

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION

1011 South Douglas Avenue
January 16, 2019

Application: New Construction--Addition
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 10513017100
Applicant: Dustin Murphy, Bonadies Architect
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: This application is for new construction of an addition to the existing house. The addition as designed will mirror the house in height, width and footprint.

Recommendation Summary: Staff recommends approval with the conditions:

1. That the addition's form is redesigned so as not to be a duplicate of the existing house and not appear as a house attached to the rear of a house;
2. That any dormers added to the historic portion of the house not exceed the width of the paired windows in the gable field, including trim; the pitch of the gabled dormer roof matches the pitch of the house; the ridge of the dormer be at least two feet (2') below the existing ridge of the house, the side of the dormer be at least two feet (2) from the valley and the facing of the dormer be fully glazed;
3. That the number of dormers on the historic building should not exceed more than two on each side;
4. The addition's left dormer face be fully glazed or that the long dormer be broken up into two dormers that are primarily glazing; and the right side dormer be a dormer or dormers that are traditionally scaled and glazed;
5. Before removing the front porch roof, the applicant submit photographic or construction evidence that this feature is not original;
6. The existing window openings forward of the midpoint on the left side not be altered;
7. Staff approve the roof color, masonry, windows and doors prior to purchase and installation;
8. HVAC and other utilities are located at the rear, or on a non-street-facing façade beyond the midpoint of the structure.

Meeting these conditions, Staff finds that the application will meet Section IV for Additions in the Waverly-Belmont Neighborhood Conservation Zoning Overlay design guidelines.

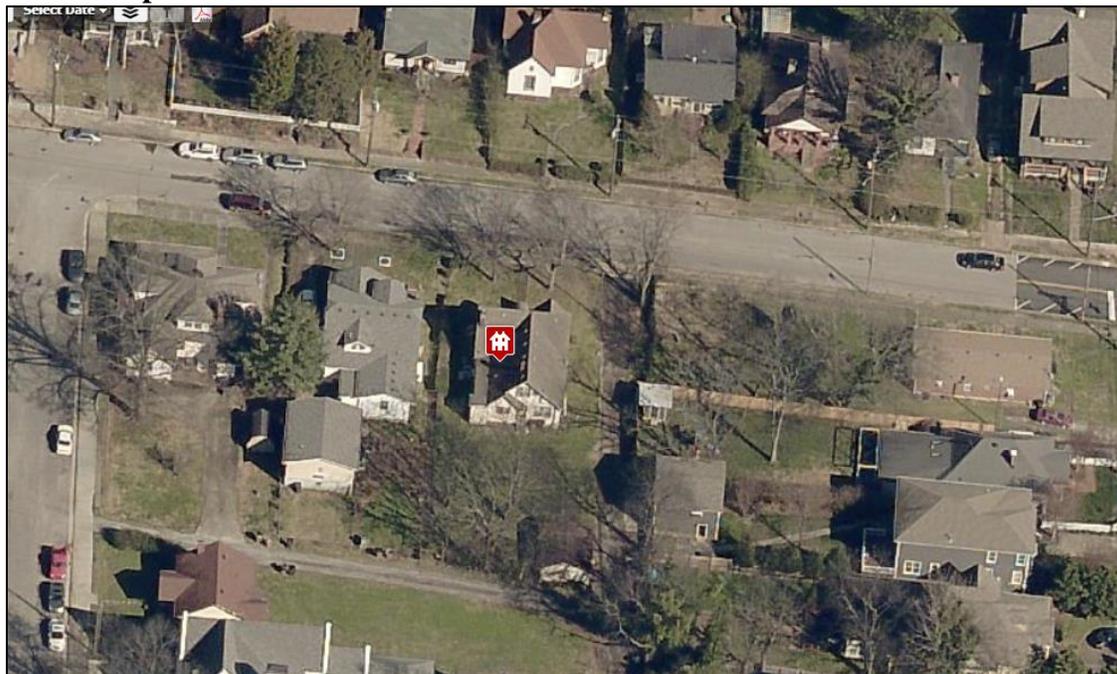
Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to determine appropriate building setbacks 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

3. In most cases, an infill duplex for property that is zoned for duplexes 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 depth 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

1. 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.

- a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding.
 - Lap 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.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
2. Asphalt shingle and metal are appropriate roof materials for most buildings.

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house. 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.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. 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. 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. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

5. 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

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

IV. Additions

A. Location

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
 - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
 - a. The addition should sit 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.
 - b. 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.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure that an addition has achieved proper scale, the addition 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 or an 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 be higher and extend wider.
 - a. *When an addition needs to be taller:*
 Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above ridge of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.
 - b. *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.
 A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.
2. 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.
3. 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.
4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.
5. Ridge raises are most appropriate for one-story; side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
6. 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.
7. The height of the addition's roof and eaves must be less than or equal to the existing structure.
8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. 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.
 - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a

rear dormer may attach just below the ridge of the main roof or lower.

b. 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.
- If there are no existing dormers, 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 the width of roof dormers 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.

2. 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).

3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

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

E. 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.

F. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

G. Additions should follow the guidelines for new construction.

V. Demolition

B. GUIDELINES

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.

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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.



Figure 1. 1011 South Douglas Avenue

Background: 1011 South Douglas Avenue is a contributing home built circa 1927.

Analysis and Findings: The applicant proposes a rear addition to the existing building. The addition mirrors the house in form and massing.



Figure 2. Existing outbuilding

Demolition: An existing outbuilding is to be demolished. The date of construction is unknown, but it was constructed sometime after 1957 as it does not show up on the 1957 Sanborn map. (See Figure 3)

Because of its age of construction its removal meets section V.B.2 for appropriate demolition.

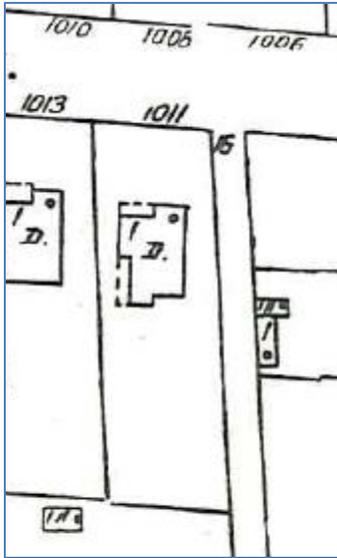


Figure 3: Sanborn map shows that the building did not have an associated outbuilding as late as 1957.

A non-historic metal awning over the front porch is proposed to be removed, and the barrel-vaulted roof over the front entry is proposed to be removed and replaced in plane with the existing front roof. It is unclear if the barrel-vaulted section is an original or early feature of the house, and an earlier photo (Figure 4) does not show this part of the house clearly. Before removing this roof feature, which could be a character-defining feature, Staff recommends that the applicant determine through photographic or construction evidence if it is an historic feature of the house.



Figures 4 and 5. Front elevation showing proposed change of front porch roof; subject building c. 1968

The submitted drawings show window and door openings proposed to be altered on both sides of the existing building. On the right side, two existing windows are shown removed, and a new double window appears at the rear of that façade, replacing two separate windows. The Sanborn map shows that this side of the house to the rear of the gable was originally an open porch (Figure 3). Staff therefore finds the window alterations on this side appropriate



Figure 6. Right side showing two windows being removed



Figure 7. Right side existing

On the left side, the existing door is proposed to be moved approximately to the midpoint of the house, and two new windows added at the rear of that side. The relocation of the door to this opening may be appropriate, as there is an existing window opening in this location. In general, the Commission has approved window alterations to the rear of the midpoint, but has not approved alteration of visible window openings toward the front of a contributing building. As historic imagery shows that the window sets toward the front of this facade are likely original windows (Figure 5), Staff recommends that the window openings forward of the midpoint not be altered.

