

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 3812 Central Avenue January 20, 2016

**Application:** Partial demolition; New construction—addition  
**District:** Richland-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 10312027100  
**Applicant:** Anna Teeples  
**Project Lead:** Melissa Baldock, [melissa.baldock@nashville.gov](mailto:melissa.baldock@nashville.gov)

**Description of Project:** Application is to demolish a non-historic addition and to construct a new rear addition.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. Staff approve the final details, dimensions, and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof color, dimensions, and texture;
3. The siding have a maximum reveal of five inches (5"); and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections II.B. and III.B.2. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Attachments**

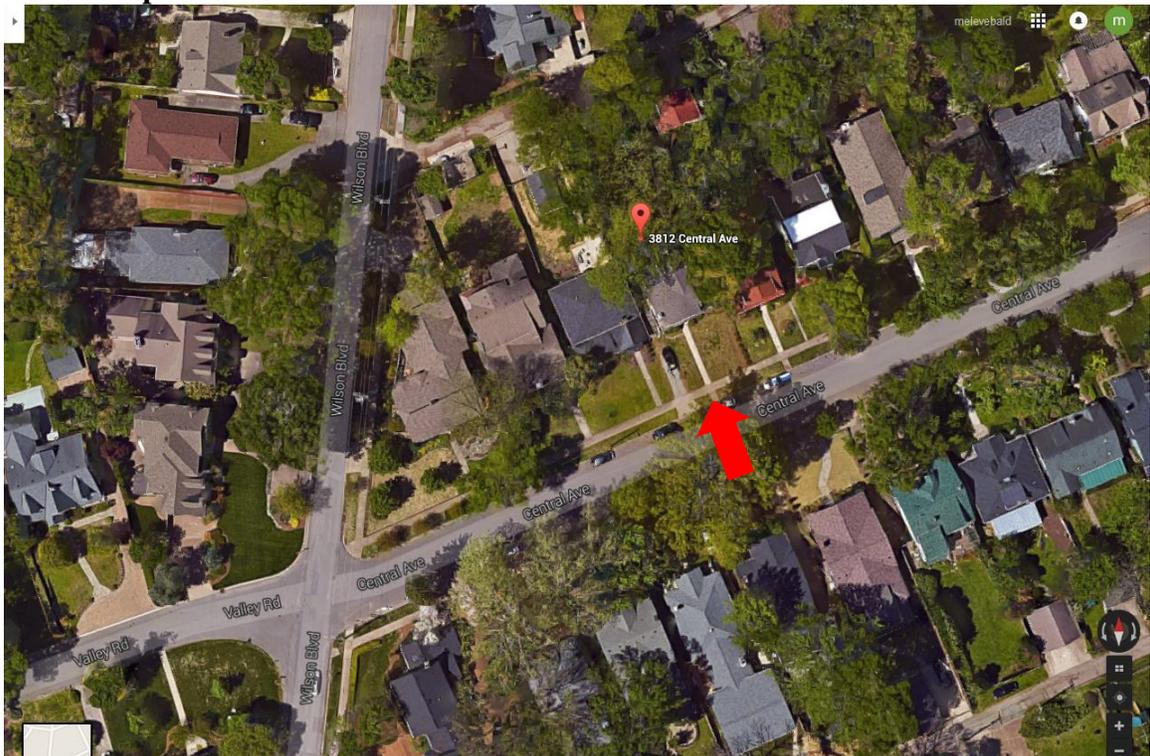
**A:** Site Plan

**B:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

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

#### **a. Height**

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

#### **b. Scale**

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

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

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

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

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

*Appropriate setbacks will be determined based on:*

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

*Appropriate height limitations will be based on:*

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

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

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

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

The materials, texture, 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.*

*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.

*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.*

### *Duplexes*

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.*

*In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.*

### *Multi-unit Developments*

*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.*

## **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.*

### **i. Utilities**

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

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

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

### **j. Public Spaces**

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

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

## **2. ADDITIONS**

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

### *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.*

*When an addition ties into the existing roof, the addition should be at least 6" below the existing ridge.*

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

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- An extreme grade change*

- Atypical lot parcel shape or size*

*In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.*

*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.*

### *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*

*When a lot width exceeds 60' 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 (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.*

*Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*

*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

b. The creation of an addition through enclosure of a front porch is not appropriate.

*The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.*

*Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*

*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

c. 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.

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

d. 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.

e. Additions should follow the guidelines for new construction.

