections and the color of the roof are approved before construction, staff finds that the project’s materials meet Section III.D. of the Inglewood Place design guidelines.

Roof form: The roof will have a side-gabled form at the front with a shed-roofed dormer in the center. The primary front roof pitch will be 12/12 and the pitch of the dormer will be 4/12. These roofs are compatible with surrounding historic houses, including several Craftsman and Tudor Revival style houses on the street.

Behind the ridge of the primary roof form, the building will have a lower-sloped side gable with a higher eave and a one-story rear porch at the very back of the house. Although the eave in the middle section of the house is taller than the eave at the front, the roof ridge is no higher than that of the primary roof so the massing will still appear to have a one and one-half story form. Staff finds that the roof will not contrast greatly with the forms of historic houses nearby.

Staff finds that the project’s roof form meets Section III.E. of the Inglewood Place design guidelines.

Orientation: The new house will be oriented with the primary entrance facing the street, within a recessed front porch. The house will be shifted toward the left side of the lot with a driveway running along the right side of the house with a walkway connecting the front porch to the street. This orientation is similar to several surrounding houses, as there are no sidewalks along Stratford Avenue and there is no alley at the rear of the lot.

Staff finds that the project’s orientation meets Section III.F. of the Inglewood Place design guidelines.

Proportion and Rhythm of Openings: The windows on the front and side of the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or

door opening. A set of three windows in the front dormer would appear to be abutted without a mullion, whereas a four inch (4”) mullion is typical of windows historically.

With a condition that the abutted windows have a four inch (4”) mullion in between them, staff finds the project’s proportion and rhythm of openings meet Section III.G. of the Inglewood Place design guidelines.

Appurtenances & Utilities: The HVAC will be located on the left side of the house near the rear.

Staff finds the project’s appurtenances and utilities will meet Section III.I. of the Inglewood Place design guidelines.

Outbuildings: The applicant is also proposing a one and one-half-story outbuilding at the rear of the lot, which the base zoning would not allow the outbuilding to be used as a dwelling. The outbuilding will have a side-oriented primary gable form with shed dormers, which is compatible with the form of the house.

Height & Scale:

	Primary Structure	Potential Max	Proposed
Ridge Height	27’	Match Primary to a Maximum of 25’	23’-4”
Eave Height	10’-3” (Above Floor Level)	Match Primary to a Maximum of 10’	10’
Footprint		Maximum of 1,000 sq. ft.	680sq. ft.

Staff finds that the proposed height and scale meet Section III.H.1. of the design guidelines.

Character, Materials & Details:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Concrete Slab	Typical	Yes	
Cladding	Cement-fiber Clapboard	Smooth, 5” Reveal	Yes	
Roofing	Architectural Shingles	Color Unknown	Yes	X
Trim	Cement Fiberboard	Smooth faced	Yes	
Windows	Casement	Needs Final Approval	Yes	X
Principle Entrance	Glass Top 3/4, Panels Below	Needs Final Approval	Yes	X

Vehicle Door	Glass Top 1/3, Panels Below	Needs Final Approval	Yes	X
Driveway	Concrete	Typical	Yes	

With a condition that the brick, roof colors, and the window and door selections are approved, Staff finds that the project’s materials meet Sections III.D. and III.H.4. of the Inglewood Place design guidelines.

Roof Shape:

Proposed Element	Proposed Form	Appropriate?
Primary form	Side-oriented gable	Yes
Primary roof slope	12/12	Yes
Dormer form	Shed	Yes
Dormer pitch	4/12	Yes
Dormer width	>50% of roof	Yes
Dormer stepped back?	2’ from wall below	Yes

Staff finds that the outbuilding’s roof form meets Section IV.H.3. of the design guidelines.

Location, Setbacks and Site:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20’	75’
Rear setback	5’	20’
L side setback	3’	11’
R side setback	3’	11’
How is the building accessed?	Front (No Rear Alley)	

Staff finds that the outbuilding’s location meets Section IV.H.3. of the design guidelines.

Overall, staff finds the proposed outbuilding meets Section III.H. of the Inglewood Place design guidelines.

Recommendation: Staff Recommends approval of the proposed infill and outbuilding with the following conditions:

1. The cement-fiber siding shall be smooth; and
2. The window and door selections and the roof color are approved prior to construction; and
3. Abutted windows shall have a four-inch (4”) mullion in between.

With those conditions, staff finds that the application meets the design guidelines for the Inglewood Place Neighborhood Conservation Zoning Overlay.

