



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

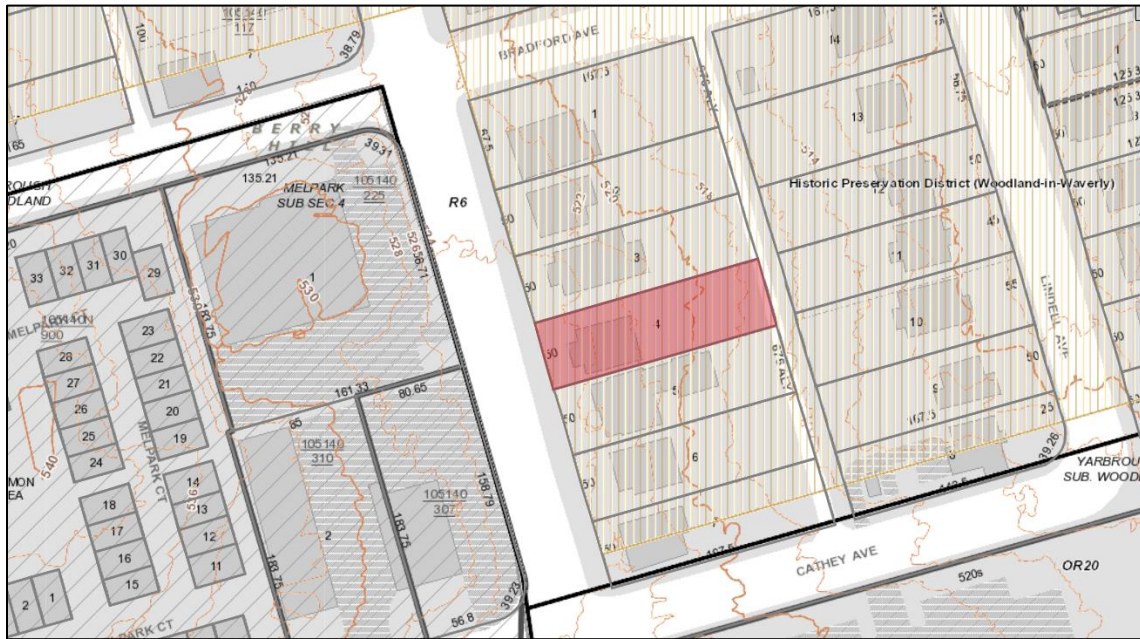
STAFF RECOMMENDATION
2306 White Avenue
June 16, 2021

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

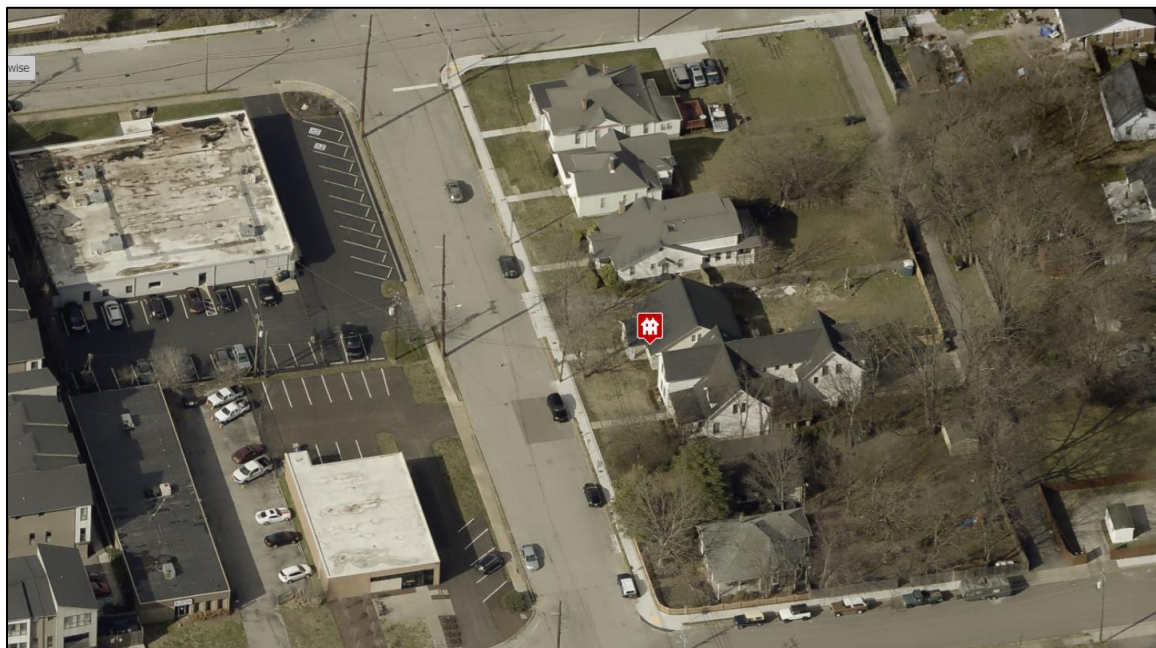
Application: New Construction—Addition; Partial Demolition
District: Woodland in Waverly Historic Preservation Zoning Overlay
Council District: 17
Base Zoning: R6
Map and Parcel Number: 10514022900
Applicant: Daniel Hayes
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

<p>Description of Project: Application is to alter the siding, windows, and roof material on the historic structure and to construct a rear addition.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. The eave height of the addition shall be reduced to be similar to the eave height on the historic house;2. Only the window sashes be removed where windows are to be replaced on the side facades, in order to preserve the window frames;3. Staff approve all final selections for the roof color, windows, and doors prior to purchase and installation;4. Staff approve a brick sample;5. Staff approve any permanent landscape features, including, but not limited to, fences, parking pads, and walkways; and6. The trim and posts of the previously approved side porch be painted. <p>With these conditions, staff finds that the project meets Sections II.B. and III.B. of the <i>Woodland in Waverly Historic Preservation Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 Roof Form and Roofing Materials

- a. Original roof pitch and configuration should be maintained.
- b. The original size and shape of dormers should be maintained. Dormers generally should not be introduced where none existed originally.
- c. Original roof materials and color should be maintained. If replacement is necessary, original materials should be used. Asphalt/fiberglass shingles may be substituted for original roofing when it is not economically feasible to repair or replace with original materials or when the original roof is beyond repair. The color and texture of asphalt/fiberglass shingles should be appropriate to the architectural style and period of the house. Generally, wood shakes are not appropriate.

Original roofing materials may include, but are not limited to, slate, metal, and, on twentieth century buildings, asphalt shingles.

Roof elements may include, but are not limited to, eaves, cornice, rafters, cresting, gutter systems, brackets, finials, pendants, vents, and chimneys.

New roof dormers are considered additions because they increase the habitable space of a building. Please see the additions section for further information.

