

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**  
**909 Manila Avenue**  
**May 15, 2019**

**Application:** New Construction—Addition; Setback Determination  
**District:** Greenwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Base Zoning:** RS-5  
**Map and Parcel Number:** 08204041900  
**Applicant:** Meagan Webb  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** An application to construct a one-story addition to an historic house. The addition will connect at the rear and will be wider than the original structure to the left side. A setback determination is required for the addition to be located eleven feet (11') from the rear property line.

**Recommendation Summary:** Staff recommends approval of the proposed addition to 909 Manila Avenue, with the following conditions:

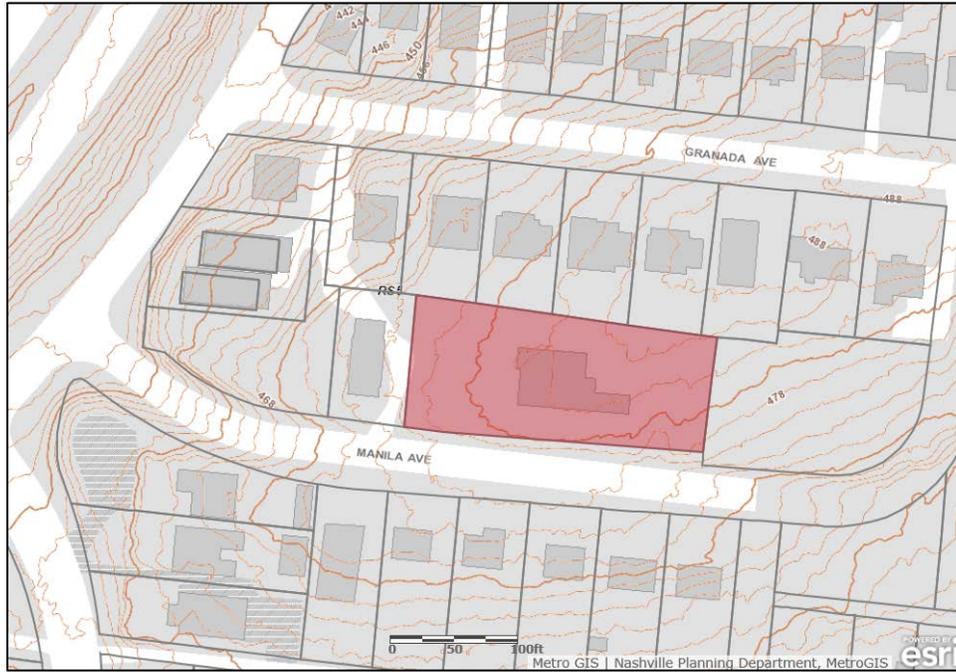
1. The foundation shall be a different material, to be approved by MHZC staff, to differentiate it from the primary wall material; and
2. The masonry material selections, roof colors, and window and door selections shall be administratively approved.

Meeting those conditions, staff finds the project to meet the design guidelines for additions in the Greenwood Neighborhood Conservation Zoning Overlay.

**Attachments**

- A:** Photographs
- B:** Site Plan
- C:** Floorplans
- D:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

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

#### **B. GUIDELINES**

##### **a. Height**

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

##### **b. Scale**

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

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

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

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

*The Commission has the ability to 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. 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.*

#### **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.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

### **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.

## **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.*

*Additions that tie into the existing roof should be at least 6" off the existing ridge.*

*In order to assure than 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.*

*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 the shadow line 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.*

*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.*

### *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).*

#### *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*

- b. 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. The addition should set back from the face of the historic structure 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. Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

- c. 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.

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

- d. 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.

- e. 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.*

- f. Additions should follow the guidelines for new construction.

### **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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** The house at 909 Manila Avenue is a one-story brick Italianate style house, likely constructed in the 1850s. The house was enlarged at least two times with rear additions and the roof of the house has been reconstructed, perhaps following a fire, but the historic character of the house is still evident.



Figure 1: 909 Manila, front.

The house was originally on a very large lot that has only recently been subdivided. While the lot has frontage only on Manila Avenue along the southern boundary of the property today, the house actually is oriented to the west and historically would have faced Sharpe or McFerrin Avenue.

