JOHN COOPER
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

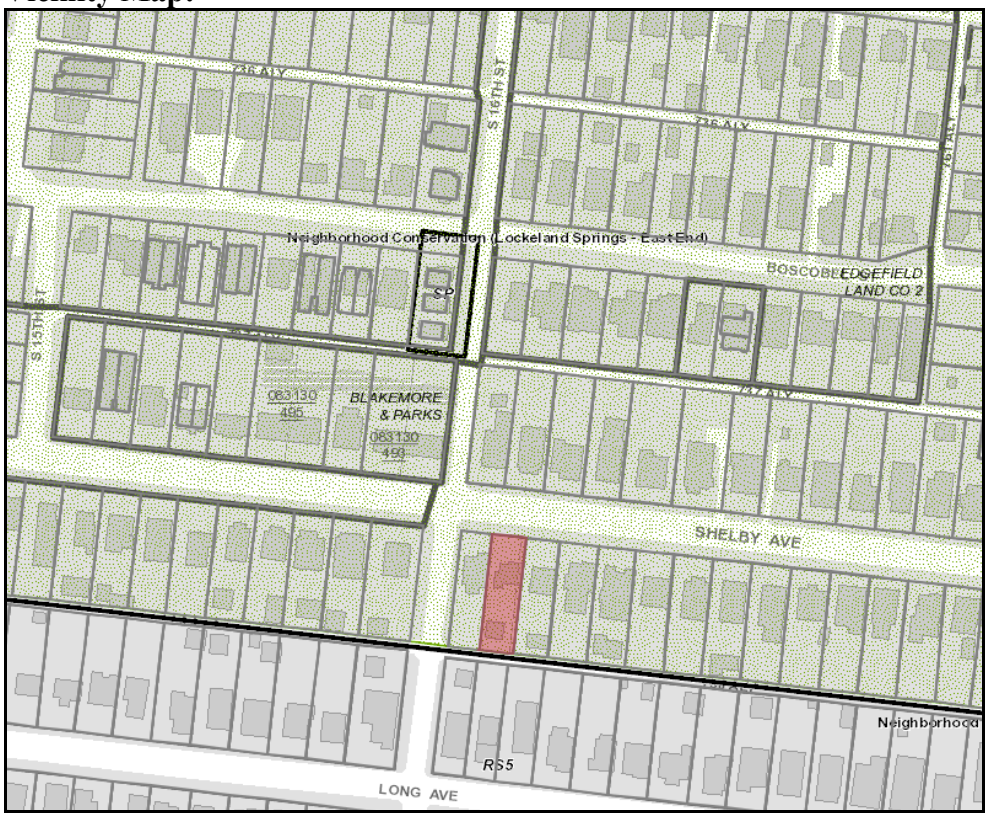
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION
1602 Shelby Avenue
August 18, 2021

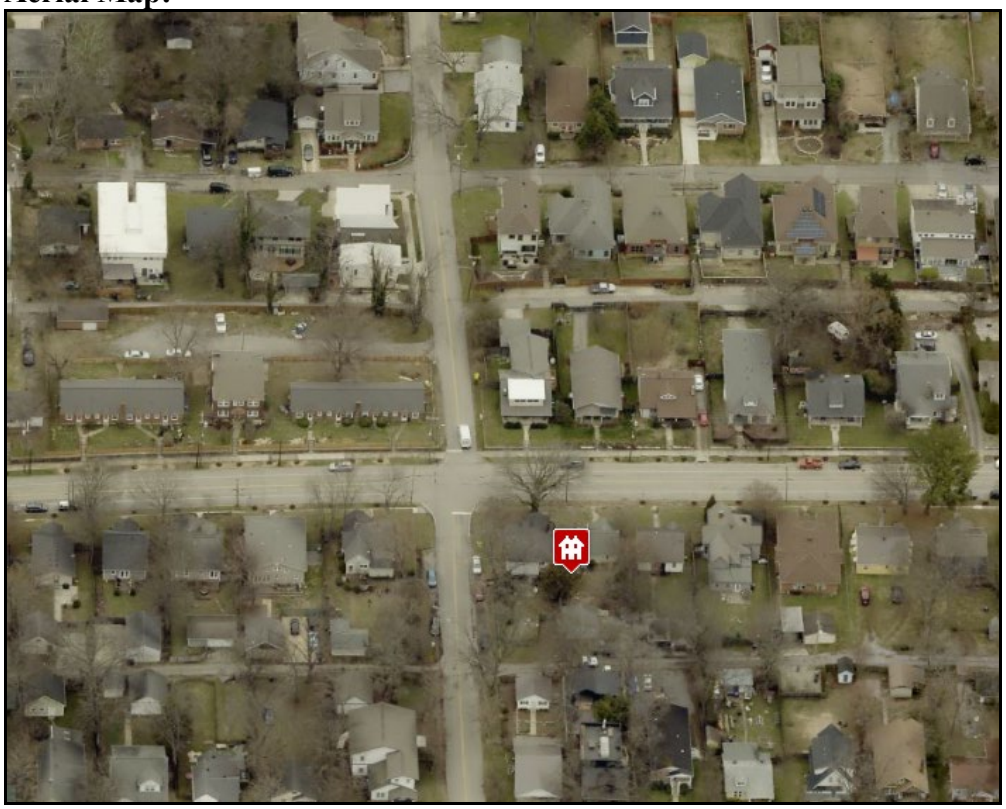
Application: New Construction - Addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 083130513
Applicant: Brent Hunter, Archinerd
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Application for the construction of a rear addition that will be closer than twenty feet (20') to an existing garage. **Recommendation Summary:** Staff recommends approval with the following conditions: **1.** Staff approve the final details, dimensions and materials of the secondary siding material, the rear stoop, windows and doors prior to purchase and installation; and, **2.** The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s) finding that the project meets the *Neighborhood Conservation Zoning Design Guidelines for Turn -of-the-20th Century Districts.*	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. DEMOLITION

A. PRINCIPLE

1. The primary purpose of neighborhood conservation 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.

4. Replacement windows and doors that do not change the dimensions and location of the openings is not considered partial-demolition and so is not reviewed. Replacement of historic casings for openings is not appropriate. Alteration of the location and dimensions of window and door opening is partial-demolition and so reviewed.

5. Replacement roofing material that does not require the removal of framing material and roofing details such as trim, or roofing features such as chimneys is not considered partial-demolition and so is not reviewed.

6. The removal of a building's primary cladding material is considered partial-demolition because removal can weaken the structural integrity of most buildings. Replacement of secondary cladding material such as siding in a gable field or on dormer is not reviewed.

B. GUIDELINES

1. Partial-demolition of a structure

a. Character-defining features of historic buildings shall be retained. 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. Replacement of historic materials or features may be necessary in the case of extreme deterioration. In those cases, replacement materials and features should match the historic material and feature in terms of design, location, and dimensions. If the original is not known, it shall be similar to common historic examples on buildings of a similar style and form found in the neighborhood. Substitute materials may be appropriate if the material has the same dimensions, texture, design, and workability as the historic material. For instance, smooth-faced fiber-cement lap siding is a common substitute material for wood lap siding.

c. Historic cladding shall be retained. It is appropriate to remove cladding installed over historic cladding material and repair the historic cladding. Lap siding installed over, or to replace historic masonry, or a masonry veneer installed over, or to replace historic lap siding is not appropriate. When it is appropriate to replace siding, the casings of openings should be retained. And the new siding shall replicate the reveal and dimensions of the historic siding.

d. Historic window and door dimensions and locations should be retained. Limited changes to window and door openings may be appropriate on the rear or side facades, beyond the midpoint of the house, so long as the new window and door pattern meets the design guidelines for "proportion and rhythm of openings."

e. Historic building wall dimensions, exterior cladding, and locations shall be retained. Generally, removal of the rear wall for an addition may be appropriate if the two rear corners are maintained.

f. Partial-demolition of non-contributing buildings 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.

IV. MATERIALS, TEXTURE, DETAILS & MATERIAL COLOR

Please see "Partial Demolition" for replacement siding.

A. Specific materials are italicized so that the list can be revised as more materials become available and as the quality and workability of existing materials improves. Materials listed are to provide general guidance to applicants based on the Commission's past decisions. Applicants are always welcome to propose new materials not listed as "appropriate" or re-propose materials listed as "inappropriate."

B. The texture, details, and dimensions of new materials for replacement or new construction shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Replacement materials should mimic historic materials in texture, dimensions, and workability. Materials that create a false version of a historic material are not appropriate. For instance, a "wood-grain" fiber-cement lap siding creates a texture that did not exist historically, as wood cladding historically had a smooth finish.

