



**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**  
**1618 17<sup>th</sup> Avenue South**  
**May 15, 2013**

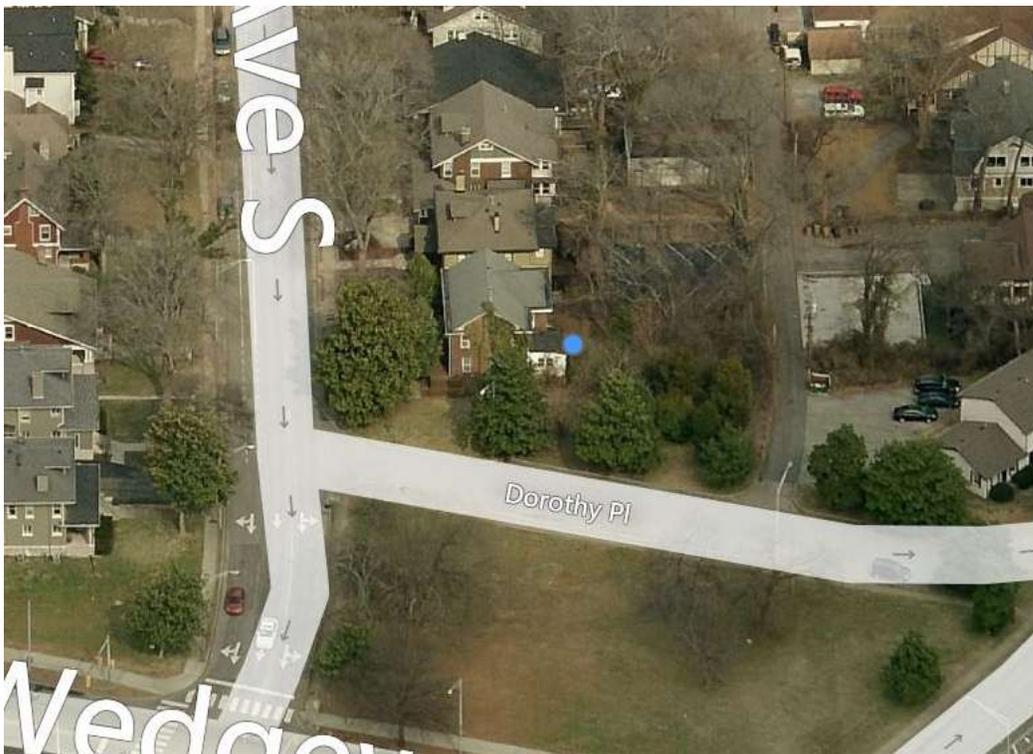
**Application:** Addition and New construction-outbuilding  
**District:** South Music Row Neighborhood Conservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 10408031000  
**Applicant:** Craig Clark and Amy Powell  
**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to construct a rear addition and outbuilding. As part of a separate application, they also propose an office building facing Dorothy that will be connected to the house by a wall.</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the conditions that:</p> <ul style="list-style-type: none"> <li>• Staff provide review of materials including: final roof color, materials for windows, doors and posts, and brick and stone samples;</li> <li>• The soffits be cement fiber rather than stucco;</li> <li>• The new brick and stone not be painted;</li> <li>• The windows within the outbuilding’s gable field be removed or replaced with a window(s) that is appropriate in proportion and shape; and,</li> <li>• Utilities be located beyond the mid-point of the house, if a new location is required.</li> </ul> <p>With these conditions, Staff finds the project to meet the design guidelines for new construction/additions and outbuildings in the South Music Row Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

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

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

The setbacks for new buildings from front and side property lines shall be compatible by not contrasting greatly with those of surrounding historic buildings.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Appropriate setback reductions will be determined based on:*

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

*Appropriate height limitations will be based on:*

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

#### **b. 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.

#### **c. Building Shape**

The shape of a new building shall be compatible by not contrasting greatly with those of surrounding historic buildings.

#### **d. 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.*

### **e. Orientation**

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

*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.*

*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.*

*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.*

### **f. 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.*

### **g. 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.*  
*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.*

## **h. Outbuildings**

1) Outbuildings shall be situated on the lot as is historically typical for the neighborhood.

*Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.*  
*Generally, either approach is appropriate for new outbuildings.*

### *Outbuildings: Roof*

*Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*  
*Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*  
*The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.*

### *Outbuildings: Windows and Doors*

*Publicly visible windows should be appropriate to the style of the house.*  
*Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*  
*Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*  
*Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*  
*For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*  
*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

### *Outbuildings: Siding and Trim*

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*  
*Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*  
*Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*  
*Stud wall lumber and embossed wood grain are prohibited.*  
*Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.*  
*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 clad buildings.*

2) The design of a new outbuilding shall be compatible by not contrasting greatly with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

*Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.*

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.*

*Generally, attached garages are not appropriate; however, instances where they may be are:*

- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

#### ***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.*

### **II.B.2 Additions**

- a. Generally, an addition shall be situated at the rear of a building in a way that will minimize the visual impact upon public facades.  
*is more visually compatible with the surrounding historic buildings. An addition that connects adjacent buildings can be appropriate if it is located at the rear of the buildings and meets all other design standards herein. A new roof dormer located on a front or side facade can be appropriate if (1) roof dormers are typical to the particular building type; (2) the proposed dormer is positioned on the roof in a way that is typical of historic dormers; and (3) the dormer meets all other design standards herein.*
- b. An addition shall connect to the associated building in such a way that the original form of the building is visually evident.
- c. The creation of an addition through enclosure of a front porch is not appropriate.
- d. An addition shall be compatible by not contrasting greatly with the height, scale, roof form, proportion and rhythm of openings, materials, texture, details, and material color of the associated building.
- e. New additions shall 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 applicant proposes to construct a rear addition and outbuilding. The two-story home was constructed c.1915 and is a contributing building to the historic district.

Discussed in a separate staff recommendation, the applicant proposes to construct a new office building in the neighboring lot that was created when Wedgewood, Magnolia Boulevard and Dorothy Place were created. The site plan shows both projects so that an understanding of the full proposal is evident; however, staff recommends different discussions and voting for the addition and the new office building.

