

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

#### STAFF RECOMMENDATION 3000 Granny White Pk, Sunnyside May 19, 2021

**Application:** New Construction- Addition and Alterations

**District:** Historic Landmark

Council District: 17 Base Zoning: R8

Map and Parcel Number: 118050030.00

**Applicant:** Amrita Chatterjee

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

**Description of Project:** Application for the new construction of additions to Sunnyside, the site, and associated outbuildings.

**Recommendation Summary:** Staff recommends approval with the condition that the following materials shall be reviewed and approved by staff, prior to purchase and installation including: any new windows and doors, foundation material, metal cladding, roofing colors, trim material, side porch step and landing material, final fencing, brick pavers, building and site illumination, carriage house stone veneer, carriage house brick sample, and cupola material. With this condition, staff finds that the project meets the design guidelines of the *Historic Landmark Zoning Overlays*.

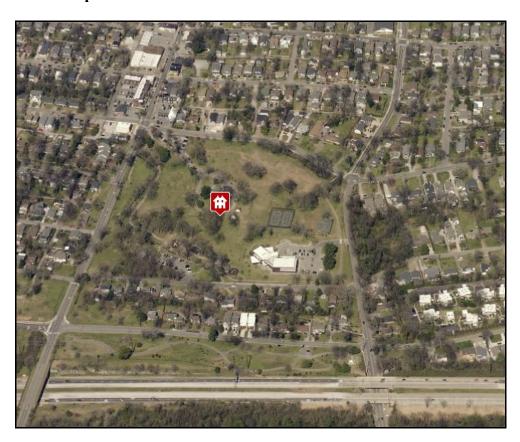
#### **Attachments**

A: PhotographsB: Site PlanD: Elevations

Vicinity Map:



#### Aerial Map:



#### **Applicable Design Guidelines:**

#### II. DESIGN GUIDELINE PRINCIPLES

- A. Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Images and graphics are intended only to provide example buildings and circumstances. It is important to remember that every building and site is different and what may be appropriate for one building or site may not be appropriate for another.
- B. These guidelines shall apply to the exteriors of buildings, alterations/rehabilitation, new construction in-whole or in-part, demolition in-whole or in-part, and moving a building.
- C. The following actions that do not require the removal of a historic feature(s) may not require a Preservation Permit. (These actions may still require a Building Permit. Please check with Codes Department before proceeding with work.)

#### Site

- · All plants, including trees, bushes, flowers, etc. (Structures to accommodate living elements may require review.)
- · Uncovered accessibility ramps

#### **Buildings**

- · New free-standing buildings and structures that are less than 100 square feet, do not have a permanent foundation, and are located to the rear of the property.
- · Temporary building and site illumination such as seasonal or event lighting that has minimal installation and is not in place for more than 30 days.
- · Paint color of wood features.
- D. Reconstruction of historic buildings, structures, features or appurtenances may be appropriate when it accurately reproduces a no-longer existing building, structure, feature or appurtenance on its original site, if it (1) would have contributed to the historic and architectural character of the site (2) will be compatible in terms of style, height, scale, massing, and materials with the site; and (3) is accurately based on documentary, physical, or pictorial evidence.

#### III. DEMOLITION

#### A. PRINCIPLE

- 1. The primary purpose of historic zoning overlays is to prevent demolition of historic buildings and their character-defining features.
- 2. The demolition of a building or major portion of a building, which contributes historically, culturally, or architecturally to the character and significance of the district, is not appropriate.
- 3. The historic character-defining features of a historic building should not be altered, removed, or destroyed.

#### **B. GUIDELINES**

#### 1. Partial-demolition of a structure or site feature

- a. Character-defining features of historic buildings and site features shall be retained. Alterations of window and door openings is considered partial-demolition. Partial-demolition of historic buildings is appropriate if the feature to be removed is not a character-defining feature. Examples of non character-defining features are features that have lost historic integrity or that were added in recent years.
- b. Historic materials should be retained. Replacement of historic materials may be necessary in the case of extreme deterioration. In those cases, replacement materials should match the historic material. Substitute materials may be appropriate if the original material is no longer readily available or if a different material is required. The substitute material should have the same dimensions, texture, design, and workability as the historic material.
- c. Partial-demolition of non-contributing buildings and structures is appropriate if demolition does not result in a form or condition that would not meet the design guidelines for "new construction" or if partial-demolition brings the existing building closer into compliance with the design guidelines for new construction.

#### 2. Full-demolition of a structure or site feature

- a. Historic buildings and site features shall be retained unless the denial of the demolition will result in an economic hardship, as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.
- b. Full-demolition of non-contributing buildings and site features is appropriate as they do not contribute to the historic character of the overlay.

#### IV. BUILDING ALTERATONS

#### A. BUILDING ALTERATIONS PRINCIPLES

- 1. The original character-defining features of a building, structure, or site and its environment should not be removed or destroyed.
- 2. Deteriorated historic architectural features should be repaired in-kind rather than replaced.
- 3. In the event that replacement of historic features is necessary, the new feature should match the material, composition, dimensions, design, color, texture, and all other visual qualities of the original feature. Replacement features should be substantiated by historical, physical, or pictorial evidence, rather than on conjectural design or the availability of salvage or new architectural elements.
- 4. Every building, structure, and site shall be recognized as a product of its own time. Alterations that have no historical basis and which seek to create an earlier appearance are not appropriate.
- 5. Changes which have taken place over the course of time are evidence of the history and development of

a building, structure, or site and its environment. If the changes have acquired significance in their own right, they should be retained, unless there is a desire for a site to interpret a specific significant time period.

#### **B. MATERIALS**

- 1. Historic materials should be retained.
- 2. Deteriorated historic materials should be repaired rather than replaced.
- 3. If replacement is necessary, new materials should match the historic materials.
- 4. In the case of materials that are no longer manufactured or are not readily available, substitute materials should match the historic design, dimensions, colors, texture and workability.
- The use of detergent cleaners and chemical stain and paint removers to clean masonry or remove paint is appropriate under most conditions. Abrasive or high-pressure cleaning methods are destructive and should not be used.
- 6. Silicone-based water sealants are not recommended for use on historic masonry.
- Repointing with a hard (Portland cement) mortar is destructive to historic masonry. Flexible mortar, made from mixing hydrated lime cement and natural sand, should be used when repointing is necessary.
- 8. Painting/staining of masonry is generally not appropriate but may be appropriate if: the masonry has previously been painted; or if the masonry has been sandblasted or otherwise damaged and is too deteriorated to withstand weather. If painting is appropriate, the color should match the material's original color and be a stain, rather than a paint, to allow more of the original texture to be visible.

#### C. WINDOWS & DOORS

- 1. Historic windows and doors shall be retained.
- 2. In situations where the original windows and doors are no longer extant or beyond repair, replacement windows and doors should match the original materials, dimensions, and design and fit within the original openings.
- 3. New openings should not be created unless supported by physical or photographic evidence as an original or early opening. New openings may be appropriate in minimally visible locations.

#### D. ROOF FORM & ROOFING MATERIALS

- 1. Historic roof pitch and configuration shall be retained.
- 2. In the case of historic roof forms no longer extant, a replacement roof form should use physical or photographic evidence to replicate the original appearance. If evidence is not available, the replacement roof form should match the arrangement, features, materials, and proportions typically found on buildings of the same style and period of the building involved.
- The historic roof features such as dormers, chimneys, weather vanes, clerestories, and skylights shall be retained.
- 4. Replacement of visible roof materials shall match the historic material, when the material is readily available. If not available, substitute roofing material should match the color, texture and dimensions of the historic roof material.
- 5. Generally, additions to a historic roof forms, such as skylights, dormers and roof decks are inappropriate.

#### D. PORCHES, STOREFRONTS & ENTRIES

- 1. Historic porches, hoods, stoops, and primary entrances on residential building types and storefronts and public entrances on non-residential building types shall be retained.
- 2. Deteriorated porches, storefronts and entries should be repaired rather than replaced.
- 3. Where replacement is necessary, new features should match the design, dimension, architectural features, materials, and all other visual characteristics of the original.
- 4. In the case of historic porches, storefronts, or entries no longer being extant, the replacement should use physical or photographic evidence to replicate the original appearance.

#### F. MECHANICAL, UTLITIY & SECURITY EQIPMENT

- 1. Installation of mechanical, utility & security equipment should not require the removal or damage of historic features and should not obscure historic features.
- 2. Equipment should be placed in locations of minimal visibility.

#### G. BUILDING ILLUMINATION-EXTERIOR

- 1. Original light fixtures should be retained.
- 2. New or replacement light fixtures on residential building types should be simple in design to avoid a

false sense of history and should be located in a typical historic locations for exterior lighting.

- 3. Building illumination should be used to highlight architectural features and not as a way to draw attention to the business itself. Light should be directed toward the façade instead of outward. Light fixatures should be concealed or simple and unobtrusive such as uplights mounted above a storefront cornice.
- 4. Floodlights, spotlights, mercury vapor, sodium vapor, fluorescent tube lamp and CFL lamps and/or colored lights are generally not appropriate.
- 5. Lighting fixtures and illumination should not flash, spin or be animated in any manner.
- 6. Conduits, junction boxes and wires should not be visible on street-facing facades.
- 7. Rope lighting (also known as strand lighting, lite ropes, flexible impact lighting, tubular lighting, and string lighting) is prohibited unless concealed behind a cornice.
- 8. In the case of masonry buildings, hardware should be installed in masonry joints rather than through the brick or stone.
- 9. A Gobo light on non-residential building types may be appropriate if the projection is directed to the sidewalk only and not to a building façade; the fixture is small, unobtrusive and obscured from view; the fixture does not require removal of a character-defining feature, and there is only one per building.

#### V. SITE ALTERATIONS

#### A. SITE ALTERATIONS PRINCIPLES

- 1. Features of the site that are important in defining the overall character of the landmark should be identified, retained, and preserved. Removal or radical change of site features which are important in defining the overall historic character of the landmark should be avoided.
- 2. Removal or relocation of buildings or landscape features which are historically related to the landmark shall be avoided.
- Repair of deteriorated landscape or site features rather than replacement is encouraged where possible.
   Addition of conjectural landscape features which would create a false sense of historic development should not occur.
- 4. Construction of new buildings adjacent to the landmark building shall not detract from or diminish the value of the landmark itself.
- 5. New or added exterior site features shall be placed so as not to detract from or diminish the value of the

landmark itself.

6. Site work including construction of parking and utility work shall be undertaken carefully so as not to disturb architectural or archaeological features of the landmark site.

#### **B. FENCES & WALLS**

- 1. Historic fencing and walls should be repaired, rather than replaced, where possible.
- 2. If replacement is necessary, the new fence or wall should use the same materials as the original and be in the same location with same dimensions as the original.
- 3. If new fencing or walls is required where none existed historically, it should be of a simple design and of a material appropriate for the history of the site.
- 4. Chain link or woven fences are generally not appropriate.
- 5. New fencing or walls that mimic historic one or are reclaimed are not appropriate if they are from an earlier era than the historic site.

#### C. PERMANENT BUILT LANDSCAPE FEATURES

- 1. Curbs, steps, pavement and gravel parking areas or driveways, walkways and other such appurtenances should not contrast greatly with the character of the site in terms of design, size, materials, material color and location and should not disturb archaeological features of the site.
- 2. A/V equipment such as security cameras, satellite dishes and antennas should be located in areas with minimal visibility and should not require new holes in historic masonry.
- 3. Permanently installed fixtures such as garden structures, fountains or waterfalls should be based on documentary, physical, or pictorial evidence.
- 4. Above-ground swimming pools should not be publicly visible. In-ground swimming pool should be located in a rear yard in a manner that minimizes its public visibility.

#### D. 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 overlay.

#### VI. NEW CONSTRUCTION

#### A. NEW CONSTRUCTION PRINCIPLES

- 1. New construction generally includes additions to existing buildings, new buildings or the reconstruction of a historic feature.
- 2. New construction should not require the removal, obstruction or alteration of historic features of a historic building or the site.
- New construction shall not disturb archaeological areas of the site or those areas with the potential for archeology. Excavation work should be carefully undertaken and care shall be used to properly record any archaeological materials encountered.
- 4. New construction on a landmark site does not need to imitate past architectural styles. New buildings inspired by historic styles and forms, but identifiable as new construction, are appropriate.

#### **B. ADDITIONS TO BUILDINGS & STRUCTURES**

- 1. Additions to historic buildings should be minimal. Additions to existing buildings should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.
- Additions should be constructed in such a manner that historically or architecturally significant materials and site features are not destroyed.
- 3. Additions should be attached in a minimal manner so that if the addition were to be removed in the future, the essential form and integrity of the original structure would be retained.
- 4. Generally, an addition should be situated at the rear of a building and should not be taller or wider than the historic building. Typically, rooftop additions are not appropriate.
- 5. An addition should be compatible, by not contrasting greatly, with the height, scale, roof form, proportion and rhythm of openings, materials, texture, details, and material color of the associated historic building.
- 6. The creation of an addition through enclosure of a front porch is not appropriate.
- 7. Additions to non-historic buildings may be appropriate if they do not detrimentally affect the historic character of the site.

#### C. NEW BUILDINGS & STRUCTURE ON A LANDMARK SITE

- 1. New buildings and structures on a Landmark site should be minimal and located in areas that minimize their visual impacts on the site's historic features.
- 2. New buildings and structures should be compatible with the historic site and/or principal historic

building, by not contrasting greatly with the historic building or site. At the same time, new construction should reflect the era in which it was built and should not create of false sense of history by being too imitative.

- 3. Construction of new buildings and structures on a Landmark site shall not detract from or diminish the value of the landmark itself.
- 4. New buildings and structures should not diminish key views to and from a historic building or site.
- 5. New construction should not be located in areas of potential archaeological value.

#### VII. SIGNAGE

#### A. SIGNAGE PRINCIPLES

- 1. Because Nashville's landmark sites are so diverse, not all sign types and illumination will be appropriate for all landmarks.
- 2. Signage located on the interior of a building or attached to the inside of glass windows is not reviewed.
- Sandwich board signs and three-dimensional sidewalk signs that are brought into the building at
  the close of each business day shall not be reviewed by the MHZC but may require review by
  Public Works.
- 4. Where a sign is proposed to encroach into the public right-of-way, an application shall be made with the Public Works Department in addition to the sign permit application with the MHZC. Both applications shall include the requirements of the Public Works Department available at their website: www.nashville.gov/Public-Works/Developer-Services.aspx, in addition to the MHZC submittal requirements.
- 5. A common signage plan is mandatory for a building or site that includes multiple businesses.
- A common signage plan shall provide for consistency among signs with regard to at least four of the following: materials; location of each sign on the building; sign proportions; color scheme; lighting; lettering or graphic style.
- The common signage plan shall establish an allowable area of signage for existing and future tenants with regard to all allowed sign types.
- The common signage plan shall indicate existing nonconforming signs as well as the amount and locations of on-premise signage to be allocated to each tenant under the new plan.
- 6. A sign shall be brought into compliance with the provisions of these design guidelines if a sign permit is required to rebuild the sign. This does not include a panel change in a non-conforming cabinet sign, which shall be permitted. However, in no instance shall there be an increase in the degree of nonconformity.
- 7. A sign shall be brought into compliance with the provisions of these design guidelines if at any time the sign is altered, repaired, restored or rebuilt to the extent that the cost exceeds fifty percent of the estimated replacement cost of the sign (in current dollar value). All permits within any six consecutive calendar months shall be aggregated for purposes of measuring the fifty percent standard.
- 8. If the alteration or repair is caused by involuntary damage or casualty, the design may be altered or repaired to its pre-damaged condition. A sign may be removed or taken off-site for repair and maintenance. The sign must be returned to the original location within 90 days of removal.

9.	Signs that flash, blink, revolve, or are put into motion by the atmosphere are generally not appropriate unless such is appropriate for the era of the historic site. Neon tubing or like illumination, luminous paints, or back-lit plastics should not be used as a part of any sign.



Figure 1. Sunnyside.

**Background:** Sunnyside is a Historic Landmark that includes a Greek Revival house that was constructed in 1852 and several outbuildings. The City of Nashville purchased the property in 1945 and it has been a landmark since 2004.

The one-story brick wings of the principal building were added in the 20<sup>th</sup> century. There is a two-story, log, log house, a portion of which likely pre-dates the main house. This portion was originally connected to the house; but has been separated for the last several decades. There are several outbuildings on the property, two of which fall within the scope of work for this application.

Analysis and Findings: This is an application for major renovation to the property, inclusive of site changes, selective demolition, additions to the main house and carriage house, signage, lighting, etc. Substantial stabilization/rehabilitation work will occur on the log house and repairs will be undertaken on the main house as well. The log house, which has been disconnected from the main house, will be reconnected.

#### Main House

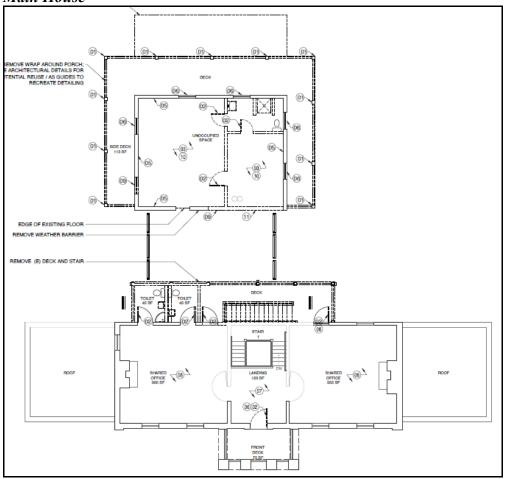


Figure 2. Proposed demolition plan of main house and disconnected log house, second floor.

#### Demolition

Selective demolition work is being proposed on the rear of the main house and on the disconnected rear-wing. (Figure 2) On the main house, there is an existing two-story shed roofed addition which houses a kitchen and restrooms on the western side and an open porch and stairs on the eastern side. This section measures about eight feet by about forty feet (8'x40') and is not original to the house. This section will be removed.

On the rear two-story log building, there is a second-story wrap around porch on the north, east and south facades. Based on photographic evidence, this porch dates to the late 1930s. The porch is in very poor condition and will be removed. (Figures 2 & 3)

As the proposed demolition does not involve original portions of the house and does not involve the removal of any significant character-defining features, staff finds this selective demolition to be appropriate and to meet section III.B.1.a of the design guidelines.