ATTACHMENT A: PHOTOGRAPHS



1212 Stratford and 1208 Stratford Avenue, with vacant lot in between.



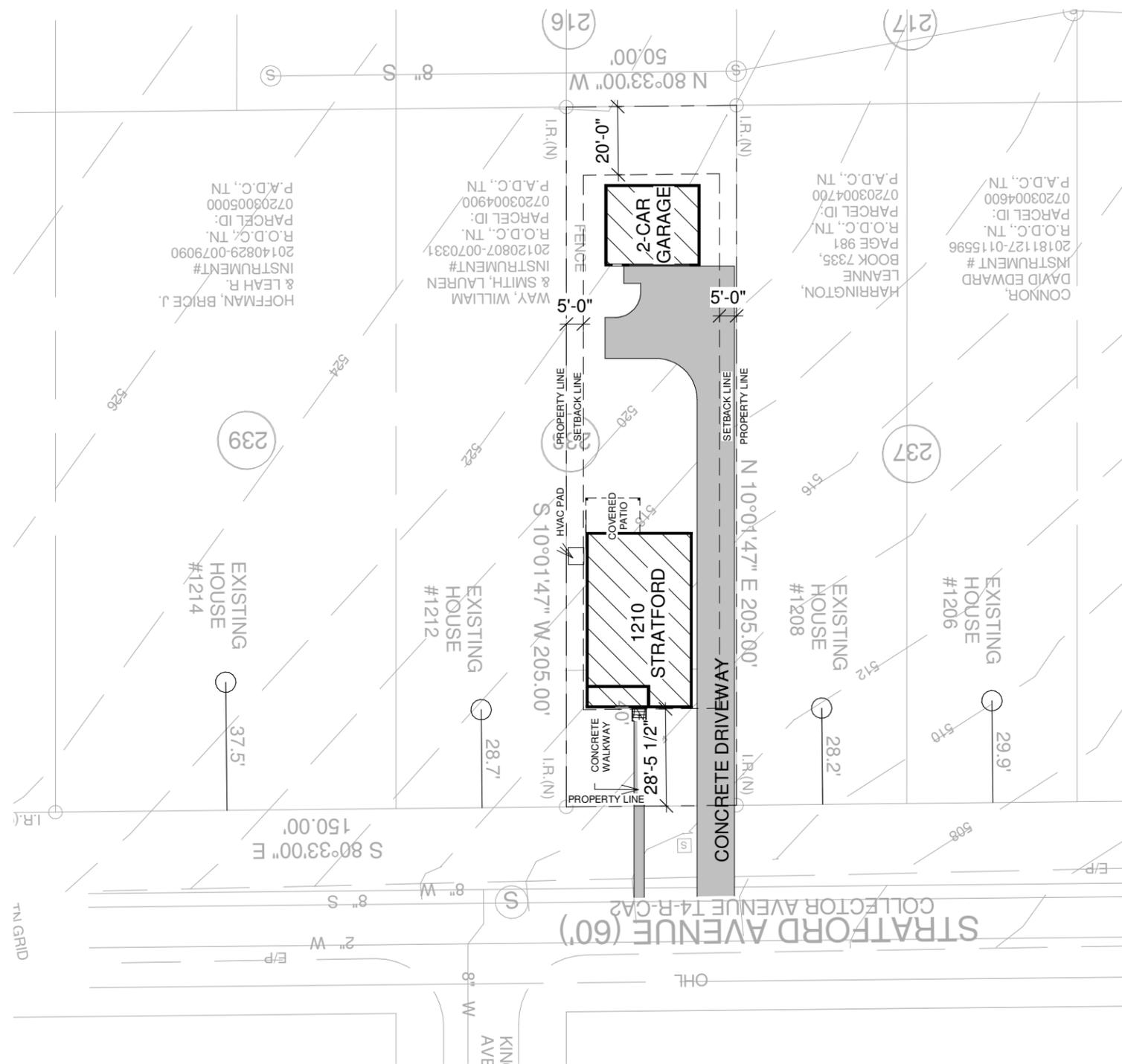
1206 Stratford Avenue.



1207 Stratford Avenue, across the street from 0 [1210] Stratford Avenue.



1211, 1213, and 1215 Stratford Avenue.



