

DAVID BRILEY
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
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STAFF RECOMMENDATION
1519 Forrest Avenue
April 17, 2019

Application: New Construction—Addition; Partial Demolition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08309035400
Applicant: Lynn Taylor
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear addition with an attached garage at the basement level. The application also includes removing a non-historic portion of the rear of the house.

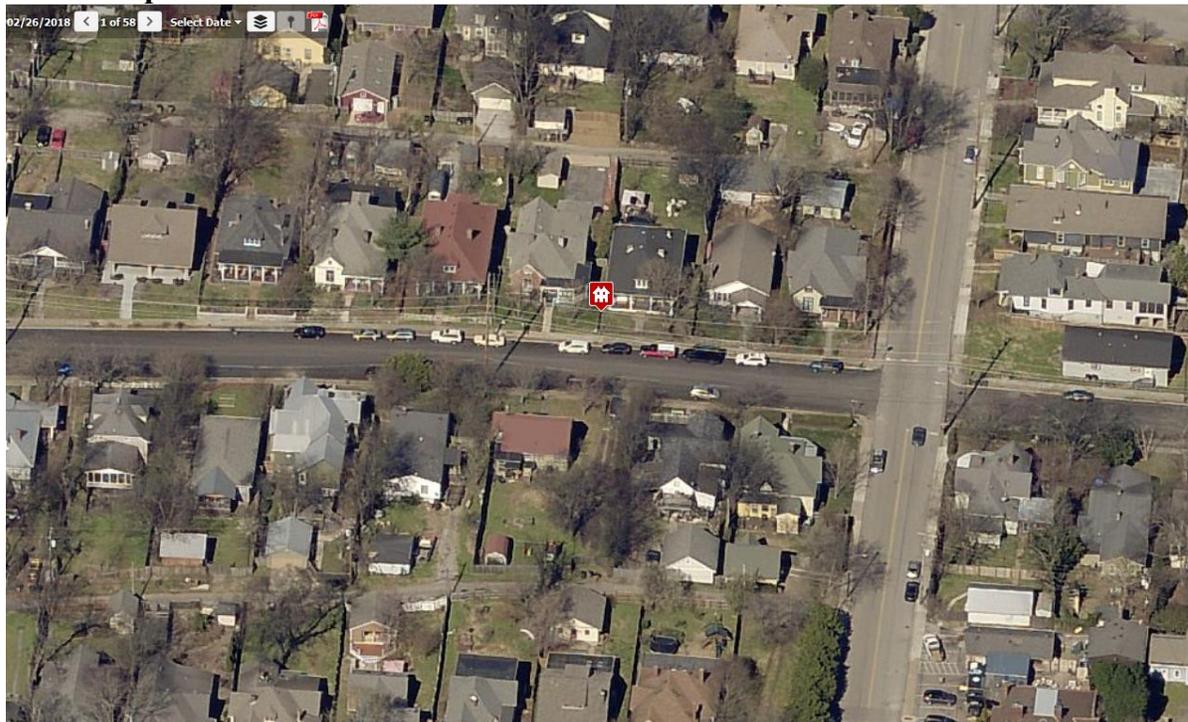
Recommendation Summary: Staff recommends approval of the project with the condition that staff approves the window and door selections and roof shingle color prior to purchase and installation. With this condition, staff finds that the project meets Sections II.B. and III.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments
A: Site Plan
B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.

For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side building walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the

historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

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

Appropriate setback reductions will be determined based on:

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

Appropriate height limitations will be based on:

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

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

When different materials are used, it is most appropriate to have the change happen at floor lines. Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate. Texture and tooling of mortar on new construction should be similar to historic examples. Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof. Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate. Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

7. 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.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.

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.

10. 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.
Additions that tie-into the existing roof must be at least 6" below the existing ridge line.*

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 be taller and extend wider.*

Ridge raises

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

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

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

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

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.

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.

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

e. Additions should follow the guidelines for new construction.

III.B. Demolition

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.

Background: 1519 Fatherland Street is a c. 1914 frame, hipped-roof house that contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figures 1-3).



Figures 1 – 3 show 1519 Forrest Avenue.

Analysis and Findings: Application is to construct a rear addition with an attached garage at the basement level. The application also includes removing a non-historic portion of the rear of the house.

Demolition: At the rear, the applicant intends to remove a rear extension (Figures 4 & 5). This part of the house is shown in the 1914 and 1957 Sanborn maps; on these maps the extension is shown as a covered porch (Figures 6 & 7). Although likely original to the house, covered porches like this one were often not constructed to last near a century. Because they are often not structurally sound, they are typically not highly visible from the street, they are not architecturally distinguished in terms of roof form and materials,

and they have typically been altered to be fully enclosed, the Commission has regularly approved their removal. Staff therefore finds that the removal of the rear extension to be appropriate.



Figures 4 & 5 show the rear extension that is to be removed.