II.B.3 Windows

- a. The original size and shape of windows should be maintained.
 - b. The original number and arrangement of panes should be maintained.
 - c. The characteristic window shape in the district is rectangular with a vertical proportion-- taller than it is wide. Horizontally proportioned windows are generally not appropriate.
 - d. Unpainted raw aluminum storm windows are not appropriate. "Blind stop" storm windows, painted or anodized, are appropriate.
- A "blind stop" storm window is attached to the inside of a window jamb (frame) rather than to the face of a window casing (trim). In this way, a storm window obscures as little of original features of a window as possible.*
- e. Shutters, unless appropriate to the style of the building, should not be added. Where appropriate, shutters should be of a height and width that if they were closed, the window opening would be covered.
 - f. New window openings should not be introduced unless they match the existing window configuration and their placement harmonizes with the existing rhythm of openings.
 - g. Original window openings should not be filled in.

Window elements may include, but are not limited to, sash, casings (trim), aprons, number and configuration of lights (panes), hoods, lintels, mullions and muntins.

II.B.6 Materials

- a. Original building materials should be retained. If replacement is necessary, it should be accomplished with original materials or close approximations.

Original building materials may include wood, brick, stone, terra cotta, stucco, cast stone or concrete.

b. Masonry

- 1) Masonry repointing should be done with care to match the original mortar color. Original joint width, depth, and tooling profile should be maintained.
When repointing brick, new mortar with a high concentration of portland cement should be avoided. Temperature and moisture cause brick and mortar to expand and contract. During expansion, the two materials press against each other, and over time, the softer of the two deteriorates. Typical "redi-mix" type mortar, which contains a high concentration of portland cement, is harder than historic brick. In such circumstances, its use can damage brick. Mortar for repointing should have a low concentration of portland cement.
- 2) Cleaning of masonry should be done with the gentlest means possible. Sandblasting causes severe damage to brick, stone, and mortar, and shall not be used.
- 3) Generally, the use of paint, stain, water repellent, or any other type of coating on brick is not appropriate. Waterproof coatings shall not be used.

If brick is mismatched due to insensitive repairs, paint or stain on mismatched areas may be appropriate. If brick is so deteriorated that it cannot withstand the weather, a water repellent or paint may be appropriate. If painting is necessary, the paint color should approximate the natural material color of the original brick. Previously painted brick may be repainted using a color which approximates the natural material color of the original brick.

- 4) The use of paint, stain, water repellent, or any other type of coating on stone is generally not appropriate. Waterproof coatings shall not be used.

If stone is so deteriorated that it can no longer withstand the weather, a water repellent or consolidant may be appropriate. Previously painted stone may be repainted using a color which approximates the natural color of the stone.

c. Wood

- 1) Wood siding should be maintained. Original siding should not be covered or replaced with a material or texture not original to the building.
- 2) Replacement wood siding should be consistent with the original in size, profile, course width, texture, and orientation.
- 3) Original wall shingles should be retained.
- 4) Aluminum, vinyl, T-1-11 panels, and other artificial sidings are not appropriate.

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

1. 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.

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 tie-in at least 6" below the existing ridge.

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

- *No matter its use, an addition should 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.*
- *Additions should 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 be higher and extend wider.

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.

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.

Side Additions

When a lot width exceeds 60' 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 (at or beyond the midpoint of the building) 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.

- b. 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 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.

- c. 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.

- d. 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.

- e. Additions should follow the guidelines for new construction.

2. NEW CONSTRUCTION

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by

not contrasting greatly, with those of surrounding historic buildings.

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setback reductions will be determined based on:

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

Appropriate height limitations will be based on:

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

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

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

d. Materials, Texture, Details, and Material Color

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

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner. Stud wall lumber and embossed wood grain are prohibited. Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing. When different materials are used, it is most appropriate to have the change happen at floor lines. Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate. Texture and tooling of mortar on new construction should be similar to historic examples. Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

g. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be

fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

Background: The house at 2306 White Avenue is c. 1930 bungalow that contributes to the historic character of the Woodland-in-Waverly Historic Preservation Zoning Overlay (Figure 1). In 2016, the Commission approved a side and rear addition as well as alterations to the historic house. Some of the approved alterations were completed, and the side addition was constructed but the trim and posts were not painted as specified on the plans associated with the 2016 preservation permit. Construction on the rear addition, however, did not begin, and the preservation permit has since expired.



Figure 1. 2306 White Avenue, June 2021.

Analysis and Findings: Application is to alter the siding, windows, and roof material on the historic structure and to construct a side porch and rear addition.

Alterations to Historic House: As part of the 2016 approval, the front windows, which are original to the house, were restored and the siding was replaced. The applicant is proposing to alter the materials of the roof and select windows. Staff finds replacing the

existing roof to meet the design guidelines. The existing asphalt shingles are likely not original to the historic house, and the overall form of the roof will not change. Staff recommends final approval of the new shingle material, color, and texture be obtained.

The applicant proposes to replace some windows on the side facades. On both side facades, the applicant plans to replace the windows in the gable fields. On the left façade, the applicant proposes to also replace the paired windows in the middle of this façade (Figures 2 & 3). Staff finds the replacement of these windows to be appropriate because these windows are not original to the historic house and have already been replaced. Staff recommends that only the sashes be replaced in order to preserve the window frames, and also recommends approval of the replacement window materials and other specifications.



Figures 2 & 3 show the windows on the side facades that are to be replaced.

Staff finds the proposed changes to the historic house’s siding, roof, and windows meet Section II.B. of the design guidelines.

Height and Scale: The existing structure has a footprint of approximately one thousand, three hundred, and twenty-eight square feet (1,328 sq. ft.). The rear addition will add approximately nine hundred and twelve square feet (912 sq. ft.) to the rear, including the covered entry. While the additional footprint could be appropriate, staff finds that the two-story scale of the addition to the existing one and one-half story home is not compatible.

The eave height of the addition is approximately nine feet (9’) taller than the historic house’s eaves. While the Commission found that this two-story form could be appropriate in 2016, the current Commission’s interpretation of the guidelines has incorporated the neighborhoods’ concerns about the increasing scale of proposed additions and found that two story additions to one or one and one-half story homes may not be the best fit for the guidelines. For this reason, staff recommends that the eave height of the addition be reduced to be similar in height to the eaves of the historic house. Living space in an upper-level can be achieved with a cross-gable roof form or appropriately scaled dormers that meet the guidelines. Appropriately sized dormers

typically should be no wider than a paired or triple window opening, be primarily glazing, and set in at least two feet (2') from the wall below.

With the condition that the eave height be reduced to be similar to the eave height of the historic house, staff finds that the addition's height and scale can meet Section III.B.1., III.B.2.a., and III.B.2.b. of the design guidelines.

Design, Location and Removability: The addition is located behind the historic house and is inset two feet (2') from its sidewalls for the full depth of the addition. The addition is designed so that if it were to be removed in the future, the historic house's primary form would remain. While the addition's inset, materials, and proportion and rhythm of openings are compatible with the historic character of the existing house, the scale of the addition is not compatible as it is a two-story addition to a one and one-half story house. The proposed eaves and wall height of the addition overwhelm the scale of the historic house.

The posts for the rear covered porch extend one foot (1') beyond the side wall of the house. Staff finds that this could be appropriate given the location at the rear of the addition and since the porch is no wider than the side covered porch addition if the scale of the addition were to be appropriate for the historic house. With the condition that the eaves of the addition be more compatible with those of the historic house, staff finds that the proposed addition meets Section III.B.1. of the design guidelines

Setbacks and Rhythm of Spacing: The addition meets all base zoning setbacks. The new side porch will be over ten feet (10') from the north side property line, and the addition will be over seven feet (7') from the south side property line. It will be over fifty feet (50') from the rear property line. The side porch and rear addition will not affect the rhythm of spacing along White Avenue. Staff finds that the proposed addition meets Sections III.B.1. and III.B.2.c. of the design guidelines.