1 Site Plan - Historic Contextual
1" = 40'-0"

1210 STRATFORD AVE.
Nashville, TN 37216

Historic - Site Plan - Contextual

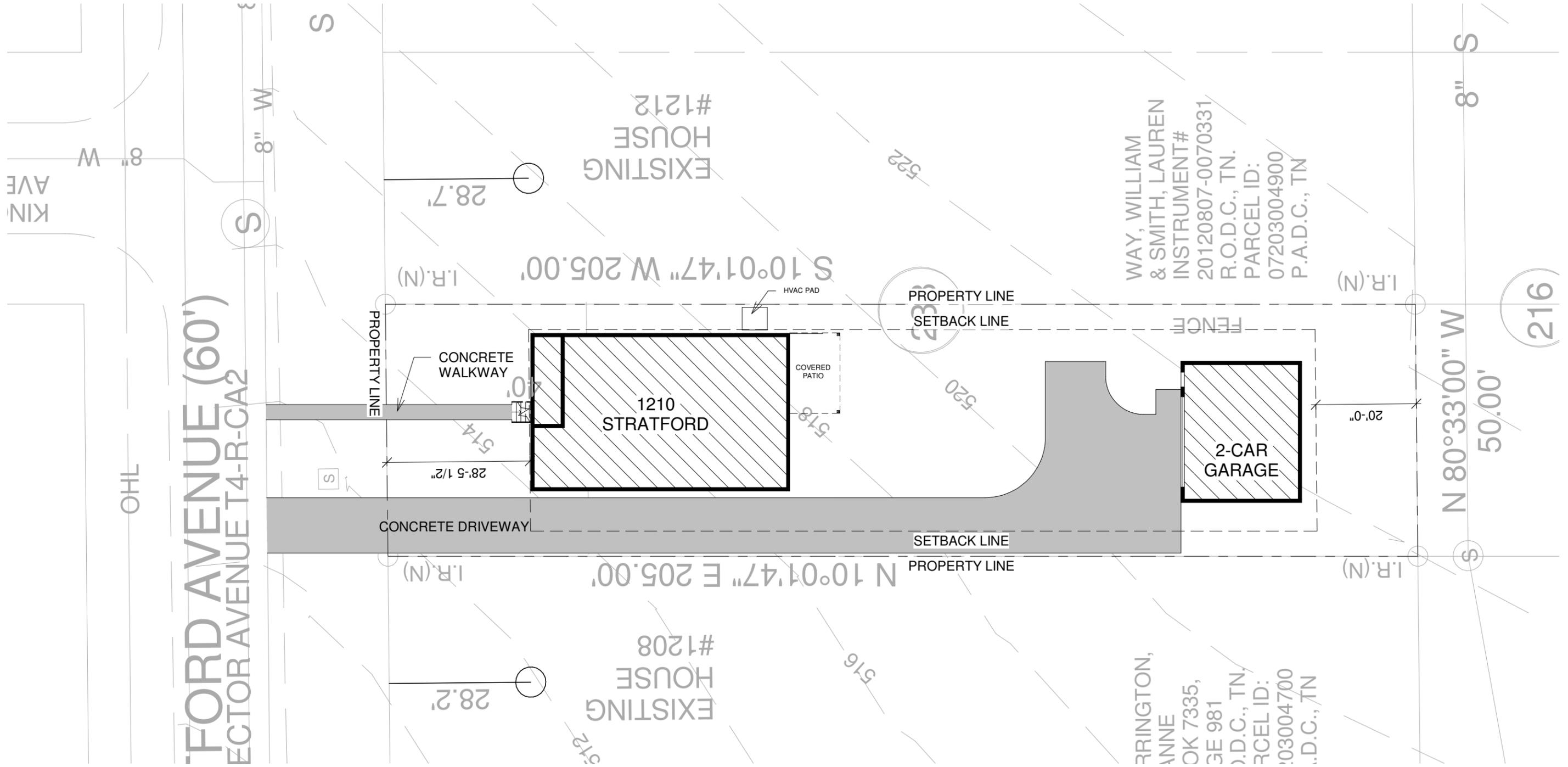
Date 8/12/2019
Drawn by MP

H1.1

Scale 1" = 40'-0"



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WAY, WILLIAM
& SMITH, LAUREN
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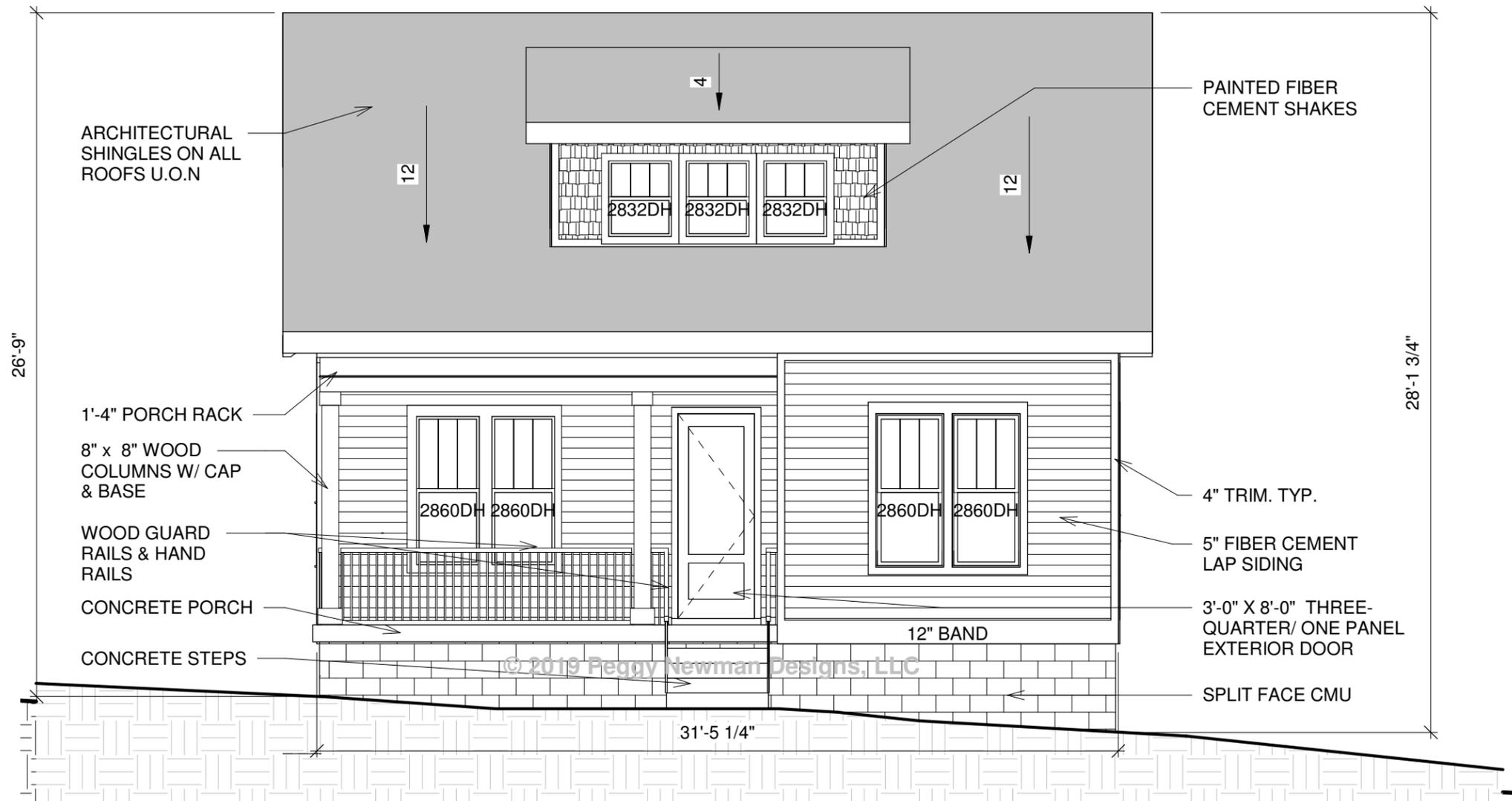
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1210 STRATFORD AVE.
Nashville, TN 37216

