

MEGAN BARRY
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

2403 Barton Avenue

August 17, 2016

Application: Demolition; New construction – addition and outbuilding

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10411032000

Applicant: John TeSelle, Architect

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to demolish a non-contributing house and outbuildings and to construct a new house and outbuilding. The new house will be one story tall, brick, with a side gabled roof. The outbuilding will not be used as a detached accessory dwelling unit.

Recommendation Summary: Staff recommends approval of the proposed demolition and new construction with the following conditions:

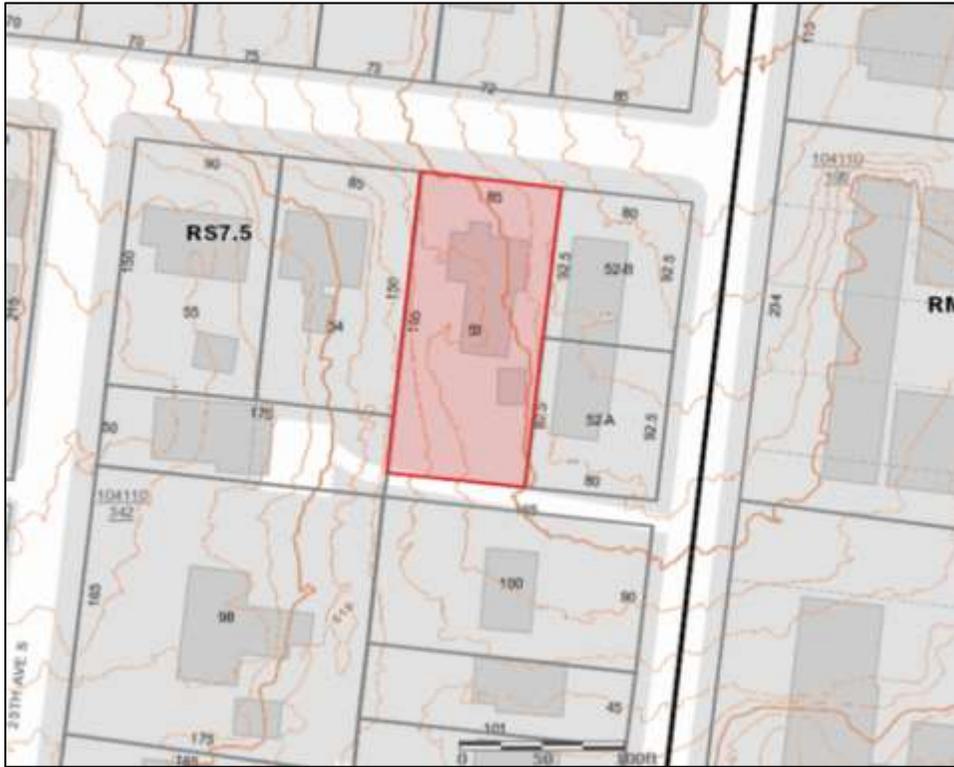
- The floor level shall be constructed at height consistent with adjacent houses, to be verified by Staff;
- Brick color and texture shall be approved by staff;
- Window and door selections on the house and outbuilding shall be approved by staff;
- Front porch railings shall be approved by Staff;
- The right side driveway shall extend at least to the mid-point of the house; and
- The HVAC shall be located at or behind the midpoint of the building.

Meeting those conditions, Staff finds that the proposal meets the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Attachments

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

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 NEW CONSTRUCTION

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.

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.

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven

hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials and Details

· 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.

· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

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. Decorative raised panels on publicly visible garage doors are generally not appropriate.

· 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.

Outbuildings: Siding and Trim

· Brick, weatherboard, and board-and-batten are typical siding materials.

· 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) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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.*

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

At least one side setback a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.

· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

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.

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: The building at 2403 Barton Avenue is a one story brick house, constructed circa 1955. The construction is more recent than the than the majority of the neighborhood (the period of significance is 1910-1941), and does not have the architectural character of the traditional styles that make up the context of the area.



Analysis and Findings: The applicant is proposing to demolish the house and outbuildings and to construct a new house and outbuilding.

Demolition: The house at 2403 Barton Avenue was constructed circa 1955, and is typical of the Minimal Traditional style that was prevalent at that time. This house is lacking in the architectural features of the traditional styles that make up the bulk of the neighborhood, mainly Craftsman and Tudor Revival houses built in the 1910s and 1920s.

The existing outbuildings are more recent as well and are not compatible with the architectural history of the neighborhood. Because the buildings are not historic and do not contribute to the historic character of the neighborhood, Staff finds that their demolition meets section III.B.2.b of the design guidelines.

Height & Scale: The new house will be one story and will be twenty-two feet (22') tall from grade at the right side where the lot is highest, with the lot dropping approximately five feet (5') to the left. The rear-projecting wing will have a gabled roof with a ridge height of nineteen feet (19'). Even with the additional height on the left the house will be compatible with surrounding houses, as the context includes one and two story houses ranging between twenty feet (20') and thirty-seven feet (37') tall. The floor level of the new house will be elevated approximately fourteen inches (14") above grade, with two steps leading down from the front porch. This floor level is consistent with surrounding historic houses. Staff asks to verify during construction that the floor level is built to a height consistent with adjacent houses.

At the front, the building will be fifty-eight feet, six inches (58'-6") wide. This is compatible with the context as nearby historic houses on similar lot sizes range between fifty feet (50') and sixty-two feet (62') wide. The front component of the house will extend approximately thirty feet (30') back and then the sides will step in eighteen inches (18") on the left and twenty-six feet (26') on the right. The narrower wing of the house then extends back roughly fifty-four feet (54'). Because this wing is narrower and shorter, and because the material changes from the front section of the house, it will appear to diminish in scale toward the rear. Staff finds that the scale of the proposed new building meets sections II.B.1.a. and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill will have side setbacks of five feet (5') on the left side and twenty feet (20') on the right side. This meets the base zoning setback requirements and maintains the rhythm of spacing on the block, as other houses nearby are built off-center on their lots with side-yard driveways. The leading front edge of the building is proposed to be set back approximately fifty-one feet (51') from the front property line.