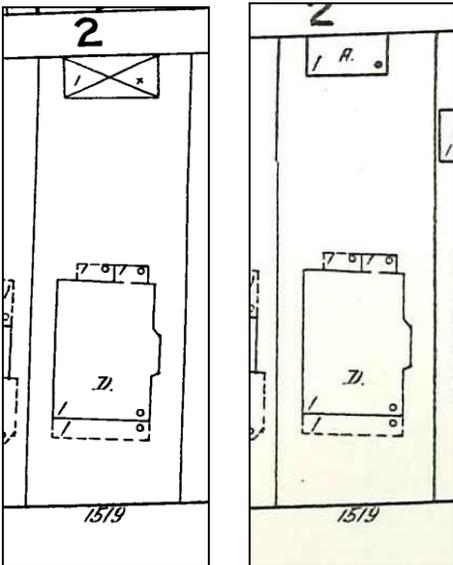


Figure 6 (left) is the 1914 Sanborn map and Figure 7 (right) is the 1957 Sanborn map. Both maps show that this part of the house was an enclosed porch.

Staff finds that the removal of the rear extension meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The proposed addition is two-stories behind a one-and-a-half story house. However, the addition is no taller than the historic house, as it makes use of the drop in grade to have a basement level with an attached garage. The addition connects to the historic house with a one-story form that is approximately nine feet, six inches (9'6") shorter than the historic house. This one-story portion of the house is inset one foot (1') from each of the back corners of the house, which is appropriate. After a depth of twenty feet (20'), the addition steps back out on the left side to line up with the wall of the house.

This part of the house is two-story in form; it is inset eight feet (8') from the back right corner of the house.

The two-story portion of the house has a shed roof form, so that its eave on the left side of the addition is one foot, three inches (1'3") taller than the eave of the historic house. On the left side, the top portion of the shed roof will be approximately one foot (1') lower in height than the historic house. Because of the difference in the historic house's hipped roof form and the addition's shed roof form, a part of the addition will be up to seven feet (7') taller than the historic house's shadow line. Staff however, notes that this taller roof section will be seventy feet (70') from the front of the house and will be inset eight feet (8') from the right side of the house. The roof form will not be highly visible from the street.

The addition will add approximately one thousand, five hundred square feet (1,500 sq.ft.) of footprint to the house, which is approximately one thousand, six hundred and seventy-one square feet (1,671 sq. ft.).

Staff finds that the addition's height and scale meet Sections II.B.1., II.B.2., and II.B.10. of the design guidelines.

Location & Removability: The addition is located entirely behind the historic house, which is appropriate. Since the addition ties into the historic house's roof at a point significantly lower than the historic house's ridge, and since the addition is inset, the majority of the back of the historic house's roof form will be preserved. The addition is designed so that if it were to be removed in the future, the historic house's architectural and historic integrity would be intact.

Staff finds that the addition's location and removability to meet Sections II.B.10.a and II.B.d. of the design guidelines.

Design: The design of the addition is contemporary, helping to distinguish it from the historic house. In particular, the addition's change in materials, inset, separate and modern roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

Staff finds that the addition's design meets Sections II.B.10.a. and II.B.10.e. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It is at least six feet (6') from the left side property line and eleven feet, nine inches (11'9") from the right side property line. It is approximately twenty-one feet (21') from the rear property line. Because the addition is no wider than the historic house, it will not affect the rhythm of spacing of houses along Forrest Avenue.

Staff finds that the addition’s setback and rhythm of spacing to meet Sections II.B.3. and II.B.10. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5” cement fiberboard lap siding	Smooth	Yes	No
Secondary Cladding	Vertical Cyprus Siding	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Rear Porch floor/steps	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Rear Porch Enclosure	Metal screen panels	Typical	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes

With staff’s final approval of all windows and doors and the roof shingle color, staff finds that the known materials meet Sections II.B.4. and II.B.10. of the design guidelines.

Roof form: As mentioned under “Height and Scale,” the main roof form is a shed with a 5/12 slope. Although not typical in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay, it is a modern design element that helps to differentiate the addition from the historic house. The shed’s lower edge is comparable in height to the historic house’s eave height and the taller edge is lower in height than the historic house’s ridge, both of which are appropriate. A lower, twenty-foot (20’) deep connector with a gabled roof separates the historic house’s hipped roof from the addition’s shed roof. The shed roof therefore does not directly intersect with the historic house’s roof, which is appropriate.

Staff finds that the addition’s roof form meets Sections II.B.5. and II.B.10. of the design guidelines.

Orientation: The addition will not affect the historic house's orientation to Forrest Avenue. Vehicular access will be via the alley, which is appropriate. The applicant is proposing an attached garage at the basement level, which is allowed under the design guidelines.

Staff finds that the addition's orientation to meet Sections II.B.6. and II.B.10. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition have a more modern layout, which staff finds to be appropriate for an addition, particularly one that will not be highly visible from the street. Although MHZC discourages the use of horizontal window openings, staff finds that the three horizontal window openings on the left façade to be appropriate because they are located over seventy feet (70') from the back of the house and will not be highly visible from the street. There are no large expanses of wall space without a window or door opening.

Staff finds the addition's proportion and rhythm of openings to meet Section II.B.7. and II.B.10. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The site plan indicates that the HVAC and utilities will not be moved from their current location at the back of the right façade of the historic house.

