

JOHN COOPER  
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 1307 Beechwood Avenue February 19, 2020

**Application:** New Construction—Addition  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Base Zoning:** R8  
**Map and Parcel Number:** 11801001200  
**Applicant:** Stephen and Mary Holby  
**Project Lead:** Melissa Baldock, [Melissa.baldock@nashville.gov](mailto:Melissa.baldock@nashville.gov)

<p><b>Description of Project:</b> The applicant proposes a rear addition.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"><li>1. The addition be inset a minimum of two feet (2') on both sides at the second level;</li><li>2. The primary roof slope be at least 6/12;</li><li>3. Window openings be added to the right façade, ground floor, where there is a twenty-foot (20') expanse of wall space without a window or door opening;</li><li>4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;</li><li>5. Staff approve the roof shingle color; and</li><li>6. The HVAC be located behind the house or on either side, beyond the mid-point of the house.</li></ol> <p>With these conditions, staff finds that the proposed addition meets Section II.B. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</b> Elevations</p>
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## **Applicable Design Guidelines:**

### **II. B. GUIDELINES**

#### **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. BL2007-45).*

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

#### **e. Roof Shape**

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

*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.*

### **h. 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.

## 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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

### *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 should be a minimum of 6" below the existing ridge.*

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

*No matter its use, 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.*

*· 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 rise 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 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 the 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.

## **V. 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:** 1307 Beechwood is a c. 1930 frame bungalow that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figures 1-5).





Figures 1 – 5 show the front, side and rear facades of 1307 Beechwood Avenue

**Analysis and Findings:** The applicant proposes a rear addition.

**Height & Scale:** The historic house is one-and-a-half stories in height, and the addition is a full two stories. The addition is inset two feet (2') at the back corners of the house for a depth of three feet, six inches (3'6"). After this depth, the addition steps back out to line up with the side walls of the historic house. Staff finds this to be appropriate on the first floor but recommends that the addition be inset a full two feet (2') for its entire depth on the second level because it has a larger scale. The two-story portion, which is not inset, will have an eave height that is approximately nine-feet (9') taller than the eave height of the historic house. It will have an eave height of approximately twenty feet (20'). Staff finds that the addition's two-story form is not appropriate unless at least the second level inset two feet (2') from the side walls of the house.

The addition is approximately twenty-seven feet (27') deep and will add approximately seven hundred and sixty square feet (760 sq. ft.) of footprint to the house, which has an existing footprint of approximately one thousand, three hundred and sixty-four square feet (1,364 sq. ft.).

With the condition that the addition be inset a minimum of two feet (2') for the entire second story, staff finds that the proposed addition meets Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

**Location & Removability:** The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's inset at the back corners and

separate roof form ensure that if the addition were to be removed in the future, the historic house’s architectural integrity would remain intact.

Staff finds that the proposed addition meets Sections II.B.2.a. and II.B.2.e. of the design guidelines.

Design: The addition’s change in materials, inset, and separate roof form help to distinguish it from the historic house and read as an addition to the house. Its two-story scale behind the one-and-a-half story house is larger than what the Commission typically approves. Placing the second level a full two feet (2’) on both sides would ensure that the scale is appropriate. 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.

With the condition that the addition be inset a minimum of two feet (2’) for the entire second story, staff finds that the proposed addition meets Sections II.B.2.a. and II.B.2.f. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be located a little over ten feet (10’) from both the right and the left side property lines. It will location over seventy-three feet (73’) from rear property line. The addition will not alter the rhythm of spacing of houses along this block of Beechwood.

Staff finds that the proposed addition meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split Face	Yes	No
<b>Cladding</b>	Cement fiberboard lap siding, reveal to match existing	Smooth	Yes	No
<b>Roofing</b>	Architectural Shingles	Unknown	Yes	Yes
<b>Trim</b>	Wood or Cement Fiberboard	Smooth faced	Yes	No
<b>Windows</b>	Not indicated	Needs final approval	Unknown	Yes

<b>Rear door</b>	Not indicated	Needs final approval	Unknown	Yes
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Staff recommends approval of all windows and doors and the roof shingle color and texture prior to purchase and installation.

