

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

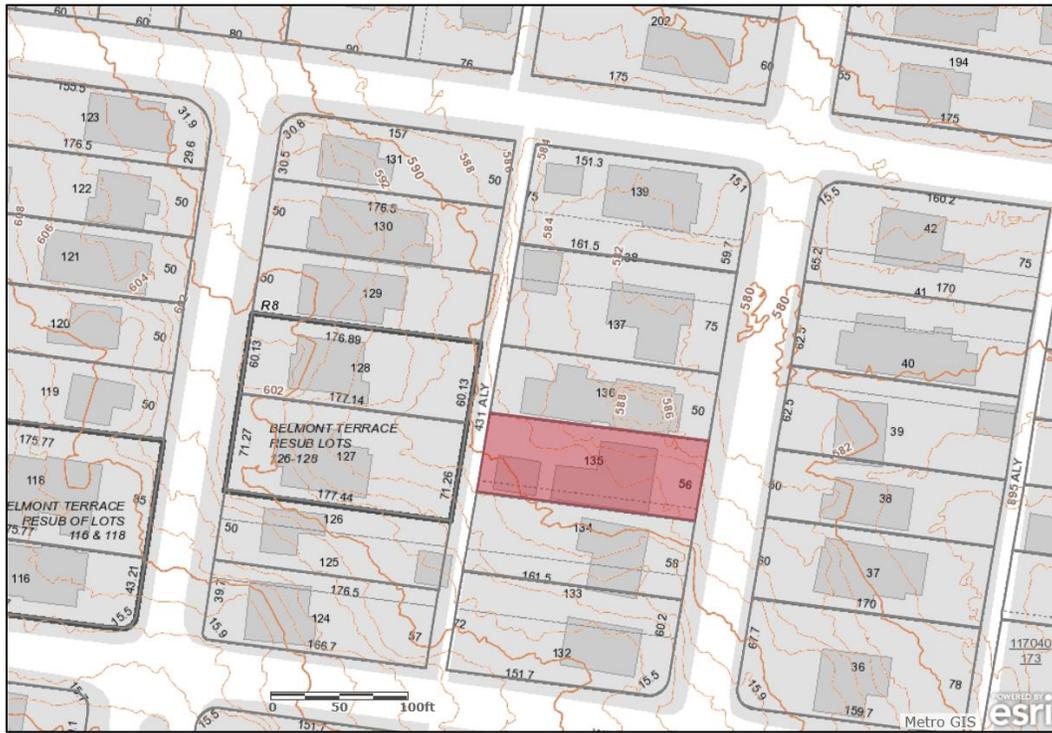
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION 2711 Oakland Avenue December 16, 2020

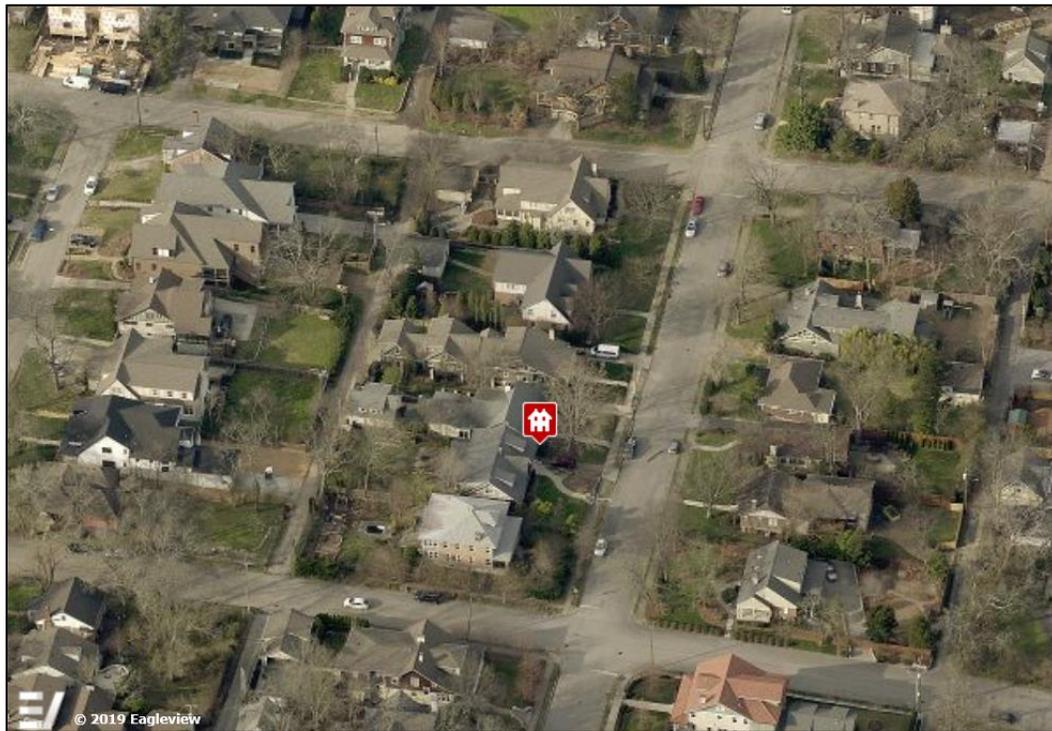
Application: New Construction—Additions
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: R8
Map and Parcel Number: 11704016300
Applicant: Steve Durden, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to enlarge an historic house with a rear addition, expanding the roof and footprint of earlier addition. The height and width of the new addition will match the height and width of the existing house. An open staircase on an existing outbuilding will also be enclosed.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition with the condition that staff shall approve the brick selection, metal roof color, and window and door selections. With that condition, staff finds that the addition meets Section II.B of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Floorplans C: Elevations D: 3D Drawings</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B GUIDELINES

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. BL2007-45).

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

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

Porches

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

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

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

Parking areas and Driveways

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.

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 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.

Additions should be a minimum of 6" below the existing ridge.

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

No matter its use, 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.*
- 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.*

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

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).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

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.

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

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New 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 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 the dormer 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 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.*

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.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

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, 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.

Background: The structure at 2711 Oakland Avenue is a one and one-half-story house, constructed circa 1925. The house has a side-gabled form with a small gabled front stoop and a one-story side porch on the right.

The house is contributing to the historic character of the neighborhood because of its age and architectural character.



Figure 1: 2711 Oakland Avenue

The house was enlarged with a rear addition in 2009, and an outbuilding was constructed in 2010.

Analysis and Findings: The applicant proposes to enlarge the house again with a rear addition, and to enclose an open staircase on the outbuilding.

Demolition: The project involves demolishing portions of the earlier rear addition to accommodate the new addition. The portions affected do not contribute to the historic character of the building due to their age and location.

A pair of windows on the right side of the historic house will be removed, replaced with a set of four taller windows. Alteration of original openings is generally not appropriate; however, the wall where these windows is located is set in behind the original side porch, which was enclosed in 2009. Because these windows cannot be seen from the right-of-way, their alteration will not affect the historic character of the building.

Staff finds that the side window alteration and partial demolition at the rear of the house meets Section V.B.2 of the design guidelines for appropriate demolition.

Location & Removability: The addition attaches to the existing house at the rear and right side of the 2009 addition, without impacting the front or sides of the original building.

The roof of the 2009 addition has a rear-oriented gable, which is to be extended twelve feet (12') further to the rear. This new section of roof is over an existing one-story portion of the 2009 addition.

The proposal also widens the existing addition to the right, tying into the right-side wall of the existing addition which is stepped in from the rear corner of the house.