1. Paint color and roof color are not reviewed. The inherent color, texture and dimensions of masonry is reviewed. *It is recommended that if multiple colors are used for a roof that they be used to create a pattern, as seen historically, rather than creating a "speckled" or random design.*

2. INAPPROPRIATE materials include:

Foundations

- *Stone veneer without mortar*
- *Smooth concrete block without a parge coating*

Cladding

- *Synthetic sidings such as vinyl, aluminum, permastone and E.F.IS.*
- *T-1-11- type building panels*
- *Stud wall lumber*
- *Embossed wood grain*
- *Unpainted or unstained wood*

Chimneys

- *Fiber cement panels*
- *Lap siding*

Roofing

- *Corrugated metal*
- *Snap-lock standing seam metal with big seams*
- *Metal made to look like a traditional materials such as wood shingles, slate or clay/terra cotta*

Windows

- *Brass cames on leaded or stained glass windows.*

3. APPROPRIATE materials include:

Foundations

- *Continuous or piers of pre-cast stone, split-face concrete block, parge coated concrete block, or brick as long as the primary cladding is not the same material as the foundation*
- *Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material at the floor line.*

Cladding

- *Smooth-finished cement fiberboard or smooth-finished wood lap sidings are both appropriate. The siding should be not be stamped or embossed and the reveal should not exceed 7". Wider reveals may be appropriate if a wider reveal meets the immediate historic context and if the building is only one-story with mitered corners rather than a corner board, to be in keeping with typical conditions of historic wide siding reveals.*
- *Shingle siding is only appropriate as an accent material, an upper level, or a feature such as a bay.*
- *Fiber-cement or wood panels, board-and-batten, and half-timbering are only appropriate as accent materials such as cladding for a bay, a gable field or an upper level.*
- *When different cladding materials are used on one building, it is most appropriate to have the change happen at floor lines.*
- *Masonry cladding should have the color, dimensions, textures, and mortar tooling of like historic examples.*
- *Four inch (4") nominal corner boards are required at the face of each exposed corner · of a frame building, unless the lap siding is mitered.*
- *All wood, or materials to substitute for wood, should be milled and painted, with the exception of shingles which could be painted or stained.*

Chimneys

- *Masonry or stucco is appropriate for chimneys.*

Roofing

- *Asphalt and architectural shingles, slate and slate substitutes, and metal are appropriate roofing materials. Clay tile, or clay tile substitutes may be appropriate in areas where this a common historic roofing material.*
- *Clay tile ridges are appropriate.*
- *Types of appropriate metal roofing include 5-V, low-profile snap-lock, rolled standing seam*

Trim & Architectural Features

- *All wood or materials to substitute for wood should be milled and painted.*
- *Composite materials are appropriate for trim and decking*

C. Windows with 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.

D. 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. Paired and ribbons of multiple single– or double-hung windows should have a four inch to six inch (4" to 6") mullion in between each window.

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

VI. NEW CONSTRUCTION-ADDITIONS

A. GENERAL PRINCIPLES

1. Additions to historic buildings should be compatible with the historic buildings to which they are attached.

2. Additions to non-contributing buildings should be considered in terms of new construction-infill, taking into account existing conditions and historic context. Existing conditions do not need to be altered to meet the design guidelines; however, if they are to be altered, the result must meet the design guidelines.

3. 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, material, and character of the property, neighborhood, or environment.

B. MASS, SCALE & CONNECTION

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadowline of the existing building. A side addition may be possible if all these conditions are met:

   a. The lot width exceeds 60 feet or the standard lot width on the block.

   b. The addition sits back from the front face of the historic structure at or beyond the midpoint of the building.

   c. The addition is at least two feet (2') shorter than the primary massing of the historic building and one-story in height.

   d. The width of the side addition is approximately half the width or less of the primary massing of the historic building.

   e. The foundation is at or below the existing building's foundation.

   f. The roof form is hipped or side-gable roof form.

   g. The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.

2. In order to ensure that an addition has achieved proper scale, the addition should be shorter and narrower than the existing building. One story additions should set in at least 1' from the rear corner and two-story additions should set in at least 2' from the rear corner.

3. Generally, additions should not exceed the number of stories of the historic building to which it is attached. Exceptions to an addition not being narrower and shorter than the historic building follows in sections 4 and 5; however an addition may not be both taller and wider.

4. Rear additions that extend to be wider than the historic building may be possible when the applicant has exhausted other options and in the following conditions:
- The lot is unusually shallow for the historic context.
- The lot is wider than typical lots in the immediate vicinity.
- The historic building is narrower than 30 feet on a standard lot size.

· The historic building is shifted greatly to one side of the lot on a typical lot size.
· The addition is designed to leave the corners of the building visible and intact and does not wrap around a corner.
· The project does not also include a side addition to the historic building.
· Eaves and ridges of addition do not exceed the main corresponding elements of the historic building.
· The portion that extends beyond the side wall does not exceed one-story.
· The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.

5. Rear additions that are taller than the historic building may be possible when the applicant has exhausted other options and in the following conditions:
· The grade rises steeply towards the rear of the lot
· The historic building is one or one and one-half stories tall and one to two-feet of additional height will allow for usable second-story space that otherwise is unavailable. Additions that are taller than the historic building are not appropriate on buildings that are two-stories or more.
· The proposed addition does not extend more than two-feet above the main roof form of the historic building.
· The taller portion of the addition is fully inset 2' from the historic house's sidewalls.
· The portion of the proposed addition that extends taller than the historic building is all roof, as seen from the street.
· No portion of the proposal increases the height of the historic building itself, only the addition, with the exception of "ridge raises."

6. Some one and one and one-half story, side-gabled, historic buildings may increase in height with a "ridge raise." The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. As such, a ridge raise is inappropriate for a proposal that adds additional stories or height beyond the ridge raise; that includes an addition that is wider than the historic house; that includes a side addition; that includes a rooftop deck or that is proposed to be on a building that is two or more stories. Ridge raises may be used in the following ways and in the following conditions:
· The historic building is one or one and one-half stories.
· The historic building has a side-gable roof form without clipped gables.
· The raised portion sits in a minimum of two feet (2') from each side wall and is raised no more than two feet (2') of total vertical height within the same plane as the front roof slope.

7. Where an addition attaches to a historic roof form, it shall sit below the ridge of the roof, except in the case of "ridge raises."

8. The height of the addition's roof, eaves, and foundation should be less than or equal to the existing structure.

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

10. In order to achieve compatibility in scale, an addition should not be larger than the existing building. The diversity of housing type and size are character-defining features of the historic districts; therefore, it is not the goal of the overlay to ensure that all buildings can become the same size. Generally, the addition's footprint should not more than double the footprint of the historic building.

11. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically.

12. 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 enclosure is constructed in such a way that the historic form, openings, and features of the porch remain visible and prominent and the enclosure has an open design. "Enclosure" does not include

screening-in porches that do not require the removal of porch posts or the addition of substantial new framing for the screening. This type of screening is not reviewed.

13. 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 historic structure would be unimpaired.

14. Adding front porches to contributing houses that did not have a front porch historically is not appropriate. Additions of front porches to non-historic buildings may be possible if the resulting building has an appropriate front-setback.

15. Vehicular storage such as garages, carports, and porte-cocheres should not be added to buildings where there is no historic evidence of such. An exception may be when a garage, that is part of an addition, is fully located at the basement level and accessed from the rear or accessed from the side and inset at least four feet from the back corner of the historic house.

16. When an addition includes a garage or roll up door/window, the door(s) should be located on the rear. (See previous section for guidance on attached garages.) Garage, roll up, or sliding glass doors on the side of an addition may be appropriate if the wall that includes the door is stepped back from the primary side wall of the historic building by at least 4 feet.

C. SITING & SETBACK

1. The setback from front- and side-yard property lines established by the historic buildings should be maintained.

2. There should be a minimum of 20' between primary buildings (including additions) and outbuildings. Less than 20' may be appropriate in the case of site constraints such as shallow lots.

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

a. Front additions are rarely appropriate. When they are, such as a porch for a non-historic building, the new front setback generally should be the average between the historic front setbacks established on either side of the building.

b. Side setbacks for rear additions may maintain the existing side setback, if the primary building is historic.

c. Rear setbacks are determined based on a combination of bulk standards and an appropriately scaled building for the district.

d. When a building is unable to meet bulk standard setback requirements, appropriate setbacks will be determined based on:

· The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity
· Setbacks of like structures historically found on the site as determined by historic maps, site plans, or photographs
· Shape of lot
· Alley access or lack thereof
· Proximity of adjoining structures
· Property lines
· Easements
· Protrusions beyond the footprint such as bays/oriels, balconies, and roof overhangs

4. New parking pads should be located at the rear of the lot.

5. New driveways from the street are appropriate if there is an existing curb-cut or if the lot lacks an alley. When a driveway is appropriate, it should not exceed twelve feet in width and should extend to at least the rear of the building.

6. In the case of duplexes on a corner lot, entrances or porches that face the rear or sides should look like secondary entrances and porches, even if the entry/porch serves as the primary entrance to one of the units.

7. Utility connections such as gas meters, electric meters, phone, cable and HVAC condenser units should be located so as to minimize their visibility from the street. Generally, utility connections should be placed no closer to the street than the mid-point of the structure. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.

8. Where sidewalk-accessed mailboxes are rare, new mailboxes should be placed on the front wall or a porch post.

9. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with the historic character of the district.

D. PROPORTION & RHYTHM OF OPENINGS

1. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in an addition shall be compatible, by not contrasting greatly, with the historic building, or in the case of additions to non-historic buildings, with historic buildings in the vicinity.

2. Window openings should be representative of the window patterns of the historic building or in the case of additions to non-historic buildings, with historic buildings in the vicinity. Wide openings for sliding glass doors or roll-up doors are not appropriate on side elevations, unless stepped back from the primary side wall of the historic building by at least 4 feet.

3. Double-hung windows should exhibit a height to width ratio of at least 2:1, where double-hung windows are a typical feature of the neighborhood. Generally, 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, if not the same height.

Background: 1602 Shelby Avenue is a circa 1940 house which contributes to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Figure 1. 1602 Shelby Avenue

Analysis and Findings: This is an application for the new construction of a rear addition that is both narrower and shorter than the historic house. The addition will come closer to an existing garage than the required twenty feet (20') of separation.