Figure 3. Rear of main house and two-story log building. Note porches to be removed.

#### Alterations

Significant renovations are proposed for both the main house and the rear log building.

Main House: For the main house, the work will be focused on repairs and routine maintenance. The guidelines state that historic materials should be repaired, rather than replaced, and that is the intent of the project. The front porch and balcony railings will be restored with missing pieces to be replaced. The front columns will be restored as well. Missing shutters will be replaced on the front façade. Masonry repairs will include patches and repairs to the stone foundation and the brick side wings, as necessary. The siding will be patched and repaired as needed and the exterior will be painted. The existing gutters will be repaired as needed. The existing roofing, which is not historic, will be replaced.

The majority of the existing doors and windows will be repaired as needed and retained. The windows are not original and were replaced in a previous renovation, but many original doors remain and will be retained, as per the guidelines. The basement-level windows will be replaced – new windows to be fitted within existing openings, as per the guidelines. Staff should review and approve the windows to be used prior to purchase and installation.

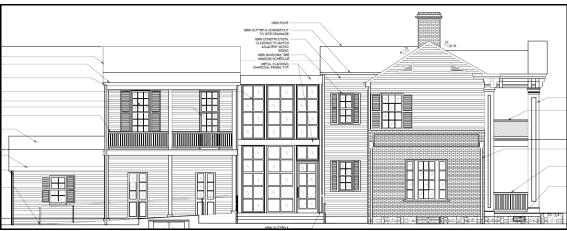
<u>Log house</u>: The log house will require significant work to be occupiable. The structure has been boarded up for many years. Beyond structural stabilization work, the doors and windows will be uncovered, with the existing openings being retained. The majority of the windows and exterior doors on the ground level are planned to be restored and reused. On the south elevation, the ground level is primarily a boarded up screened porch. New wood windows will be installed in the openings here. New wood doors and windows will be installed within the existing openings on the second level, as well. The roofing will be replaced and gutters and downspouts will be added.



Figure 4 North elevation around 1945 with now missing connector piece and porches.

On the north elevation, the second level porch will be reconstructed. Under this porch, a ramp will run from the parking area to the new entrance in the connector. A gabled roof will be reintroduced to the one-story section, as per historic photographs. Siding will be installed to match the original.





Figures 5 & 6. North elevation of main house and log house today above, and proposed with new connector, below.

Staff finds that the proposed alterations, where historic materials will be repaired rather than replaced wherever possible, are appropriate and meet section IV of the design guidelines.

#### Addition

#### Height, Scale and Design

A new addition will be added to reconnect the log house to the main house. After the removal of the shed roofed addition from the back of the main house, a new rear-facing gabled addition will be constructed on roughly the same footprint. The ridge of this gable will sit lower than the primary side gabled ridge of the main house and will be off-set to correspond to that of the existing roofline of the log house. This portion of the addition will be clad to match the existing wood siding on the main house. This section will be about seven feet (7') deep and will have a window on both floors on both the north and south elevations.

Beyond this will be a fourteen foot (14') deep connector piece spanning the distance between the main house and the historic log house. The north elevation of this connector will house the new entrance for visitors to the Metropolitan Historical Commission. The connector will be two stories tall with a gabled roof that will be at least two feet (2') lower than the historic roof ridges. The exterior will be mostly glass doors and windows, with metal cladding. The intent is for this section to be differentiated from the historic portions and to clearly read as modern construction. The two-story connector addition is inset at least two feet (2') from the side walls of both the main house and the log house.

Staff finds that as the addition is both shorter and narrower than the historic portion of the house, and as the design is compatible but clearly differentiated from the historic structure, it is appropriate in terms of height, scale and design and meets section VI.A and B of the design guidelines.

#### Location and Removability

The addition's change in materials, inset, 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 and gabled roof form are compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. The addition meets section VI.B.3, 4 and 5 of the design guidelines.





Figures 7 & 8. South elevation of main house and log house today above, and proposed with new connector, below.

#### Materials:

	Proposed	Color/Texture/ Make/Manufact urer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Not indicated	Unknown	-	Yes
Cladding	Wood	Exposure to match existing	Yes	
Secondary Cladding	Metal	Unknown	No	Yes
Roofing	Architectural Shingles	Color unknown	Yes	Yes

Trim	Unknown	-	-	Yes
Side Porch	Unknown	-	-	Yes
Floor/steps				
Side Porch	Unknown	-	-	Yes
Railing				
Side Porch	Concrete	-	-	
Ramp				
New	Wood/	Needs final	Unknown	Yes
Windows	Aluminum	approval		
New Doors	Unknown	Needs final	Unknown	Yes
		approval		
Garden	Wrought	Possibly	-	Yes
Fence	iron/Aluminum	salvaged		
	picket			
Brick	Unknown	Unknown	Yes	Yes
Pavers				

The foundation material for the addition has not been indicated. More information is needed regarding the metal cladding for the connector. With final staff review and approval of the roofing color, trim material, side porch step and landing material, final doors and windows, final fencing and brick pavers staff finds the materials to be appropriate.

#### Carriage House



Figure 9. Undated photograph of Carriage House, north and west elevations.

The Carriage house sits to the south of the main house. As seen in Figure 9, the structure formerly had three distinct parts, but today only the far left front-facing gable portion remains, as seen in Figure 10. The structure is in poor condition having suffered from deferred maintainence and storm damage over the years.



Figure 10. Carriage House in 2021.

The applicant proposes to restore the existing portion to the extent possible and to reconstruct the footprint and roof of the other front-facing gable and the connector, inclusive of the cupola. The reconstructed portions will remain open-air and will be used as covered seating with food service housed in the restored portion.

#### Alterations

Necessary repairs to the existing structure include repairing or recreating doors on the north and east facades. New wood windows will be installed on the south elevation. The plans allude to the serious deterioration of the structure in a note on the demolition page which reads: 'Contractor to save all

salvageable architectural details: unsalvageable details to be thoroughly documented to be recreated during construction.' New wood siding will be installed, to match the original and the damaged non-historic roofing will be replaced. A new service opening will be installed on the west elevation, opening onto the reconstructed connector. Staff finds this opening to be appropriate as it is in a minimally visible location and on a wall that was originally an interior wall. Staff finds that the proposed alterations meet section IV of the design guidelines.

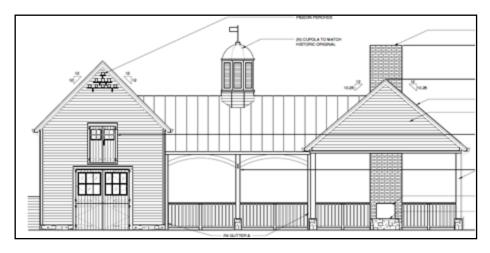


Figure 11. Proposed Carriage House

#### Addition

The addition is based loosely on photographic evidence. The basic form and footprint of the former Carriage House will be reconstructed. The guidelines specifically allow for the reconstruction of historic features. While the proposed work is not a strict reconstruction, the addition will help to interpret the original form and use of the building. Further, it will allow this structure to be rehabilitated for a practical use, rather than being left to possible further deterioration. Staff finds that the addition meets section VI of the design guidelines.

Carriage House Materials

Curruge House	Proposed	Color/Texture/ Make/Manufact	Approved Previously or	Requires Additional
		urer	Typical of	Review
			Neighborhood	
Foundation	Not indicated	Stone veneer	Yes	Yes
Cladding	Wood	Exposure to	Yes	
		match existing		
Roofing	Standing seam	Color unknown	Yes	Yes
	metal			
Trim	Wood	-	-	-
Columns	Wood	-	-	-
Railing	Wood	-	-	-
Chimney	Brick	Unknown	Yes	Yes
New	Wood	Needs final	Unknown	Yes
Windows		approval		
Cupola	Unknown	Unknown	-	Yes

With final staff approval of the stone veneer, roofing color, brick sample, final windows and cupola materials, the materials meet the design guidelines

#### Restrooms



Figure 12. Storage building

An existing one-story storage building sits behind the main house. It has a side gabled roof and measures approximately twenty feet by twenty feet (20'x20'). The building has not been used in recent years and the door and windows are boarded over. The west elevation, facing the house, features two high windows. The east elevation, facing away from the house, has a central door, flanked by paired windows.

The plans propose repurposing this structure to house public restrooms. The footprint of the building will not be altered and no additions will be constructed. The non-historic roofing will be replaced and gutters will be added. The lap siding will be patched and repaired as needed.

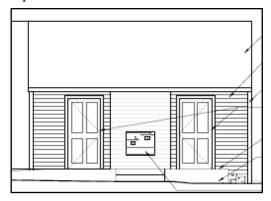


Figure 13. Proposed west elevation

The west elevation windows will be converted to doors, each accessing a private restroom, and a recessed area will be created between the doors for water fountains. On the east elevation, the existing windows will be infilled, with the trim and detailing retained. The door will be replaced. Staff finds that converting the windows to doors on the west elevation and infilling the windows on the east could be appropriate, as this is a fairly minor alteration to a simple storage building and it will maintain the basic fenestration pattern. The change will not dramatically alter the character of the

historic site and will allow this structure to be rehabilitated for a practical use, rather than being left to possible further deterioration.

With staff review and approval of the final doors and windows and the roofing material, staff finds that the proposed alterations meet section IV of the design guidelines.

#### Site Alterations

Permanent Landscape Features

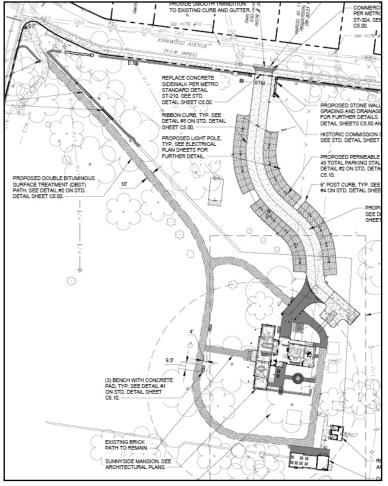


Figure 14. Proposed site plan.

Vehicular access to the site will be altered. Currently, the main house is accessed via a driveway off of Kirkwood, close to 12<sup>th</sup> Avenue South. There is a gravel parking lot just off the street, just uphill from a historic stone wall, which has suffered damage as a result of adjacent vehicular traffic and illegal parking. The asphalt driveway continues beyond this parking area to loop around the house.

This parking lot and driveway will be removed. A pedestrian path from the corner of 12<sup>th</sup> Avenue South and Kirkwood will be located just below the existing stone wall, and will encircle the house. The stone wall will be repaired as needed.

New vehicular access will be provided along Kirkwood Avenue. The new driveway will approach the main house from the north, to direct visitors to the new entrance in the connector on that elevation. Pull-in parking stalls will be provided on either side of the driveway for much of its length. Two accessible parking spots will be provided at the top of the parking lot.

Brick pavers will be used around the site including: the walkways from the parking area to the new entrance in the north side of the connector, in the enclosed garden around the well and on the north side of the Carriage House creating a patio space. A concrete path will be provided accessing the restrooms from both the Carriage House and the pedestrian loop path.

Staff finds that these new appurtenances do not contrast greatly with the character of the site and as such, meet section V of the design guidelines.

#### Lighting

Pole lights will be installed along the driveway and pedestrian walkways. The final design of these should be approved by staff prior to purchase and installation.

The applicant may also install uplighting to illuminate the primary façade of the main house. This is appropriate and meets section IV.G. of the guidelines. Staff recommends obtaining additional information regarding lighting fixtures.

#### Fencing & Walls

A fence is proposed to enclose the garden area on the south side of the log house, around the well. Simple fencing in this location is appropriate. The fence is proposed to be forty-eight inches (48") tall and black aluminum picket. Alternatively, salvaged fencing may be used. The final fencing design and materials should be approved by staff prior to purchase and installation.

The stone wall along the existing driveway will be repaired once the parking is relocated. A new stone-veneer retaining wall will be constructed along the eastern side of the new driveway and will match the existing stone wall along Kirkwood as closely as possible. This wall will be about twenty feet (20') long and will support the Historical Commission signage. (Figure 15)

#### Signage

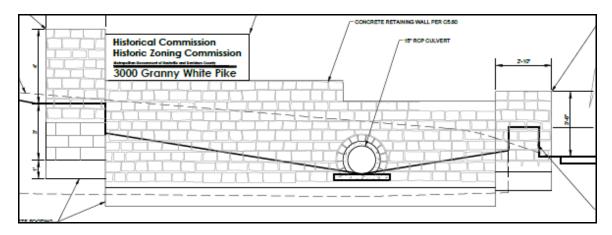


Figure 15. Proposed signage.

Signage is proposed at the head of the driveway off of Kirkwood. A two-sided metal box sign will be mounted on the stone wall on the east side of the driveway. Monument signs made of metal are appropriate for landmarks. The sign will be approximately twenty-one square feet (21sqft). Signage for residential building types is generally limited to six square feet (6 sqft), however, that is assuming that the signage is attached to or very near the residential building. In this case, the signage will be at the entrance to the new driveway so staff finds that the twenty-one square foot (21sqft) sign on a twenty foot (20') long wall complies with the intent of the design guidelines. Staff finds the proposed signage meets section VII.C of the design guidelines.

**Recommendation:** Staff recommends approval with the condition that the following materials shall be reviewed and approved by staff, prior to purchase and installation including: any new windows and doors, foundation material, metal cladding, roofing colors, trim material, side porch step and landing material, final fencing, brick pavers, building and site illumination, carriage house stone veneer, carriage house brick sample, and cupola material. With this condition, staff finds that the project meets the design guidelines of the *Historic Landmark Zoning Overlays*.

#### ADDITIONAL HISTORIC PHOTOGRAPHS



1929



Circa 1930 – Carriage house ahead, demolished outbuilding to left, one-story portion of log house to right



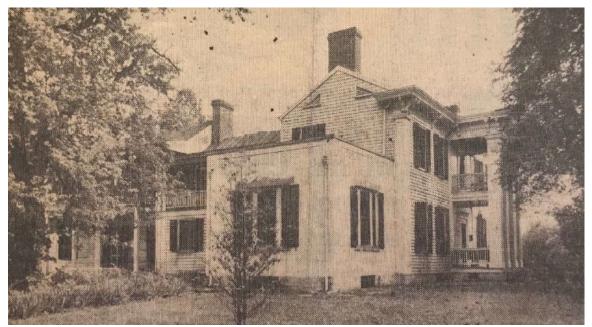
Circa 1930, rear of Sunnyside. Carriage House on left



Circa 1930, front elevation



Circa 1930



1945



Renovations for:

# Sevier Park

3201 Lealand Lane, Nashville, Tennessee 37204

PRICING + BID SET

APRIL 16, 2021

OWNER

Metro Parks Contact: Amrita Chatterjee 511 Oman Street Nashville, Tennessee 37203 615.862.8400 ARCHITECT

Dryden Architecture And Design Contact: Josh Mendez 2520 White Avenue Nashville, Tennessee 37204 615.248.3223 CIVIL ENGINEER / LANDSCAPE ARCHITECT

Collier Engineering Co., Inc. Contact: Michael Pavin 5560 Franklin Pike Circle Brentwood, Tennessee 615.331.1441 STRUCTURAL ENGINEER

EMC Structural Engineers, P.C. Contact: Mark Savage 4525 Trousdale Drive Nashville, Tennessee 615.781.8199 MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION ENGINEER

Power Management Corporation Contact: Grayson Adams, P.E., CxA 60 Music Square E, Suite 300 Nashville, Tennessee 615.383.6949

#### SHEET INDEX G000 COVER SHEET C0.01 GENERAL NOTES C0.10 EXISTING CONDITIONS C0.20 DEMOLITION PLAN C0.30 TREE REMOVAL AND PROTECTION PLAN C1.00 LAYOUT PLAN C1.10 LAYOUT PLAN ENLARGEMENT 'A' C2.00 GRADING & DRAINAGE PLAN C2.10 ENLARGED GRADING & DRAINAGE PLAN C2.20 ENLARGED GRADING & DRAINAGE PLAN C3.00 EPSC PLAN PHASE I C3.10 EPSC PLAN PHASE II C3.20 EPSC PLAN PHASE III C3.30 EPSC NOTES & DETAILS C3.40 EPSC DETAILS C3.50 EPSC DETAILS C3.60 EPSC DETAILS C4.00 UTILITY PLAN C5.00 SITE DETAILS C5.10 SITE DETAILS C5.20 SITE DETAILS C5.30 SITE DETAILS C5.40 SITE DETAILS C5.50 SITE DETAILS C5.60 SITE DETAILS LANDSCAPE L0.10 PLANTING SCHEDULE AND NOTES L1.00 PLANTING PLAN L1.10 PLANTING PLAN ENLARGEMENT L1.20 PLANTING PLAN ENLARGEMENT L2.00 IRRIGATION PLAN L5.00 PLANTING AND IRRIGATION DETAILS **ARCHITECTURAL** GENERAL NOTES GENERAL ACCESSIBILITY G002 FIRST FLOOR LIFE SAFETY PLANS SECOND FLOOR LIFE SAFETY PLANS BASEMENT DEMOLITION PLANS FIRST FLOOR DEMOLITIOIN PLANS SECOND FLOOR DEMOLITION PLANS ARCHITECTURAL BASEMENT FLOOR PLAN ARCHITECTURAL FIRST FLOOR PLANS ARCHITECTURAL SECOND FLOOR PLANS ARCHITECTURAL ROOF PLANS A103 WALL TYPES DOOR SCHEDULE AND PROFILES A220 WINDOW SCHEDULE WINDOW PROFILES AND DETAILS SUNNYSIDE MANSION EXTERIOR ELEVATIONS SUNNYSIDE MANSION EXTERIOR ELEVATIONS CARRIAGE HOUSE EXTERIOR ELEVATIONS RESTROOM EXTERIOR ELEVATIONS BUILDING SECTIONS **BUILDING SECTIONS BUILDING SECTIONS BUILDING SECTIONS** FIRST FLOOR REFLECTED CEILING PLANS SECOND FLOOR REFLECTED CEILING PLANS ARCHITECTURAL FURNITURE PLANS A732 ARCHITECTURAL FURNITURE PLANS STRUCTURAL GENERAL NOTES QUALITY ASSURANCE PLAN BASEMENT FOUNDATION PLAN - MANSION S1.1 FIRST FLOOR FRAMING PLAN - MANSION SECOND FLOOR FRAMING PLAN - MANSION ROOF FRAMING PLAN - MANSION OUTBUILDING FOUNDATION / FRAMING PLAN CARRIAGE HOUSE FOUNDATION / FRAMING PLAN FOUNDATION SECTION & DETAILS FRAMING SECTION & DETAILS FRAMING SECTION & DETAILS FRAMING SECTION & DETAILS S3.3 FRAMING SECTION & DETAILS **ELECTRICAL** ELECTRICAL - LEGEND & SPECS ELECTRICAL - RISER DIAGRAMS ELECTRICAL - SCHEDULES ELECTRICAL - SITE PLAN LIGHTING - FIRST FLOOR PLAN LIGHTING - SECOND FLOOR PLAN POWER/SYSTEMS - BASEMENT PLAN POWER/SYSTEMS - FIRST FLOOR PLAN POWER/SYSTEMS - SECOND FLOOR PLAN ELECTRICAL - CARRIAGE HOUSE & RESTROOMS ELECTRICAL - DETAILS ELECTRICAL - DETAILS MECHANICAL HVAC - LEGEND & SCHEDULES HVAC - DETAILS & SPECIFICATIONS HVAC - DEMOLTION BASEMENT PLAN HVAC DEMOLITION - FIRST FLOOR PLAN HVAC DEMOLITION - SECOND FLOOR PLAN PLUMBING PLUMBING DEMOLITION - FIRST FLOOR PLAN PLUMBING DEMOLITION - SECOND FLOOR PLAN

