

MEGAN BARRY
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
Fax: (615) 862-7974

STAFF RECOMMENDATION
1406 5th Avenue North
October 21, 2015

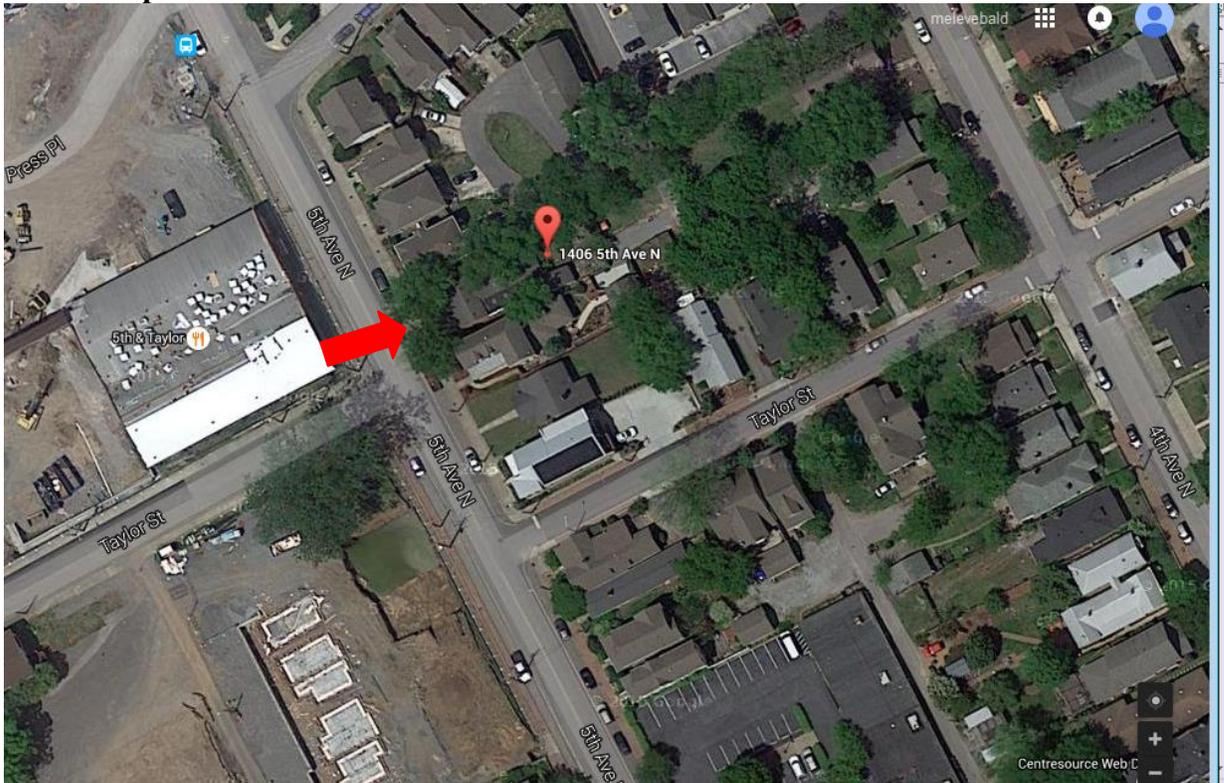
Application: Partial demolition; New construction—addition
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08209008800
Applicant: John Root, Architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a two-story addition that is nine feet (9') taller than the one-story historic house.</p> <p>Recommendation Summary: Staff recommends disapproval of the project, finding that the addition's height and scale do not meet Sections 2.2.3., 2.2.4., 2.5, 2.6, 2.7, 4.2.2., 4.2.3., and 4.25 of the <i>Germantown Historic Preservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Elevations</p>
---	--

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

2.0 New Construction within historic context

2.1 General Principles

- 2.1.1 Guidelines apply only to the exteriors of new construction. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets. Non-public facades are those not visible from the public right of way, street or streets. Facades facing the alley are generally not considered public facades.*
- 2.1.2 Construction in Historic Germantown has taken place continuously from the mid-19th through the early 20th centuries and a variety of building styles and types have resulted. New buildings should continue this tradition while remaining compatible with the existing historic context. Because a great variety of historic building forms exist within Germantown, more flexibility in design is possible than might be the case for more architecturally homogenous historic neighborhoods.
- 2.1.3 Because new buildings should relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of the street, a dominance of the pattern and rhythm should be respected and should not be disrupted.
- 2.1.4 New construction should be consistent and compatible with existing buildings along a street in terms of height, scale, setback, relationship of materials, texture and color; roof shape; orientation; and proportion and rhythm of openings.
- 2.1.5 Reconstruction of a historic building which no longer exists may be appropriate if it meets these criteria: it was formerly located on the site on which the reconstruction is proposed; it contributed to the historic and architectural integrity of the area; it was compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the site; and pictorial documentation supports its accuracy.
- 2.1.7 The MHZC does not review paint colors on wood or metal surfaces.
- 2.1.8 Painting of masonry materials is reviewed by the MHZC.

2.2 Site and Building Planning

2.2.1 Setbacks

1. Maintain the prevailing setbacks from the street within a block.
2. When a definite rhythm of spacing along a street is established by existing lot and building width, infill construction shall maintain that rhythm.
3. Wings, porches, and secondary building elements should be at similar setbacks to existing context.
4. Corner Lots: New construction should appropriately address setbacks on both streets.
5. Alley Setback: Setback from any alley (rear or side) shall be a minimum of 5 feet in order to retain the historic urban street character.
6. Corner Commercial: Historic corner commercial buildings within the NR historic district were typically built to the property line/sidewalk. Setbacks for the construction of new corner commercial structures shall be compatible with this historic precedent.

2.2.2 Orientation: The orientation of a structure's primary facade shall be consistent with that of adjacent historic buildings.

2.2.3 Massing and Scale

1. In new construction, the size of a building, its mass in relation to open spaces and its windows, door openings and porches should be visually compatible with the surrounding buildings.
2. The visual mass of the building shall be at or near the same setback as buildings on adjacent sites.
3. When multiple lots or parcels are assembled within the district, buildings shall be designed to be compatible with the adjacent structures. New structures shall employ design techniques that break the facades into multiple vertical elevations.