Demolition: As a part of this project, a small rear addition will be removed. This addition is not visible from the street and is not a character-defining feature. As such, staff finds the proposed partial demolition to be appropriate demolition that meets Section III.B.1.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	CMU	Unknown	Yes	
Cladding	Cement fiberboard lap siding	Exposure to match house	Yes	
Secondary Cladding	Vertical siding	Smooth face	Yes	X
Roofing	Architectural Shingles	Color unknown	Yes	
Trim	Cement Fiberboard	Smooth faced	Yes	
Rear Porch floor/steps	Not indicated	Needs final approval	Unknown	X
Rear Porch brackets	Wood	Painted	Yes	
Windows	Clad	Needs final approval	Unknown	X
Rear door	Not indicated	Needs final approval	Unknown	X

The plans indicate a reinforced CMU foundation. The block should be split-faced or have a parge coat. The secondary siding in the gable fields and rear stoop material were not identified and should be approved by staff. The final door and window selections should be approved by staff.

With these approvals, the project meets section II.B.4.

Figure 2. Left side elevation inclusive of addition.

Mass, Scale & Connection: The proposed addition is situated at the rear of the house in such a way that it will not disturb either the front or the side facades. The addition could be removed in the future and the original historic form of the house would be intact.

The addition is about fifteen feet, six inches (15'6") tall, compared to the historic house which is about nineteen feet (19'), both measured from grade to the ridge. The foundation and eave heights will align with the historic house. The addition is about twenty-one feet, six inches (21'6") wide at the widest point and sits fully behind the house, which is about thirty-five feet (35') wide. The existing house is about forty-one feet (41') deep and the addition will add around thirty feet (30') of additional depth.

The roof slopes match the historic pitch at 8.5/12.

The existing house has a footprint of about eight-hundred-sixty square feet (860 sq ft) and the addition will increase the total square footage by just over five-hundred square feet (500 sq ft). The addition is not larger than the historic building.

The project meets section VI.B for mass, scale and connection.

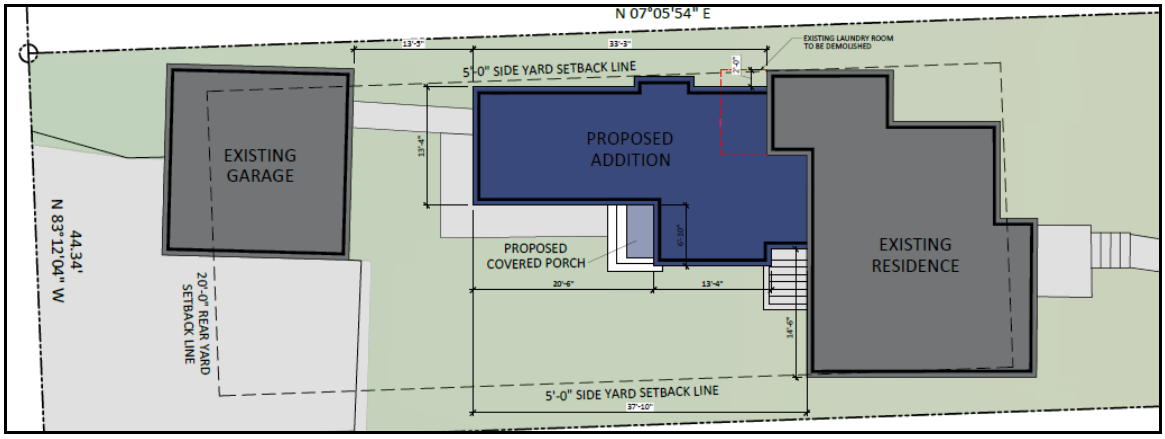


Figure 3. Site plan.

Siting and Setback: The addition will be five feet (5') from the right-side property line and a minimum of thirteen feet (13') from the left side property line. It will be more than fifty feet (50') from the rear property line. These conditions all meet base zoning.

There is an existing garage in the rear yard. The garage sits about fourteen feet, six inches (14'6") from the rear property line and about forty-two feet (42') from the rear of the existing house. The proposed addition will be thirteen feet, five inches (13'5") from the garage. The guidelines state that there should be twenty feet (20') between structures. Staff finds that the reduced distance could be appropriate in this situation because the addition is modest, the garage is existing and there will still be over thirteen feet (13') of separation. Further, the existing garage is sited nearly ten feet (10') further from the rear property line than required, which lessens the possible separation.

The location of utilities was not indicated. Generally, HVAC units and utility connections should be placed no closer to the street than the mid-point of the structure.

With the condition that the utility locations are approved by staff, the project meets Section VI.C. for siting and setback.

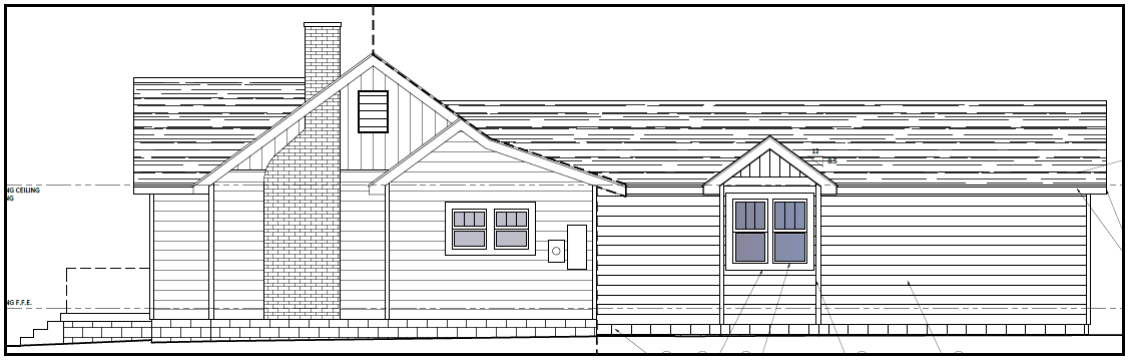


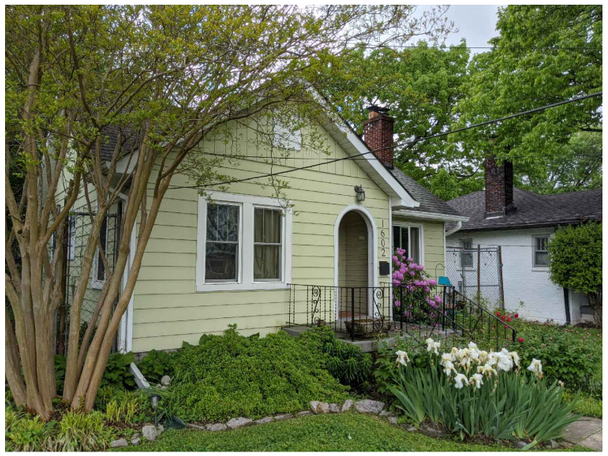
Figure 4. Right side elevation

Proportion and Rhythm of Openings**:** No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are 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. Staff finds the project's proportion and rhythm of openings to meet Section VI.D.

Recommendation: Staff recommends approval with the following conditions:

1. Staff approve the final details, dimensions and materials of the secondary siding material, the rear stoop, windows and doors prior to purchase and installation; and,
2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s),

finding that the project meets the *Neighborhood Conservation Zoning Design Guidelines for Turn -of-the-20th Century Districts: Part I.*



EXISTING CONDITIONS PHOTOS

EXISTING CONDITIONS PHOTOS

Renovations and Additions to:

The Carter-Theisen Residence

1602 Shelby Avenue
Nashville, Tennessee 37206

MHZC SUBMITTAL DRAWINGS

Date: August 2, 2021

PROPERTY INFORMATION

PARCEL:	08313051300
DESCRIPTION:	PT LOTS 12 13 EDGEFIELD LAND CO NO 1
LOT AREA:	0.16 ACRES / 6,750 S.F.
LAND-USE:	SINGLE FAMILY
ZONING:	R6 - ONE AND TWO-FAMILY DWELLING ON MIN. 6,000 S.F. LOT OV-NHC - NEIGHBORHOOD HISTORICAL CONSERVATION OVERLAY OV-UZO - URBAN ZONING OVERLAY

PROJECT CONTACTS

PROJECT OWNER:
BRIAN J. THEISEN & MARY M. CARTER
1602 SHELBY AVENUE
NASHVILLE, TENNESSEE 37206

ARCHITECT:
ARCHINERD PLLC
1521 RUSSELL STREET
NASHVILLE, TENNESSEE 37206
(615) 390-7214

ArchiNerd PLLC
1521 Russell Street
Nashville, Tennessee 37206
(615) 390-7214

TOPOGRAPHIC SURVEY OF
1602 SHELBY AVENUE

(OF RECORD IN INSTRUMENT 20091204-0111139)

CURRENT OWNER(S) : BRIAN J. THEISEN
MARY M. CARTER

NASHVILLE
DAVIDSON COUNTY, TENNESSEE

PARCEL ID 08313051300
EASTERLY PART OF LOT 12 AND WESTERLY 5 FEET OF LOT 13 ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 130