PLUMBING - BASEMENT PLAN
PLUMBING - FIRST FLOOR PLAN
PLUMBING - SECOND FLOOR PLAN

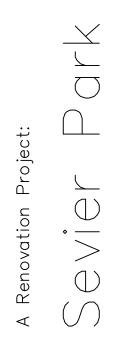
PLUMBING - CARRIAGE HOUSE & RESTROOMS

Dryden

2520 White Avenue Nashville, TN 37204

615. 248. 3223 dryden.studio

Not For Construction



Project Site Address:

3021 Lealand Lane Nashville, TN 37204

Project Number:

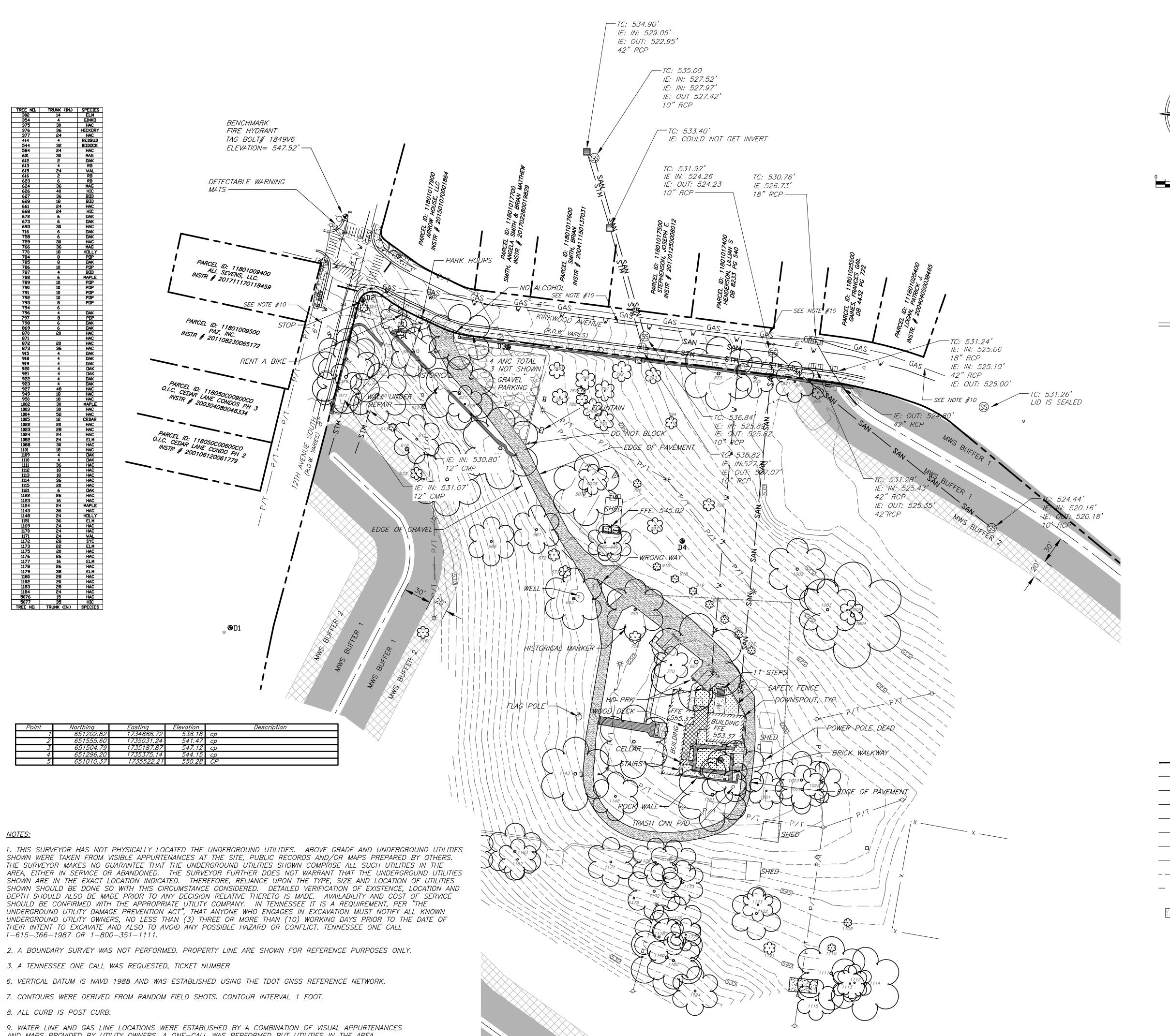
17.611

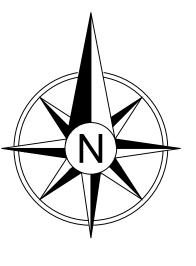
No: Set: Date:

- Pricing Set April 16, 2021

Drawing:

COVER SHEET





### LEGEND

	CATCH BASIN
ш	AREA DRAIN
<b>□</b> <b>□</b>	CONTROL POINT
_	WATER VALVE
×	WATER VALVE WATER METER
<b>⇔</b>	BOLLARD
<b>.</b>	UTILITY POLE
<b>.</b>	SIGNAL POLE
4	SIGNAL FULE
•	MAILBOX
WB	SANITARY MANHOLE
(SS) (MH)	STORM MANHOLE
(WIT) [7]	
_	TELEPHONE BOX
E O	ELECTRIC BOX
© ~	SEWER CLEANOUT
Ø •	GUY POLE
_	TELEPHONE MANHOLE
©	ELECTRIC MANHOLE
Ö	FIRE HYDRANT
↓ ^	ANCHOR
$\Diamond$	GAS VALVE
<i>©M</i> - <del>X</del>	GAS METER
_	LIGHT POLE
Ø BIKE J≏l	BIKE LANE
	IRRIGATION VALVE
0	TREE
$\bigcirc$	BUSH
	MONUMENT
	IRON ROD, OLD
<del></del>	BENCHMARK
	PROPERTY LINE
x	FENCE
W	WATER LINE
31111	SANITARY SEWER LINE
——— GAS ———	GAS LINE
STM	1.N.D.ED.O.D.O.I.N.D. EL EOTO.
—— P(UG) ——	
	OVERHEAD ELECTRIC
- — — — — — — — — — — — — — — — — — — —	MINOR CONTOUR
- — 400 — —	MAJOR CONTOUR
HOUSE NO.	HOUSE NUMBER
	CONCRETE



2520 White Avenue Nashville, TN 37204

> 615. 248. 3223 dryden.studio

COLLIER
ENGINEERING CO., INC.

Not For Construction

Project Site Address:

3021 Lealand Lane Nashville, TN 37204

Project Number:

17.611

No: Set: Pricing Set April 16, 2021

Drawing:

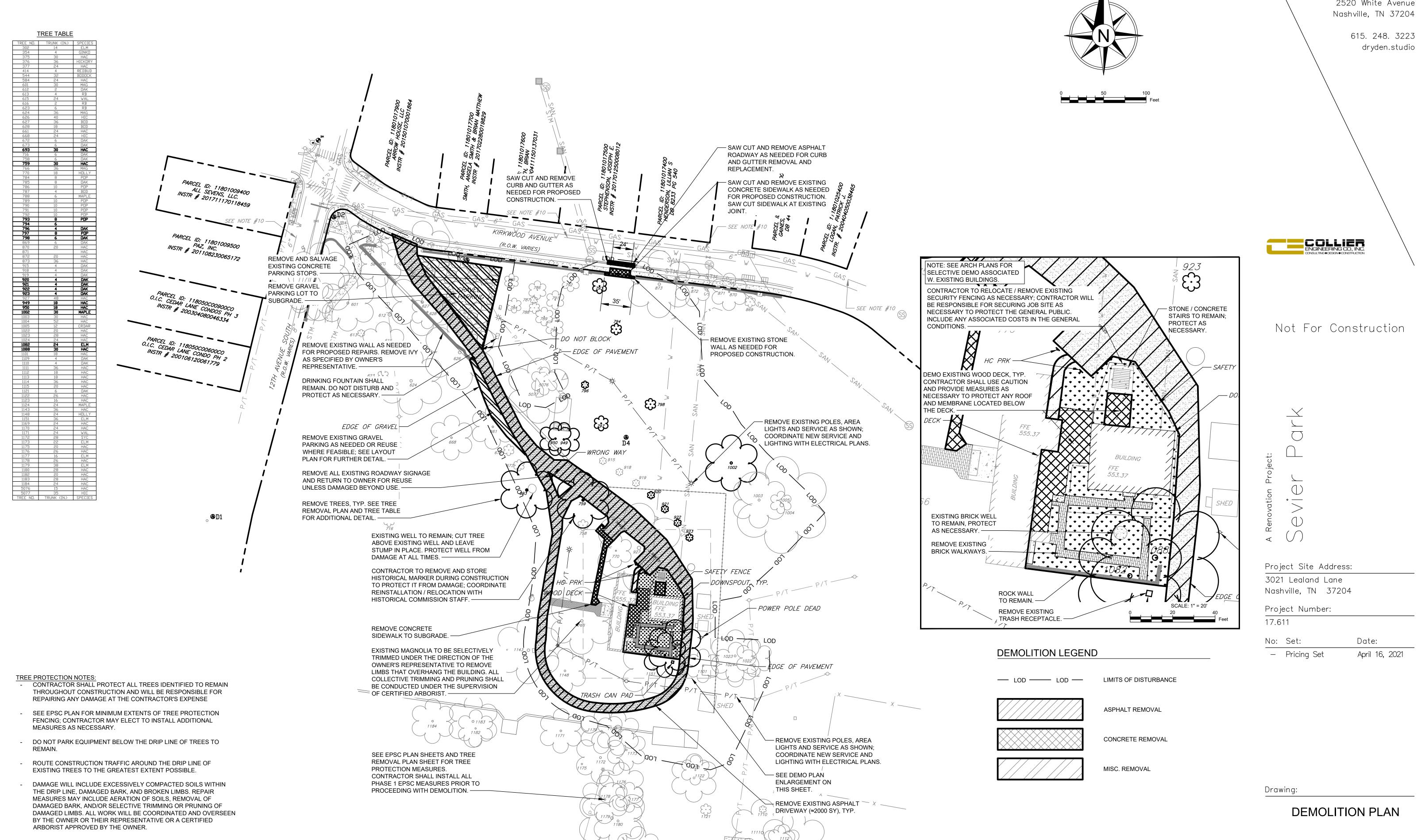
**EXISTING** CONDITIONS

C0.10

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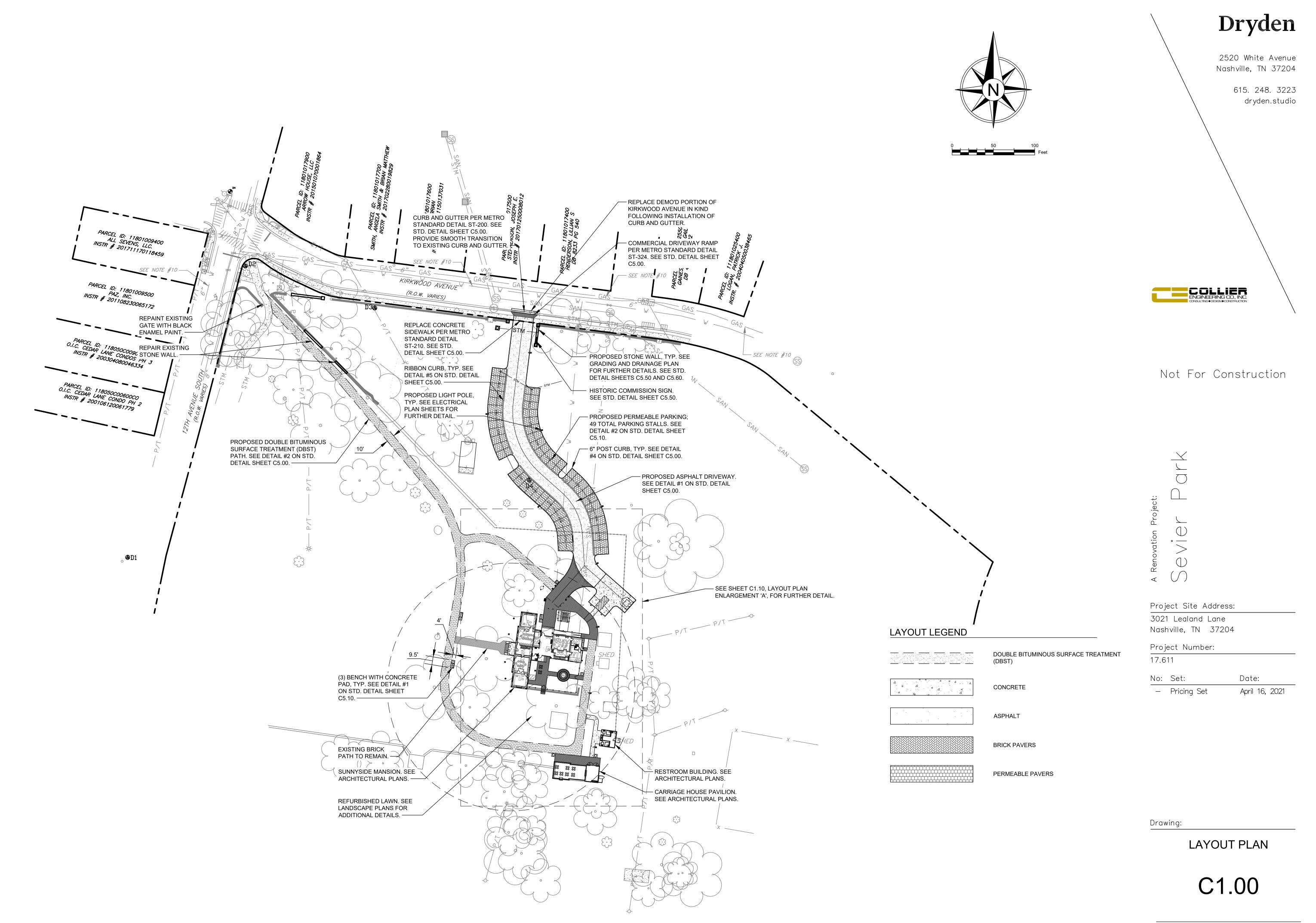
3. A TENNESSEE ONE CALL WAS REQUESTED, TICKET NUMBER

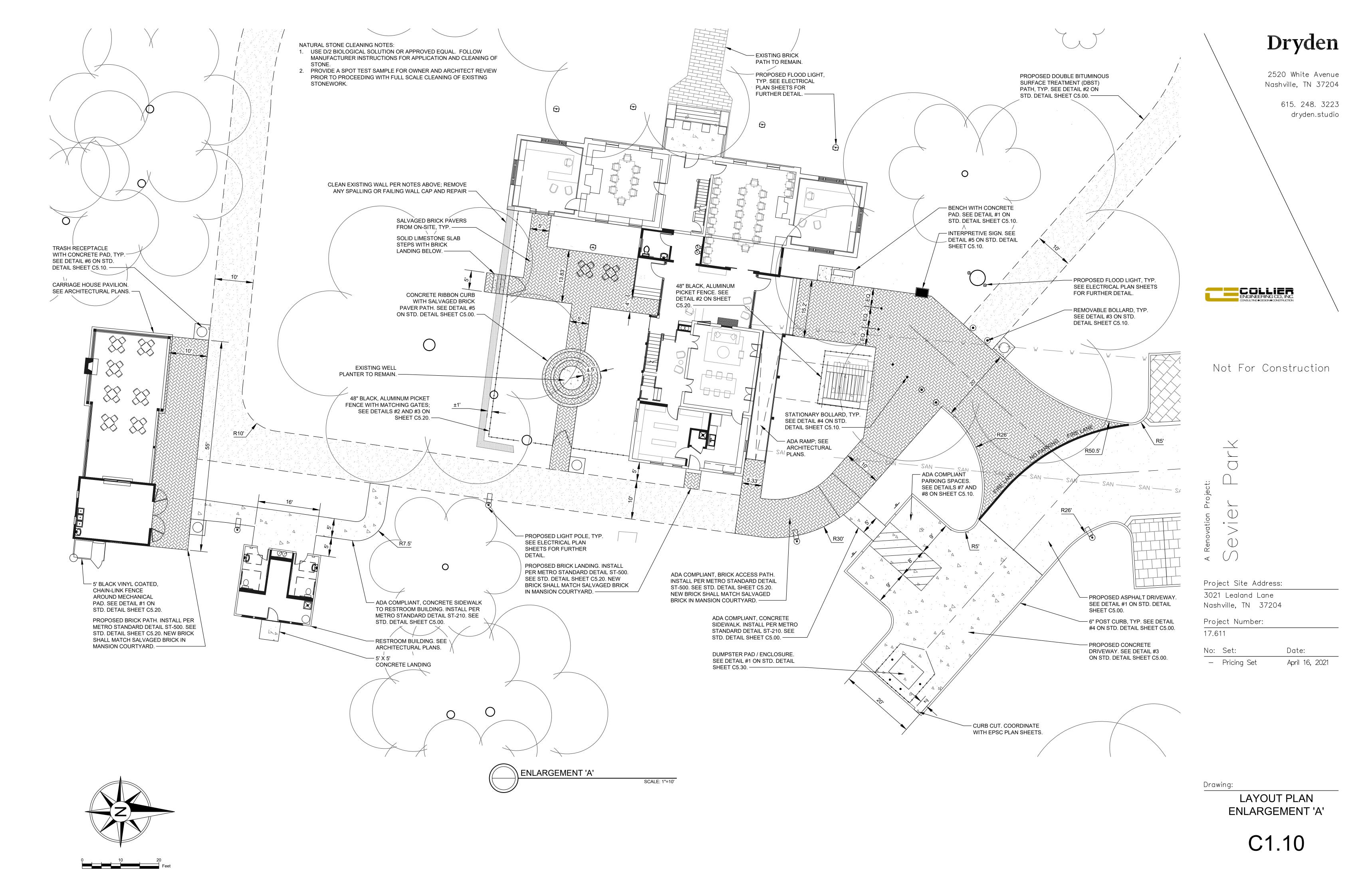
AND MAPS PROVIDED BY UTILITY OWNERS. A ONE-CALL WAS PERFORMED BUT UTILITIES IN THE AREA WERE NOT MARKED.



