



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

STAFF RECOMMENDATION
320 South 19th Street
March 20, 2013

Application: New construction—infill and accessory structure
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08314028100
Applicant: John Root, RootArch
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a single-family house and an accessory structure.</p>	<p>Attachments A: Site Plan B: Elevations</p>
<p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff review the asphalt shingle color, porch floor material, material of the rear deck and balcony, and the material and specifications for all windows and doors; 2. The mechanicals be located on the side beyond the midpoint of the house or at the rear; 3. The garage have two separate vehicular doors; and 4. The driveway be concrete strips until at least the front line of the house. 	
<p>With these conditions, staff finds that the project meets II.B. and IV. B. of the <i>Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

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*

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

7. 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.

8. Outbuildings

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, 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.

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.

- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

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.

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.

Public Spaces

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

Background: A brick one-story, non-contributing house at 320 South 19th Street was approved for demolition by Staff on March 12, 2013 (See Figure 1). The structure was constructed c. 1958, outside the period of significance for the Lockeland Springs-East End neighborhood. Also on the site was a one-story shed that is not historic.



Figure 1. 320 South 19th Street Site

Analysis and Findings:

Application is to construct a single-family house and an accessory structure.

Demolition: The primary structure at 320 South 19th Street was constructed c. 1958, outside the period of significance for the Lockeland Springs-East End neighborhood. Its materials, roof form, orientation, and date of construction did not meet the historic context, and the structure did not contribute to the historic character of the historic zoning overlay (See Figure 2). Also on the site was a one-story shed that does not contribute to the historic character of the neighborhood (See Figure 3). Demolition of both was approved administratively.



Figure 2. The existing structure's materials, roof form, orientation, and date of construction do not match the historic context.



Figure 3. The shed at west end of the property will be demolished.

Orientation: The site is located at the northwest corner of South 19th Street and Boscobel Street. The existing structure has a South 19th Street address is and oriented towards

South 19th Street. The new primary structure is proposed to be oriented towards Boscobel Street. Staff finds the orientation of structure to face Boscobel Street to be appropriate because the houses on the three other corners of this intersection all face Boscobel Street (see Figures 4 – 6). The only house in the immediate area that faces South 19th Street is the neighboring house at 316 South 19th Street, which is in the midblock between Boscobel and Lillian Streets (see Figure 7). Staff finds that the orientation of the proposed structure meets Section II.B.6. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.



Figure 4. 1816 Boscobel (across Boscobel Street from the site)



Figure 5. 1901 and 1903 Boscobel (across S. 19th St. from the site)



Figure 6. 1900 and 1902 Boscobel Street (cater-corner from the site).



Figure 7. 316 S. 19th Street, the only house in the immediate area that faces S. 19th St.

Setback and Rhythm of Spacing: The lot is one hundred feet (100') wide along Boscobel, which includes a ten foot (10') wide drainage and utility easement running along the western portion of the site. The site is eighty-nine feet (89') deep along 19th Street. The lot is about twice as wide, but one-half as deep as the neighboring lots along Boscobel Street.

The proposal meets all base zoning setback requirements for setbacks. The structure will be sited slightly off-center on the lot, towards the right/east, to account for an existing drainage and utility easement on the left/west side of the property. The structure's setback from Boscobel Street will match that of the house next door at 1811 Boscobel (see Figure 8). The house will be located approximately twenty-two feet (22') from the South 19th Street property line. Although the setback from South 19th Street is larger than the side/South 19th Street setbacks for the other houses on the corner lots, staff finds it to be appropriate since this lot is wider than the other corner lots. The structure will be seven feet (7') from the north/rear property line. Although houses in Lockeland Springs-East End typically have deeper rear yards, it is likely that historically, this lot continued through to the alley and was later divided into two lots. There are several instances in Lockeland Springs where houses that face the main east-west street have shallow back yards because their lots were subdivided and another house facing the north-south street was constructed in what was the rear yard. Staff finds the setback and rhythm of spacing of the proposed structure to meet Section II.B.3. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.



