

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**

**206 Carden Avenue**  
**December 16, 2020**

**Application:** New Construction—Addition; Partial Demolition  
**District:** Whitland Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Base Zoning:** RS7.5  
**Map and Parcel Number:** 10413005100  
**Applicant:** Brittney Mount, Allard Ward Architects  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is to remove an existing, non-contributing addition and to construct a new rear addition.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the condition that staff approve a masonry sample, all windows and doors, the roof materials, and the location of the HVAC unit prior to purchase and installation. With this condition, staff finds that the proposed addition meets Sections II.B.1., II.B.2., and III.B. of the design guidelines for the Whitland Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B.1 New Construction**

#### **a. Height**

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

#### **b. Scale**

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

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

#### **c. Setback and Rhythm of Spacing**

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

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

*Appropriate setbacks will be determined based on:*

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

*Appropriate height limitations will be based on:*

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

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

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

#### **d. Materials, Texture, Details, and Material Color**

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

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

*Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

#### **e. Roof Shape**

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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

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

*Generally, two-story residential buildings have hipped roofs.*

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

#### **f. Orientation**

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

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

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

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

*For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.*

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

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

### **g. Proportion and Rhythm of Openings**

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

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

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

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

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

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

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

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

### **h. Utilities**

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

*Generally, utility connections should be placed no closer to the street than the mid point of the structure.*

*Power lines should be placed underground if they are carried from the street and not from the rear or an alley.*

### **i. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

*Generally, attached garages are not appropriate; however, instances where they may be are:*

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

#### ***j. Public Spaces***

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

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

## **2. ADDITIONS**

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

#### *Placement*

*Additions should be located at the rear of an existing structure.*

*Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

*Generally, one-story rear additions should inset one foot, for each story, from the side wall.*

*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

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

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions that tie into the existing roof should be at least 6" below the existing ridge.*
- Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*
  - An extreme grade change*
  - Atypical lot parcel shape or size**In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.*

#### *Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

### *Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.*

*Foundation height should match or be lower than the existing structure.*

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

### *Roof*

*The height of the addition's roof and eaves must be less than or equal to the existing structure.*

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

*Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).*

### *Dormers*

*Front and side dormers are an original characteristic of many contributing houses in the district. It may be appropriate to add a front, side or rear dormer.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*Front and side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:*

- Front and side dormers should be similar in design and scale to an existing dormer on the building.*
- Front and side dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*

*The number of front and side dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a*

- guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of front and side dormers should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

### *Side Additions*

- b. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*

*The addition should set back from the face of the historic structure (at or beyond the midpoint of the*

*building) and should be subservient in height, width and massing to the historic structure. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

- c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

- d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, material color, material, and character of the property, neighborhood, or environment.
- e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

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

### **III.B.1 Demolition is Not Appropriate**

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

### **III.B.2 Demolition is Appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

*Generally, non-historic (non-contributing) structures may be demolished for new construction that will have a more historically appropriate effect on the district.*

- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.



**Background:** 206 Carden is a c. 1938 Tudor Revival style house that contributes to the historic character of the Whitland Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 206 Carden Avenue.

**Analysis and Findings:** Application is to remove an existing, non-contributing, rear addition and to construct a new rear addition.

Demolition: The applicant proposes to remove an existing rear porch and to alter window and door openings, which is considered partial demolition. According to Codes, the porch was constructed in 2011 (Figures 2 & 3). Because the addition is less than ten years old, it is not considered to be a contributing part of the historic house and its removal therefore meets the design guidelines.

The applicant also proposes to change a door opening to a window on the right façade. Although the Commission typically discourages alteration of window and door openings on front and side facades, staff finds that this door opening is likely not original and that its alteration is appropriate partial-demolition. Staff also finds that the proposed window opening meets the design guidelines because smaller squarish windows are found on side facades in similar locations, often near chimneys.



Figure 2 (Left) is the drawing for the porch permit and Figure 3 (Right) shows the porch as seen from the street.