Materials, Texture, and Details and Material Color:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	Horizontal lap siding to match existing	Smooth	Yes	Yes
Roofing	Asphalt shingles	Color unknown	Yes	Yes

Trim	Cement Fiberboard	Smooth faced	Yes	No
Rear Porch Posts	Wood	Painted	Yes	No
Rear Porch Base	Brick	Needs final approval	Yes	Yes
Rear Porch Roof	Asphalt shingles	Needs final approval	Yes	Yes
Rear Porch Floor/Steps	Concrete	Natural	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes

The addition will primarily be clad in horizontal lap siding. Staff recommends that the siding and trim be smooth-face and that the siding have a maximum reveal of five inches (5"). The trim will be wood or cement fiberboard. The foundation will be CMU block, and staff recommends that it be split face.

With the conditions that the siding and trim be smooth-face, the siding have a maximum reveal of five inches (5"), and staff approved the final selections of the roof color, windows, doors, and brick prior to purchase and installation, the project meets Section III.B.2.d.

Roof Form: The historic house has a side gable roof form with a 7.5/12 pitch. The rear addition is rear gabled with a 5/12 pitch, and the rear porch will have hipped roof with a slope of approximately 4/12. Staff finds that the proposed roof forms are compatible with the historic house's roof and meet Sections III.B.1. and III.B.2.e. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the size or location of the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition 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. The windows on the addition are largely twice as tall as they are wide, thereby meeting the historic proportion of window openings. Staff finds the addition's proportion and rhythm of openings meet Section III.B.2.g. of the design guidelines.

Permanent Landscape Features/Fences: No plans for a fence or other changes to the site's appurtenances were indicated on the drawings. Staff reminds the applicant that all fencing and permanent landscape features, including but not limited to parking pads and

walkways, must be reviewed and approved by MHZC. The plan shows the HVAC units located on the right side of the addition, which is an appropriate location.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The eave height of the addition shall be reduced to be similar to the eave height on the historic house;
2. Only the window sashes be removed where windows are to be replaced on the side facades, in order to preserve the window frames;
3. Staff approve all final selections for the roof color, windows, and doors prior to purchase and installation;
4. Staff approve a brick sample;
5. Staff approve any permanent landscape features, including, but not limited to, fences, parking pads, and walkways; and
6. The trim and posts of the previously approved side porch be painted.

With these conditions, staff finds that the project meets Sections II.B. and III.B. of the *Woodland in Waverly Historic Preservation Overlay: Handbook and Design Guidelines*.



METRO HISTORIC ZONING COMMISSION

Sunnyside at Sevier Park
3000 Granny White Pike
Nashville TN 37204
(615) 862-7970

histlap1@nashville.gov

HISTORICAL COMMISSION PERMIT - 201600010

Entered on: 06-JAN-2016

IVR PERMIT TRACKING NUMBER: 2093827

Site Address

2306 White Ave, NASHVILLE, TN 37204

Parcel: 10514022900

LOT 4 BLK 28 YARBROUGHS SUB WOODLAND

Parcel Owner

MORRIS & BELL PROPERTIES, LLC

Purpose:

DESCRIPTION

- Construct rear addition; make alterations to historic house

ROOFING

- Roofing material shall be asphalt composite shingles. Color shall match existing or if not, it shall be approved by the MHZC prior to purchase.

- Gutters shall be simple metal gutters.

WINDOWS & DOORS

- Windows shall have single-light or fully-simulated, divided-light sashes. Muntins are to be factory installed with an exterior muntin, interior muntin, and a spacer within the double-paned glass. Window manufacturer and type must be approved by MHZC staff prior to installation. Double and triple windows shall have a 4" to 6" mullion between.

- Door manufacturer and type must be approved by MHZC staff prior to installation.

- Four (4) inch (nominal) wood casings are required around doors, windows, and vents within clapboard walls.

- Windows on clapboard structures shall not have brick-mold.

SIDING & TRIM

- Siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank). If siding exposure is not matched to that of the existing house, then it shall have a maximum reveal of five (5) inches.

- 4 inches (nominal) wood corner-boards are required at the face of each exposed corner.

HVAC

- HVAC/Mechanical/Utility vents, pipes, lines, and all associated components, condensers or boxes shall be located behind the midpoint of the structure on a non-street facade.

GENERAL SPECIFICATIONS

- Alterations to be constructed in accordance with attached elevations. Any deviation from the approved plans could result in changes being reversed to reflect the approved drawings. Please note: MHZC staff may have added notes to the submitted drawings.

- All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.

- Any substitutions or deviation from the approved work requires further review and approval by the MHZC PRIOR to work being undertaken.

- The work items listed are approved in accordance with the adopted design guidelines and are NOT applicable beyond the unique facts and circumstances of this particular application.

- This permit becomes invalid TWELVE months after issue date. Expired permits must be reissued prior to work being undertaken.

- Removal of cladding, windows and roofing on the existing building all-together is partial-demolition and must be reviewed by the MHZC prior to work taking place.

of design should not be considered approval of a particular use. - THIS IS NOT A BUILDING PERMIT. No work can begin without the appropriate review and approval by the Metropolitan Department of Codes Administration: Howard School Building Campus (615) 862-6500.

Applicant: JAMES KENNON, KENNON CALHOUN

Activities to be Completed – call (615) 862-7970:

SETBACK REQUIRED (Y/N):	NO	01/06/2016
FIELD STAKING:		
FOUNDATION CHECK:		
ROUGH FRAMING INSPECTION:		
ROOFING COLOR APPROVAL PRIOR TO INSTALL:		
WINDOW APPROVAL PRIOR TO INSTALL:		
DOOR APPROVAL PRIOR TO INSTALLATION:		
CERTIFICATE OF OCCUPANCY:		

