



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
Fax: (615) 862-7974

STAFF RECOMMENDATION
328 Chesterfield Avenue
March 20, 2013

Application: Demolition—accessory structure; New construction—accessory structure;
Setback Reduction

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10410008100

Applicant: Susan Eaddy, owner

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish an existing accessory structure and construct a new accessory structure. The application involves a reduction to the side and rear setbacks.

Recommendation Summary: Staff recommends approval of the demolition, new accessory building, and setback reduction, with the condition that staff approve a stone sample, the final door and window materials and specifications, and the roof color and material. With the final approval of the materials, staff finds that the accessory structure meets Section II.B. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments

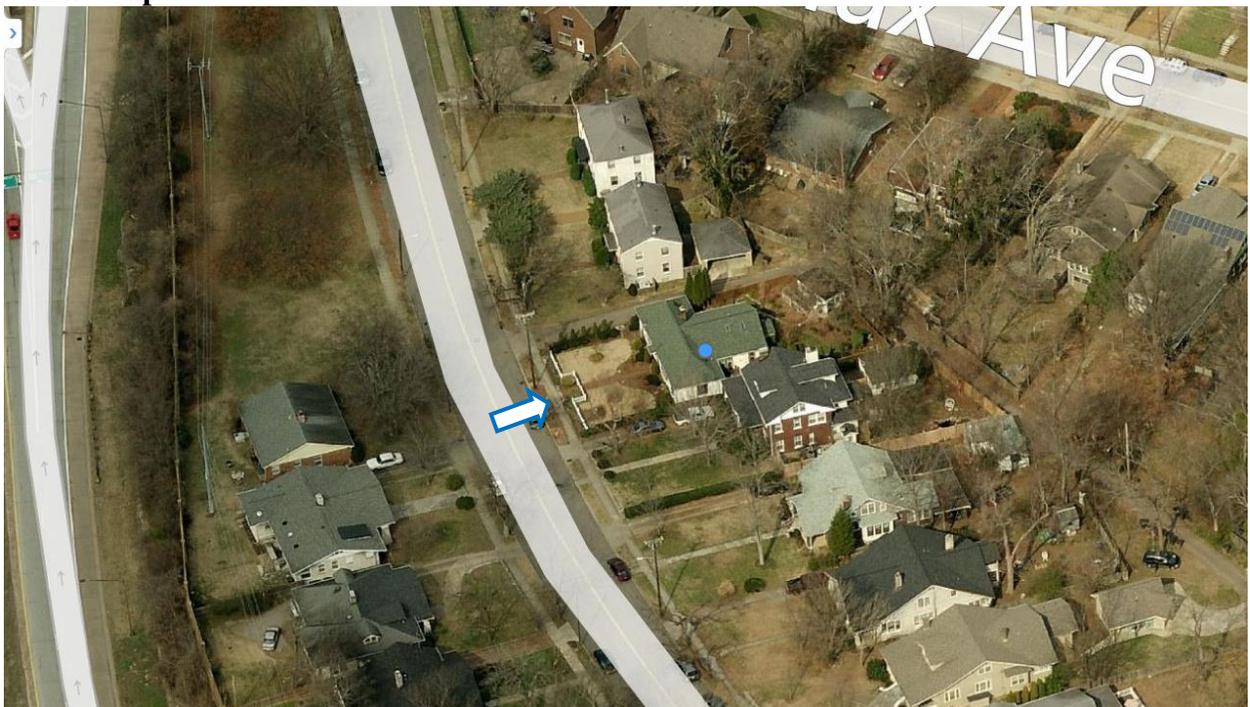
A: Site Plan

B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions will be determined based on:

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

Appropriate height limitations will be based on:

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

d. Materials, Texture, Details, and Material Color

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

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

e. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

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. Outbuildings

- 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.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.

Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

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

Stud wall lumber and embossed wood grain are prohibited.

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

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 clad buildings.

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

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

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.*

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
- 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 D of the historic zoning ordinance.

Background: 328 Chesterfield is a c. 1935 weatherboard bungalow that is listed as a contributing structure in the Hillsboro-West End Historic District National Register nomination (see Figure 1). It has an alley running along the left side of the house and another alley running along the rear of the house. An existing accessory structure is located at the back left corner of the property.



Figure 1. 328 Chesterfield Avenue. The arrow indicates the existing accessory structure.

Analysis and Findings:

Application is to demolish an existing accessory structure and construct a new accessory structure. The application involves a reduction to the side and rear setbacks.

Demolition: The project involves demolishing an existing ten foot by twenty foot (10' X 20') accessory structure (see Figure 2). The date of construction of the accessory structure is unknown, but an accessory structure of a similar size and location does appear on the c. 1951 Sanborn map (see Figure 3). Staff finds that the accessory structure does not contribute to the historic character of the house at 328 Chesterfield or the Hillsboro West End Neighborhood Conservation Zoning Overlay. Staff therefore finds that the demolition of the structure meets Section III.B.2.b. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

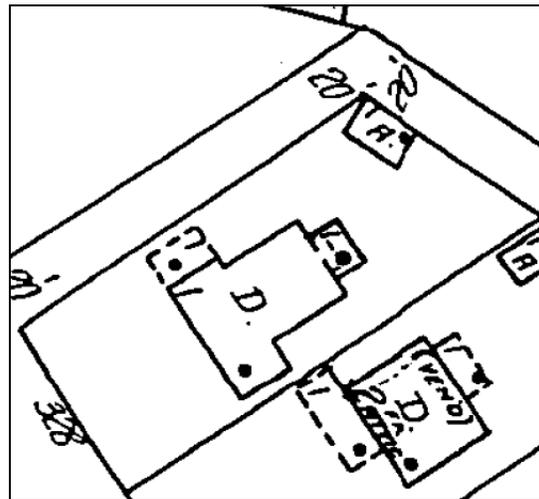


Figure 2. Existing accessory structure to be demolished. Figure 3. C. 1951 Sanborn map shows accessory structure of similar size and location to the existing structure.