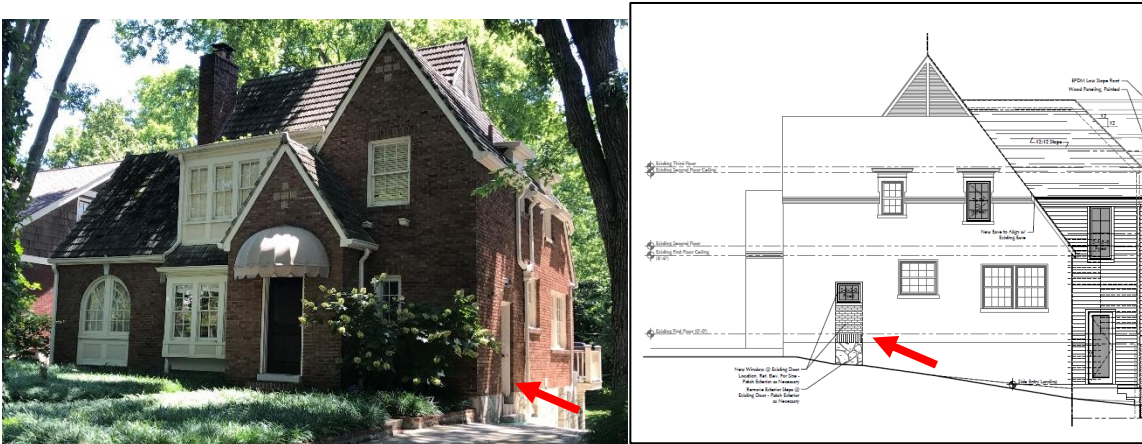


Figure 4 (Left) shows the existing door and Figure 5 (Right) shows the proposed window opening in its place.

Staff finds that the removal of the rear porch and the alteration of the door into a window meets Section III.B.2. of the design guidelines.

**Height & Scale:** The proposed addition is located entirely behind the historic house. It is not taller or wider than the historic house. The addition is one-and-a-half stories on the left side with some sections that are two stories on the right side. Staff finds this to match the historic house, which is one-and-a-half stories on the left side but a full two stories on the right. Because of the slope of the lot, the addition gains a basement level.

On the left side, the addition is inset one foot (1') for a depth of fifteen feet, eight inches (15'8"), at which point the addition steps back out to line up with the side wall of the house. On the right side, the addition is initially inset four feet, five inches (4'5") but then insets further after a depth of seven feet, three inches (7'3") to be inset approximately fifteen feet (15') from the right side wall of the house. Staff finds that these insets are appropriate for the historic house.

The addition's footprint will approximately double the footprint of the house if the existing porch is part of the calculation. Although the addition is deep at approximately sixty-five feet (65'), because it is inset so much on the right side and because the back twenty-one feet (21') of the addition is a screen porch with a lower height, its overall scale is appropriate. The lot is large with over two hundred feet (200') of depth and approximately twelve thousand, five hundred square feet (12,500 sq. ft.) of area, which also helps to make the addition compatible with the historic house and context.

Staff finds that proposed addition meets Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. 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.

Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.d. of the design guidelines.

Design: 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, materials, roof form, and fenestration pattern are all 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 attached garage at the basement level meets the requirements for attached garages in the design guidelines.

Staff finds that the proposed addition meets Section II.B.2.d. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks and will not affect the rhythm of spacing of houses along Carden. It will be approximately twelve feet (12') from the left side property line and thirteen feet (13') from the right side property line, although most of the addition will be much further from the right side property line. The back of the addition will be approximately sixty-five feet (65') from the rear property line.

Staff finds that the proposed setbacks and rhythm of spacing meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Brick	Unknown	Yes	Yes
<b>Cladding</b>	5" cement fiberboard lap siding	Smooth	Yes	No
<b>Secondary Cladding</b>	Wood Paneling	Smooth face	Yes	No
<b>Roofing</b>	Architectural Shingles	Unknown	Yes	Yes
<b>Dormer/Bay roofs</b>	EPDM roofing	Unknown	Yes	Yes
<b>Trim</b>	Wood	Smooth	Yes	No
<b>Rear Porch floor/steps</b>	Wood	Smooth	Yes	No
<b>Rear Porch Posts</b>	Wood	Smooth	Yes	No
<b>Rear Porch Railing</b>	Wood	Smooth	Yes	No
<b>Windows</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Side/rear doors</b>	Not indicated	Needs final approval	Unknown	Yes

Staff recommends approval of a masonry sample, roof shingle color, rubber roof color, and all windows and doors prior to purchase and installation.