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

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

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

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

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

**Background:** 3812 Central Avenue is a two-story, c. 1930s Dutch Colonial Revival style house with a gambrel roof (Figure 1). The house contributes to the historic character of the Richland-West End Neighborhood Conservation Zoning Overlay.



Figure 1. 3812 Central Avenue.

**Analysis and Findings:** Application is to demolish a non-historic addition and to construct a new rear addition.

Partial Demolition: The applicant proposes to demolish non-contributing additions to the historic house. The additions' dates of construction are unknown, but they were built prior to the creation of the neighborhood conservation zoning overlay in 1996. They do not appear in the 1950s Sanborn map (Figure 2). On the right side, the rear addition interrupts the historic house's gambrel roof (Figures 3 & 4). When the addition is removed, the applicant will restore the gambrel roof form.

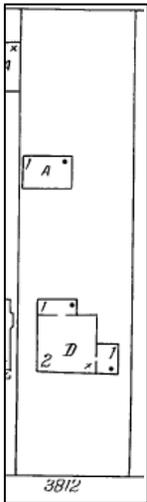


Figure 2 (left) is the 1957 Sanborn Map that does not show the existing rear additions. Figures 3 & 4 (middle and right) show the rear addition on the right side, where it interrupts the gambrel roof.



Figures 5 & 6 show the addition that is to be removed from the rear yard.

On the left elevation, the applicant also plans to remove a non-historic exterior stair (Figures 7 & 8). In addition, the existing, non-historic doorway on the second level of the left facade will be removed and the siding restored.



Figures 7 & 8 show the exterior stair and the second story doorway that are to be removed. Figure 8 also shows the outline of the rear addition to be removed.

Staff finds that the existing rear addition and the exterior stair on the left side do not contribute to the historic character of the house. The removal of the addition will allow the applicant to restore the gambrel roof form on the right side and to remove the non-historic second story door on the left side. Staff therefore finds that the partial demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The proposed addition will be no taller and no wider than the historic house. On the left side, the addition steps in four feet (4') from the back wall of the house for a depth of four feet (4'). After the inset, the first story steps back out four feet (4') to match the line of the back portion of the house. The second story will be a dormer that is inset two feet (2') from the wall below it. This second story dormer will line up with the wall of the second story portion of the historic house.

On the right side, the addition is inset two feet (2') for a depth of four feet (4'). After the inset, the addition lines up with the main two-story wall of the house. The first story, however, does extend out to line up with the one-story sunroom at the front of the house. The addition will approximately double the footprint of the existing house.

The addition will be between eighteen inches (18") and two feet (2') shorter than the historic house. Its eave heights will largely match those of the historic house, with the exception of a one-story portion at the back of the right side of the addition. The eave height in this section will be approximately two feet (2') taller than the eave height of the sunroom. Staff finds this eave height to be appropriate because this portion of the addition is located over fifty feet (50') from the front of the house. The addition's foundation height will match that of the house.

Staff finds that the addition's height and scale meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The addition is located entirely behind the historic house and is inset appropriately. The project will restore the gambrel roof on the right elevation, and the addition ties into the roof in a manner that preserves the remainder of the gambrel roof form. Staff finds that the addition is designed so that if it were to be removed in the future, the main form and integrity of the historic structure would remain intact. Staff finds that the addition meets Sections II.B.2.a and d. of the design guidelines.

Design: The addition is differentiated from the historic house with the insets, its separate roof forms, and its change in materials at the foundation level. At the same time, the addition's roof form, materials, massing, height, scale, and proportion and rhythm of openings are all compatible with the historic character of the house. Staff finds that the project meets Sections II.B.2.a and e. of the design guidelines.