Issue Date: March 16, 2016 Issued By: MELISSA BALDOCK

Morris & Bell Properties

2306 White Avenue
Berry Hill, TN 37204

HISTORIC PACKAGE
not for construction
March 15, 2016

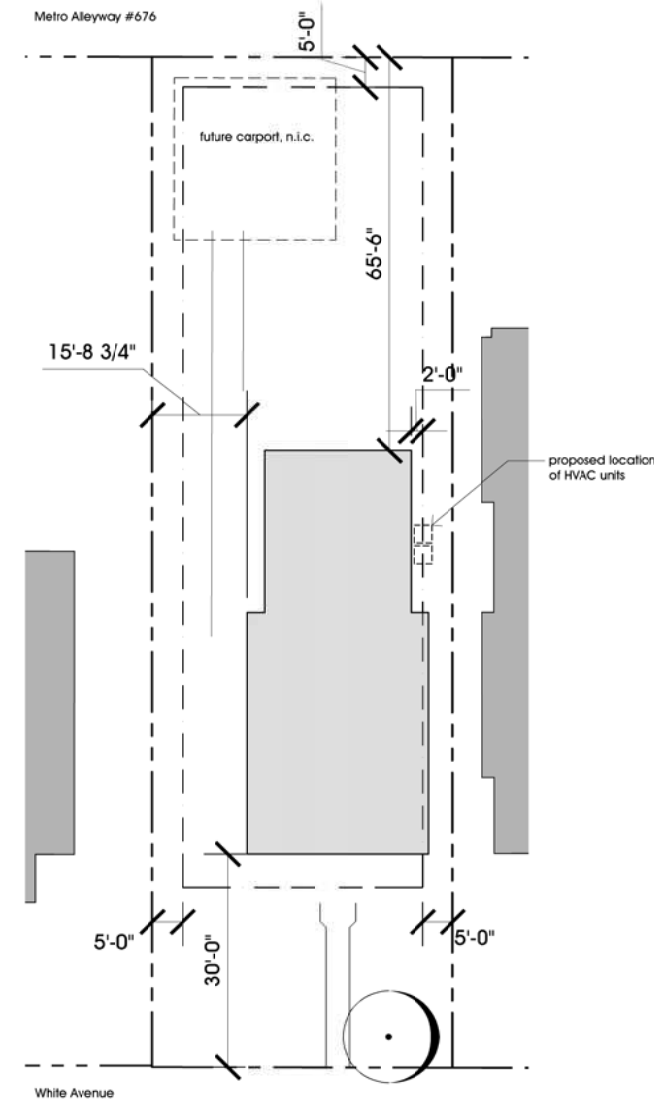
Project Team

owner:
Morris & Bell Properties
P.O. Box 363
Brentwood, TN 37204
phone: 615.496.0316

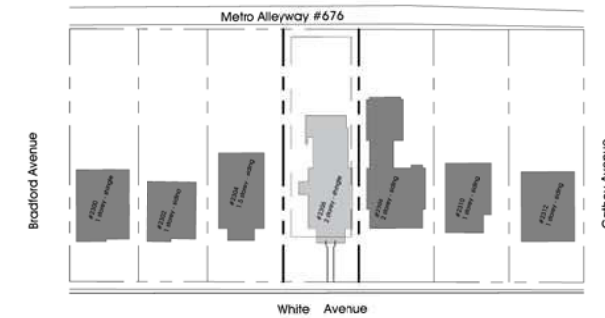
contact: Brad Bell

architect:
kennon | calhoun WORKSHOP
700 Melpark
Nashville, TN 37204
phone: 615.750.3137

contact: James Kennon
contact: Matt Edwards



1 Architectural Site Plan
SCALE: 1/32" = 1'-0"



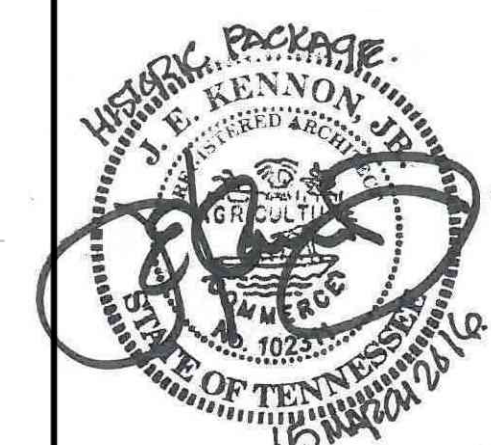
2 Site
SCALE: 1/128" = 1'-0"

Drawing Sheet Index

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a1.1	Floor Plans
a1.2	Foundation + Roof Plan
a3.1	Exterior Elevations
a3.2	Exterior Elevations

Historic Review Staff Comments (Design Review Approval - January 20, 2016)

1. CONTRACTOR IS TO HAVE HISTORIC COMMISSION STAFF REVIEW THE CONDITION OF THE HISTORIC WOOD SIDING ONCE THE NON HISTORIC SIDING HAS BEEN REMOVED TO ASSESS IF ANY PART NEEDS TO BE REPLACED.
2. CONTRACTOR IS TO NOTE THAT ONLY THE WINDOW SASHES BE REMOVED WHERE WINDOWS ARE TO BE REPLACED ON THE SIDE FACADES. IN ORDER TO PRESERVE THE WINDOW FRAMES.
3. HISTORIC COMMISSION IS TO APPROVE ALL NEW WINDOW AND DOOR SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION.
4. HISTORIC COMMISSION STAFF IS TO APPROVE THE ROOF SHINGLE MATERIAL, COLOR, AND TEXTURE PRIOR TO ORDERING AND INSTALLATION.
5. HISTORIC COMMISSION STAFF IS TO APPROVE BRICK SAMPLES BEFORE ORDERING AND INSTALLATION.
6. IT SHALL BE NOTED THAT THE HISTORIC COMMISSION HAS APPROVED THE CMU BLOCK FOR THE FOUNDATION TO BE SPLIT FACE CONCRETE BLOCK - CONTRACTOR IS TO COORDINATE CMU SELECTION WITH ARCHITECT.
7. ALL PORCH COLUMNS ARE TO HAVE A CAP AND BASE THAT IS CONSISTENT WITH THE CHARACTER AND APPEARANCE OF THE EXISTING.
8. CONTRACTOR IS TO NOTE THAT EXTERIOR HVAC UNITS BE LOCATED BEHIND THE HOUSE OR ON EITHER SIDE, BEYOND THE MID-POINT OF THE HOUSE.
9. HISTORIC COMMISSION STAFF IS TO APPROVE ANY PERMANENT LANDSCAPE FEATURES, INCLUDING, BUT NOT LIMITED TO: FENCES, PARKING PADS, AND WALKWAYS.