With staff's final approval of all material choices, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The primary roof form will be a 12/12 gable with a 12/12 hipped roof for the rear porch. The right side includes a 14/12 cross gable. The dormers and bays all have low sloped hipped and shed forms. Staff finds that the proposed roof forms are compatible with the historic house's roof form.

Staff finds that the proposed roof forms to meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The changes to the window and door openings were discussed under "Partial Demolition." Most of the windows on the proposed

addition are twice as tall as they are wide, thereby meeting the historic proportions of openings. There are some square windows on the right elevation, towards the back. Staff finds these to be appropriate because they are located in the back half of the addition and square windows can be found on historic houses in the area. 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 II.B.1.g.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

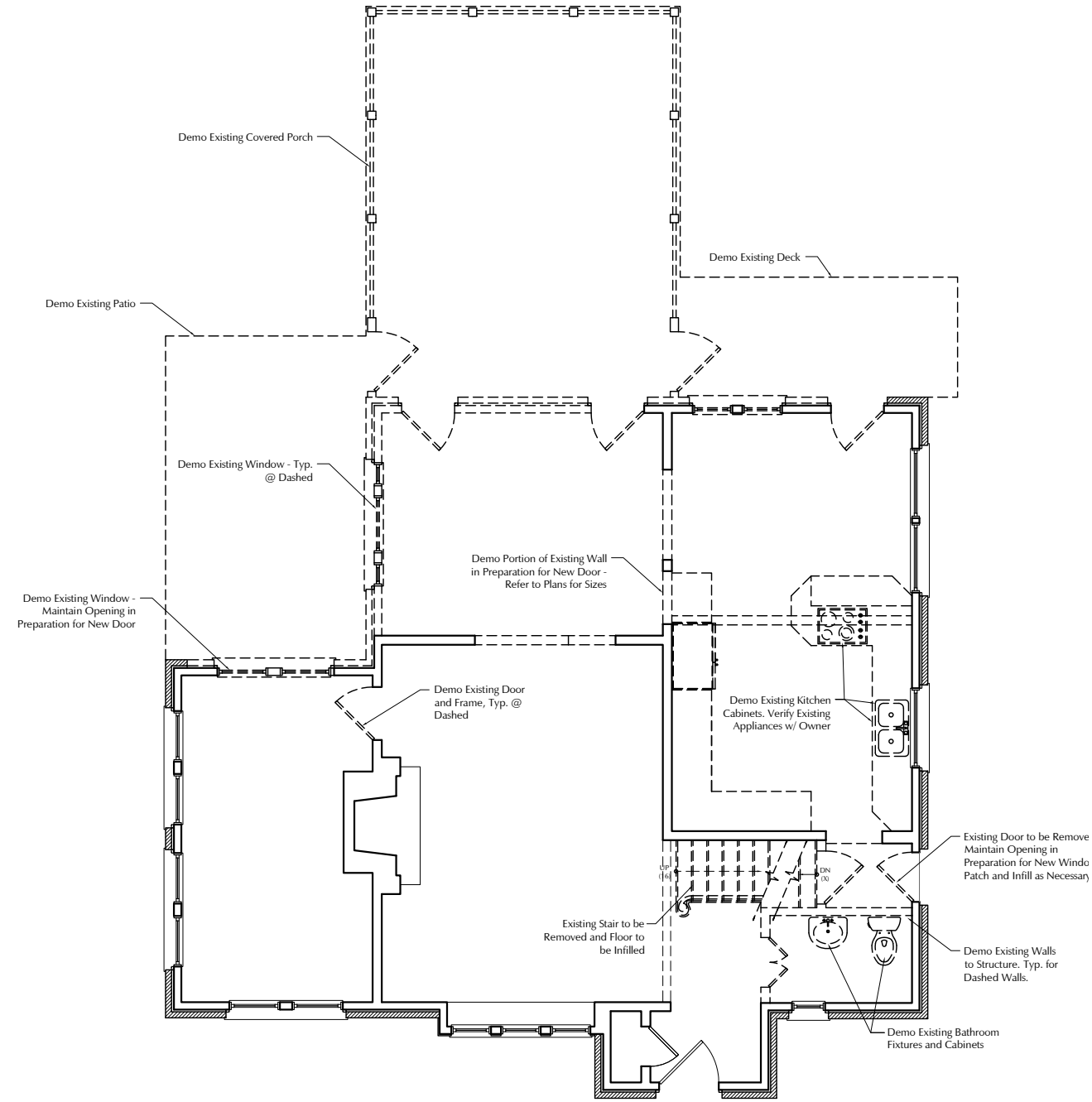
Outbuildings: The addition includes an attached garage, which meets the design guidelines because it is located fully at the basement level, is inset significantly from the side façade, and is located towards the rear of the house in a location where a garage would have typically been located. It is accessed from an existing driveway, which is appropriate because there is no alley for this site.