### **Analysis and Findings:**

#### **Demolition**

The project includes the demolition of a rear addition and a non-historic side ramp.



Staff finds demolition of these two elements to be appropriate as they are not historic and do not add to the historic character of the building. Demolition meets section II.B.2.b of the design guidelines.

## **Addition**

**Location:** The addition is at the rear of the building, where it will be minimally visible and incorporates two foot (2') insets on each side to help distinguish old from new. The side walls of the addition do not protrude beyond the sidewalls of the existing house. The addition includes a minimal connection to a rear garage. Although historically garages were not attached, the guidelines for this district allow for a connection if it is at the rear, as this one is. In addition, the connection is minimal, as it is a narrow eight foot (8') wide, one-story, hallway. The garage is located at the rear, near the alley, as found historically. Staff finds the property to meet section II.B.1.a.

**Height:** The ridge of the addition sits approximately four and one-half feet (4 ½') below the ridge of the existing house. The garage is three feet (3') below the ridge of the existing house, keeping both elements subordinate to the historic home. The project meets section II.B.1.b.

**Building Shape:** The shape of the addition and outbuilding are simple boxes with gabled roofs, matching the form of the existing house. The project meets section II.B.1.c.

**Roof Shape:** The addition and garage incorporate gables of a 10/12 pitch which is the same as the historic house. The roof includes a modern interpretation of the returning-eaves of the historic house with a stucco band, just below the eave which incorporates small windows on the left side. The project meets section II.B.1.d.

**Orientation:** The orientation of the existing house will not be altered. Vehicular access will be from the rear alley. The house and proposed office building will be joined by a six foot (6') tall brick wall between the two buildings. The wall sits back beyond the historic portion of the building. The project meets section II.B.1.e

**Proportion and Rhythm of Openings:** The proportion of the majority of windows on the addition and garage are similar to the existing house with windows that are approximately twice as tall as they are wide. The rhythm of openings is also mostly similar with no more than ten linear feet (10') between openings. The garage's left-side gable field is proposed to be filled with glazing which creates a collection of windows that does not meet historic proportions, shapes and the rhythm of openings of the historic building. Staff recommends that the gable field have one or two rectangular windows with a four to six inch (4"-6") mullion between or that there be no windows. (Roof dormers could be added for additional light.) With this condition, the project meets section II.B.1.f.

**Materials, Texture, Details, and Material Color:** The foundation of the addition and the outbuilding will be split-face arriscraft renaissance masonry, the claddings brick and the roofs asphalt shingle, color not indicated. The eave soffits are noted as stucco, which is typically not recommended by stucco manufacturers for horizontal surfaces; therefore, staff recommends a cement fiber product. The porches will be capped with limestone and railings will be stainless steel. Portions of the porch posts are metal but not all

materials are indicated. Materials for garage and pedestrian doors and windows are not indicated. Existing window sashes and casements will be replaced. Walls will be brick.

The applicants proposes to paint the existing brick and the new brick. Although painting of existing brick is not reviewed in neighborhood conservation zoning overlays, staff advises not to paint historic brick as it will prevent the brick from wicking out water as it is designed to do. Painting of brick can cause splitting and spauling. If painted, staff advises that it should be a water-based stain, rather than paint, as it allows for the original texture to remain evident and that the color should match the color of the historic brick. The Commission does have the ability to review new masonry materials and colors; therefore Staff recommends not painting the new brick.

Outbuildings: Details and materials of the outbuilding are reviewed above.

Utilities: Utility location is not noted on the plans. Staff recommends a condition that the utilities be located on the side, beyond the midpoint of the house, or at the rear, if a new location is needed. With this condition, the project meets section II.B.1.i

Recommendation: Staff recommends approval with the conditions that:

- Staff provide review of materials including: final roof color, materials for windows, doors and posts, and brick and stone samples;
- The soffits be cement fiber rather than stucco;
- The new brick and stone not be painted;
- The windows within the outbuilding's gable field be removed or replaced with a window(s) that is appropriate in proportion and shape; and,
- Utilities be located beyond the mid-point of the house, if a new location is required.

With these conditions, Staff finds the project to meet the design guidelines for new construction/additions and outbuildings in the South Music Row Neighborhood Conservation Zoning Overlay.



Front of existing house, Current porch railings are not original.



Right side of house facing Dorothy. Applicant proposes to remove the white rear addition and the side ramp.



Rear yard.



Rear yard of neighboring house. Since many of these homes now have commercial use or multiple residential tenants, the rear yards are often fully captured for parking.



View of property from alley. Trash cans are located on the neighboring property.



Historic buildings across 17<sup>th</sup> Avenue South from the proposed project.



Vacant lot as seen from Dorothy.