With staff’s final approval of all material selections, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The addition connects to the historic house’s roof with a hipped connection. The main form of the addition is a side gable with a 3.5/12 slope. The design guidelines state that roof forms should have a minimum slope of 6/12. The historic house has a side gable with a slope of approximately 6/12. Staff recommends that the primary roof forms have slopes of at least 6/12, in addition to the recommendation that the addition be inset two feet (2’) on both sides on the second level

With the condition that the addition’s roof have a slope of at least 6/12 and with the condition that the second level be inset a minimum of two feet (2’) on both sides, staff finds that the proposed roof forms meet Sections II.B.1.e. and II.B.2. 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 are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. Staff recommends the addition of window openings on the ground floor of the right side since this is a twenty-foot (20’) wall expanse without a window or door opening.

With the addition of window openings on the ground floor, right façade, staff finds the project’s proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

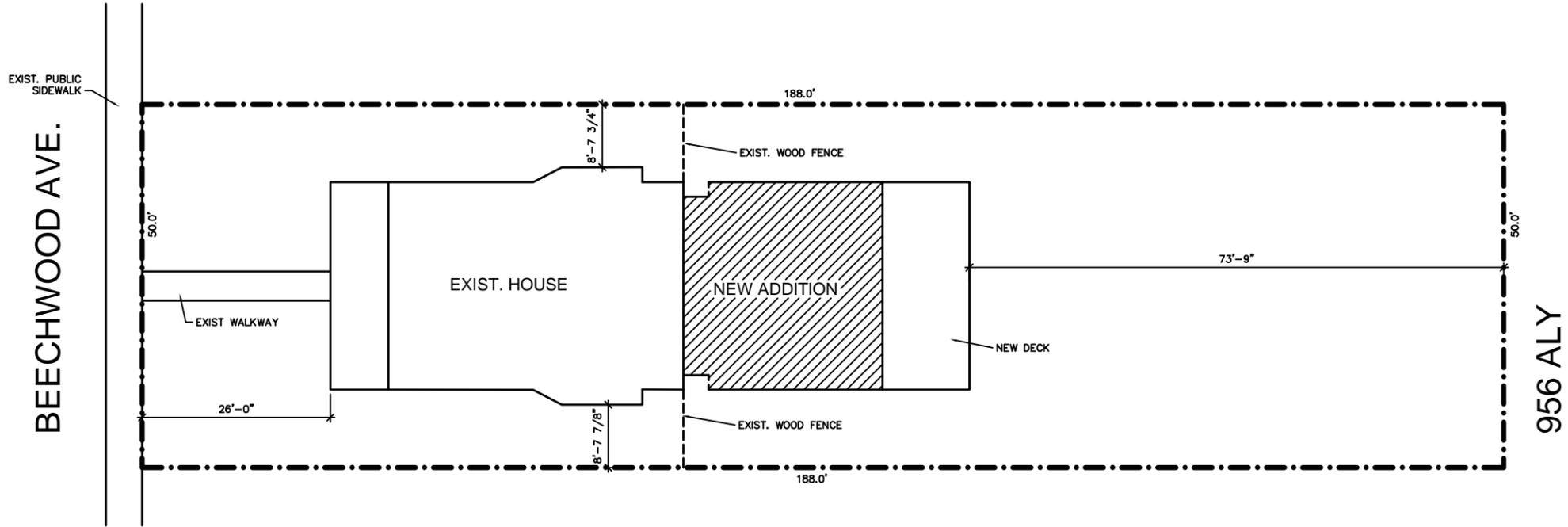
Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