Recommendation Summary: Staff recommends approval of the project with the condition that staff approves the window and door selections and roof shingle color prior to purchase and installation. With this condition, staff finds that the project meets Sections II.B. and III.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

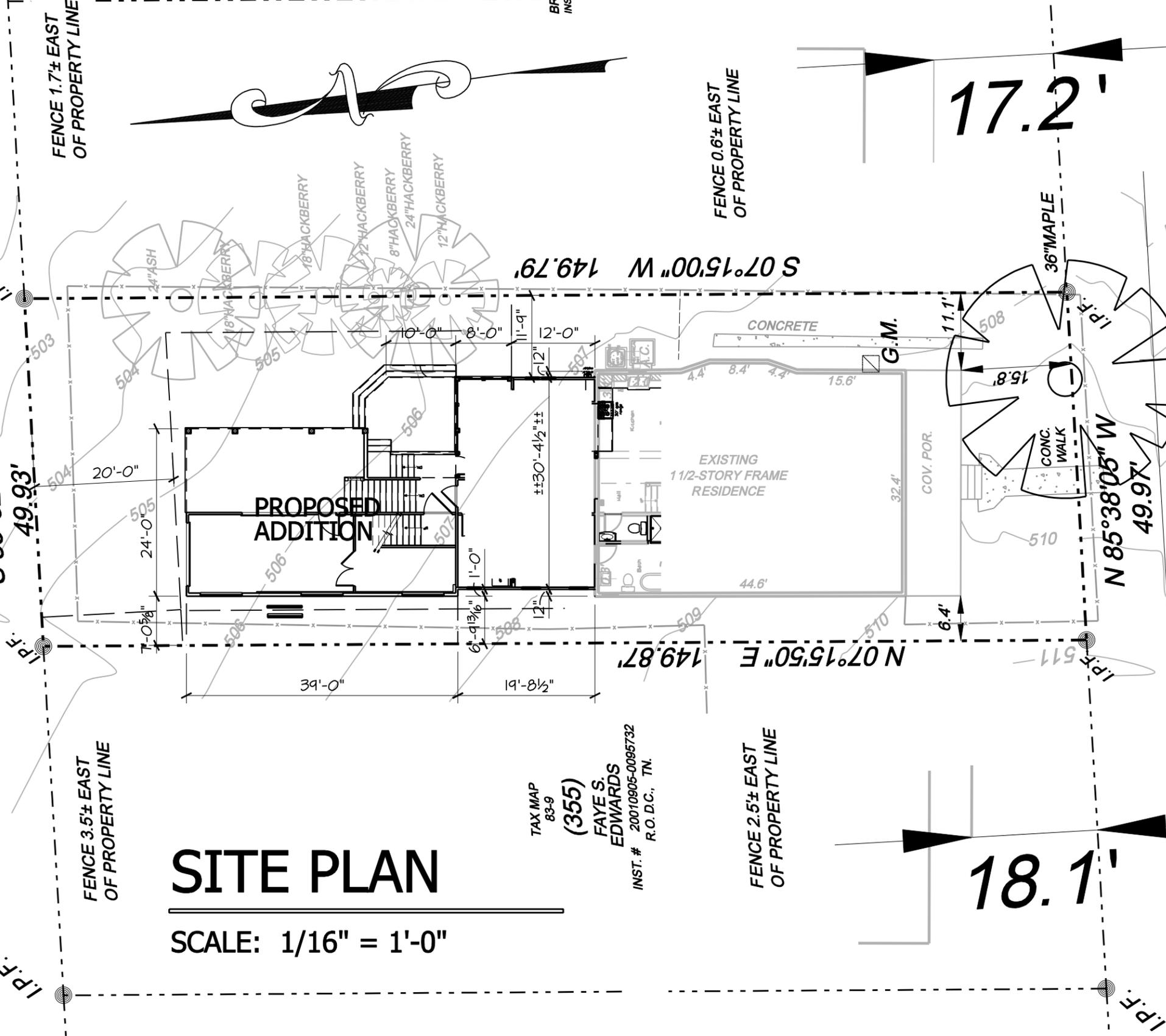
THIS SITE PLAN IS FOR LOCATING THE NEW ADDITION,
HOUSE AND / OR GARAGE ON THE PROPERTY. SEE ORIGINAL
SURVEY FOR ALL OTHER INFORMATION.

4/8/2019
REVISED

4-1-19
1519 Forrest Avenue,
Nashville, TN 37206

TAX MAP
83-9
(353)
JOSEPH A. &
BREANNA YEAGER
INST. # 20120530-006673
R.O.D.C., TN.

14' ALLEY # 730



SITE PLAN

SCALE: 1/16" = 1'-0"

TAX MAP
83-9
(355)
FAYE S.
EDWARDS
INST. # 20070905-0095732
R.O.D.C., TN.

19.7'

17.2'

18.1'