**Analysis and Findings:** The applicant proposes to enlarge the house with a new rear addition. The addition would extend outside of the house’s historic silhouette.

Demolition: The project will require a portion of an earlier rear addition to be demolished to accommodate the new addition. Because the portion of the building being removed is not historic, staff finds that the affected portion does not contribute to the architectural and historical character and significance of the district.

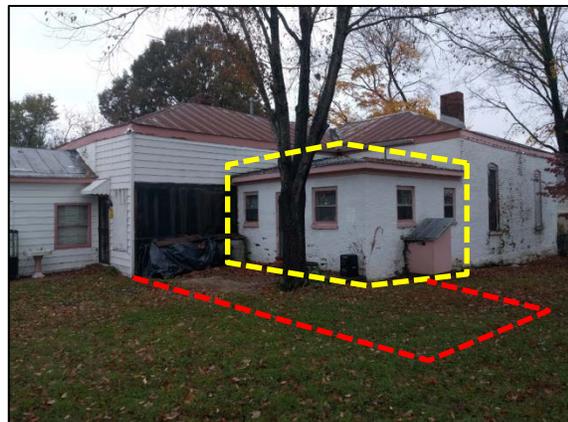


Figure 1: View of 909 Manila Avenue from rear showing the existing non-historic addition that will be removed, and the location of the new addition.

Staff finds that the proposed partial demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Location & Removability: The addition will attach to the historic house at the rear, on the inside of the corner where the rear-projecting wing meets the primary mass of the house. The addition will step in one foot (1’) from the original left side of the historic house, then after a two foot (2’) deep alcove will step out seventeen feet (17’) to the left. On the right side, the addition will tie in flush with the original rear wall. Although the addition is wider than the historic house to one side, because the house is not oriented to the street the addition will not be visible from the public right-of-way.

Staff finds that the location and attachment of the addition will not impact the front or sides of the original building, leaving the historic form of the house intact and meeting Sections II.B.2.a and II.B.2.e. of the design guidelines.

**Design:** The design of the addition is compatible to the historic house in its detailing, with a similar roof form and exterior materials. The form of the addition will be distinguished from the original building by stepping in from the left side wall before continuing back.

Staff finds that the character of the addition does not contrast with the historic house, therefore it will meet Section II.B.2.d and II.B.2.f. of the design guidelines.

**Height & Scale:** The roof of the addition will match the height of the existing rear hipped section of the roof, approximately two feet (2') below the peak of the roof's primary mass. The eave height on the addition will be nine inches (9") shorter than the house.

The addition extends seventeen feet (17') wider than the historic house, which is less than half of the house's forty-four feet (44') original width. The new addition's footprint will only increase the area of the house by five hundred square feet (500 sq. ft.), roughly one fourth (1/4) of its original size.

Staff finds the height and scale of the new addition to be subordinate and to meet sections II.B.1.a. and II.B.1.b. of the design guidelines. Additionally, staff finds that the addition will not be visible from any point of the right-of-way because of the way the house is not oriented toward Manila Avenue.

**Setback & Rhythm of Spacing:** The addition will extend seventeen feet (17') wider than the historic house to the north, and while this historically was the left side of the house it would be considered the rear of the lot because of the modern orientation. At this point, the house is already only twenty-seven feet (27') from the rear property line, which is not a typical condition in the district. The applicant is therefore requesting a setback determination for an eleven foot (11') rear setback, as the addition would step nine feet (9') into the standard twenty foot (20') setback buffer.

Staff finds that the addition would not disrupt the rhythm of spacing within the historic house and surrounding context, and that the project therefore meets section II.B.1.c. of the design guidelines.