	Front Setback	Left Setback	Right Setback	Rear Setback
Bulk Standards	Average of adjacent	5'	5'	20'
Proposed	51'	5'	20'	61'
Range of historic on block face	50'-53'	5'-20'	5'-20'	45'-85'

Staff finds these setbacks to be compatible with the surrounding context and to meet section II.B.1.c of the design guidelines.

Materials: The primary exterior material of the new house will be brick. The foundation will also be brick, but with a different color and texture to differentiate it from the primary wall material. Staff asks to approve the colors and textures of the brick before purchase. The rear wing of the building will be clad in smooth face cement fiber or composite siding with five inch (5") exposure and cement-fiber or composite panel siding. The trim and cornerboards will be cement-fiberboard or composite. Cement-fiber cladding has been approved previously, but the composite material may not have been. For any new material, Staff asks that material samples be provided for Staff review prior to purchase and installation. The roof will be standing-seam metal, which is found on historic houses nearby. The front porch roof will also be metal, the porch floor will be concrete, and the porch railing material is not indicated. The window and door selections have not been indicated, therefore staff asks to approve the final selections prior to purchase and installation. The chimney is metal, which is not a typical material; however, it reads more as a vent than a traditional chimney; therefore staff finds the material to be appropriate. With staff's final approval of the brick, porch railing and the window and door selections, staff finds that the known materials meets section II.B.1.d of the design guidelines.

	Proposed	Color/Texture/Make/Manufacturer	Appropriate or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Needs final approval	Yes	X
Cladding	Brick	Needs final approval	Yes	X
Secondary Cladding	Cement fiber or composite vertical siding, clapboard,	Smooth faced	Unknown	X

	panels			
Roofing	Metal	Gray	Yes	X
Chimney	Metal	Gray, round	Yes	
Trim	Cement Fiberboard	Smooth faced	Yes	X
Front Porch floor/steps	Concrete	Natural Color	Yes	
Front Porch Railing	Wood	Needs final approval	Unknown	X
Front Porch Roof	Metal	White	Yes	
Side Deck	Wood		Yes	
Windows	Aluminum clad or wood	Needs final approval	Unknown	X
Primary/ front door	Aluminum clad or wood	Needs final approval	Unknown	X
Side/rear doors	Not indicated	Needs final approval	Unknown	X
Driveway	Right-front	Material needs approval	Unknown	X
Walkway	Center-front	Material needs approval	Unknown	X
Fence/wall	Portions of existing to remain		Yes	

With staff's final approval of the brick, porch railing, siding, and the window and door selections, staff finds that the known materials meets section II.B.1.d of the design guidelines.

Roof form: The primary roof on the new house will be a side-oriented gable with a 9:12 pitch, with a secondary gabled wing projecting from the rear. The roofs will have a very shallow eave, a condition found on several historic houses in the surrounding area. There will be a round metal chimney in the front slope of the roof, and the front porch will have a flat cantilevered roof. These features will resemble the vents and other related roof features found on surrounding historic buildings. Staff finds the roofs of the proposed infill would meet section II.B.1.e of the design guidelines.

Orientation: The house will face Barton Avenue directly, with the entrance inside the recessed vestibule. An existing curb cut on the right side of the house will be retained with a new driveway replacing the existing in the same location, with a new concrete walkway leading from the street to the front porch.

Orientation elements of principal building	Proposed?
Principle entrance addressing the street	X
Front porch/stoop or hood	X

Walkway leading to street	X
Parking location	Side driveway

As front yard parking is not typical of the area, Staff recommends that existing driveway not be shortened and that it extends to at least the mid-point of the house. With the condition that the driveway is not shortened, staff finds that the infill’s orientation meets section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings: Flanking the recessed vestibule on the front elevation are two window features. The one on the right is a single large picture window, and though the window is square it is set in a rectangular opening with a panel above to give the appearance of verticality. On the left side is a series of four windows which read as modern interpretation of a ribbon of windows. Staff finds the project to meet section II.B.1.g of the design guidelines. The side elevations have appropriate proportions and there will be no large expanses of wall space without a window or door opening, meeting that guideline.

Appurtenances & Utilities: The proposal indicates that the HVAC units will be located on the left side of the house. Staff recommends that the HVAC be located at or behind the midpoint of the building. Portions of the existing privacy fence on the right side and rear will be retained, with new fence on the left side added to match. With a condition that the HVAC is located at or behind the midpoint of the building, Staff finds that the known appurtenances meet section II.B.1.i of the design guideline.

Outbuildings: The proposal also includes building a one-story detached shed behind the house. The building will have a three hundred square foot (300 s.f.) footprint, a ridge height of fourteen feet (14’) and an eave height of nine feet (9’). The materials of the outbuilding will match those of the house, including a metal roof and cement-fiber siding. The window and door selections have not been indicated, therefore staff asks to approve the final selections prior to purchase and installation. The location of the outbuilding is detailed in the chart below:

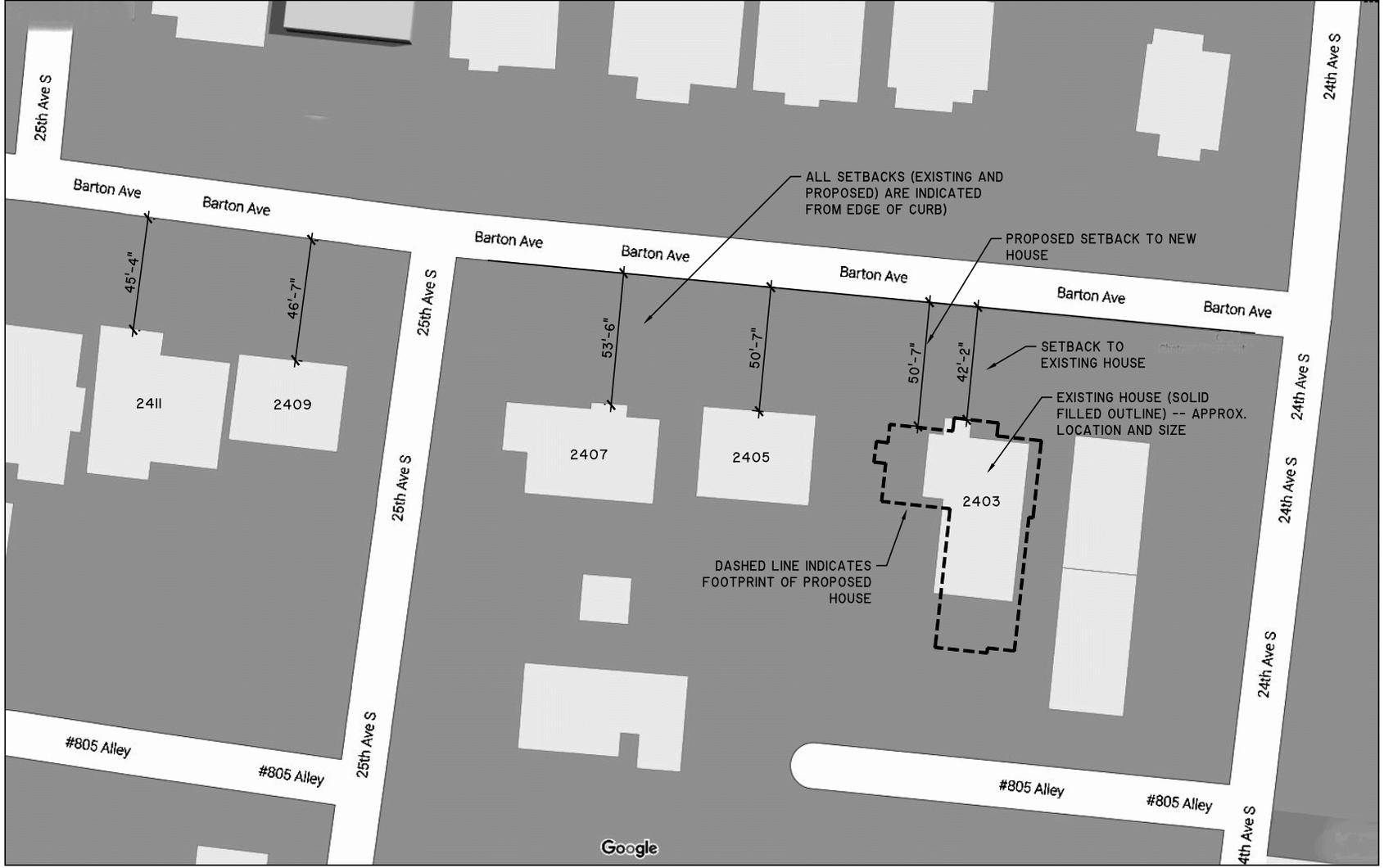
	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20’	20’
Rear setback	3’	20’
L side setback**	3’	5’
R side setback**	3’	66’
How is the building accessed?		No vehicle door

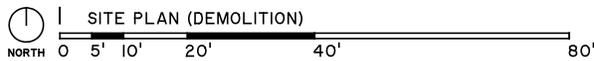
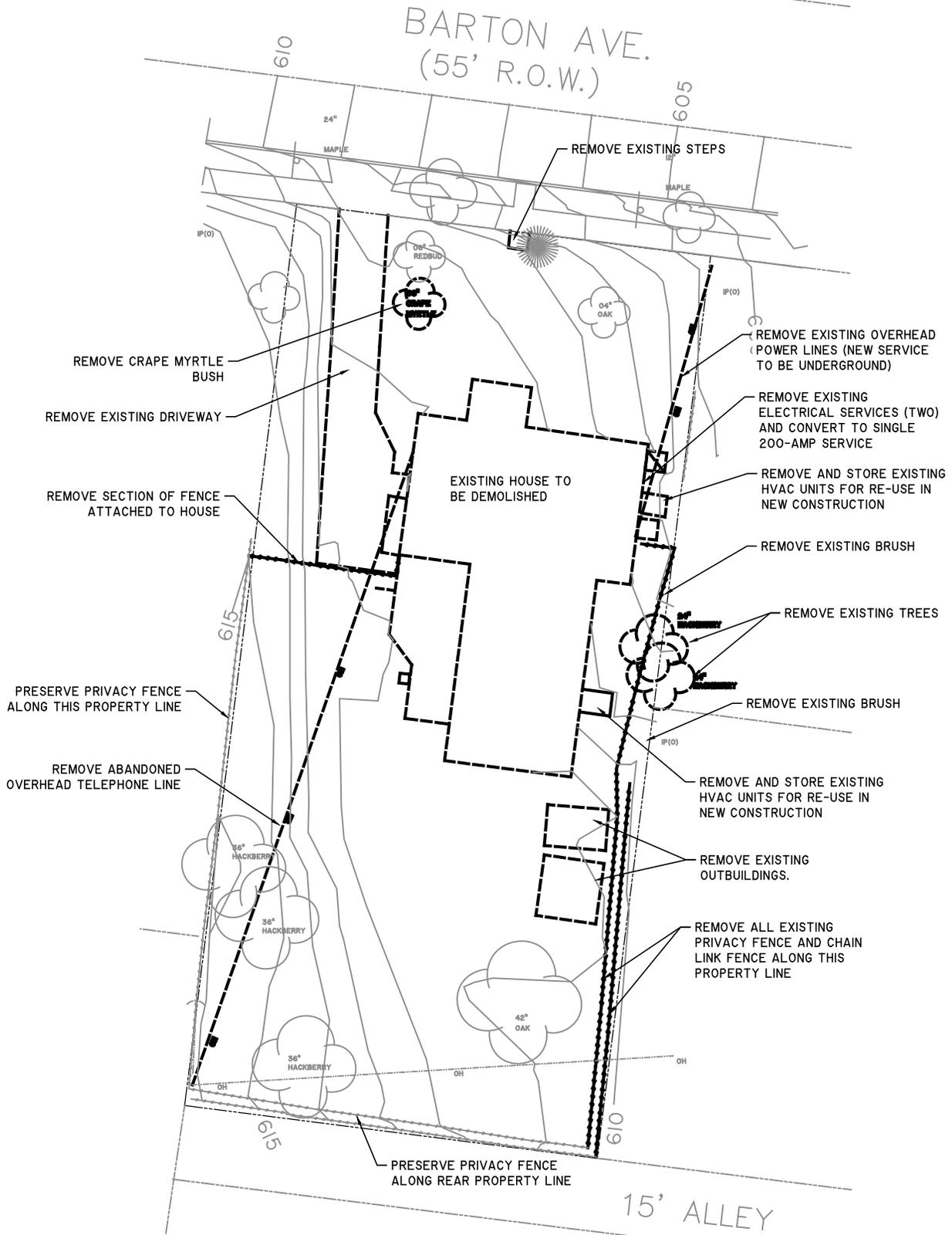
With staff’s final approval of the the window and door selections, staff finds that the outbuilding meets section II.B.1.h of the design guidelines.