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

1. The addition be inset a minimum of two feet (2’) on both sides at the second level;

2. The primary roof slope be at least 6/12;
3. Window openings be added to the right façade, ground floor, where there is a twenty-foot (20') expanse of wall space without a window or door opening;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
5. Staff approve the roof shingle color; and
6. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed addition meets Section II.B. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



SITE PLAN

SCALE: 1" = 20'-0"

LOT 20



Revisions	

**JDS CONSTRUCTION DESIGN SERVICES**  
 CUSTOM HOME DESIGN  
 ARCHITECTURE  
 INTERIOR DESIGN  
 LANDSCAPE ARCHITECTURE  
 LIGHT COMMERCIAL DESIGN

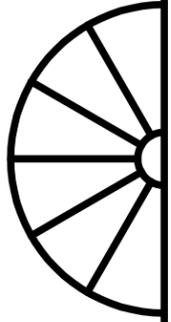
102 Nathan Forest Ct. - Hendersonville, TN 37075 - ph: 615-618-6289 email: jds@jdsdesign.com

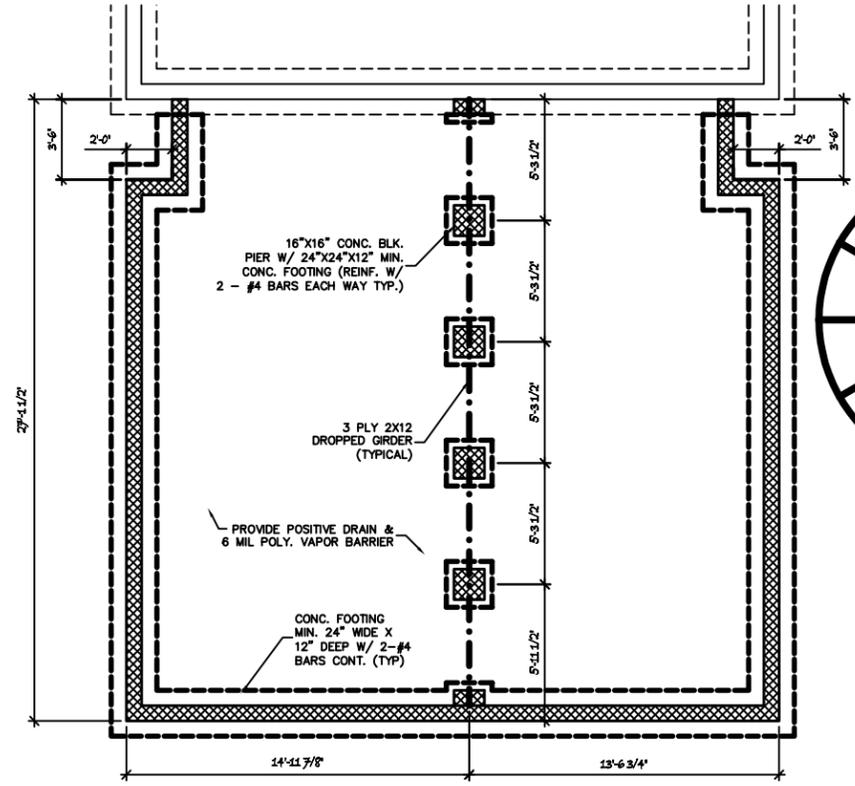
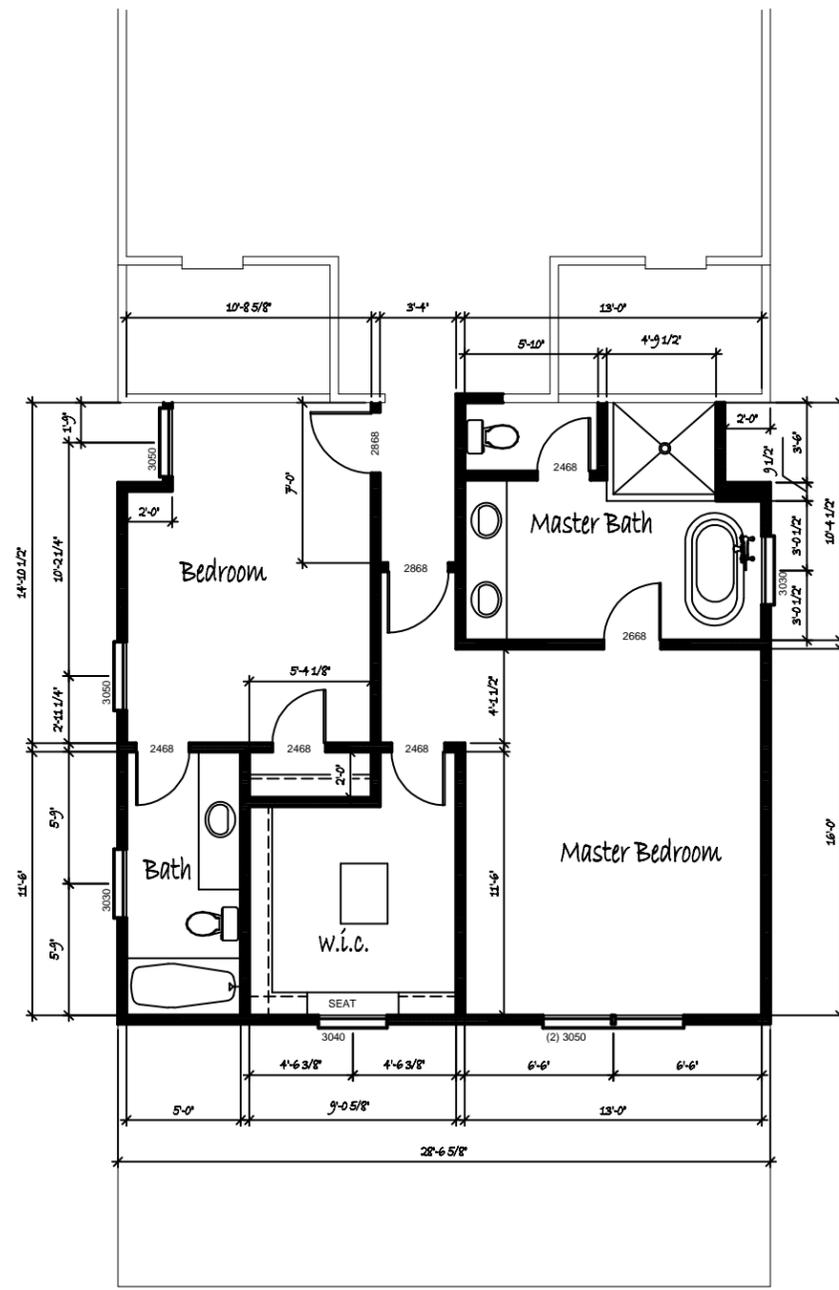
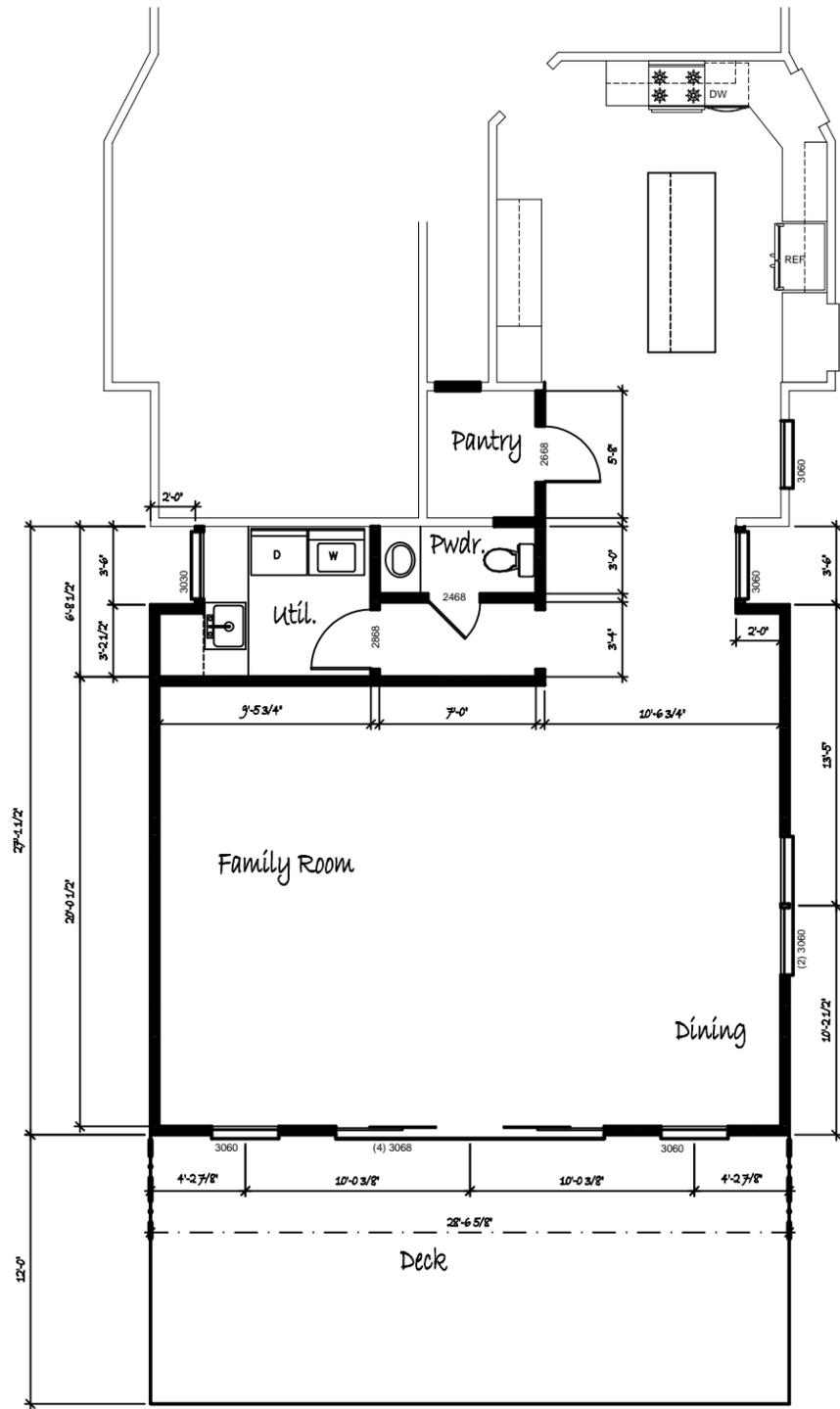
**MCPHERSON SHAW, INC.**  
 147 MAPLE ROW BLVD. SUITE 300 - HENDERSONVILLE, TENNESSEE  
 PH: 615-822-8020 - FAX: 615-822-8866 - www.mcphersonshaw.com