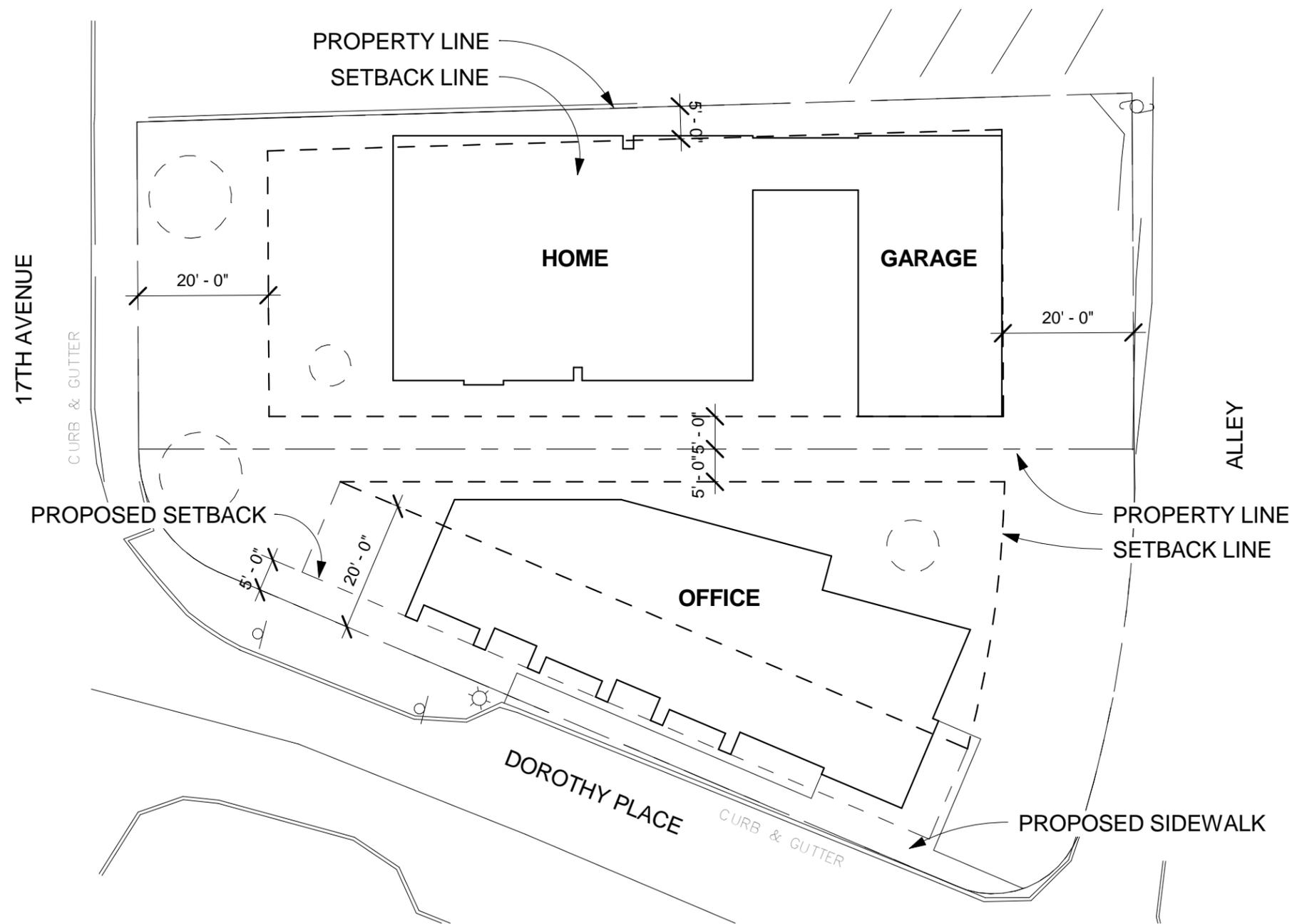


Vacant lot as seen from 17<sup>th</sup> Avenue South.



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1500 4TH AVENUE NORTH #101  
NASHVILLE TENNESSEE 37208  
615-244-9622



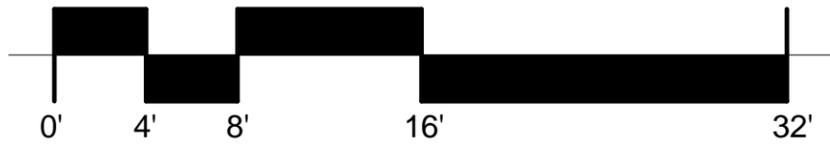
1 Architectural Site Plan  
1" = 20'-0"