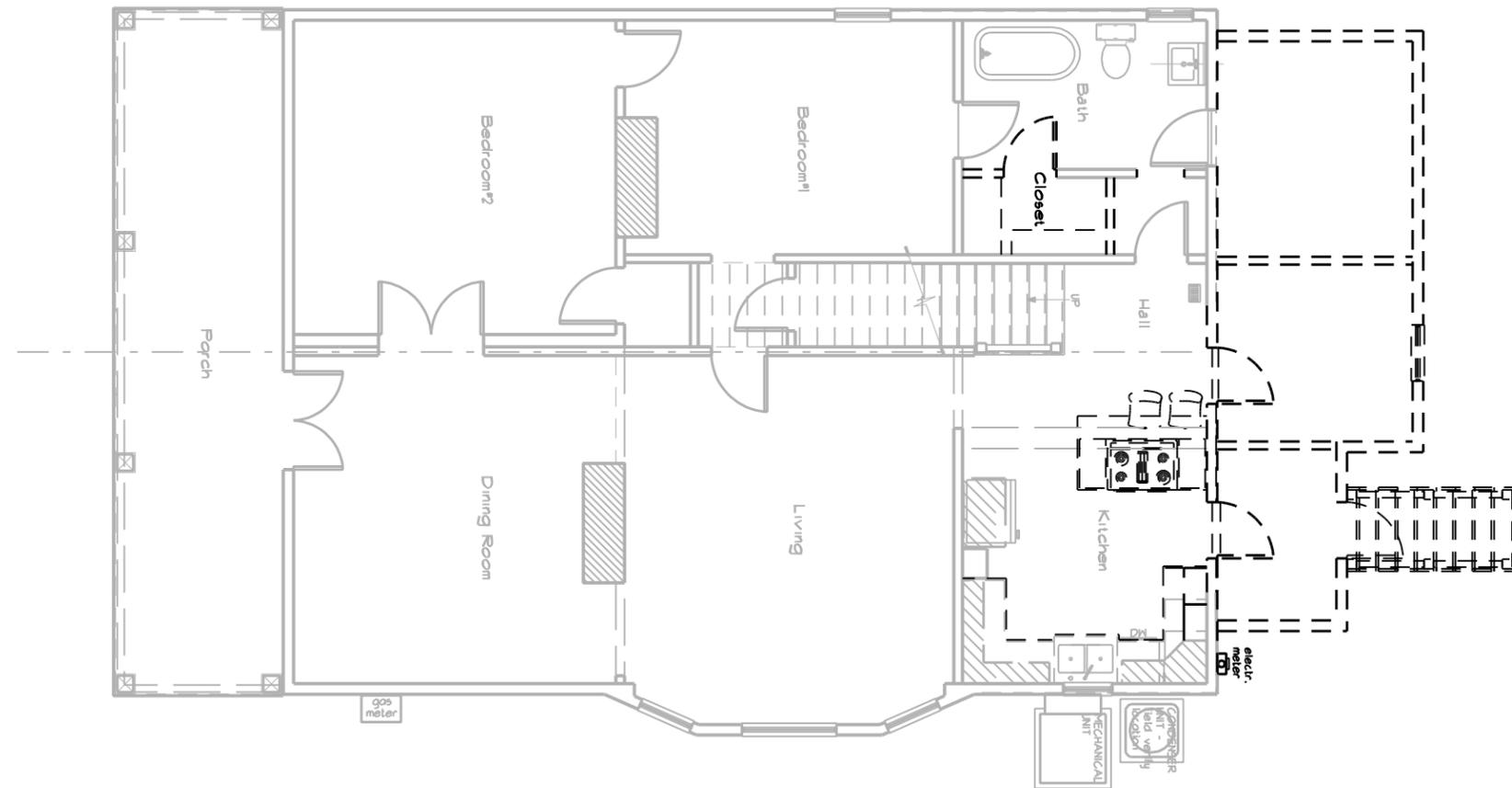
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FORREST AVENUE

60' R.O.W.

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Nashville, TN 37206



DEMOLITION FIRST FLOOR PLAN

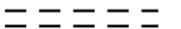
SCALE: 1/8" = 1'-0"