Recommendation: Staff recommends approval of the proposed demolition and new construction with the following conditions:

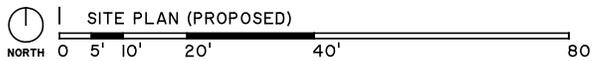
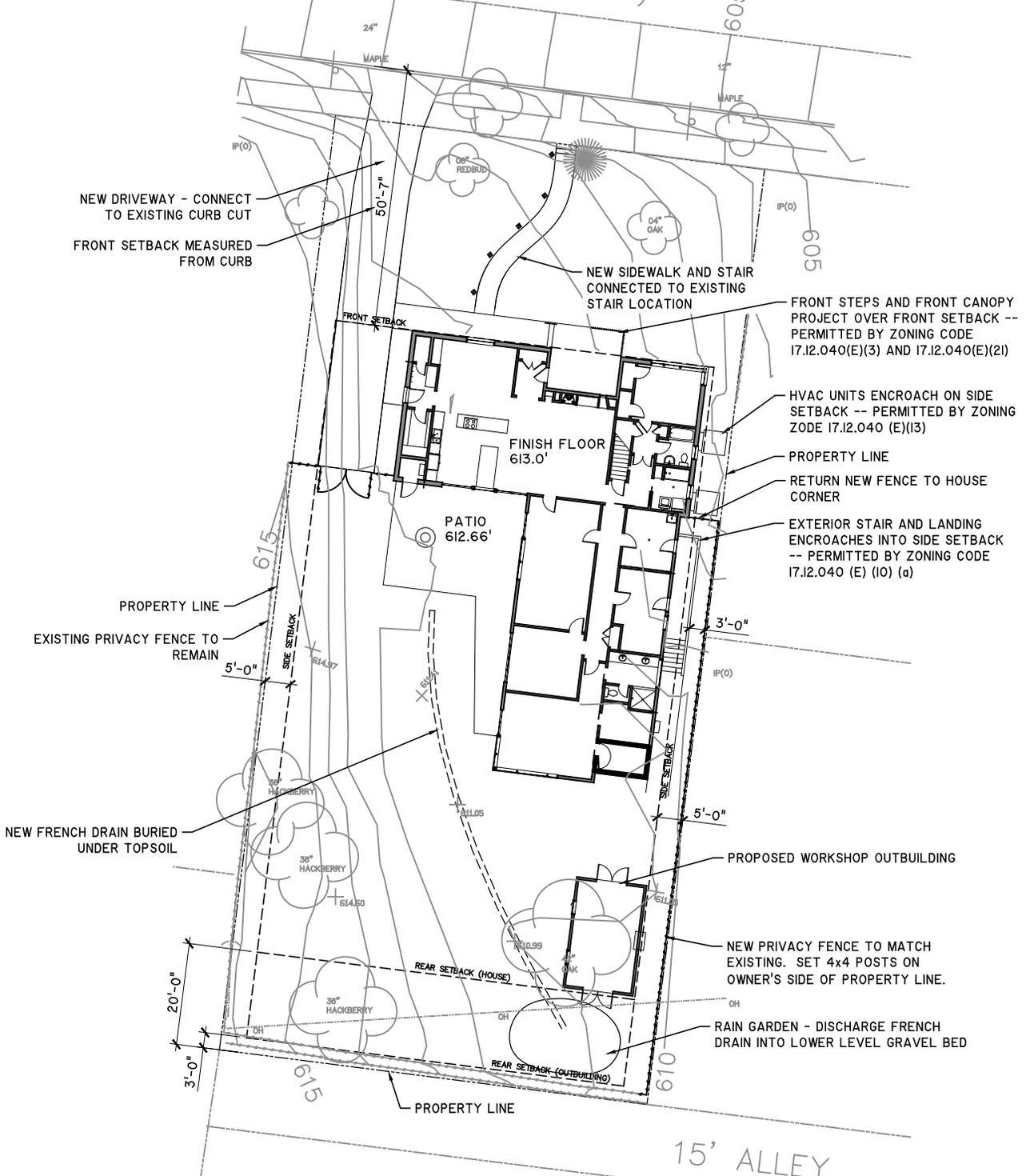
- The floor level shall be constructed at height consistent with adjacent houses, to be verified by Staff;
- Brick color and texture shall be approved by staff;
- Window and door selections on the house and outbuilding shall be approved by staff;
- Front porch railings shall be approved by Staff;
- The right side driveway shall extend at least to the mid-point of the house; and
- The HVAC shall be located at or behind the midpoint of the building.