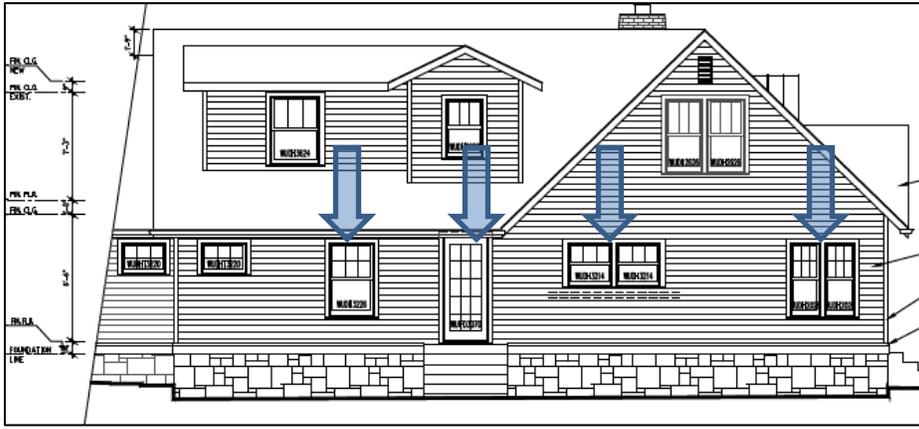


Figure 7. Window and door openings on left side proposed to be altered



Figure 8. Existing window and door openings on left side

Height & Scale: The new construction will add one thousand, four hundred and seventeen square feet (1,417 sq. ft.) to the footprint of the existing structure, which is also one thousand, four hundred and seventeen square feet (1,417 sq. ft.). After setting in two feet (2') on each side, the addition will have the same width as the house, at thirty-two feet (32'). The eave height and foundation height will match the existing. The addition's roof connects to the house with a short connector that is one foot, nine inches (1' 9") lower than the existing ridge, before it rises to the same height as the ridge

of the house, twenty-five feet (25'). The project meets section IV.B for additions-massing.

Location & Removability: The addition will be located to the rear of the existing building, stepped in two feet (2') from the house on each side. After extending eight feet (8') and five feet (5') to the rear, the addition will open to the same width as the historic house. The addition will not impact the front or side facades of the historic house and will leave its form intact. The addition is designed so that if it were to be removed in the future, the historic character of the house would remain. Staff finds that the location and attachment of the addition meets sections IV.A and IV.F.



Figure 9. New addition at left mirrors the form of the existing house, accentuating the look of a house-behind-a-house.

Design: The design of the addition is a mirror image of the existing home, with a cross-gabled roof form and the same height, width and footprint as the historic building and a rear façade that matches the front facade. The form of the addition itself is a compatible form, but as designed it creates a “house-behind-a-house” look. The design guidelines as well as the Secretary of the Interior's Standards for Treatment of Historic Properties mandate that new additions are differentiated from the historic structure. With the exact same roof form and massing as the historic house, Staff finds that this addition is not enough differentiated from the historic building. Staff recommends that the design be revised, with a different roof form, articulation of the façade, or a combination, in order to distinguish the addition from the historic house and to meet section I.B.9.

Setbacks: The addition will have the same width as the house. The side setbacks are six feet (6') on the right side, and fifteen feet (15') on the left, meeting the setback requirements of five feet (5'). The rear setback is thirty-six feet (36'), meeting the required setback of twenty feet (20'). The project meets section III.C for setbacks.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete block, stone veneer to match house	Split Face	Yes	

Cladding	5" fiber cement lap siding	Smooth	Yes	
Roofing	Asphalt Shingles	Not indicated	Yes	Yes
Trim	Wood or fiber cement	Smooth	Yes	
Windows	Not indicated	Needs final approval	n/a	Yes
Chimney	Brick	Needs final approval	Yes	Yes
Principal Entrance	Not indicated	Needs final approval	Yes	Yes
Side Entrance	Full-light	Needs final approval	Yes	Yes
Porch Columns	Brick	Needs final approval	Yes	Yes
Driveway	Concrete	n/a	Yes	
Walkway	Concrete	n/a	Yes	

The application also includes replacement of the windows on the existing house. With staff approval of windows, doors, masonry and roofing color, the project meets section III.D for materials.

Roof form: The addition's roof form is a cross gable with 11/12 pitch. The roof form itself is common on historic homes. New dormers are proposed on the historic home and the addition is proposed to have similar dormers. The design guidelines provide specific language to guide the design of dormer additions to historic buildings, which the proposed dormers do not meet. In this case there is just one barrel-vaulted single-light dormer on the front of the house to provide guidance on appropriate scale and form. Staff recognizes that the existing dormer is unusually small and may not be original; therefore, Staff recommends following the design guidelines in cases where there is no historic dormer to provide guidance. To meet all the design guidelines for dormer additions, staff recommends that any dormers added to the historic portion of the house not exceed the width of the paired windows in the gable field, including trim; the pitch of the gabled dormer roof matches the pitch of the house; the ridge of the dormer be at least two-feet (2') below the existing ridge of the house, the side of the dormer be at least two feet (2) from the valley and the facing of the dormer be fully glazed. Further, Staff recommends that the number of dormers on the historic building should not exceed more than two on each side. With these conditions, dormers added to the historic building would meet section IV.C. Additions: Roof Additions.



Figure 10. The east/alley side shows the addition to the left and the existing house on the right.

In the past, the Commission has allowed for larger dormers on an addition than those that are considered appropriate as rooftop additions to a historic building but have asked that the face of dormers be fully glazed. On the left side of the house, the addition has a long shed roof dormer with two windows. (See image 6.) Although the shed roof form isn't found on this particular house, it is found in the historic district; therefore, staff finds it to be appropriate for an addition. Staff recommends that either the face be fully glazed or that the long dormer be broken up into two dormers that are primarily glazing on the face.



Figure 11. The proposed dormer on the right side of the addition is not appropriately scaled or glazed.

On the right side of the house, a portion of the dormer is a traditionally scaled, gabled, and glazed dormer but with a long projection of a different proportion and with no glazing. Staff recommends a dormer or dormers that are traditionally scaled and glazed. There are a number of options; therefore, Staff hesitates to provide a specific recommendation.

Proportion and Rhythm of Openings: The windows on the proposed addition are generally 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. There are four smaller windows at the rear of the alley side; as these accent windows are few in number, and are at the rear of the house, Staff finds that they are appropriate in this case. Staff finds the project's proportion and rhythm of openings to meet Section III.G.

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

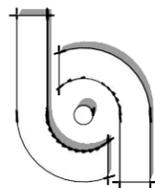
Recommendation:

Staff recommends approval with the conditions:

1. That the addition's form is redesigned so as not to be a duplicate of the existing house and not appear as a house attached to the rear of a house;
2. That any dormers added to the historic portion of the house not exceed the width of the paired windows in the gable field, including trim; the pitch of the gabled dormer roof matches the pitch of the house; the ridge of the dormer be at least two feet (2') below the existing ridge of the house, the side of the dormer be at least two feet (2) from the valley and the facing of the dormer be fully glazed;
3. That the number of dormers on the historic building should not exceed more than two on each side;
4. The addition's left dormer face be fully glazed or that the long dormer be broken up into two dormers that are primarily glazing; and the right side dormer be a dormer or dormers that are traditionally scaled and glazed;
5. Before removing the front porch roof, the applicant submit photographic or construction evidence that this feature is not original;
6. The existing window openings forward of the midpoint on the left side not be altered;
7. Staff approve the roof color, masonry, windows and doors prior to purchase and installation;
8. HVAC and other utilities are located at the rear, or on a non-street-facing façade beyond the midpoint of the structure.

Meeting these conditions, Staff finds that the application will meet Section IV for Additions in the Waverly-Belmont Neighborhood Conservation Zoning Overlay design guidelines.





