DAVID BRILEY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

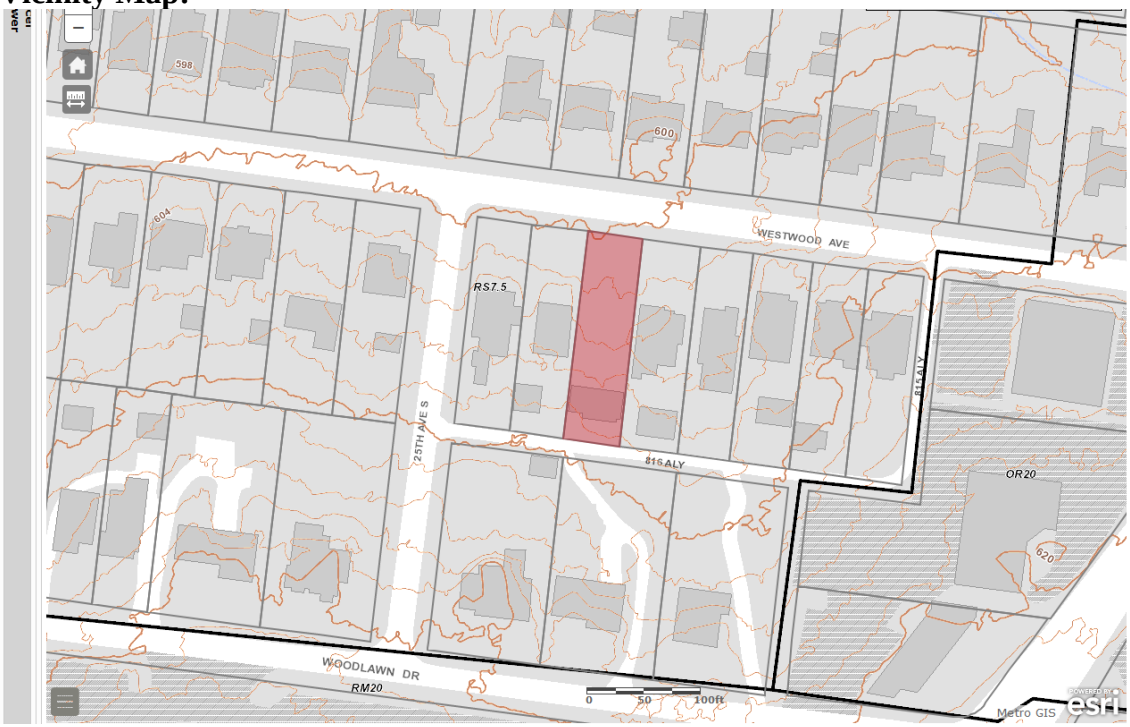
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
2121 Westwood Avenue
September 18, 2019

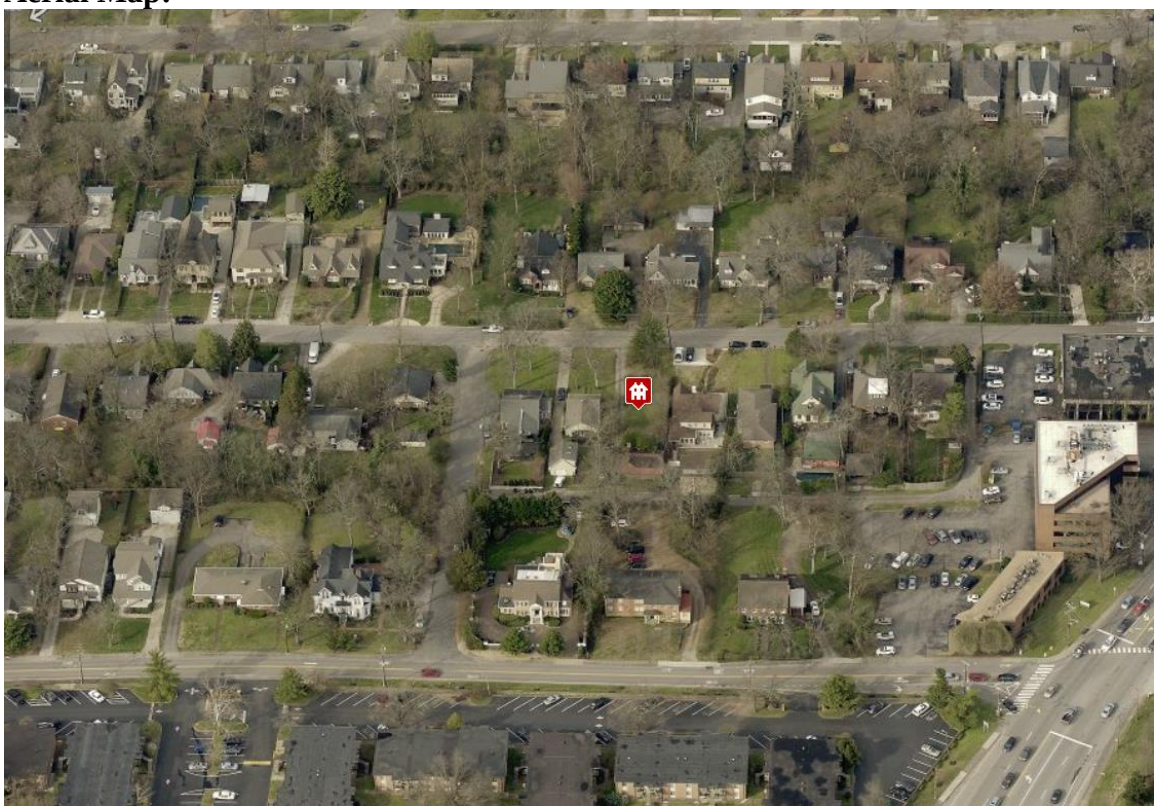
Application: New Construction—Infill
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: RS7.5
Map and Parcel Number: 10415039900
Applicant: Blaine Bonadies
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct an infill house in front of the contributing house located at the back of the lot. **Recommendation Summary:** Staff recommends disapproval of the new construction, finding that its location, setbacks, and orientation do not meet Sections II. and III. of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Photographs **B:** Public Comment received as of 9/11/19 **C:** Site Plan **D:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.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.