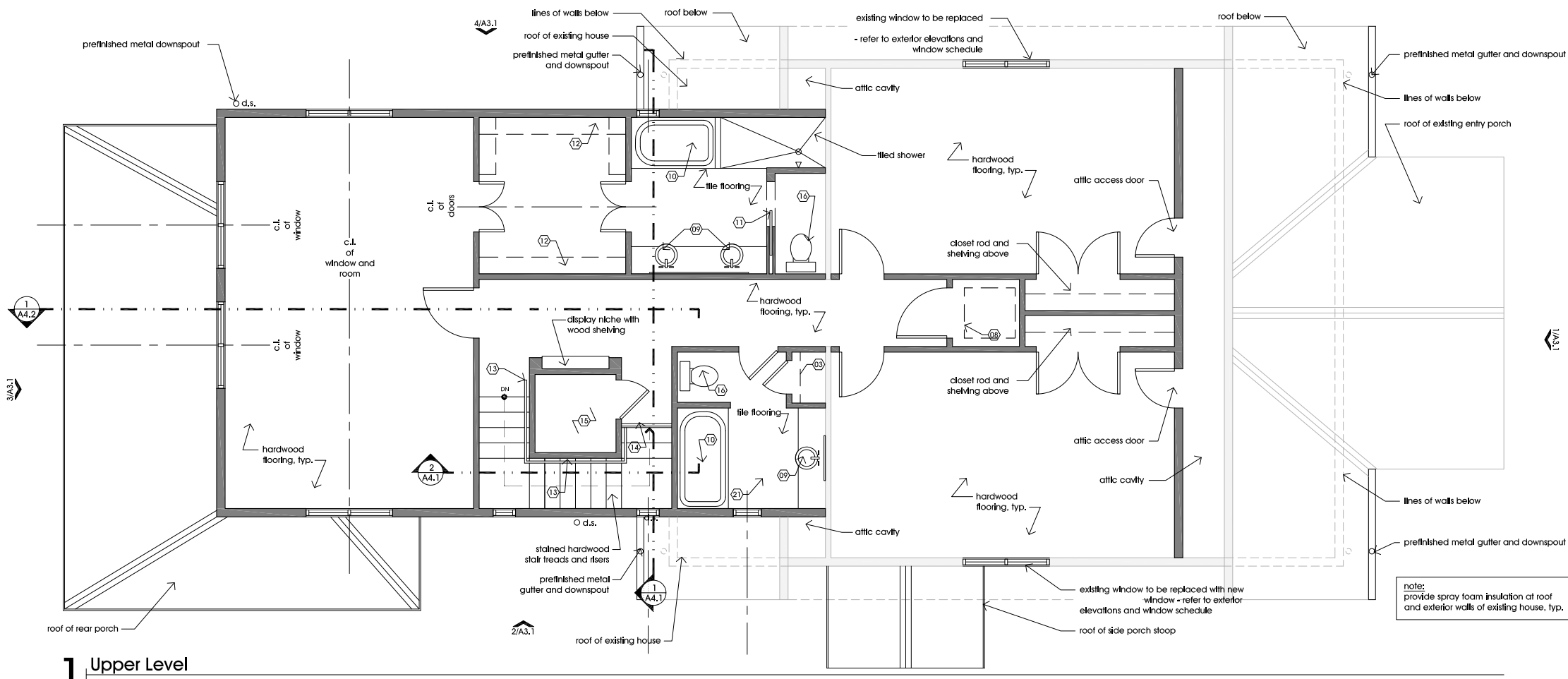
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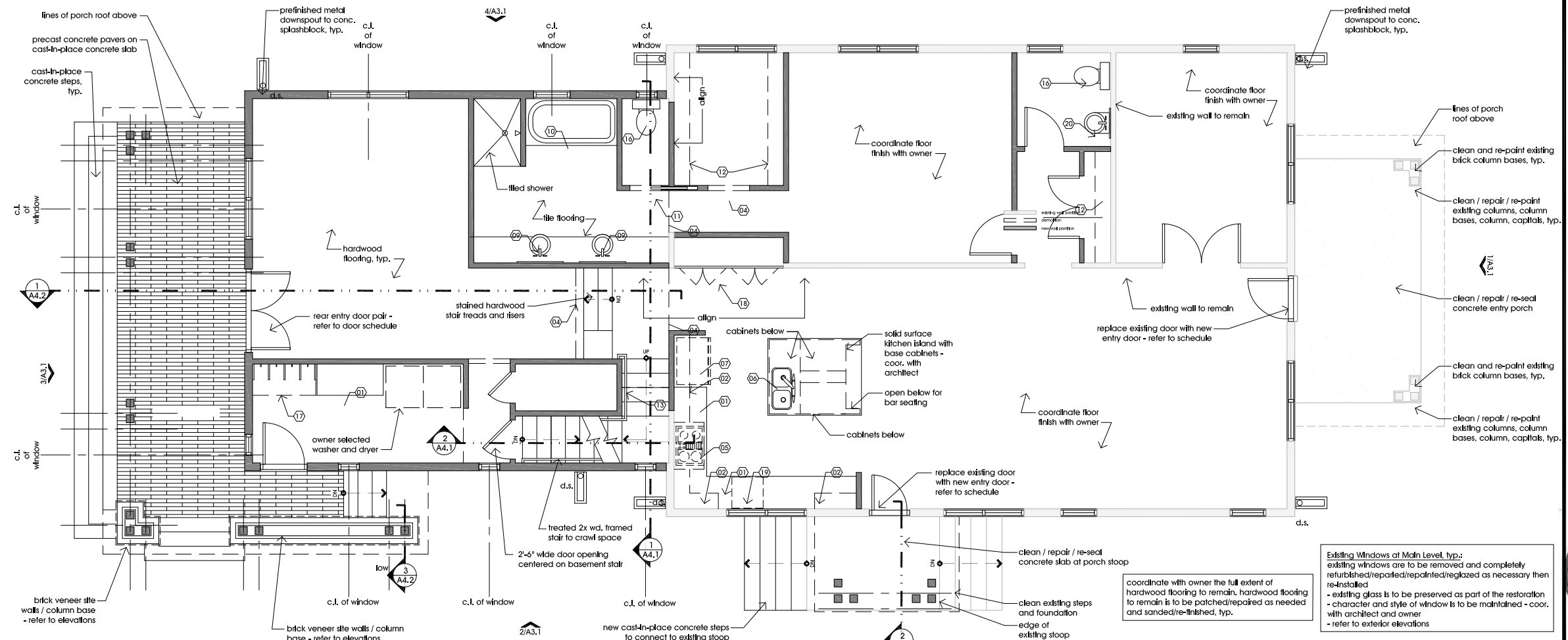
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1 Upper Level
SCALE: 1/8" = 1'-0"



2 Main Level
SCALE: 1/8" = 1'-0"

Wall Type Legend

	existing wall partition
	demolition
	new wall partition

Floor Plan Keynotes

CONTRACTOR SHALL PERFORM THE WORK INDICATED BY THESE NOTES IN AREAS DESIGNATED ON THE PLAN SPECIFIC KEYNOTE #.

- 01 painted wd. base cabinets with solid surface countertop
- 02 painted upper cabinets
- 03 painted wd. closet shelving
- 04 lines of gyp. bd. bulkhead/soffit above
- 05 stove/oven with range hood above
- 06 double sink with garbage disposal
- 07 owner selected refrigerator
- 08 stacked washer / dryer combo
- 09 lavatory sink in solid surface countertop - coor. style with owner
- 10 bathtub - coor. style with owner
- 11 wood pocket door
- 12 coordinate closet shelving system with owner
- 13 wall mounted wood handrail - stained
- 14 painted wood guardrail with stained wood top rail - coor. with owner
- 15 if closet to be utilized for mechanical air handling unit, coordinate with architect the location of return air grill
- 16 owner selected toilet
- 17 painted wood "open locker" with coat hooks, shelving, and storage bench - coor. with architect and owner
- 18 pantry with adjustable wd. shelving - flush mounted, full height cabinet doors with concealed hardware - coor. with architect
- 19 undercounter dishwasher - coor. with owner
- 20 wall mounted lavatory - coor. style with owner
- 21 skylight above

- ### General Notes
- coordinate style and finish of interior doors with architect and owner.
 - coordinate style and finish of interior trimwork with architect and owner, this includes base trim, window trim, door trim, casings, moldings, railings, etc.
 - floor finishes to be determined by owner.
 - extents of tile, and tile selections, are to be determined by owner.
 - style and material of solid surface countertops are to be determined by owner.
 - coordinate all floor finish selections with owner and architect
 - coordinate mechanical layout and equipment locations with architect.
 - coordinate with architect the proposed locations of new electrical panels (including service entrance), mechanical units (including exterior condensing unit), water heater, meters, and other MPE items.
 - coordinate heights, styles, and hardware of interior doors with owner.