# CLARK | POWELL ADDITION

1618 17TH AVE S  
NASHVILLE TENNESSEE

Architectural  
Site Plan

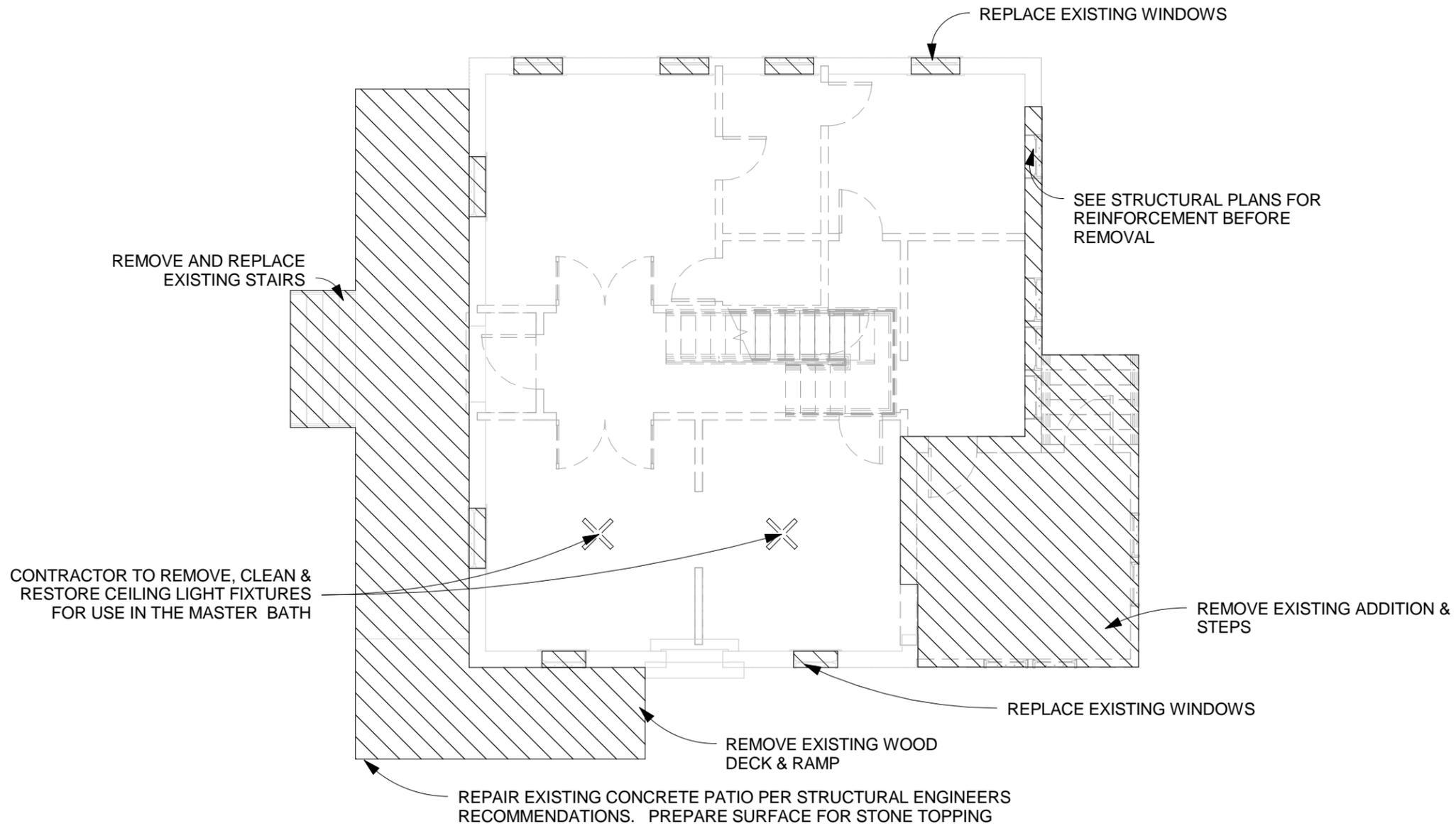
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NASHVILLE TENNESSEE 37208  
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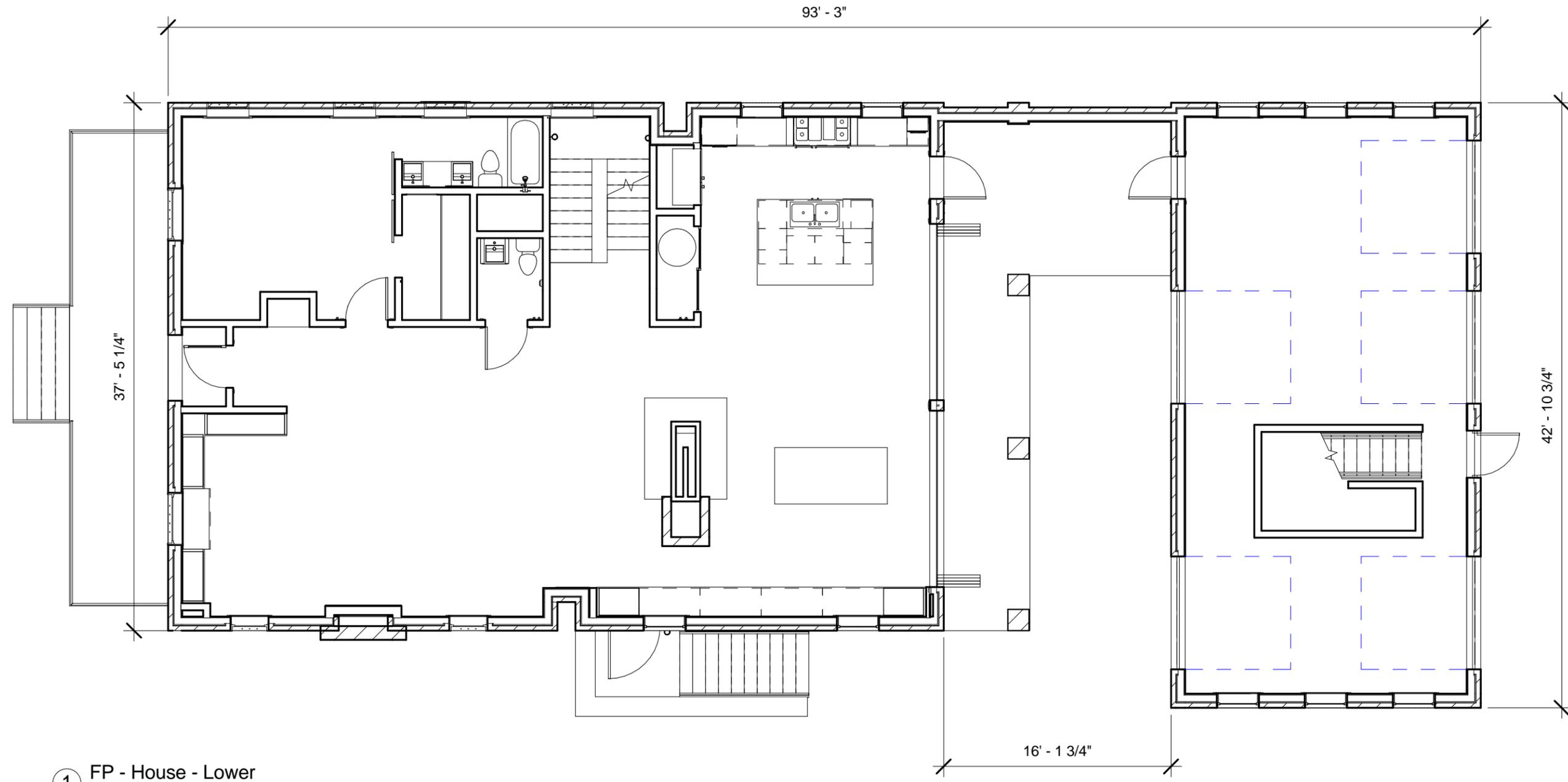
REMOVE ALL INTERIOR FINISHES, PLUMBING,  
ELECTRICAL & MECHANICAL SYSTEMS. REFER TO  
STRUCTURAL PRIOR TO REMOVAL OF ANY EXISTING  
COMPONENTS.



① Demolition Floor Plan  
1/8" = 1'-0"

**CLARK | POWELL ADDITION**

1618 17TH AVE S  
NASHVILLE TENNESSEE



① FP - House - Lower  
1/8" = 1'-0"