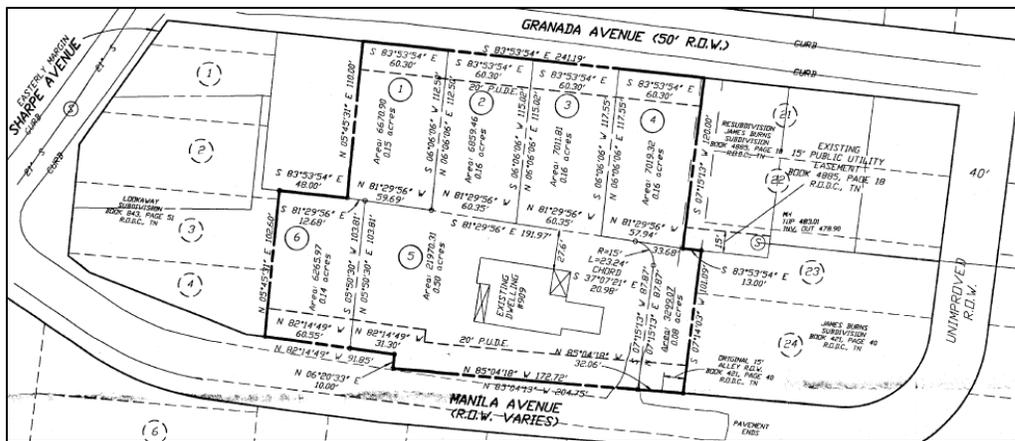


Figure 2: Site Plan from 2014 Subdivision

Materials:

	<b>Proposed</b>	<b>Color/Texture/ /Manufacturer</b>	<b>Appropriate/ Compatible</b>	<b>Requires Review</b>
<b>Foundation</b>	Brick	Selection Needs Approval	No	X
<b>Cladding</b>	Brick	Selection Needs Approval	Yes	X
<b>Roofing</b>	Metal, Standing Seam	Selection Needs Approval	Yes	X
<b>Windows</b>	Not Indicated	Selection Needs Approval	Yes	X
<b>Rear doors</b>	Wood/metal	Selection Needs Approval	Yes	X
<b>Driveway</b>	Existing, No Changes		Yes	
<b>Walkway</b>	Existing, No Changes		Yes	

Masonry structures typically have different materials for the foundation and primary wall cladding. The historic house, for example, has a stone foundation and brick walls. Staff recommends that the foundation has a different material to differentiate it from the primary material.

With a condition that the foundation is a different material than the primary material to be approved by MHZC staff, and with the masonry material selections, roof colors, and window and door selections to be administratively approved, staff finds that the project meets section II.B.1.d. of the design guidelines.

Roof form: The roof of the new addition will be hipped with a pitch of 5/12. The new roof will be stepped back from the original roof form on the left side, and will tie into the original roof form on the inside-slope of the existing rear-projecting wing.

Staff finds that the roof of the addition will be compatible with the historic house’s roof and that the project meets section II.B.1.e. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the historic house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, as is typical of the proportion of openings on the historic house. The addition will have windows on the left side and the rear, but none on the wall facing the front of the house. Historic houses generally do not have expanses of wall space without a window or door opening, however because the orientation of the house has been altered this front facing wall will not be visible from the right of way.

Staff finds the addition’s proportion and rhythm of openings will meet section II.B.1.g. 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. The project meets section II.B.1. i.

**Recommendation:** Staff recommends approval of the proposed addition to 909 Manila Avenue, with the following conditions:

1. The foundation shall be a different material, to be approved by MHZC staff, to differentiate it from the primary wall material; and
2. The masonry material selections, roof colors, and window and door selections shall be administratively approved.

Meeting those conditions, staff finds the project to meet the design guidelines for additions in the Greenwood Neighborhood Conservation Zoning Overlay.