AREA = 0.15 ± ACRES

PROPERTY IS ZONED R6 - RESIDENTIAL LOTS OF 6,000 SQ. FT.
SETBACKS PER ZONING BULK TABLES 17.12.030B AND 17.12.020C

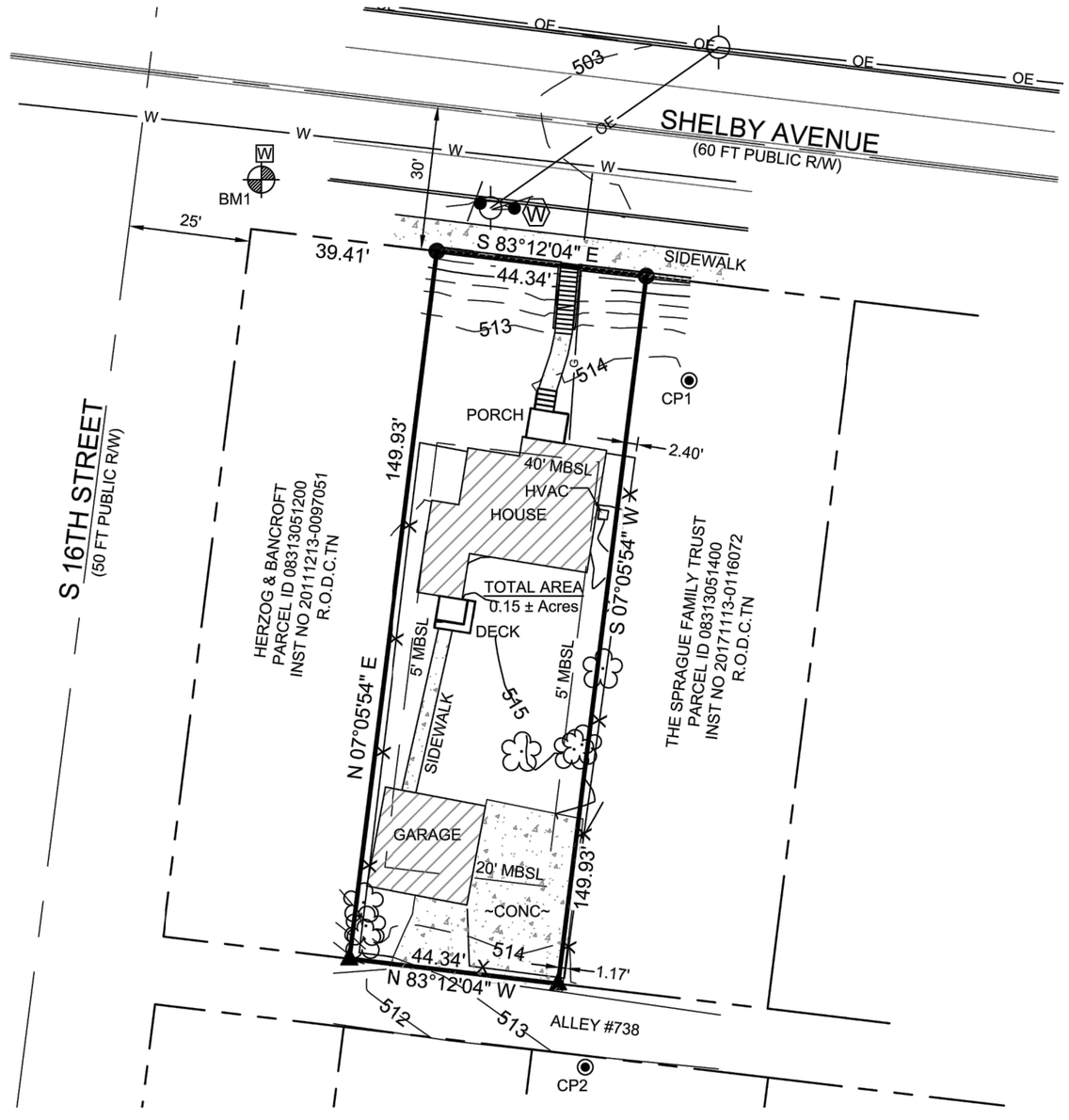
FRONT -	40 FT
SIDE -	5 FT
REAR -	20 FT

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

A 1-FT CONTOUR INTERVAL IS SHOWN HEREON.

SURVEY FIELD WORK WAS COMPLETED ON 05/20/2021

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988



LEGEND

	PROPERTY LINE	△	REBAR FOUND
MBSL	MINIMUM BUILDING SETBACK	⊕	BENCHMARK SET
G	GAS LINE	◉	CONTROL POINT
OE	OVERHEAD UTILITY LINE	○	UTILITY POLE
X	FENCE LINE	Ⓦ	WATER METER
W	DOMESTIC WATER LINE	Ⓦ	WATER VALVE
▲	⅝" REBAR W/ CAP SET	●	ROAD SIGN
●	BOUNDARY POINT	❀	TREE

0' 30' 60' 90'

RONALD G. TAYLOR
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2123
06-17-21

CONTROL POINTS				
POINT NO.	NORTHING	EASTING	ELEVATION	MATERIAL
CP1	669499.44	1749352.29	514.39'	MAG NAIL SET
CP2	669355.08	1749330.43	513.16'	MAG NAIL SET
BM1	669541.70	1749262.21	504.47'	HYDRANT TAG BOLT #1742

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION AND GPS SURVEY EQUIPMENT. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

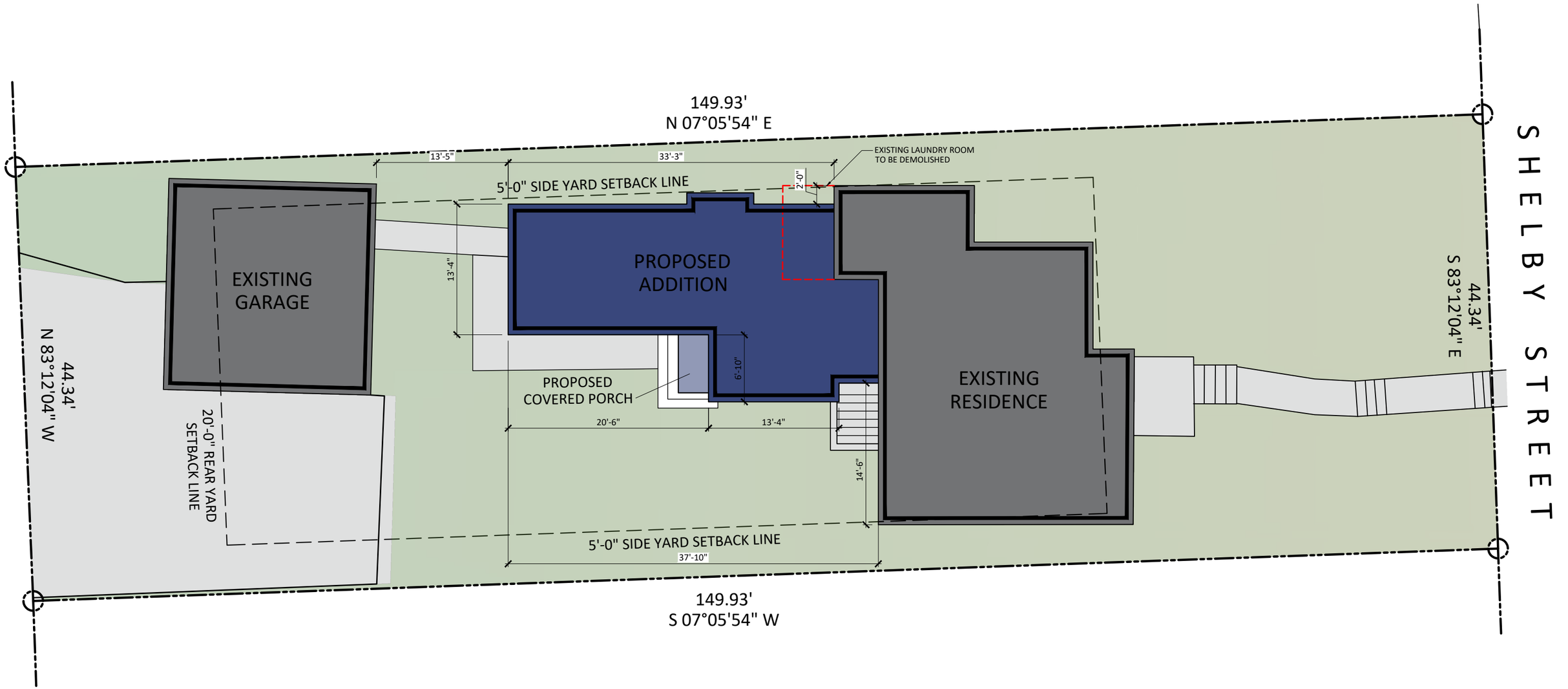
LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE PERFORMED USING SPECTRA PRECISION SP60 GNSS RECEIVER USING REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO TDOT BASE REFERENCE RECEIVER. LOCATIONS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.06' AND A VERTICAL PRECISION OF 0.10'. DISTANCES SHOWN HEREON ARE GROUND.

DATE: 06/17/2021

RONALD G. TAYLOR, R.L.S
TENNESSEE REGISTRATION NO. 2123

L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES
302 North Caldwell Street, Paris, TN 38242 ı 731-644-1014 ı www.lismith.com
475 Metroplex Drive, Suite 212 Nashville, TN 37211 ı 615-256-0290

SHEET: 1 of 1		
DRAWN BY: JPA	CHECKED BY: RGT	SCALE: 1" = 30'
PROJECT # 210341		DATE: 06-17-2021



North

Proposed Architectural Site Plan

0 2.5' 5' 10' 20'

SCALE 1" = 10'-0"

SITE PLAN NOTE

DRAWINGS BASED ON A SITE SURVEY DATED 06-17-2021 PROVIDED BY:

RONALD G. TAYLOR - RLS: #2123
L.I. SMITH AND ASSOCIATES, INC.
475 METROPLEX DRIVE, SUITE 212
NASHVILLE, TENNESSEE 37211
(615) 256-0290

Renovations and Additions to:

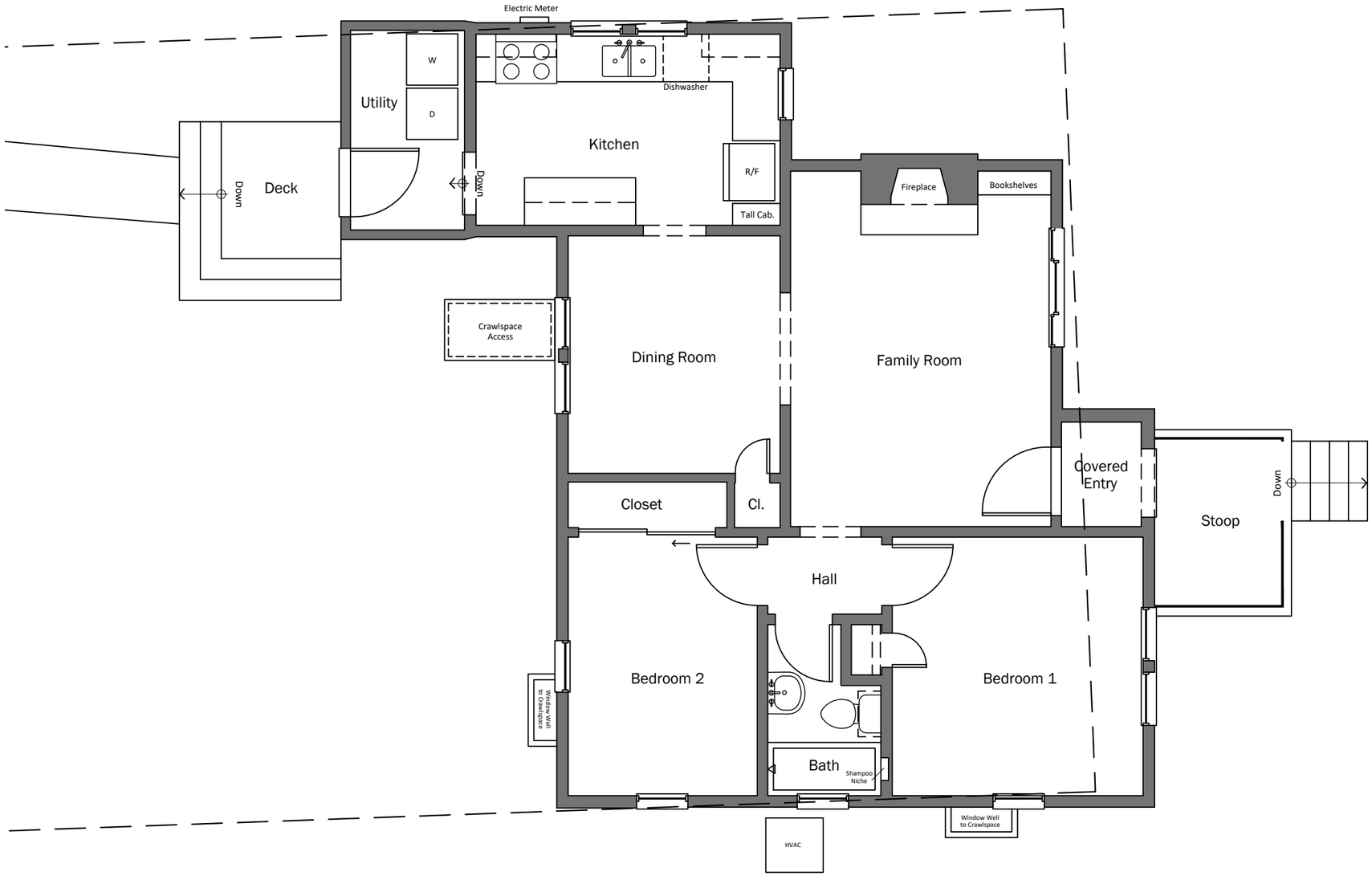
The Carter-Theisen Residence

1602 Shelby Avenue
Nashville, Tennessee 37206

Date: August 2, 2021

MHZC SUBMITTAL DOCUMENTS

ArchiNerd PLLC



Existing Main Floor Plan

SCALE 3/16" = 1'-0"

Renovations and Additions to:

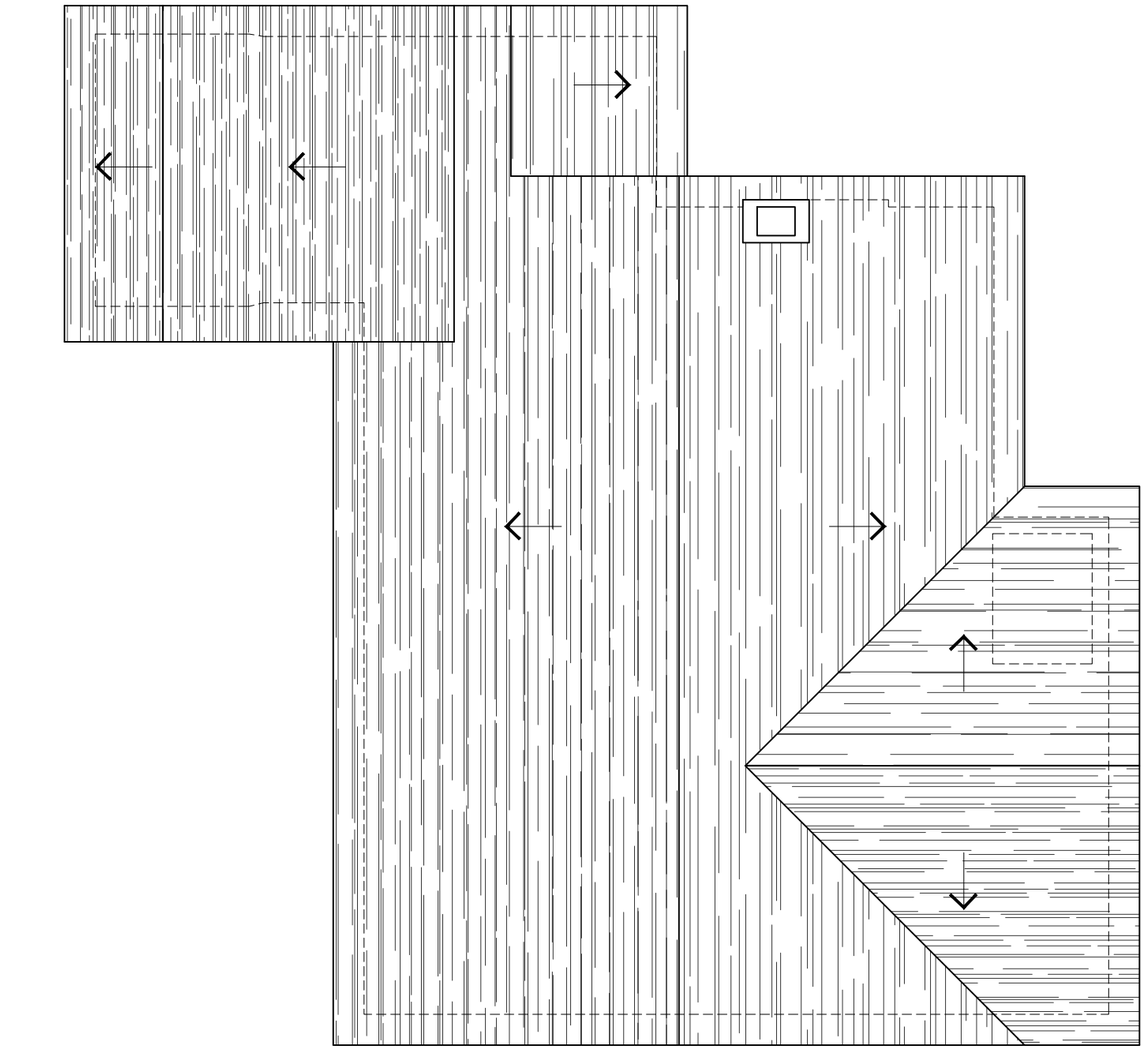
The Carter-Theisen Residence

1602 Shelby Avenue
Nashville, Tennessee 37206

Date: August 2, 2021

MHZC SUBMITTAL DOCUMENTS

ArchiNerd PLLC



North

Existing Roof Plan

0 1' 2' 3' 5' 10'

SCALE 3/16" = 1'-0"

Renovations and Additions to:

The Carter-Theisen Residence

1602 Shelby Avenue
Nashville, Tennessee 37206

Date: August 2, 2021

MHZC SUBMITTAL DOCUMENTS

ArchiNerd PLLC

Existing Front Elevation (North)

0 1' 2' 3' 5' 10'

SCALE 3/16" = 1'-0"

Existing Side Elevation (East)

0 1' 2' 3' 5' 10'

SCALE 3/16" = 1'-0"

Renovations and Additions to:

The Carter-Theisen Residence

1602 Shelby Avenue
Nashville, Tennessee 37206

Date: August 2, 2021

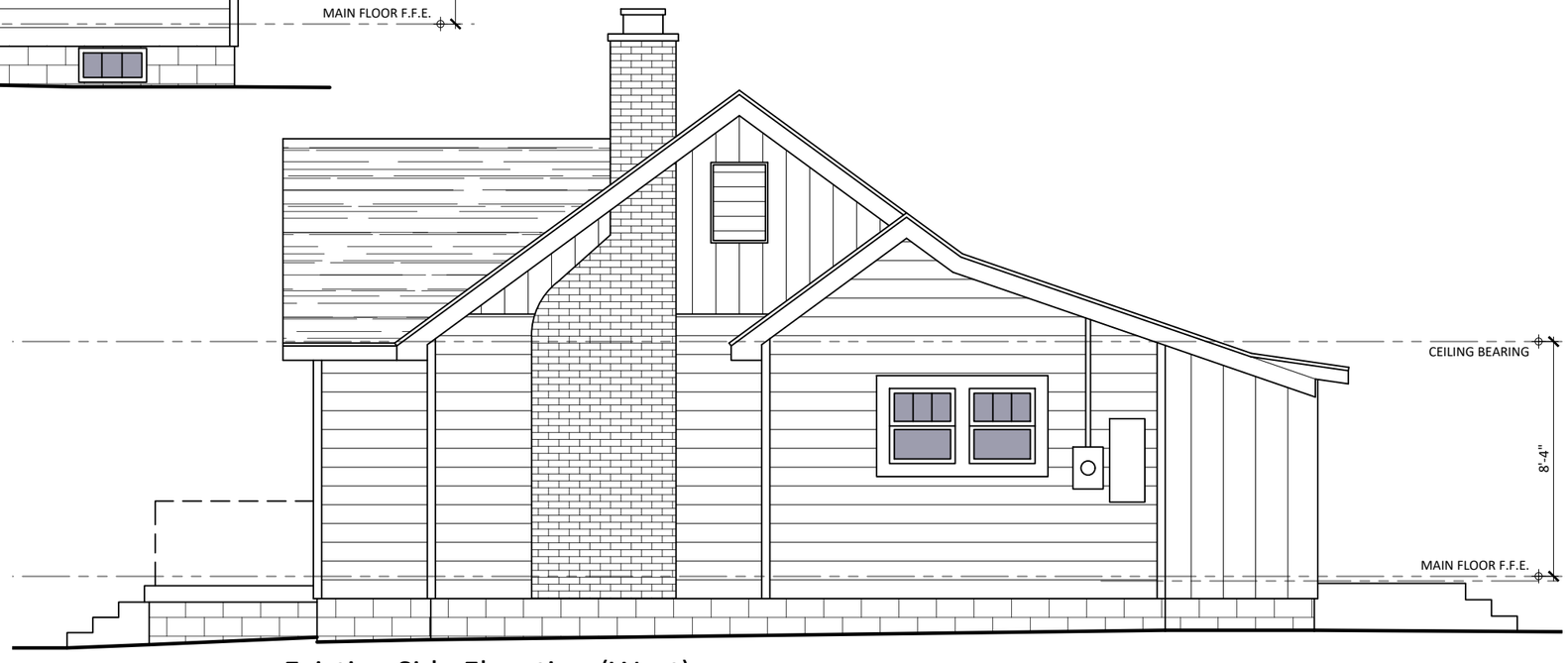
MHZC SUBMITTAL DOCUMENTS

ArchiNerd PLLC

Existing Rear Elevation (South)

0 1' 2' 3' 5' 10'

SCALE 3/16" = 1'-0"



Existing Side Elevation (West)

0 1' 2' 3' 5' 10'

SCALE 3/16" = 1'-0"

Renovations and Additions to:

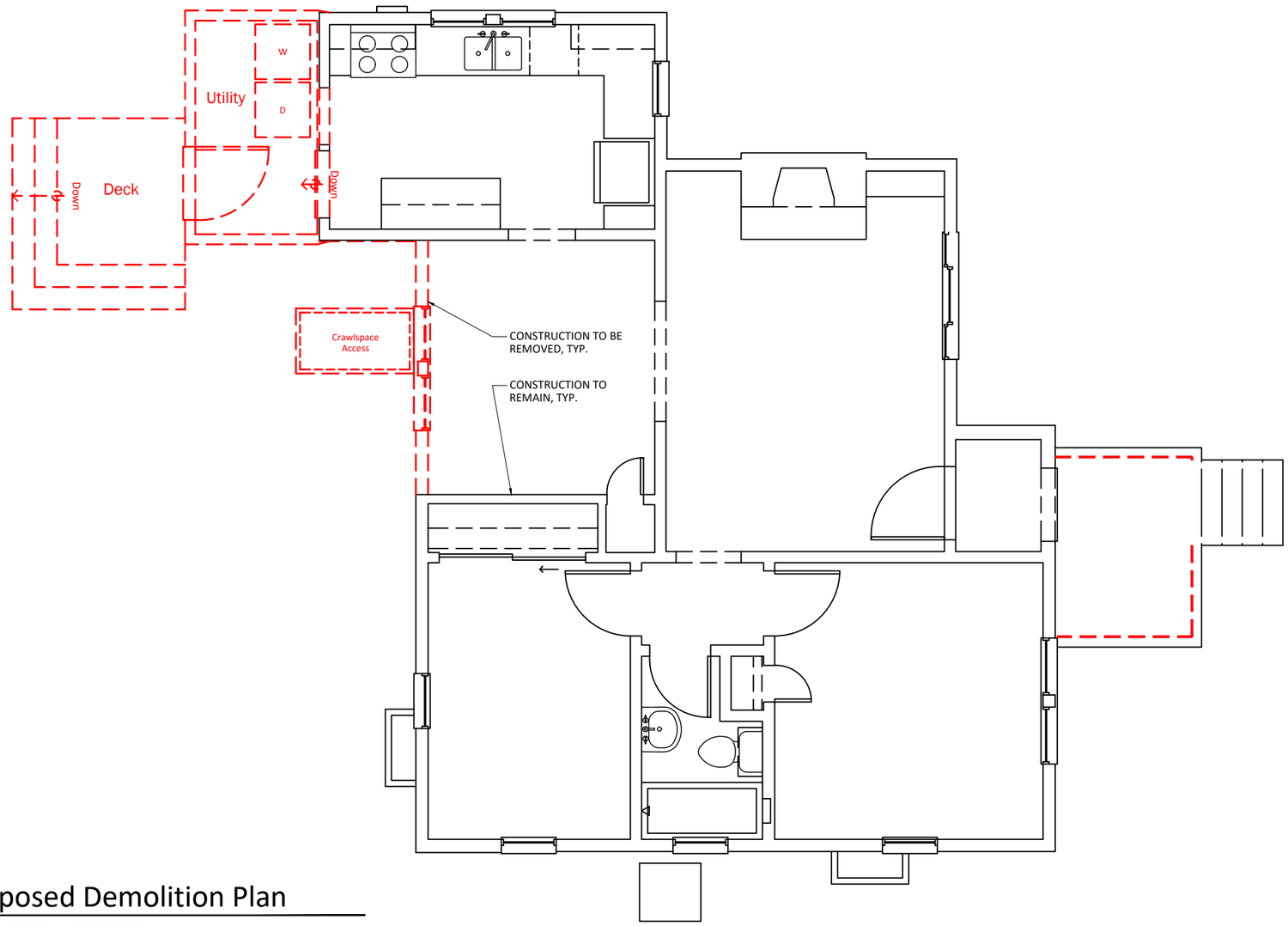
The Carter-Theisen Residence

1602 Shelby Avenue
Nashville, Tennessee 37206

Date: August 2, 2021

MHZC SUBMITTAL DOCUMENTS

ArchiNerd PLLC



Proposed Demolition Plan

12" 0 1' 2' 4' 6' 10' 14'

SCALE 1/8" = 1'-0"

Renovations and Additions to:

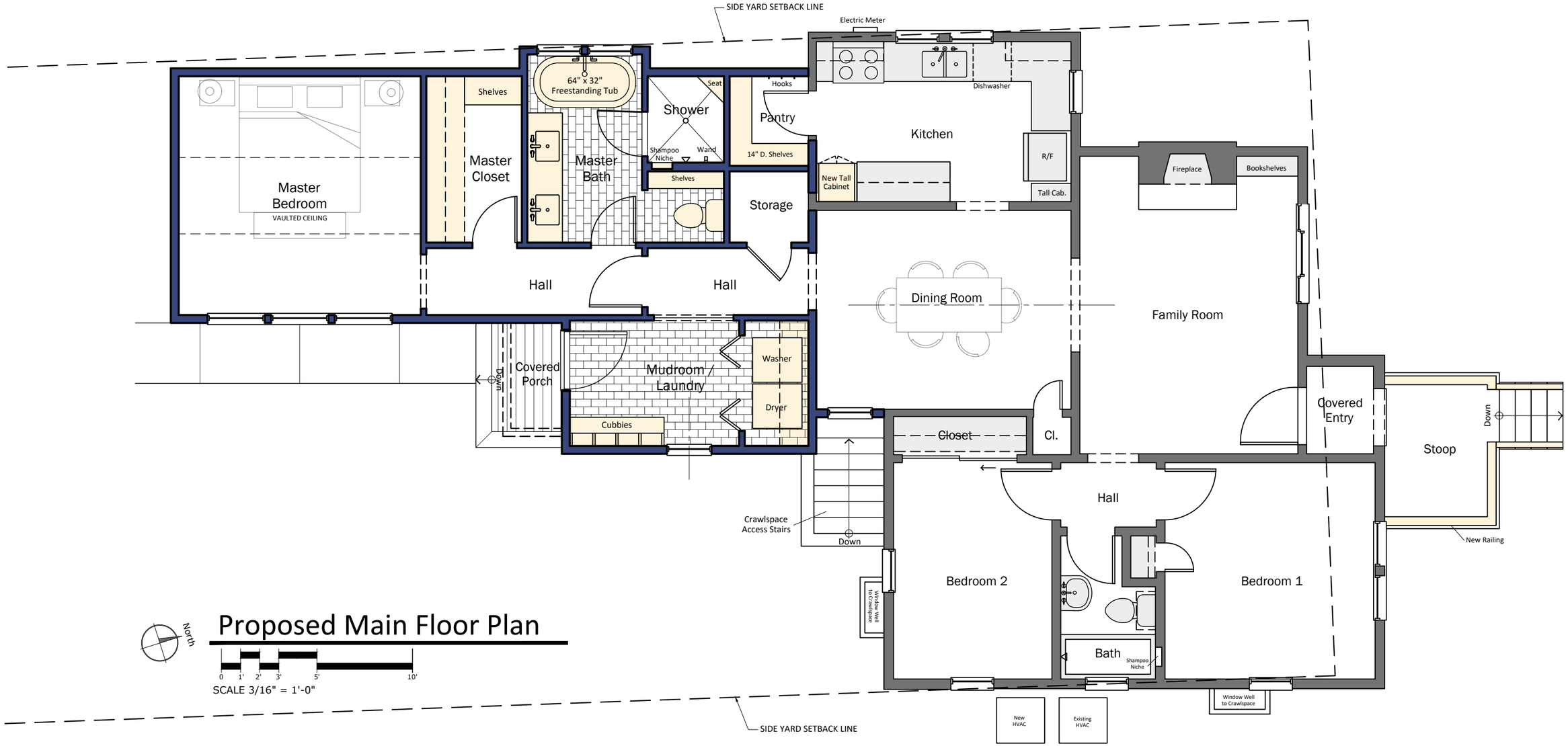
The Carter-Theisen Residence

1602 Shelby Avenue
Nashville, Tennessee 37206

Date: August 2, 2021

MHZC SUBMITTAL DOCUMENTS

ArchiNerd PLLC



North

Proposed Main Floor Plan

0 1' 2' 3' 5' 10'

SCALE 3/16" = 1'-0"

HEATED AREAS

EXISTING HEATED AREA (G.S.F.):	803 S.F.
PROPOSED HEATED AREA (G.S.F):	533 S.F.
TOTAL HEATED AREA (G.S.F):	1,336 S.F.