Historic-Site Plan		H1.2
Date	8/12/2019	
Drawn by	PN / MP	Scale 1" = 20'-0"



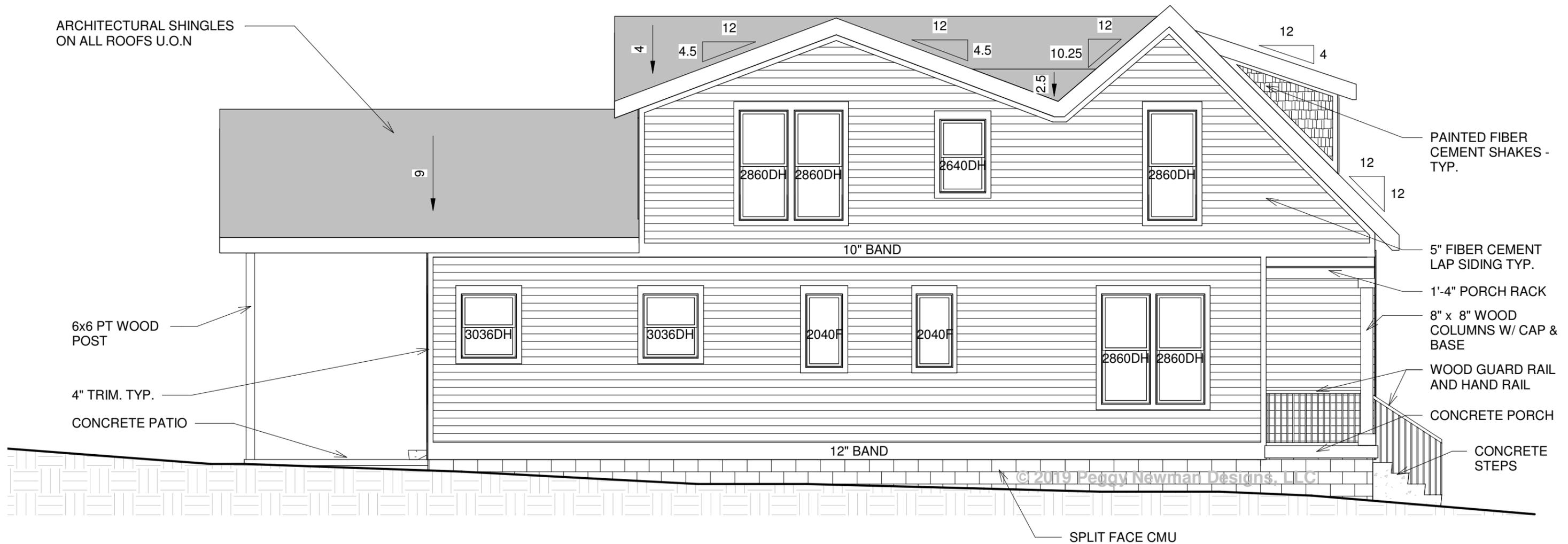
1 Historic-Front Elevation
 3/16" = 1'-0"



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1210 STRATFORD AVE.
 Nashville, TN 37216

Historic-Front Elevation		H2
Date	8/12/2019	
Drawn by	PN / MP	Scale 3/16" = 1'-0"