Staff finds that the proposed attached garage meets Section II.B.1.i. and II.B.2. of the design guidelines.

**Recommendation Summary:** Staff recommends approval of the project with the condition that staff approve a masonry sample, all windows and doors, the roof materials, and the location of the HVAC unit prior to purchase and installation. With this condition, staff finds that the proposed addition meets Sections II.B.1., II.B.2., and III.B. of the design guidelines for the Whitland Neighborhood Conservation Zoning Overlay.

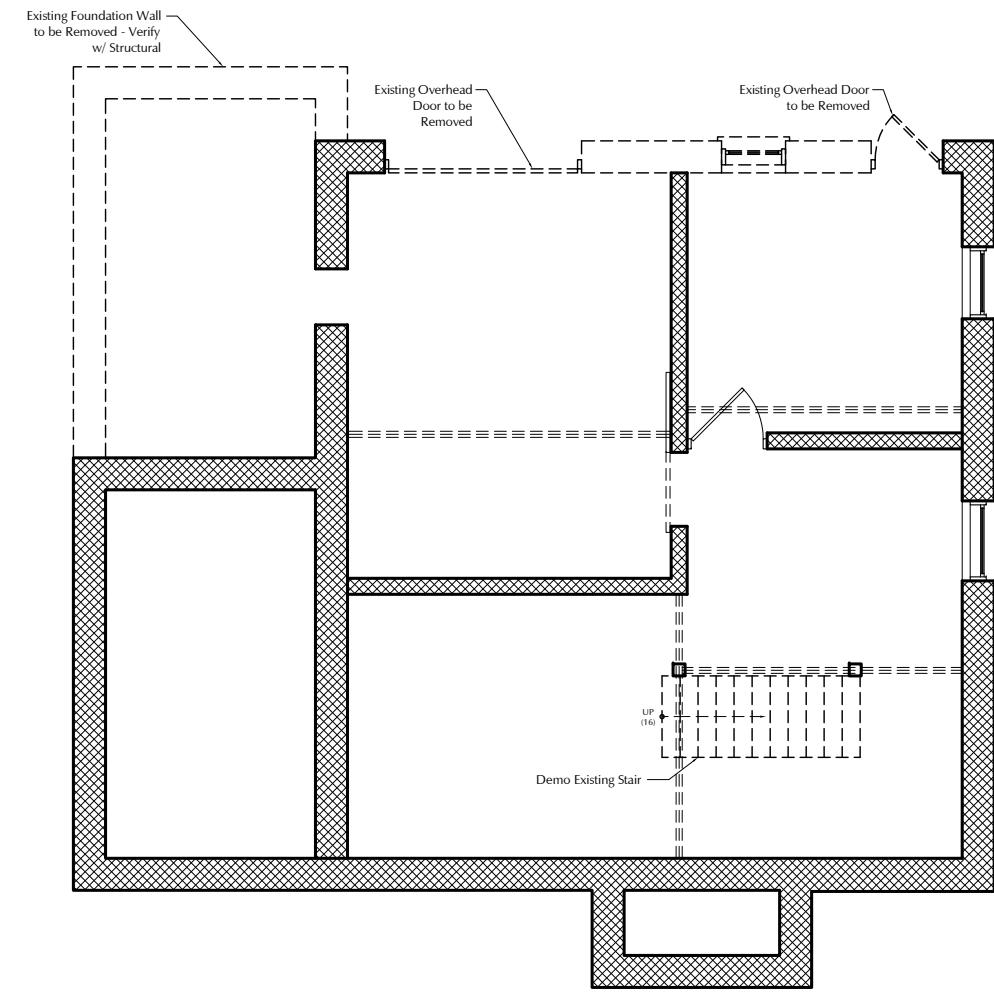






2

First Floor Demo Plan



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Basement Demo Plan



Addition and Renovations to the:

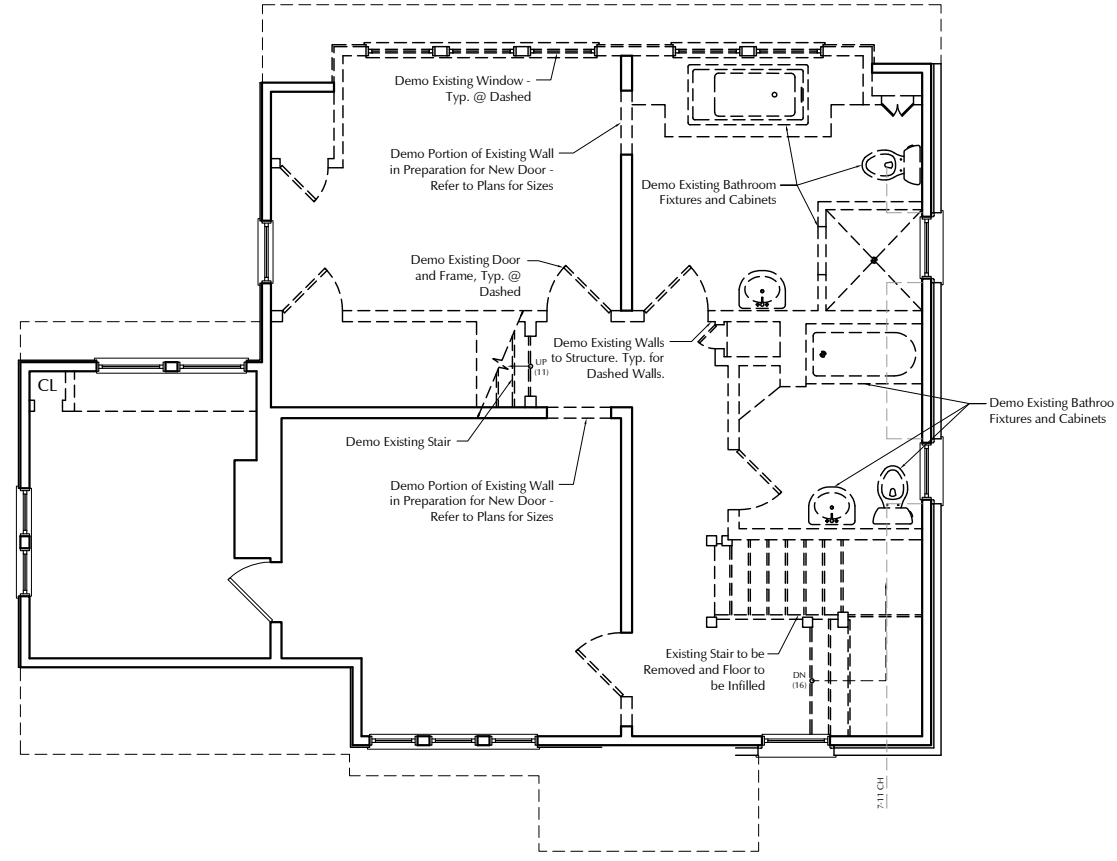
**Halkias Residence**

206 Carden Avenue  
Nashville, Tennessee 37205

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

Drawings:  
 Demolition Plans  
 Date:  
 11.30.2020

**D1.0**



1

Second Floor Demo Plan