2520 White Avenue Nashville, TN 37204

615. 248. 3223





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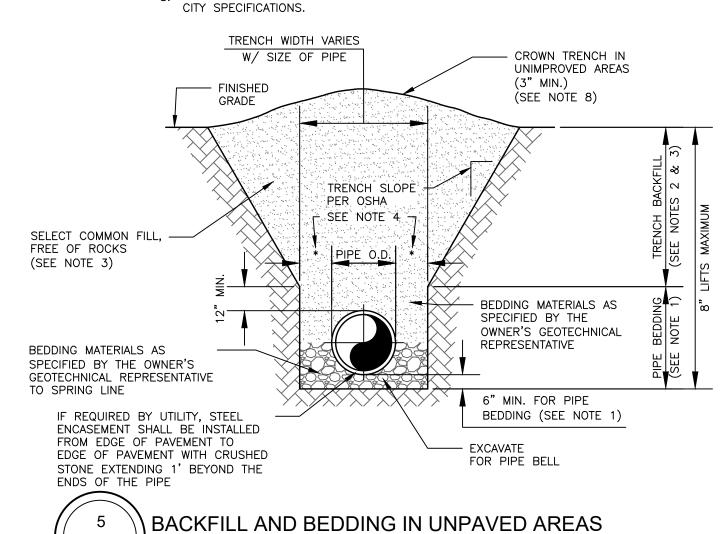
Do not scale drawings — consult Architect.

#### NOTES:

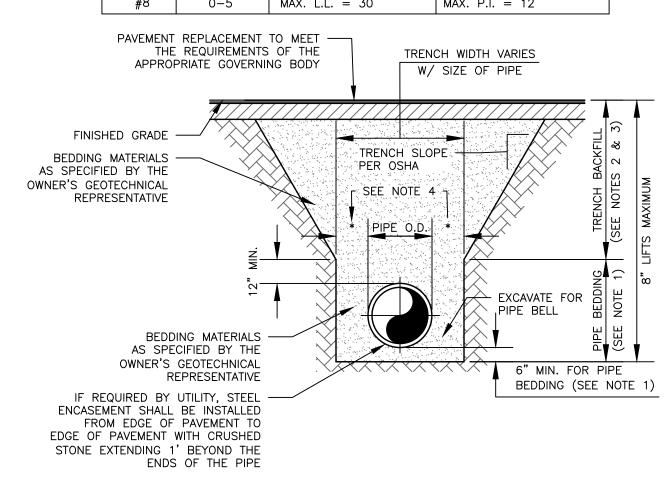
C2.00

- PIPE BEDDING: MATERIALS TO MEET COMPACTION REQUIREMENTS OF OWNER'S GEOTECHNICAL TESTING FIRM.
- 2. TRENCH BACKFILL: MATERIALS TO MEET COMPACTION REQUIREMENTS OF OWNER'S GEOTECHNICAL TESTING FIRM.
- TRENCH BACKFILL UTILIZING SELECT COMMON FILL SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT SPECIFICATIONS.
- 4. (\*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX.
- FOR PIPE DIAMETER 24" AND LARGER.

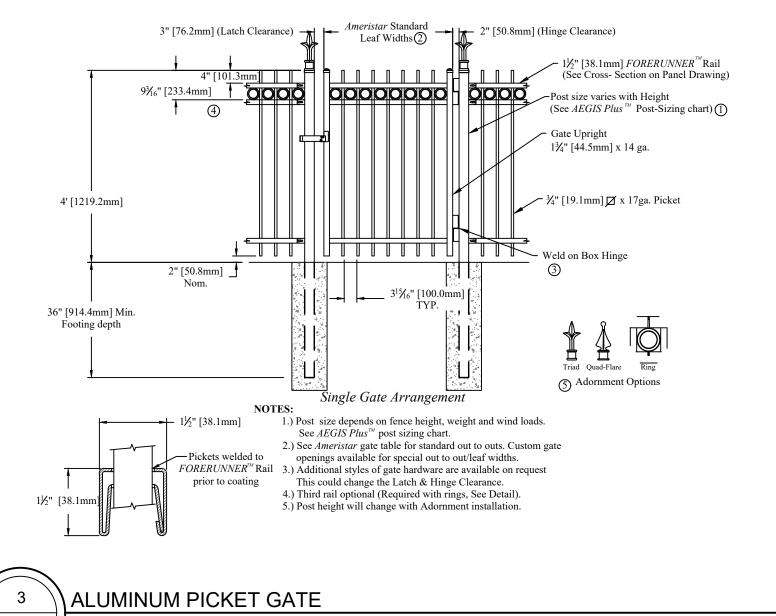
  5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
- 7. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH CURRENT TRENCHING REGULATIONS AND WHERE UNSAFE CONDITIONS EXIST.
- 8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH

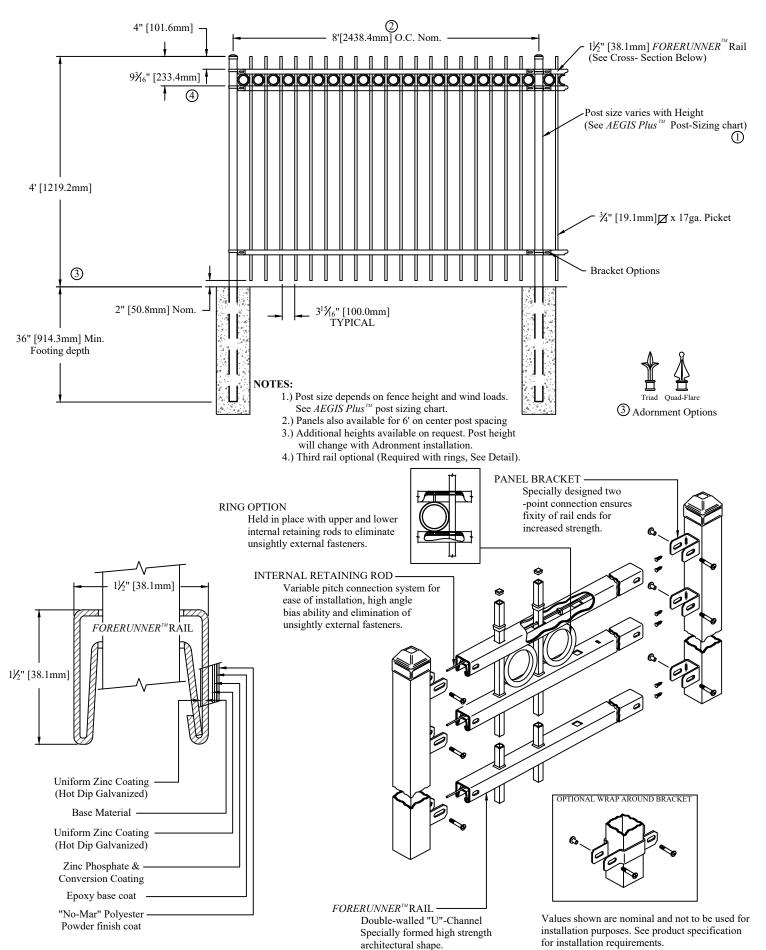


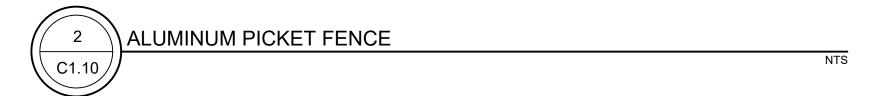
SIEVE ANALYSIS CHART					
CRUSHED STONE A.S.T.M. D-448, GR. 67		SAND		SELECT NATIVE MATERIAL	
NOM. SIZE	% PASSING	NOM. SIZE	% PASSING	NOM. SIZE	% PASSING
1"	100	1"	100	1"	100
3/4"	90-100	#4	60-100	#4	40-100
3/8"	20-55	#200	0-5	#200	0-50
#4	0-10	MAX. P.I. = 5			
#8	0-5	MAX. I.I. = .30		MAX. P.I. =	12





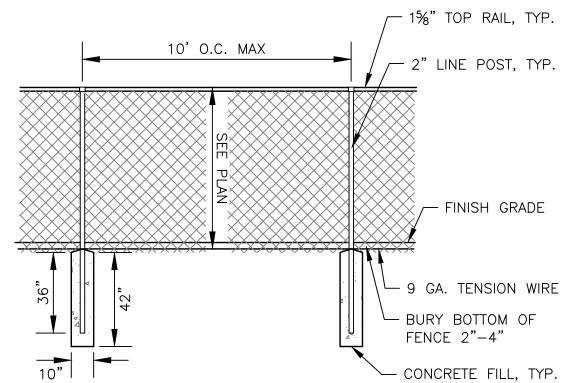






NOTE:

- 1. FENCE TO BE BLACK VINYL (PVC) COATED, STEEL CHAIN LINK FENCE, CLASS 2B THERMALLY FUSED AND BONDED, 9 GA CORE WIRE PICKETS FORMING UNIFORM 2" SQ. MESH. TO CONFORM TO ASTM F668, FEDERAL SPECIFICATION RR-F-191 TYPE IV, AND AASHTO M-181.
- 2. COLOR TO BE SELECTED BY OWNER OR OWNER'S REPRESENTATIVE.
  3. LINE POSTS TO BE GALVANIZED STEEL PIPE PER ASTM SPECIFICATION
- 4. TOP RAIL TO BE GALVANIZED STEEL PIPE PER ASTM F1083.
- 5. TENSION WIRE TO MEET AASHTO M 181.
- 6. ALL MISC FITTINGS / HARDWARE TO BE GALVANIZED STEEL IN ACCORDACNE WITH AASHTO M111.
- 7. WIRE TIES TO BE 9 GA ZINC COATED STEEL OR ALUMINUM COATED STEEL. 8. CHAIN-LINK FENCE TO MEET LATEST TOOT SPECIFICATION AND STANDARDS.



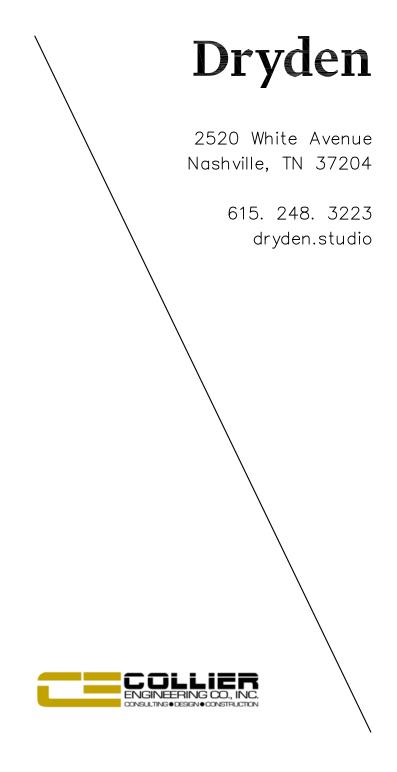
VINYL COATED CHAIN LINK FENCE

/ Marger View DATE: 5/12/03

REVISED:

REVISED:

05/08/03



Not For Construction



Project Site Address: 3021 Lealand Lane

Nashville, TN 37204

Project Number:

17.611

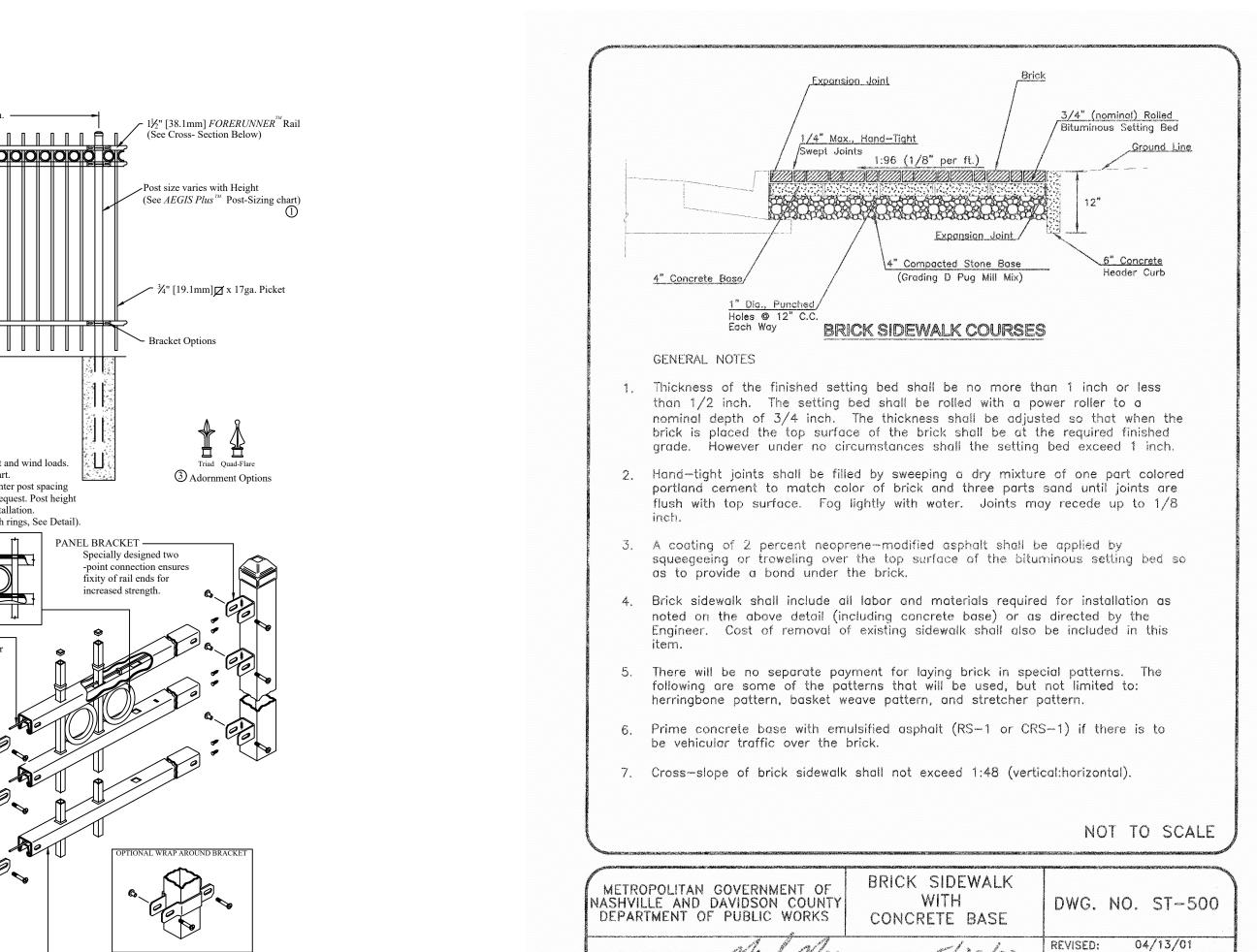
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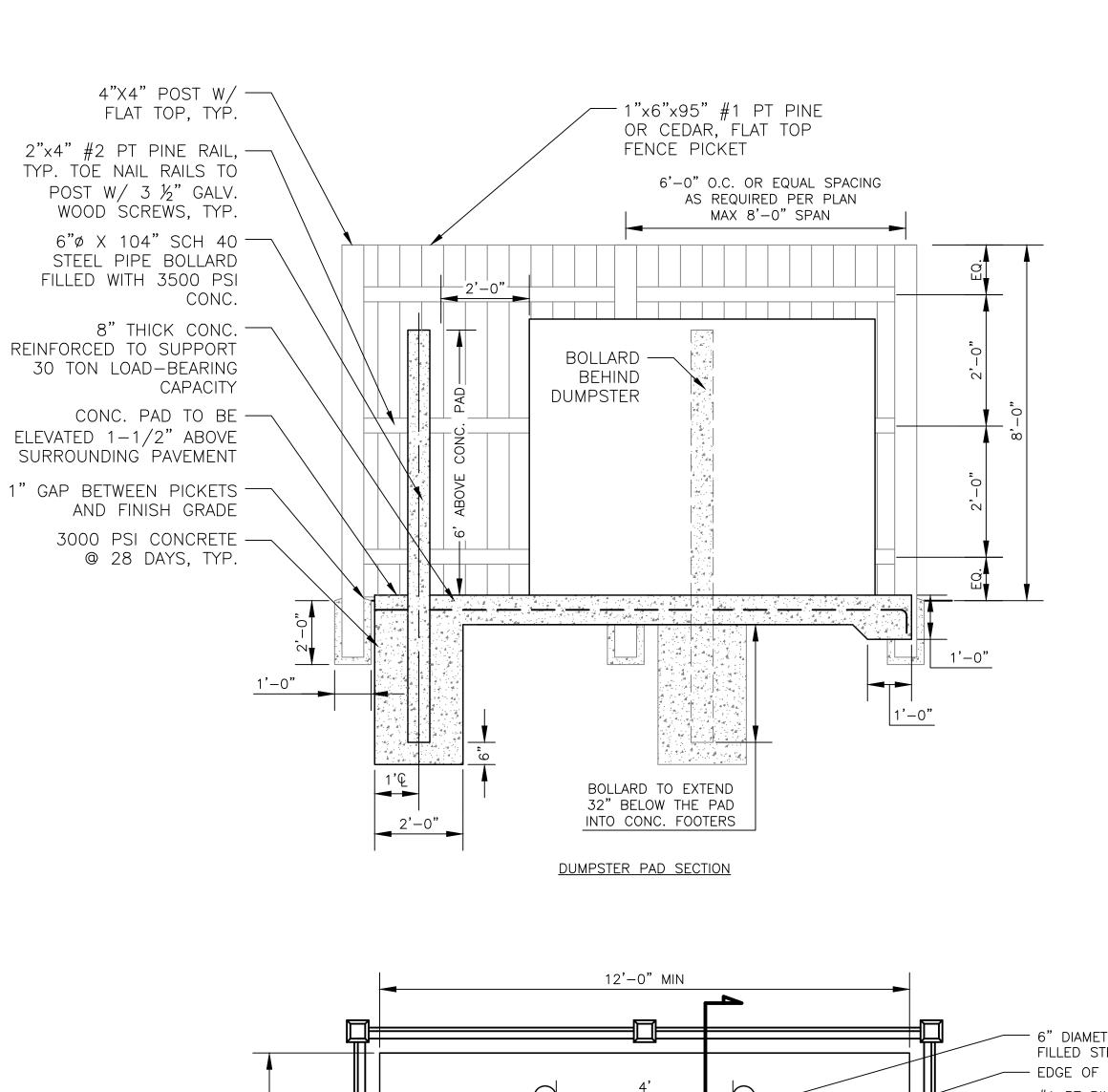
- Pricing Set April 16, 2021