Staff finds that the location and attachment of the addition does not impact the front or sides of the historic house, which meets Section II.B.2.e of the design guidelines.

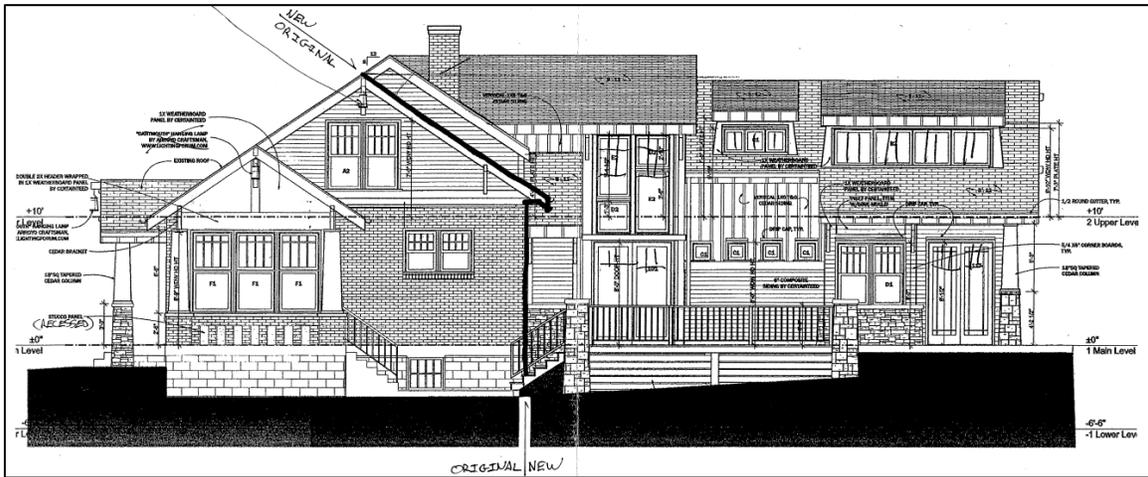


Figure 2: Right elevation from addition constructed in 2009.

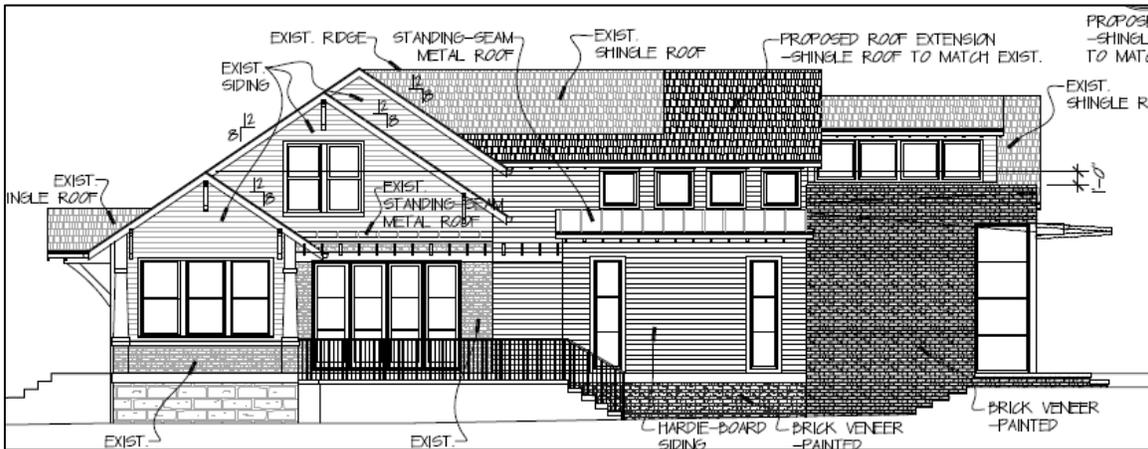


Figure 3: Right elevation, current proposal.

Design: The upperstory of the addition ties into the 2009 addition, matching its roof form and materials. The first story of the new addition has two components, one also matching the existing and the second with a more contemporary form. This second component has a flat roof and non-traditional window pattern; however, it is toward the rear and sits

within the “silhouette” of the historic house which obscures it from view from the right-of-way.

Staff finds that the character of the addition does not contrast with the historic house, therefore it meets sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: The roof of the addition matches the height of the 2009 addition, tying into its rear-oriented gable and extending it toward the rear. The width of the addition matches the width of the original side porch on historic house, which was enclosed when the previous addition was constructed. The footprint of the new addition only extends the depth of the building by two feet (2’).

Staff finds that the height and scale of the proposed addition meets sections II.B.1a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: Because the new addition matches the width of the existing house on the right, with no change on the left, the addition does not disrupt the rhythm of spacing between houses along the street.

Staff finds that the addition meets section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Match Historic Walls	Yes	X
Primary Cladding	Cement-Fiber Clapboard	Smooth, Match Existing	Yes	
Secondary Cladding	Brick	Match Historic Walls	Yes	X
Trim	Cement-Fiber	Smooth, Match Existing	Yes	
Primary Roofing	Asphalt Shingle	Match Existing	Yes	
Secondary Roofing	Standing Seam Metal	Match Existing	Yes	X
Windows	Not Indicated	Selection Needs Approval	Unknown	X
Pedestrian Doors	Not Indicated	Selection Needs Approval	Unknown	X

With the condition that the brick selection, metal roof color, and window and door selections are approved administratively, Staff finds that the proposal meets section II.B.1.d of the guidelines.

Roof form: The upperstory roof of the addition ties into the 2009 addition, extending it toward the rear and lifting a portion of the right-facing slope from an 8/12 pitch to a 4/12 pitch. A shed-roofed dormer at the rear with a 4/12 pitch will not be changed. The first-story addition includes a shed-roofed component and a flat-roofed component. The shed roof will have a 4/12 pitch.

Staff finds that the roof forms of the addition are compatible with the historic house and meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: The addition has ample fenestration on both sides and the rear, with vertically oriented windows without any large expanses of walls between openings. This window pattern is compatible with the windows on the historic house.

Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g of the design guidelines.

Appurtenances & Utilities: A new deck is being added immediately behind the original side porch, covered by an pergola. The deck will extend wider than the original porch, but the pergola will remain inside the silhouetted of the historic house. Staff finds this to be appropriate, as uncovered decks are typically not reviewed by the MHZC. The HVAC units are on the left side of the house currently and are not indicated as being relocated.

Outbuilding: The existing one and one-half story outbuilding was constructed in 2010. The building is located twenty-one feet (21') from the rear of the house, with an open staircase on the wall facing the house. Open stairs on an outbuilding would likely not be approved today. The applicant proposes to enclose the stairs, which results in the separation between the buildings being reduced to sixteen feet (16'). A minimum of twenty feet (20') between buildings is typically required by the Commission today, however Staff finds that enclosing the stairs would result in a more appropriate appearance. The roof form and materials in the new section of the outbuilding will match the existing, including cement-fiber siding and asphalt shingle roof. These materials are appropriate.

Staff finds the enclosure of the open stairs on the outbuilding to be appropriate.