Location, Setback: A side alley runs along the left side of the property and connects to a rear alley that runs behind the property. The proposed accessory structure will be located in the back left portion of the property, just off the corner where the two alleys meet, which is historically appropriate (see Figure 4). The new structure will be in the approximate location of the existing structure. The existing structure sits just one foot (1') off the rear property line, and is a minimum of three feet (3') from the side property line (see Figure 5). The proposed structure will also be one foot (1') from the rear property line and will be a minimum of one foot (1') from the side property line. Base zoning requires that the structure be at least three feet (3') from the rear and the side property lines. The project therefore requires a setback reduction. Staff finds the setback reduction to be appropriate in this instance because the Sanborn map shows that historically, there was an accessory structure that sat on or near the rear and side property lines. In addition, there is an existing accessory structure in approximately the same

location as the proposed new structure. Finally, the structure will have a chamfered left side that ensures that the structure is only one foot (1') from the side property line at one point; the structure will be between one foot (1') and four feet (4') from the side property line. Staff finds that the new accessory structure's location and setback meet Section II.B.1.c. and II.B.1.i. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Figure 4. The site has both a side and a rear alley.



Figure 5. The new accessory structure will be located in approximately the same location as the existing accessory structure.

Height, Scale: The new accessory structure will be approximately twenty-nine feet (29') wide and sixteen feet, six inches (16'6") deep. It has a chamfered corner on the left side, and will have a footprint of approximately four hundred and fifty-seven square feet (457 sq. ft.). The structure will have a six-foot (6') deep trellis on the house-facing façade, and the trellis will be approximately eight feet, nine inches (8'9") tall. The accessory structure's footprint will be only approximately two hundred and fifty-seven square feet (257 sq. ft.) larger than that of the existing accessory structure. Therefore, the site's percentage of open space will not be significantly affected by the new structure.

The two-story structure will have a maximum height of nineteen feet, two inches (19'2"), although that height occurs along the alley. The house-facing portion of the structure will

have a height of approximately seventeen feet, six inches (17'6"). The structure's eave height at the front will be nine feet, four inches (9'4"), and at the rear, along the alley, the eave height will be sixteen feet (16'). By comparison, the existing house has a ridge height of twenty-one feet, two inches (21'2") and an eave height of eleven feet, four inches (11'4"). Staff finds that the accessory structure will be subordinate in height and scale to the primary structure. Staff therefore finds that the accessory structure's height and scale meet Sections II.B.1.a., II.B.1.b. and II.B.1.i. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: The proposed materials include stone and cedar shingles, with wood trim and a wood trellis. Staff asks to review a stone sample prior to purchase and installation. The windows and doors will be Jel-Wen or Anderson wood windows and doors with fully simulated divided lights. Staff asks to approve the final window and door selection prior to purchase and installation. The material of the roof was not specified, and staff asks to review the roof material and color prior to purchase and installation. With staff's final approval of a stone sample, windows and doors, and the roof material and color, staff finds that the materials meet Sections II.B.1.d. and II.B.1.i. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof Form: The structure will have a shed roof form with a slope of 4/12. A wall dormer is proposed for both the house-facing façade and the alley-facing façade. The dormer will have a shed roof with a slope of 1/12. While the Commission has found wall dormers to be inappropriate on primary structures, staff finds that this wall dormer and the low-slope shed roof is appropriate because the accessory structure is more utilitarian in nature and will be located at the back of the lot. Staff finds that the roof form is appropriate for an accessory structure, and meets Sections II.B.1.e. and II.B.1.i. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The structure will not be used as a garage and therefore does not have a garage door. One pedestrian door and a set of French doors will be on the house-facing façade. The house-facing façade also has one window on the ground floor and a set of four windows in the wall dormer. The remaining window openings on the other façades are small, clerestory-type windows. Staff finds that the accessory structure's proportion and rhythm of openings are appropriate for an accessory structure and meet Section II.B.1.g. and II.B.1.i. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Recommendation:

Staff recommends approval of the demolition, new accessory building, and setback reduction, with the condition that staff approve a stone sample, the final door and window materials and specifications, and the roof color and material. With the final approval of the materials, staff finds that the accessory structure meets Section II.B. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