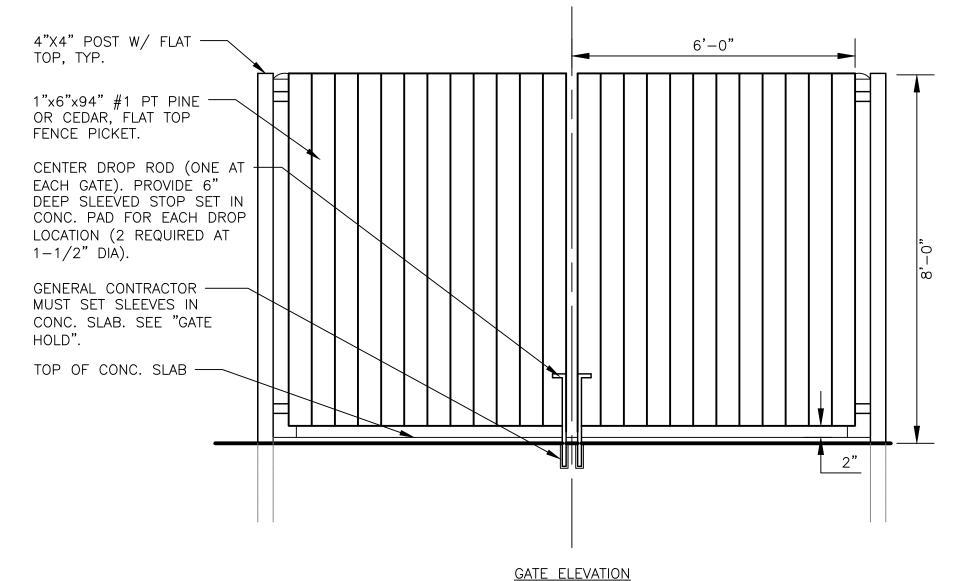
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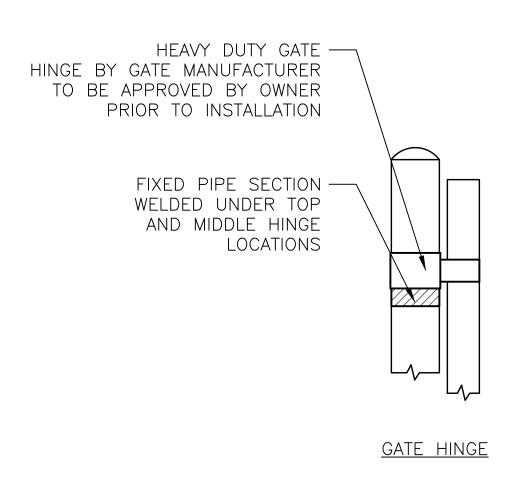
SITE DETAILS

C5.20









INSTALL PLASTIC SLEEVE W/

INSIDE DIMENSION ONE SIZE LARGER THAN DROP ROD

PROVIDE POST CAP FOR -

1 5/8" GALVANIZED PIPE -

HINGE RING WITH GREASE FITTING AT 3 -

LOCATIONS ON EACH 6" DIA SCH 40

6" DIA SCH. 40 GALV PIPE LINE POST -

FOOTING 3'-6" BELOW TOP OF SLAP

FASTEN GATE DOOR TO PIPE FRAME

1 5/8" GALV PIPE FRAME

WITH SELF-TAPPING SCREWS

TOP OF CONC. SLAB -

- EXTEND INTO AND THROUGH CONC.

GALVANIZED GATE POST. WELD FIXED PIPE

SECTION BELOW TOP AND MIDDLE RINGS FOR SUPPORT. HINGE HARDWARE TO BE

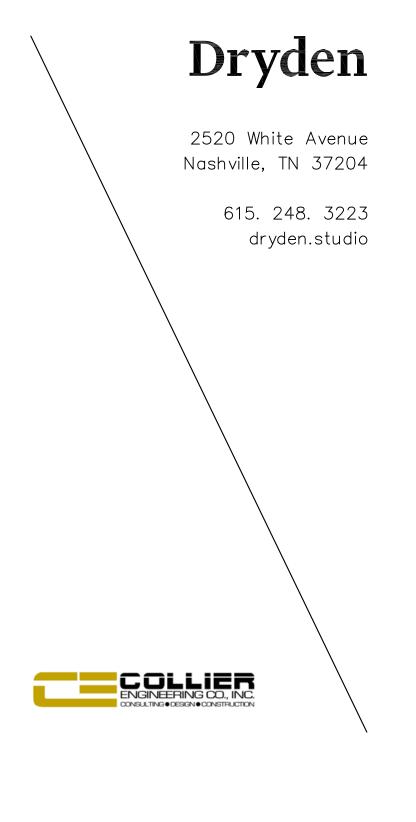
ALL PIPE LINE POST

ANGLE SUPPORT

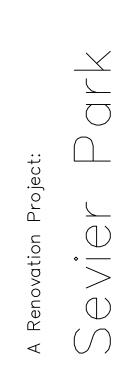
SPACED EVENLY.

GATE HOLD

GATE DOOR







Project Site Address: 3021 Lealand Lane

Nashville, TN 37204

Project Number:

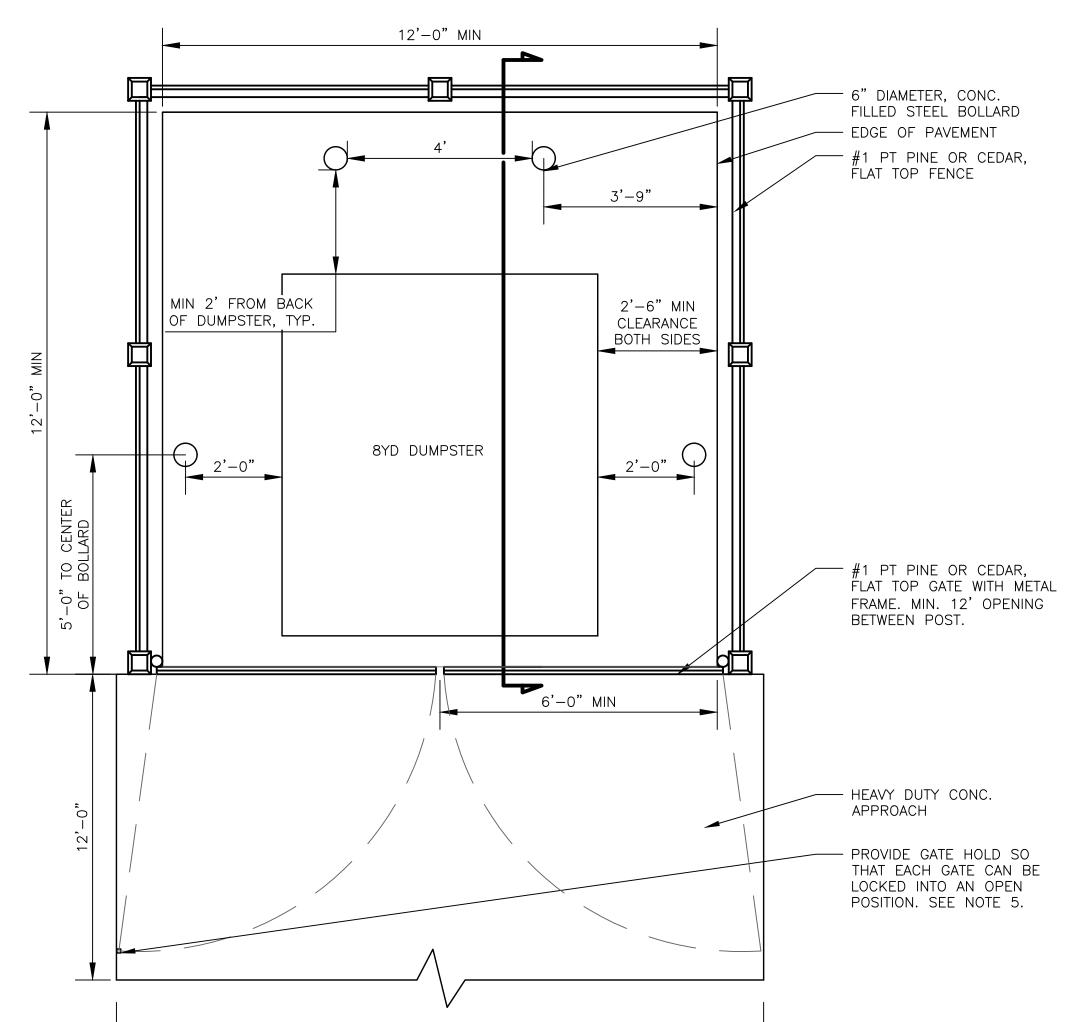
17.611 No: Set:

Date: Pricing Set April 16, 2021

Drawing:

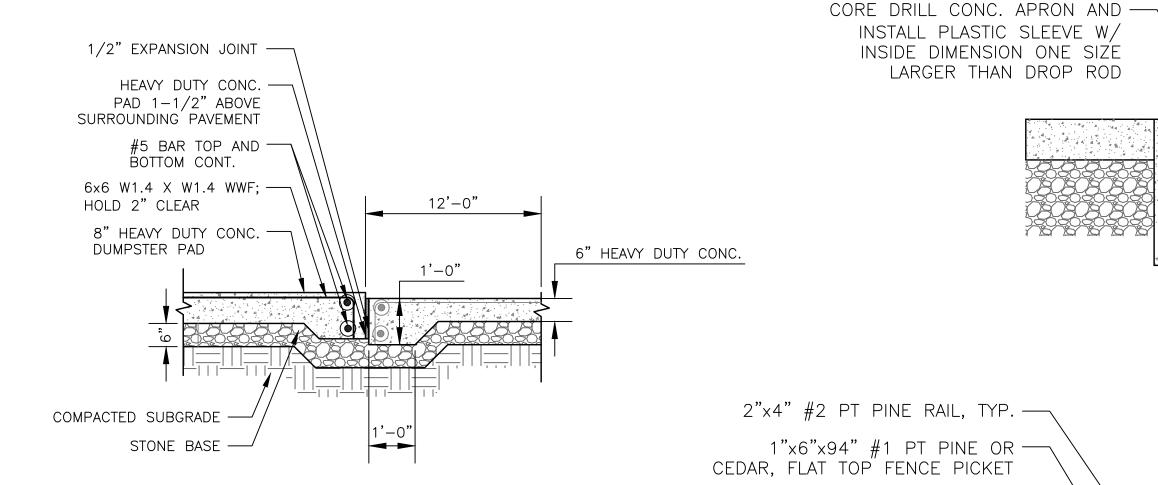
SITE DETAILS

C5.30



14'-0"

**DUMPSTER PAD PLAN** 



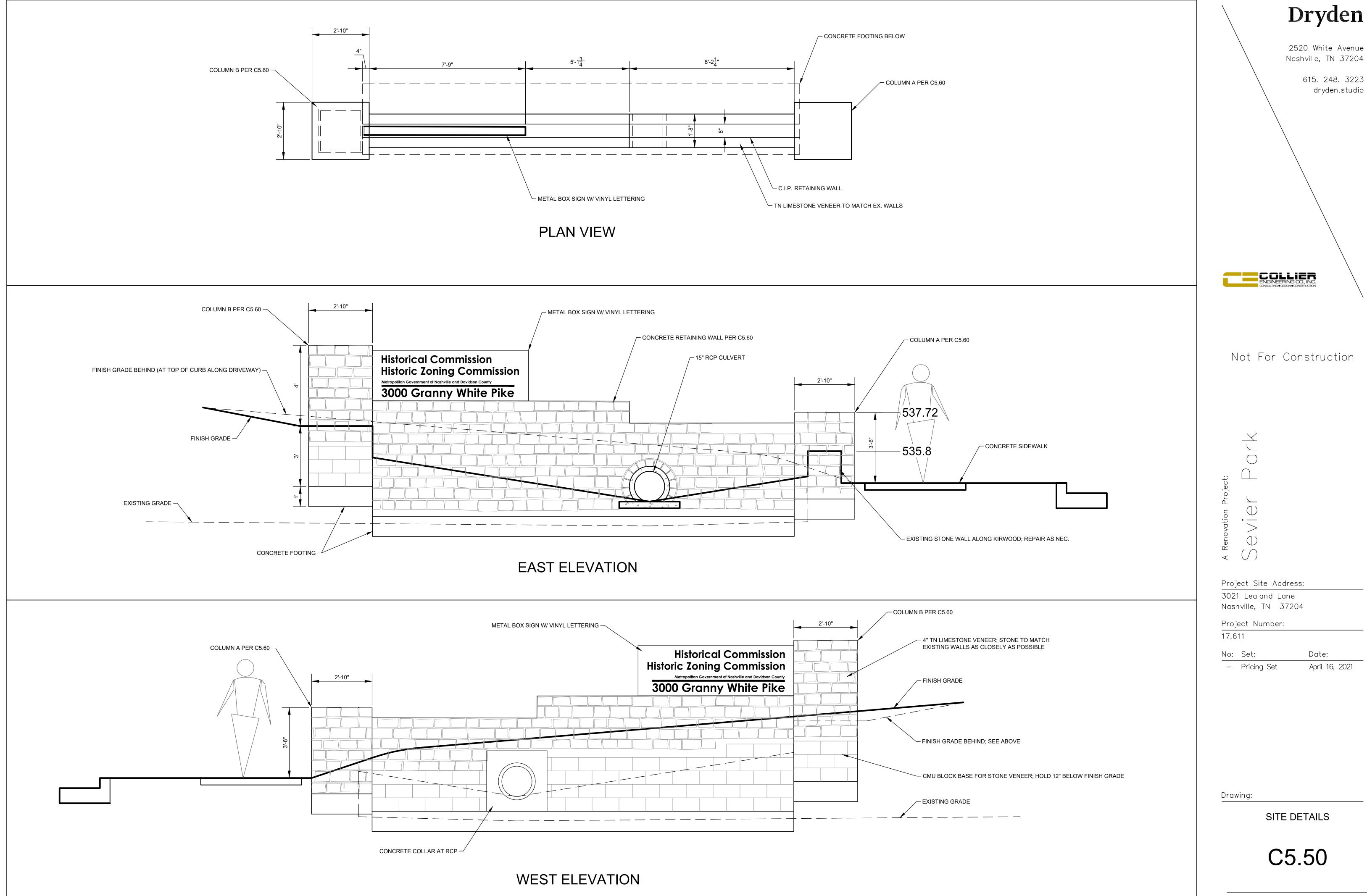
FENCE PLAN

DUMPERSTER PAD APPROACH

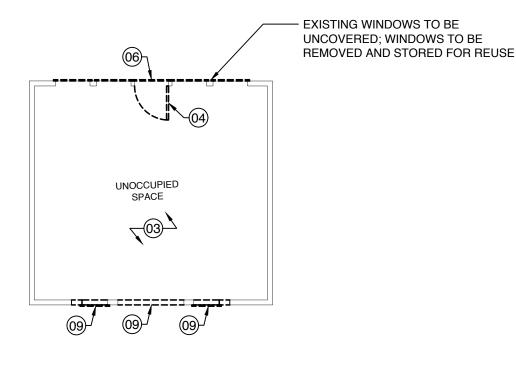
### 1. THE CONC. DUMPSTER PAD SHALL BE AT LEAST 12' X 12'.

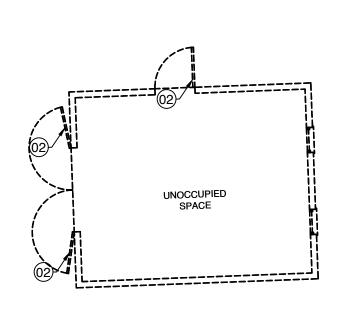
- 2. THE PAD(S) SHALL BE 8" THICK CONC., REINFORCED WITH REBAR TO SUPPORT A 30-TON LOAD-BEARING CAPACITY. 3. A 14' X 40' LONG STRAIGHT AND CLEAR ACCESS APPROACH TO
- EACH DUMPSTER FOR THE TRUCK IS REQUIRED. 4. CLEARANCE AT EACH SIDE OF EACH DUMPSTER MUST BE AT
- LEAST 2'-6".
- 5. IF A GATED ENCLOSURE IS UTILIZED, THE GATES MUST BE LOCKABLE IN THE OPEN POSITION TO PREVENT THE GATES FROM SWINGING INTO THE PATH OF THE TRUCK DURING
- 6. TWO 6" DIAMETER CONC. FILLED STEEL BOLLARDS MUST BE PLACED IN THE CONC. PAD TO THE REAR OF EACH DUMPSTER, 2' FROM THE BACK EDGE OF THE DUMPSTER PAD, SPACED 4' APART, AND CENTERED SIDE TO SIDE. THE BOLLARDS WILL RISE 6' ABOVE THE PAD AND EXTEND 32" BELOW THE PAD INTO CONC. FOOTERS.
- 7. IF THE BOX IS ENCLOSED, IT IS RECOMMENDED THAT THERE BE PEDESTRIAN ACCESS IN ADDITION TO SERVICE GATES. 8. ACCESS AREA, APPROACH, AND PAD MUST BE LEVEL.
- 9. STANDARD PADS WITH NO DRAIN SHOULD BE ELEVATED 1-1/2" ABOVE THE SURROUNDING PAVEMENT.