Generally primary entrances should have full to half-lite doors. Faux leaded-glass is inappropriate.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.
Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes
Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments
For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.
For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
Double-hung windows should exhibit a height to width ratio of at least 2:1.
Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

i. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. Public Spaces

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

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

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 D of the historic zoning ordinance.

Background: 2121 Westwood Avenue was constructed c. 1926 at the back of the lot (Figures 1, 2, and 3). The building is listed as a contributing resource to the Hillsboro-West End National Register of Historic Places Historic District, and it contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay (Figure 4).

Figure 1. c. 1968 Property Assessor photo of 2121 Westwood

Figure 2. 2121 Westwood Avenue

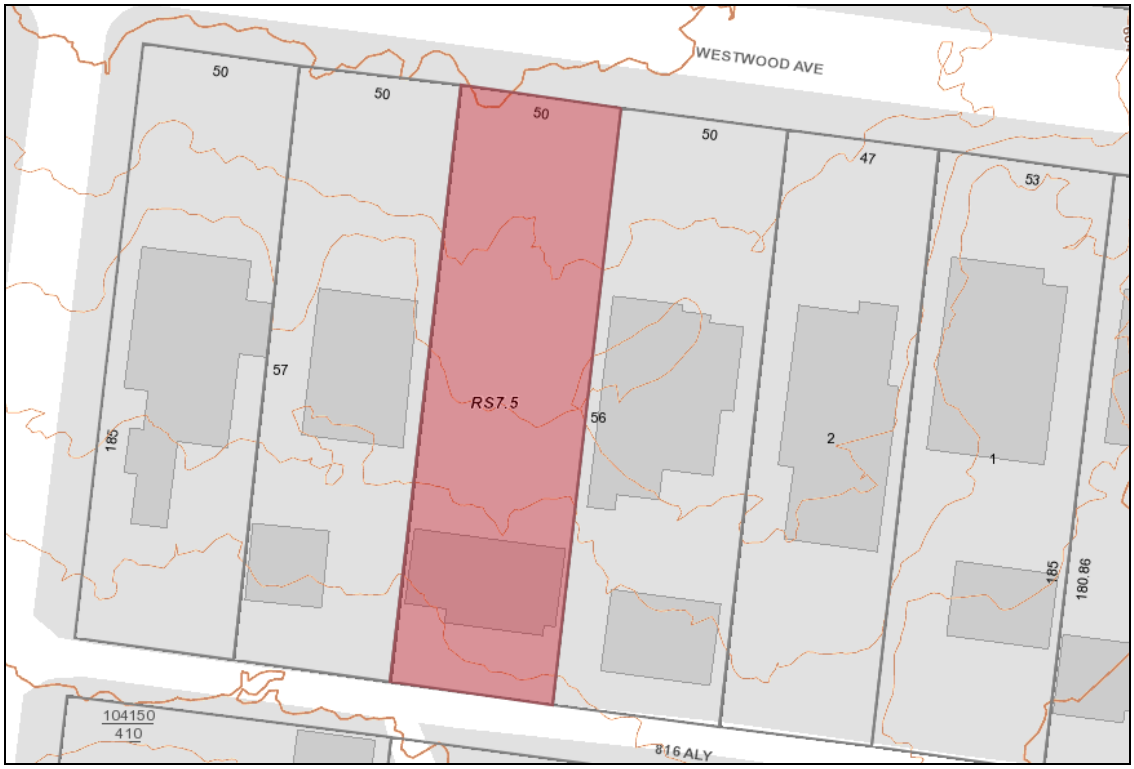


Figure 3. Parcel Map showing 2121 Westwood Avenue's deep front setback.

c. 1930 board and batten garage; one story; shed roof. (C)

906. 00399. 2121 Westwood Ave. c. 1930 Weatherboard Bungalow; rectangular form; one story; complex roof; side gable porte cochere with box posts on stone pedestals; poured concrete foundation. (C)

Figure 4. Excerpt from the National Register of Historic Places report for the Hillsboro-West End Historic District. 2121 Westwood is considered to be a contributing structure.