2.2.4 Height

1. New buildings shall be constructed to a height which is compatible with the height of adjacent buildings. *Characteristics of the following shall be considered in determining compatibility of height; adjacent properties, historical precedent, height of existing historic structures within the District, location within the District, topography and view corridor.*

Generally, historic single-family residential structures are one or two stories in height.

Special features of limited height such as towers or turrets may be acceptable.

Greater height may be appropriate for commercial and multi-family structures, where there is a lack of historic context along a block.

Consideration may be given to the physical characteristics of a property in determining compatible heights (e.g. exceptional topographic condition, lot size and/or lot shape) In such cases, where height may be greater, height is guided by the Germantown Detailed Neighborhood Design Plan, a component of the General Plan of the Government of Nashville and Davidson County, while ensuring an appropriate transition to smaller historically significant buildings that abut or are across the street or alley from a proposed new building.

2.3 Foundations

- 2.3.1 The foundation height shall be visually compatible, by not contrasting greatly, with those of surrounding historic buildings.
- 2.3.2 For new structures, brick, limestone or split-face concrete block may be used for either pier or solid perimeter foundations. Intervening spaces may be filled with an open lattice work.
- 2.3.3 Foundation access doors shall be located on the side or rear of the building. Slab-on-grade foundations may be appropriate for commercial buildings. Slab-on-grade foundations are generally not appropriate for residential infill buildings.

2.4 Walls/Exterior Materials

- 2.4.1 Masonry materials and wood siding were primarily used in the district and should continue to be predominant. Other materials may be used if they possess characteristics similar in scale, design, finish, texture, durability, and detailing to historic materials and meet *The Secretary of the Interior's Standards*.
- 2.4.2 The relationship and use of materials, texture, details and material color of a new building's public facades shall be visually compatible with and similar to or shall not contrast conspicuously with those of adjacent historic buildings.
- 2.4.3 Large expanses of featureless wall surface are not appropriate. It is most appropriate for materials to change between the foundation to the first floor.
- 2.4.4 Exterior Insulation Finish Systems (E.I.F.S) and vinyl siding are not appropriate exterior materials.
- 2.4.5 Traditional brick colors range from dark red-orange to dark red. The use of "antique" reproduction or multi-colored brick is not permitted.
- 2.4.6 Clapboard siding should exhibit an exposure of 3 to 5". Wood or composite siding and trim (ex. Hardi-plank) are appropriate. Composite materials must match the visual and durability characteristics of wood.

2.5 Doors

- 2.5.1 The relationship of width to height of doors and the rhythm of solids (*walls*) to voids should be compatible with surrounding buildings. (*Exterior doors often have transoms, giving them a tall, narrow proportion.*)
- 2.5.2 Primary entrances shall be in locations similar to those used historically for primary entrances.
- 2.5.3 Door openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
- 2.5.4 Front doors shall be wood and at least half-glass.

2.6 Windows

- 2.6.1 The relationship of width to height of windows and the rhythm of solids (*walls*) to voids should be visually compatible with surrounding buildings. (*Exterior windows are generally tall and narrow in proportion*)
- 2.6.2 Tinted, reflective, or colored glass are generally not appropriate.
- 2.6.3 Window openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
- 2.6.4 For new commercial structures a significant portion of the street level façade shall be transparent (i.e., doors and windows) to provide visual interest and access for the pedestrian.
- 2.6.5 On corner commercial buildings, glazing shall address both streets.

2.6 Porches / Entrance/ Recessed Entries

- 2.6.1 Primary building entrances should be oriented towards the street.
- 2.6.2 Within the district front porches and recessed entries are common on residential and commercial buildings. New construction (specifically of single and multi family homes) shall provide an entry that utilizes elements of a porch to create a transition from the outside (*public domain*) to the inside (*private domain*).
- 2.6.3 The height of porch roofs shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.
- 2.6.4 Entrances to commercial buildings should be recessed.

2.7 Roof

- 2.7.1 The roofs of new buildings should be visually compatible by not contrasting significantly with the roof shape, pitch, and orientation of surrounding buildings. (*Predominant roof shapes are gables and hips with slopes ranging from 35 to 50 degrees, 7/12 to 14/12*).
- 2.7.2 Roof-top equipment, skylights, solar panels, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. *Generally, they should be placed rear of the mid-point of the building.*
- 2.7.3 Within the district are surviving examples and/or pictorial evidence of commercial, multi-family, and institutional buildings having a low slope roof behind a parapet wall. Therefore, low slope roofs may be appropriate for buildings of similar use within the district.

2.8 Utilities / Mechanical

- 2.8.1 Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, satellite TV and HVAC condenser units should be located so as to minimize their visibility from the street. Exterior utilities and mechanical equipment shall generally be located in the rear or side yard and/or screened when visible from the street.
- 2.8.2 Appurtenances related to new buildings and additions, should be visually compatible with the environment established by surrounding existing buildings and the site on which they are located.

4.0 Additions

An ADDITION consists of an extension to an existing structure that increases the floor area or height of that structure.

4.1 General Principles

- 4.1.1 Guidelines apply only to the exteriors of new additions. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets – Generally facades facing the alley are not considered public facades. Non-public facades are those not visible from the public right of way, street or streets.*
- 4.1.2 The guidelines for Section 2 New Construction shall apply to all additions.

4.2 Additions to Historic Buildings

- 4.2.1 Additions should not obscure or contribute to the loss of historic character-defining features or materials.
- 4.2.2. Additions to existing historic buildings shall be compatible in scale, materials and texture; additions shall be visually compatible by not contrasting greatly with the existing historic building. Additions to historic buildings should be done in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the original structure would not be impaired.
- 4.2.3 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.
- 4.2.4 The creation of an addition through enclosure of a front porch is not permitted. 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.
- 4.2.5 contemporary designs for additions to existing historic properties may be permitted 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.

5.0 Site Improvements/ Appurtenances

Site improvements or appurtenances include fences, walls, sidewalks, paving or driveways, parking areas, exterior lighting, utility connections, and other permanent landscape features.

Historic architecturally-significant site improvements should be maintained, and repaired using historically appropriate materials and methods.