FROM METRO PUBLIC WORKS DUMPSTER AND COMPACTOR STANDARDS SW1-3.C "DUMPSTER PAD REQUIREMENTS"



2520 White Avenue Nashville, TN 37204



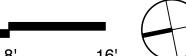


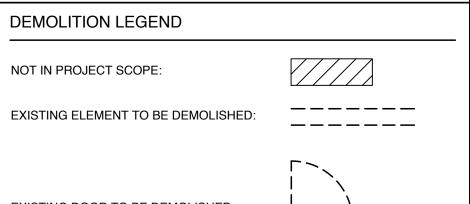
CARRIAGE HOUSE NOTE: CONTRACTOR TO SAVE ALL SALVAGEABLE ARCHITECTURAL DETAILS; UNSALVAGEABLE DETAILS TO BE THOROUGHLY DOCUMENTED TO BE RECREATED DURING CONSTRUCTION.

# - (E) RETAINING WALL — F====== & PATH; SEE CIVIL UNOCCUPIED UNOCCUPIED SPACE - (E) WELL; PITCHED ROOF TO BE REMOVED; -STONE WALL TO REMAIN SCREENED IN PORCH TO BE DEMOLISHED; STORE ALL SALVAGEABLE ARCHITECTURAL DECK REMOVE (E) DECK AND STAIR; — PROTECT EXPOSED BASEMENT TOILET 55 SF 168 SF 394 SF OFFICE 280 SF ENTRY









EXISTING DOOR TO BE DEMOLISHED:

**EXISTING ELEMENT TO REMAIN:** 

KEYNOTE TAG:

#### HISTORIC PRESERVATION DEMOLITION NOTES

- CONTRACTOR TO REMOVE AND SALVAGE ALL ARCHITECTURAL DETAILS POSSIBLE; NO ARCHITECTURAL DETAILS TO BE DISPOSED OF WITHOUT CONSULTING OWNER / ARCHITECT.
- ALL ARCHITECTURAL DETAILS (DOORS, SHUTTERS, ETC.) STORED ON SITE TO BE MOVED AND STORED FOR POTENTIAL REUSE
- CONTRACTOR TO CONSULT WITH STRUCTURAL ENGINEER TO DETERMINE NECESSARY SHORING PLANS FOR THE DURATION OF DEMOLITION AND CONSTRUCTION.
- CONTRACTOR, OWNER, ARCHITECT, AND STRUCTURAL ENGINEER TO WALK SITE AFTER ALL DETERIORATED WOOD SIDING, STRUCTURE, AND FINISHES ARE REMOVED TO DETERMINE DIRECTION FOR PRESERVATION AND REUSE OF EXISTING MEMBERS.

#### DEMOLITION NOTES

- BUILDING IS TO BE OCCUPIED DURING CONSTRUCTION; CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO THE BUILDING AND PARKING AT ALL TIMES. AT NO TIME SHALL OCCUPANTS IN THE BUILDING BE DISTURBED BY DEMOLITION OR CONSTRUCTION.
- REFER TO GENERAL NOTES SHEET FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.
- CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.
- THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF ANY WORK INDICATED HEREIN CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND OWNER'S REPRESENTATIVE OF ANY DAMAGE RENDERED BY OTHERS OR OF ANY EXISTING DAMAGE DISCOVERED PRIOR TO COMMENCEMENT OF THE WORK.
- CONTRACTOR SHALL MAINTAIN THE SITE, INTERIOR AND EXTERIOR, IN A SAFE, CLEAN, AND ORDERLY MANNER AT ALL TIMES. CONTRACTOR SHALL MAKE PROVISIONS FOR DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL BUILDING, LOCAL, STATE, AND FEDERAL REGULATIONS. THE SITE SHALL BE KEPT CLEAN OF DEMOLITION DEBRIS. NEW CONSTRUCTION MATERIAL SHALL BE STORED IN AN UNOBTRUSIVE AND ORDERLY MANNER.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY CONSTRUCTION AND DUST BARRIERS TO MITIGATE DEBRIS INFILTRATION INTO THE UNDISTURBED AREAS OF THE BUILDING.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY SECURITY PROVISIONS AND ANY TEMPORARY WEATHERPROOFING THROUGHOUT THE ENTIRE SCOPE OF WORK.
- CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, SIGNS AND INSTALLATION OF ANY KIND AGAINST DAMAGE OR INTERRUPTION OF SERVICE. CONTRACTOR SHALL NOTIFY THE OWNER AND BUILDING REPRESENTATIVE OF ANY IMPENDING INTERRUPTION OF SERVICE.
- 0. CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING TO REMAIN ELEMENTS, PREVIOUSLY INSTALLED WORK, MATERIALS, SUPPLIES AND EQUIPMENT, INCLUDING OWNER'S PROPERTY AND OWNER-FURNISHED ITEMS.
- . CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AND BRACING AS REQUIRED DURING DEMOLITION TO MAINTAIN STRUCTURAL INTEGRITY OF THE BUILDING DURING AND AFTER COMPLETION OF THE ENTIRE SCOPE OF WORK.
- 2. CONTRACTOR SHALL COORDINATE REMOVAL AND/OR RELOCATION OF ALL UTILITY FEEDS, CONDUITS, ETC. WITH DEMOLITION AND NEW CONSTRUCTION REQUIREMENTS.
- 13. CONTRACTOR SHALL REMOVE ALL ELEMENTS INDICATED TO BE DEMOLISHED. WALLS AND CEILINGS INDICATED FOR DEMOLITION SHALL BE REMOVED COMPLETELY, INCLUDING ELECTRICAL, COMMUNICATIONS, PLUMBING, MECHANICAL AND OTHER COMPONENTS OF CONSTRUCTION. TERMINATE ALL SERVICES IN A SAFE CONDITION ABOVE LINE OF CEILING OR BELOW LINE OF FLOOR. REMOVE ALL FIXTURES AND RELATED PLUMBING ATTACHMENTS IN AREAS WHERE DEMOLITION OCCURS. PROPERLY CAP AND SEAL ALL DRAINS WHICH ARE NOT TO BE REUSED.
- 4. CONTRACTOR SHALL REPAIR ALL WALLS DISTURBED BY DEMOLITION OR REMODELING. PATCHING SHALL NOT BE VISIBLE AND FINAL FINISH SHALL MATCH EXISTING ADJACENT WALL SURFACES. EXTEND FINISH TO NEAREST TRANSITION POINT.
- 5. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, THE PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE.
- 16. IF HAZARDOUS MATERIALS OR TOXIC SUBSTANCES, OR ELEMENTS SUSPECTED TO BE HAZARDOUS OR TOXIC, ARE ENCOUNTERED AT THE PROJECT SITE, THE CONTRACTOR SHALL CEASE WORK IN THAT AREA AND PROMPTLY NOTIFY THE OWNER IN WRITING.
- 17. EXISTING CEILING TO REMAIN UNLESS OTHERWISE NOTED.

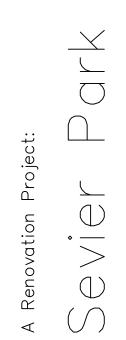
#### **KEYNOTES**

- 01) STRUCTURE TO BE REMOVED; CONSULT WITH STRUCTURAL ENGINEER
- 02) REMOVE DOORS; STORE FOR REUSE
- 03 EXISTING FLOOR FINISHES AND DAMAGED FRAMING TO BE REMOVED; PREP FOR NEW
- 04) REMOVE AND DISCARD (E) DOOR
- 05) WALLS TO BE STRIPPED DOWN TO ORIGINAL HEAVY-TIMBER; PROTECT DURING CONSTRUCTION
- (E) OPENING TO REMAIN; PREPARE FOR (N) OR REFURBISHED
- DOOR OR WINDOW
- (E) WOOD FLOOR TO REMAIN; REPAIR ANY HAZARDOUS LOCATIONS; PROTECT DURING CONSTRUCTION
- (E) CARPET TO BE REMOVED AND DISCARDED; PREP FOR NEW
- 09 REMOVE (E) WALL AND PREPARE FOR (N) OPENING
- 10 REMOVE AND DISCARD ALL CEILING FIXTURES AND FINISHES
- (11) REMOVE (E) TEMPORARY WALL AND PREPARE FOR NEW

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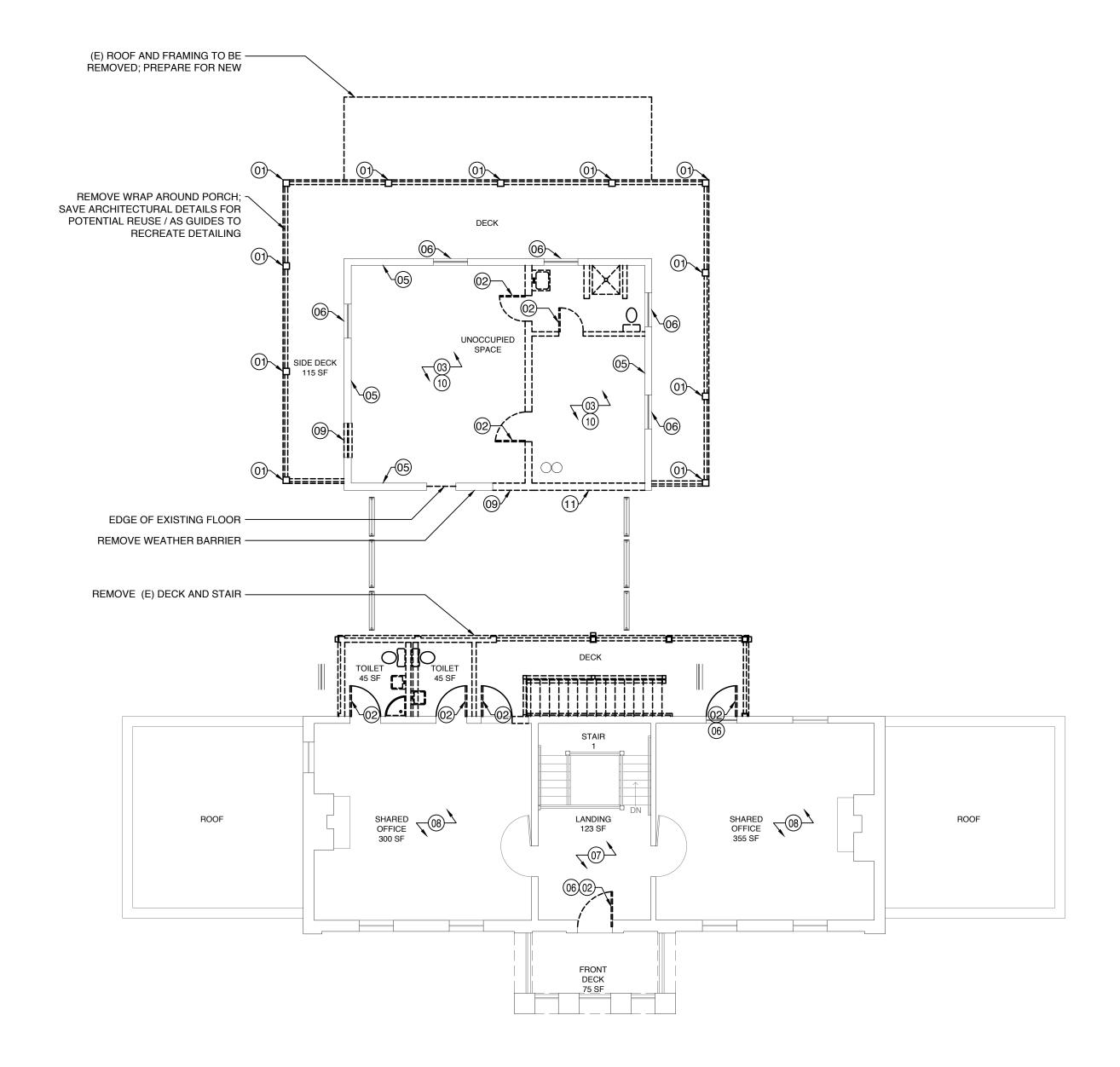
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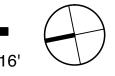
FIRST FLOOR **DEMOLITION PLANS** 







## SUNNYSIDE MANSION 2ND FLOOR DEMO



#### HISTORIC PRESERVATION DEMOLITION NOTES

- CONTRACTOR TO REMOVE AND SALVAGE ALL ARCHITECTURAL DETAILS POSSIBLE; NO ARCHITECTURAL DETAILS TO BE DISPOSED OF WITHOUT CONSULTING OWNER / ARCHITECT.
- 2. ALL ARCHITECTURAL DETAILS (DOORS, SHUTTERS, ETC.) STORED ON SITE TO BE MOVED AND STORED FOR POTENTIAL REUSE
- 3. CONTRACTOR TO CONSULT WITH STRUCTURAL ENGINEER TO DETERMINE NECESSARY SHORING PLANS FOR THE DURATION OF DEMOLITION AND CONSTRUCTION.
- . CONTRACTOR, OWNER, ARCHITECT, AND STRUCTURAL ENGINEER TO WALK SITE AFTER ALL DETERIORATED WOOD SIDING, STRUCTURE, AND FINISHES ARE REMOVED TO DETERMINE DIRECTION FOR PRESERVATION AND REUSE OF EXISTING MEMBERS.

#### **DEMOLITION NOTES**

- 1. BUILDING IS TO BE OCCUPIED DURING CONSTRUCTION; CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO THE BUILDING AND PARKING AT ALL TIMES. AT NO TIME SHALL OCCUPANTS IN THE BUILDING BE DISTURBED BY DEMOLITION OR CONSTRUCTION.
- 2. REFER TO GENERAL NOTES SHEET FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.
- CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.
- THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF ANY WORK INDICATED HEREIN CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.
- 5. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND OWNER'S REPRESENTATIVE OF ANY DAMAGE RENDERED BY OTHERS OR OF ANY EXISTING DAMAGE DISCOVERED PRIOR TO COMMENCEMENT OF THE WORK.
- 6. CONTRACTOR SHALL MAINTAIN THE SITE, INTERIOR AND EXTERIOR, IN A SAFE, CLEAN, AND ORDERLY MANNER AT ALL TIMES. CONTRACTOR SHALL MAKE PROVISIONS FOR DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL BUILDING, LOCAL, STATE, AND FEDERAL REGULATIONS. THE SITE SHALL BE KEPT CLEAN OF DEMOLITION DEBRIS. NEW CONSTRUCTION MATERIAL SHALL BE STORED IN AN UNOBTRUSIVE AND ORDERLY MANNER.
- 7. CONTRACTOR SHALL PROVIDE ALL NECESSARY CONSTRUCTION AND DUST BARRIERS TO MITIGATE DEBRIS INFILTRATION INTO THE UNDISTURBED AREAS OF THE BUILDING.
- B. CONTRACTOR SHALL PROVIDE ALL NECESSARY SECURITY PROVISIONS AND ANY TEMPORARY WEATHERPROOFING THROUGHOUT THE ENTIRE SCOPE OF WORK.
- 9. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, SIGNS AND INSTALLATION OF ANY KIND AGAINST DAMAGE OR INTERRUPTION OF SERVICE. CONTRACTOR SHALL NOTIFY THE OWNER AND BUILDING REPRESENTATIVE OF ANY IMPENDING INTERRUPTION OF SERVICE.
- 10. CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING TO REMAIN ELEMENTS, PREVIOUSLY INSTALLED WORK, MATERIALS, SUPPLIES AND EQUIPMENT, INCLUDING OWNER'S PROPERTY AND OWNER-FURNISHED ITEMS.
- 11. CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AND BRACING AS REQUIRED DURING DEMOLITION TO MAINTAIN STRUCTURAL INTEGRITY OF THE BUILDING DURING AND AFTER COMPLETION OF THE ENTIRE SCOPE OF WORK.
- 12. CONTRACTOR SHALL COORDINATE REMOVAL AND/OR RELOCATION OF ALL UTILITY FEEDS, CONDUITS, ETC. WITH DEMOLITION AND NEW CONSTRUCTION REQUIREMENTS.
- 13. CONTRACTOR SHALL REMOVE ALL ELEMENTS INDICATED TO BE DEMOLISHED. WALLS AND CEILINGS INDICATED FOR DEMOLITION SHALL BE REMOVED COMPLETELY, INCLUDING ELECTRICAL, COMMUNICATIONS, PLUMBING, MECHANICAL AND OTHER COMPONENTS OF CONSTRUCTION. TERMINATE ALL SERVICES IN A SAFE CONDITION ABOVE LINE OF CEILING OR BELOW LINE OF FLOOR. REMOVE ALL FIXTURES AND RELATED PLUMBING ATTACHMENTS IN AREAS WHERE DEMOLITION OCCURS. PROPERLY CAP AND SEAL ALL DRAINS WHICH ARE NOT TO BE REUSED.
- 14. CONTRACTOR SHALL REPAIR ALL WALLS DISTURBED BY DEMOLITION OR REMODELING. PATCHING SHALL NOT BE VISIBLE AND FINAL FINISH SHALL MATCH EXISTING ADJACENT WALL SURFACES. EXTEND FINISH TO NEAREST TRANSITION POINT.
- 15. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, THE PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE.
- 16. IF HAZARDOUS MATERIALS OR TOXIC SUBSTANCES, OR ELEMENTS SUSPECTED TO BE HAZARDOUS OR TOXIC, ARE ENCOUNTERED AT THE PROJECT SITE, THE CONTRACTOR SHALL CEASE WORK IN THAT AREA AND PROMPTLY NOTIFY THE OWNER IN WRITING.
- 17. EXISTING CEILING TO REMAIN UNLESS OTHERWISE NOTED.