Setback & Rhythm of Spacing: The new addition meets all base zoning setbacks. On the right side, it will be located five feet (5') from the side property line. On the left side, it will be located seven feet (7') from the side property line. It will be located over eighty feet (80') from the rear property line. Because the addition is located behind the historic house and is no wider than the historic house, it will not affect the historic house's rhythm of spacing. Staff finds that the project meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: The addition will be clad in smooth-face cement fiberboard siding. The drawings indicate that the siding reveal will be six inches (6"), and staff recommends that the reveal be a maximum of five inches (5"). The trim will be wood or cement fiberboard. The roof will be asphalt shingle in a dark gray color, and staff recommends approval of the final color and texture of the shingles. The foundation will be split face concrete block. The railing and stairs on the left side of the addition will be wood. The rear porch will be screened. The final window and door selections were not indicated, and staff recommends approval of the final windows and doors prior to purchase and installation. With the condition that the siding reveal be a maximum of five inches (5") and with the staff's final approval of the shingles, windows, and doors, staff finds that the proposed materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The historic house has a gambrel roof form. The project includes restoring the gambrel roof form on the right elevation. The addition will tie into the back of the historic house with a gambrel roof with a primary slope of approximately 5/12. Beyond the connector roof will be another gambrel roof form with a slope of approximately 5/12. This roof will have 3/12 shed dormers that are inset two feet (2') from the wall below. The rear portion of the addition will have a gable roof with a 3.5/12 slope. Staff finds that the proposed roof forms are compatible with the historic house and meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: As was mentioned under "Partial Demolition," the applicant will be removing a second story door opening on the left façade when the exterior stair is removed. No other changes to the window and door openings on the existing house were indicated on the plans. Most of the windows on the proposed

addition are twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

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

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof color and masonry color, dimensions and texture;
3. The siding have a maximum reveal of five inches (5"); and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

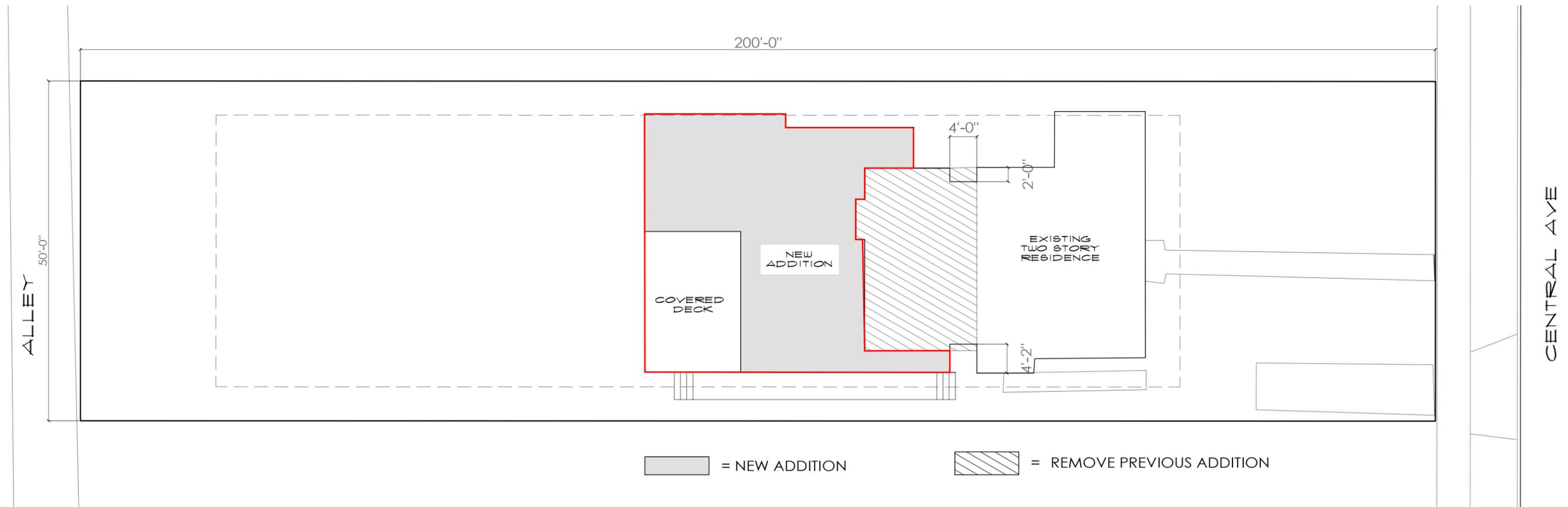
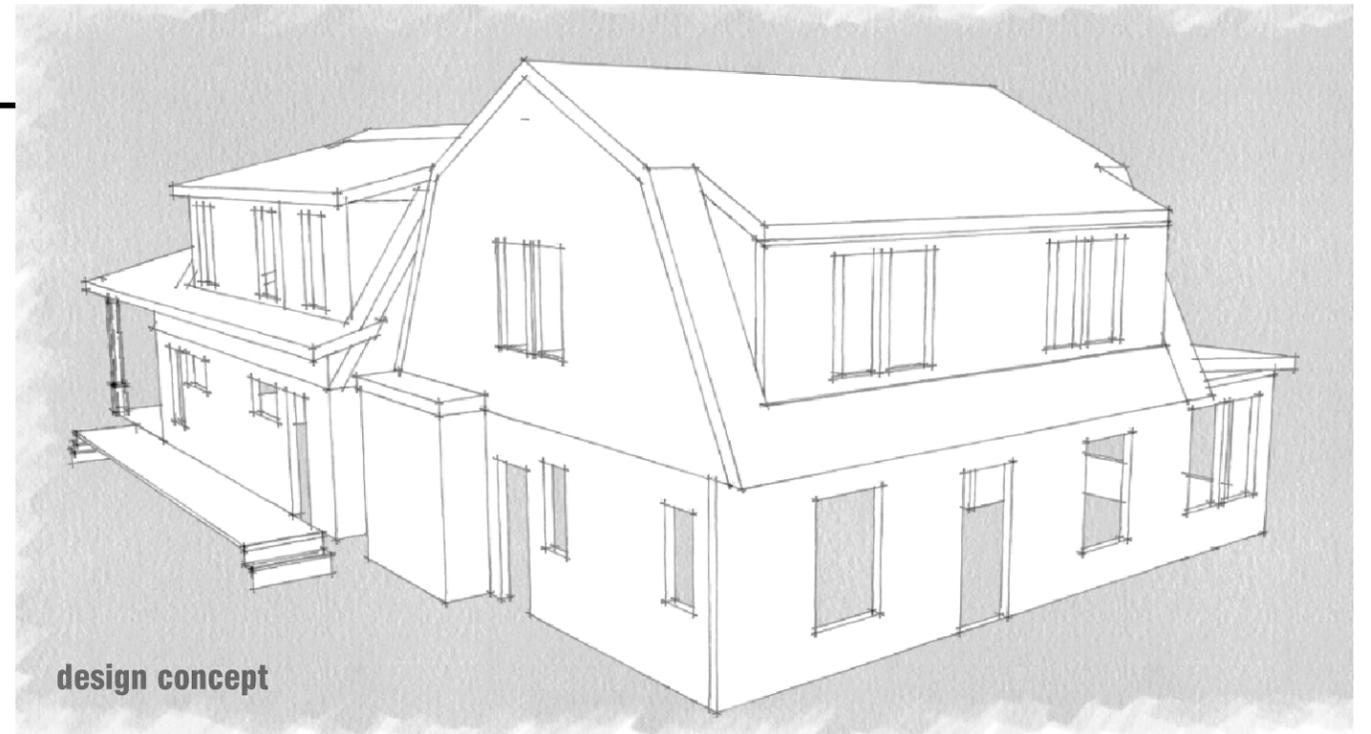
With these conditions, staff finds that the project meets Sections II.B. and III.B.2. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