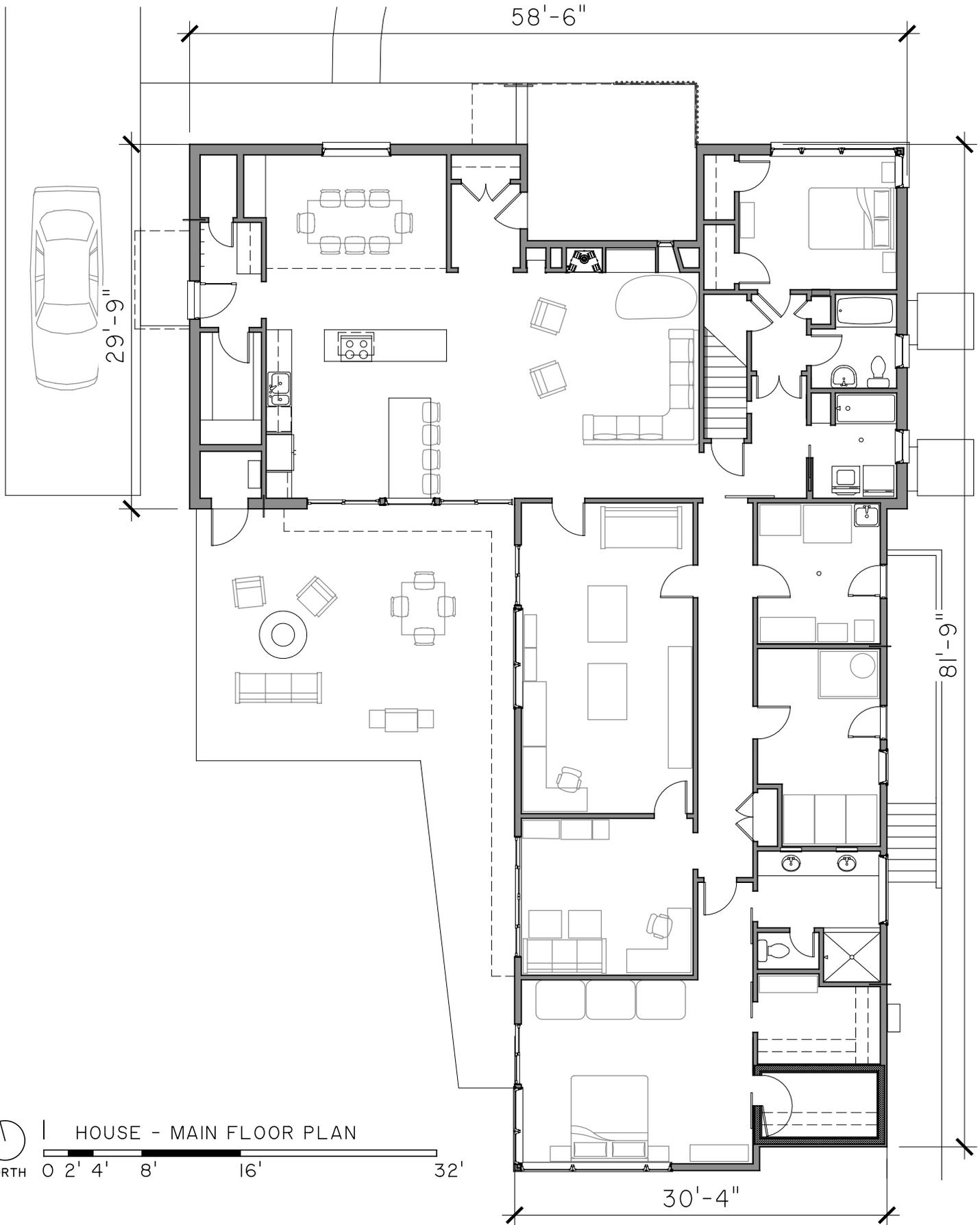
Meeting those conditions, Staff finds that the proposal meets the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

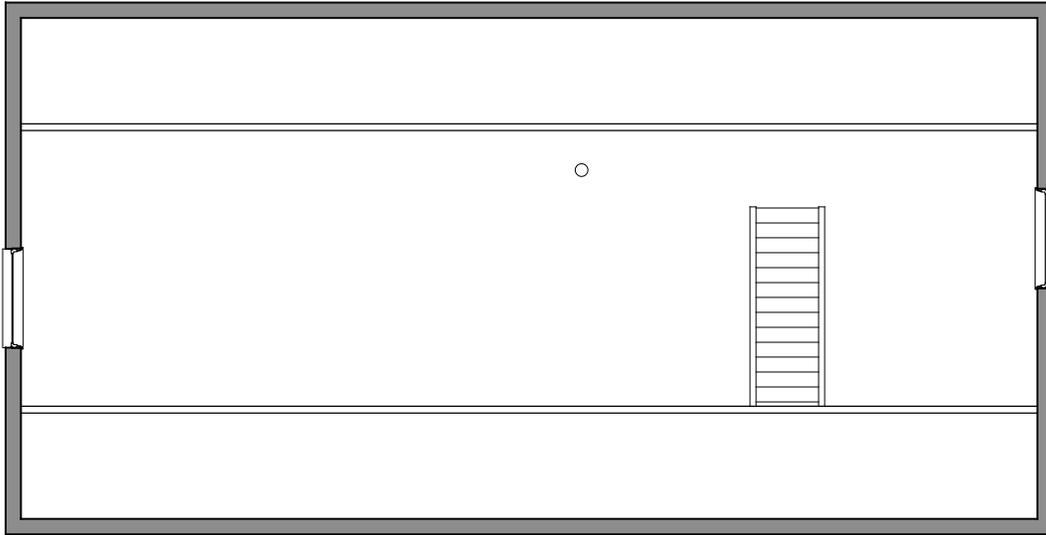




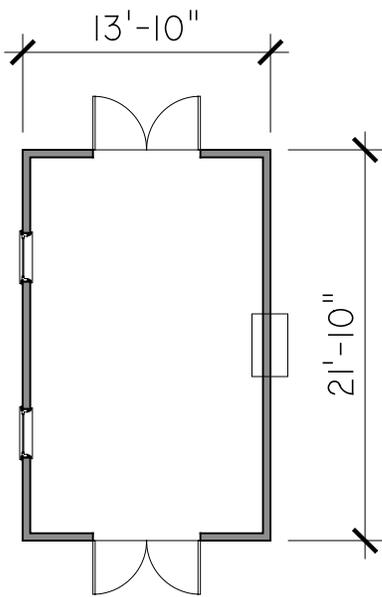
BARTON AVE.
(55' R.O.W.)