**ATTACMENT A: PHOTOGRAPHS**



909 Manila Avenue, front.



909 Manila Avenue, front-right as viewed from the right-of-way.



909 Manila Avenue, rear-right as viewed from the right-of-way.



909 Manila Avenue, front-left as viewed from north.



909 Manila Avenue, rear-left as viewed from the north.

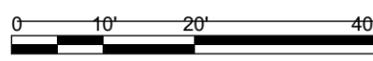
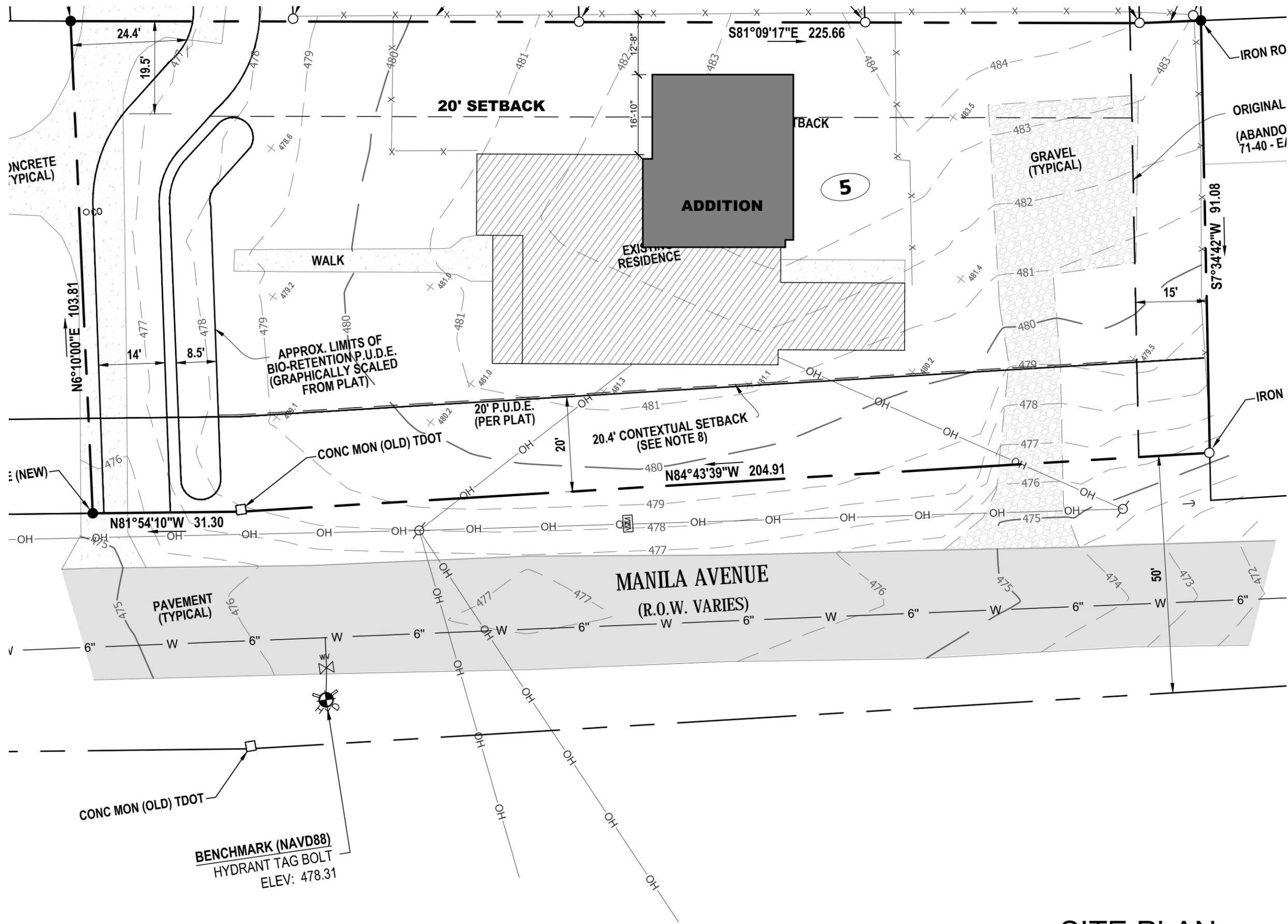


MHZC Staff inspecting fire damage in the attic.