5.1 Fences & Walls

Character-defining features of historic fences and stone retaining walls including gates, decorative pickets, finials, and hardware should be preserved. Repair rather than replace fence and wall materials. For irreparable elements replacement features shall match the original features.

5.1.2 Fences or walls may be utilized to demarcate property lines and screen private areas from public view.

5.1.3 New fences and walled areas shall be compatible with the building site and streetscape in terms of location, height, opaqueness; design, style, materials composition, scale, proportion, color and texture.

Consideration of the physical characteristics of a property and its use will be given in determining appropriate fence heights and location (e.g. exceptional topographic condition, lot location within the District (street corners etc), adjacent to non compatible use, lot size and/or shape)

Walls of solid masonry construction within the front setback are permitted up to 24" in height.

Fences shall be constructed of wood, metal or masonry. Vinyl is generally not an appropriate fencing material.

The combination of fences and walls in front setbacks shall not exceed 48". Generally side yard fences from the street to a distance of 10' behind the front (public) façade shall not exceed 48".

Side yard fences shall be located a minimum of 10' behind the front (public) façade and shall not exceed 72" in height. (Exception: Fences may be 96" in ht. when the top 24" is open in nature).

Rear yard / privacy fences shall not exceed 72". (Exception: Fences may be 96" in height when the top 24" is open in nature).

5.1.4 Coordination of style and materials with adjacent properties is encouraged where appropriate.

5.1.5 In general chain link fencing is not appropriate. Black or dark green chain link fencing may be used for pet enclosures or at the rear of the lot when it is screened from public view.

5.2 Sidewalks

5.2.1 New sidewalks or walkways should remain visually compatible with the materials and placement of historic walkways.

5.2.2 Curb cuts on public streets are generally not appropriate. The removal of existing curb cuts on primary streets (where a lot can be accessed from the alley) is encouraged to bring non conforming properties into conformance.

5.2.3 Original sidewalks and walkways, including details such as original curbstones, brick, etc., should be preserved in their original state as closely as possible. Special care shall be taken to preserve existing specimen trees and significant landscape elements.

5.2.4 Pathways and walkways providing access to buildings shall be serviceable and relate to the building in scale, width, placement and material.

5.2.5 Brick, concrete, concrete pavers, stone, and stepping stones are appropriate walkway materials.

5.3. Paving/Driveways/Parking Areas and Parking Lots

5.3.1 The predominant vehicular access to properties within the District should continue to be through the use of alleys. It is acknowledged that in some cases alley access may not be possible or practical. In this case, curb cuts and driveways at the public street should be minimized and the width of parking access should be limited. Curb cuts and driveways shall be located so they are visually less dominant.

- 5.3.2 Vehicular access to new developments (specifically large lot developments) shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment. Cross access between parking areas to minimize street curb cuts and adjacent driveway is encouraged.
- 5.3.3 Parking structures should generally be located below or behind buildings and landscaped to mitigate their visual impact.
- 5.3.4 Parking structures that are located close to the sidewalk are encouraged to include retail uses at street level to minimize the visual impact of the structure and engage the pedestrian network - Where street level retail uses are not feasible, architectural treatments shall be used to modulate the façade breaking the mass and horizontal lines typical of parking structures. Facades of parking structures facing public streets shall have flat (non sloping) floor plates.
- 5.3.5 Shared parking facilities that efficiently utilize parking spaces are encouraged.
- 5.3.6 Garages and carports shall be accessed from the service alley as is typical in the district. For residential lots new curb cuts on public streets are generally not appropriate. Where a lot can be accessed from the alley, the removal of existing curb cuts on primary streets is encouraged. Where an existing lot cannot be accessed from the alley executed vehicular access shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment.
- 5.3.7 Swimming pools are to be located in the rear yard or appropriately screened from view and set back from the street; fencing around swimming pools required by zoning or inance must comply with these design guidelines.
- 5.3.8 Portable storage buildings less than 100 square feet are not reviewed by the MHZC.

7.0 Demolition

7.1 General Principles

- 7.1.1 Since the purpose of historic zoning is to protect historic properties, the demolition of a building that contributes historically and architecturally to the character and significance of the district is not appropriate and should be avoided.
- 7.1.2 Demolition is considered the removal of any structure or portion of a structure that affects the visual appearance of the building from the exterior. It includes the removal of floors or sections of the building that are enclosed by the original façade.

7.2 Guidelines

- 7.2.1 Demolition is not appropriate if a building or a major portion of a building contributes to the architectural or historical significance or character of the district.
- 7.2.2 Demolition is appropriate if a building or a major portion of a building does not contribute to the historical or architectural character and importance of the district.
- 7.2.3 Demolition is appropriate if a building or a major portion of a building has irretrievably lost its architectural and historical integrity and importance, and its removal will result in a more historically appropriate visual effect on the district.
- 7.2.4 Demolition is appropriate 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, as amended, of the historic zoning ordinance.
- 7.2.5 Where demolition has been allowed, MHZC may require historic structures to be documented through photographs, a site plan and floor plans, and those significant architectural components of a building are salvaged.

Background: According to the Germantown Historic District National Register report, 1406 5th Avenue North was constructed c. 1850 and is a “one-story brick raised cottage with a daylight basement” (Figure 1). However, the structure could date back as early as the 1830s, making it one of the earliest houses in Germantown.



Figure 1. 1406 5th Avenue North.

Analysis and Findings: Application is to construct a two-story addition that is nine feet (9’) taller than the one-story historic house

Changes to the Historic House. No changes to the historic house were indicated on the submitted plans. Staff reminds the applicant that any changes to the exterior of the historic house, including altering or changing windows and doors, brick repair or painting, re-roofing, removal of architectural details, etc., requires the review and approval of the Metro Historic Zoning Commission.

Partial Demolition. The applicant proposes to demolish an existing addition at the rear of the house. This part of the structure does appear on the 1914 Sanborn Map, and is shown as a distinct element from the rest of the house (Figure 2). The existing addition is clad in siding and has a separate roof from the brick house (Figures 3 - 5). It is located over forty-feet (40’) from the front of the house on the right side and about fifty feet (50’) from the front on the left side. It is at most minimally visible from the street. Staff finds that the existing addition does not contribute to the historic character of the historic house at 1406 5th Avenue North and to the Germantown Historic Zoning Overlay as a whole. Staff finds that its demolition meets Section 7.2.2. for appropriate demolition and does not meet Section 7.2.1. for inappropriate demolition.