Research on the lot indicates that the existing house at 2121 Westwood was constructed to be the primary house on the lot, even though it has a deep front setback. It was never an accessory structure to another house, and there was never another house in front it on the lot.

Deed research shows that the the parcel at 2121 Westwood Avenue was created in its current dimentions in 1926 by deed. The 1926 deed describes the existing lot as being fifty feet by one hundred and eighty-five feet (50' X 185'), the current dimensions of the lot (Figure 5). Prior to 1926, the lot was part of a larger parcel that included the lot to the east at 2119 Westwood. Even though the c. 1931 Sanborn map implies that 2121 and 2119 Westwood were part of the same parcel in the early 1930s, it is known through deeds that they were sold separtely starting in 1926, around the time that 2121 Westwood first appears in the City Directories (Figure 6). The 1930 Census records also indicate that the two houses at 2119 and 2121 Westwood were owned separately at that time.

BEING THE WESTERLY ONE-HALF OF LOT NUMBER 56 ON THE PLAN OF BELAIR ,AS OF RECORD IN BOOK 332, PAGE 6 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.
SAID WESTERLY ONE-HALF OF LOT NUMBER 56 FRONTS 50 FIFTY (50) FEET ON THE SOUTHERLY SIDE OF WESTWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES ,185 FEET TO AN ALLEY IN THE REAR, AND BEING THE SAME PROPERTY CONVEYED TO US BY DEED OF MRS.MARY E.SCRUGGS (A WIDOW) WHICH DEED IS OF RECORD IN BOOK 636, PAGE 276 OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE. TAXES FOR THE YEAR 1926, TO BE ASSUMED BY THE PURCHASERS.

Figure 5. Excerpt from the 1926 deed for 2121 Westwood Avenue, describing the lot in its current dimensions. This 1926 deed created the lot in its current dimensions, separating its ownership from the site next door at 2119 Westwood.

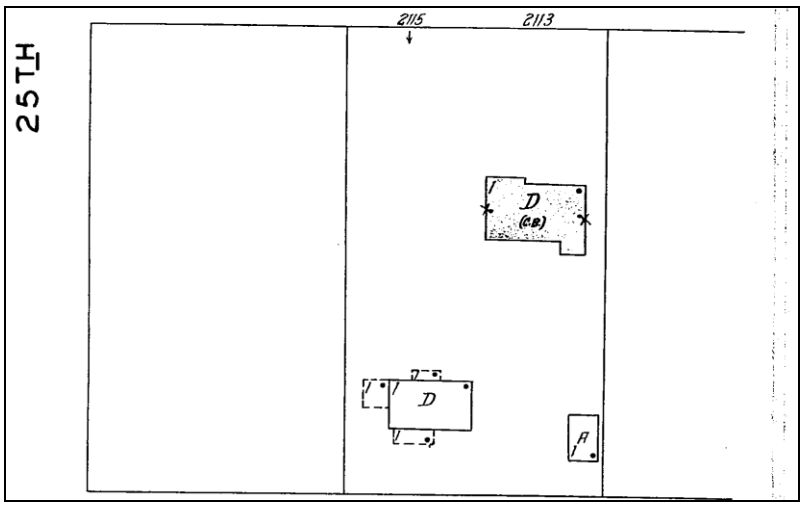


Figure 5. The c. 1931 Sanborn map portrays the 2119 and 2121 Westwood (then 2113 and 2115 Westwood) as being part of the same lot, but deed and census research shows that they were owned by separate owners starting in 1926.

Although it is atypical for a house to be constructed at the back of the lot like 2121 Westwood, it is not unique. MHZC staff has identified several houses constructed in the 1920s, 1930s, and 1940s at the back of their lots. Examples of contributing houses within the Hillsboro-West End Neighborhood Conservation Zoning Overlay with deep front setbacks include 2508 Woodlawn Drive, 2807 27th Avenue South, and 2509 Ashwood Avenue, all constructed about 1930 (Figures 6 - 11). Examples in other conservation zoning overlays include 131 Bowling Avenue (c. 1930) in Richland-West End; 1907 Beechwood (c. 1924) and 1724 Linden Avenue (c. 1936) in Belmont-Hillsboro; 918 and 923 Bradford Avenue (c. 1926 and c. 1930, respectively) in Waverly-Belmont; and 1901 Shelby Avenue (c. 1923) in Lockeland Springs (Figures 12-22). With so many examples throughout Nashville, these houses at the back of the lot represent a small and significant trend in home building in the 1920s through the 1940s.

Figures 6 & 7. 2508 Woodlawn Drive in Hillsboro-West End from street and upclose.

Figures 8 & 9 . 2509 Ashwood Avenue in Hillsboro-West End from street and upclose.

Figures 10 & 11. 2807 27th Avenue South in Hillsboro-West End from street and upclose.