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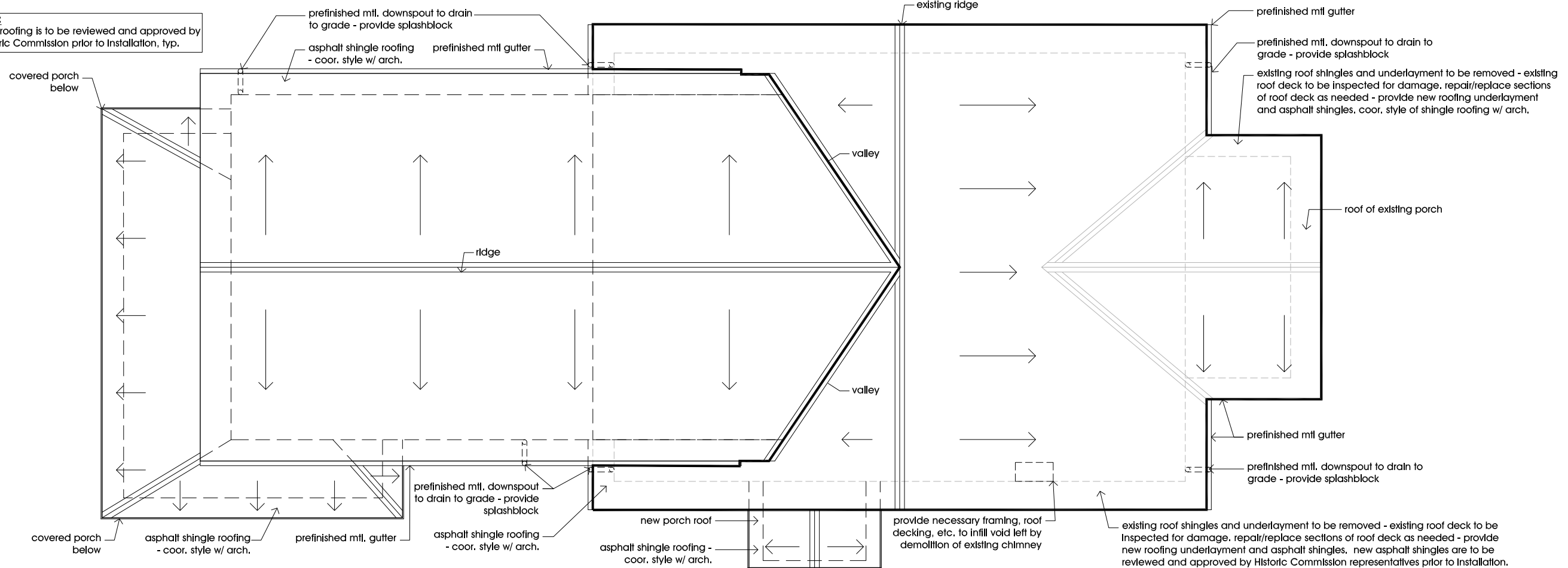
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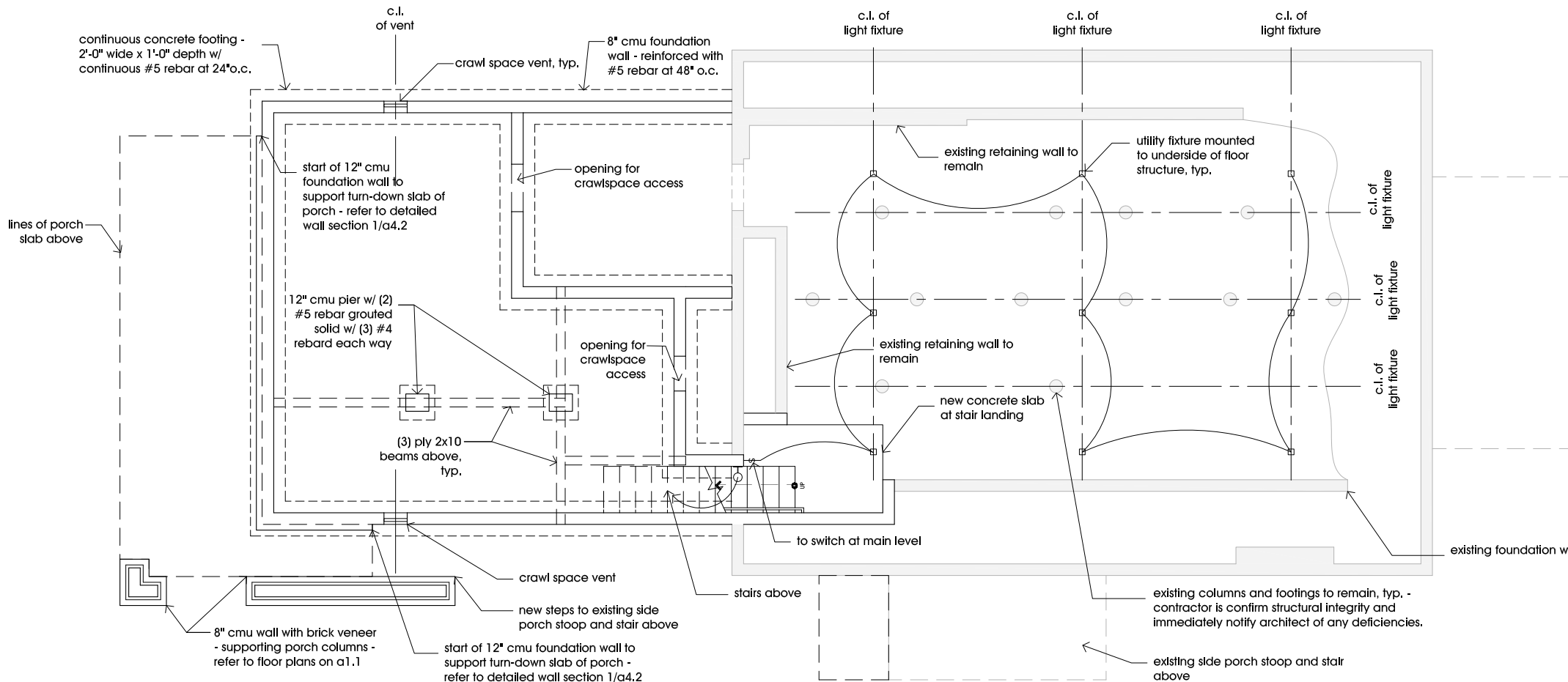
Floor Plans



note:
new roofing is to be reviewed and approved by
Historic Commission prior to installation, typ.