# WEBB RESIDENCE



APRIL 6, 2019



**SITE PLAN**  
SCALE: 1" = 20'

1

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NASH COLLABORATIVE

NOT FOR CONSTRUCTION

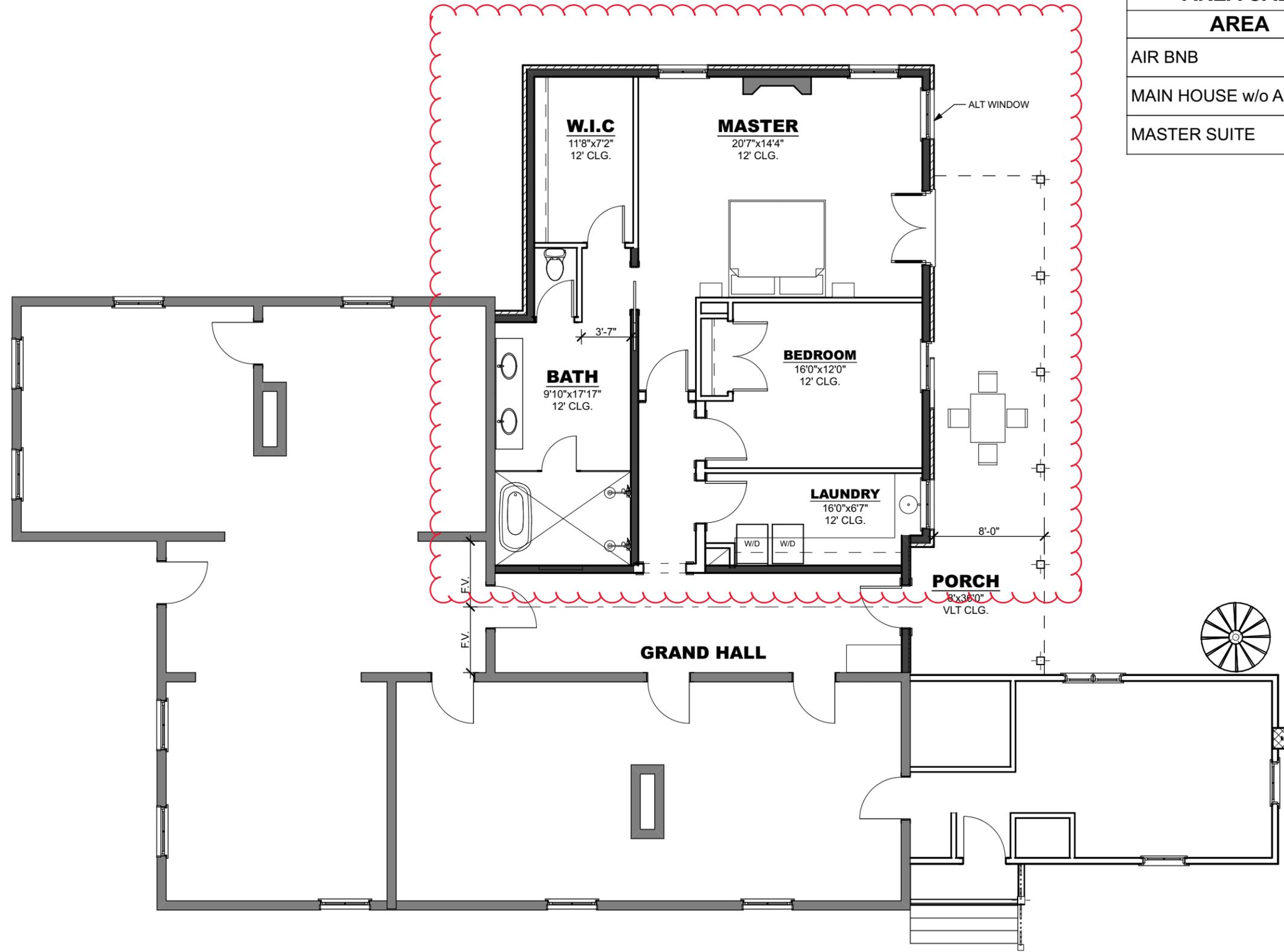
DATE ISSUED:  
03/12/2019 SP-1

909 MANILA AVENUE  
NASHVILLE, TENNESSEE, 37206

SITE PLAN

WEBB RESIDENCE

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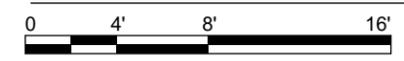


AREA CALCULATIONS H&C	
AREA	GROSS S.F.
AIR BNB	359.29
MAIN HOUSE w/o AIR BNB	1,945.19
MASTER SUITE	1,035.85
	<b>3,340.33 sq ft</b>