Figure 2 (right) is the 1914 Sanborn Map; Figure 3 (middle) is the addition to be demolished on the left side; and Figure 4 (right) is the addition to be demolished on the left side.



Figure 5 is a view of the existing addition from the rear yard.

Height and Scale. The site is steeply sloped upwards towards the back of the lot; there is a difference of about ten feet (10') from the front of the lot to the rear (Figure 6). Because of the steep slope of the lot, staff will compare the heights of the historic house and the addition as measured from the finished floor line.

The applicant is proposing a two-story addition to the one-story

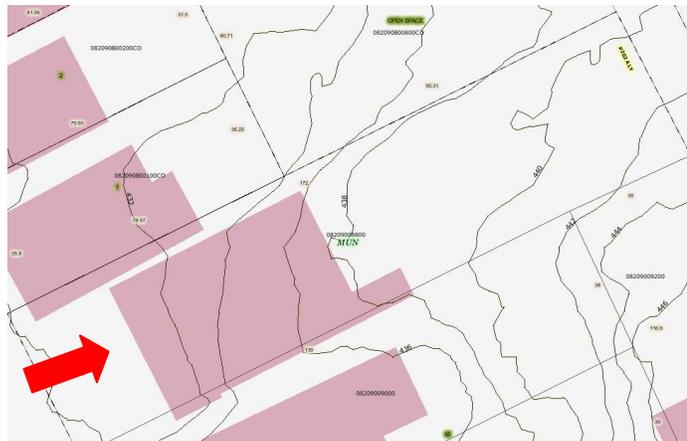


Figure 6. The Metro Map showing the topography of the site

historic house. The historic house has a maximum height of sixteen feet (16') above the finished floor line. The rear cross gable portion of the addition has a height of about fourteen feet (14') above the finished floor line. The eave height of the historic house is about eleven feet (11') for the front, side gabled portion of the house, and nine feet (9') for the rear cross gable portion, as measured from the finished floor line.

The proposed two story addition will be a total of nine feet, six inches (9'6") taller than the historic house, and will be about eleven feet, six inches (11'6") taller than the cross-gabled portion of the house. The eave height of the addition on the left/south elevation is taller than the ridge of the historic house, which it not something the Commission has approved in Germantown or any other historic preservation or conservation overlay in the past.

The two-story addition will be about fifty-feet (50') deep on the right side and forty-two feet, six inches (42'6") deep on the left side. By comparison, the historic house is forty-two feet (42') deep on the right side and fifty feet (50') deep on the left side. Renderings of the proposed addition can be found below (Figures 7 & 8).



Figures 7 & 8 are renderings of the proposed addition.

Staff finds that both the height and the scale of the addition are inappropriate for a mid-19th century modest house. The design guidelines are required to be based on the Secretary of Interior Standards, according to state law. Standard #1 for rehabilitation states that if a building is taking on a new use, it should be one that does not negatively affect the historic building. In this case the use will remain residential; however, the need of this particular residence appears to overwhelm what this particular historic building can provide.

While the Commission has approved additions that are taller than a historic house, it has not approved an addition scaled this much larger than the historic structure. The addition overwhelms the mid-19th century house and is not compatible with the historic house's scale. Staff finds that the addition does "contrast greatly" with the existing historic structure, and therefore finds that the addition does not meet Sections 2.2.3., 2.2.4., 4.2.2., and 4.2.5. of the design guidelines for height and scale.

Roof. This historic house has a side gabled roof with a pitch of approximately 5/12. The proposed roof form is a mansard roof with a 48/12 pitch. Mansard roofs are not common

on historic houses in Germantown, although they have been approved for infill. Nevertheless, staff finds that the proposed mansard roof accentuates the additional height of the addition and is not visually compatible with the historic house and its roof. The proposed roof form contrasts significantly from the historic house. Staff therefore finds that the proposed roof form does not meet Sections 2.7, 4.2.2., 4.2.5. of the design guidelines.

Location and Removability. The addition is located behind the historic house, and is inset one foot (1') from each of the back side walls. Typically, additions that are two stories should be inset a minimum of two feet (2') from the back corners of the house. The shallow inset further accentuates the fact that the addition is out of scale with the historic house and increases its visibility. The addition is constructed so that if it were to be removed in the future, the historic house would not be harmed. Nonetheless, the scale and the design of the structure ensure that the addition does not meet Sections 4.2.2. and 4.2.3. of the design guidelines.

Addition Design. The design guidelines state, "contemporary designs for additions to existing historic properties may be permitted 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." In this instance, the design does not destroy any significant architectural features of the historic house. However, staff finds that the addition's size, scale, and roof form do contrast greatly with the character of the historic house. Staff therefore finds that the addition does not meet Section 4.2.5. of the design guidelines.

Setback. The proposed addition meets all base zoning setbacks, and staff finds that it meets Sections 2.2.1. and 4.2. of the design guidelines.

Materials The historic house is brick. The addition is proposed to be clad in cement fiberboard siding with a five inch (5") reveal. The foundation is proposed to be split face concrete block. The windows are proposed to be ultrex wood clad windows, and staff recommends approval of all windows and doors if the application is approved. The trim is proposed to be wood or cement fiberboard. The roof is proposed to be thirty year architectural asphalt shingles over roofing paper, and staff recommends approval of the shingle color if the project is approved. With the aforementioned staff approvals, staff finds that the proposed addition meets Sections 2.4 and 4.2.2.

Windows and Doors. The drawings do not indicate any changes to the existing window or door pattern. The addition's windows are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. There is an expanse of seventeen feet (17') without a window or door opening on the south/left elevation, which staff finds to be appropriate because this portion of the addition is over fifty feet (50') from the front of the house. The addition's second story contains wall dormers in the mansard roof. Wall dormers are not a common historic feature in Germantown, and they accentuate the perceived height of structures. The Commission does not typically

approve wall dormers. Staff finds that the proposed wall dormers do not meet Sections 2.5, 2.6, and 4.0. of the design guidelines.