Recommendation: Staff recommends approval of the proposed addition with the condition that staff shall approve the brick selection, metal roof color, and window and door selections. With that condition, staff finds that the addition meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

THE OLLILA RESIDENCE

2711 OAKLAND AVENUE
NASHVILLE, TENNESSEE 37212

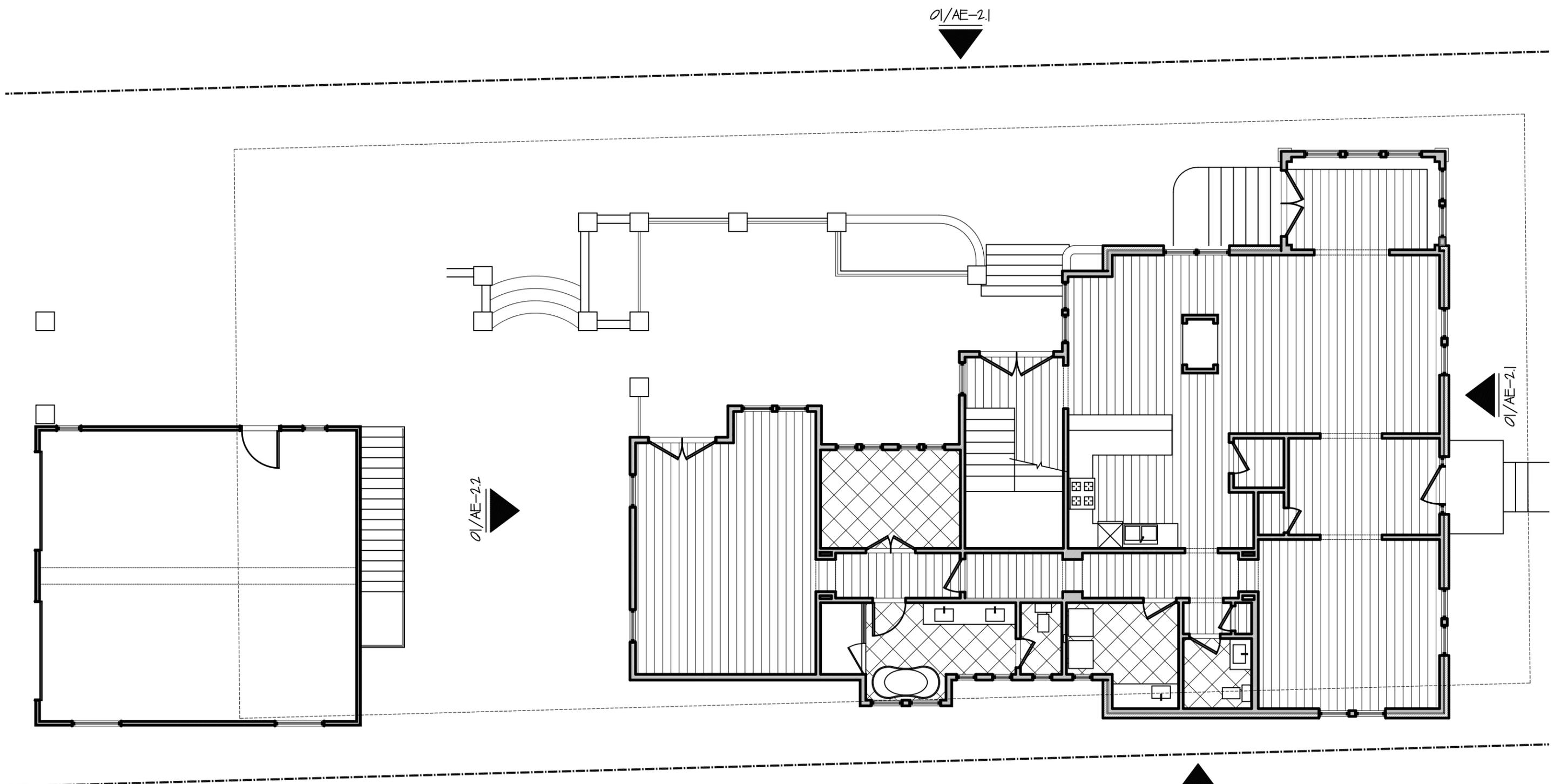
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NOVEMBER 30, 2020

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Existing Main Level Floor Plan
 Scale: 1/8" = 1'-0"

DATE: 11-30-20

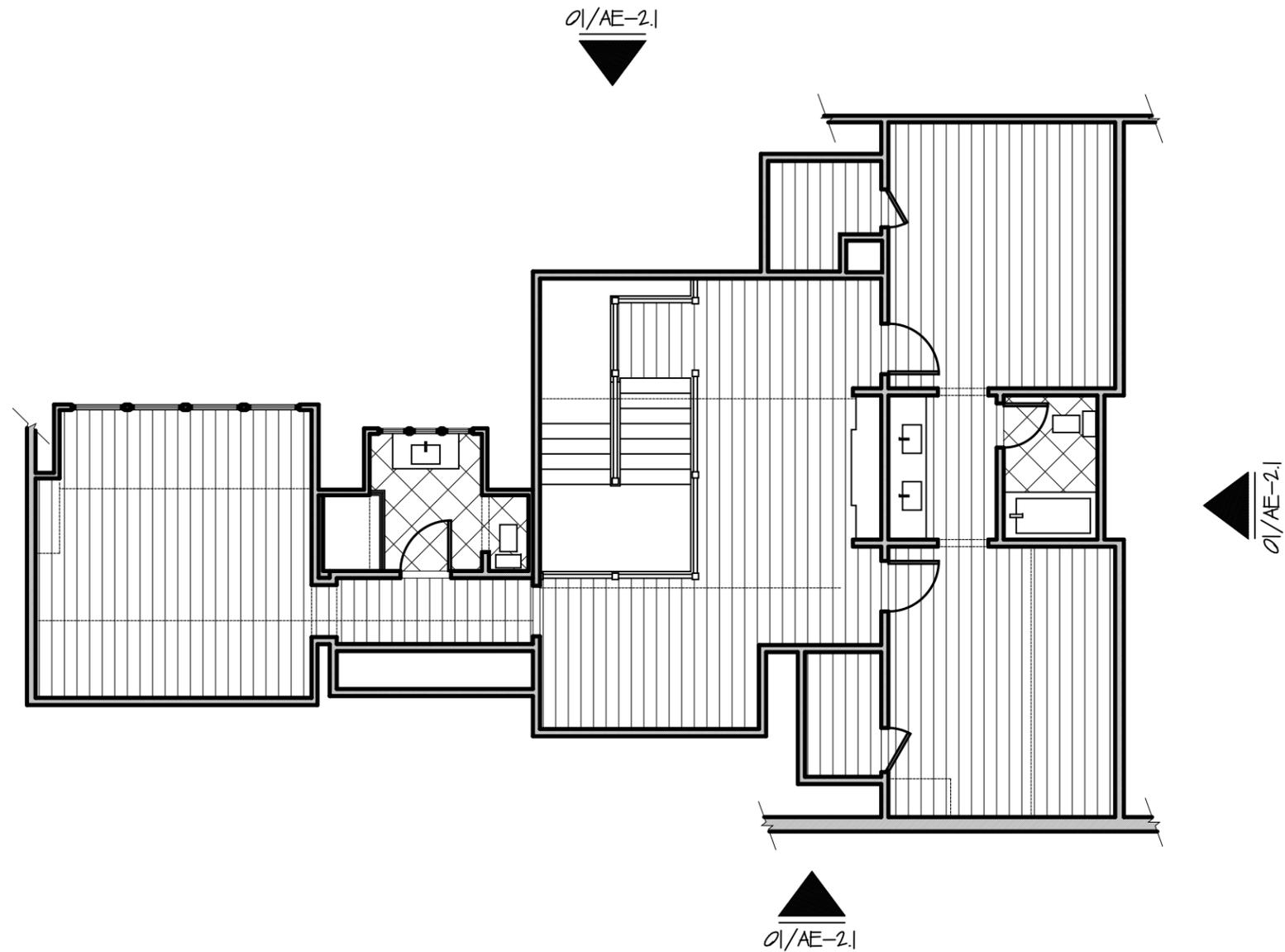
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A RENOVATION FOR:
THE OLLILA RESIDENCE
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**EXISTING
 MAIN LEVEL FLOOR PLAN**