#### KEYNOTES

\_\_\_\_\_

\_\_\_\_\_

**DEMOLITION LEGEND** 

EXISTING ELEMENT TO BE DEMOLISHED:

EXISTING DOOR TO BE DEMOLISHED:

**EXISTING ELEMENT TO REMAIN:** 

KEYNOTE TAG:

NOT IN PROJECT SCOPE:

- 01) STRUCTURE TO BE REMOVED; CONSULT WITH STRUCTURAL ENGINEER
- 02) REMOVE DOORS; STORE FOR REUSE
- (03) EXISTING FLOOR FINISHES AND DAMAGED FRAMING TO BE REMOVED; PREP FOR NEW
- 04) REMOVE AND DISCARD (E) DOOR
- WALLS TO BE STRIPPED DOWN TO ORIGINAL HEAVY-TIMBER; PROTECT DURING CONSTRUCTION
- (E) OPENING TO REMAIN; PREPARE FOR (N) OR REFURBISHED DOOR OR WINDOW
- (E) WOOD FLOOR TO REMAIN; REPAIR ANY HAZARDOUS LOCATIONS; PROTECT DURING CONSTRUCTION
- (E) CARPET TO BE REMOVED AND DISCARDED; PREP FOR NEW
- 09 REMOVE (E) WALL AND PREPARE FOR (N) OPENING
- (10) REMOVE AND DISCARD ALL CEILING FIXTURES AND FINISHES
- (11) REMOVE (E) TEMPORARY WALL AND PREPARE FOR NEW

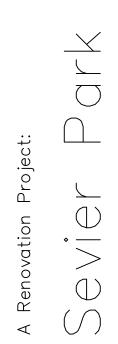
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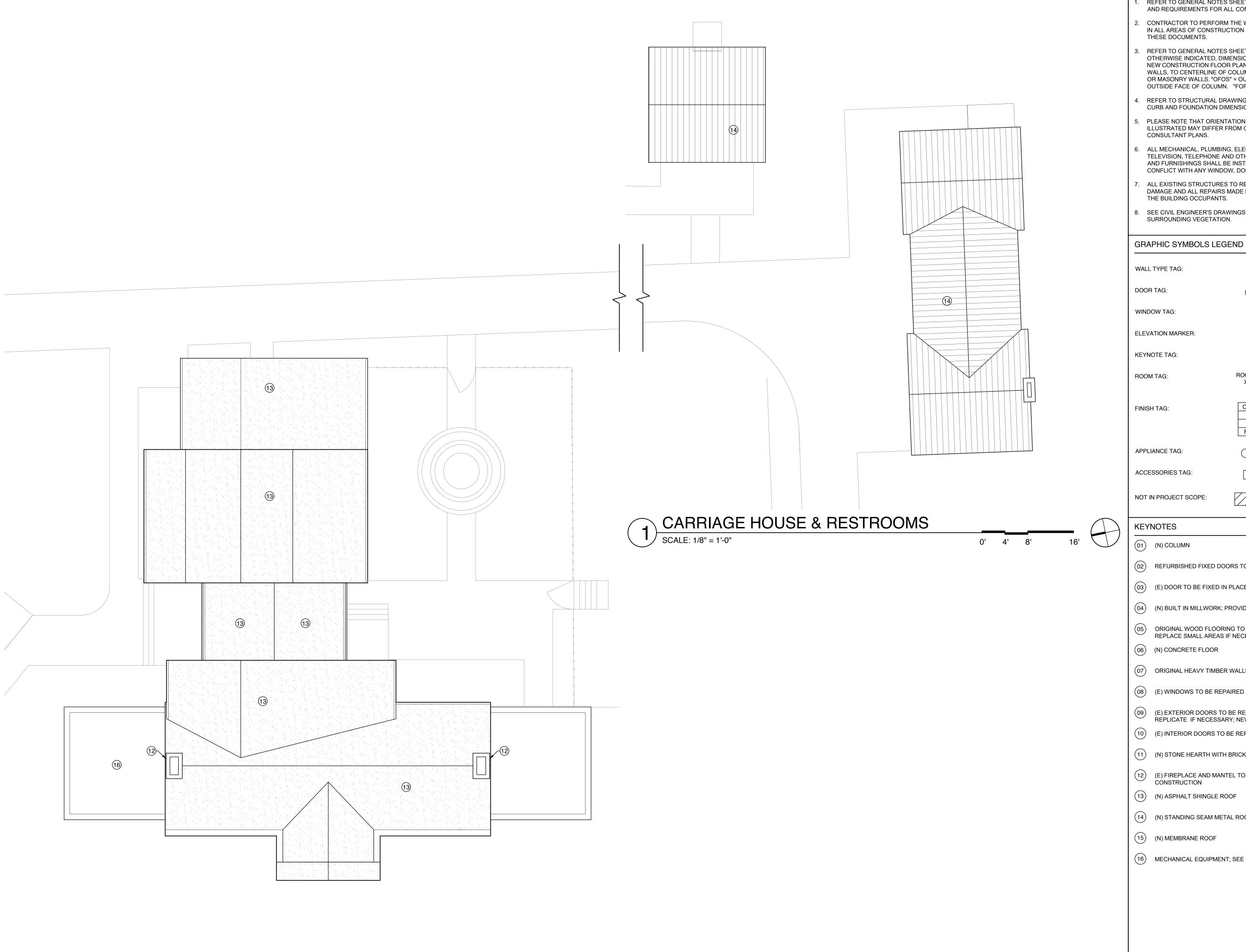
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- Pricing Set April 16, 2021

Drawing:

SECOND FLOOR DEMOLITION PLAN

D102



SUNNYSIDE MANSION

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

#### **PLAN NOTES**

- REFER TO GENERAL NOTES SHEET FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.
- CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.
- REFER TO GENERAL NOTES SHEET DIMENSION NOTES. UNLESS OTHERWISE INDICATED, DIMENSIONS SHOWN ON ARCHITECTURAL NEW CONSTRUCTION FLOOR PLANS ARE TO THE FACE OF STUD WALLS, TO CENTERLINE OF COLUMNS AND TO FACE OF CONCRETE OR MASONRY WALLS. "OFOS" = OUTSIDE FACE OF STUD. "OFOC" = OUTSIDE FACE OF COLUMN. "FOF" = FACE OF FINISH.
- REFER TO STRUCTURAL DRAWINGS FOR CLARIFICATION OF SLAB, CURB AND FOUNDATION DIMENSIONS.
- . PLEASE NOTE THAT ORIENTATION OF THE BUILDING PLAN ILLUSTRATED MAY DIFFER FROM ORIENTATION FOUND IN CONSULTANT PLANS.
- . ALL MECHANICAL, PLUMBING, ELECTRICAL, SECURITY, UTILITY, TELEVISION, TELEPHONE AND OTHER AUDIO / VISUAL EQUIPMENT AND FURNISHINGS SHALL BE INSTALLED SO AS TO NOT BE IN CONFLICT WITH ANY WINDOW, DOOR OR ACCESSIBLE ROUTE, TYP.
- ALL EXISTING STRUCTURES TO REMAIN TO BE INSPECTED FOR DAMAGE AND ALL REPAIRS MADE FOR THE LIFE AND SAFETY OF THE BUILDING OCCUPANTS.
- 3. SEE CIVIL ENGINEER'S DRAWINGS FOR SITE LANDSCAPING AND SURROUNDING VEGETATION.

#### WALL TYPE TAG: DOOR TAG: 101 $\langle A \rangle$ WINDOW TAG: **ELEVATION MARKER:** KEYNOTE TAG: - ROOM NAME ROOM NAME **ROOM TAG:** - SQUARE XXX SF < FOOTAGE CEILING FINISH TAG: WALL - SCHEDULED **FINISHES** BASE FLOOR

### KEYNOTES

- 02 REFURBISHED FIXED DOORS TO BE INSTALLED AT (E) OPENING

APP 01

AC 01

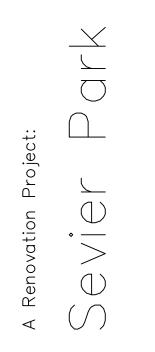
- (E) DOOR TO BE FIXED IN PLACE; REPAIR AND REFINISH
- (N) BUILT IN MILLWORK; PROVIDE BLOCKING IN WALL
- 05) ORIGINAL WOOD FLOORING TO BE PATCHED AND REPAIRED; REPLACE SMALL AREAS IF NECESSARY
- (06) (N) CONCRETE FLOOR
- 07 ORIGINAL HEAVY TIMBER WALLS TO BE EXPOSED AND REPAIRED
- (E) WINDOWS TO BE REPAIRED AND REFINISHED
- (E) EXTERIOR DOORS TO BE REPAIRED AND REFINISHED; REPLICATE IF NECESSARY; NEW WEATHER SEAL REQUIRED
- (E) INTERIOR DOORS TO BE REPAIRED AND REFINISHED
- (N) STONE HEARTH WITH BRICK FIREPLACE
- (E) FIREPLACE AND MANTEL TO REMAIN; PROTECT DURING CONSTRUCTION
- (N) ASPHALT SHINGLE ROOF
- (N) STANDING SEAM METAL ROOF
- (N) MEMBRANE ROOF
- 16) MECHANICAL EQUIPMENT; SEE MECHANICAL DRAWINGS

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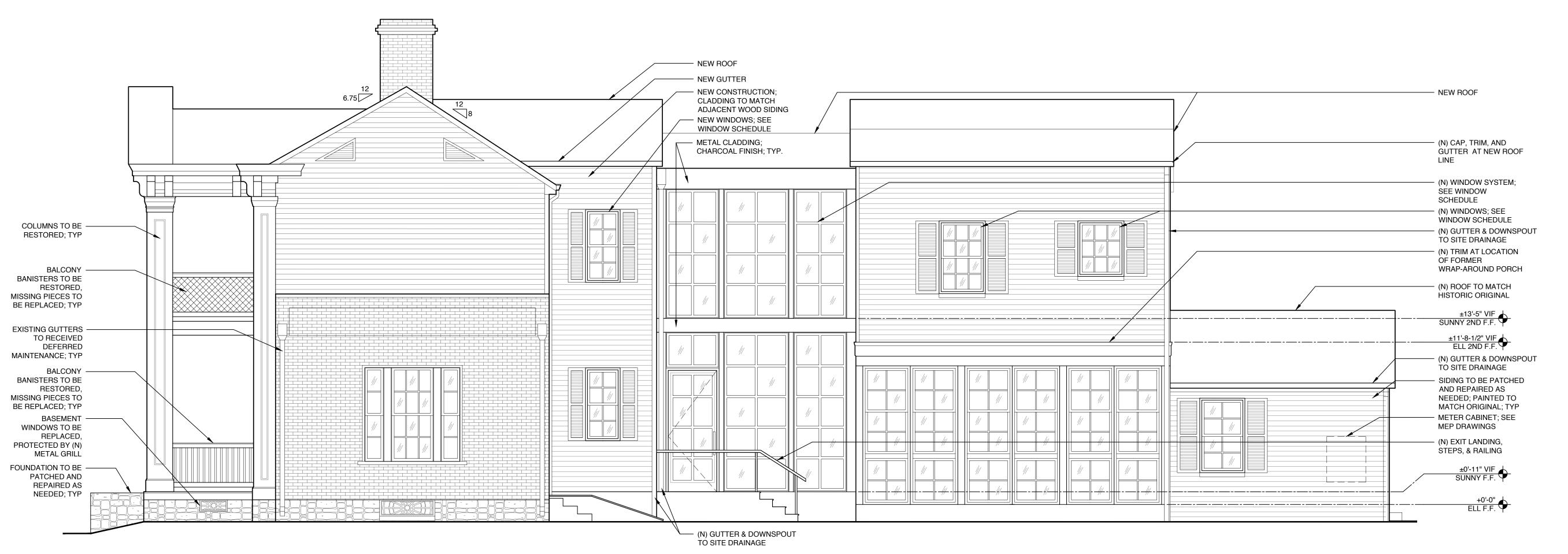
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ARCHITECTURAL **ROOF PLAN** 



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SUNNYSIDE MANSION EXTERIOR ELEVATIONS

A300

SUNNYSIDE MANSION - WEST FAÇADE

SCALE: 1/4" = 1'-0"

(E) SHUTTERS ON — BRICK ADDITIONS TO BE REMOVED;

MISSING SHUTTERS TO BE

REPLACED; TYP.

2 SUNNYSIDE MANSION - SOUTH FAÇADE

SCALE: 1/4" = 1'-0"

0' 2' 4'

NEW ROOF

- SIDING TO BE PATCHED AND REPAIRED AS

NEEDED; PAINTED TO MATCH ORIGINAL

BALCONY BANISTERS

TO BE RESTORED,
MISSING PIECES TO BE
REPLACED; TYP

±13'-5" VIF SUNNY 2ND F.F.

- BRICK TO BE PATCHED AND REPAIRED AS NEEDED; PAINTED TO MATCH ORIGINAL

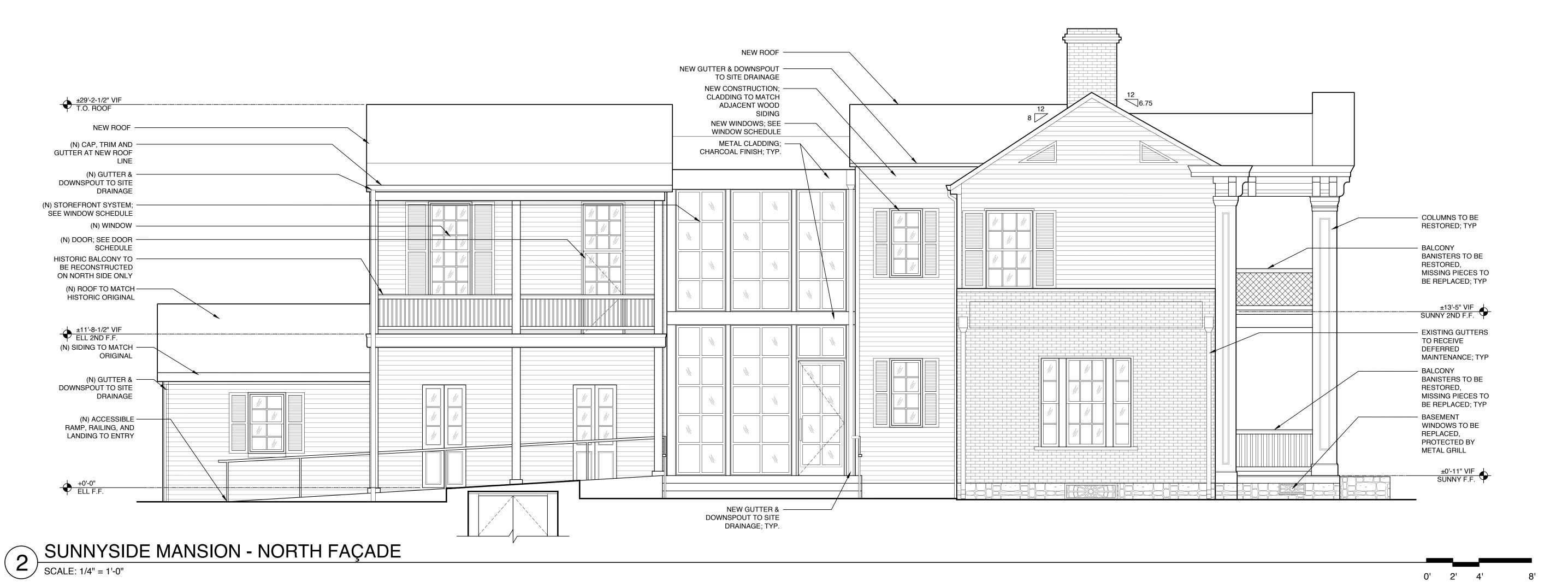
BASEMENT WINDOWS
TO BE REPLACED,
PROTECTED BY (N)
METAL GRILL

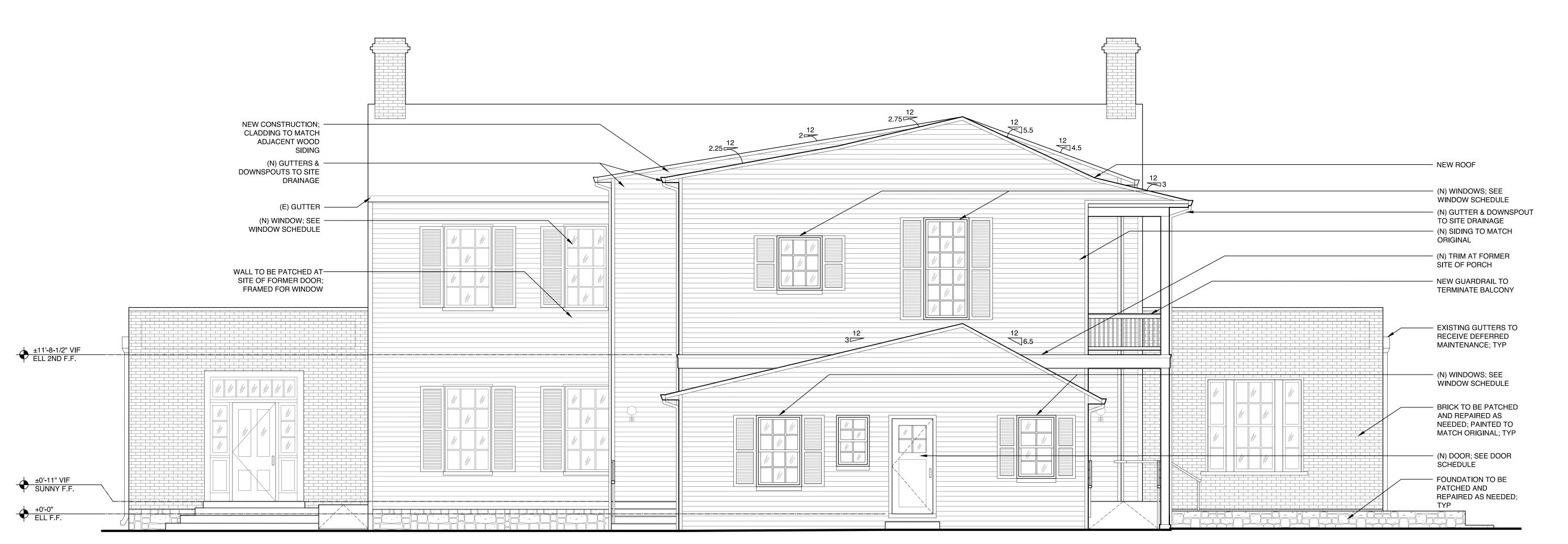
- FOUNDATION TO BE

PATCHED AND REPAIRED AS NEEDED

> ±0'-11" VIF SUNNY F.F.