1 Roof Plan
SCALE: 1/8" = 1'-0"



2 Foundation Plan
SCALE: 1/8" = 1'-0"



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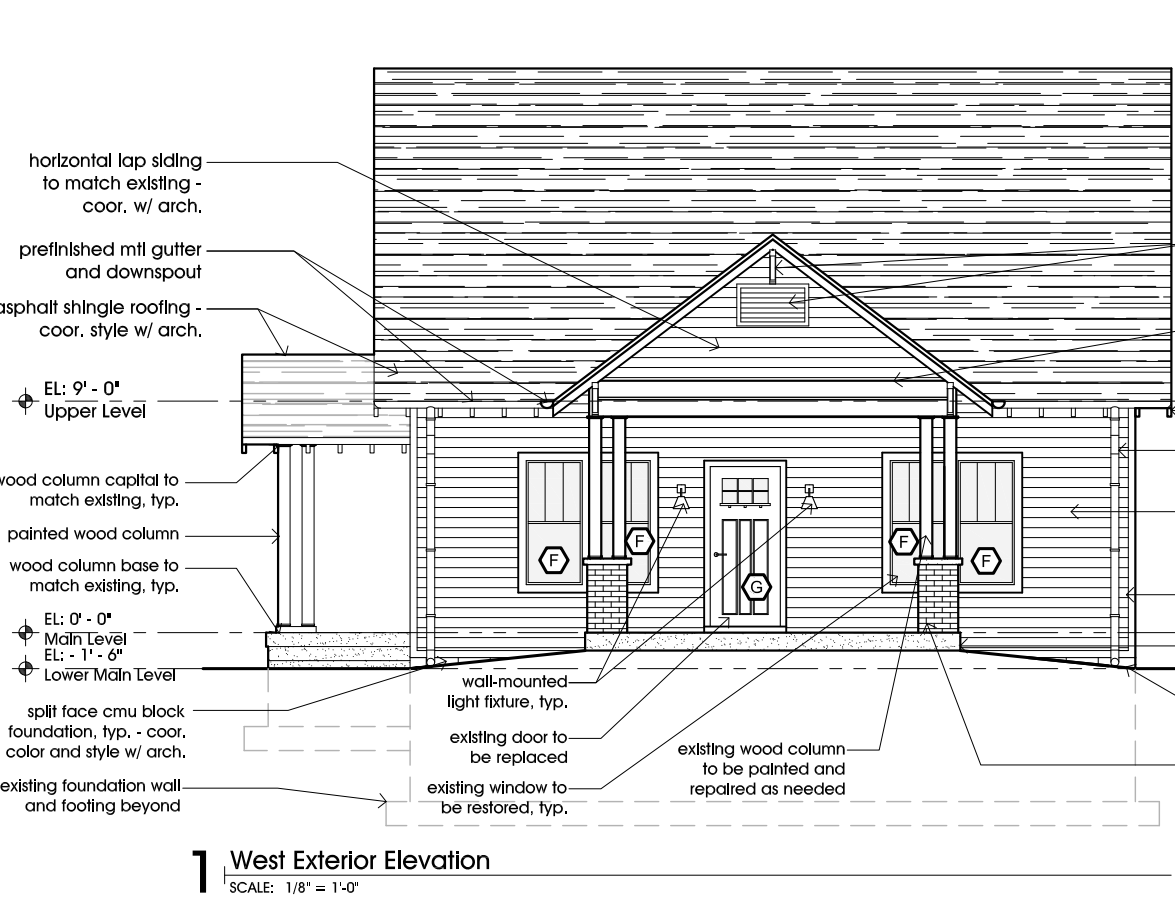
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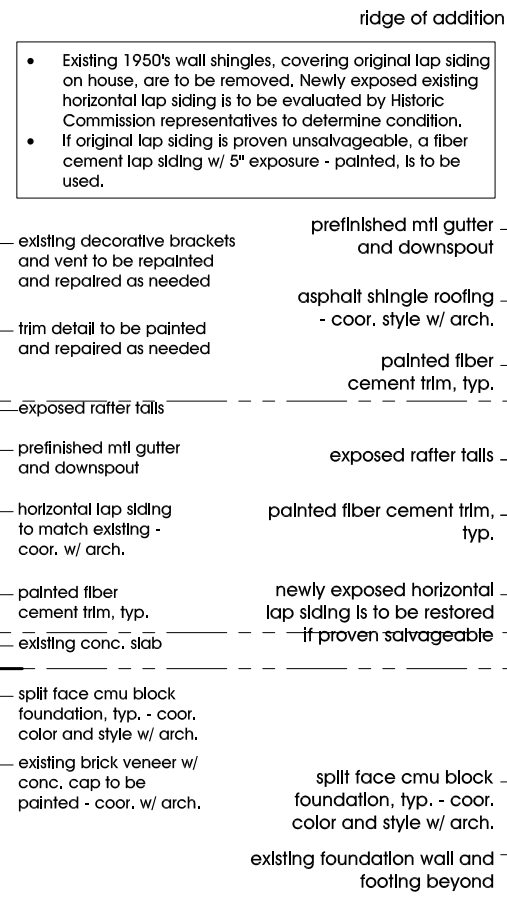
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Foundation +
Roof Plan