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AE-1.1



Existing Upper Level Floor Plan
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**EXISTING
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AE-1.2



01 Existing Front Elevation
Scale: 1/8" = 1'-0"



02 Existing Side Elevation
Scale: 1/8" = 1'-0"

DATE: 11-30-20

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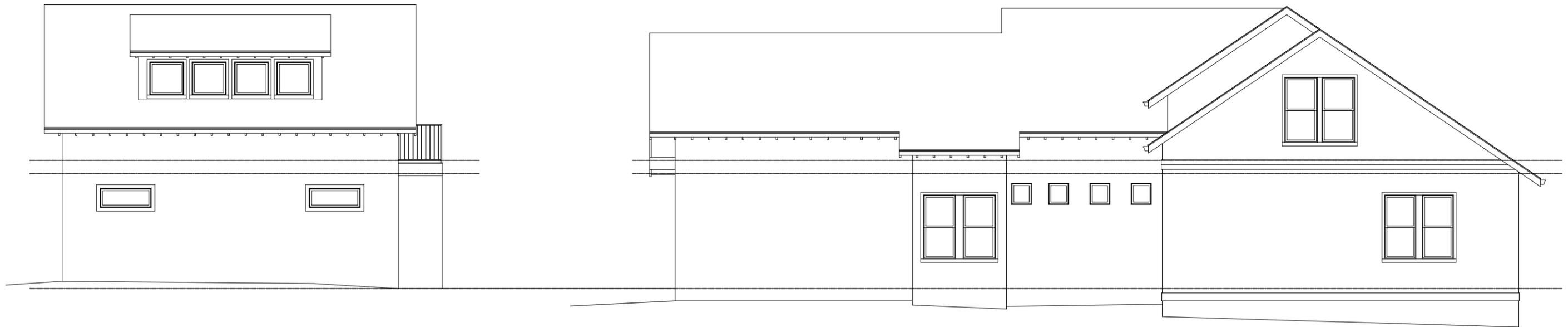
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AE-2.1



01 Existing Rear Elevation
Scale: 1/8" = 1'-0"



02 Existing Side Elevation
Scale: 1/8" = 1'-0"

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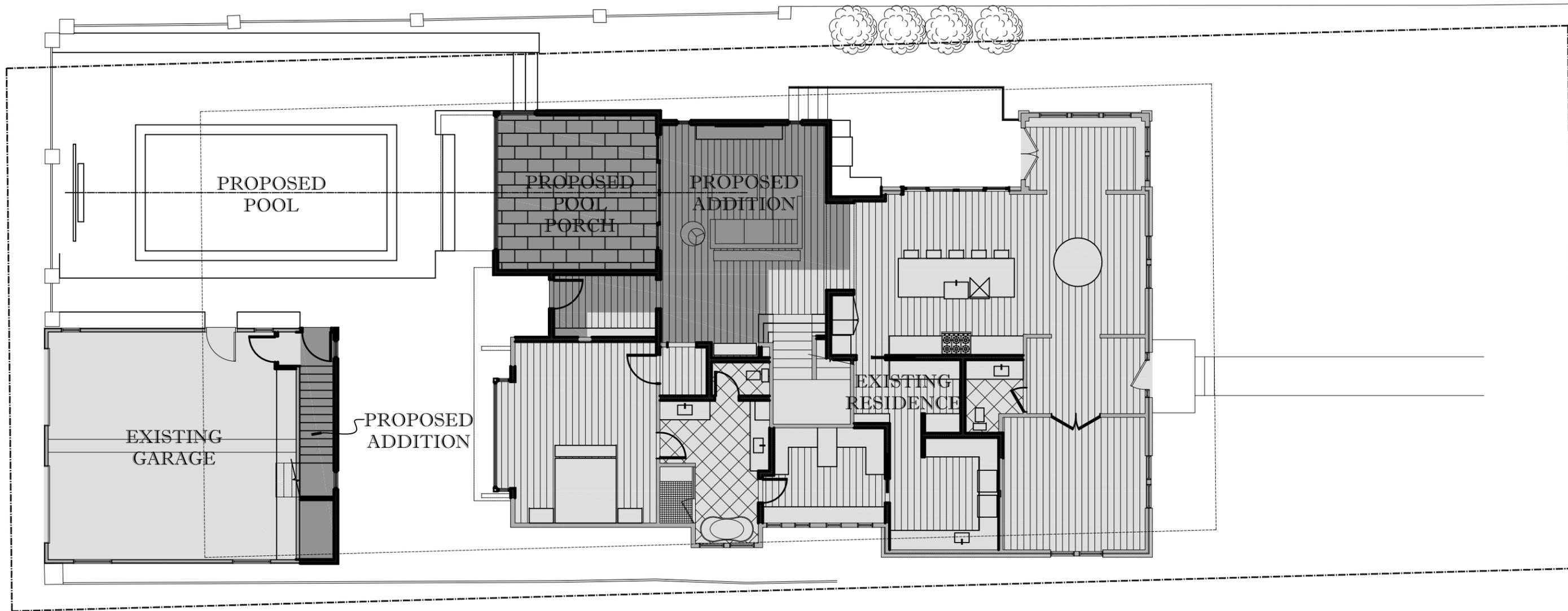
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**EXISTING
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AE-2.2



Proposed Architectural Site Plan
 Scale: 3/32" = 1'-0"