SURVEYOR'S NOTES

1. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 81.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 104-10.
2. SUBJECT PROPERTY AS SHOWN, IS SUBJECT TO ALL MATTERS AS SHOWN ON FINAL PLAT OF RECORD OF THE BRANSFORD REALTY COMPANY'S WEST END HEIGHTS SUBDIVISION, AS EVIDENCED BOOK 332, PAGE'S 124 & 125, R.O.D.C., TN.
3. SUBJECT PROPERTY AS SHOWN, IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR CHESTERFIELD AVENUE AND ALLEY #797.
4. THE PROPERTY SHOWN IS CURRENTLY ZONED RS7.5.
 PRIMARY STRUCTURE SETBACKS: FRONT = 20' (*Minor, Local & Local Streets*)
 FRONT = 40' (*All Others*)
 REAR = 20'
 SIDE = 5'
 (*Setbacks for a detached accessory dwellings shall meet the setbacks found in Section 17.12.040.E of the Metro-Nashville Zoning Code for accessory buildings.*)
5. SUBJECT PROPERTY SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, NON-PRINTED MAP No. 47037C0214F EFFECTIVE DATE APRIL 20, 2001.
6. BEARINGS AS SHOWN ARE BASED UPON AN MAGNETIC COMPASS OBSERVATION AT THE TIME OF SURVEY.
7. ALL FEATURES SHOWN HEREON ARE EXISTING AT THE TIME OF THE SURVEY, UNLESS NOTED OTHERWISE.
8. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, INCLUDING EASEMENTS, WHICH WOULD AFFECT THIS PARCEL.
9. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE, OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

DEED REFERENCE

(81.00) - SUSAN ADAMS EADDY - Bk. 9039, Pg. 242, R.O.D.C., Tn.

PLAT REFERENCE

LOT 44 - BRANSFORD REALTY COMPANY'S WEST END HEIGHTS S/D
 Bk. 332, Pg's. 124 & 125, R.O.D.C., Tn.

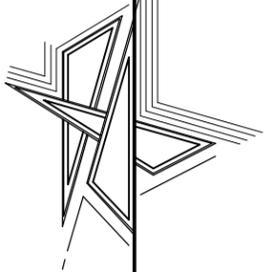
LEGEND

	CAPPED IRON
	CAPPED IRON (R&W)
	CAPPED IRON (Old)
	CAPPED IRON PIPE (Old)
	POINT
	POWER POLE
	GUY ANCHOR
	WATER METER
	FIRE HYDRANT
	UG. WATER LINE
	UG. SEWER LINE
	O.H. POWER/TELE.
	WOOD FENCE LINE
	PROPERTY LINE
	PARCEL NUMBER
	LOT NUMBER
	STREET ADDRESS
	CONCRETE SURFACE
	ASPHALT SURFACE
	BRICK SURFACE
	STONE SURFACE

LEGEND FOOTNOTES:
 * ALL IRON RODS/PIPES ARE AN 1/2" IN DIAMETER, UNLESS NOTED OTHERWISE.

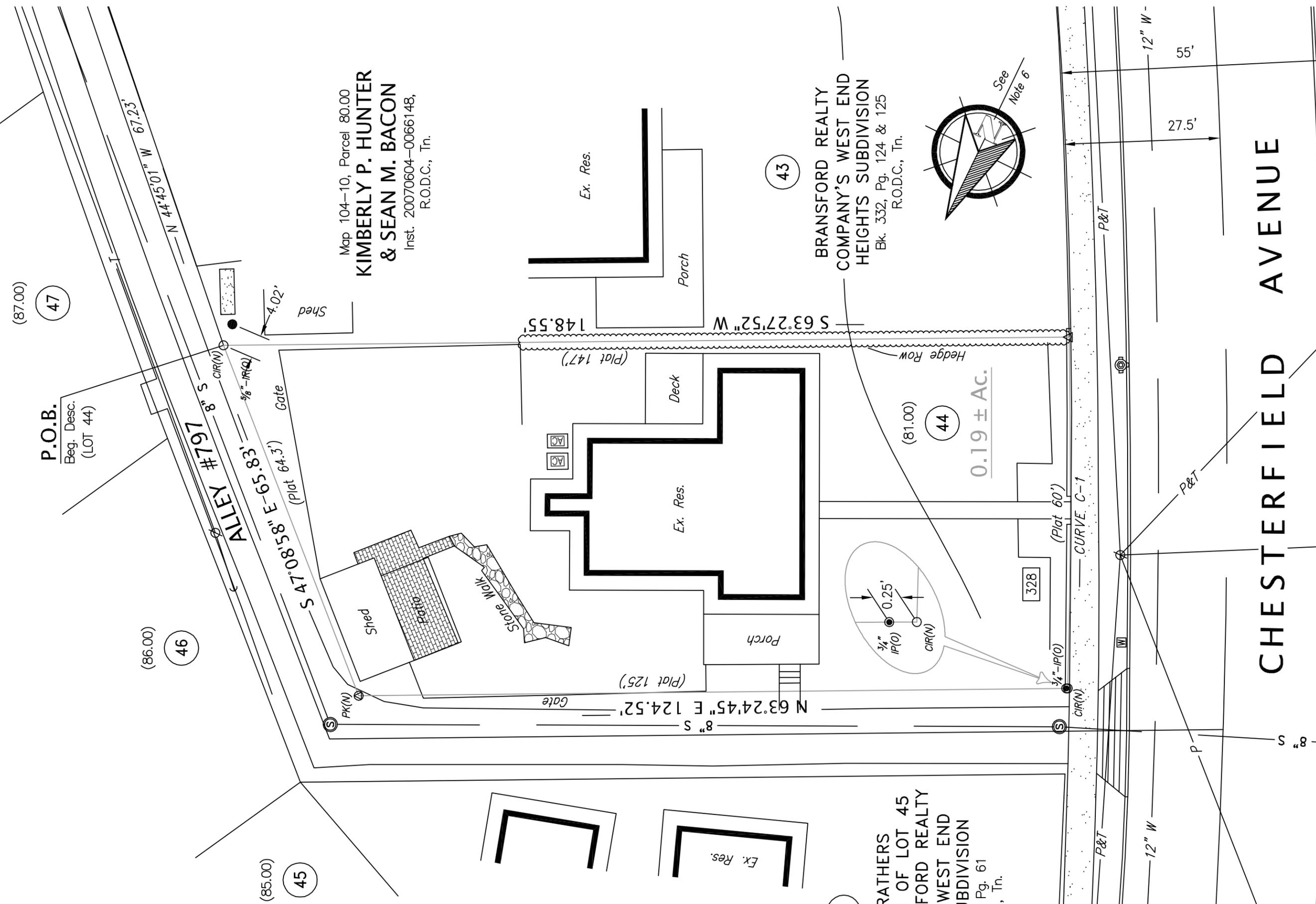
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 EADDY/RIBAR STUDIO
 NASHVILLE, TENNESSEE