Appurtenances and Site Features. No proposed changes to the appurtenances or site features were indicated on the site plan. All changes to the site features, including fencing, pathways, driveways, etc must be approved by MHZC.

Recommendation Summary:

Staff recommends disapproval of the project, finding that the addition's height and scale do not meet Sections 2.2.3., 2.2.4., 2.5, 2.6, 2.7, 4.2.2., 4.2.3., and 4.25 of the *Germantown Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

THESE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGNS AND INTELLECTUAL PROPERTY SHALL REMAIN EXCLUSIVELY OWNED BY THE ARCHITECT.

5TH AVENUE NORTH

26'-0"

5'-0"

5'-0"

EXISTING HISTORIC STRUCTURE

PROPOSED ADDITION

EXISTING ADDITION TO BE REMOVED

Garage not part of this application

FUTURE DETACHED 2-CAR GARAGE

20'-0"

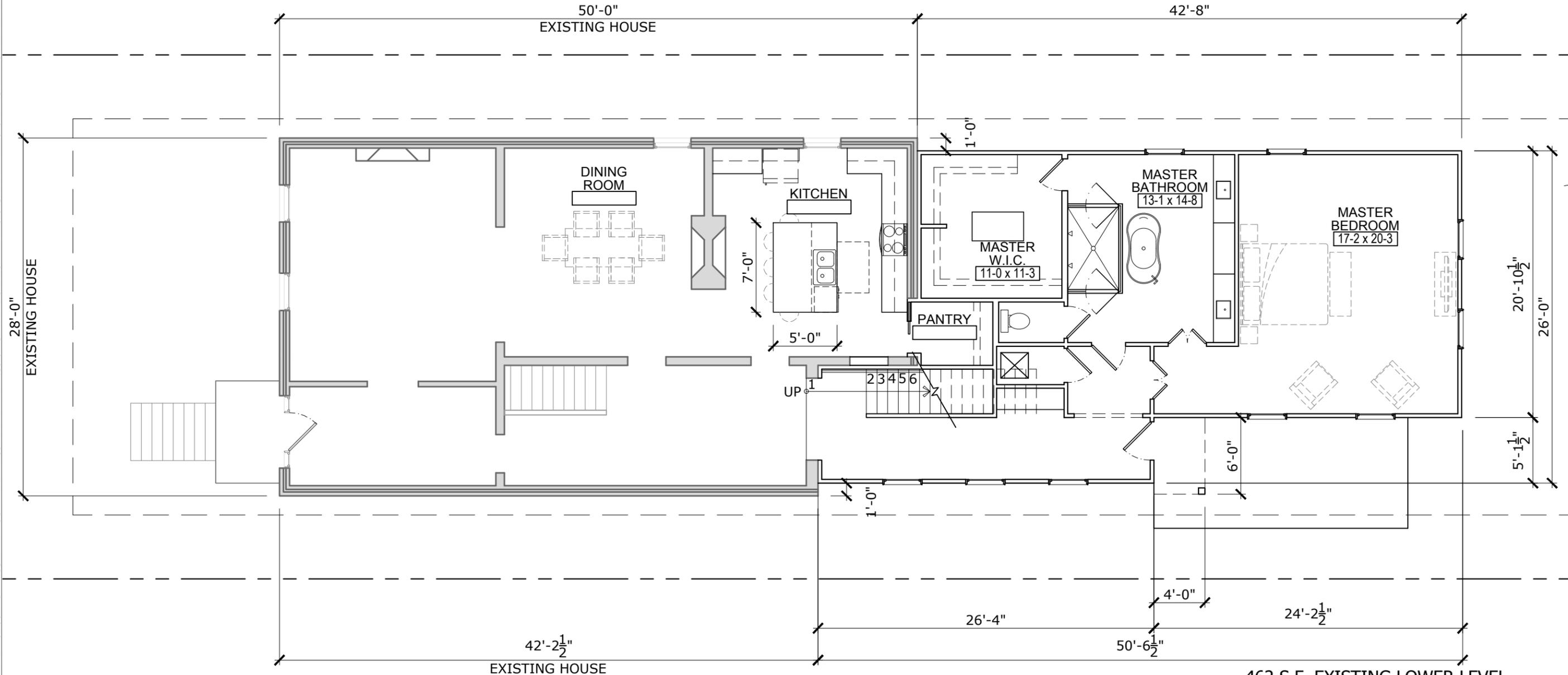
ALLEY

SITE & DEMOLITION PLAN



00 10.05.15

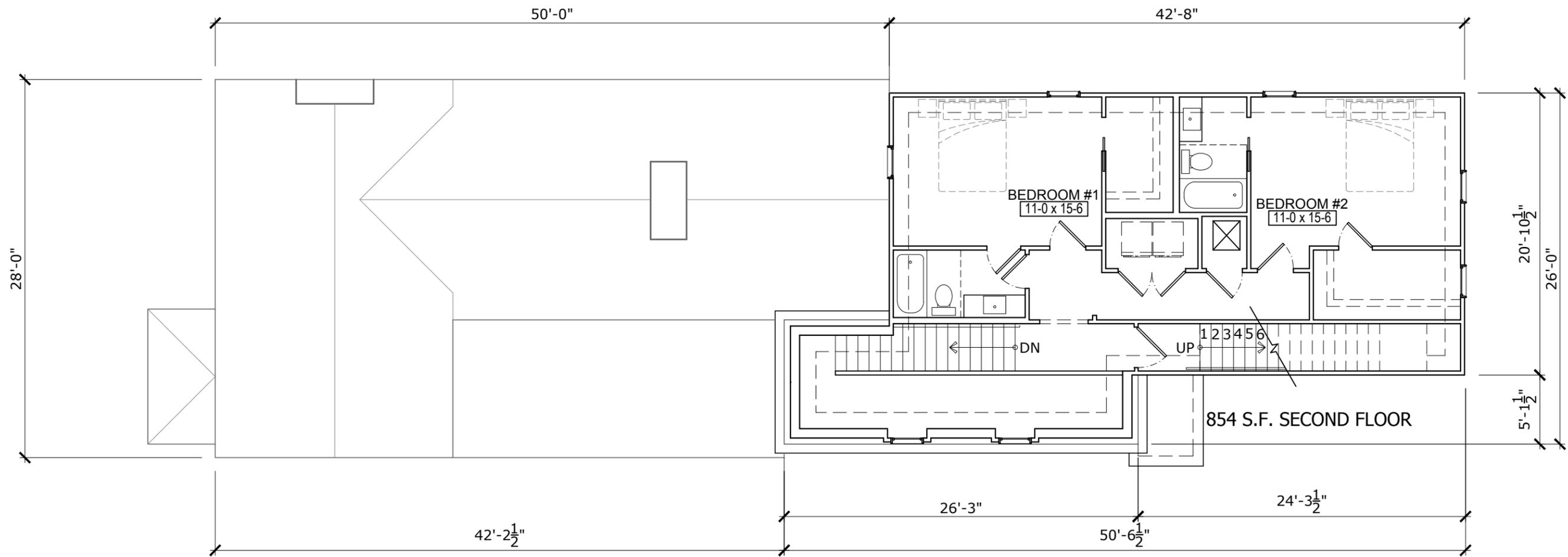
THESE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGNS AND INTELLECTUAL PROPERTY SHALL REMAIN EXCLUSIVELY OWNED BY THE ARCHITECT.