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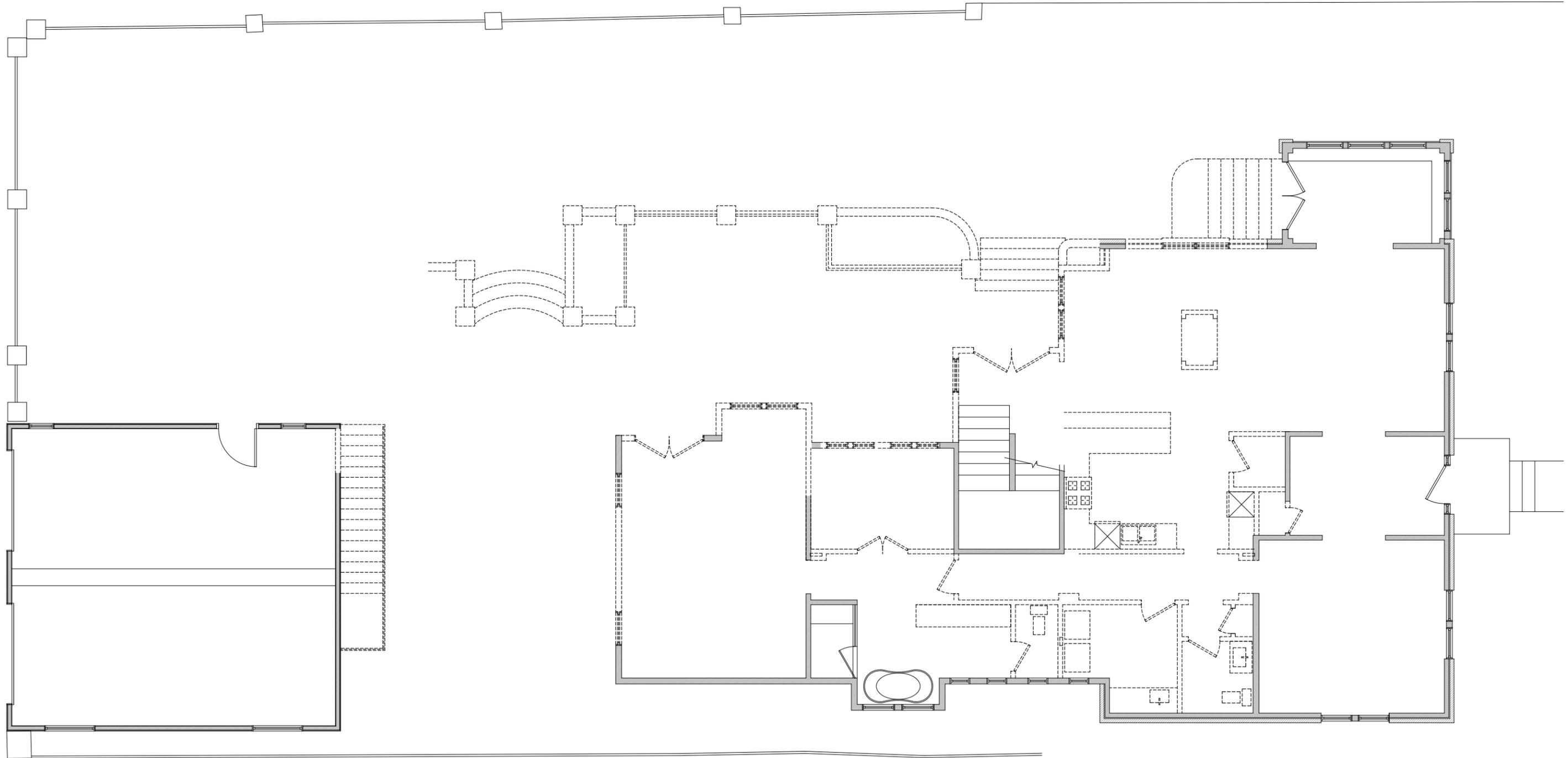
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**PROPOSED
 ARCHITECTURAL SITE PLAN**

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A-0.1



○
Main Level Demolition Plan
 Scale: 1/8" = 1'-0"

WALL LEGEND	
—	EXISTING CONSTRUCTION TO REMAIN
- - -	EXISTING CONSTRUCTION TO BE REMOVED

DATE: 11-30-20

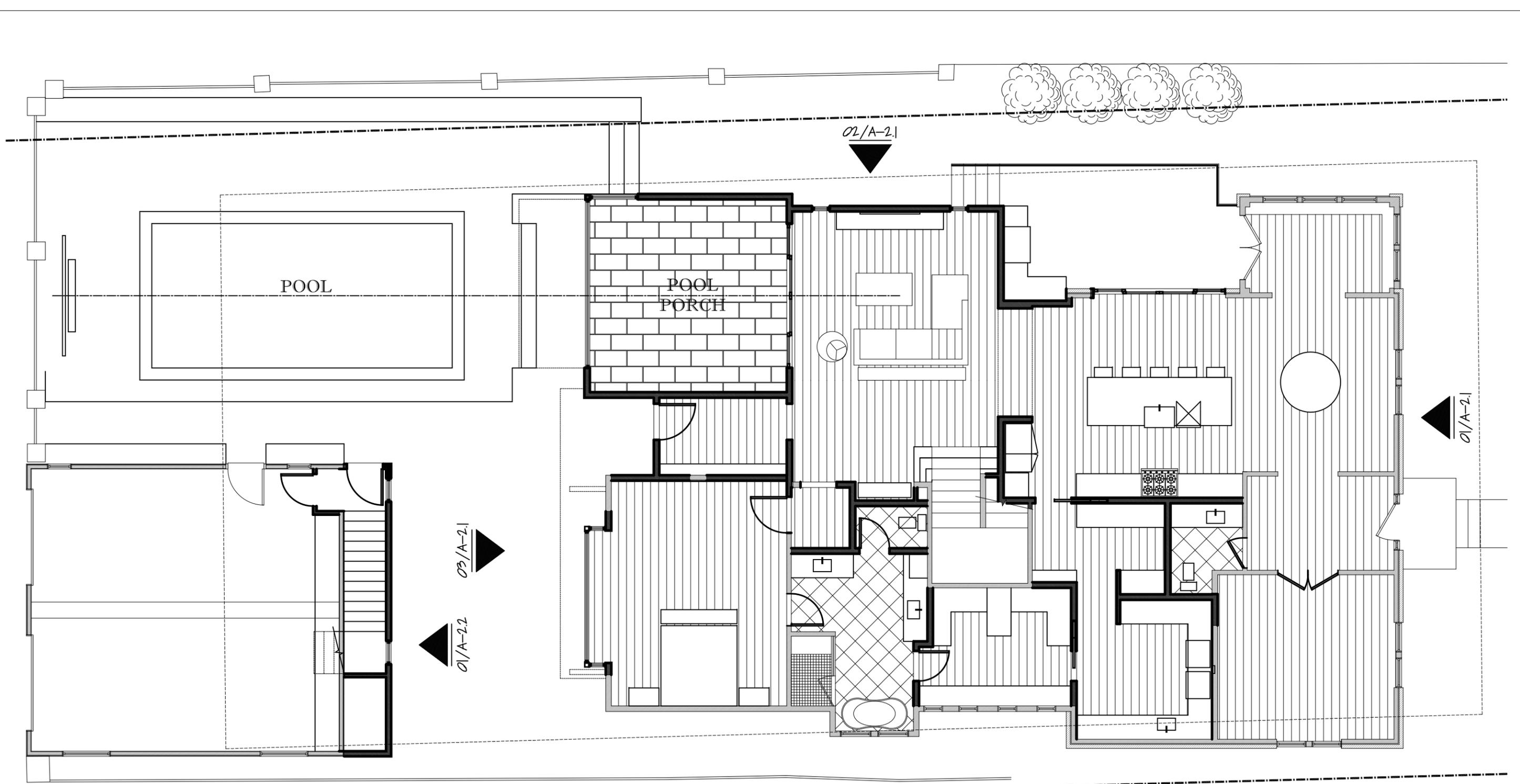
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A RENOVATION FOR:
THE OLLILA RESIDENCE
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**MAIN LEVEL
 DEMOLITION PLAN**

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D-1.1



Proposed Main Level Floor Plan
 Scale: 1/8" = 1'-0"

WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

DATE: 11-30-20

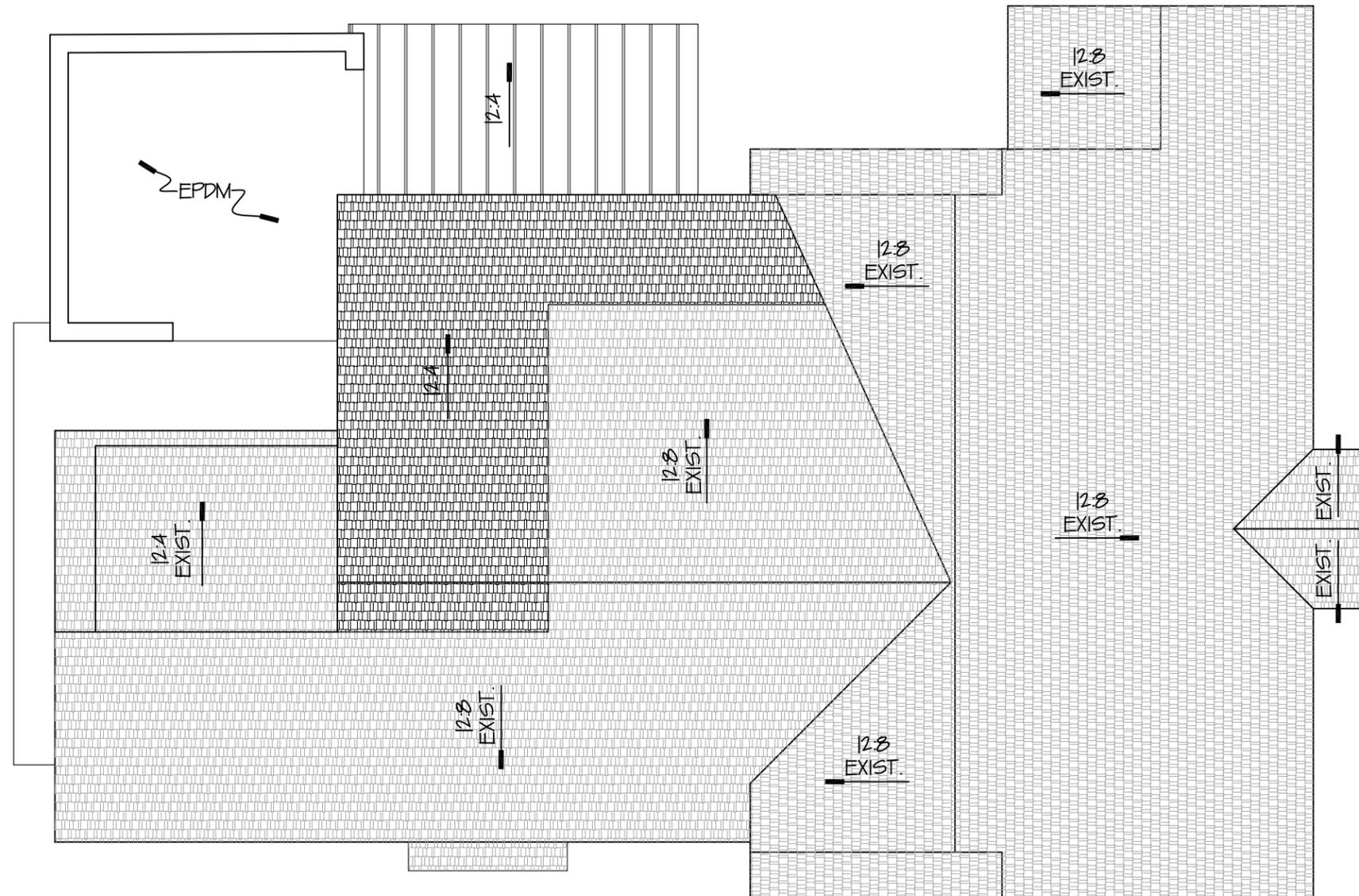
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**PROPOSED
 MAIN LEVEL FLOOR PLAN**

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○ Proposed Roof Plan
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**PROPOSED
 ROOF PLAN**

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01 Proposed Garage Elevation
Scale: 1/8" = 1'-0"

DATE: 11-30-20

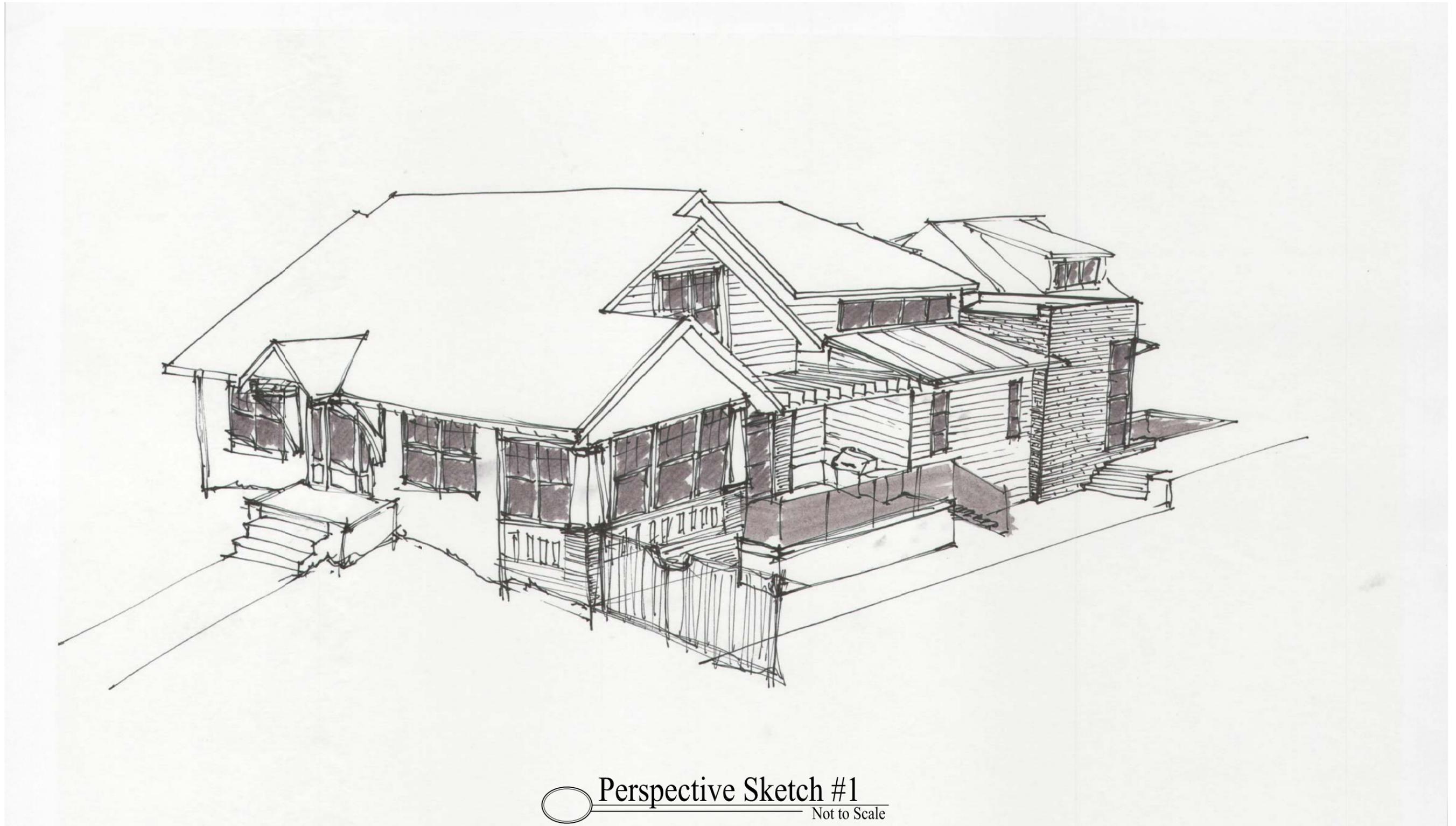
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PROPOSED
ELEVATIONS

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○ Perspective Sketch #1
Not to Scale