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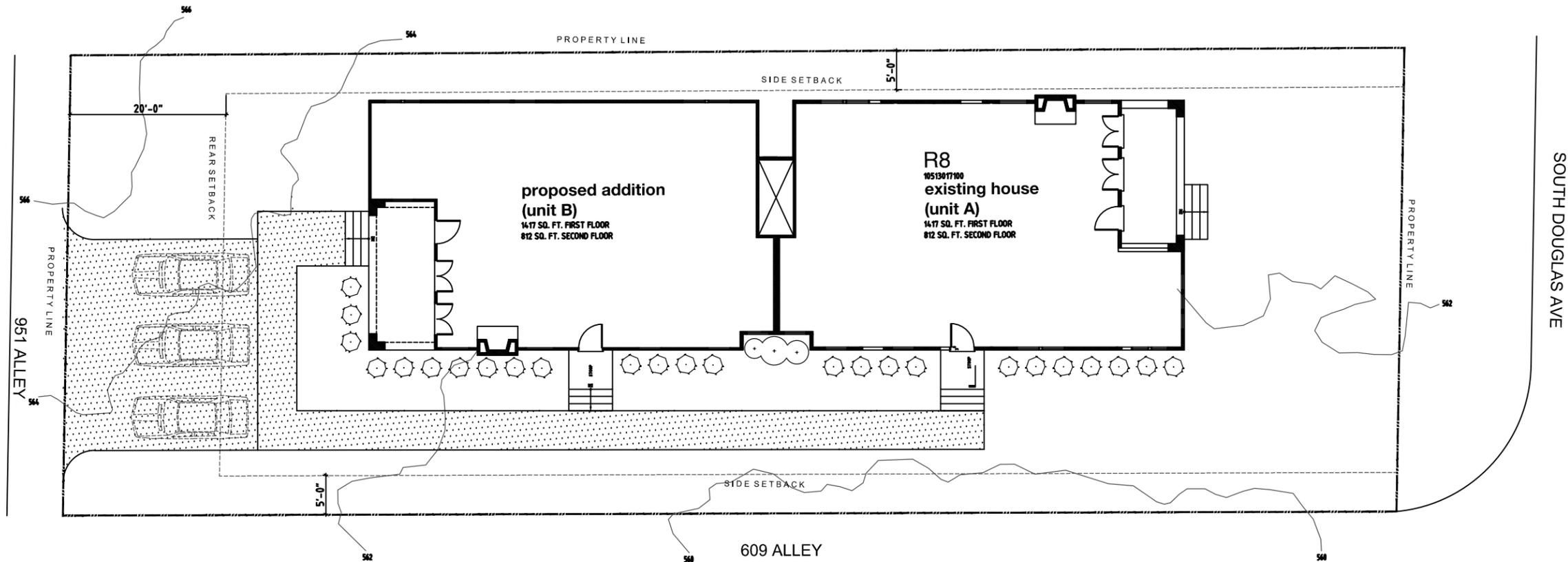
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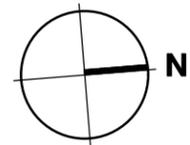
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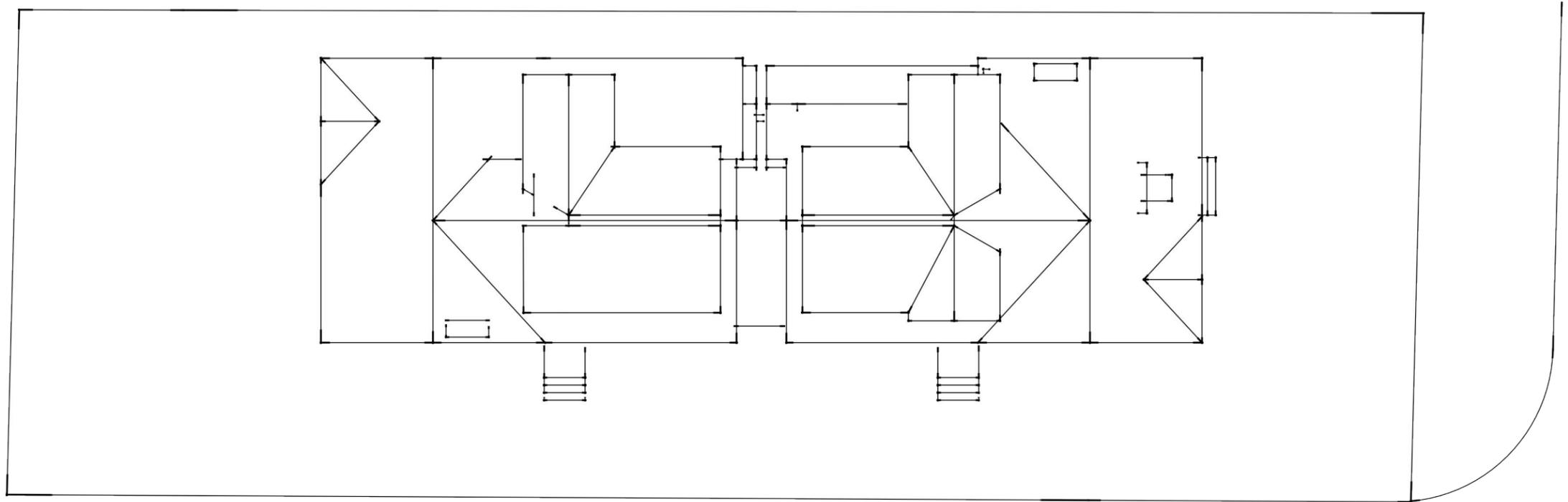
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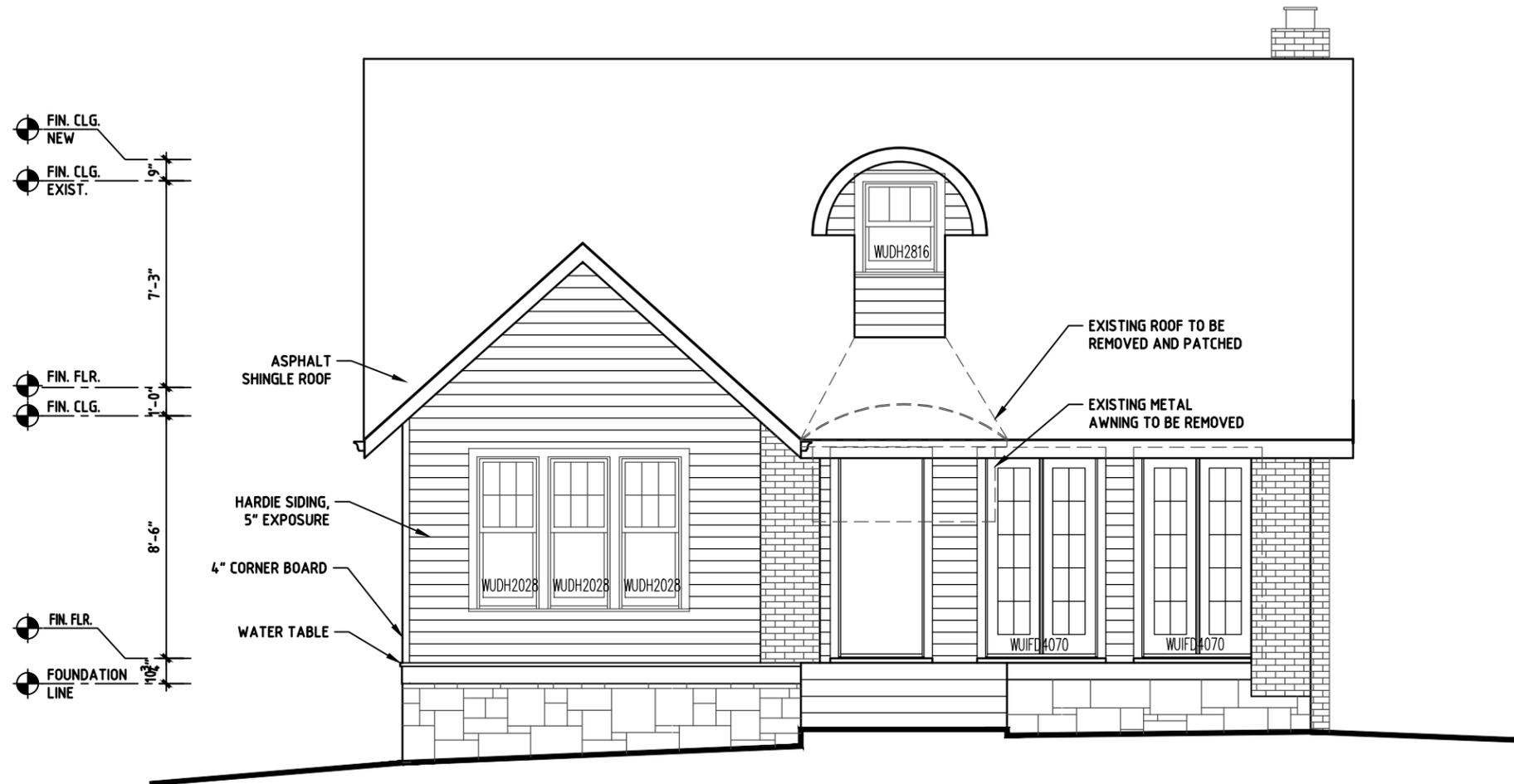