Figure 8. Houses along the north side of Boscobel Street. The front setback of the infill will match the setback for 1811 Boscobel Street (the house in the right in the photo).

Height & Scale: The new structure will be one-and-a-half stories tall. It will have a maximum ridge height of approximately twenty-eight feet (28') above grade. It will have a foundation height of approximately eighteen inches (18"). Its porch eave height will be approximately eleven feet (11'), and its eave height for the front gable will be approximately fourteen feet, six inches (14'6") above grade. By comparison, the houses in the immediate vicinity range in height from approximately eighteen feet (18') to twenty-seven feet (27'). Although the house will be slightly taller than the bulk of the neighboring houses, staff finds the height to be appropriate because it is on a larger, corner lot and will have a one-and-a-half story form that matches the historic context.

The house will have a maximum width of thirty-seven feet (37'), although at the front, the width of the house will be thirty-five feet (35'). The house's maximum depth will be forty-eight feet, four inches (48'4"). By comparison, the other houses in the immediate vicinity have widths that largely range from thirty to thirty-five feet (30'-35') and depths that range from forty to sixty-five feet (40'-65'). A porch wraps from the front to the right/east side of the house. It is over seven feet (7') deep at the front, and six feet, nine inches (6'9") deep on the side. Although the width is slightly wider than the immediate context, staff finds that because the depth of the lot is so shallow, additional width is needed. The footprint of the house will be approximately two thousand, five hundred square feet (2,500 sq. ft.). Staff finds the house's width and depth to match the historic context.

After the construction of the house and the twenty-two foot by twenty-two foot (22'x22') garage (discussed under "Outbuildings"), the lot will have approximately sixty-five percent (65%) open space. By comparison, the percentages of open space in the immediate vicinity range from as little as sixty percent (60%) to as high as eighty-three percent (83%).

Staff finds that the height and scale of the new construction meet Sections II.B.1. and II. B.2. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Materials: The primary cladding material for the building will be cement fiberboard with a five inch reveal and cement board trim. Cedar shingle will be used as an accent material in the gable fields. Wood rafter tails will also add detail to the structure. The foundation will be split face concrete block, and the roof will be architectural asphalt shingles. Staff asks to review the asphalt shingle color prior to purchase and installation. The porch columns will be turned wood, but the material of the porch floor was not specified. The materials for the windows and doors also were not specified. Staff asks to approve the specifications for all windows and doors prior to purchase and installation. In addition, the material of the rear two-story deck was not specified, and staff asks to review and approve that material.

With the above-mentioned approvals, staff finds the proposed materials to meet Section II.B.4. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Roof: The primary roof form is a cross gable with a slope of 12/12. The front porch roof has a slope of 6/12. At the rear of the side facades are two dormers that have a 4/12 shed roof form. The rear gable is clipped, which helps to reduce its perceived height. The house's roof shapes and pitches are found on historic buildings throughout the district and so meet Section II.B.5. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The windows of the proposed structure are approximately twice as tall as they are wide, with the exception of some more utilitarian windows on the side and rear facades. The windows therefore meet the historic ratio of windows in the neighborhood. There are no large expanses of wall space without a door or window opening. Staff finds that the window proportions and rhythm of openings meets Section II.B.7. of *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Outbuildings: A detached garage is proposed for the northwest portion of the lot. Because of the shallowness of the rear yard, the garage will not be located entirely behind the house, but will be placed to the left of the house, beyond its midpoint. The garage meets base zoning requirements for setbacks. It is three feet (3') from the rear/north property line and ten feet (10') from the left/west property line. Although in Lockeland Springs-East End garages are typically located behind the primary structures, staff finds the location of the proposed garage to be appropriate because it is pushed to the rear of the house and to its left/west as much as possible.