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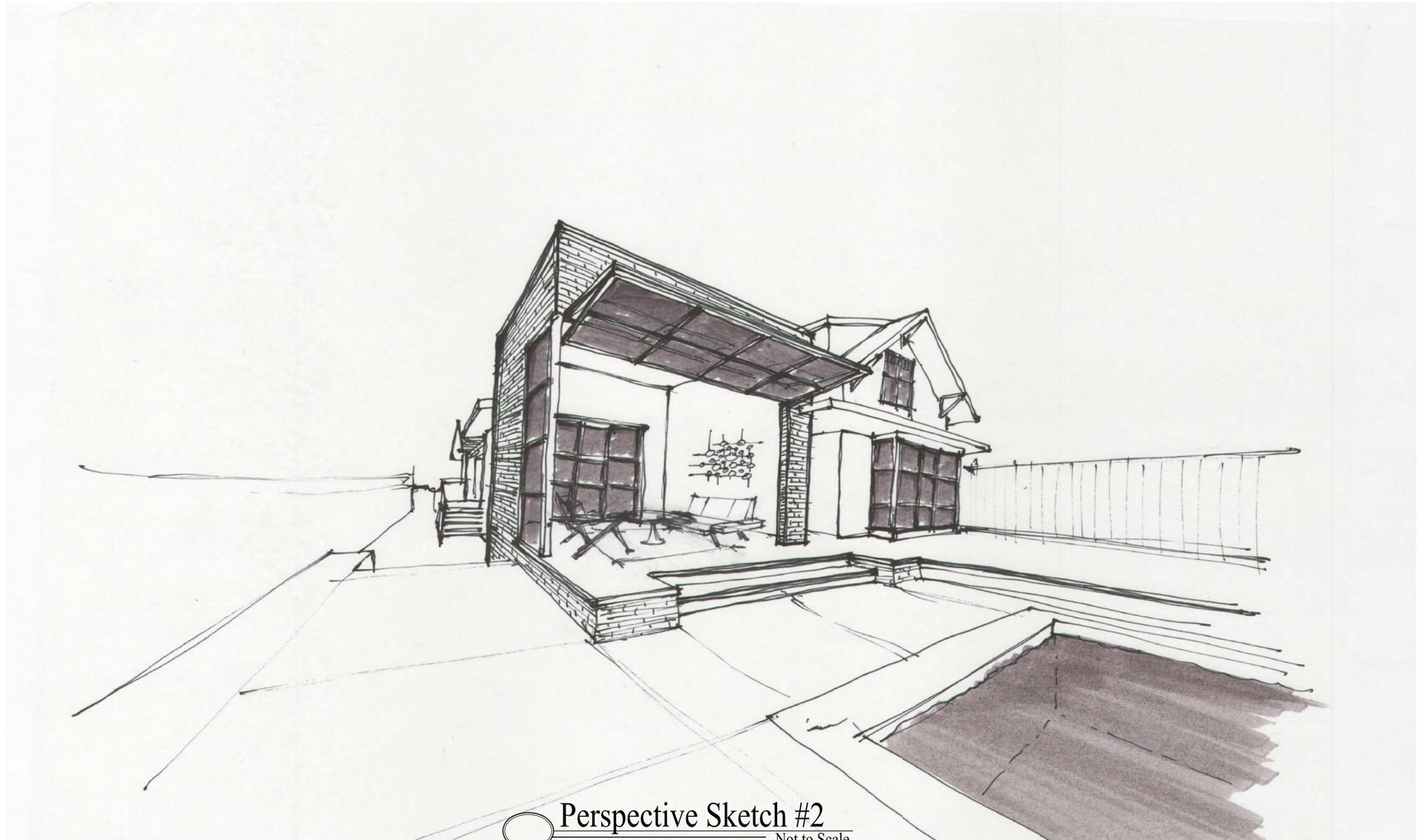
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A RENOVATION FOR:
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PROPOSED
PERSPECTIVE SKETCHES