1 Historic-Left Elevation
3/16" = 1'-0"

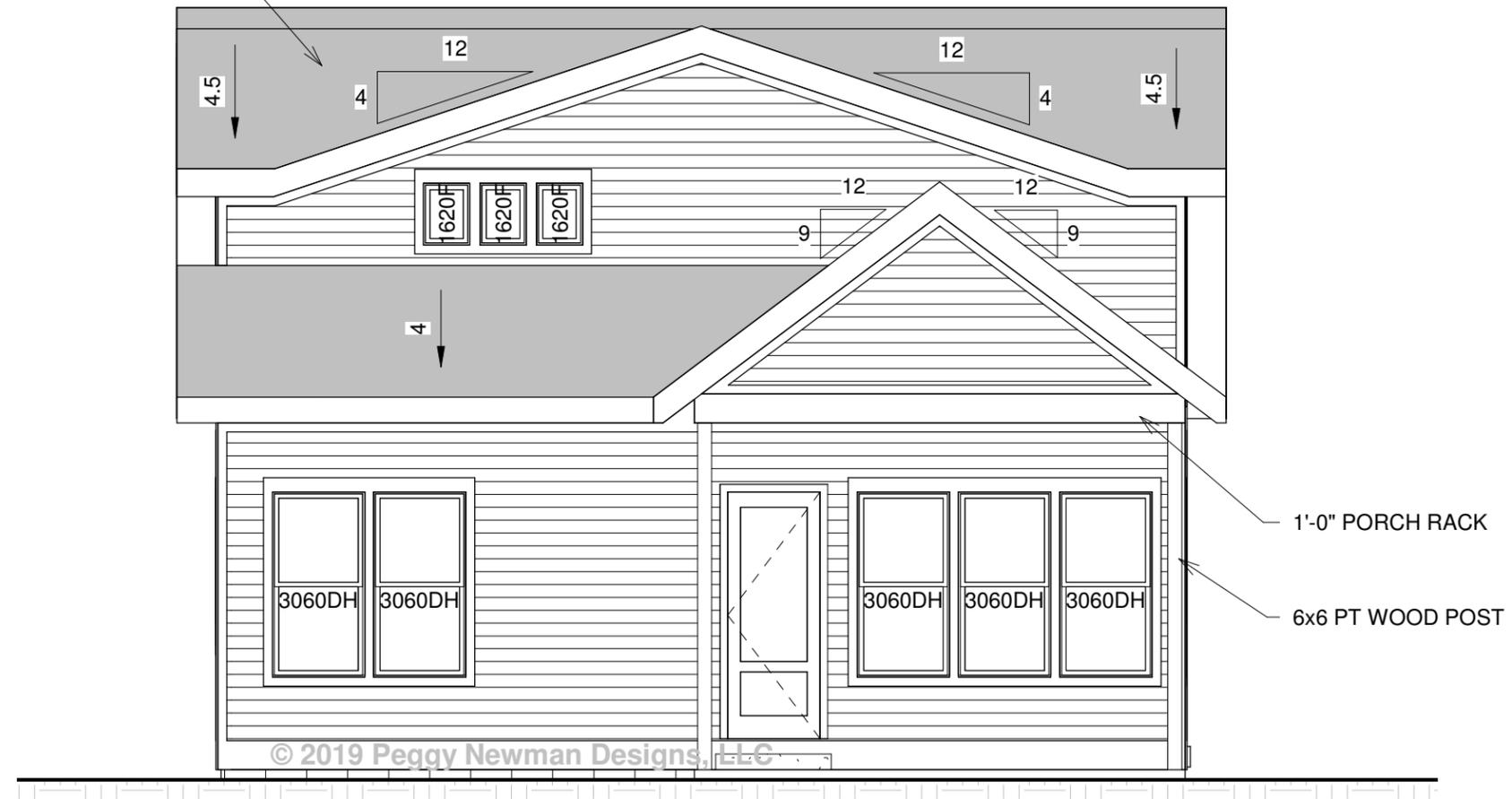


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1210 STRATFORD AVE.
Nashville, TN 37216

Historic-Left Elevation		H3
Date	8/12/2019	
Drawn by	PN / MP	Scale 3/16" = 1'-0"