EXISTING SITE PLAN

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



(85.00) **45**

(86.00) **46**

(87.00) **47**

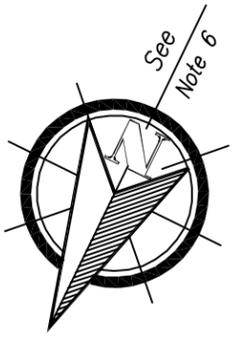
3

AN D. RATHERS
DIVISION OF LOT 45
BRANSFORD REALTY
PANY'S WEST END
GHTS SUBDIVISION
Bk. 1835, Pg. 61
R.O.D.C., Tn.

Map 104-10, Parcel 80.00
**KIMBERLY P. HUNTER
& SEAN M. BACON**
Inst. 20070604-0066148,
R.O.D.C., Tn.

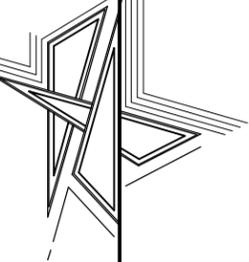
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BRANSFORD REALTY
COMPANY'S WEST END
HEIGHTS SUBDIVISION
Bk. 332, Pg. 124 & 125
R.O.D.C., Tn.



44

0.19 ± AC.



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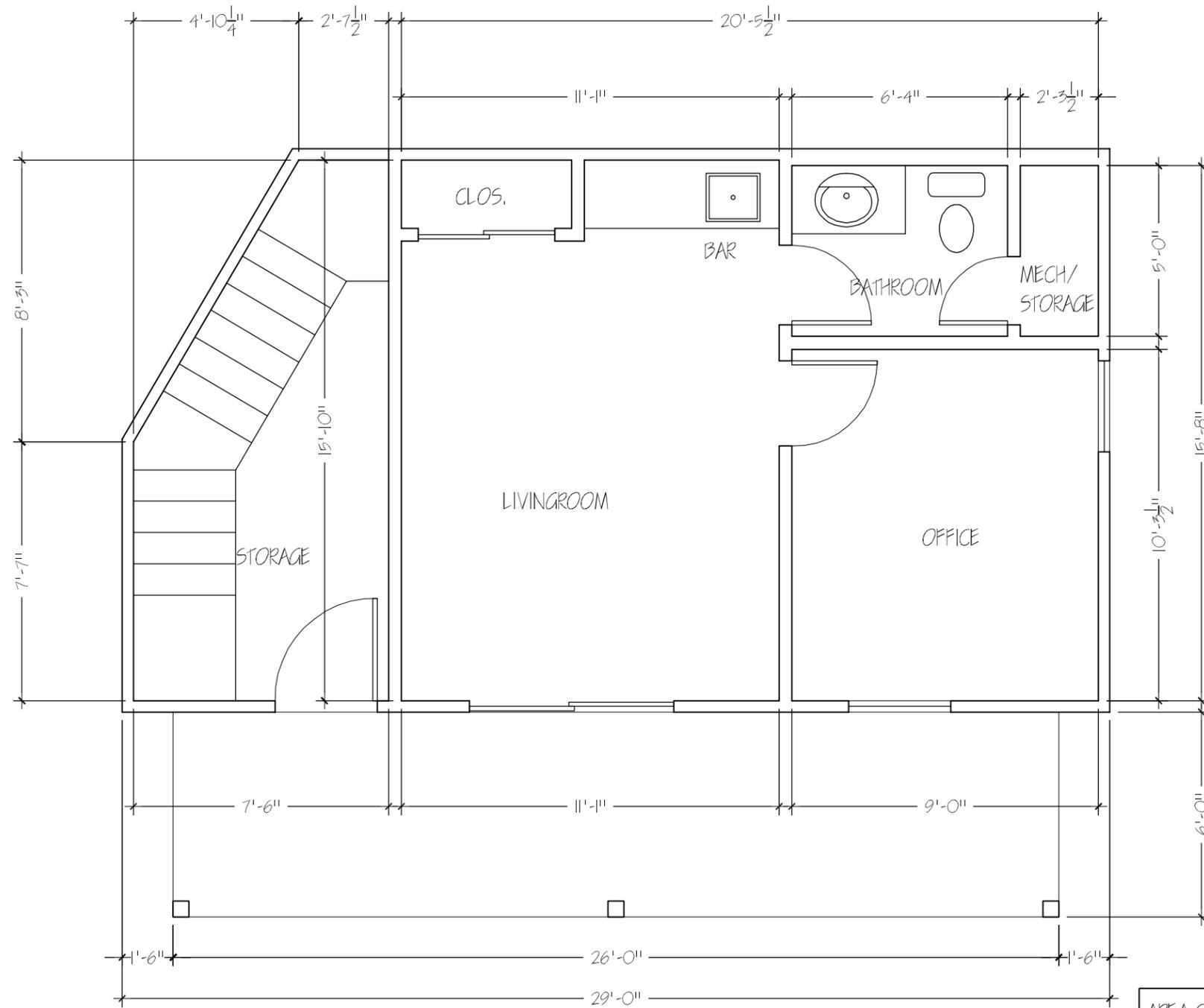
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EADDY/RIBAR STUDIO
NASHVILLE, TENNESSEE