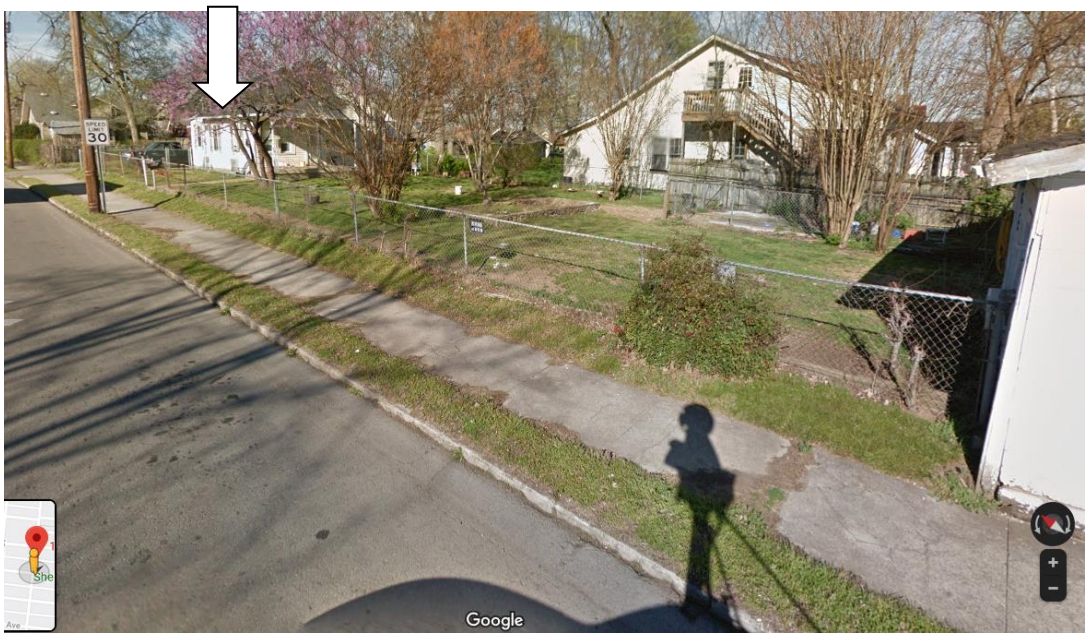
Figure 12 & 13. 131 Bowling Avenue in Richland-West End from street and upclose.

Figure 14. 1907 Beechwood Avenue in Belmont-Hillsboro. C. 1990, prior to the Belmont-Hillsboro NCZO, a house was moved to the front of this lot.

Figures 15 & 16. 1724 Linden Avenue in Belmont-Hillsboro from street and upclose.

Figures 17 & 18. 923 Bradford Avenue in Waverly-Belmont, from street and upclose.

Figures 19 & 20. 918 Bradford Avenue in Waverly-Belmont, from street and upclose.



Figures 21 & 22. 1901 Shelby Avenue in Lockeland Springs from S. 19th Street and also up close.

Analysis and Findings: Application is to construct an infill house in front of the contributing house located at the back of the lot. Staff finds that it is inappropriate to construct new infill in front of an historic house. Therefore staff did not analyze the height, scale, materials, roof form, etc. of the proposed infill design.

Demolition: The main task of the Historic Zoning Commission is preserve the architectural and historic character of Nashville's neighborhoods. First and foremost, this is done through preventing the demolition of historic houses and significant architectural features on historic buildings. Even though the applicant is not proposing to physically demolish the historic house at 2121 Westwood, by constructing a new infill house in front of the historic house, it is destroying the historic house's relationship and contribution to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay and National Register district. A defining character of this overlay is its mix of small, medium, and large homes, with a variety of setbacks. Constructing a house in front of this historic house is akin to demolition because it is destroying defining features of the house and site – its front setback and context along the street.

Staff finds that the proposed infill does not meet Section III.B. of the design guidelines.

Setbacks: The design guidelines state that setbacks for new construction should be similar to adjacent buildings because the document assumes that the lot is vacant. This assumption can be made because the guidelines are based on the Secretary of Interior Standards, which states "the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided" (emphasis added). The deep front setback of this property is part of its historic character. Placing a building in front of the primary historic building irreparably changes its historic setbacks and forever removes a character defining historic space.

The design guidelines state that the dominant rhythm of the street should be maintained. Placing a building in front of the historic building greatly alters the historic rhythm of the street.

It is not known exactly why the builder of 2121 Westwood chose to build the house at the back of the lot; nonetheless, the history and character of this particular house and lot is that it has a deep front setback with a large front yard. The proposed infill would destroy the historic context of the existing, contributing structure, relegating it to the role of an outbuilding rather than a primary structure as it was originally intended. The proposal does not meet section II.B.c. for setback and rhythm of spacing.

Orientation: The design guidelines state that the orientation for new construction should be visually consistent with surrounding historic buildings, because the document assumes the lot is vacant. This assumption can be made because the guidelines are based on the Secretary of Interior Standards, which states "the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and

spaces that characterize a property shall be avoided" (emphasis added). Placing a building in front of the primary historic building irreparably changes the historic building's orientation to the street.