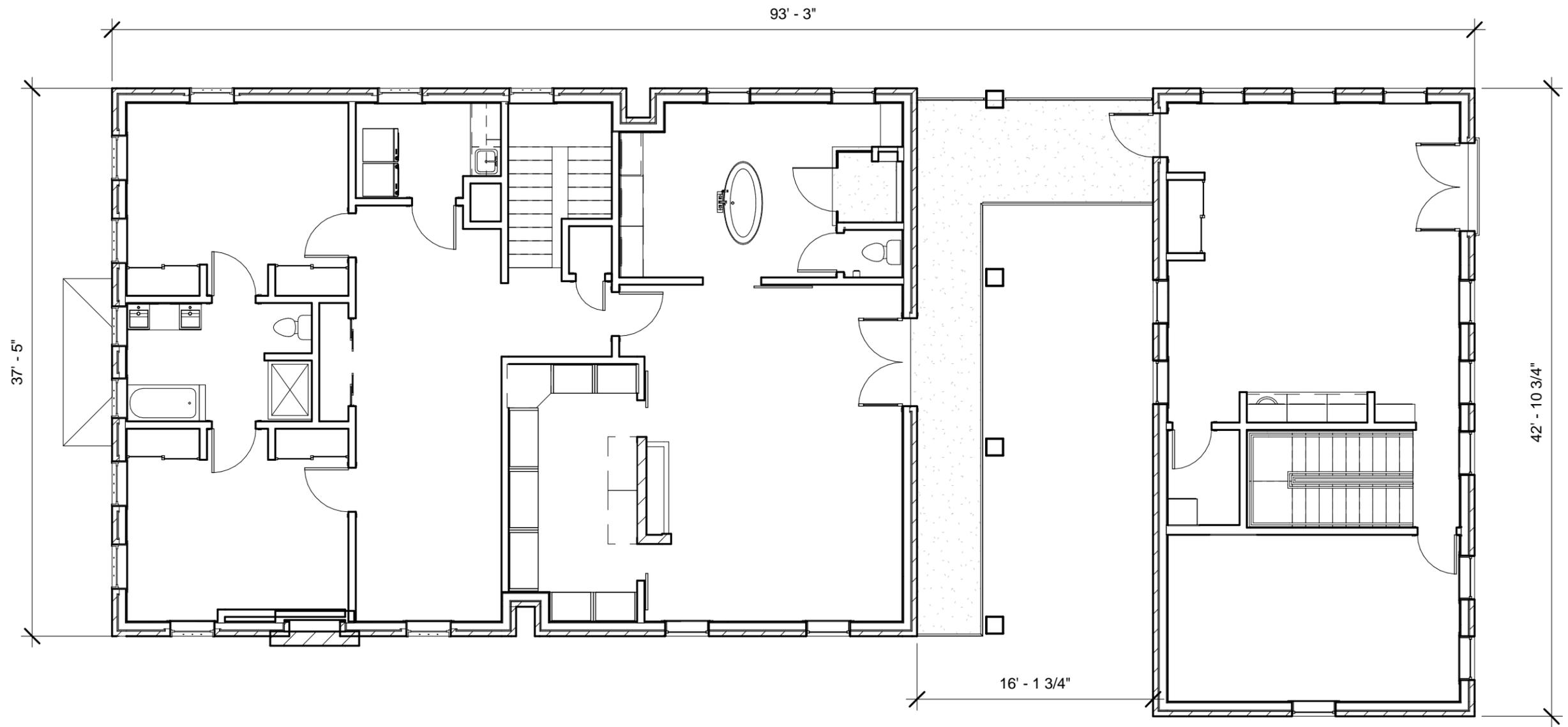
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NASHVILLE TENNESSEE 37208  
615-244-9622

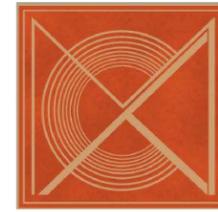
**CLARK | POWELL ADDITION**

1618 17TH AVE S  
NASHVILLE TENNESSEE

FP - House -  
Lower



① FP - House - Upper  
1/8" = 1'-0"



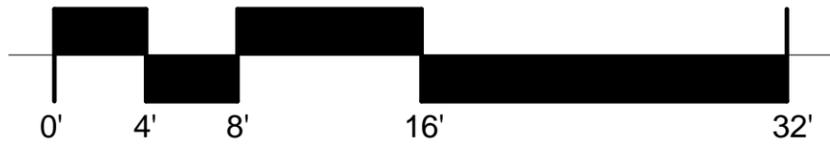
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**CLARK | POWELL ADDITION**

1618 17TH AVE S  
NASHVILLE TENNESSEE

FP - House -  
Upper



T/ROOF - EXIST  
31' - 3 3/4"

ROOF - EXIST  
20' - 0"

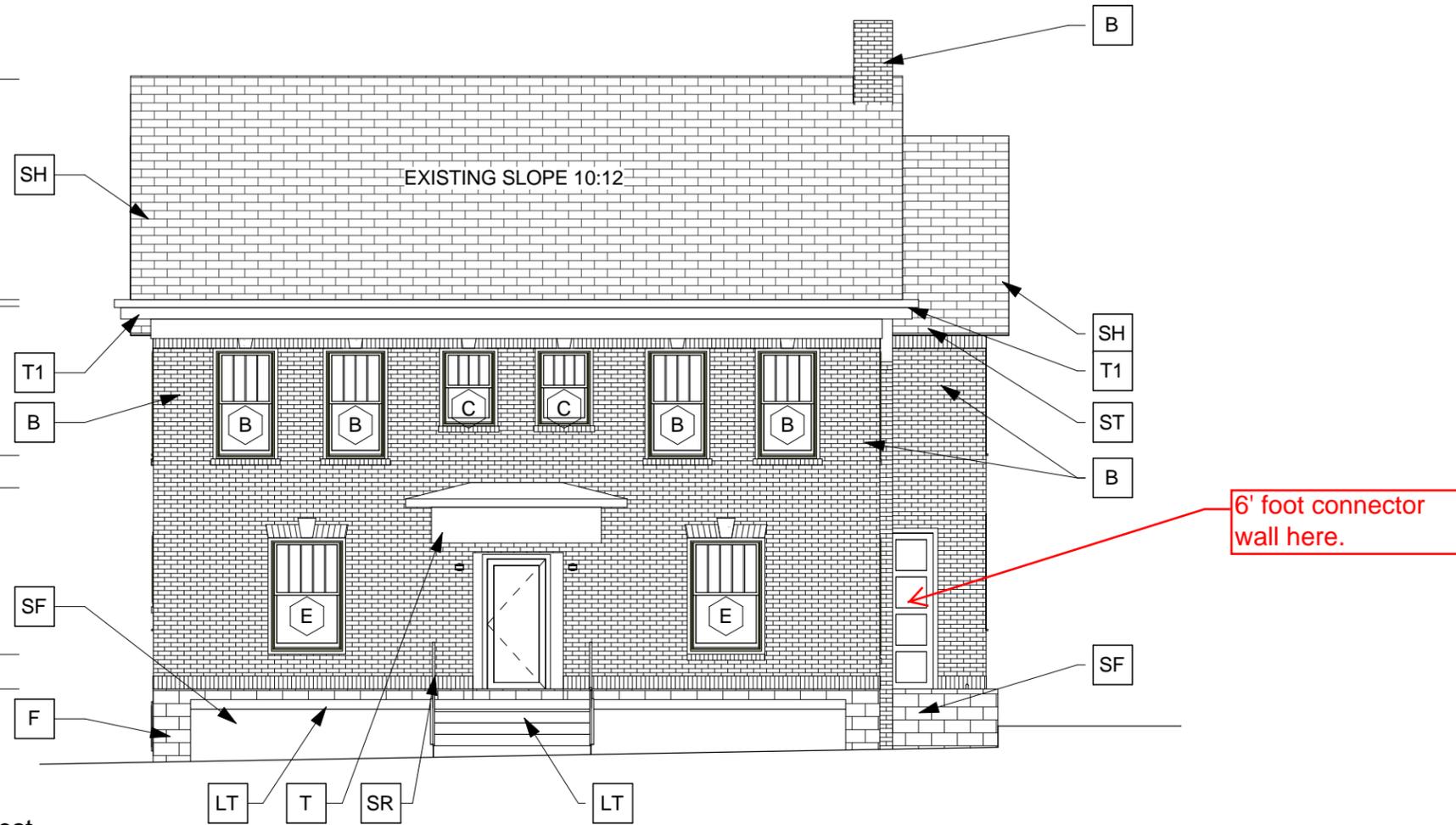
B/CEILING - EXIST  
19' - 7 3/4"