Renovations and Additions to:

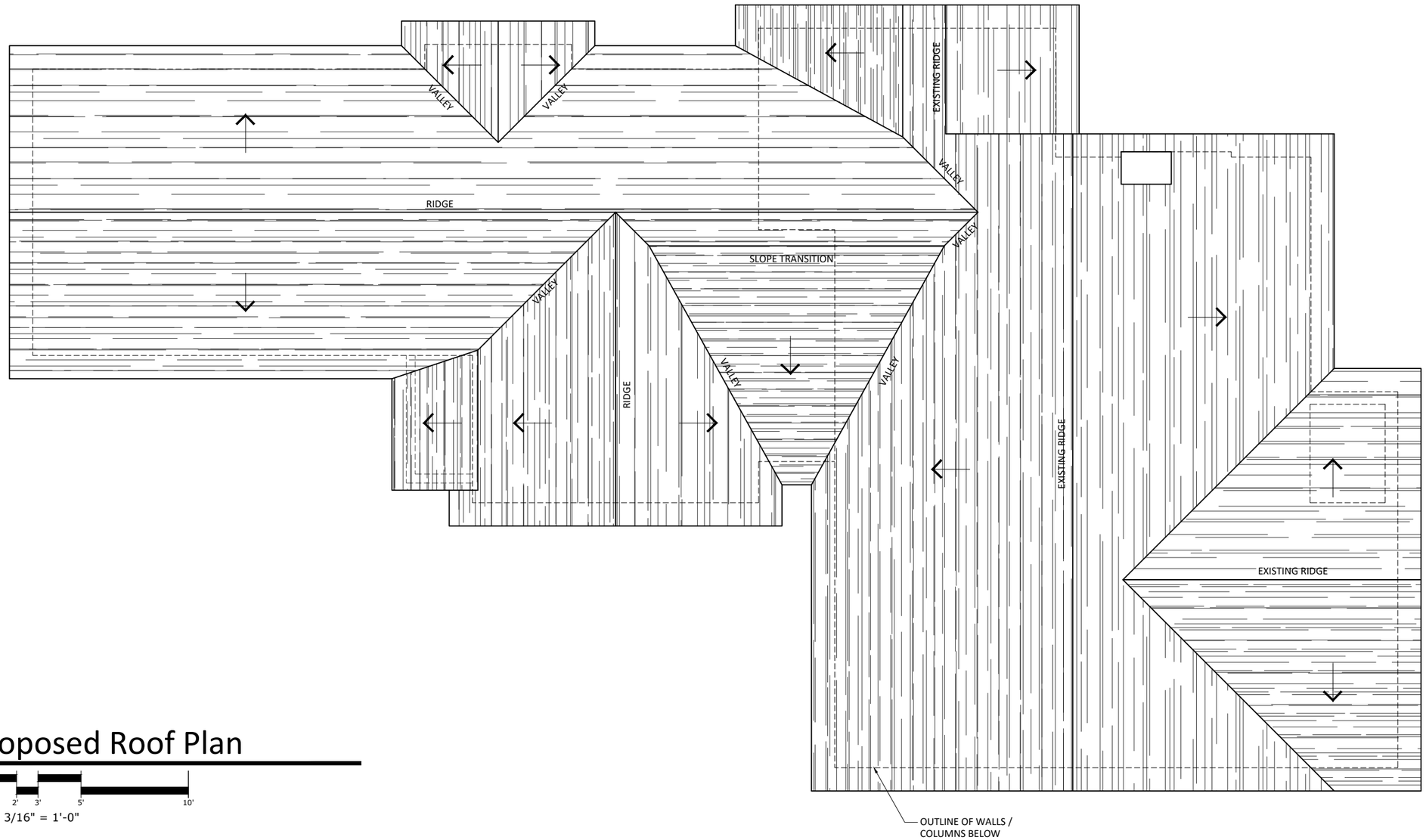
The Carter-Theisen Residence

1602 Shelby Avenue
Nashville, Tennessee 37206

Date: August 2, 2021

MHZC SUBMITTAL DOCUMENTS

ArchiNerd PLLC



North

Proposed Roof Plan

0 1' 2' 3' 5' 10'

SCALE 3/16" = 1'-0"

Renovations and Additions to:

The Carter-Theisen Residence

1602 Shelby Avenue
Nashville, Tennessee 37206

Date: August 2, 2021

MHZC SUBMITTAL DOCUMENTS

ArchiNerd PLLC

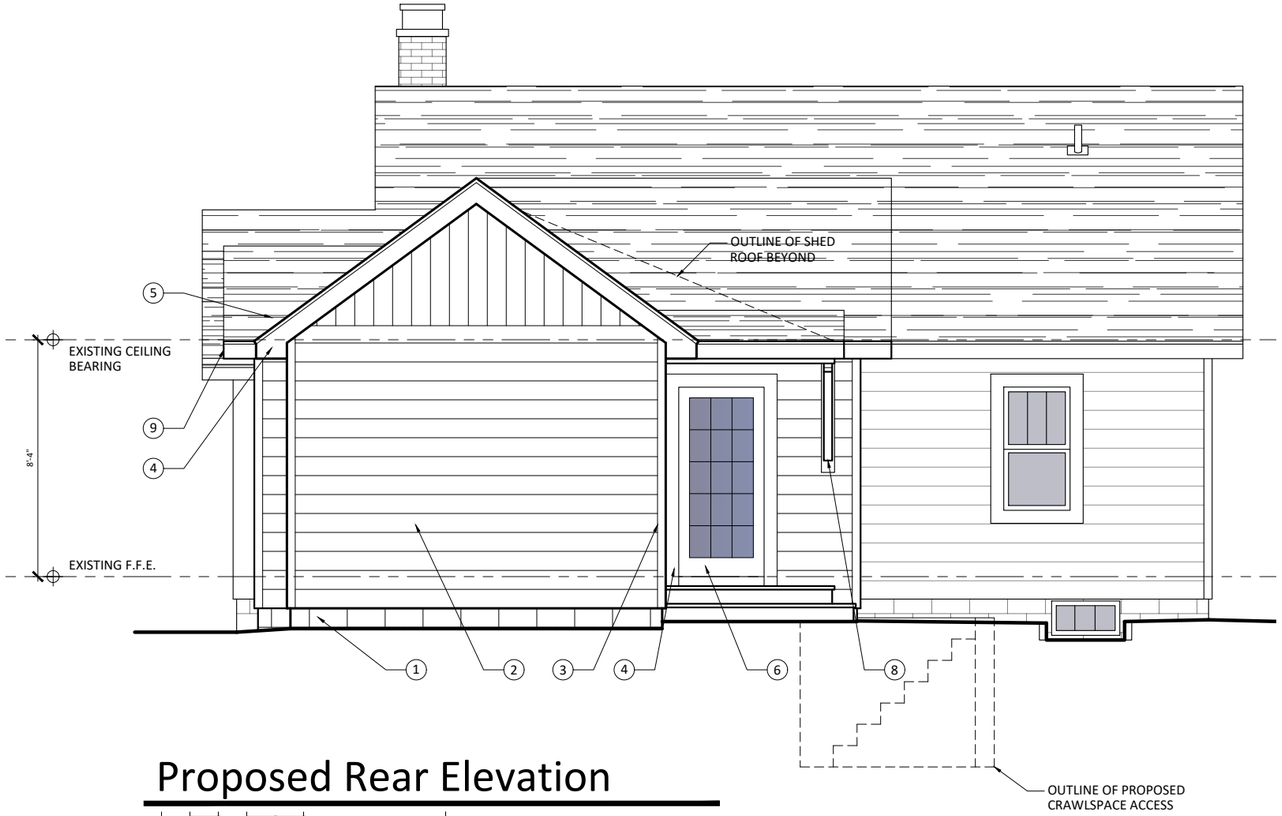
ELEVATION KEYNOTE LEGEND

1. NEW REINFORCED CMU FOUNDATION
2. NEW CEMENTITIOUS FIBERBOARD SIDING W/ EXPOSURE TO MATCH EXISTING HOME - PRIME + PAINT
3. NEW CEMENTITIOUS FIBERBOARD CORNER BOARDS WITH EXPOSURE TO MATCH EXISTING HOME - PRIME + PAINT
4. NEW CEMENTITIOUS FIBERBOARD FASCIA, WINDOW + DOOR CASING / SURROUNDS TO MATCH EXISTING HOME - PRIME + PAINT
5. NEW 30-YEAR ARCHITECTURAL FIBERGLASS SHINGLES
6. NEW INSULATED ENTRY DOOR W/ LOW-E INSULATED GLAZING - PRIME + PAINT
7. NEW CLAD-WOOD WINDOWS W/ LOW-E INSULATED GLAZING
8. NEW CARVED WOOD BRACKETS - PRIME + PAINT
9. NEW PRE-FINISHED OGEE PROFILE GUTTERS AND DOWNSPOUTS TO MATCH EXISTING - REMOVED FOR CLARITY