MAIN LEVEL FLOOR PLAN

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

1



FLOOR PLAN

WEBB RESIDENCE

909 MANILA AVENUE  
NASHVILLE, TENNESSEE, 37206

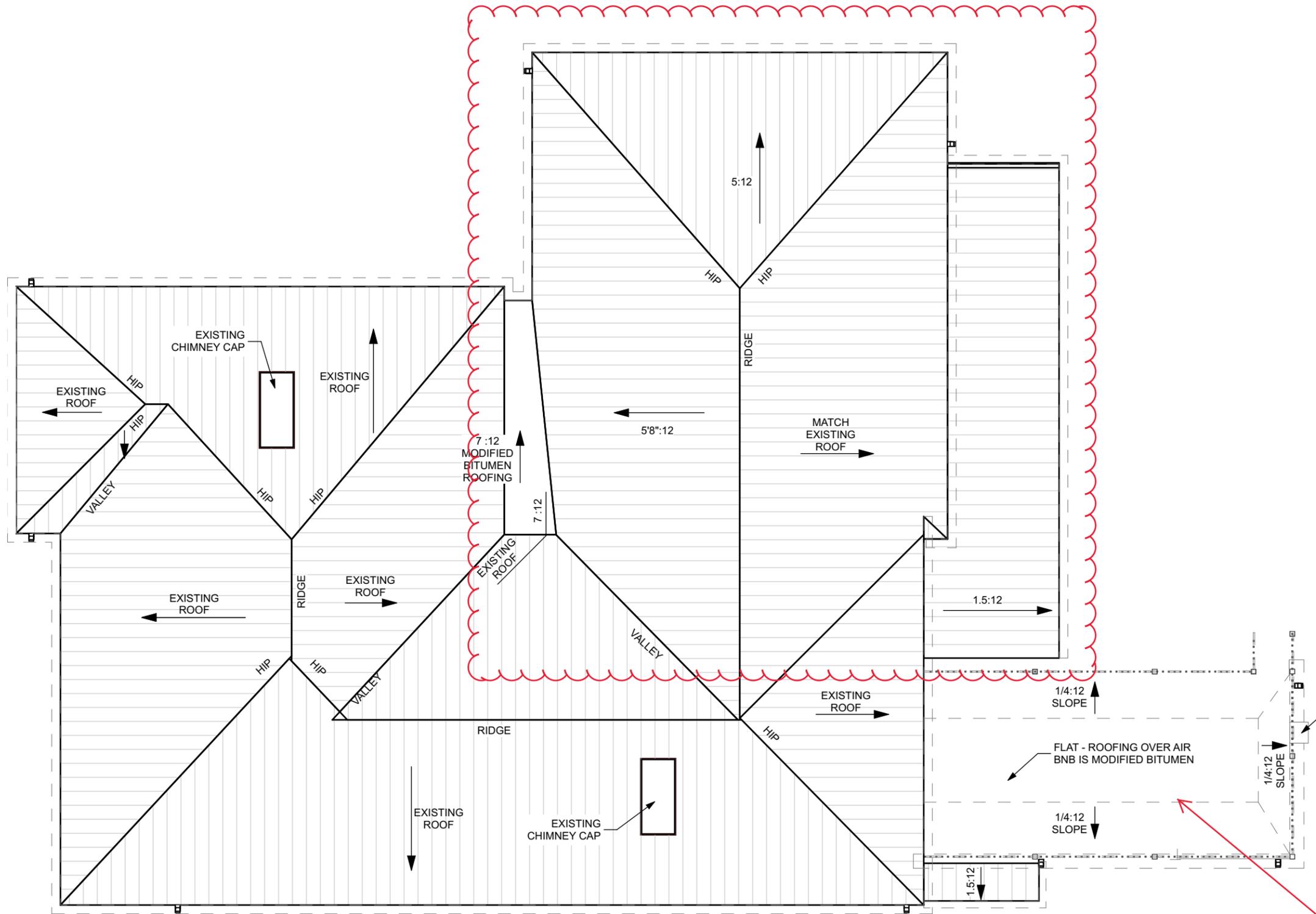
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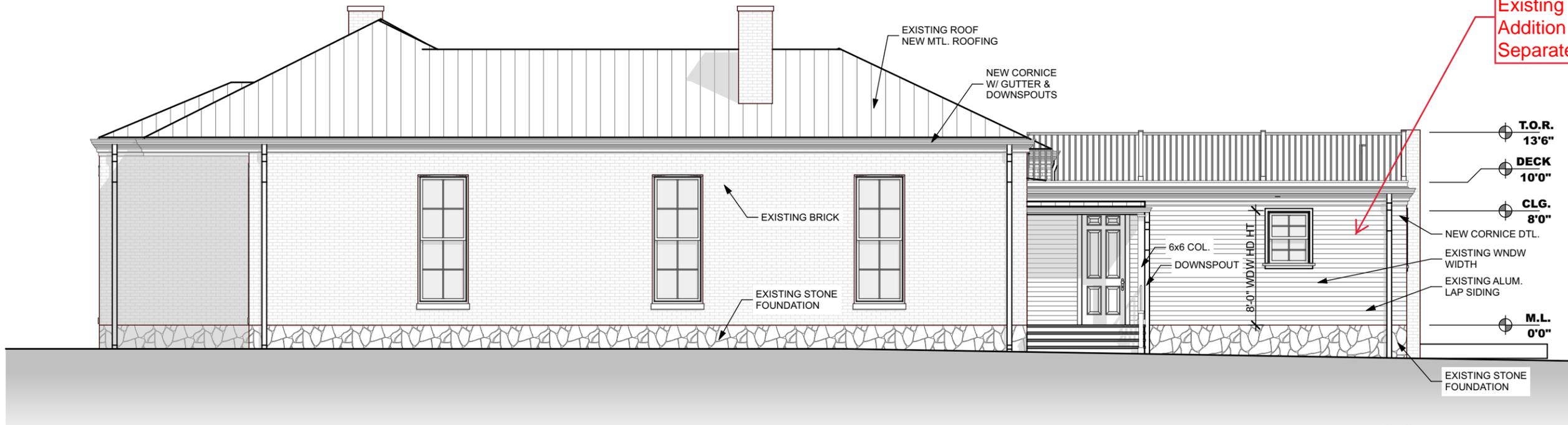
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**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