The site does not have access to the alley. The garage will be accessed via a new single-lane curb cut on Boscobel Street. The driveway fans out to have a double width at approximately forty feet (40') behind the sidewalk. The other properties in the immediate vicinity all have alley access, and therefore curb cuts and driveways are not typically found. However, curb cuts are found on other blocks within the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Ideally, the curb cut would be on S 19th rather than at the front of the house on Boscobel but the shallow depth of the lot makes this scenario problematic. Because this site does not have access to an alley, staff finds a single-lane curb cut to be appropriate. Staff, however, recommends that two concrete strips be used rather than a solid driveway to at least the depth of where the house begins.

The garage doors will face Boscobel Street. In the past, the Commission has required that double garage doors facing the street should be two separate doors rather than one large door. Staff recommends two doors for the two-bay garage.

The garage will be twenty-two feet by twenty-two feet (22'x22'). It will have an eave height of approximately twelve feet (12') and a ridge height of approximately twenty-two feet, ten inches (22'10'). It will have a clipped gable roof with a slope of 10/12. It will have shed dormers with a slope of 4/12 on the south and north-facing facades. The proportion and rhythm of openings on the structure are appropriate for an accessory

structure. The materials will be similar to those for the infill – cement fiberboard with a five inch (5”) reveal, split face concrete block foundation, and architectural asphalt shingle roof. Staff ask to review the shingle color, and to approve all window and door specifications.

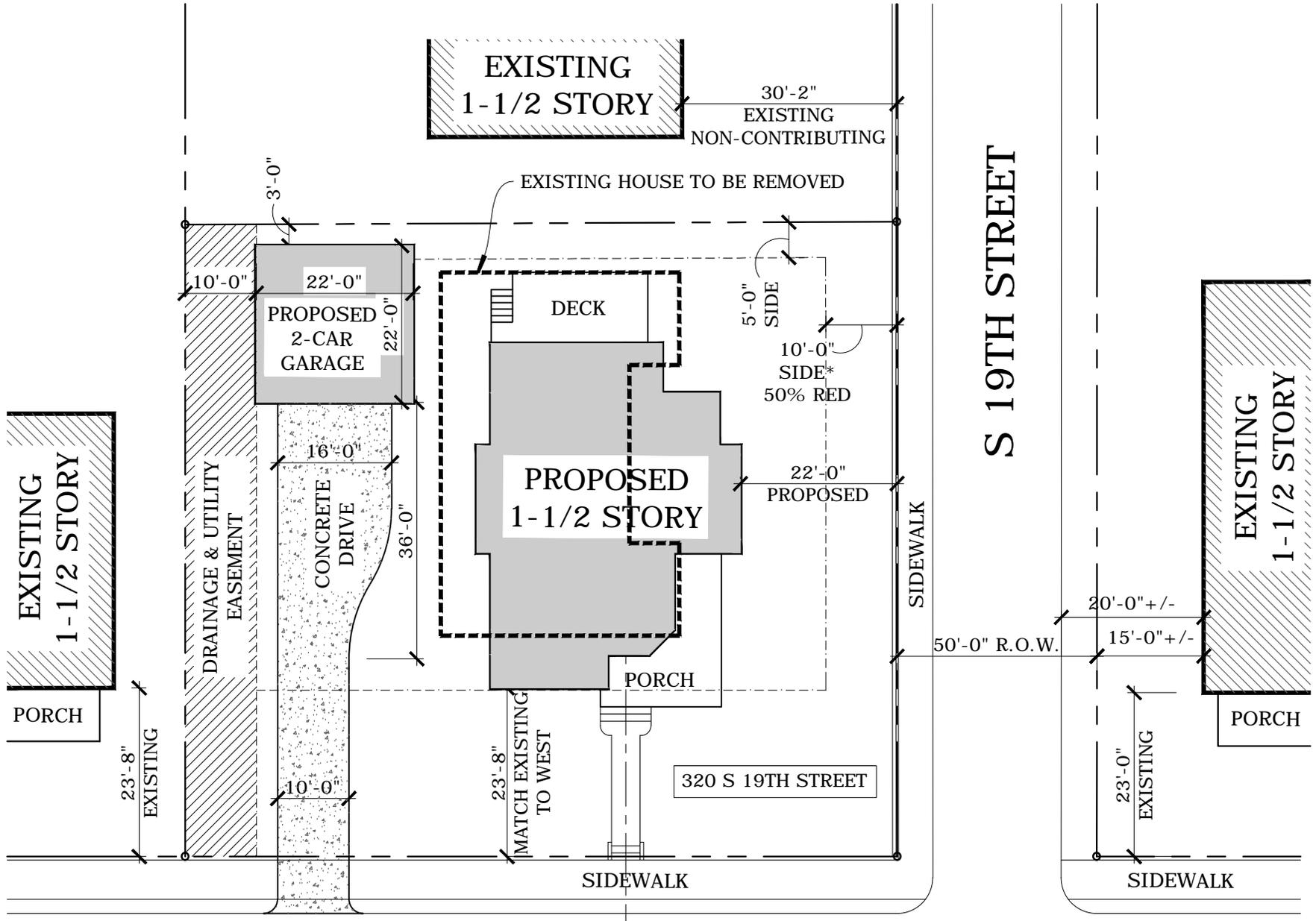
Staff finds the proposed garage’s height, scale, orientation, location and setback, materials, roof form, and proportion and rhythm of openings are all appropriate for an accessory structure. Staff finds that with two doors, the proposed accessory structure meets Section II.B.8. of *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Appurtenances & Utilities: The new driveway was discussed under the “Outbuildings” section. A new pathway is proposed to lead from the Boscobel Street sidewalk to the front porch. The location of the HVAC system is unknown at this time. Staff recommends that it be located at the rear of the home or on the side, beyond the mid-point of the house. No other appurtenances were indicated on the plans, and staff asks that a condition of approval be that staff review and approve any new appurtenances, including, but not limited to, additional pathways, paving, lighting fixtures, and fences, prior to the purchase and installation of these materials.