B/UPPER WINDOW - EXIST  
12' - 0"

UPPER FLOOR - EXIST  
10' - 4"

B/EXIST WINDOW  
1' - 9 1/4"

EXISTING FLOOR  
0"



1 EE - House - West  
1/8" = 1'-0"

## Elevation Key Notes

<b>B</b> BRICK (EXISTING BRICK TO BE PAINTED)	<b>SF</b> SPLIT-FACE ARRISCRAFT RENNAISSANCE MASONRY UNIT
<b>BM</b> BREAK METAL	<b>SH</b> ASPHALT SHINGLE ROOFING GAF TIMBERLINE ULTRA HD COLOR "___" OR EQUAL
<b>D</b> DOOR - PAINT COLOR	<b>SR</b> STAINLESS STEEL RAILING
<b>F</b> STONE FOUNDATION - EXISTING	<b>ST</b> STUCCO SHEET LATH WITH 3/8" RIB, DIAMOND MESS, ALL EDGES STAINLESS STEEL, WITH SMOOTH FLOAT FINISH
<b>GL</b> GLAZING	<b>T1</b> TRIM- PAINT COLOR
<b>LT</b> NEW 2" LIMESTONE TOPPING	

**T** PAINT TRIM



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# CLARK J POWELL ADDITION

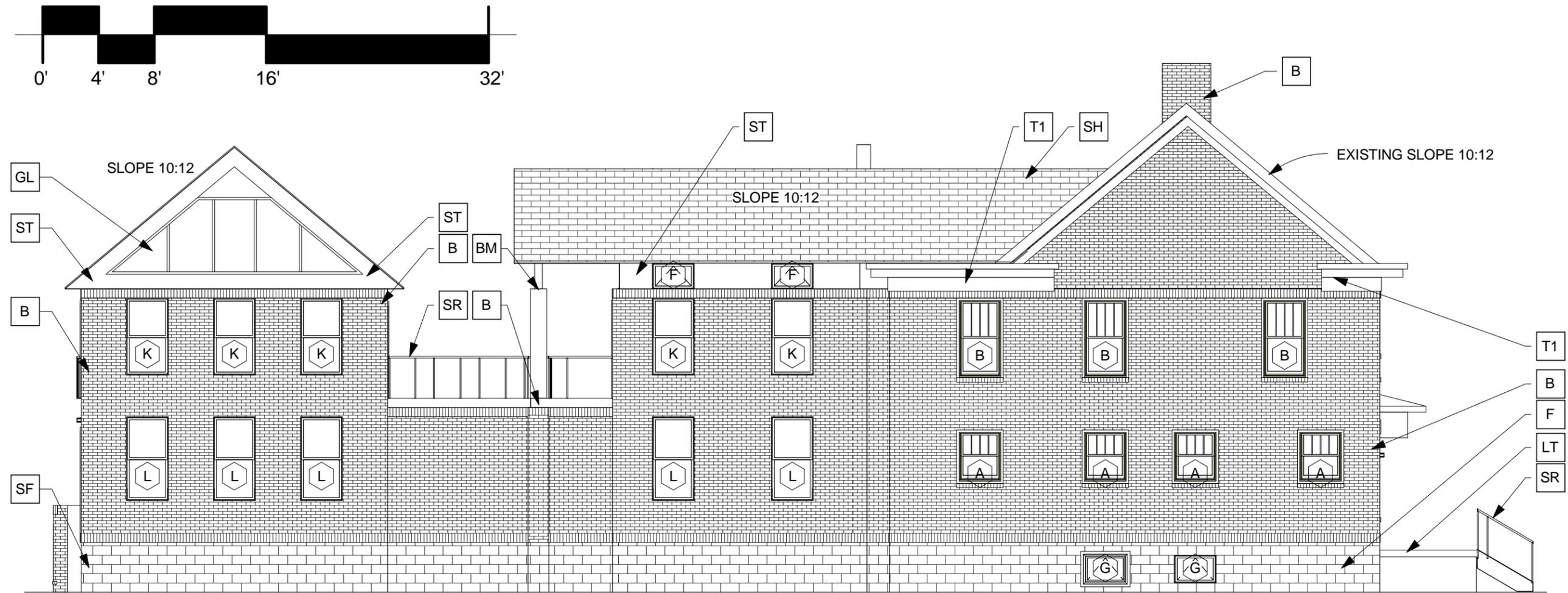
1618 17TH AVE S  
NASHVILLE TENNESSEE

House -  
Elevations

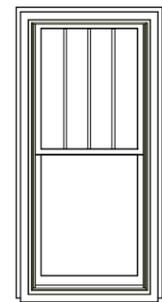


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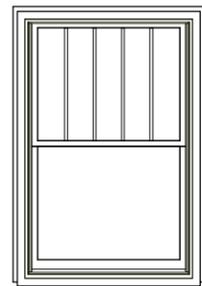
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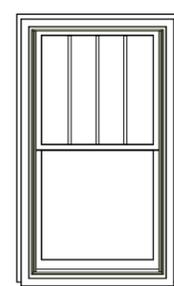
1 EE - House - North  
1/8" = 1'-0"