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001



○ Perspective Sketch #2
Not to Scale

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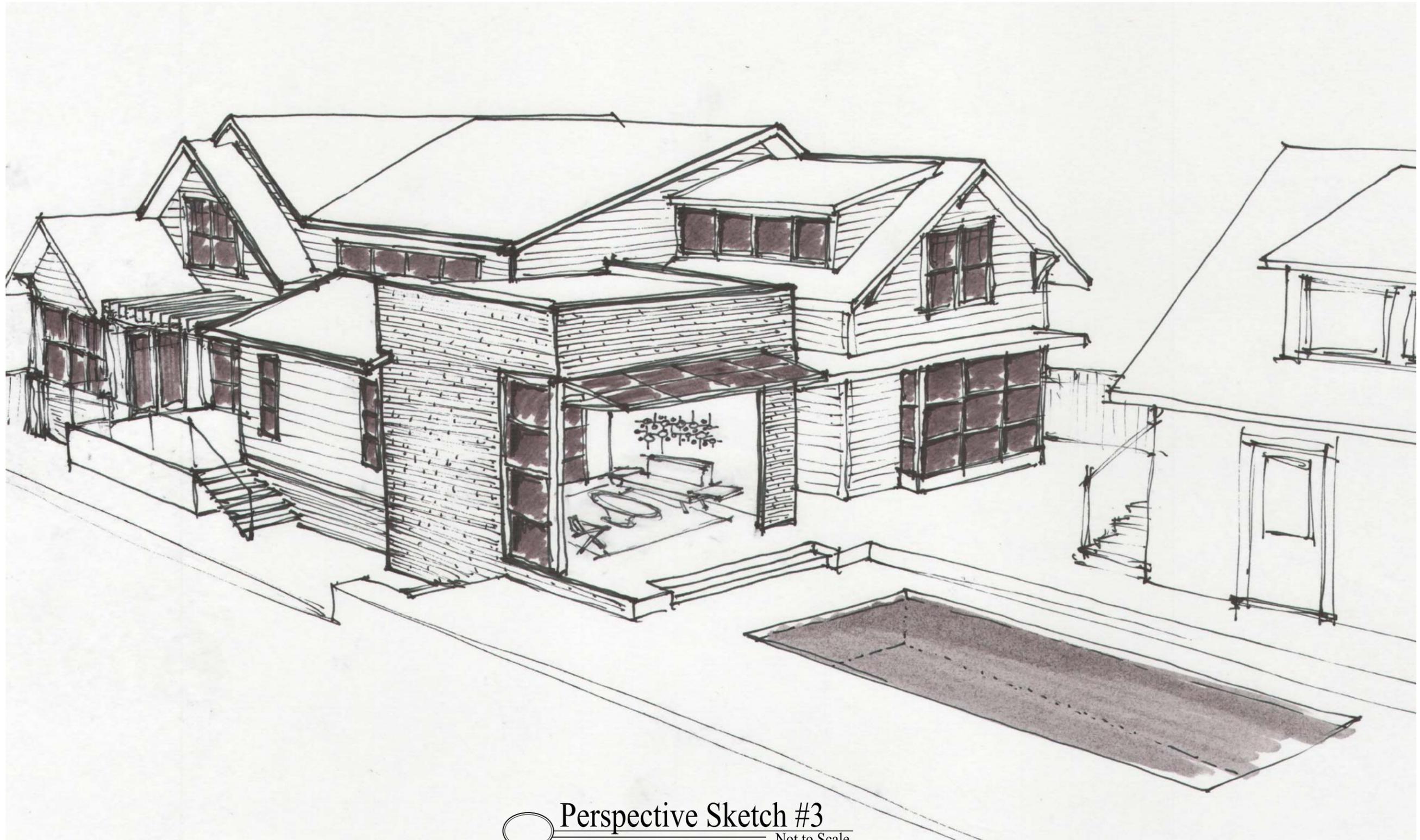
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○ Perspective Sketch #3
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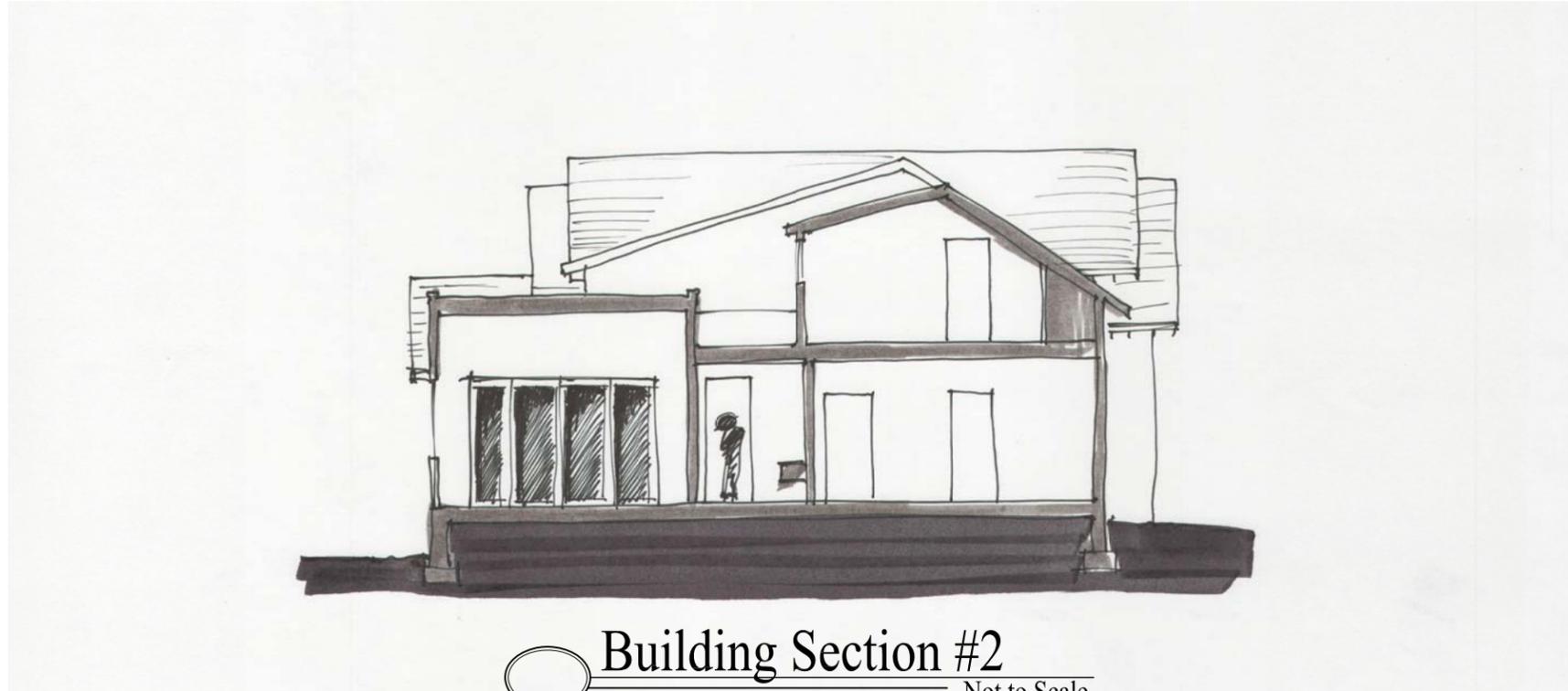
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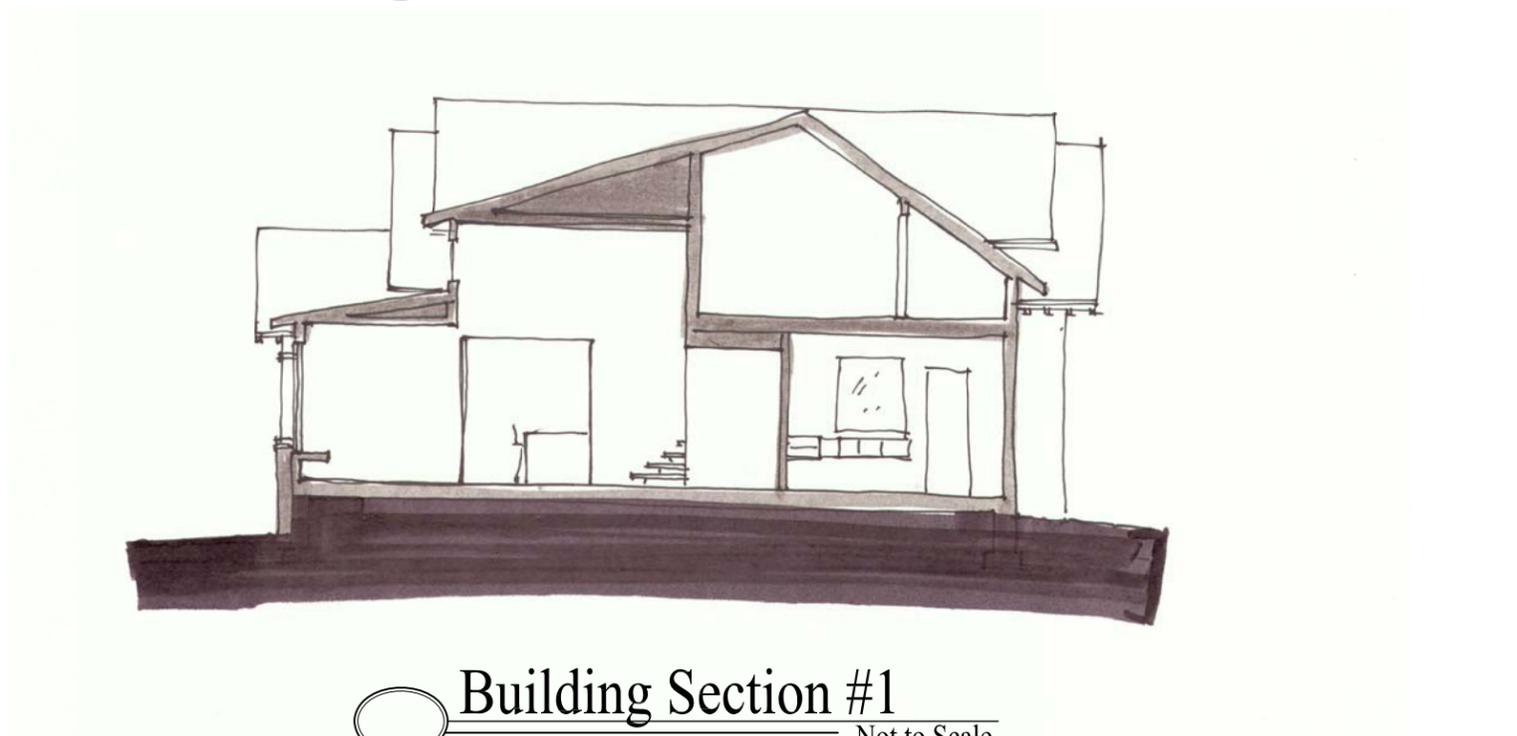
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○ Building Section #2
Not to Scale



○ Building Section #1
Not to Scale

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A RENOVATION FOR:
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PROPOSED
BUILDING SECTIONS

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