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

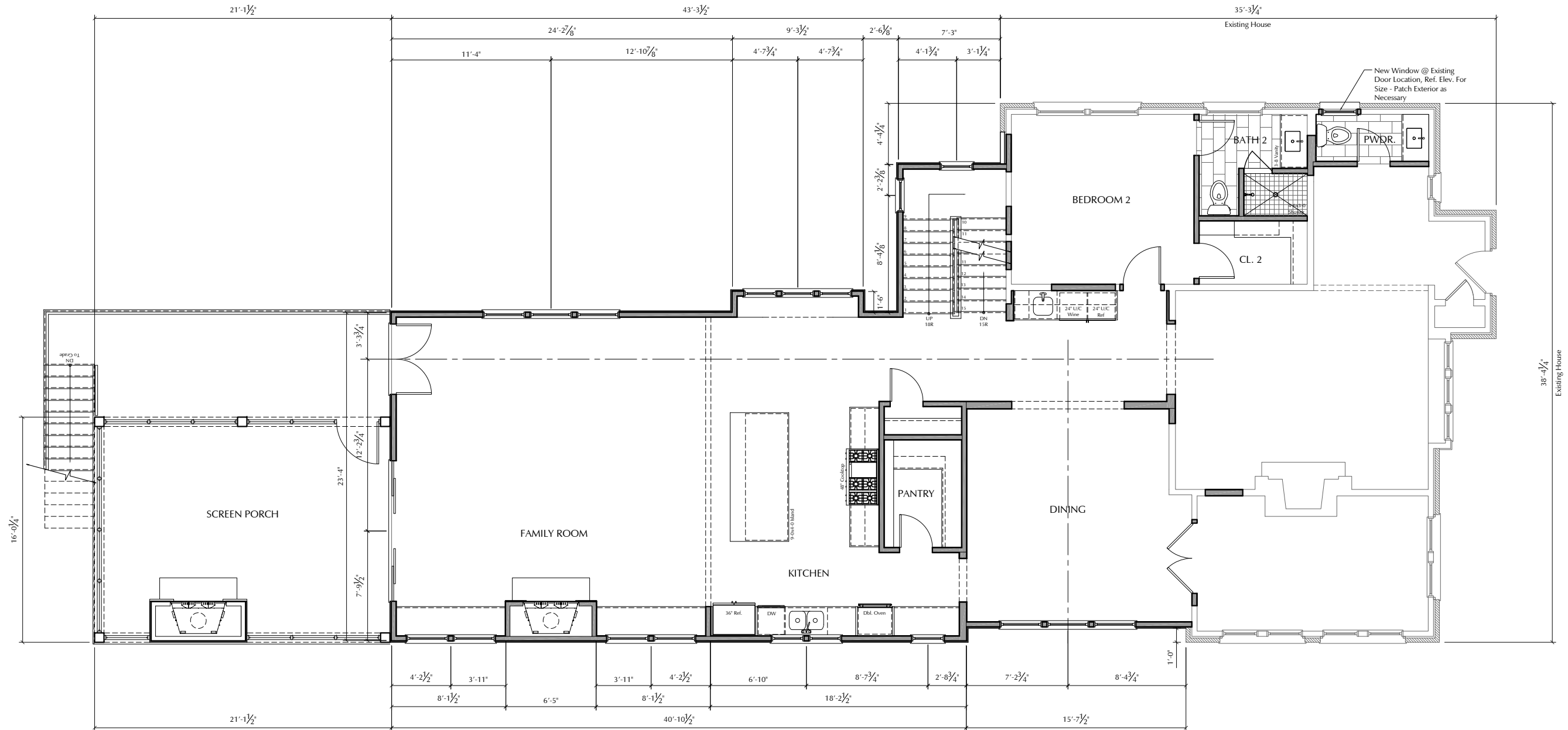
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Addition and Renovations to the:  
**Halkias Residence**  
206 Carden Avenue  
Nashville, Tennessee 37205