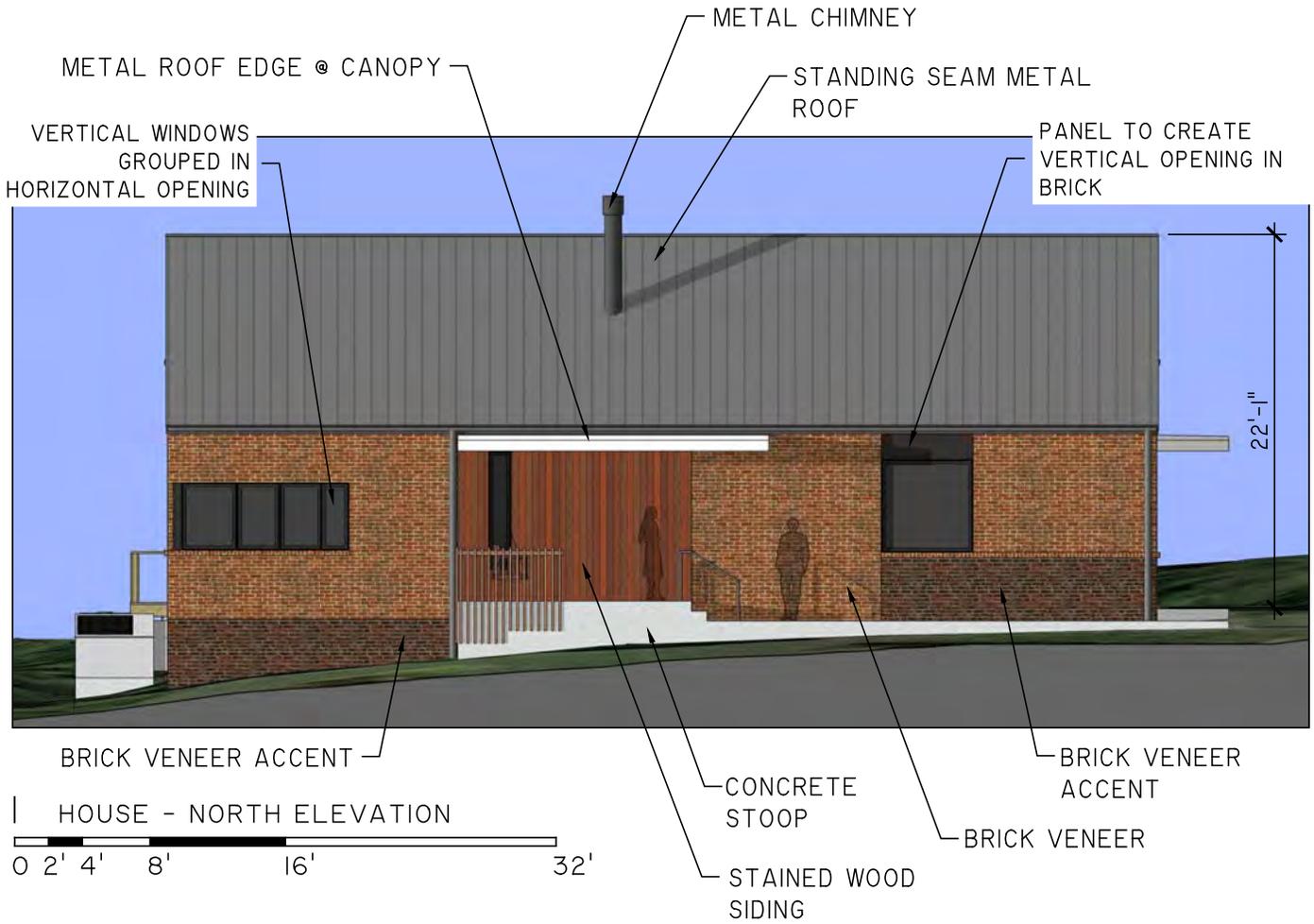


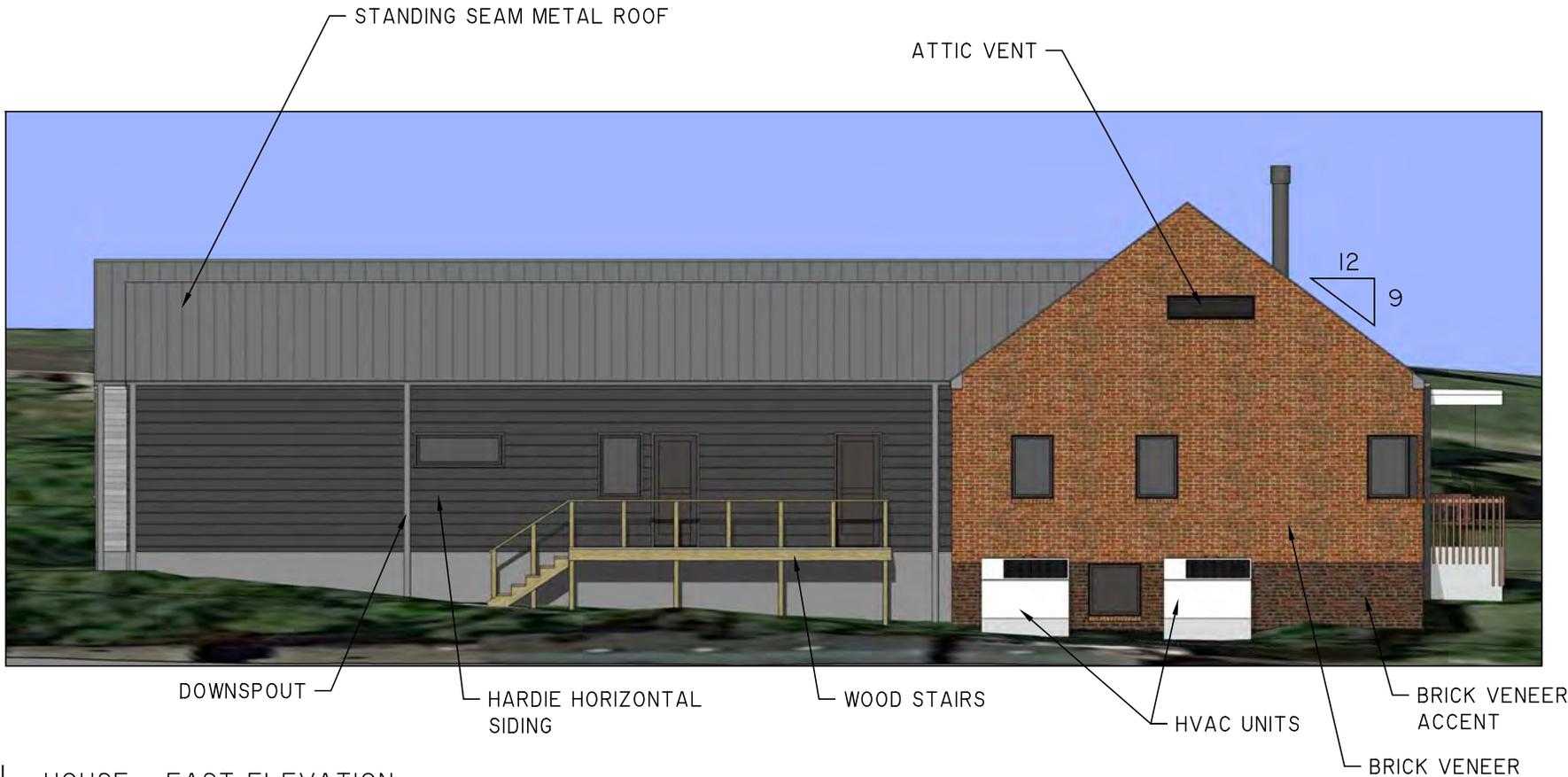



2 HOUSE - ATTIC FLOOR PLAN
 NORTH 0 2' 4' 8' 16' 32'




1 WORKSHOP FLOOR PLAN
 NORTH 0 2' 4' 8' 16' 32'

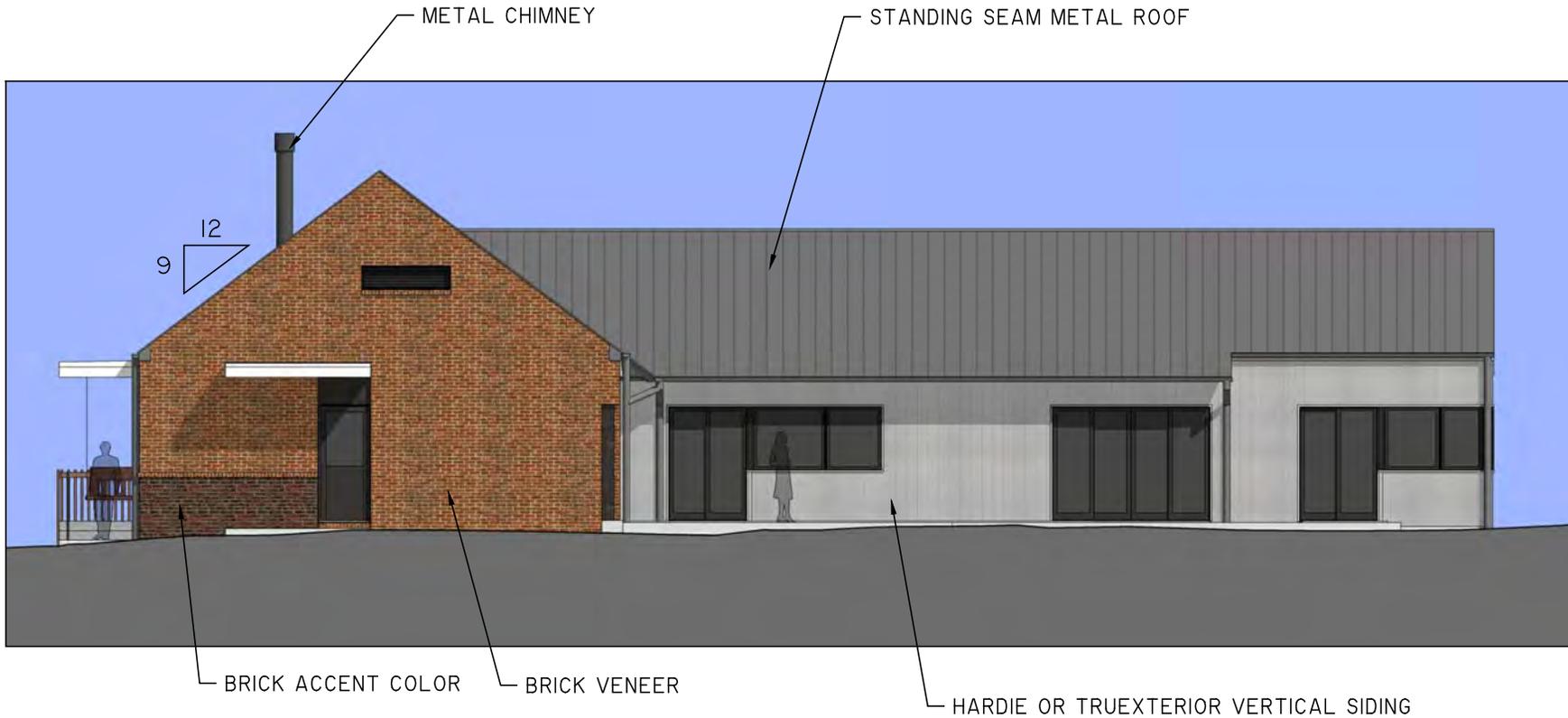




HOUSE - EAST ELEVATION



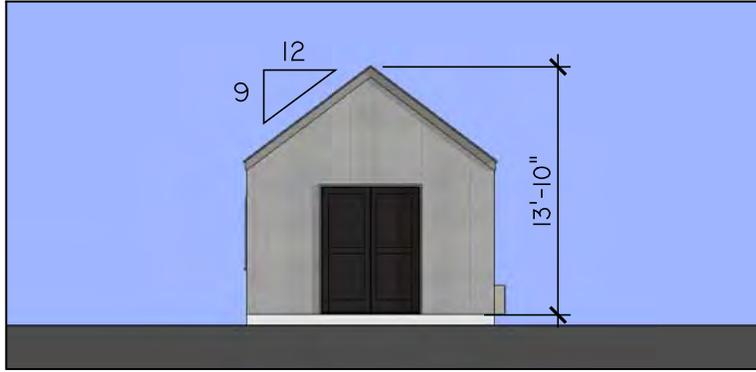
WINDOWS AND PATIO DOORS SHALL BE ALUMINUM-CLAD WOOD (EITHER MARVIN "NEXT GENERATION" OR JELD-WEN "SITE LINE" OR "SITE LINE EX")



HOUSE - WEST ELEVATION



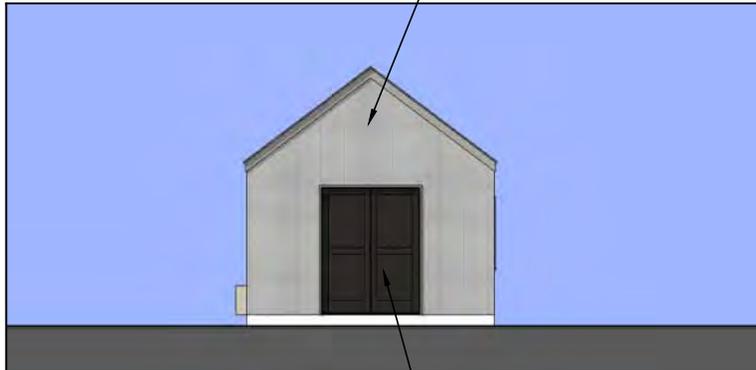