AN ADDITION TO AN EXISTING RESIDENCE FOR:  
**Neil & Mary Holby**  
 1307 BEECHWOOD AVE.  
 NASHVILLE, TN

Drawn	SEW
Job No.	19-053
Filename	19-053.dwg
Issued	2/6/20

**SITE**





- NOTES:**
1. CONCRETE TO HAVE 3,000 psi, 28 DAY COMPRESSIVE STRENGTH
  2. FOOTINGS TO BEAR ON UNDISTURBED SOIL, HAVING A 2,000 psf SAFE BEARING CAPACITY. NOTIFY ENGINEER IF POOR SOIL CONDITIONS EXIST. FOOTING TO BE 18" BELOW GRADE.
  3. 12" BLOCK BELOW GRADE, 8" BLOCK ABOVE GRADE (TYP. ALL EXT. WALLS)
  4. REINFORCE BLOCK WALLS WITH 9 GA. GALVANIZED TRUSS TYPE JOINT REINFORCEMENT AT 16" O.C. VERTICAL SPACING.

Revisions


**CONSTRUCTION DESIGN SERVICES**  
CUSTOM HOME DESIGN  
ARCHITECTURAL  
MECHANICAL  
ELECTRICAL  
LIGHT COMMERCIAL DESIGN

102 Nathan Forest Ct. - Hendersonville, TN 37075 - ph: 615-618-6289 email: zander@constructiondesign.com

**MCPHERSON SHAW, INC.**  
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AN ADDITION TO AN EXISTING RESIDENCE FOR:  
**Neil & Mary Holby**  
1307 BEECHWOOD AVE.  
NASHVILLE, TN

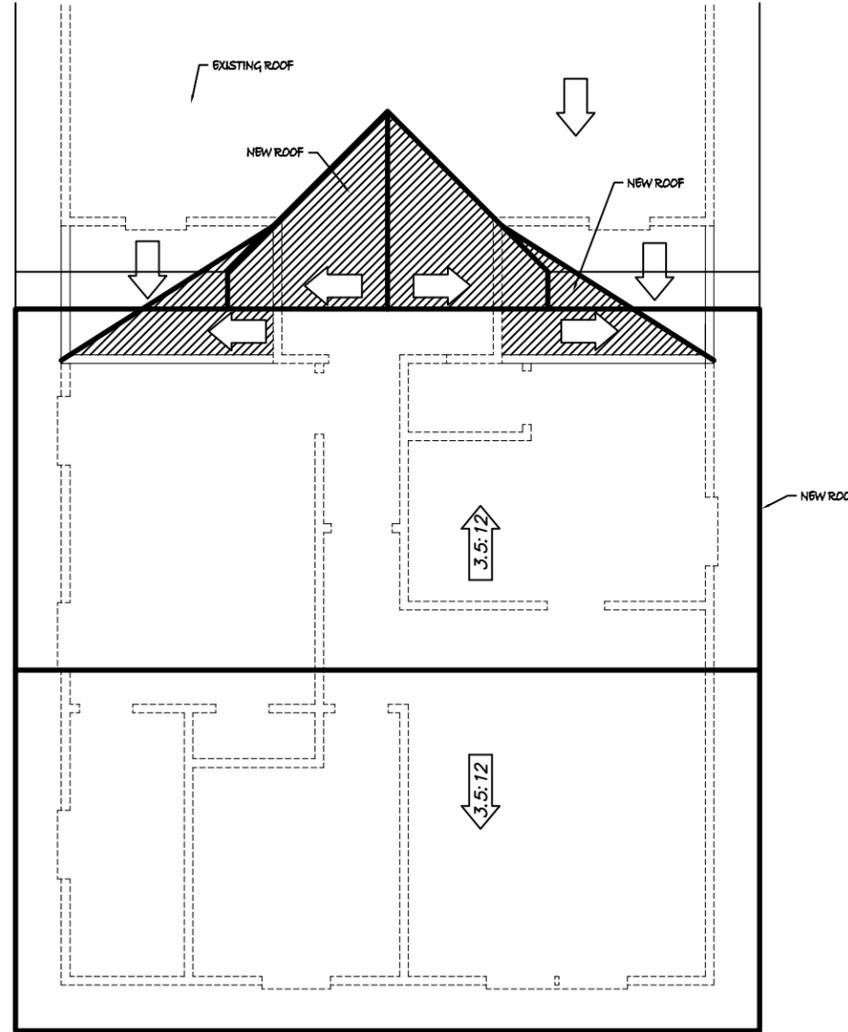
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Job No.	19-053
Filename	19-053.dwg
Issued	2/6/20