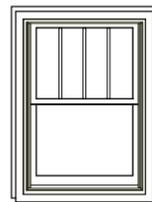
Type - B  
Metal Clad  
Replacement 4/1  
CMA trim : 36" x 72"



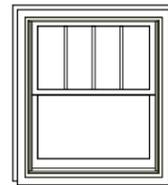
Type - E  
Metal Clad  
Replacement 4/1 w/  
CMA trim : 48" x 72"



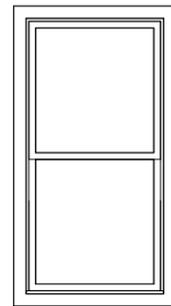
Type - B  
Metal Clad  
Replacement 4/1 w/  
CMA trim : 36" x 66"



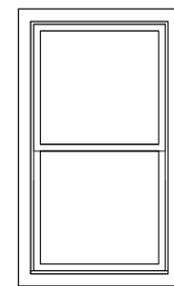
Type - C  
Metal Clad  
Replacement 4/1 w/  
CMA trim : 36" x 50"



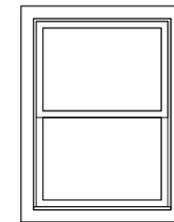
Type A  
Metal Clad  
Replacement 4/1 w/  
CMA trim : 36" x 42"



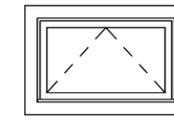
Type - L  
Metal Clad New 1/1  
w/ CMA trim no grills  
: 36" x 72"



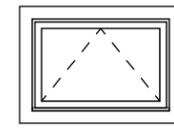
Type - K  
Metal Clad New 1/1  
w/ CMA trim no grills  
36" x 66"



Type - J  
Metal Clad New  
1/1 w/ CMA trim no  
grills : 36" x 50"



Type - F  
Metal Clad New -  
no ext trim : 22" x  
36"

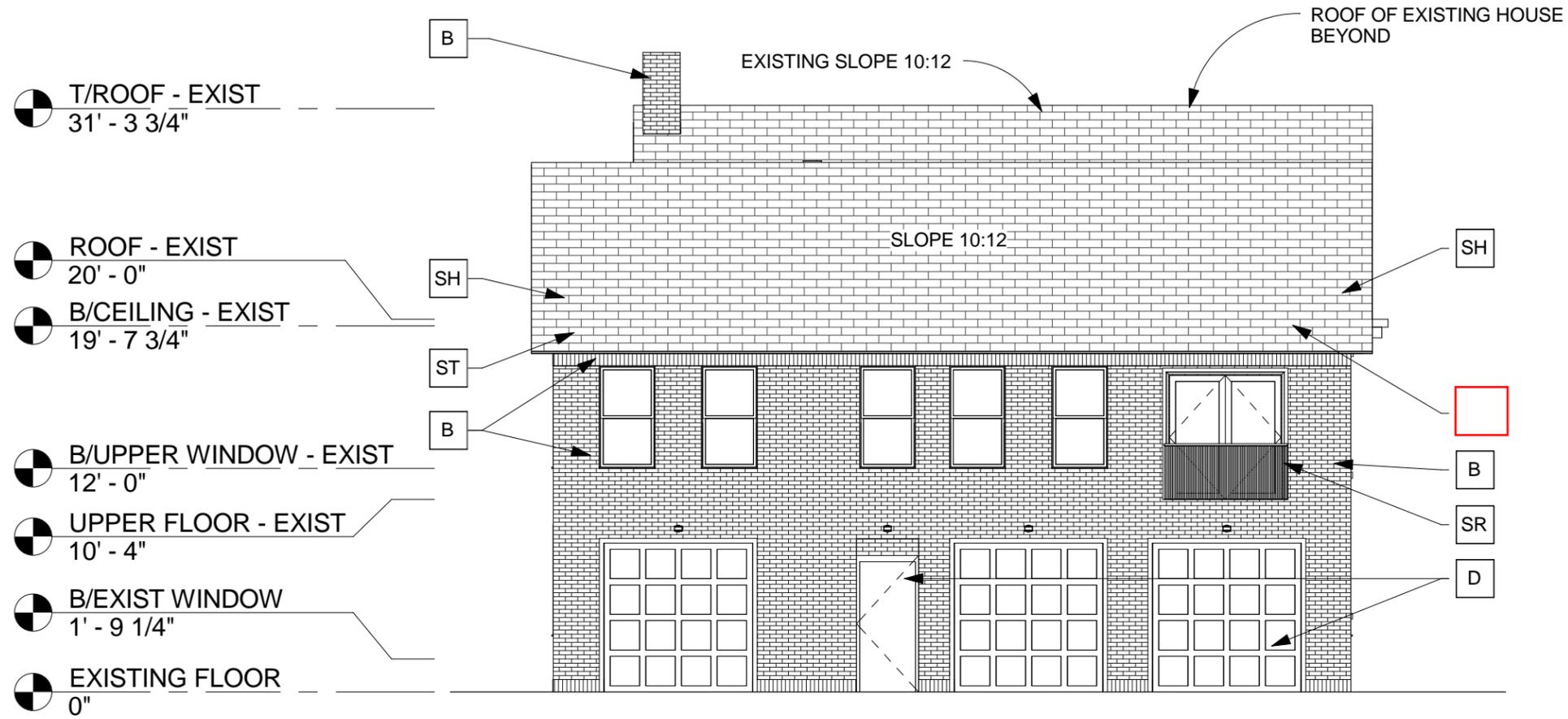


Type - G  
Metal Clad New -  
no ext trim : 36" x  
24"