WALL LEGEND

EXISTING ITEMS
TO REMAIN



DEMOLITION

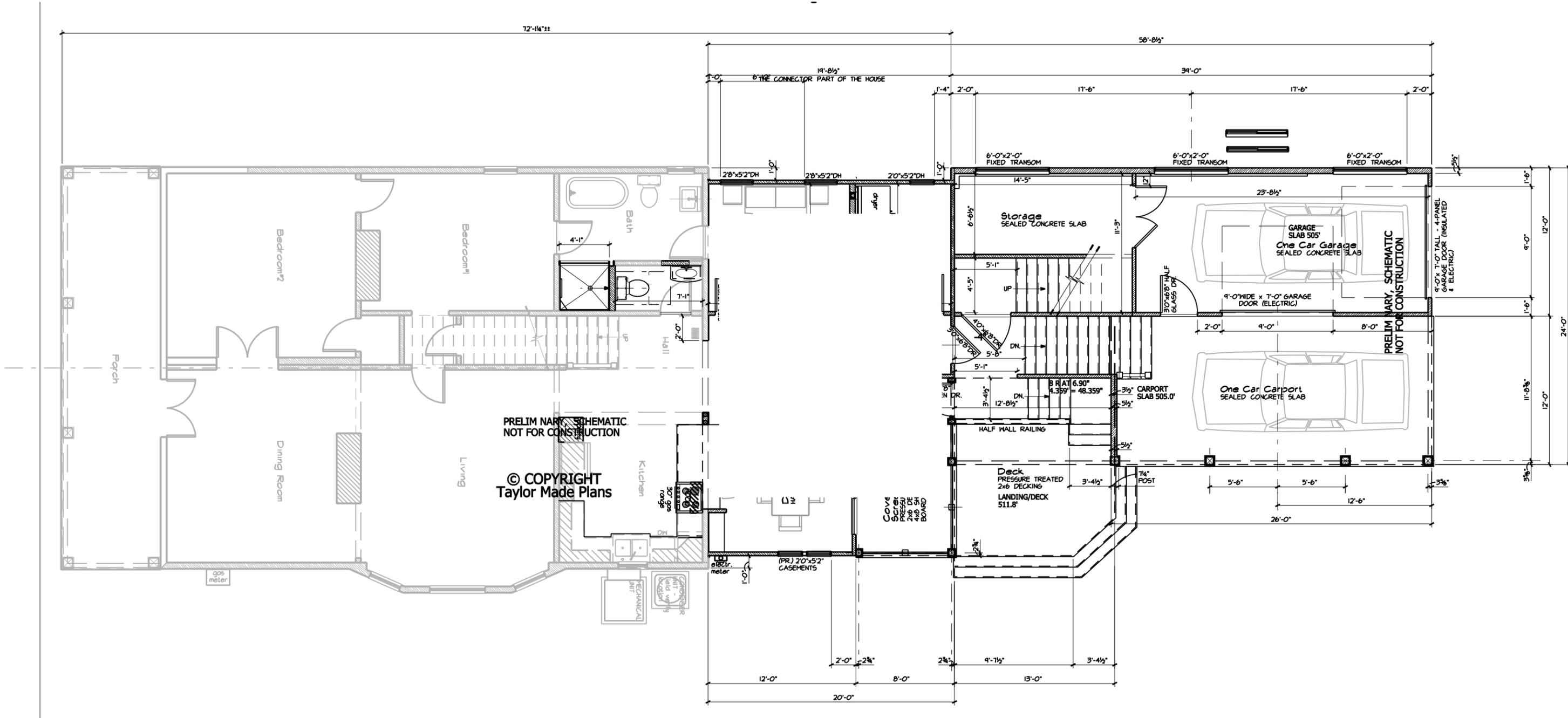


NEW CONSTRUCTION



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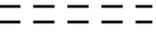
4/1/2019
1519 Forrest Avenue,
Nashville, TN 37206



NEW CONSTRUCTION FIRST FLOOR PLAN

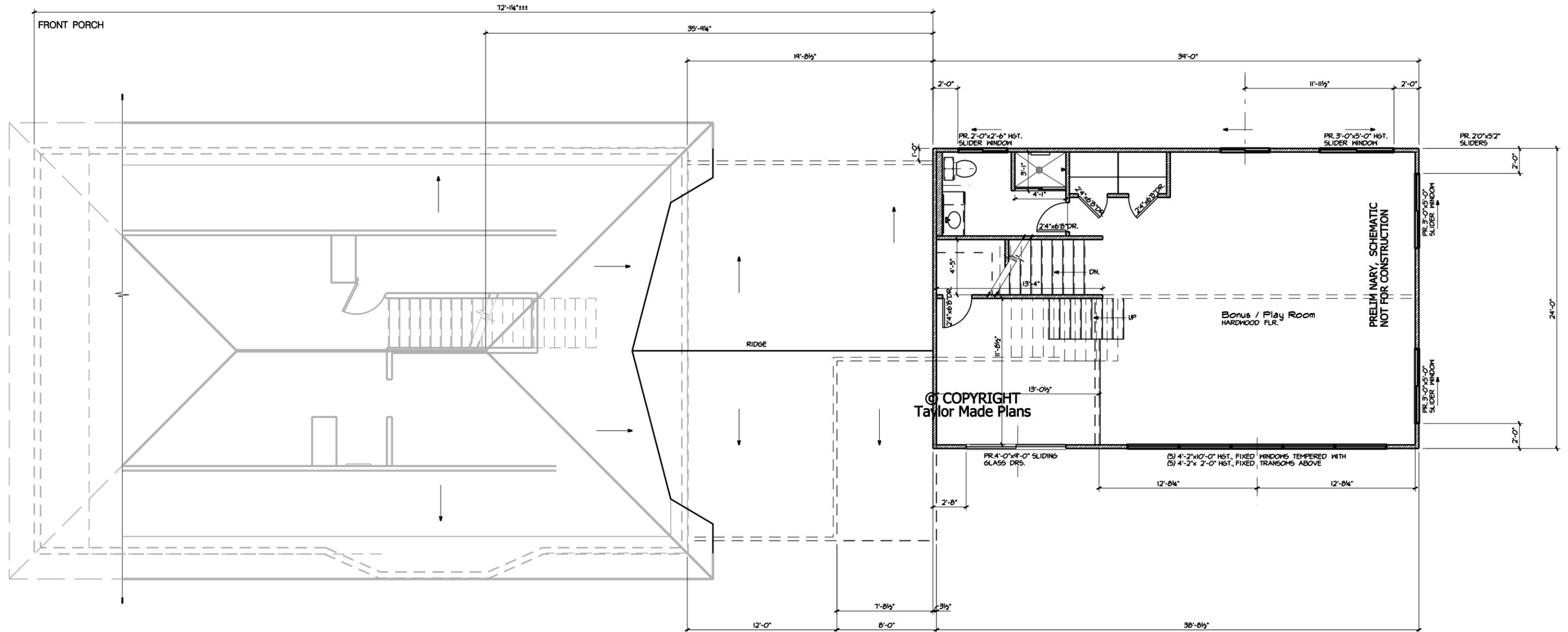
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WALL LEGEND