462 S.F. EXISTING LOWER LEVEL
 2316 S.F. FIRST FLOOR
 854 S.F. SECOND FLOOR
 3616 TOTAL S.F.
 623 ROOF DECK S.F.

FIRST FLOOR PLAN





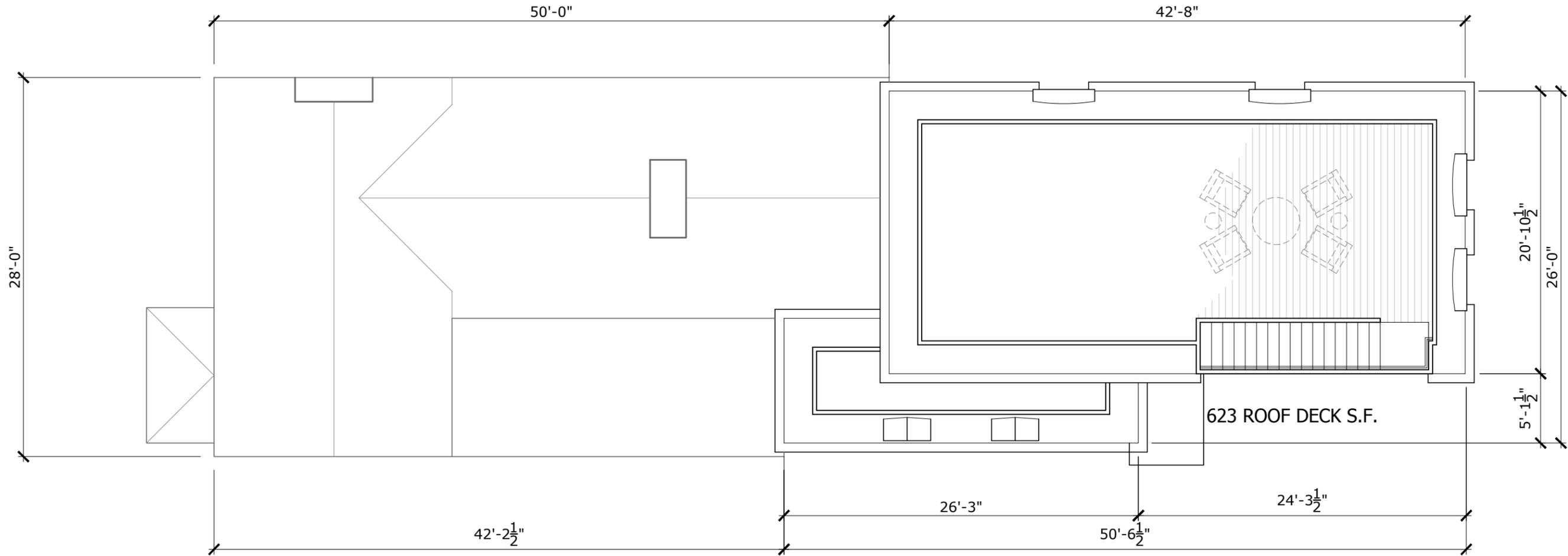
SECOND FLOOR PLAN

1/8" = 1'-0"