# CLARK | POWELL ADDITION

1618 17TH AVE S  
NASHVILLE TENNESSEE

House -  
Elevations



T/ROOF - EXIST  
31' - 3 3/4"

ROOF - EXIST  
20' - 0"

B/CEILING - EXIST  
19' - 7 3/4"

B/UPPER WINDOW - EXIST  
12' - 0"

UPPER FLOOR - EXIST  
10' - 4"

B/EXIST WINDOW  
1' - 9 1/4"

EXISTING FLOOR  
0"

1 EE - House - East  
1/8" = 1'-0"

### Elevation Key Notes

<b>B</b> BRICK (EXISTING BRICK TO BE PAINTED)	<b>SF</b> SPLIT-FACE ARRISCRAFT RENNAISSANCE MASONRY UNIT
<b>BM</b> BREAK METAL	<b>SH</b> ASPHALT SHINGLE ROOFING GAF TIMBERLINE ULTRA HD COLOR "___" OR EQUAL
<b>D</b> DOOR - PAINT COLOR	<b>SR</b> STAINLESS STEEL RAILING
<b>F</b> STONE FOUNDATION - EXISTING	<b>ST</b> STUCCO SHEET LATH WITH 3/8" RIB, DIAMOND MESS, ALL EDGES STAINLESS STEEL, WITH SMOOTH FLOAT FINISH
<b>GL</b> GLAZING	<b>T1</b> TRIM- PAINT COLOR
<b>LT</b> NEW 2" LIMESTONE TOPPING	



CMARCHITECTSPLLC

1500 4TH AVENUE NORTH #101  
NASHVILLE TENNESSEE 37208  
615-244-9622

# CLARK | POWELL ADDITION

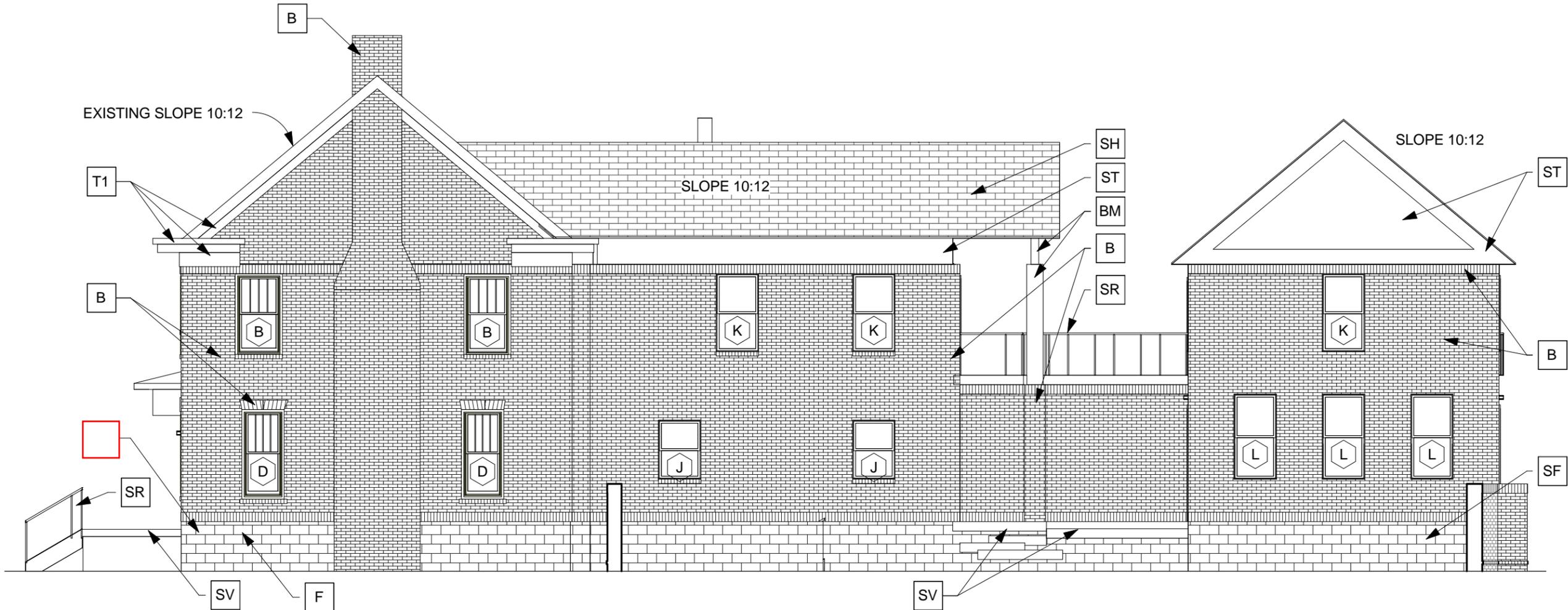
1618 17TH AVE S  
NASHVILLE TENNESSEE

House -  
Elevations



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1500 4TH AVENUE NORTH #101  
NASHVILLE TENNESSEE 37208  
615-244-9622



1 EE - House - South  
1/8" = 1'-0"

## Elevation Key Notes

B	BRICK (EXISTING BRICK TO BE PAINTED)	SF	SPLIT-FACE ARRISCRAFT RENNAISSANCE MASONRY UNIT
BM	BREAK METAL	SH	ASPHALT SHINGLE ROOFING GAF TIMBERLINE ULTRA HD COLOR "___" OR EQUAL
D	DOOR - PAINT COLOR	SR	STAINLESS STEEL RAILING
F	STONE FOUNDATION - EXISTING	ST	STUCCO SHEET LATH WITH 3/8" RIB, DIAMOND MESS, ALL EDGES STAINLESS STEEL, WITH SMOOTH FLOAT FINISH
GL	GLAZING	T1	TRIM- PAINT COLOR
LT	NEW 2" LIMESTONE TOPPING		

# CLARK | POWELL ADDITION

1618 17TH AVE S  
NASHVILLE TENNESSEE

House -  
Elevations