- EXISTING ITEMS TO REMAIN 
- DEMOLITION 
- NEW CONSTRUCTION 

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NEW CONSTRUCTION SECOND FLOOR PLAN

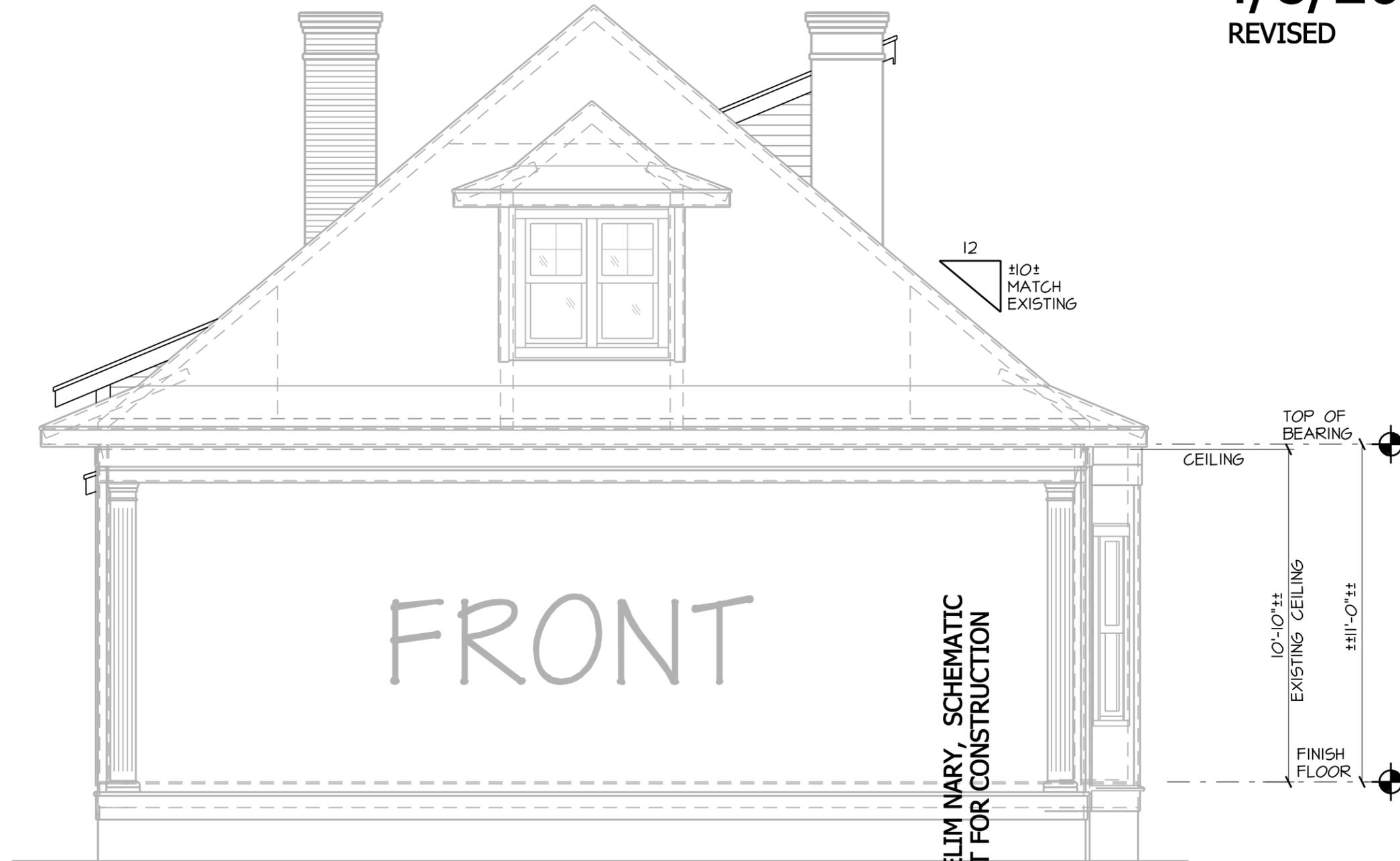
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WALL LEGEND

EXISTING ITEMS TO REMAIN	
DEMOLITION	
NEW CONSTRUCTION	

4/8/2019

REVISED



2D DRAWING VIEWS ARE SHOWN AS IF YOU ABOUT 24'-0" TALL, BUT PEOPLE AREN'T THAT TALL. You will not see the roof over the other existing roof because most people are under 6'-0" tall and the addition sets so far back.