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

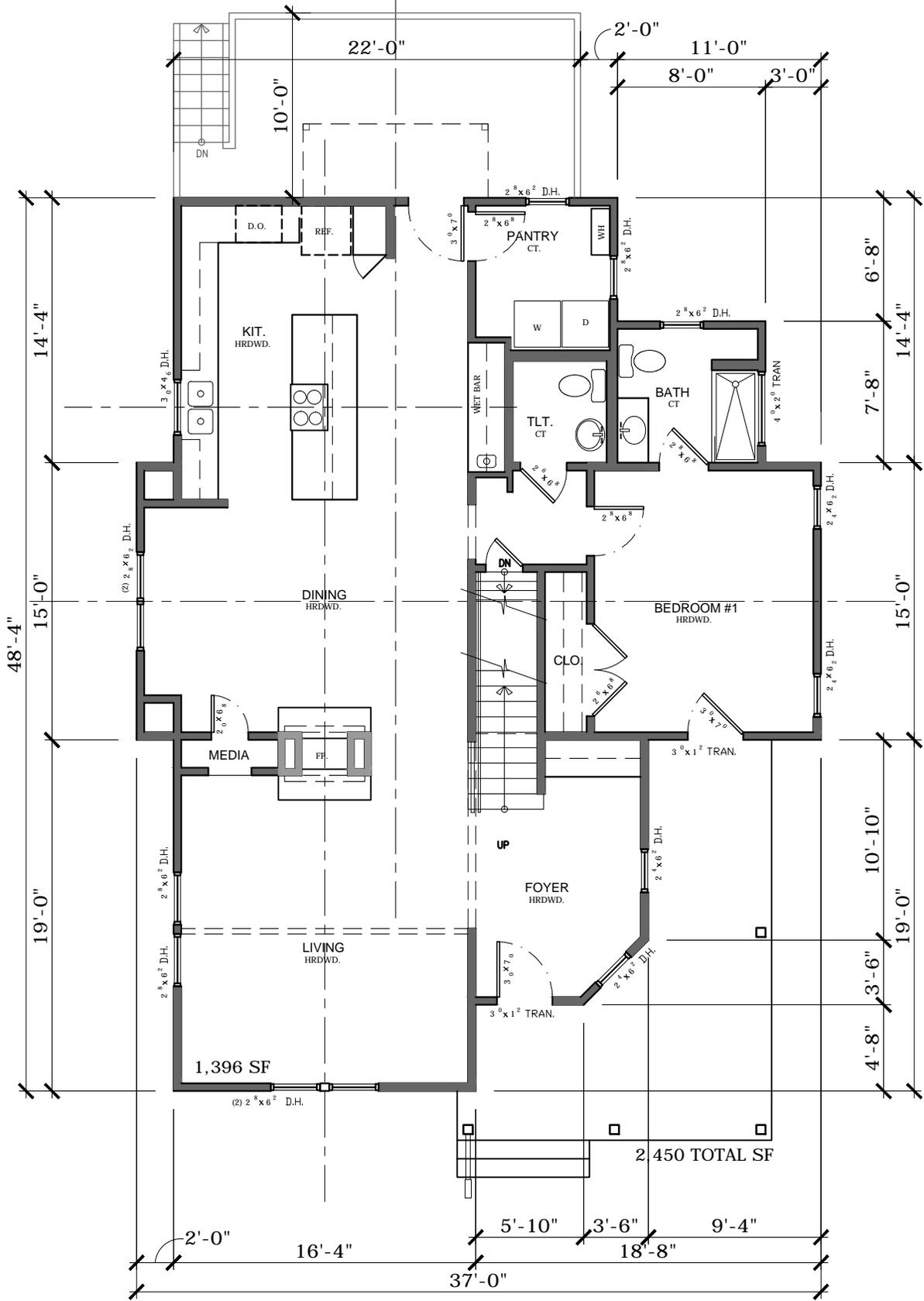
1. Staff review the asphalt shingle color, porch floor material, material of the rear deck and balcony, and the material and specifications for all windows and doors;
2. The mechanicals be located on the side beyond the midpoint of the house or at the rear;
3. The garage have two separate vehicular doors; and
4. The driveway be concrete strips until at least the front line of the house.

With these conditions, staff finds that the project meets II.B. and IV. B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