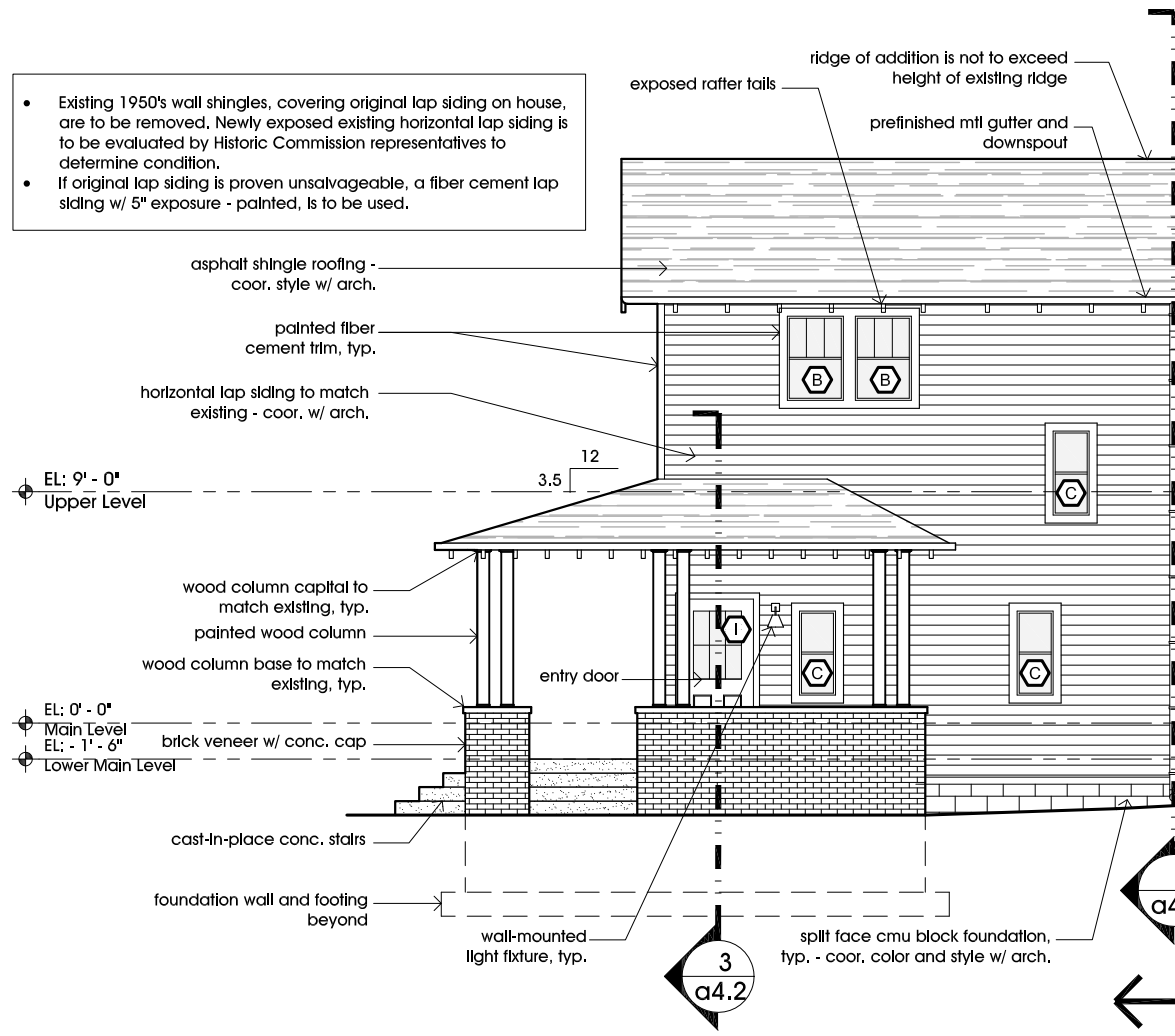
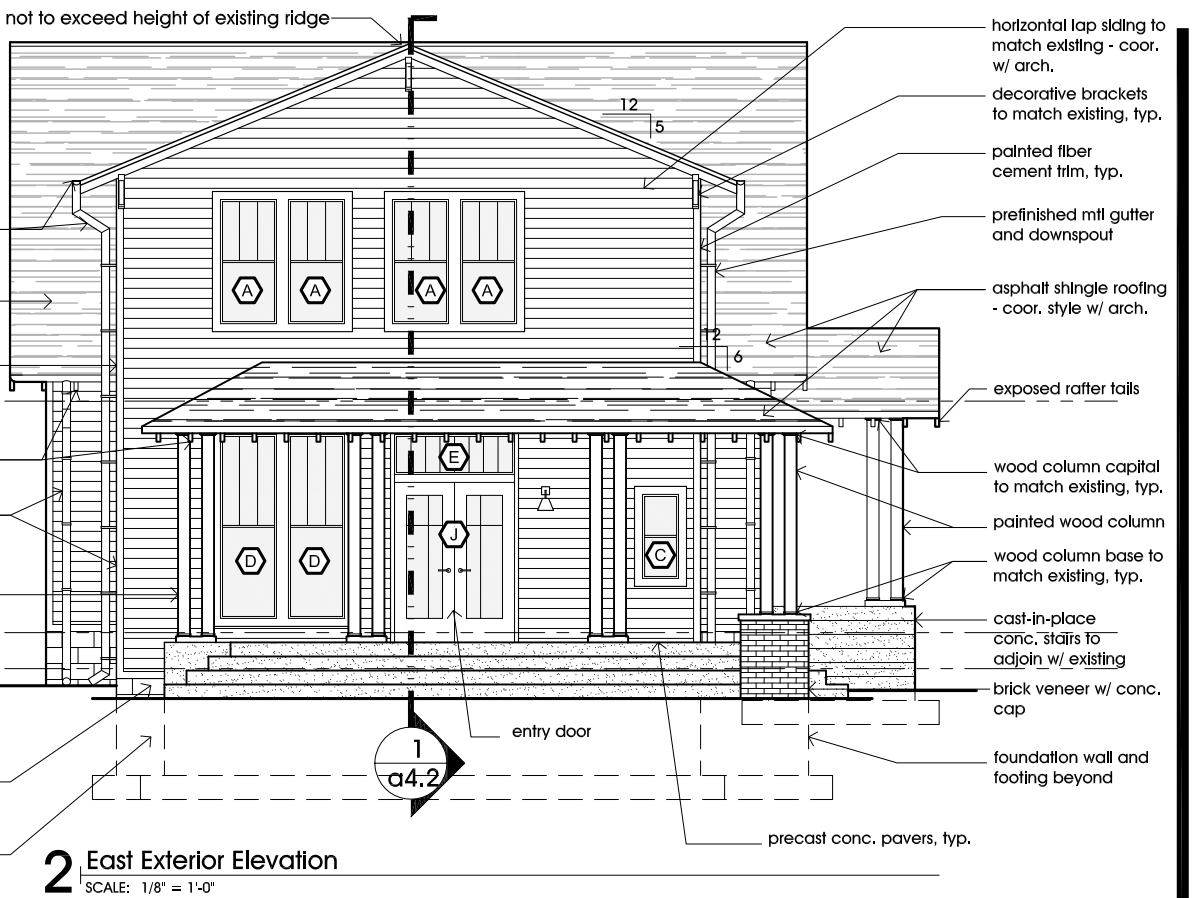
a1.2



1 West Exterior Elevation
SCALE: 1/8" = 1'-0"



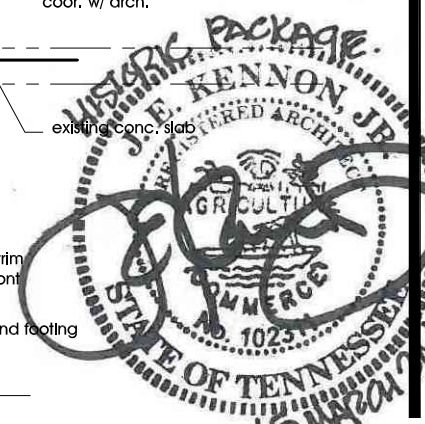
2 East Exterior Elevation
SCALE: 1/8" = 1'-0"



3 North Exterior Elevation
SCALE: 1/8" = 1'-0"

MHZC NOTES; CALL 862-7970 IF QUESTIONS

- Structure to be constructed in accordance with attached scaled site plan and elevations. Any deviation from the approved plans could result in **changes being reversed** to reflect the approved drawings.
- All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
- Exterior finish materials shall be trim grade (smooth and square). Stud wall lumber or embossed wood grain is not appropriate.
- Windows on addition shall be single-light or fully simulated, divided light sashes. Muntins are to be factory installed with an exterior muntin, interior muntin and a spacer bar within the double paned-glass. Snap-in or between the glass muntins are never appropriate. Double and triple windows shall have 4" to 6" mullions between.
- Four (4) inch (nominal) wood casings are required around doors, windows and vents within clapboard walls. Windows on clapboard structures shall not have brick-mold.
- MHZC staff to inspect the condition of the historic siding underneath the non-historic siding when it is revealed. No historic siding to be removed without the permission of MHZC
- Only windows indicated on the plans (in the gable fields) are to be replaced. All other historic windows must be retained and restored.
- For non-masonry buildings, siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank). If siding exposure is not matched to that of the existing house, then it shall have a maximum reveal of five (5) inches.
- For non-masonry buildings, 4 inches (nominal) wood corner-boards are required at the face of each exposed corner.



a3.1