2

FRONT ELEVATION

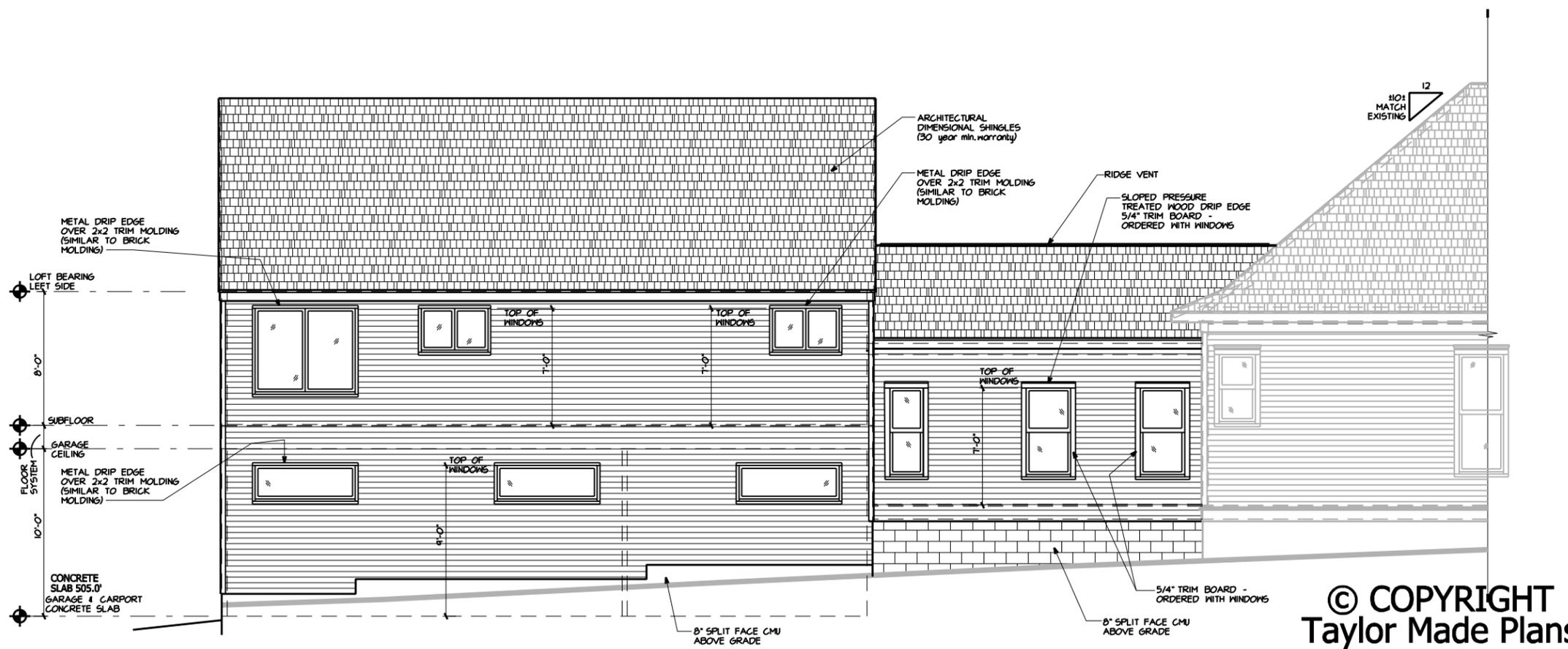
SCALE: 1/4" = 1'-0"

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1

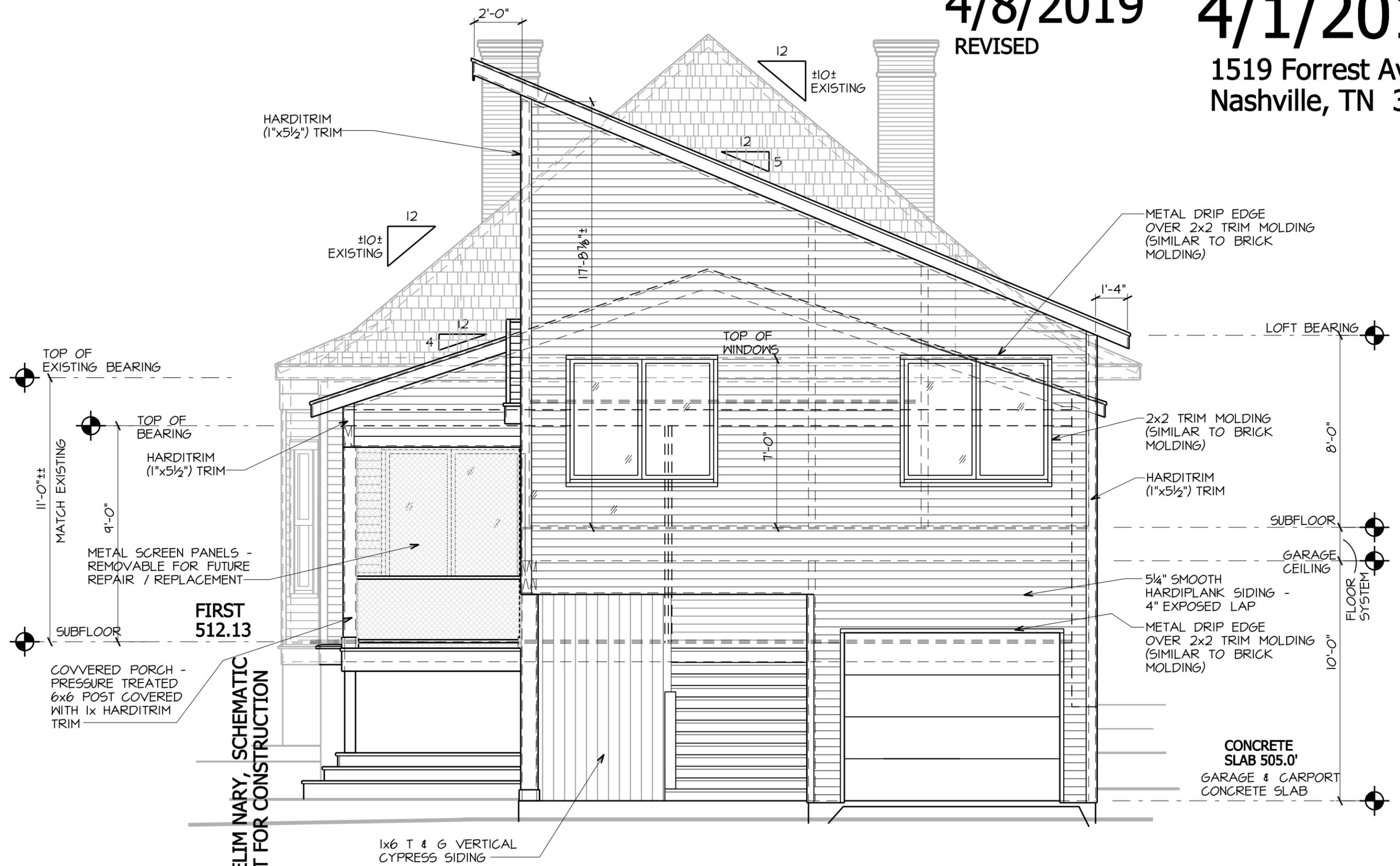
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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PRELIMINARY, SCHEMATIC
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4