DATE:
MARCH 5, 2013

SHEET NUMBER
A2 OF **9**

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AREA CALCULATIONS:
 TOTAL LIVING SPACE OF ACCESSORY BUILDING: 698 SQFT
 FIRST FLOOR AREA OF EXISTING MAIN HOUSE: 1,231 SQ.FT.
 1,231 SQFT (40%) = 492.4 SQFT
 FOOTPRINT OF ACCESSORY BUILDING: 457 SQFT
 ROOF RIDGE HEIGHT OF EXISTING MAIN HOUSE: 21'-2"
 EAVE HEIGHT OF MAIN HOUSE: 11'-4 1/2"

FIRST FLOOR PLAN

349 SQFT LIVING SPACE
 457 SQFT FOOTPRINT

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

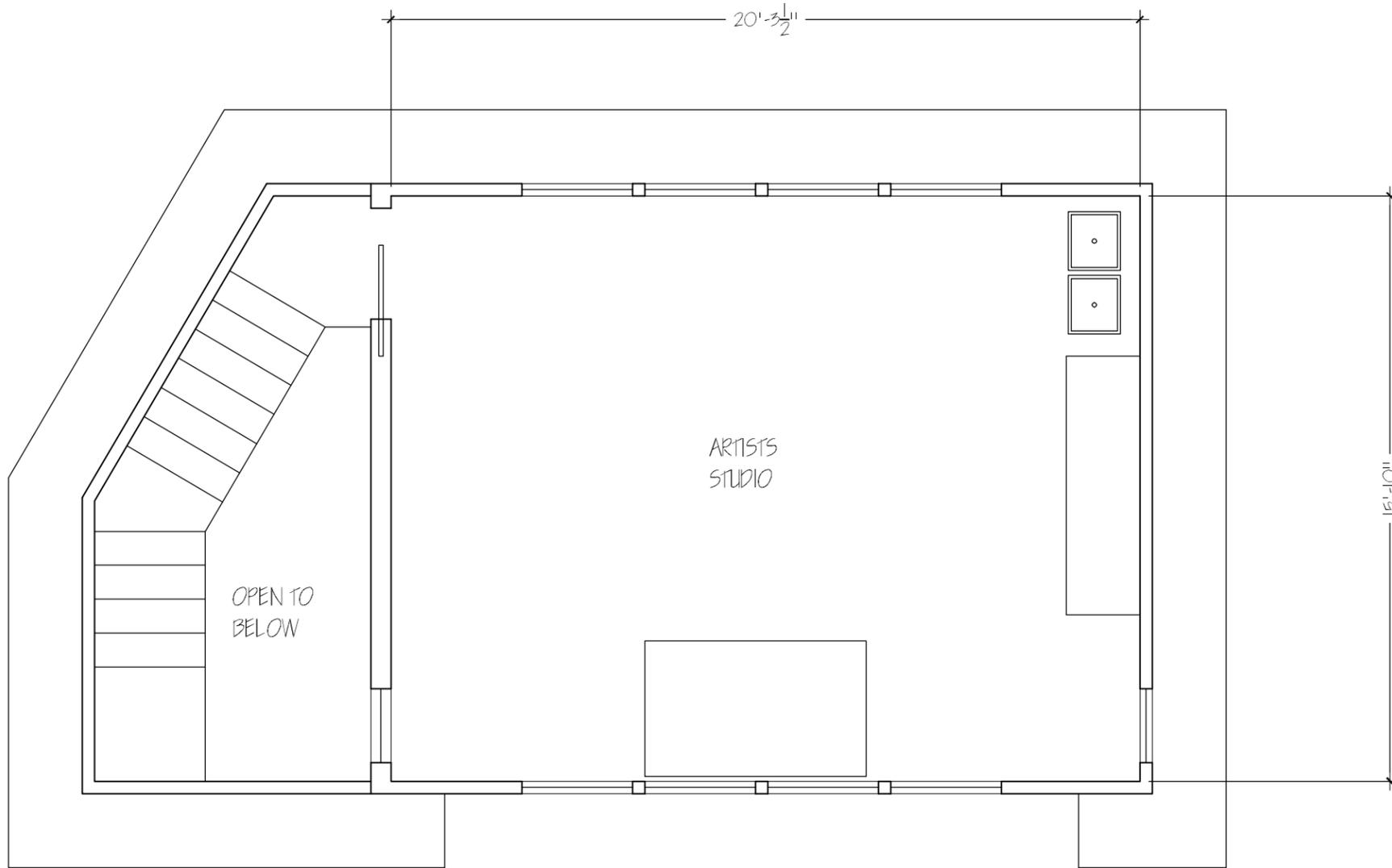
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SECOND FLOOR PLAN