# 3812 CENTRAL AVE, NASHVILLE, TN 37205

## PROJECT INFORMATION

SITE INFO: PARCEL: 10312027100  
ZONE: RS7.5  
PARCEL SIZE: .23 ACRES

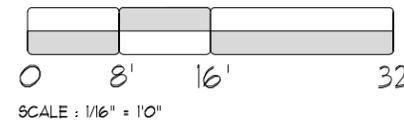
PROJECT: EXISTING DUPLEX HOME, REMOVE PREVIOUS ADDITION  
ADDED PRIOR TO HISTORIC OVERALL WAS IMPLEMENTED IN  
AREA, RESTORE HOME GAMBREL ROOF + EXTERIOR FROM  
PREVIOUS RENOVATIONS AND DUPLEX ADDITION, EXPAND SQ  
FT WHILE CONVERTING MAIN HOME BACK INTO ONE  
DWELLING UNIT.



project :  
3812 central ave, nashville tn 37205  
01.03.16

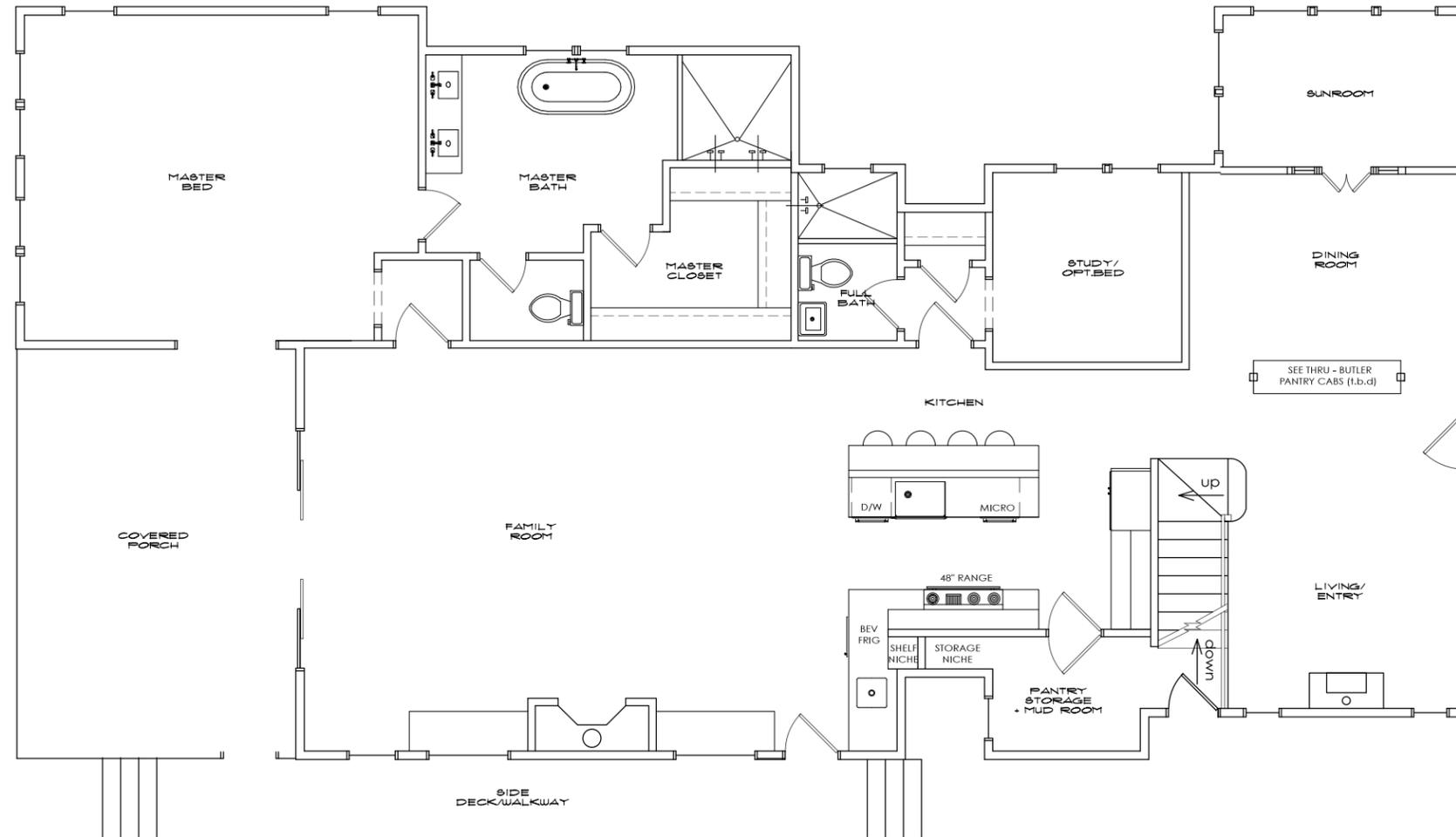
scale:  
1/16" = 1'0"

sheet title:  
**SITE** residential site plan



**anna teeple's designs**  
2916 snowden rd - nashville, tn 37204 615.840.4704 anna@ateeples.com

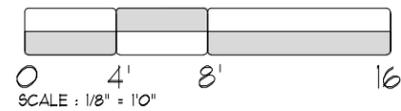
**preliminary drawings : not for construction**