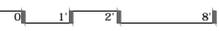


BOSCOBEL STREET

NOTE: SETBACK OF HOME TO SOUTH IS 14'-0" OFF



A1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



FLOOR PLAN

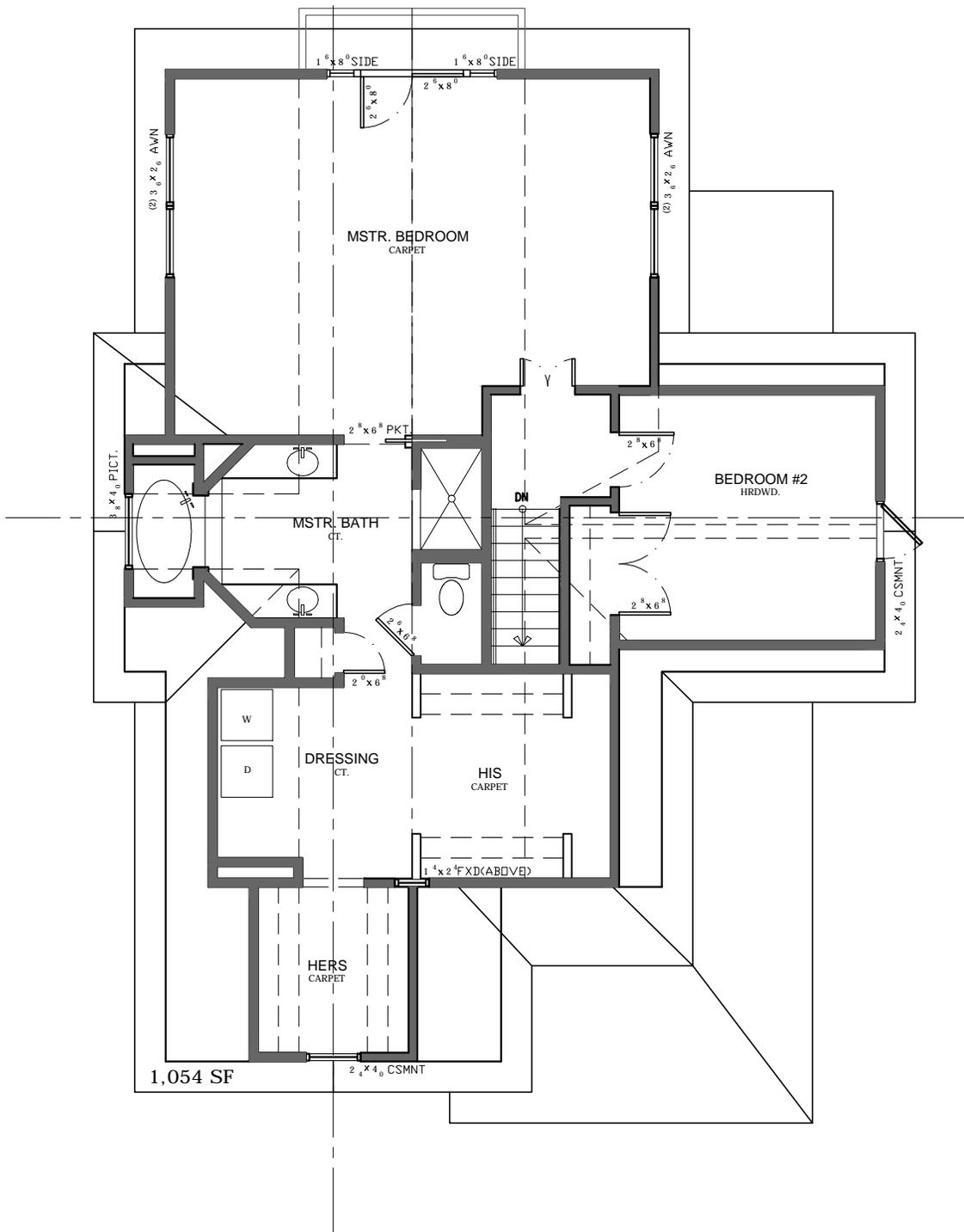
A2.1

#13120
RENOVATIONS TO:
320 South 19th Street
NASHVILLE, TN 37206

REV: DATE: DESC:
0 03.04.13 HISTORIC APPROVAL

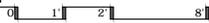
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A1 SECOND FLOOR PLAN