Because the lot is zoned single-family, the historic primary building will have to become an outbuilding. An outbuilding of this size would not meet the design guidelines for outbuildings.

The project does not meet section II.B.f for orientation.

Staff's recommendation on the inappropriateness of constructing new infill in front of a contributing house is consistent with feedback given to other, similar properties, including 131 Bowling, 1901 Shelby, 1724 Linden, and 923 Bradford.

Because a building of any type is not appropriate in front of the historic building, staff did not apply the design guidelines for height, scale, materials, roof shape, and proportion of rhythm of openings; however, staff is concerned that the proposed building does not meet the design guidelines and historic context in terms of scale and massing.

Staff finds that the proposed infill does not meet Section II. of the design guidelines and does not meet the Secretary of Interior Standards for Treatment of Historic Properties.

Staff notes that there have been instances where the Commission has allowed non-contributing primary structures constructed at the back of their lots to either be demolished or to have a house constructed in front of them. One example is 2008 Natchez Trace, a house originally constructed in the late 1940s and deemed non-contributing; the commission allowed the demolition of that house and a new house constructed in its place. Another example is 906 Boscobel, a non-contributing house also constructed in the late 1940s; the Commission approved a house to be constructed in front of that house.

Recommendation Summary: Staff recommends disapproval of the new construction, finding that its location, setbacks, and orientation do not meet Sections II. and III. of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Additional Photos

2121 Westwood Avenue from the street. The house is not currently highly visible because of the vegetation.

2121 Westwood Avenue from the street. The house is not currently highly visible because of the vegetation.

Front of the house.

Attached carport/porch to the side of the house.

Rear yard

Rear of the house

Rear of the house

Rear of the house

House to the right at 2123 Westwood Avenue

Houses to the left of 2121 Westwood.

Metro Historical Zoning Commission
Attn: Robin Zeigler
3000 Granny White Pike
Nashville, TN 37204

September 9, 2019

Dear Robin,

I write in support of my neighbors Rowland Stebbins and Stephanie Brown. They own, and for a time occupied, the house at 2121 Westwood Avenue. They wish to construct a new house on the lot, leaving the existing one without modification.

This spring they reached out to me and asked whether I thought the project they had in mind was both feasible and, moreover, suitable to the desires of the neighborhood. I understand they also consulted their immediate neighbors to see if they had any objections or concerns and have worked with the HWEN board in order to ensure everything they plan is above board.

The proposed house fits nicely on the lot and within the architectural aesthetic of the block and neighborhood generally. It is 2508 square feet, a reasonable size for the block and HWEN in general. They are not proposing to demolish the existing house, and they have gone to great lengths to keep their neighbors and the neighborhood updated and informed. Their immediate neighbors have been shown the plans and signed letters of support.

I urge the Commission to vote in favor of their proposal, as I believe that the interests of the Stebbins/Brown family, HWEN, and the MHZC are aligned in this case.

Sincerely,

Mark Deutschmann
2400 Sunset Place
Nashville, TN 37212

Mark Deutschmann
Founder & Chair Emeritus, Village | villagetn.com
Realtor®, The CityLiving Group | thecitylivinggroup.com
President, Core Development | corenashville.com

markd@villagetn.com
o 615.383.6964 x113
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From: Martha Stinson <marthastinson3@gmail.com>
Sent: Tuesday, September 10, 2019 10:11 AM
To: Historical Commission <historicalcommission@nashville.gov>
Subject: 2121 Westwood Ave.

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Members of the Metro Historic Zoning Commission:

I thank you for your service and would appreciate your consideration of this unusual request for an unusual situation. I have resided at 2606 Westwood Ave. in the Hillsboro-West End Neighborhood for nearly 40 years and worked personally to expand the CZ overlay in 2014. I am much more accustomed to asking for enforcement but now find myself asking if the commission would be willing to show flexibility in applying policy.

The situation is this:

- The family that owns 2121 Westwood Ave. has the need for a home to accommodate a growing family of four.
- The property is effectively an empty lot with a small contributing structure of 750 sf situated at the very rear of the property by the alley.
- The original structure is now obsolete as a family home but sited and sized perfectly as a secondary building. It is in line with the other secondary buildings along the alley.
- The original structure is effectively landlocked and unable to be added on to at the rear due to proximity to the alley. Other options such as going up or out front are not possible either due to CZ guidelines.
- The applicant desires to construct a modest-sized 2,500 sf home that is architecturally appropriate and in line with others on the street, while preserving the existing structure as a secondary building.

I wonder if in this situation, the commission might consider allowing the existing structure to serve as a secondary building so that the applicants can use the property they own to provide housing for their family. The end result would be a typical scheme in keeping with historic character found all over the neighborhood -- main house in front, secondary building in back by the alley. I believe flexibility is merited in this unusual case and due to the unique attributes of the property would carry little risk of setting a precedent going forward.

Thank you for your time and consideration.