0 10 20

10.05.15

02

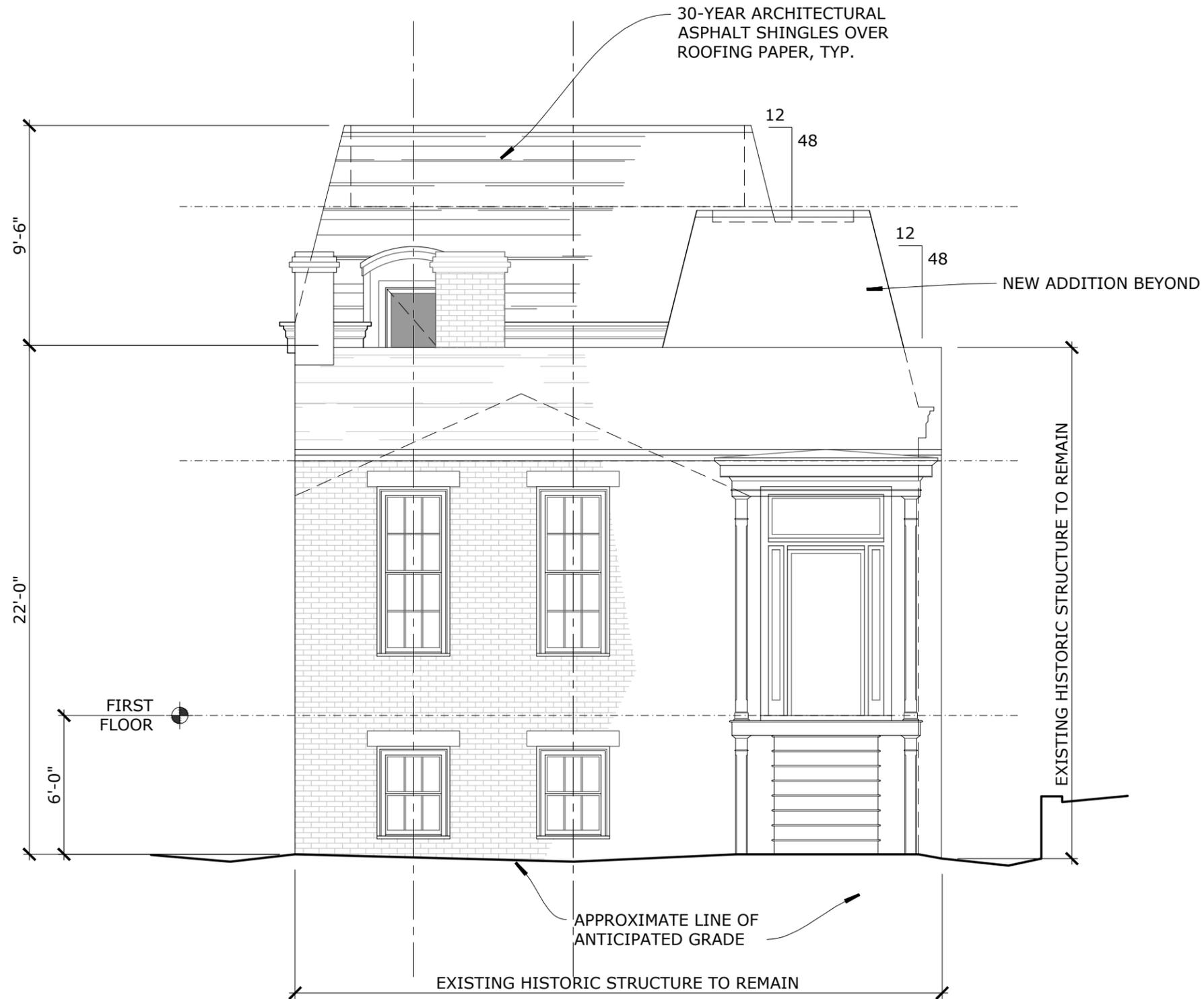


ROOF DECK PLAN

1/8" = 1'-0"



03
10.05.15



WEST ELEVATION

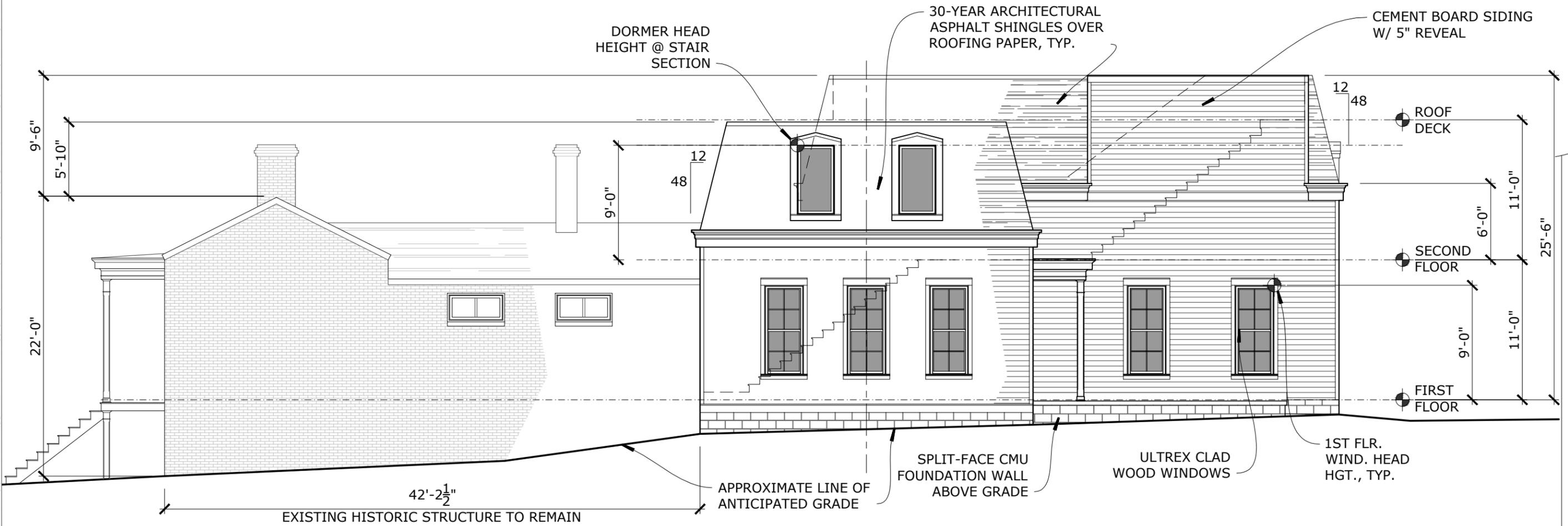
3/16" = 1'-0"