ARCHITECTURAL SHINGLES
ON ALL ROOFS U.O.N



1 Historic-Rear Elevation
3/16" = 1'-0"



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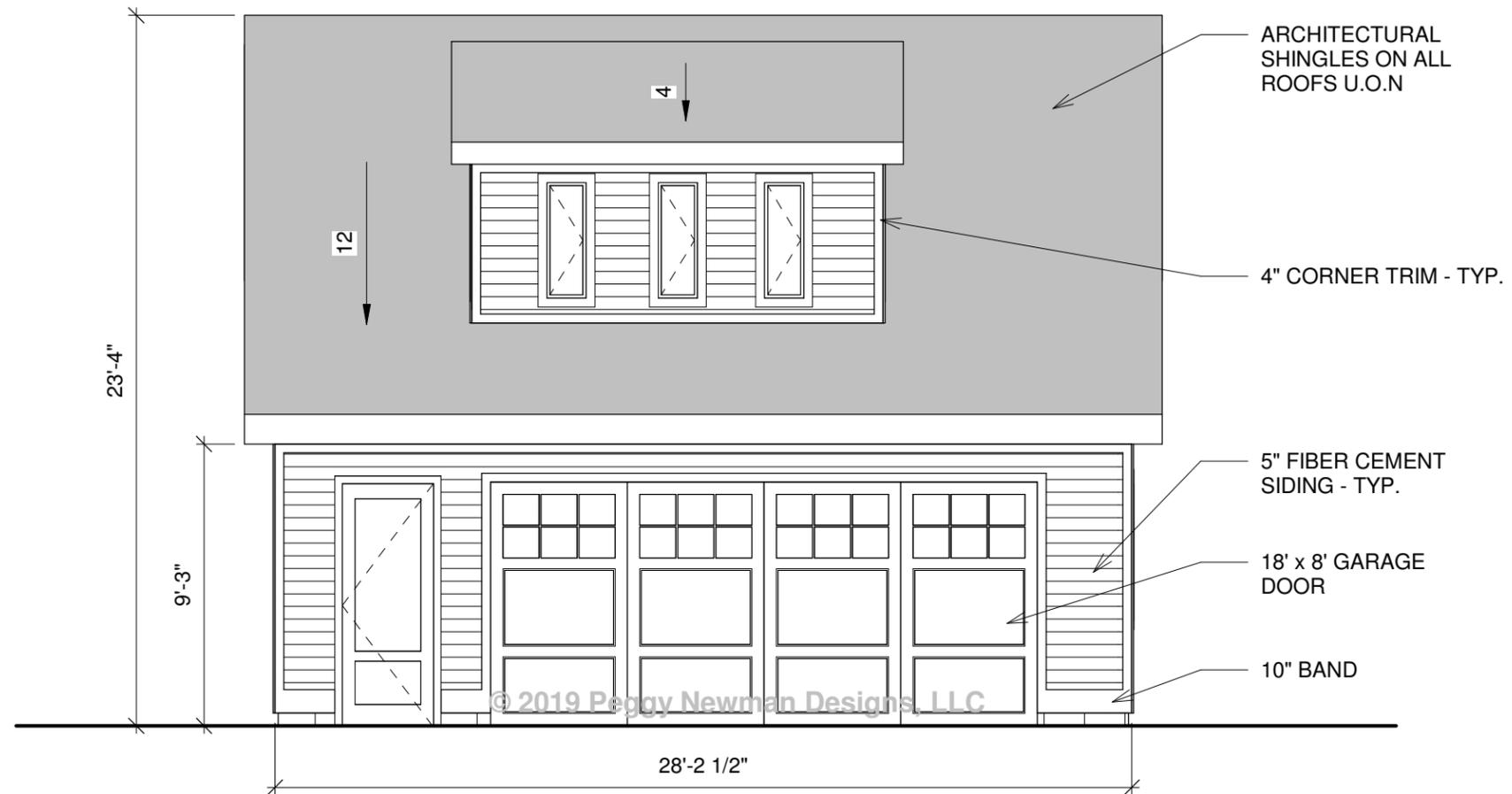
1210 STRATFORD AVE.
Nashville, TN 37216

Historic-Rear Elevation

Date 8/12/2019
Drawn by PN / MP

H4

Scale 3/16" = 1'-0"