Sincerely,

Martha Stinson

2606 Westwood Ave.

Nashville, TN 37212

From: Lena Anthony <lena.r.anthony@gmail.com>
Sent: Wednesday, September 11, 2019 2:30 PM
To: Historical Commission <historicalcommission@nashville.gov>
Subject: Letter in support of new house at 2121 Westwood Ave.

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi, Historical Commission.

I'm a longtime resident of HWEN and live in a beautiful 1920s craftsman on Fairfax Avenue. Like many houses in our historic neighborhood, mine is situated on the lot in such a way that my family is able to enjoy both a historical facade and nearly 2,700 square feet of interior space, thanks to a rear addition. Unfortunately, that privilege is not shared by my neighbor, Rowland Stebbins.

Over the course of the last few months, he has shared his dilemma with me and other neighbors, and I sympathize with his unique situation. His current house at 2121 Westwood Ave. sits too close to the back of his lot, making a rear addition an impossibility. But he needs more space. His current house is only 750 square feet, and he and his wife have two small children.

Rowland is scheduled to appear before the commission this month and ask for a variance on the historic overlay. He would like to build a new house in front of the existing one, and I am writing to you today to ask that you support him in this.

One of the best things about HWEN, besides the awesome neighbors and great location, is the historic overlay. In a town where relics of Nashville's past are being bulldozed to make way for new development, the historic overlay is one of the only mechanisms left to help preserve some of Nashville's character. But, I think an exception must be made for my neighbor Rowland.

The new house he would like to build is modest, at least by today's standards. It's architecturally appropriate and it follows all established setbacks. But, yes, it would completely obscure the facade of his current house, which is against conservation zoning guidelines.

The historic overlay was hard-fought, and some may worry that this could undo all of that hard work. But I don't think there's any danger of slippery-slope precedent here. That's because you won't find another example exactly like this in our neighborhood. A lot that deep with a teeny tiny house situated that far back?

Please help the Stebbins family stay in HWEN. They're good people who are proving themselves to be great neighbors by caring so deeply about this and wanting to do right by their neighbors. But they can't live in 750 square feet—and they can't follow the conservation zoning guidelines either.

Thanks for listening,
Lena Anthony

2513 Fairfax Ave.
Nashville, TN 37212

615-585-5908

--
Lena Anthony
615-585-5908

front

rear

bonadies architect
1521 dallas ave
nashville, tn 37212

615.269.4673
bonadiesarchitect.com

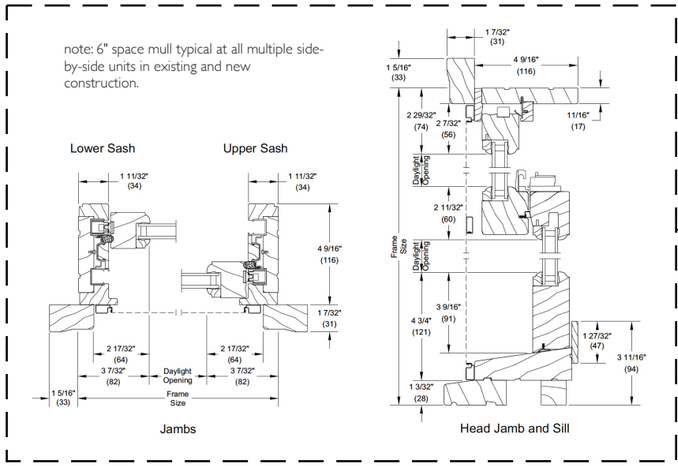
front & rear elevations

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

stebbins residence

2121 westwood ave , nashville tn

1



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nashville, tn 37212

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bonadiesarchitect.com

right elevation
scale: 1/8" = 1'-0"