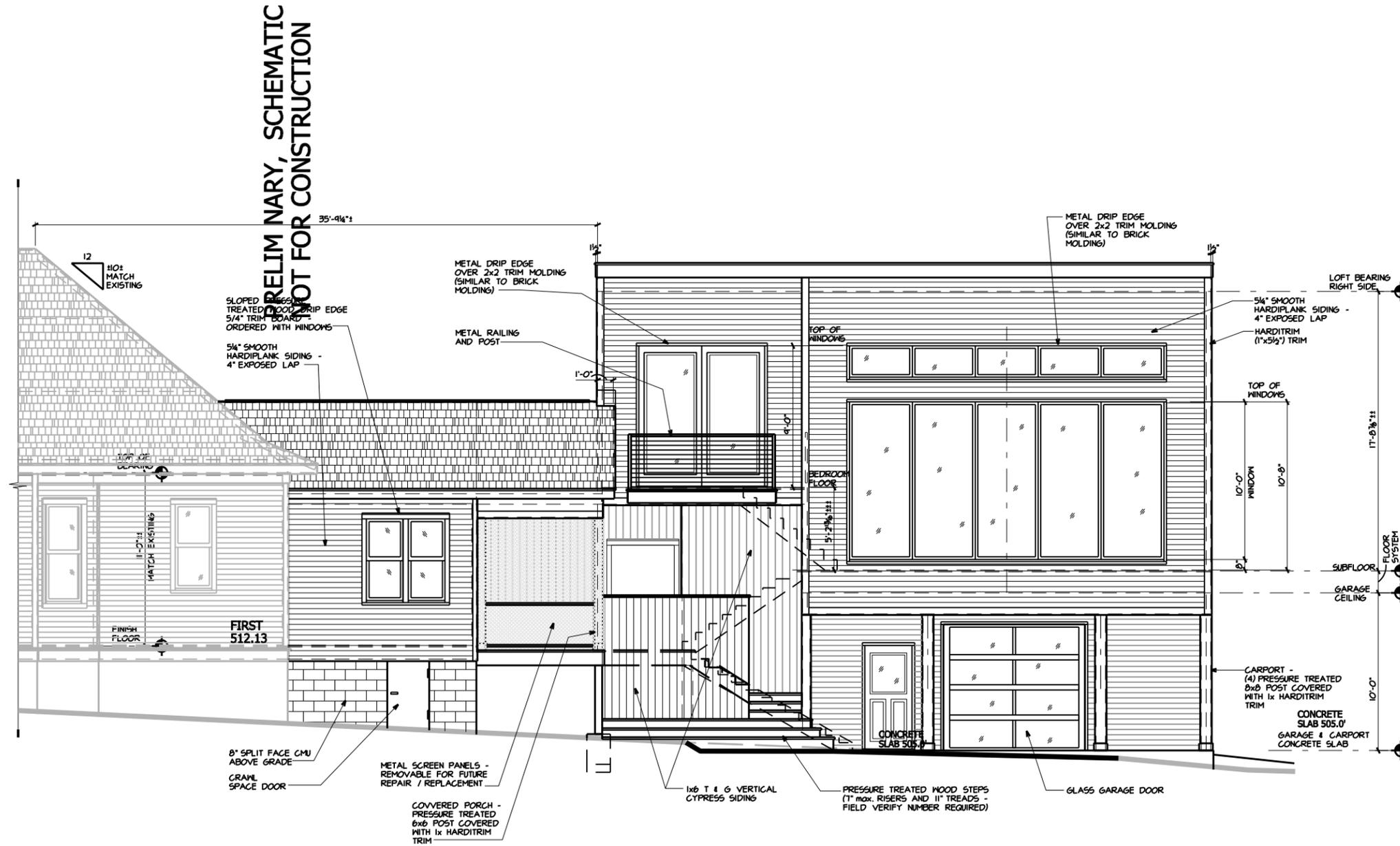
REAR ELEVATION

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

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3

RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"