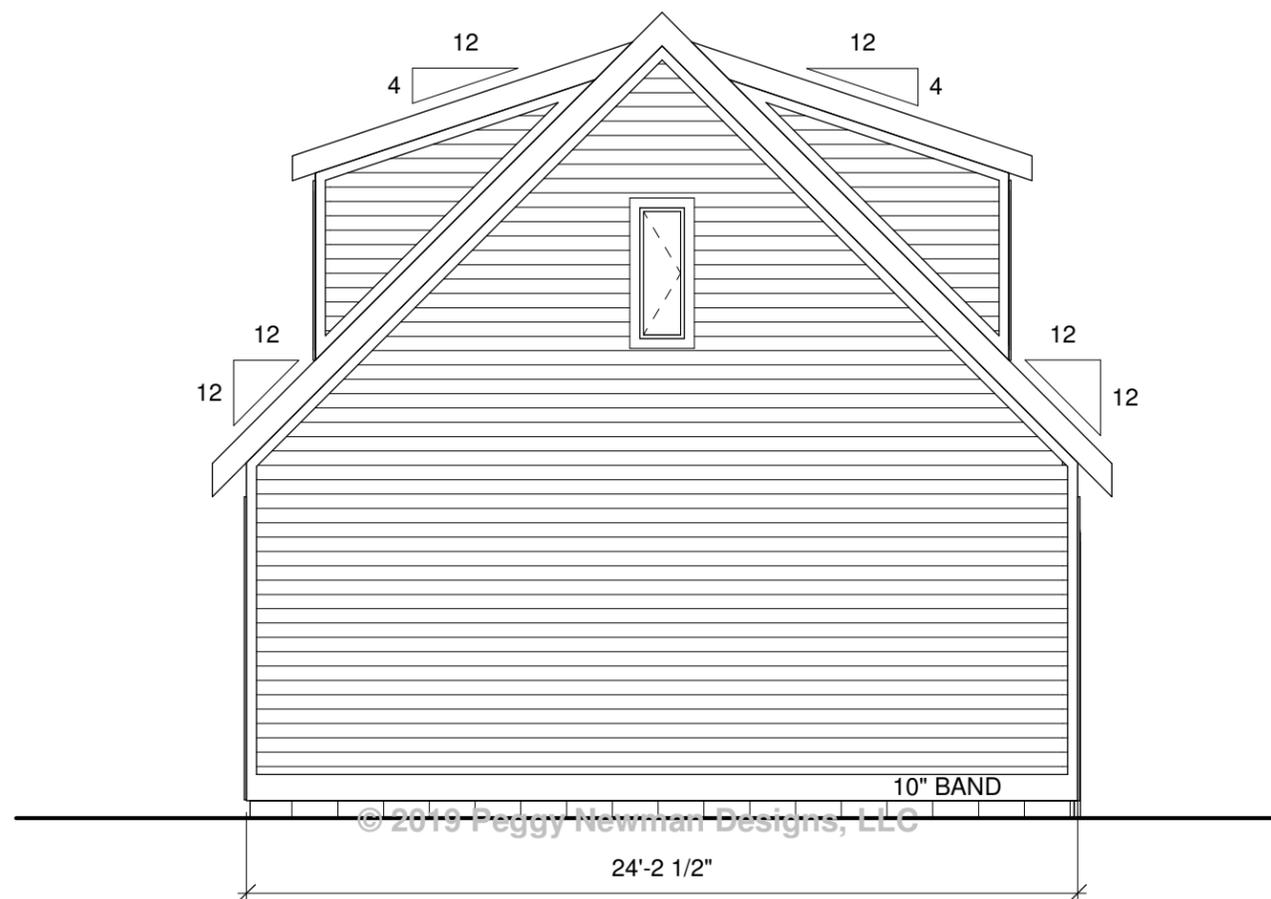
1 Historic - Garage Front Elevation
 3/16" = 1'-0"



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1210 STRATFORD AVE.
Nashville, TN 37216

Historic - Garage Front Elevation		H6
Date	8/12/2019	
Drawn by	PN / MP	Scale 3/16" = 1'-0"



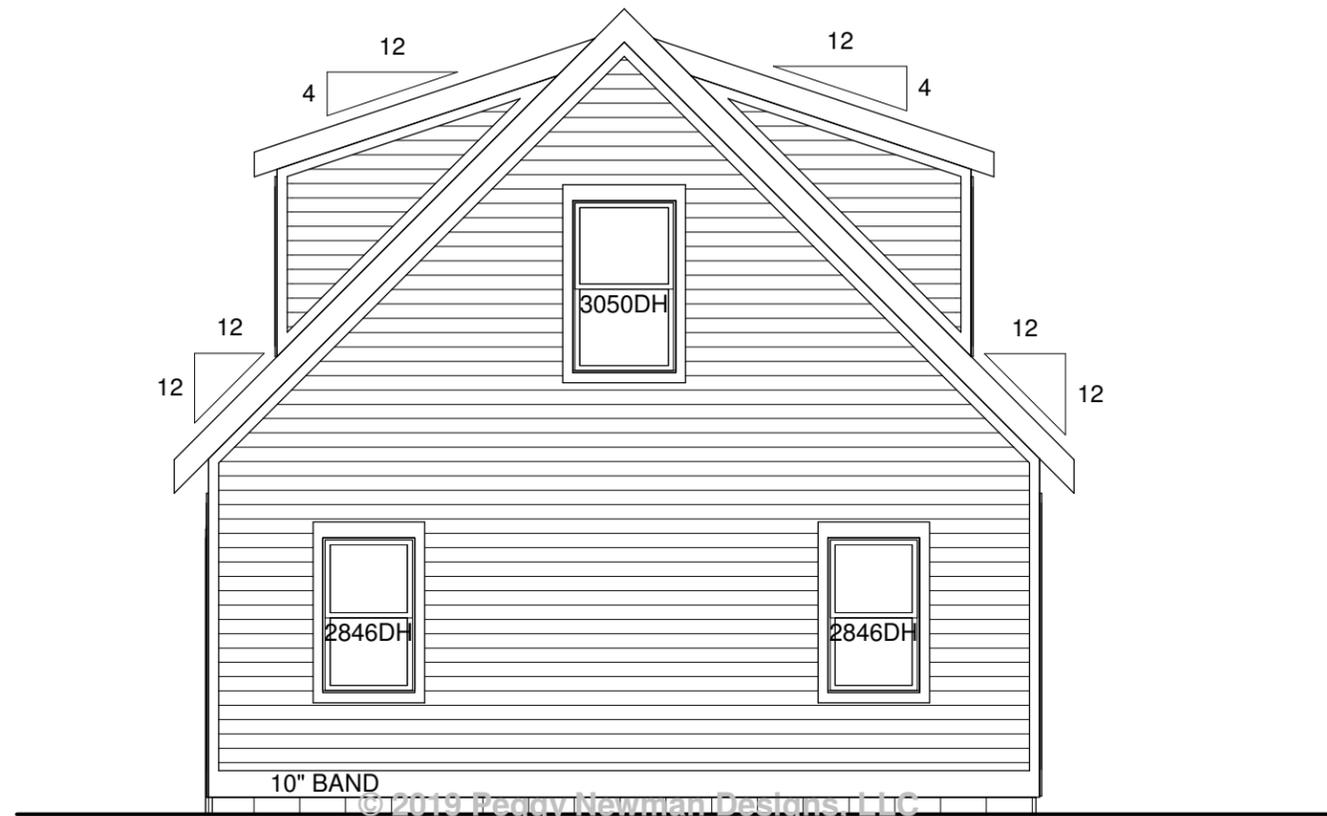
① Historic - Garage Left Elevation
3/16" = 1'-0"