site plan

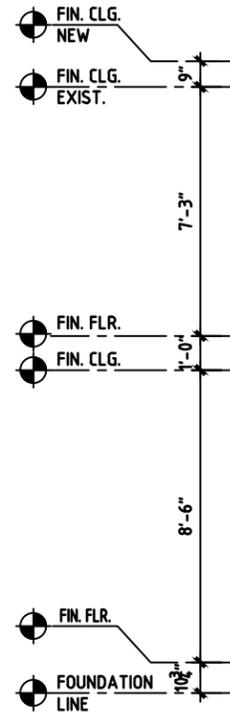


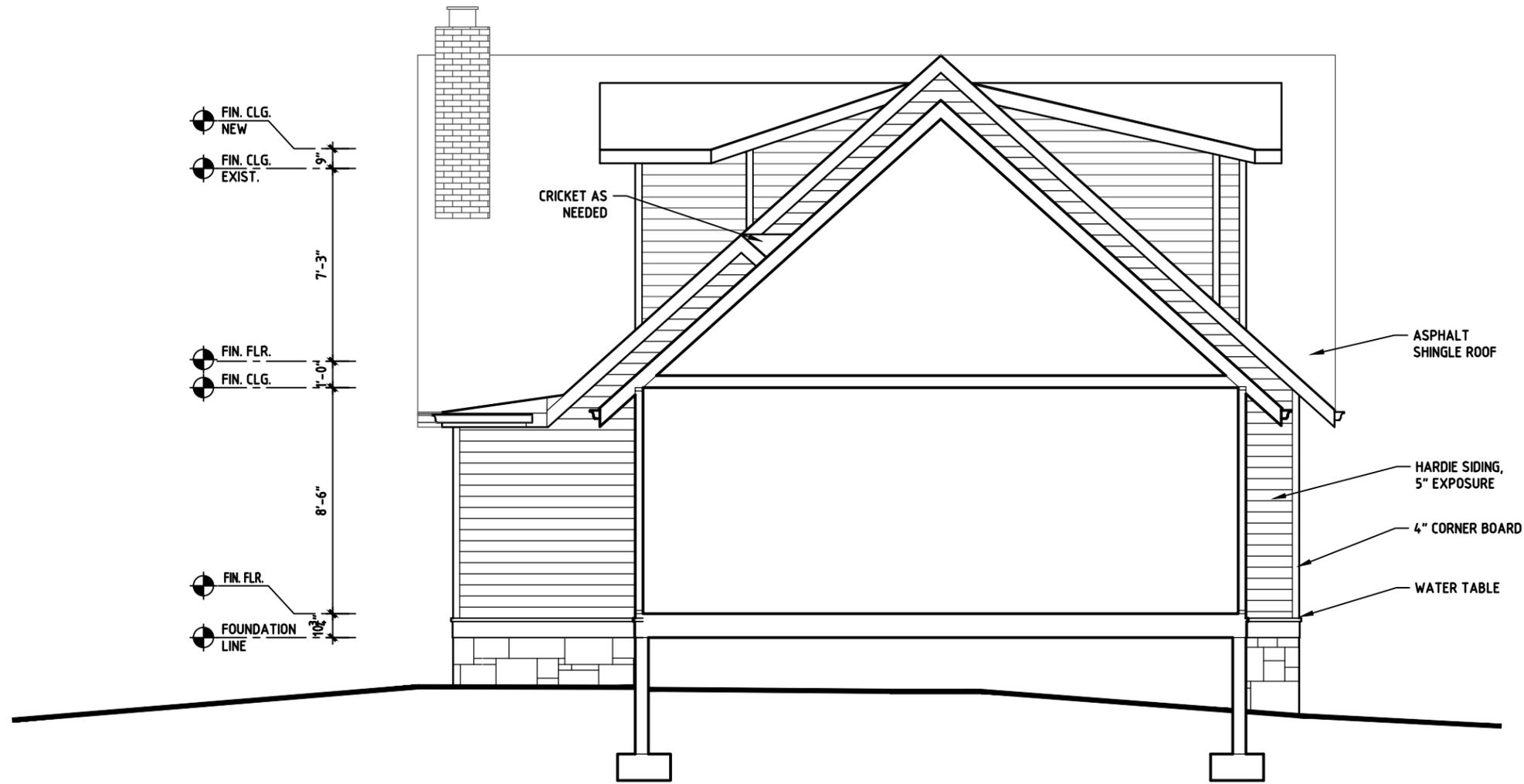


roof plan



front elevation - unit a

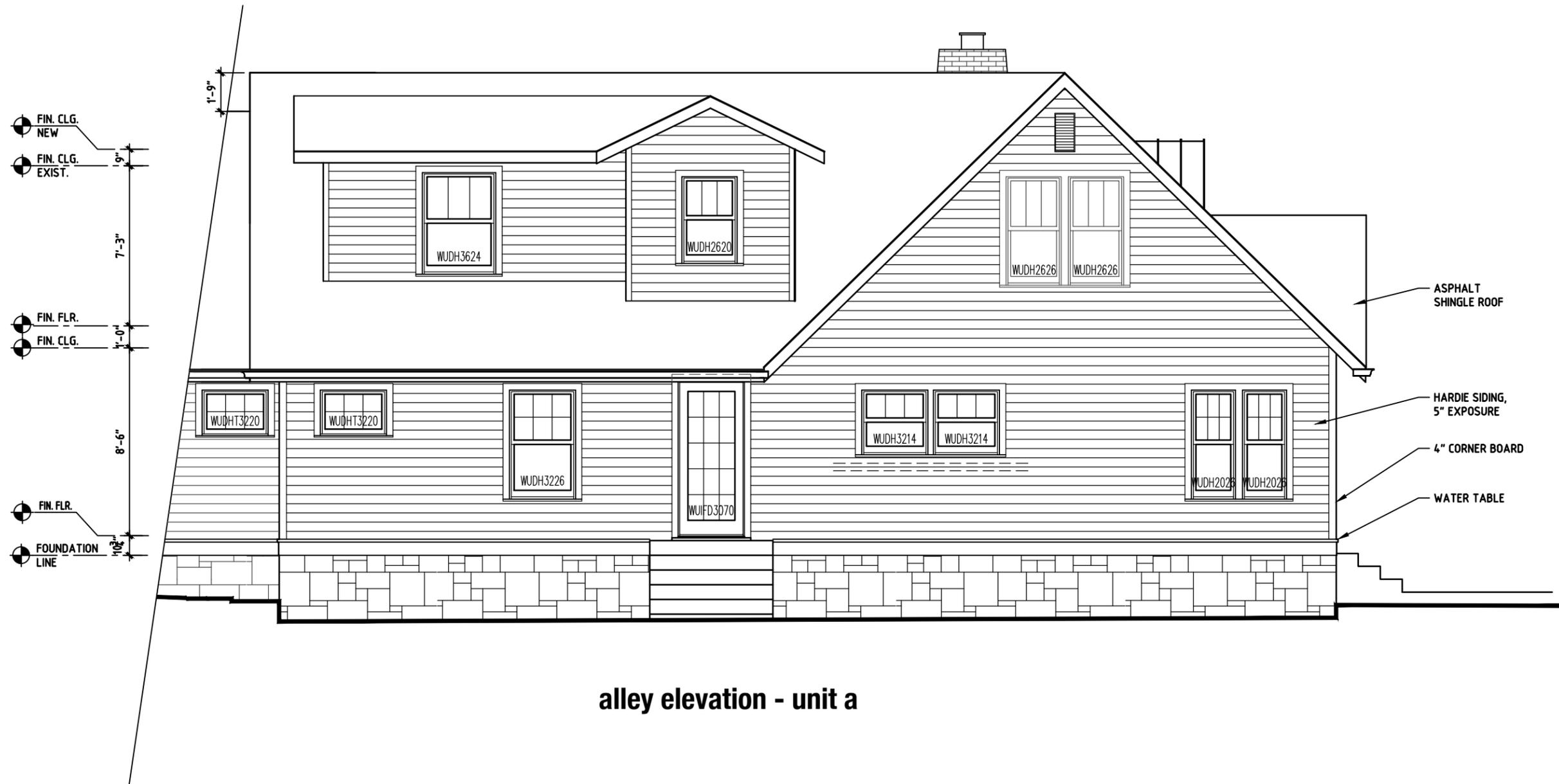




rear elevation - unit a