stebbins residence
2121 westwood ave , nashville tn

bonadies architect
1521 dallas ave
nashville, tn 37212

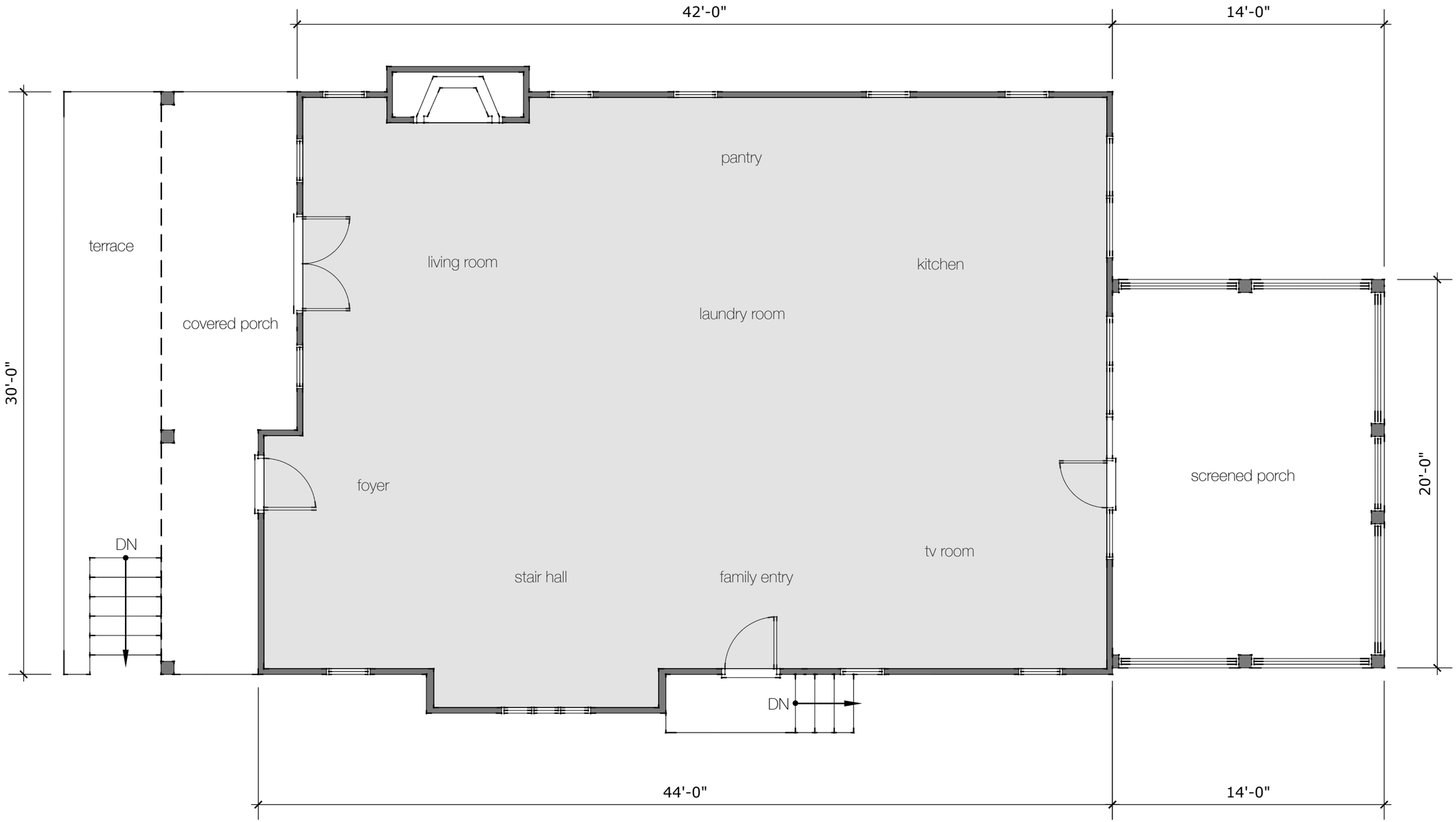
615.269.4673
bonadiesarchitect.com

left elevation

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

stebbins residence

2121 westwood ave , nashville tn



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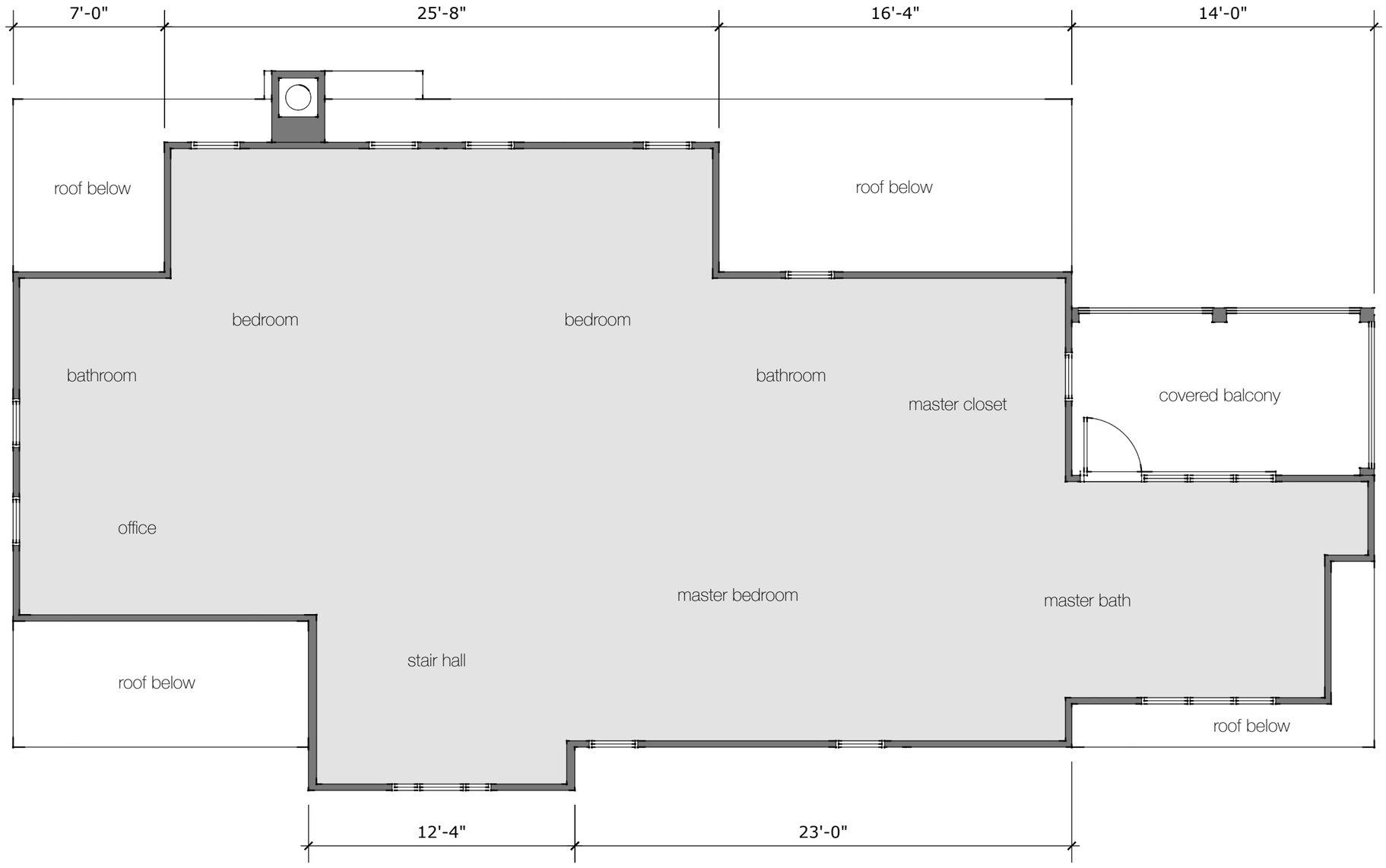
first floor plan