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Historic - Garage Left Elevation		H7
Date	8/12/2019	
Drawn by	PN / MP	Scale 3/16" = 1'-0"



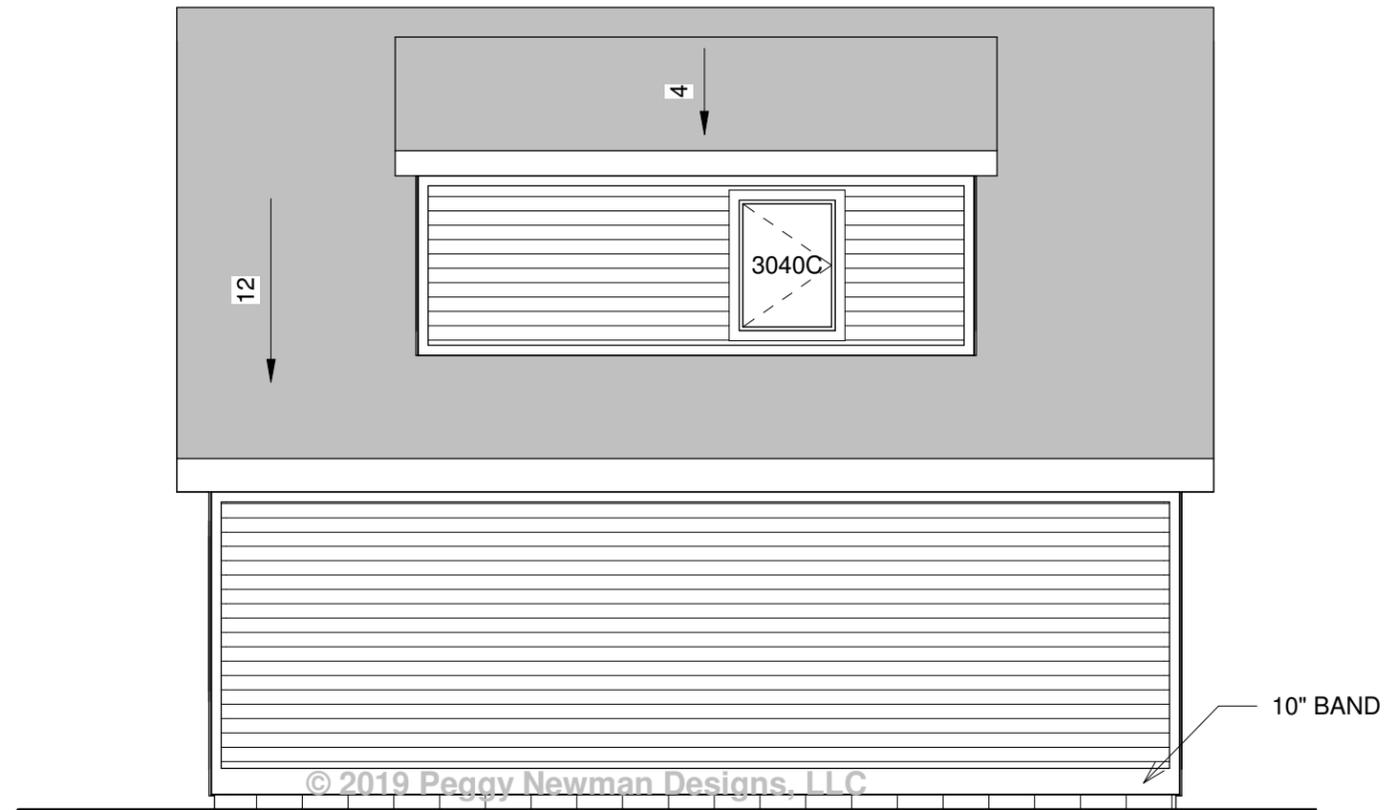
① Historic - Garage Right Elevation
 3/16" = 1'-0"



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Historic - Garage Right Elevation		H8
Date	8/12/2019	
Drawn by	PN / MP	Scale 3/16" = 1'-0"



① Historic - Garage Rear Elevation
 3/16" = 1'-0"



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Historic - Garage Rear Elevation		H9
Date	8/12/2019	
Drawn by	PN / MP	Scale 3/16" = 1'-0"