- COLUMNS TO BE RESTORED; TYP





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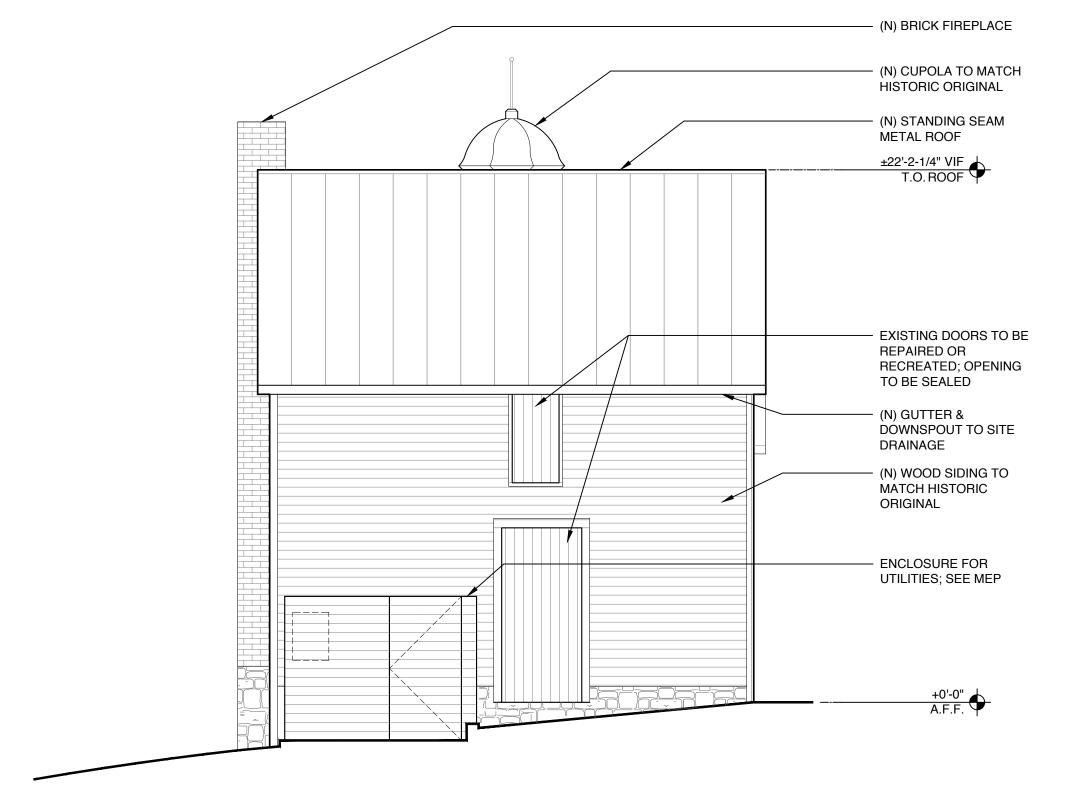
Project Number: 17.611

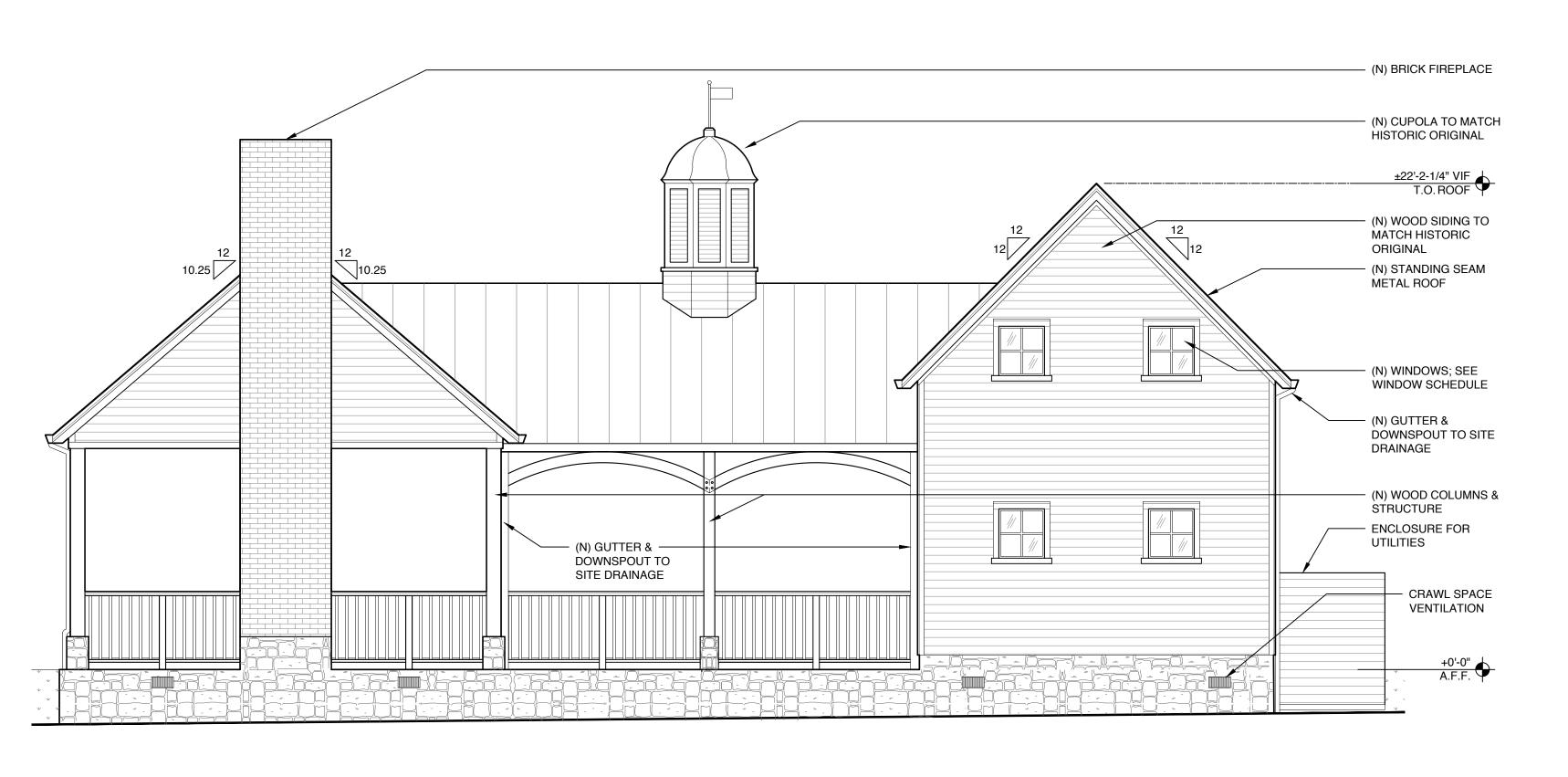
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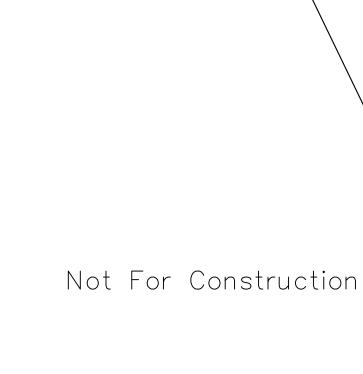
Drawing:

0' 2' 4'

SUNNYSIDE MANSION **EXTERIOR ELEVATIONS** 







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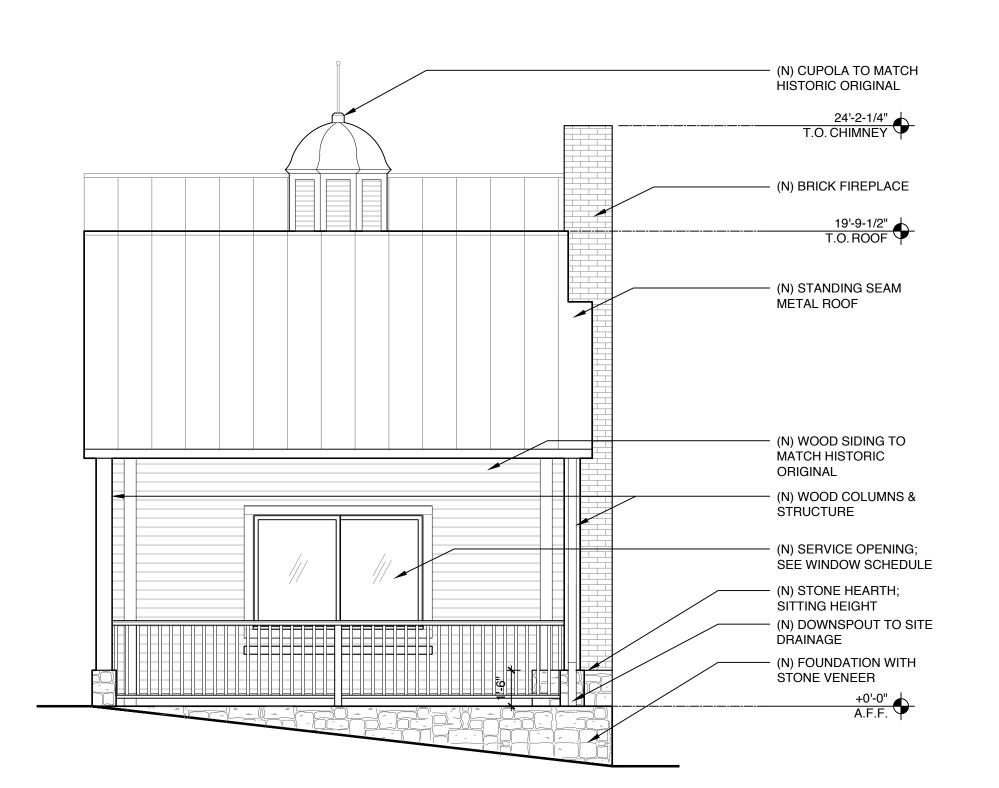
Nashville, TN 37204

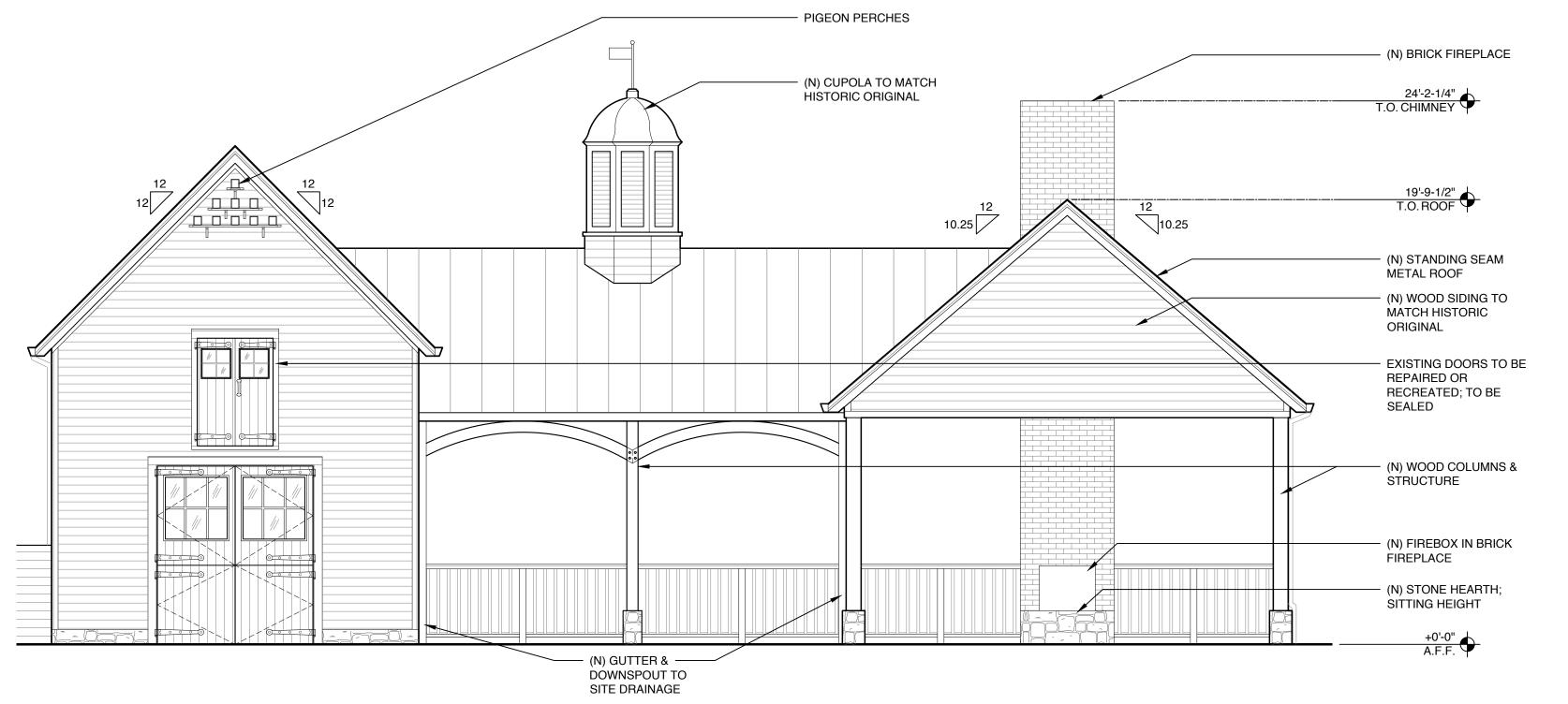
CARRIAGE HOUSE - EAST FAÇADE

SCALE: 1/4" = 1'-0"

CARRIAGE HOUSE - SOUTH FAÇADE

| 3 | SCALE: 1/4" = 1'-0"





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Drawing:

CARRIAGE HOUSE **EXTERIOR ELEVATIONS** 

A302

2 CARRIAGE HOUSE - WEST FAÇADE

SCALE: 1/4" = 1'-0"

CARRIAGE HOUSE - NORTH FAÇADE

1 SCALE: 1/4" = 1'-0"

0' 2' 4'



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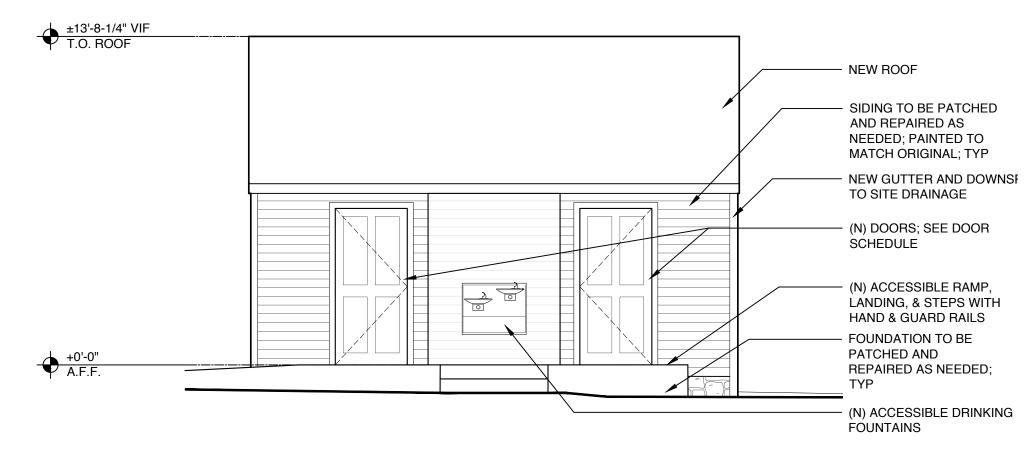
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GENERAL NOTES:

1) SEE CIVIL DRAWINGS FOR GUARD AND HAND RAILING INFORMATION

±13'-8-1/4" VIF T.O. ROOF 7.5 7.5 NEW ROOF SIDING TO BE PATCHED AND REPAIRED AS NEEDED; PAINTED TO MATCH ORIGINAL; TYP - UTILITIES ACCESS; SEE MEP DRAWINGS — (N) GUTTER & DOWNSPOUTS TO SITE DRAINAGE — (N) VENT GRILLS FOUNDATION TO BE PATCHED AND REPAIRED AS NEEDED; \_\_\_ TYP (N) ACCESSIBLE RAMP,
 LANDING, & STEPS; SEE
 CIVIL DRAWINGS FOR
 DETAILS RESTROOMS - SOUTH FAÇADE

SCALE: 1/4" = 1'-0"



RESTROOMS - WEST FAÇADE

O' 2' 4'

Renovation F

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Drawing:

0' 2' 4'

 $\triangleleft$ 

No: Set: Date:

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\*13'-8-1/4" VIF

T.O. ROOF

\*12

7.5

\*12

7.5

\*17.5

\*SIDING TO BE PATCHED AND REPAIRED AS NEEDED; PAINTED TO MATCH ORIGINAL; TYP

\*AF-F.

\*FOUNDATION TO BE PATCHED AND REPAIRED AS NEEDED; TYP

RESTROOMS - NORTH FAÇADE

SCALE: 1/4" = 1'-0"

NEW GUTTER AND DOWNSF
TO SITE DRAINAGE
SIDING TO BE PATCHED
AND REPAIRED AS
NEEDED; PAINTED TO
MATCH ORIGINAL; TYP
EXISTING WINDOWS TO BE
INFILLED; TRIM AND
DETAILING TO BE KEPT
(N) DOOR; SEE DOOR
SCHEDULE
FOUNDATION TO BE
PATCHED AND
REPAIRED AS NEEDED;
TYP

RESTROOMS EXTERIOR

A303

**ELEVATIONS** 

RESTROOMS - EAST FAÇADE

O' 2' 4' 8' SCALE: 1/4" = 1'-0"