10.05.15

04

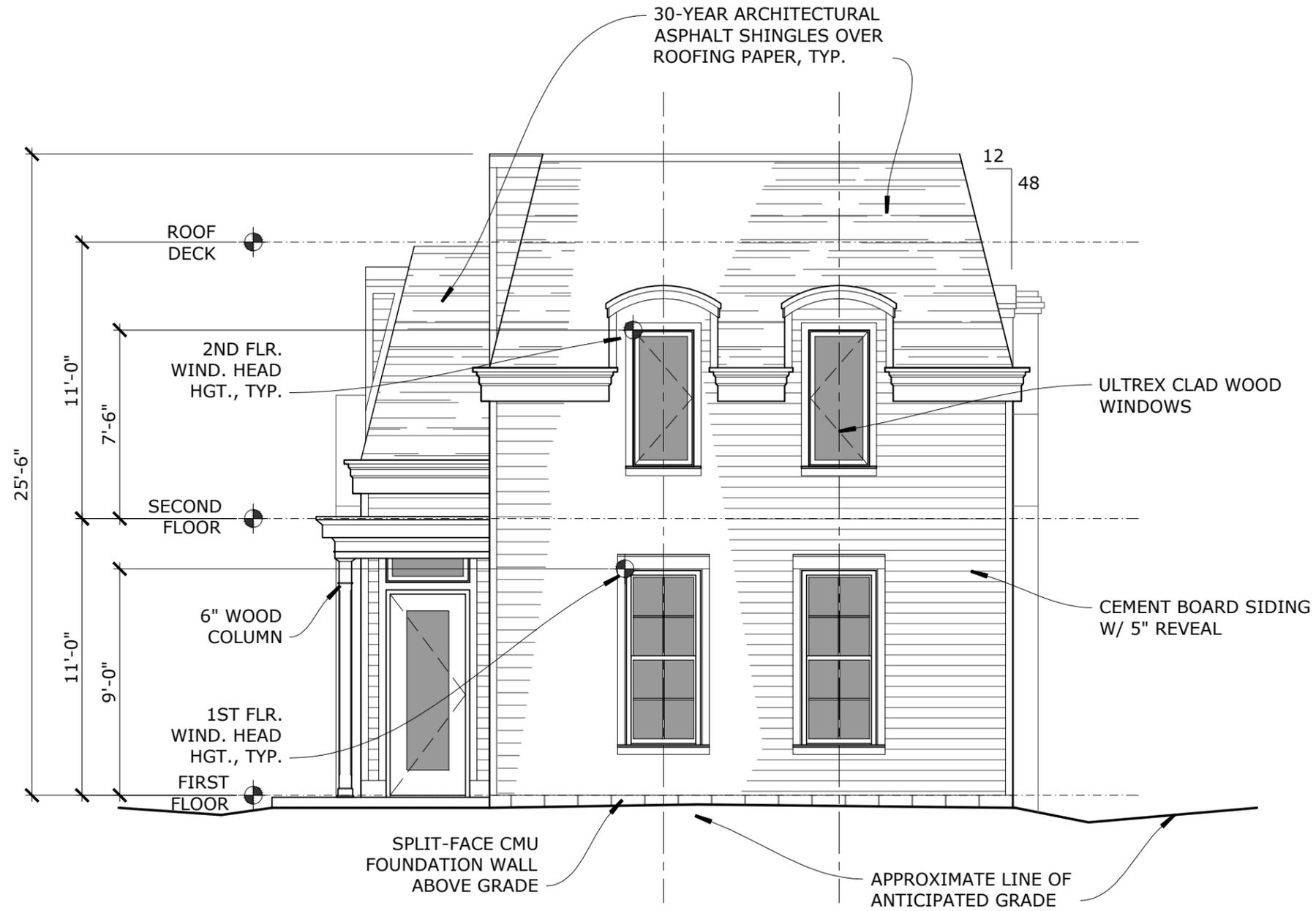
THESE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGNS AND INTELLECTUAL PROPERTY SHALL REMAIN EXCLUSIVELY OWNED BY THE ARCHITECT.



SOUTH ELEVATION

1/8" = 1'-0"
0 10 20

THESE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGNS AND INTELLECTUAL PROPERTY SHALL REMAIN EXCLUSIVELY OWNED BY THE ARCHITECT.



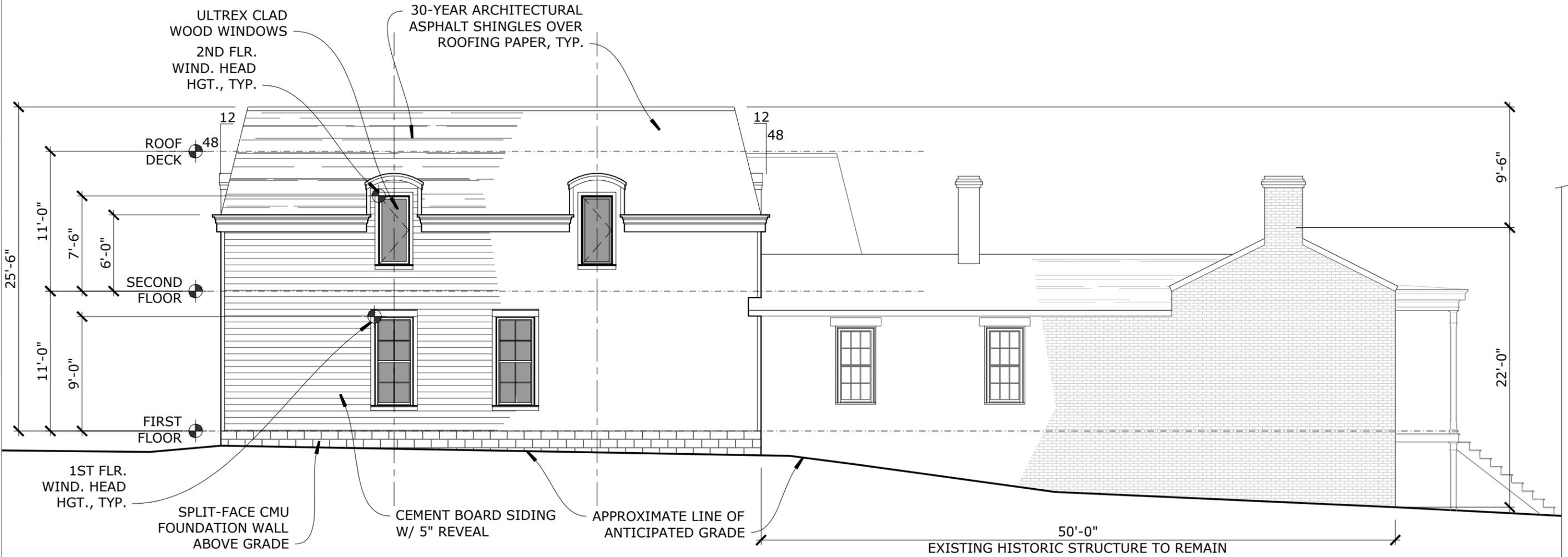
EAST ELEVATION



10.05.15

06

THESE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGNS AND INTELLECTUAL PROPERTY SHALL REMAIN EXCLUSIVELY OWNED BY THE ARCHITECT.



SOUTH ELEVATION

1/8" = 1'-0"
0 10 20

07

10.05.15



SOUTHEAST PERSPECTIVE

NTS



NORTHEAST PERSPECTIVE

NTS



WEST PERSPECTIVE

NTS

09
10.05.15



WEST PERSPECTIVE

NTS

08
10.05.15