**A.1**



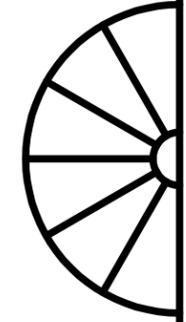
REAR ELEVATION

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



ROOF PLAN

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



Revisions	

**CS**

**CONSTRUCTION DESIGN SERVICES**

CUSTOM HOME DESIGN  
ARCHITECTURAL  
CAD DRAFTING  
LIGHT COMMERCIAL DESIGN

102 Nathan Forest Ct. - Hendersonville, TN 37075 - ph: 615-618-2289 email: zshaw@csdesign.com

**MCPHERSON SHAW, INC.**

147 MAPLE ROW BLVD. SUITE 300 - HENDERSONVILLE, TENNESSEE  
PH: 615-822-8020 - FAX: 615-822-8866 - [www.mcpshersonshaw.com](http://www.mcpshersonshaw.com)

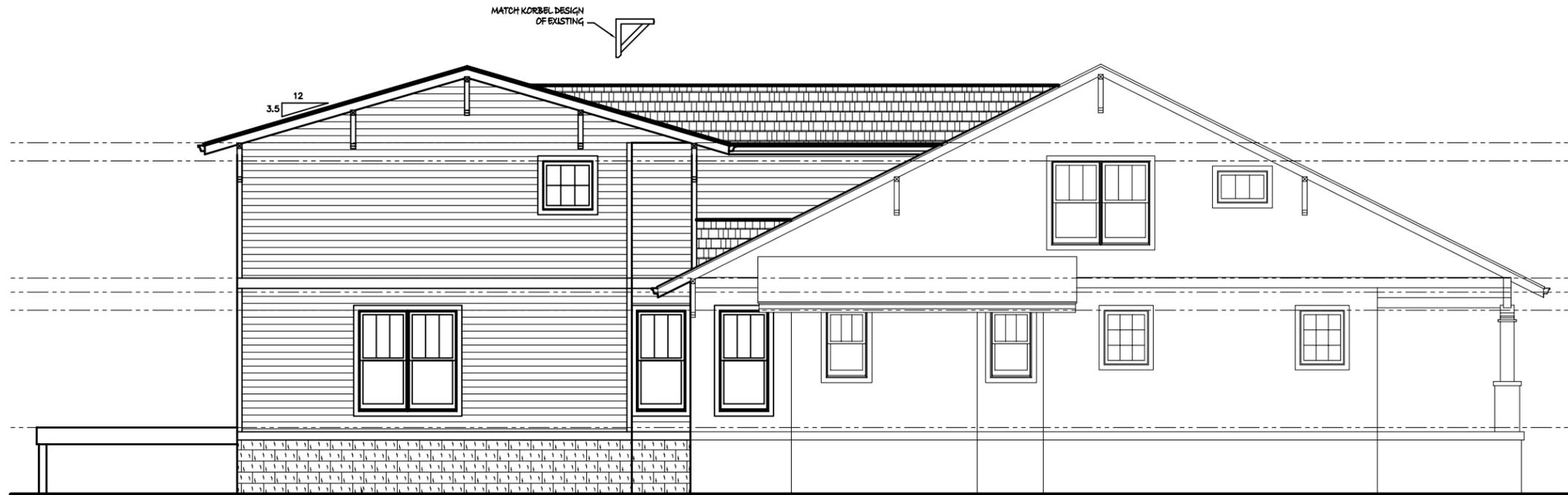
AN ADDITION TO AN EXISTING RESIDENCE FOR:

**Neil & Mary Holby**

1307 BEECHWOOD AVE.  
NASHVILLE, TN

Drawn	SEW
Job No.	19-053
Filename	19-053.dwg
Issued	2/6/20

**A.2**



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

Revisions	

**CS** CONSTRUCTION DESIGN SERVICES  
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**A.3**