project :  
 3812 central ave, nashville tn 37205  
 01.03.16

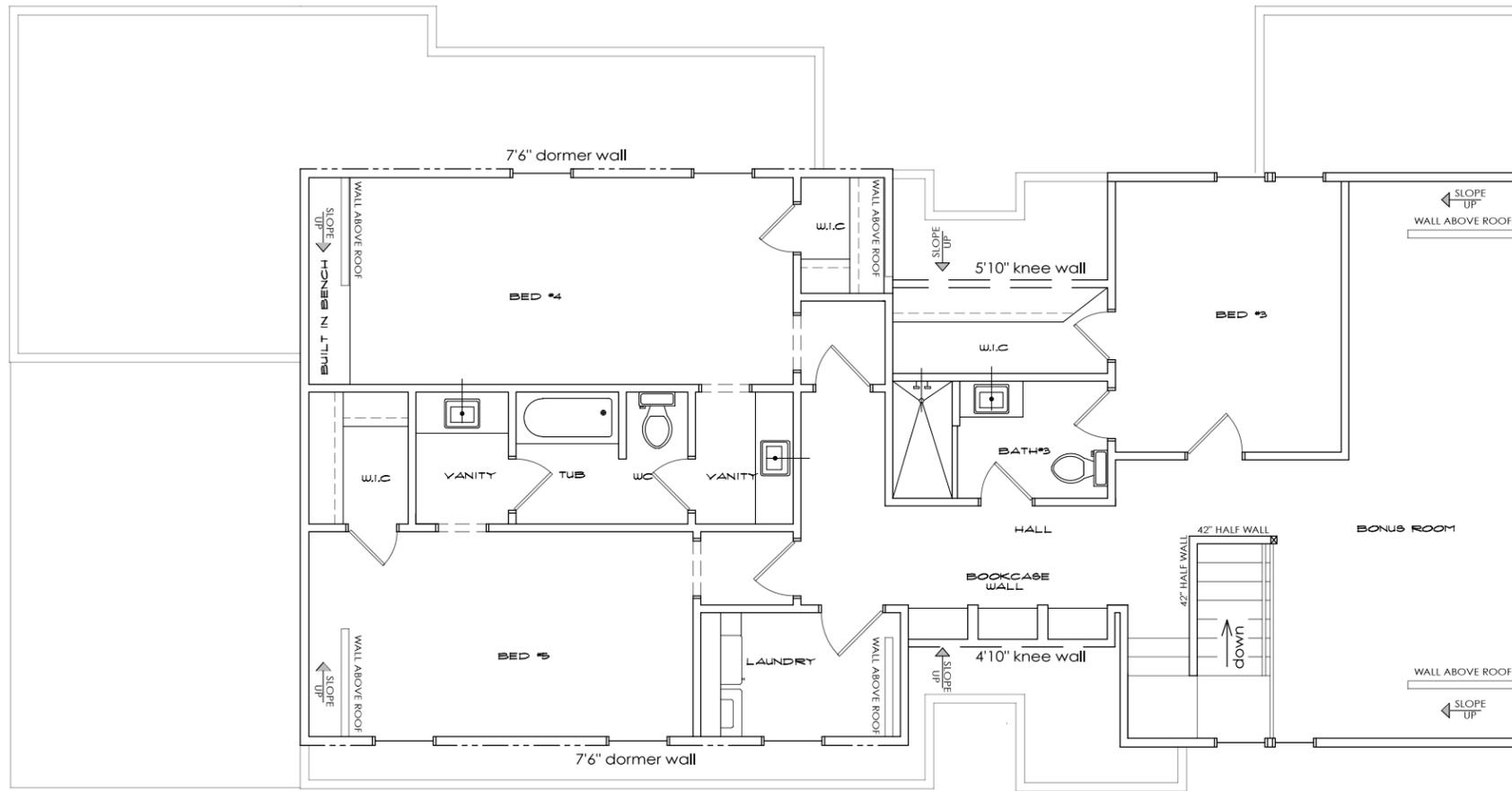
scale:  
 1/8" = 1'0"

sheet title:  
**A-1** floor plan: main



**anna teeple's designs**  
 2916 snowden rd - nashville, tn 37204 615.840.4704 anna@ateeples.com

**preliminary drawings : not for construction**



project :  
 3812 central ave, nashville tn 37205  
 01.03.16

scale:  
 1/8" = 1'0"

sheet title:  
**A-1a** floor plan: 2nd floor



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**preliminary drawings : not for construction**

(N) PLY-GEM OR EQUIVALENT  
 COLOR: TBD  
 DOUBLE HUNG/ 6 OVER 1 LIGHTS  
 (N) WOOD SHUTTERS  
 CASING TO MATCH EXISTING

(N) PLY-GEM OR EQUIVALENT  
 COLOR: TBD  
 FIXED GLASS/3 OVER 1 LIGHTS  
 CASING: HOLD TIGHT FOR SUNROOM  
 NO SHUTTERS



3.5 : 12

3.5 : 12

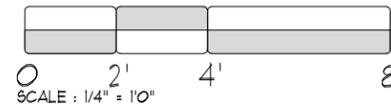
FRONT ELEVATION

38'-1"