1

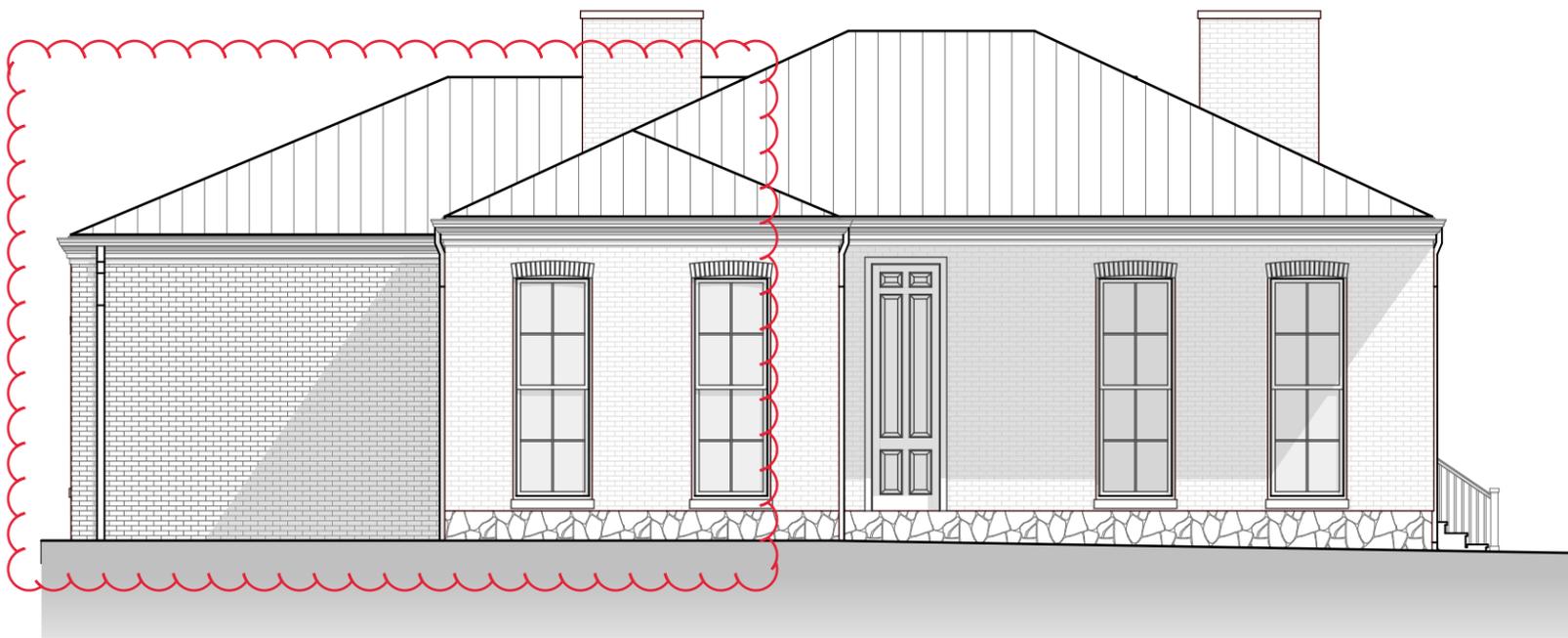
Alterations to Existing Rear Addition Approved Separately