Proposed Front Elevation

0 1' 2' 3' 5' 10'

SCALE 3/16" = 1'-0"



Proposed Rear Elevation

0 1' 2' 3' 5' 10'

SCALE 3/16" = 1'-0"

Renovations and Additions to:

The Carter-Theisen Residence

1602 Shelby Avenue
Nashville, Tennessee 37206

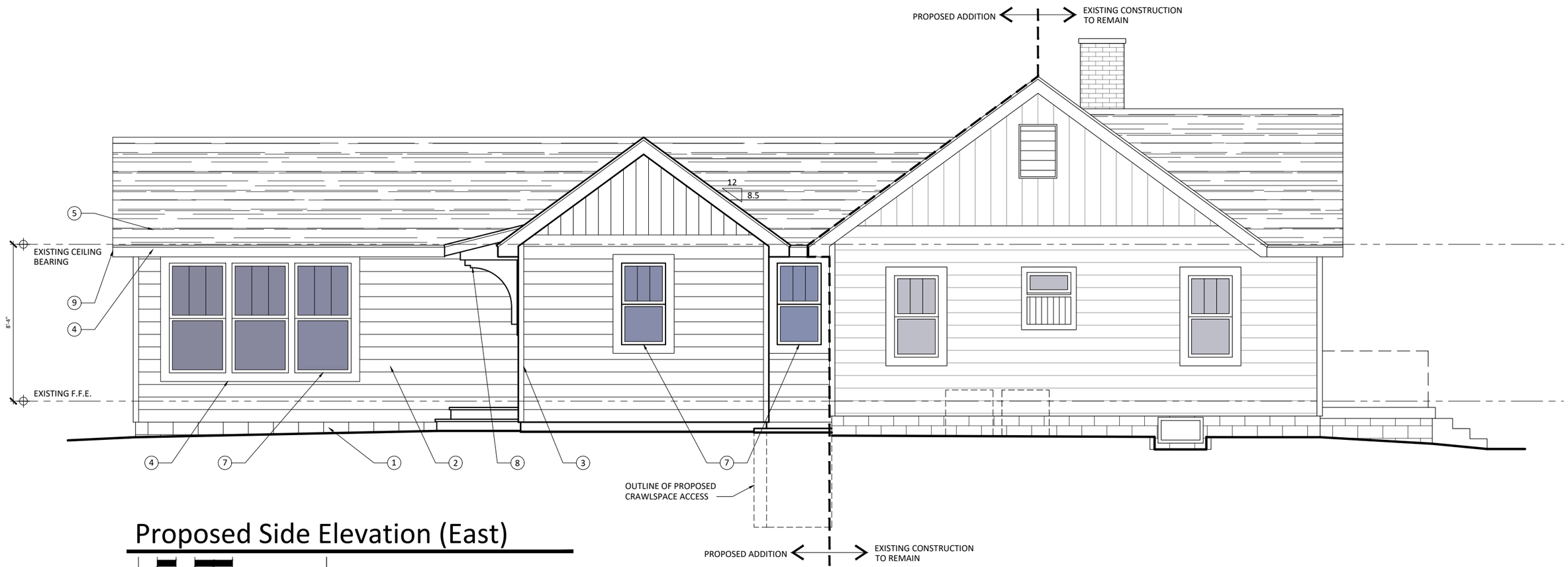
Date: August 2, 2021

MHZC SUBMITTAL DOCUMENTS

ArchiNerd PLLC

ELEVATION KEYNOTE LEGEND

1. NEW REINFORCED CMU FOUNDATION
2. NEW CEMENTITIOUS FIBERBOARD SIDING W/ EXPOSURE TO MATCH EXISTING HOME - PRIME + PAINT
3. NEW CEMENTITIOUS FIBERBOARD CORNER BOARDS WITH EXPOSURE TO MATCH EXISTING HOME - PRIME + PAINT
4. NEW CEMENTITIOUS FIBERBOARD FASCIA, WINDOW + DOOR CASING / SURROUNDS TO MATCH EXISTING HOME - PRIME + PAINT
5. NEW 30-YEAR ARCHITECTURAL FIBERGLASS SHINGLES
6. NEW INSULATED ENTRY DOOR W/ LOW-E INSULATED GLAZING - PRIME + PAINT
7. NEW CLAD-WOOD WINDOWS W/ LOW-E INSULATED GLAZING
8. NEW CARVED WOOD BRACKETS - PRIME + PAINT
9. NEW PRE-FINISHED OGEE PROFILE GUTTERS AND DOWNSPOUTS TO MATCH EXISTING - REMOVED FOR CLARITY



Proposed Side Elevation (East)

0 1' 2' 3' 5' 10'

SCALE 3/16" = 1'-0"

Renovations and Additions to:

The Carter-Theisen Residence

1602 Shelby Avenue
Nashville, Tennessee 37206

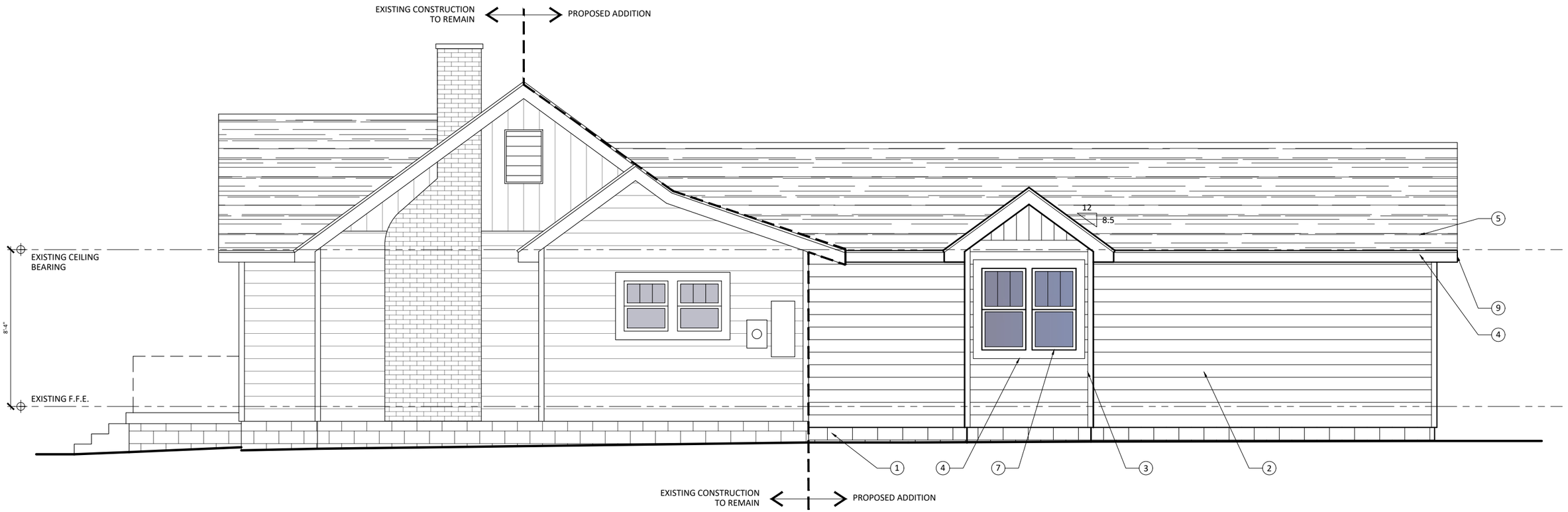
Date: August 2, 2021

MHZC SUBMITTAL DOCUMENTS

ArchiNerd PLLC

ELEVATION KEYNOTE LEGEND

1. NEW REINFORCED CMU FOUNDATION
2. NEW CEMENTITIOUS FIBERBOARD SIDING W/ EXPOSURE TO MATCH EXISTING HOME - PRIME + PAINT
3. NEW CEMENTITIOUS FIBERBOARD CORNER BOARDS WITH EXPOSURE TO MATCH EXISTING HOME - PRIME + PAINT
4. NEW CEMENTITIOUS FIBERBOARD FASCIA, WINDOW + DOOR CASING / SURROUNDS TO MATCH EXISTING HOME - PRIME + PAINT
5. NEW 30-YEAR ARCHITECTURAL FIBERGLASS SHINGLES
6. NEW INSULATED ENTRY DOOR W/ LOW-E INSULATED GLAZING - PRIME + PAINT
7. NEW CLAD-WOOD WINDOWS W/ LOW-E INSULATED GLAZING
8. NEW CARVED WOOD BRACKETS - PRIME + PAINT
9. NEW PRE-FINISHED OGEE PROFILE GUTTERS AND DOWNSPOUTS TO MATCH EXISTING - REMOVED FOR CLARITY



Proposed Side Elevation (West)

0 1' 2' 3' 5' 10'

SCALE 3/16" = 1'-0"

Renovations and Additions to:

The Carter-Theisen Residence

1602 Shelby Avenue
Nashville, Tennessee 37206

Date: August 2, 2021

MHZC SUBMITTAL DOCUMENTS

ArchiNerd PLLC