project :  
 3812 central ave, nashville tn 37205  
 01.03.16

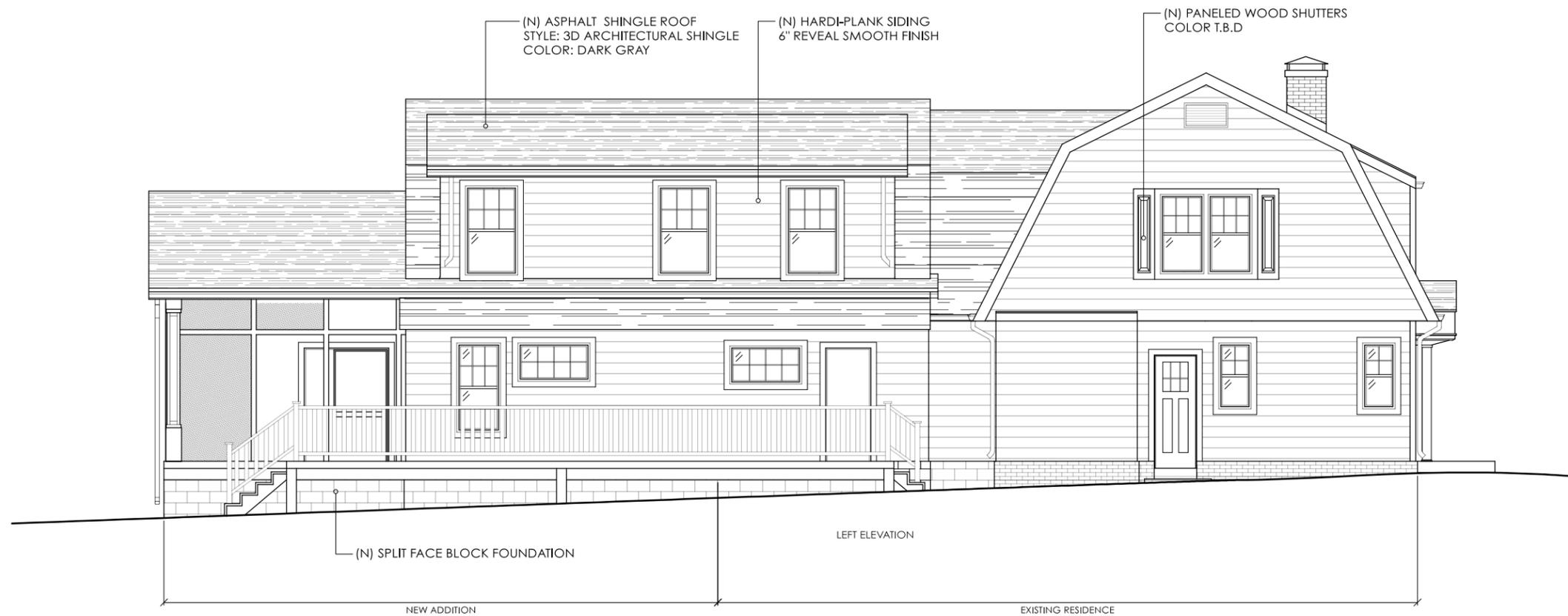
scale:  
 1/4" = 1'0"

sheet title:  
**A-3** front elevation : residence



**anna teeple's A designs**  
 2916 snowden rd - nashville, tn 37204 615.840.4704 anna@ateeples.com

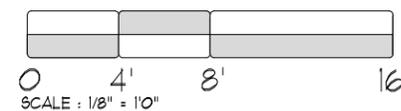
**preliminary drawings : not for construction**



project :  
3812 central ave, nashville tn 37205  
01.03.16

scale:  
1/8" = 1'0"

sheet title:  
**A-4** side elevation : residence



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**preliminary drawings : not for construction**

(N) HALF ROUND GUTTER & DOWNSPOUT TO MATCH EXISTING

(N) PLY-GEM OR EQUIVALENT  
DOUBLE HUNG / 6 OVER 1 LIGHTS  
TRIM TO MATCH EXISTING

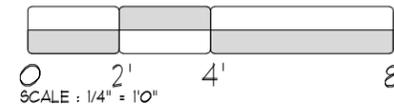


REAR ELEVATION

project :  
3812 central ave, nashville tn 37205  
01.03.16

scale:  
1/4" = 1'0"

sheet title:  
**A-5** rear elevation : residence



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**preliminary drawings : not for construction**