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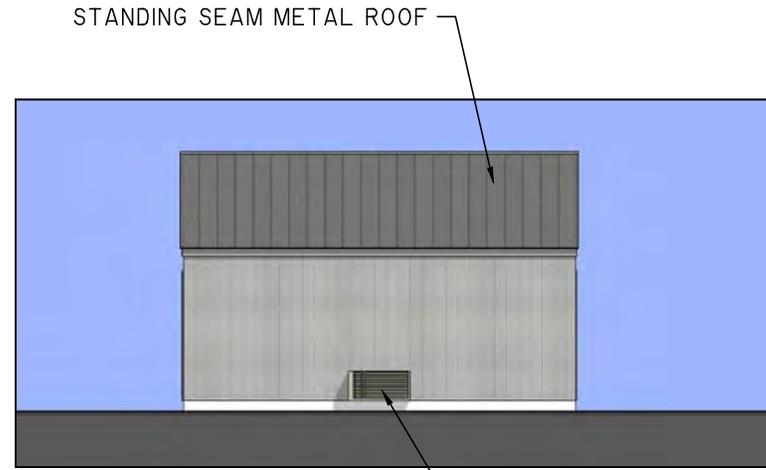
3 WORKSHOP - SOUTH ELEVATION



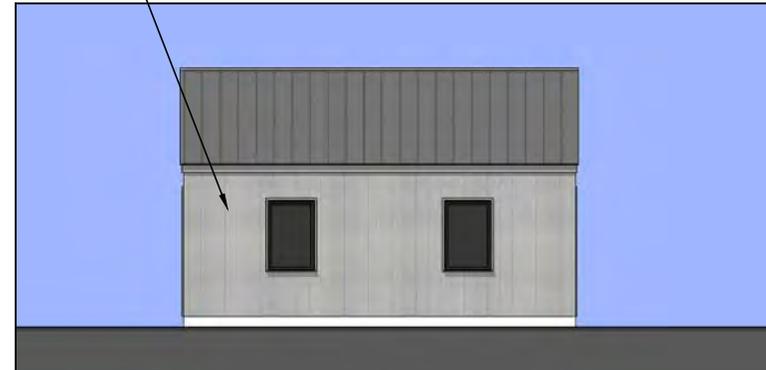
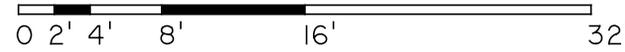
WINDOWS SHALL BE ALUMINUM-CLAD WOOD (EITHER MARVIN "NEXT GENERATION" OR JELD-WEN "SITE LINE" OR "SITE LINE EX")



1 WORKSHOP - NORTH ELEVATION



4 WORKSHOP - EAST ELEVATION



2 WORKSHOP - WEST ELEVATION





2 PERSPECTIVE VIEW



PERSPECTIVE VIEW



2 PERSPECTIVE VIEW



PERSPECTIVE VIEW





Existing outbuildings to be demolished



Existing house to be demolished

Existing outbuildings to be demolished



3105 Acklen - Built approx. 1935



3105 Acklen - Built approx. 1935





418 Fairfax - Built approx. 1940



Multiple vertical windows combined in horizontal opening

504 Fairfax - Built approx. 1950



414 Fairfax - Built approx. 1935



415 Fairfax - Built approx. 1930



400 Fairfax - Built approx. 1935

Multiple vertical windows combined in horizontal opening



412 Fairfax - Built approx. 1935