scale: 3/16" = 1'-0"

stebbins residence

2121 westwood ave , nashville tn



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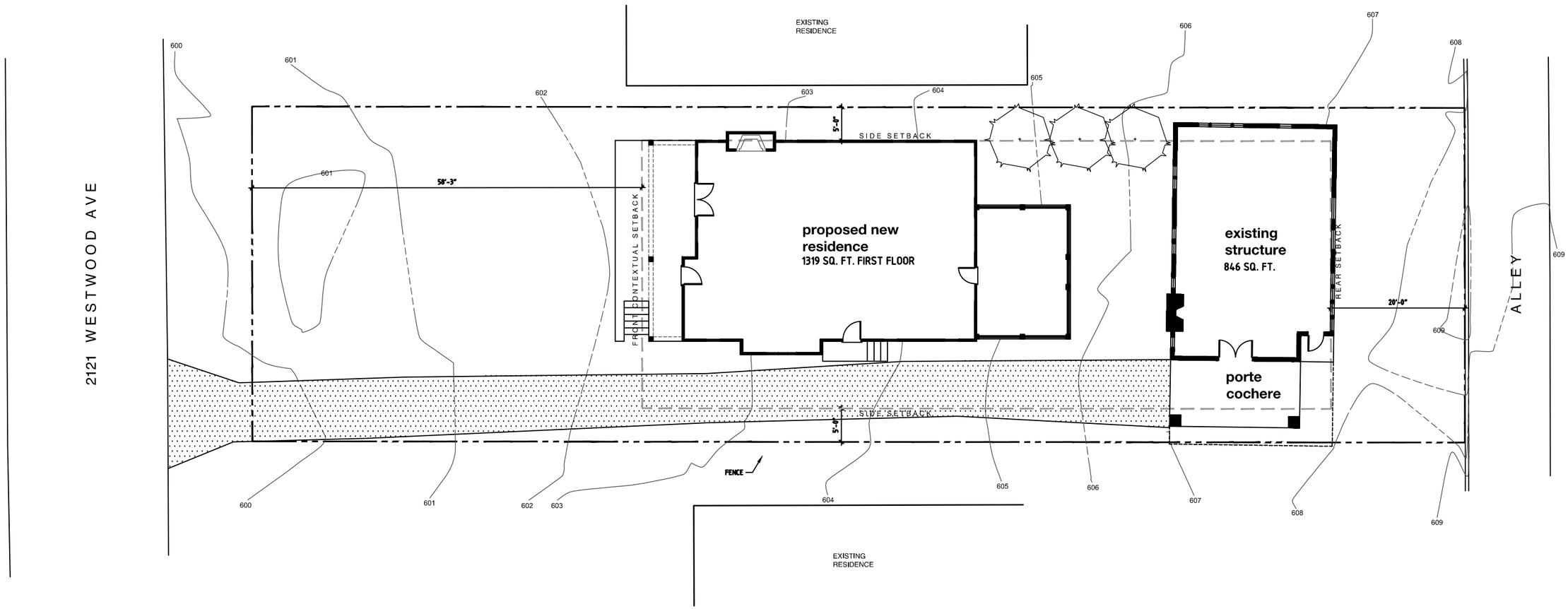
second floor plan

scale: 3/16" = 1'-0"

stebbins residence

2121 westwood ave , nashville tn



bonadies architect
1521 dallas ave
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site plan

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

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