RIGHT ELEVATION

project :  
3812 central ave, nashville tn 37205  
01.03.16

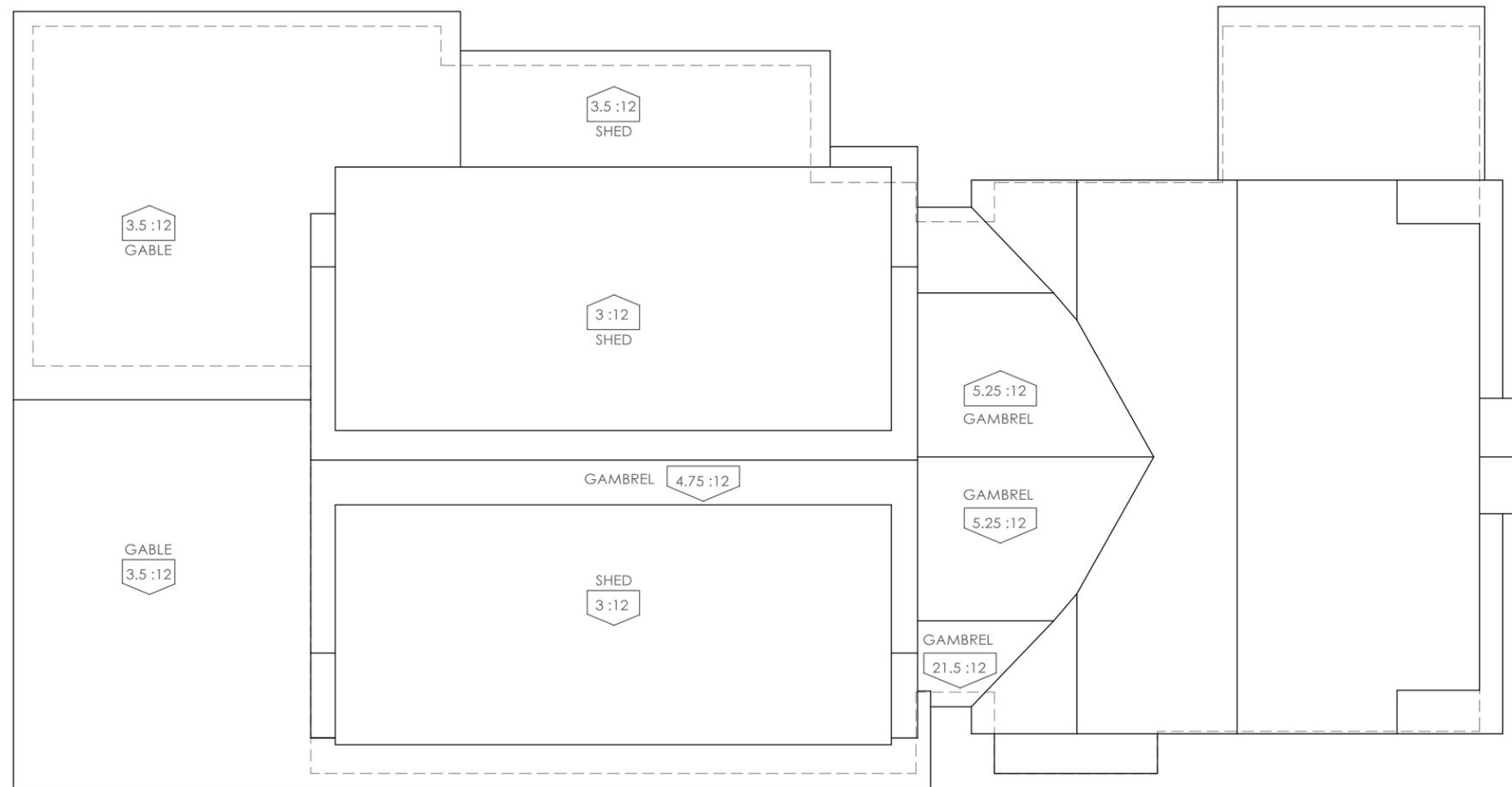
scale:  
1/8" = 1'0"

sheet title:  
**A-6** side elevation : residence



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**preliminary drawings : not for construction**



project :  
 3812 central ave, nashville tn 37205  
 01.03.16

scale:  
 1/8" = 1'0"

sheet title:  
**A-7** roof plan



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**preliminary drawings : not for construction**