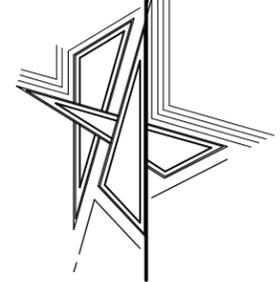
349 SQFT LIVING SPACE

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

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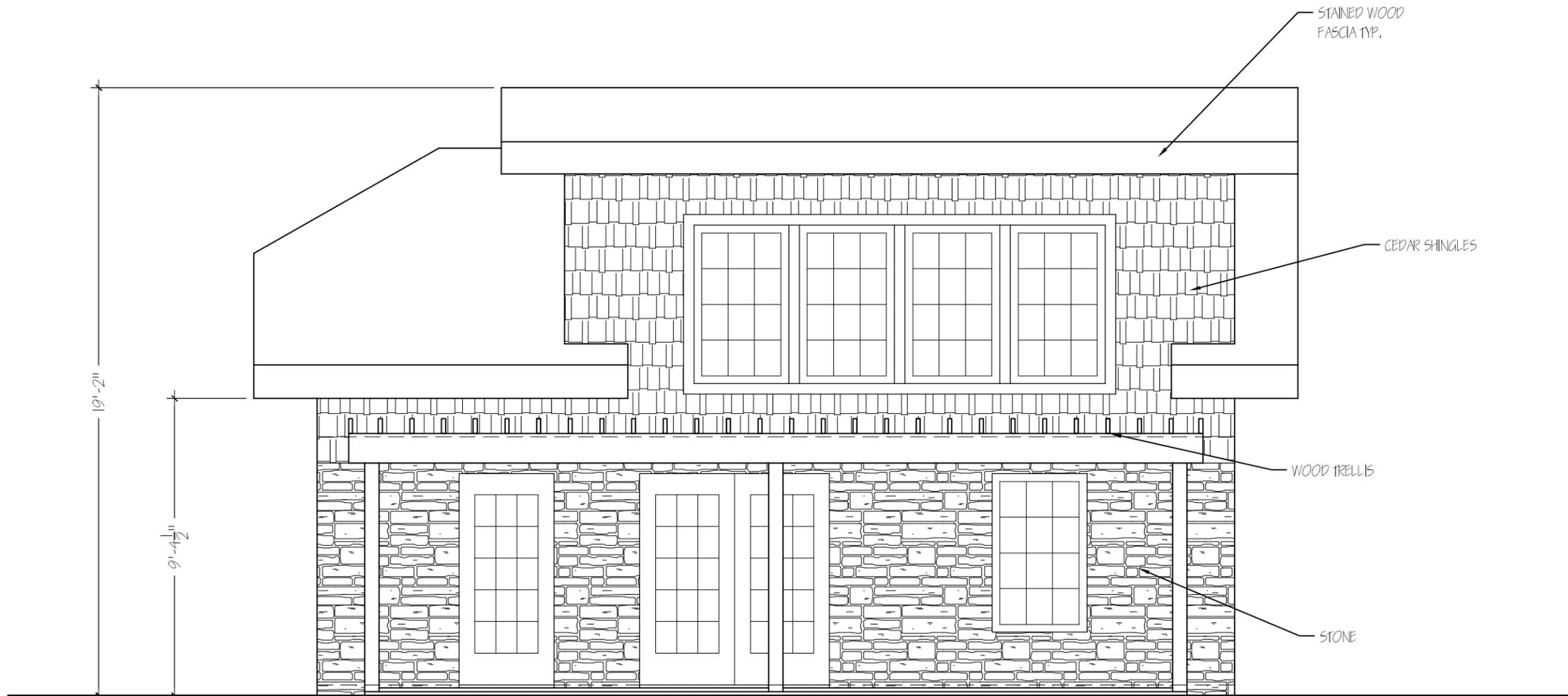
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FRONT ELEVATION