**D1.1**





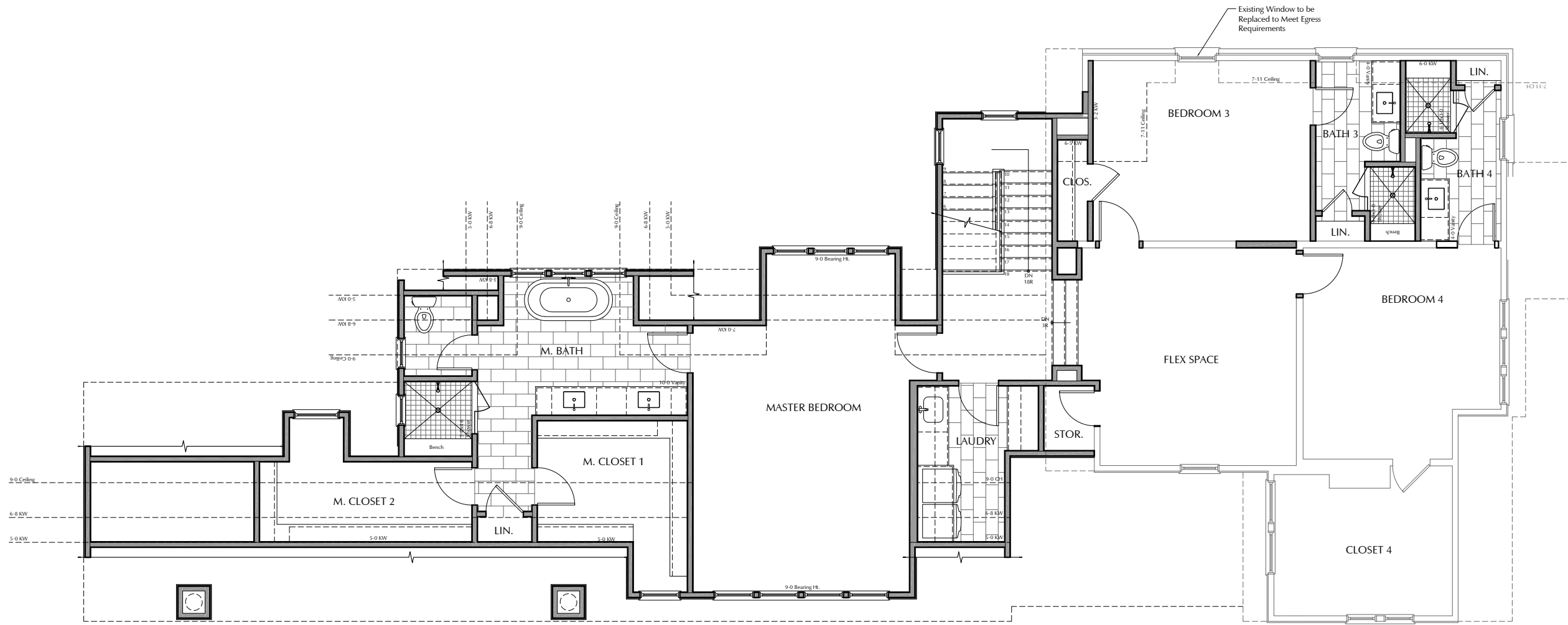
1 First Floor Plan  
 Scale: 1/8"=1'-0"

Drawings:  
 First Floor Plan  
 Date:  
 11.30.2020

**A1.0**

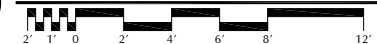
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Addition and Renovations to the:  
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 Nashville, Tennessee 37205



1

## Second Floor Plan



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

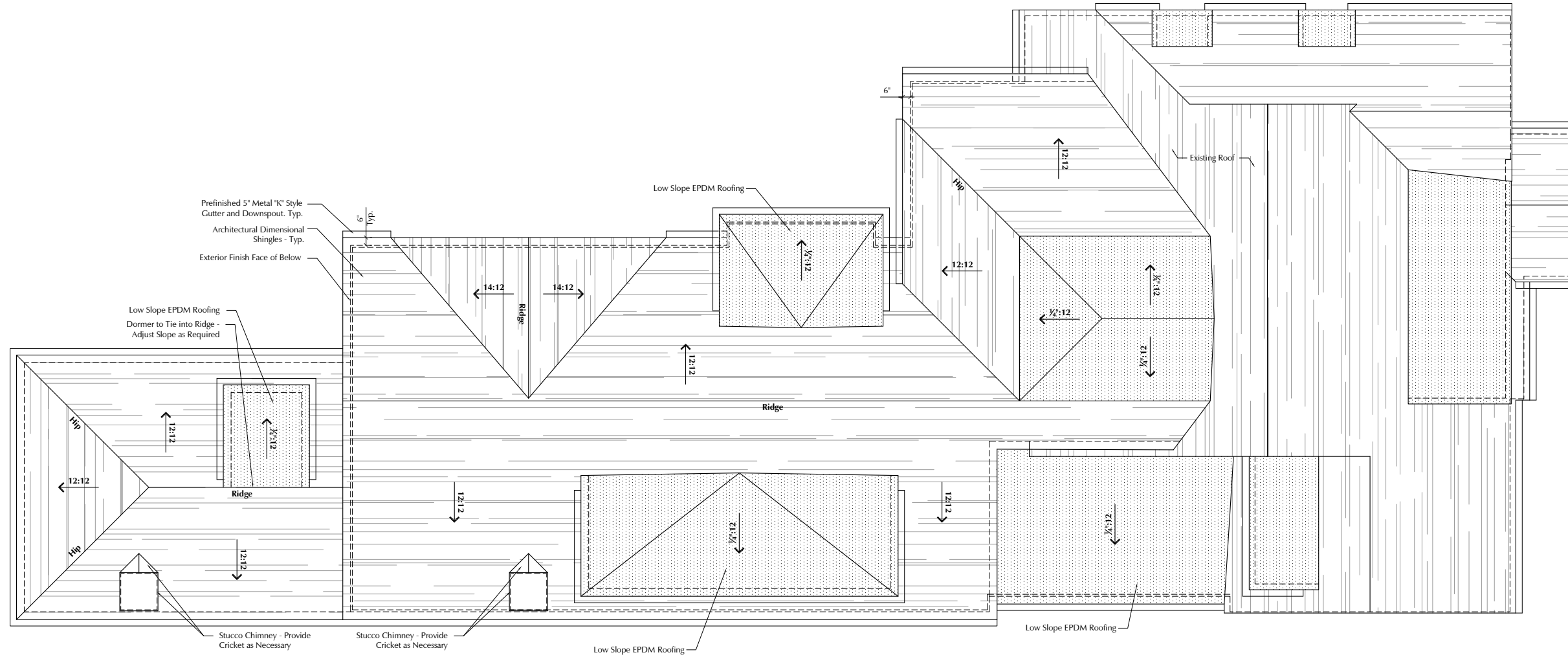
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# A1.1