**SOUTH ELEVATION**

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

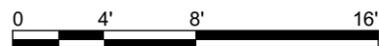
2



**FRONT ELEVATION**

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

1



Alterations to Existing Rear Addition Approved Separately

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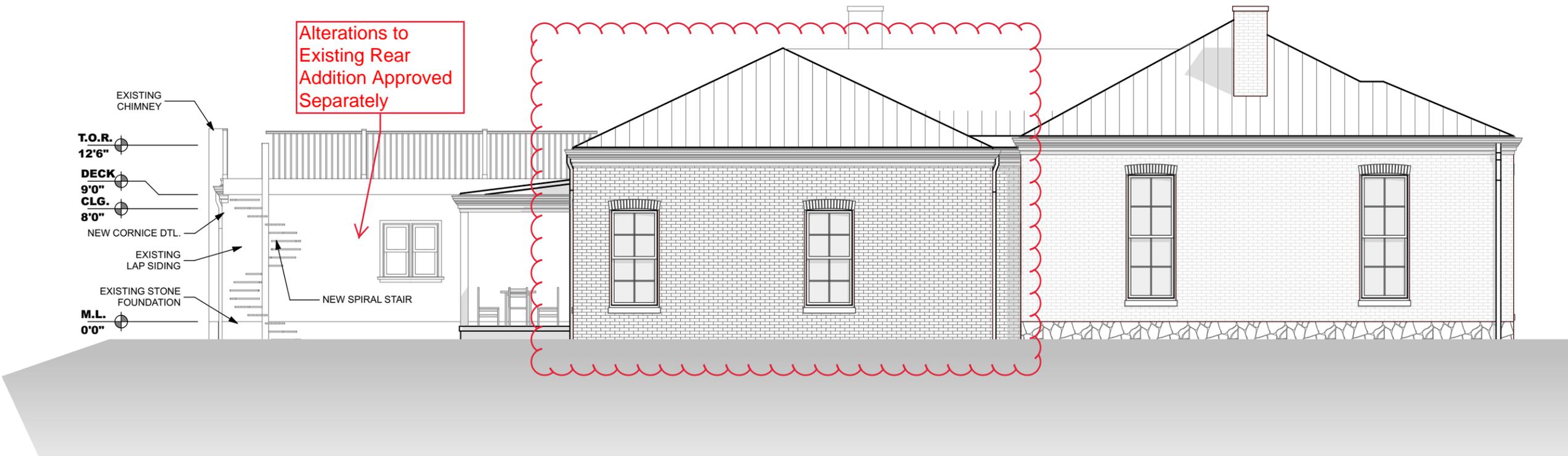
DATE ISSUED:  
03/12/2019 SP-1

909 MANILA AVENUE  
NASHVILLE, TENNESSEE, 37206

FRONT & SOUTH ELEVATION

WEBB RESIDENCE

A2.0



**BACK ELEVATION**

2

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



**EAST ELEVATION**

1

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



RIGHT & BACK ELEVATIONS

909 MANILA AVENUE  
NASHVILLE, TENNESSEE, 37206

WEBB RESIDENCE

A2.1

NASH COLLABORATIVE

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