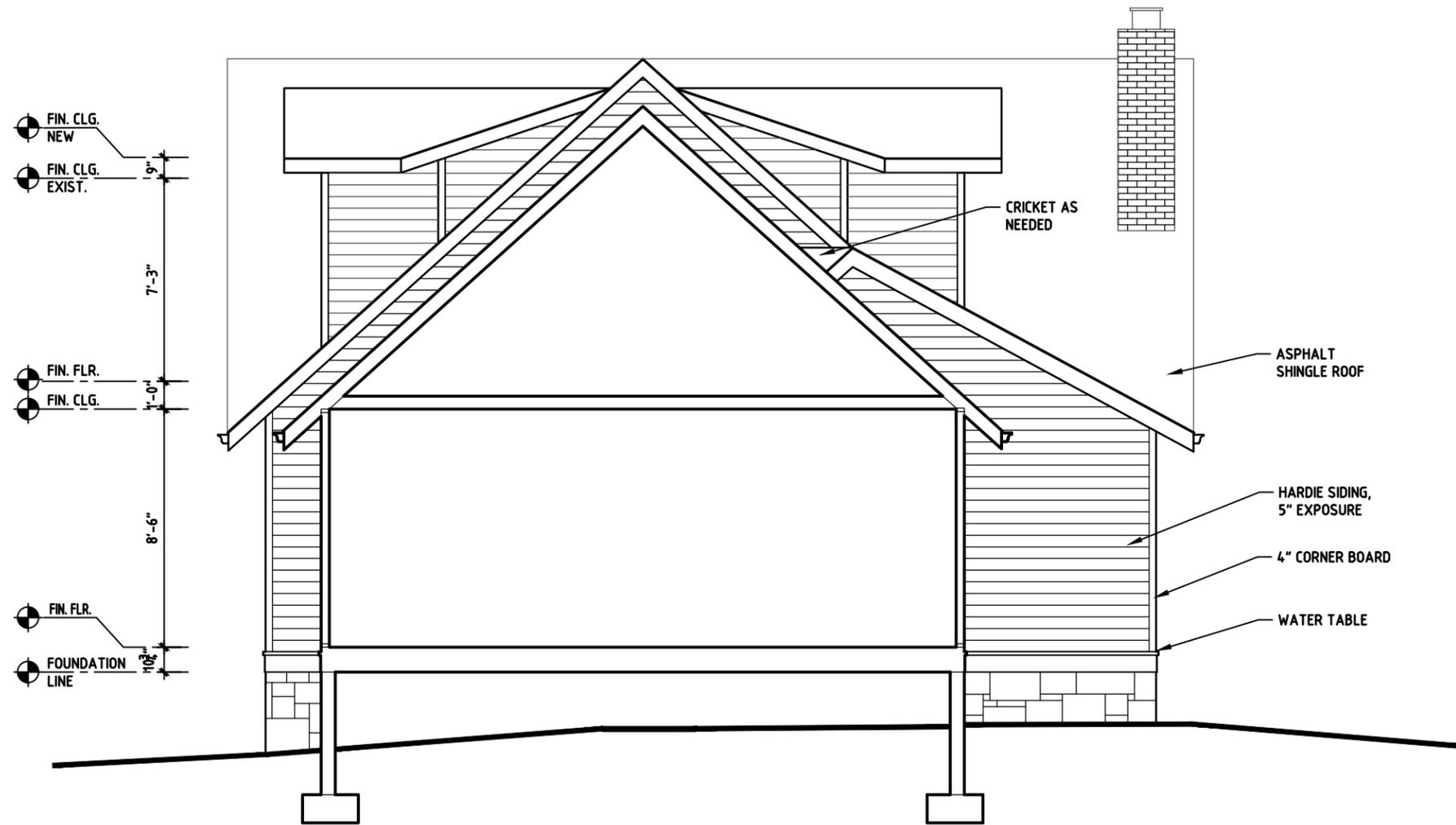
neighbor elevation - unit a



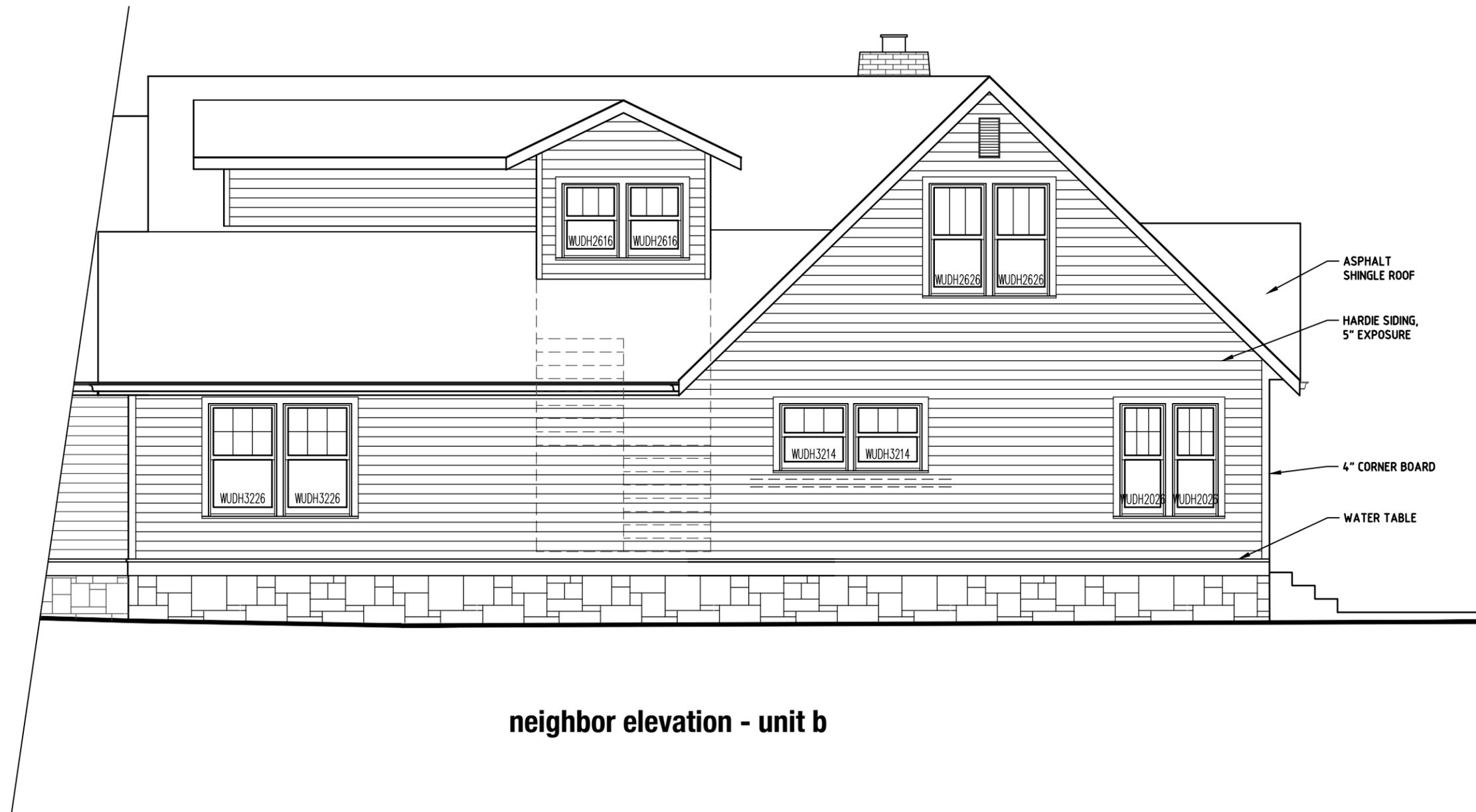
alley elevation - unit a



front elevation - unit b