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

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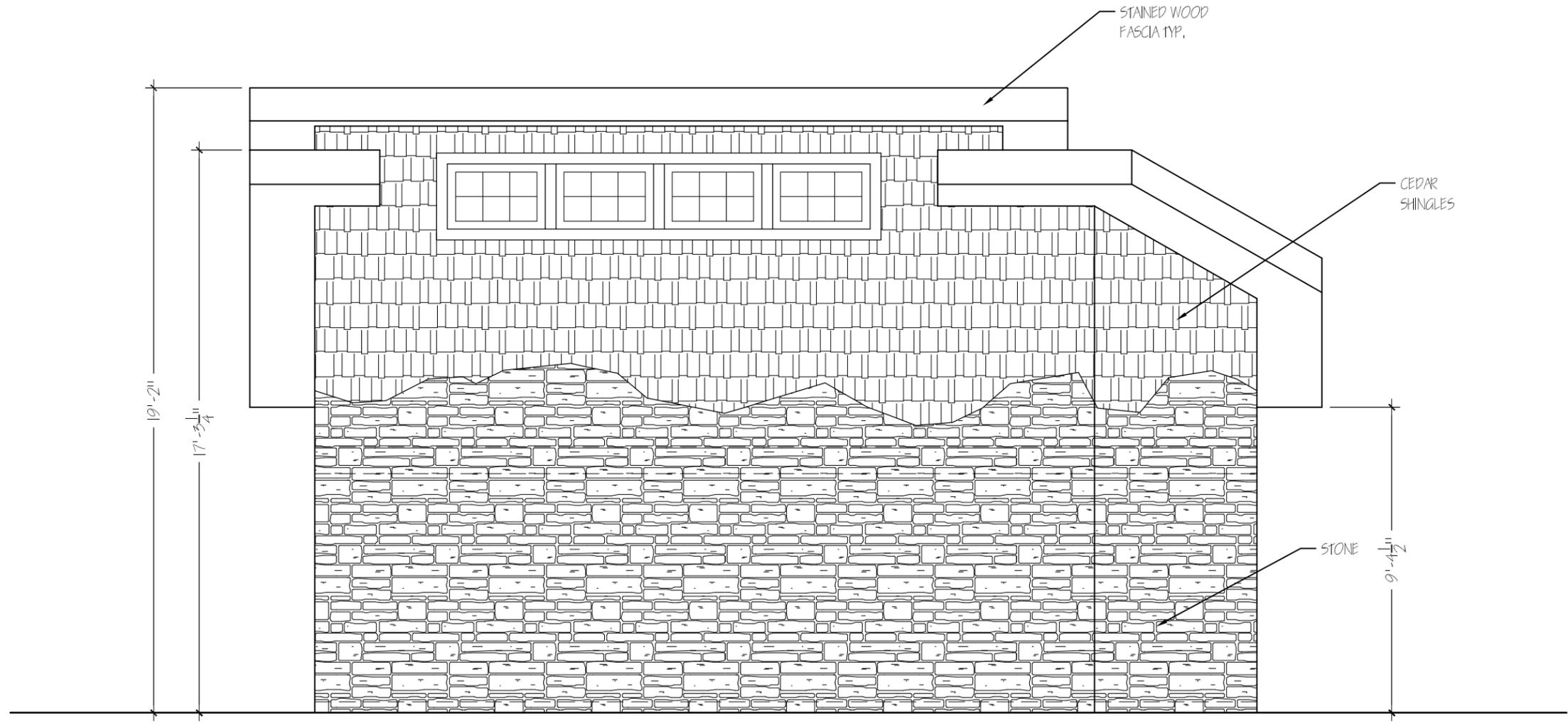
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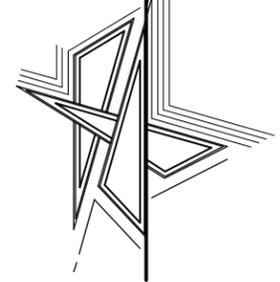
BACK ELEVATION

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

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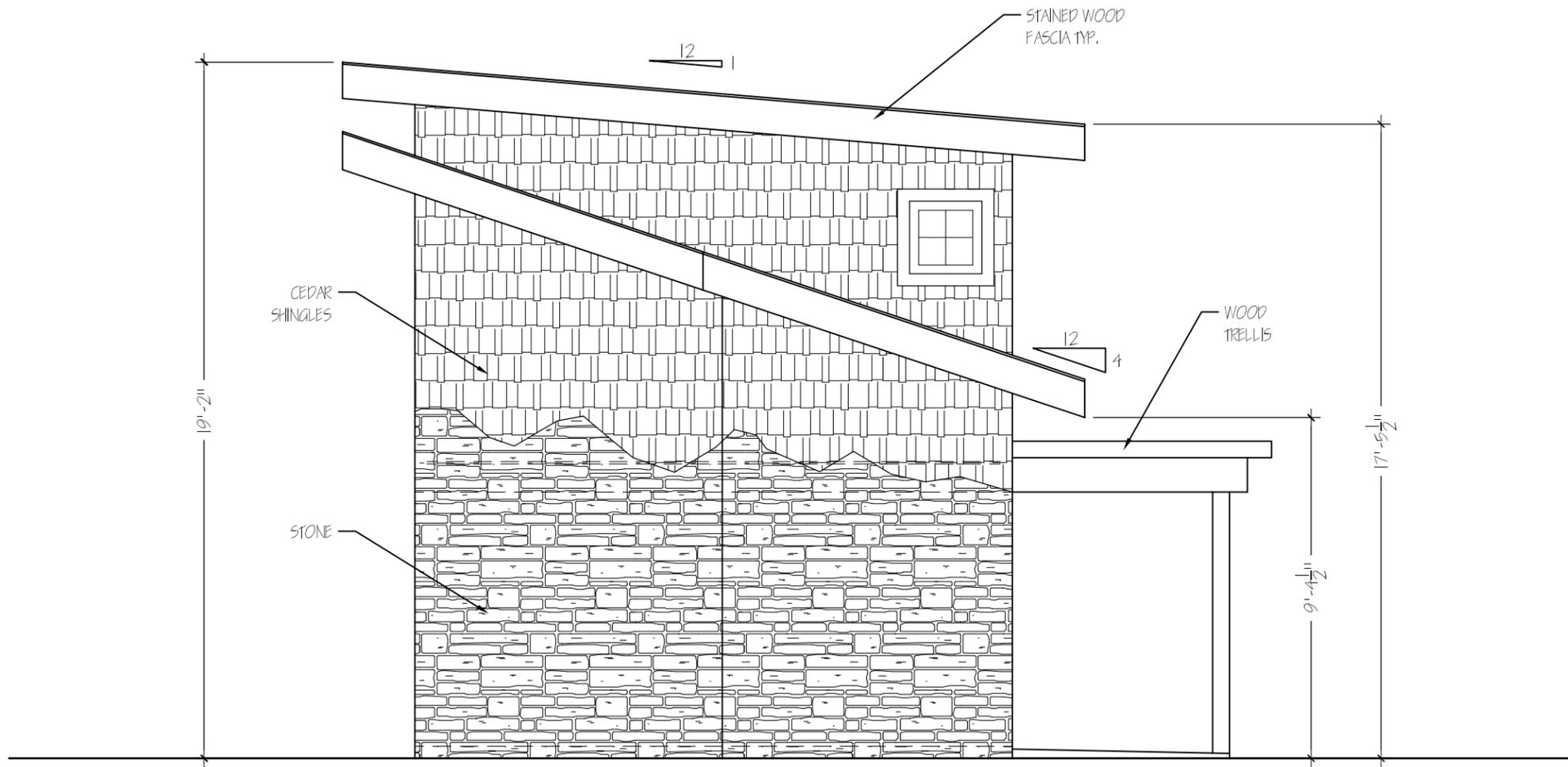
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 MARCH 5, 2013