Prefinished 5" Metal "K" Style Gutter and Downspout. Typ.  
 Architectural Dimensional Shingles - Typ.  
 Exterior Finish Face of Below

Low Slope EPDM Roofing  
 Dormer to Tie into Ridge -  
 Adjust Slope as Required

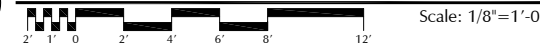
Stucco Chimney - Provide  
 Cricket as Necessary

Stucco Chimney - Provide  
 Cricket as Necessary

Low Slope EPDM Roofing

Low Slope EPDM Roofing

1 Roof Plan



Drawings:  
 Roof Plan  
 Date:  
 11.30.2020

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

**A1.2**

Addition and Renovations to the:  
**Halkias Residence**  
 206 Carden Avenue  
 Nashville, Tennessee 37205



2 South Elevation  
 Scale: 1/8"=1'-0"



1 East Elevation  
 Scale: 1/8"=1'-0"

Addition and Renovations to the:  
**Halkias Residence**  
 206 Carden Avenue  
 Nashville, Tennessee 37205

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 Fax: 615.345.1011

Drawings:  
 Exterior Elevations  
 Date:  
 11.30.2020

**A2.0**



Addition and Renovations to the:  
**Halkias Residence**  
 206 Carden Avenue  
 Nashville, Tennessee 37205

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

Drawings:  
 Exterior Elevations  
 Date:  
 11.30.2020

**A2.2**



1 East Elevation  
 Scale: 1/8" = 1'-0"  
 2' 1" 0 2' 4' 6' 8' 12'

New Window @ Existing Door Location, Ref. Elev. For Size - Patch Exterior as Necessary  
 Remove Exterior Steps @ Existing Door - Patch Exterior as Necessary

Side Entry Landing

Aluminum Clad Wood Window, Typ.  
 1x4 Paulownia Wood Trim and Corner Boards, Painted, Typ.  
 Painted Cementitious Lap Siding Smooth Face w/ 5' Exposure, Typ.

4" Limestone Cap - Slope to Drain  
 Brick Column  
 P.T. Decking  
 8x8 Wood Column Wrap, Painted  
 Aluminum Screen Panels w/ 2x4 Sub-Frame and 1x Stops

Existing Third Floor  
 Existing Second Floor Ceiling  
 Existing Second Floor  
 Existing First Floor Ceiling (8'-6")  
 Existing First Floor (0'-0")

Addition Second Floor Ceiling  
 Addition Second Floor FFE  
 Existing First Floor  
 Garage Ceiling Height  
 Garage Slab FFE (0'-0")  
 Window Head  
 Ceiling Height  
 Window Head  
 Addition Ceiling Height