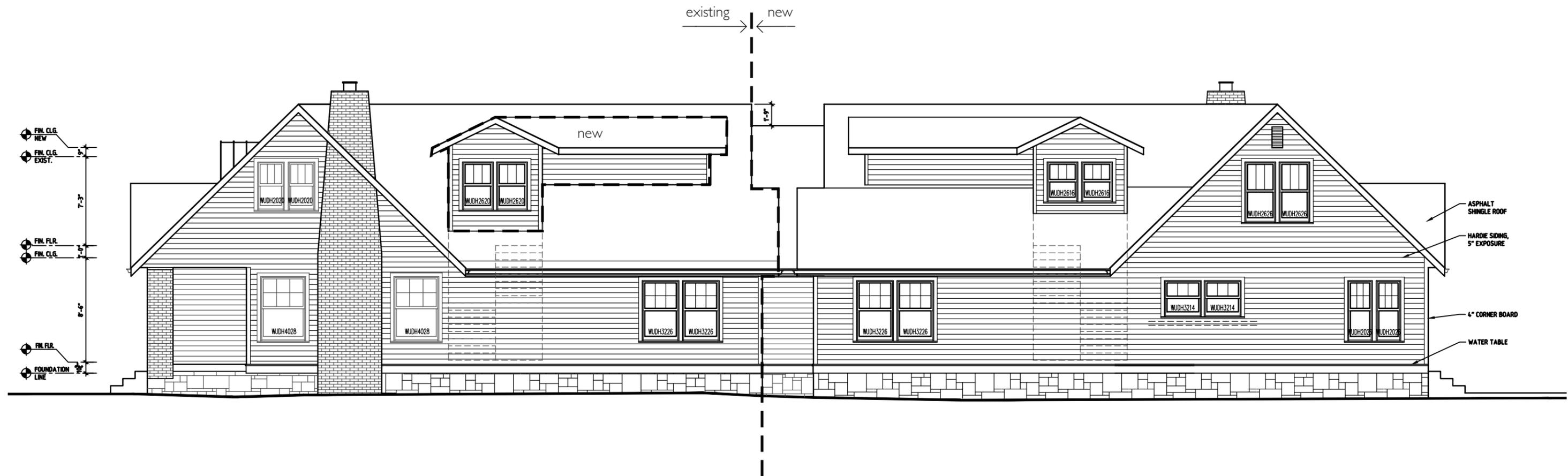
rear elevation - unit b



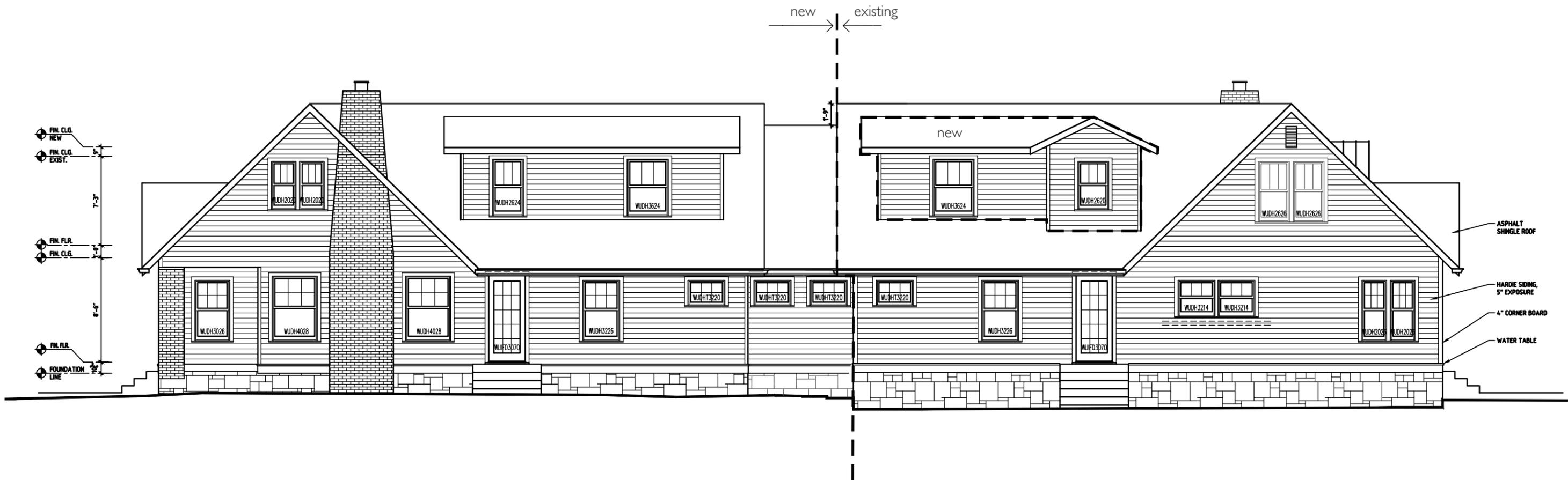
neighbor elevation - unit b



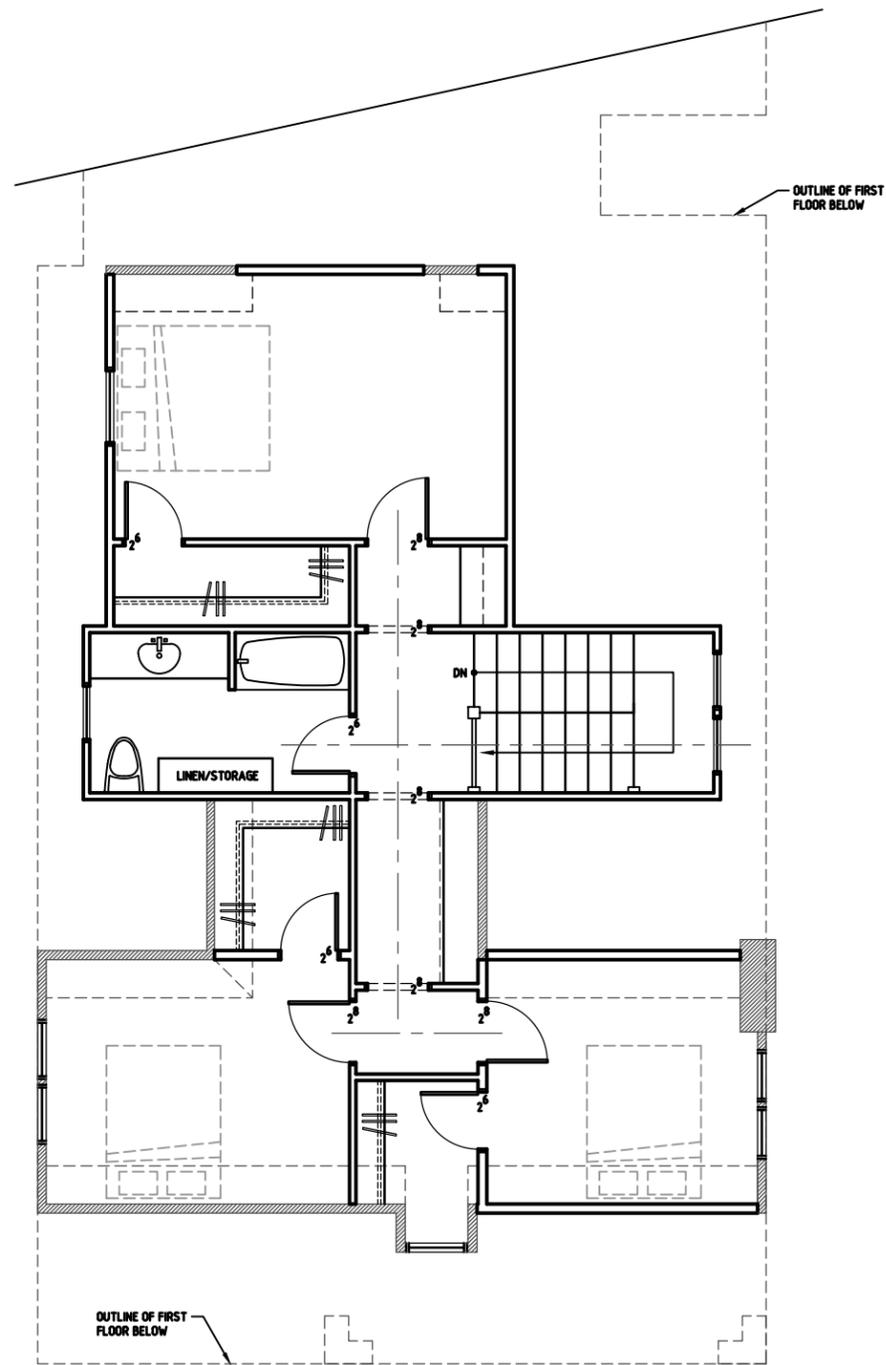
alley elevation - unit b