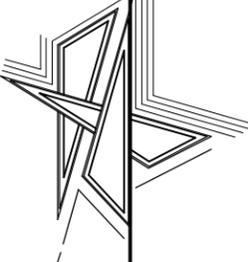
SHEET NUMBER

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SIDE ELEVATION

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

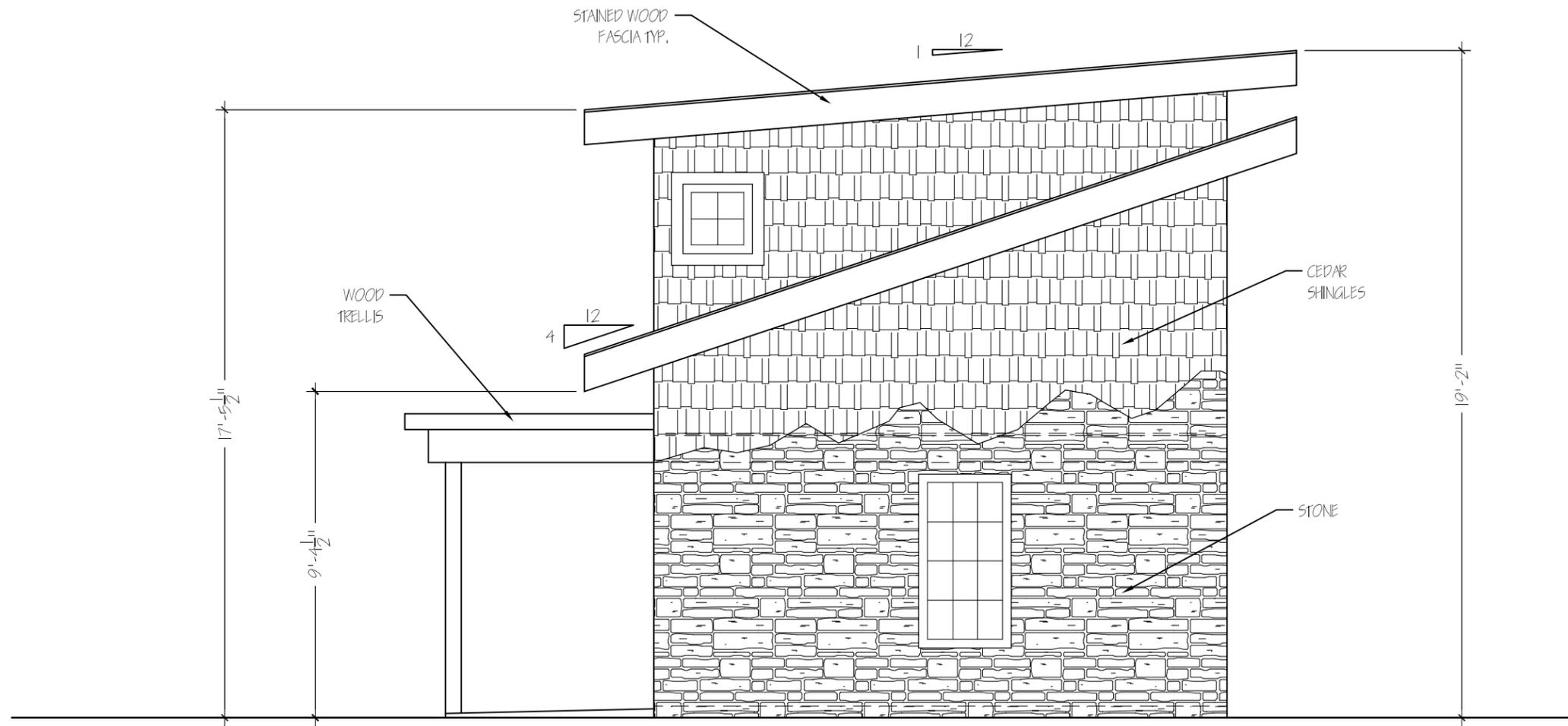

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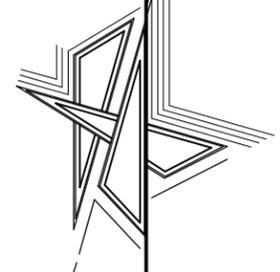
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