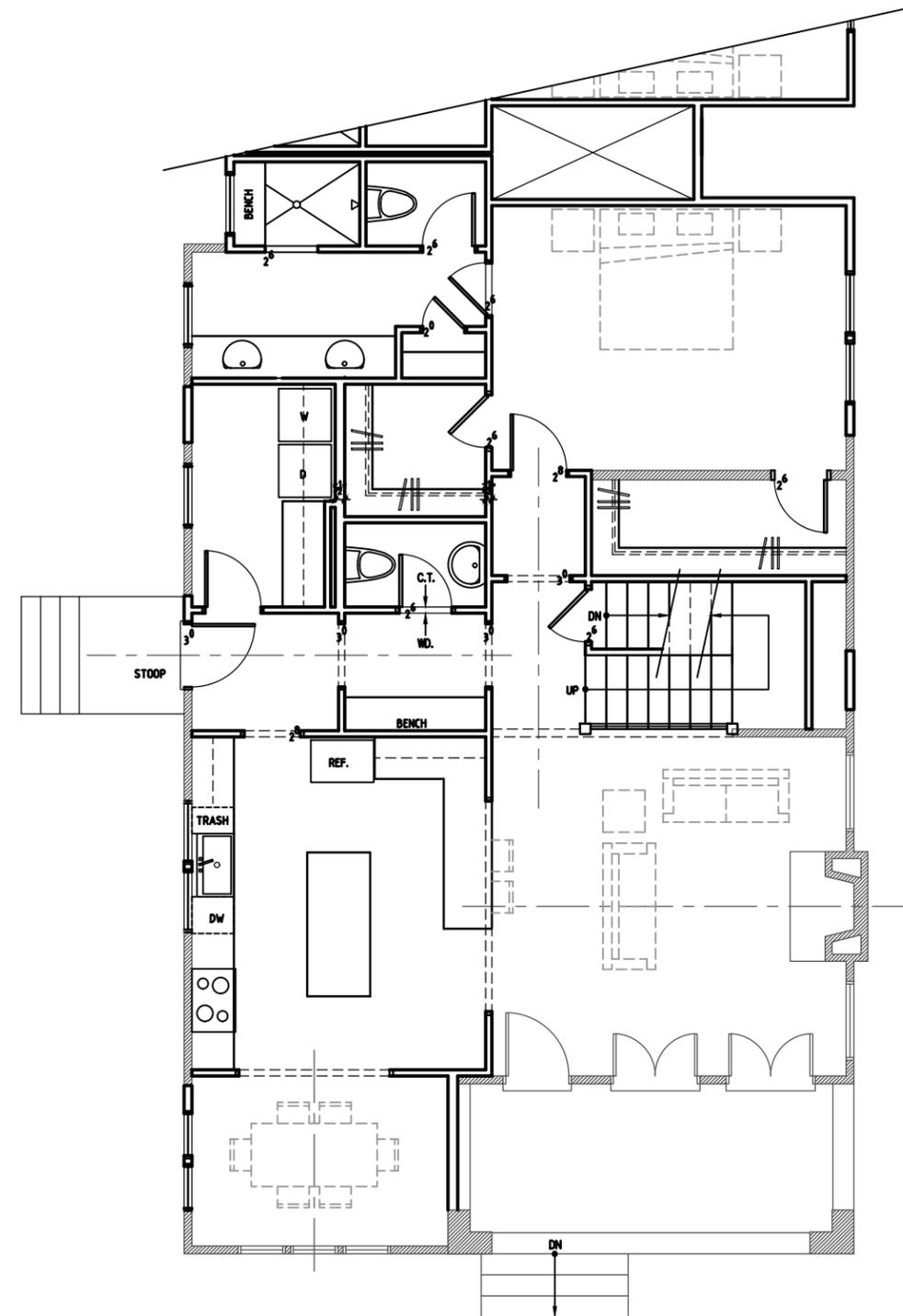
neighbor elevation



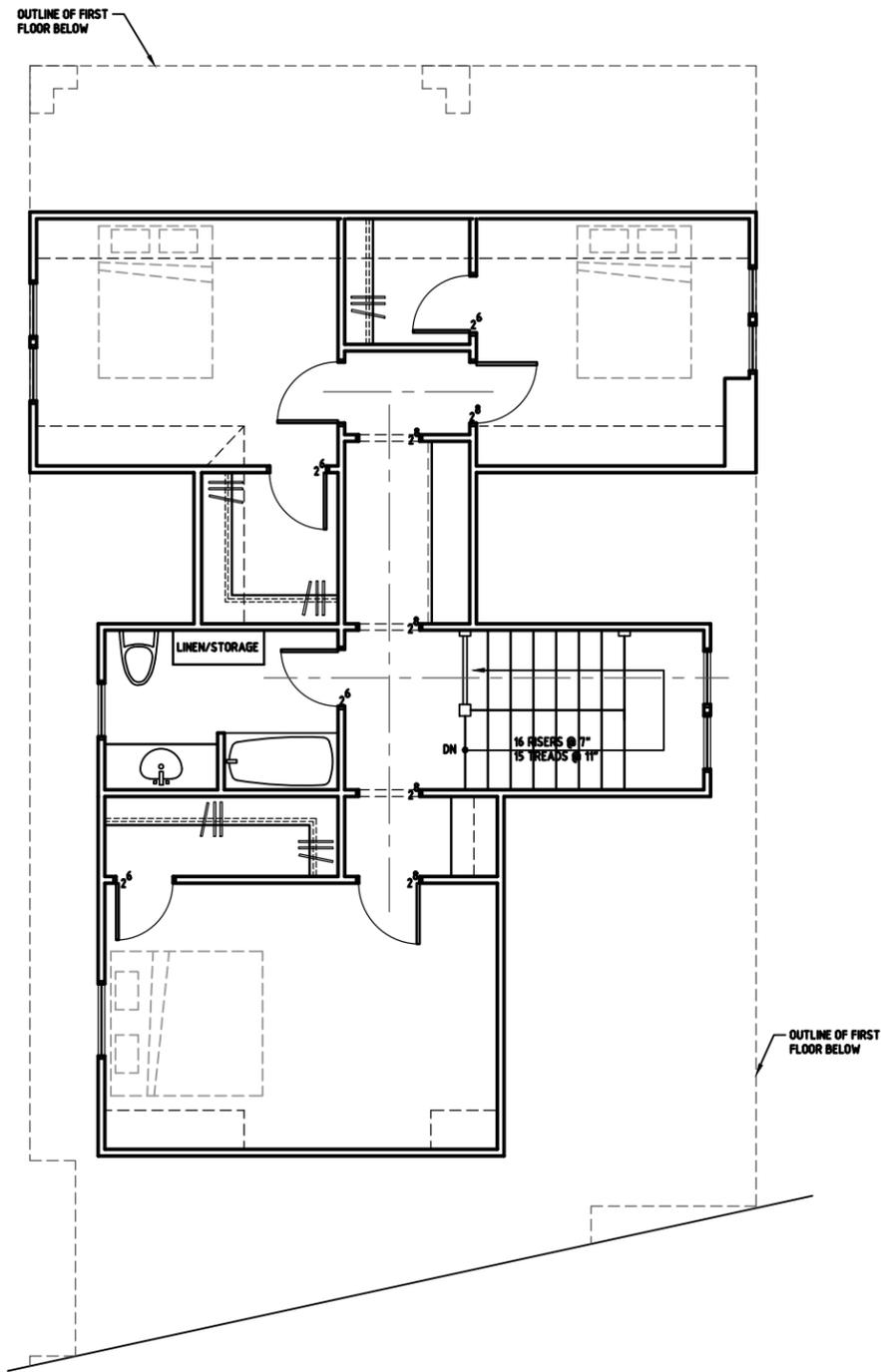
alley elevation



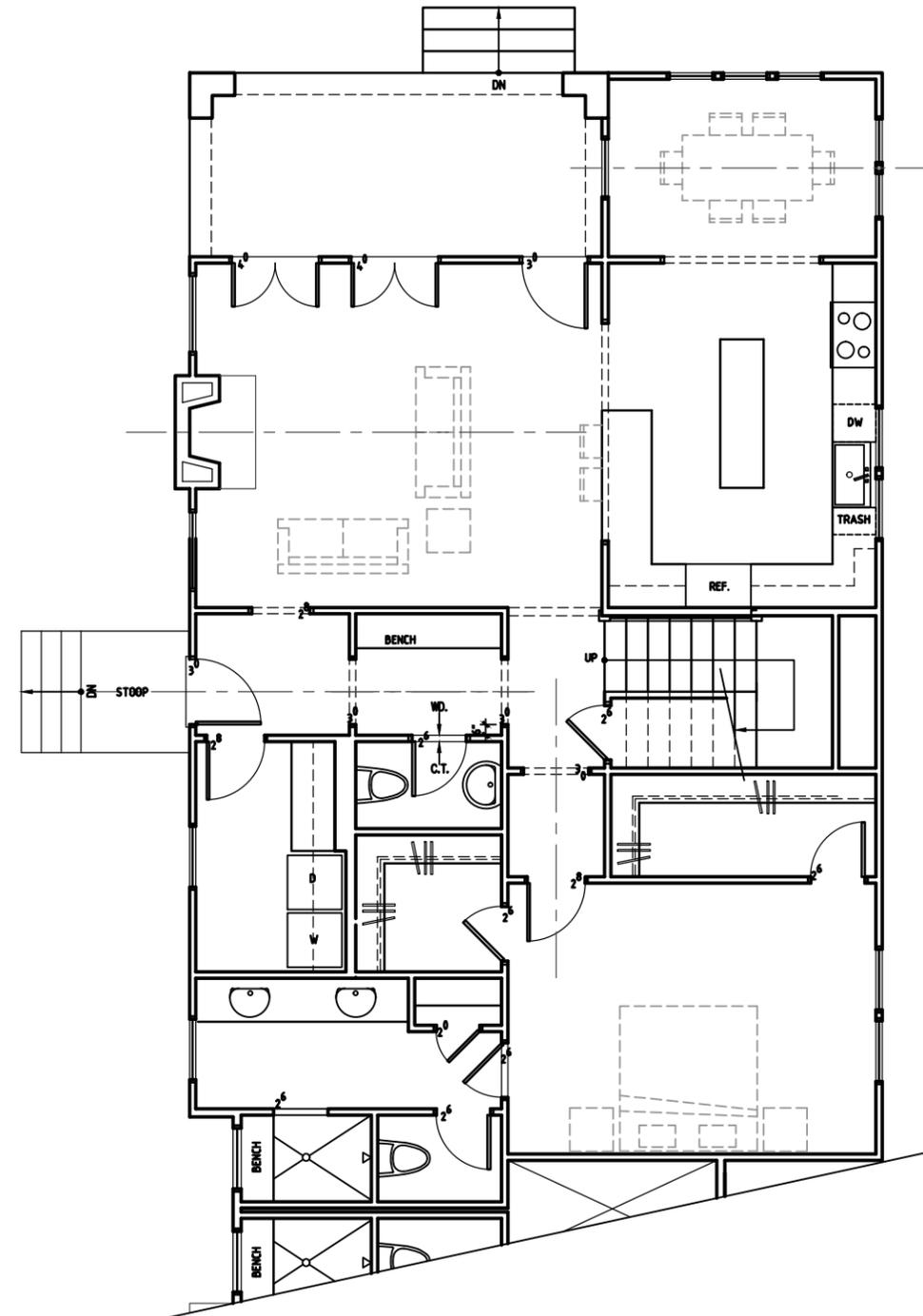
second floor - unit a



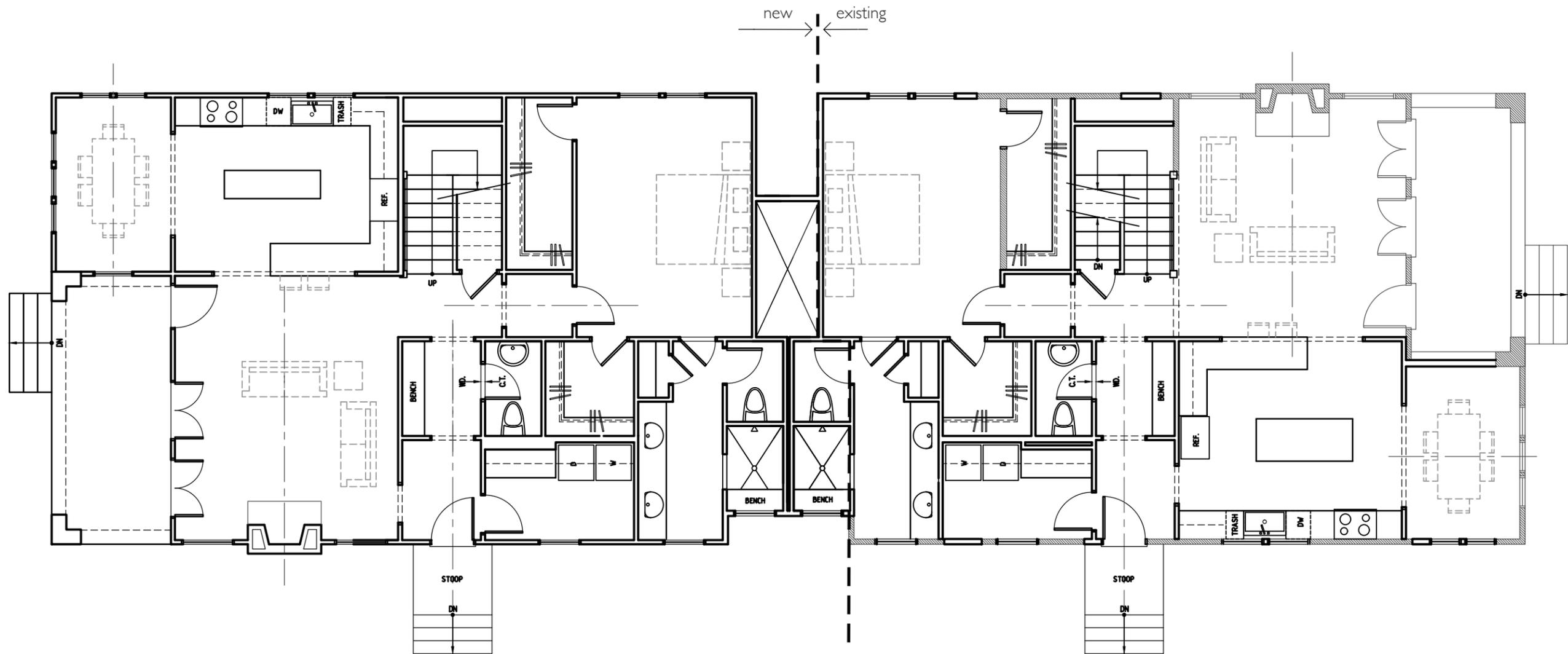
first floor - unit a



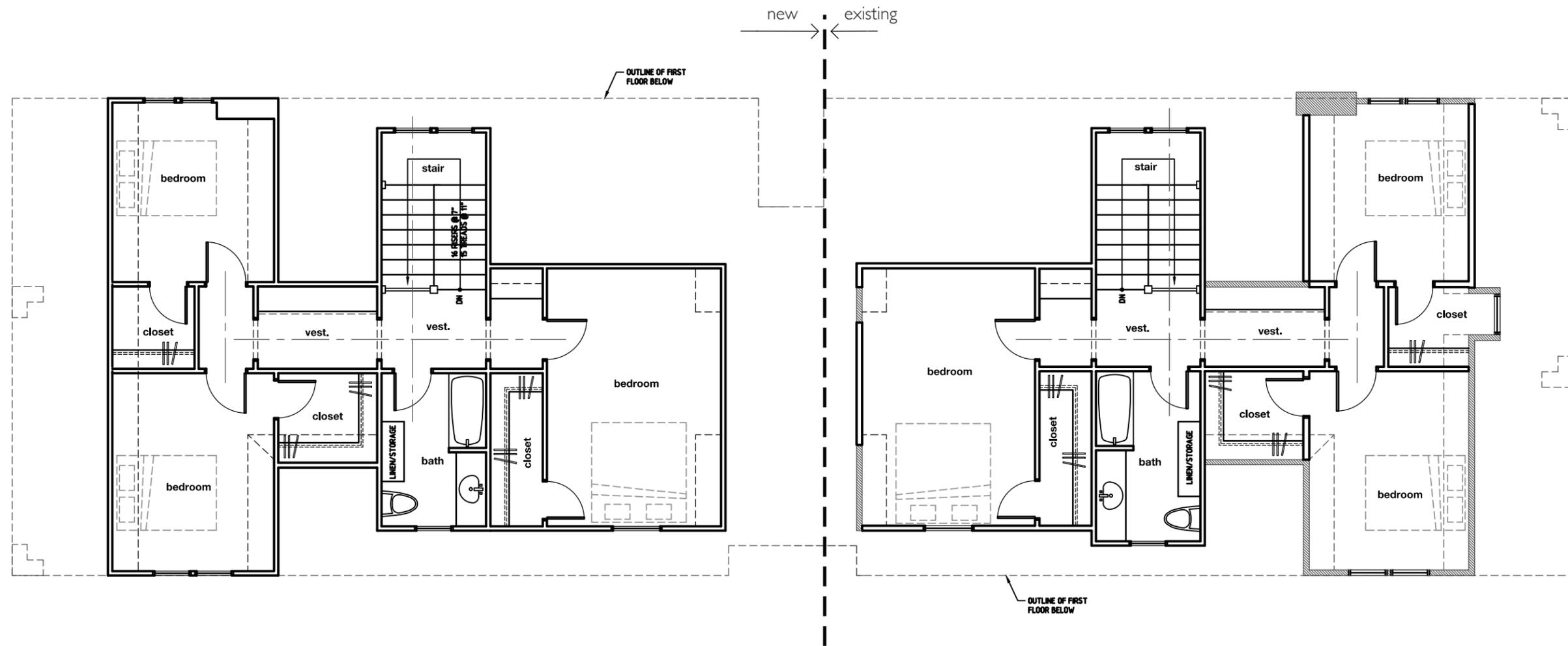
second floor - unit b



first floor - unit b



overall first floor



overall second floor