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



FLOOR PLAN

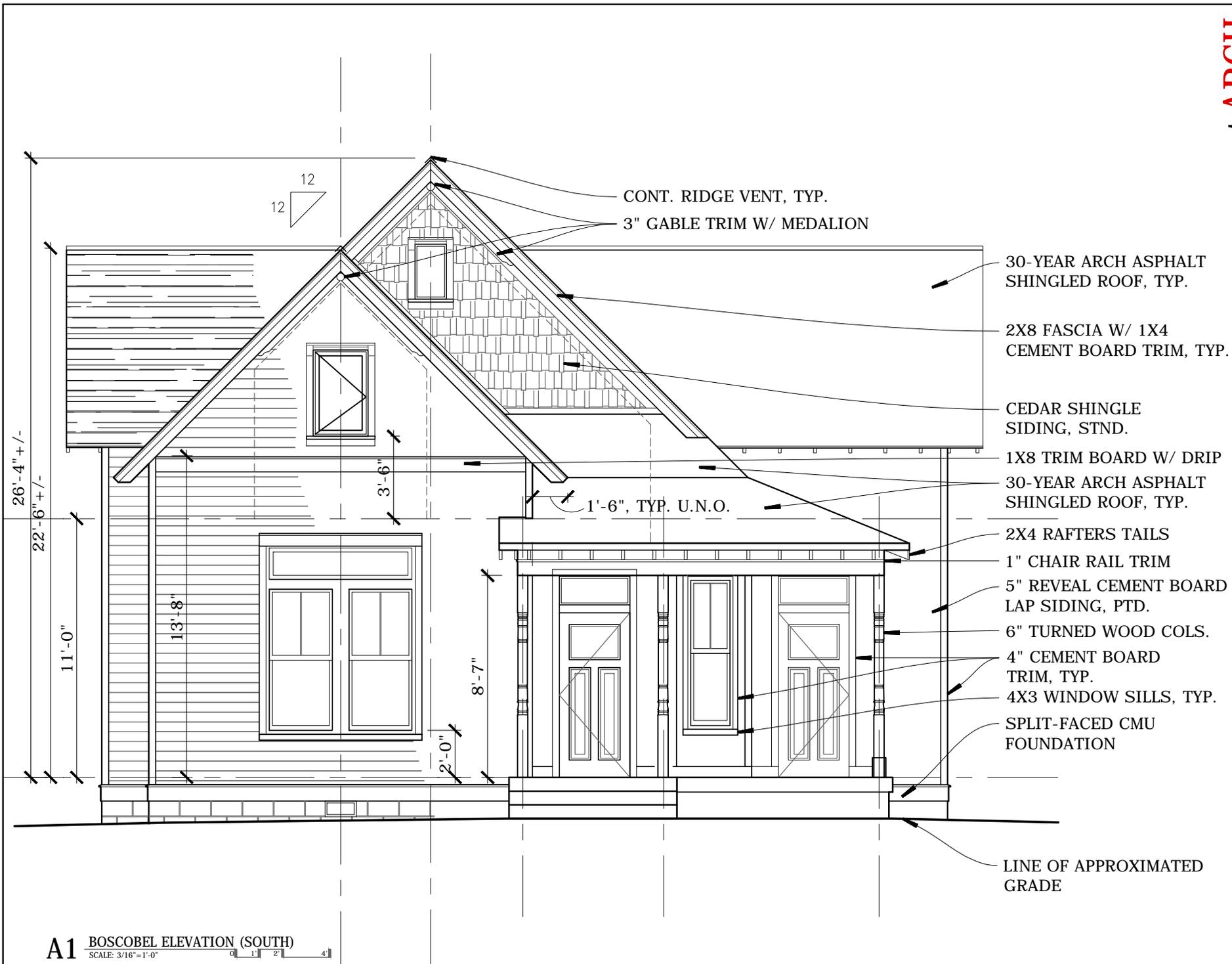
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#13120
 RENOVATIONS TO:
320 South 19th Street
 NASHVILLE, TN 37206

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0	03.04.13	HISTORIC APPROVAL

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CONT. RIDGE VENT, TYP.
3" GABLE TRIM W/ MEDALION

- 30-YEAR ARCH ASPHALT SHINGLED ROOF, TYP.
- 2X8 FASCIA W/ 1X4 CEMENT BOARD TRIM, TYP.
- CEDAR SHINGLE SIDING, STND.
- 1X8 TRIM BOARD W/ DRIP
- 30-YEAR ARCH ASPHALT SHINGLED ROOF, TYP.
- 2X4 RAFTERS TAILS
- 1" CHAIR RAIL TRIM
- 5" REVEAL CEMENT BOARD LAP SIDING, PTD.
- 6" TURNED WOOD COLS.
- 4" CEMENT BOARD TRIM, TYP.
- 4X3 WINDOW SILLS, TYP.
- SPLIT-FACED CMU FOUNDATION

1'-6", TYP. U.N.O.

LINE OF APPROXIMATED GRADE

A1 BOSCOBEL ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"

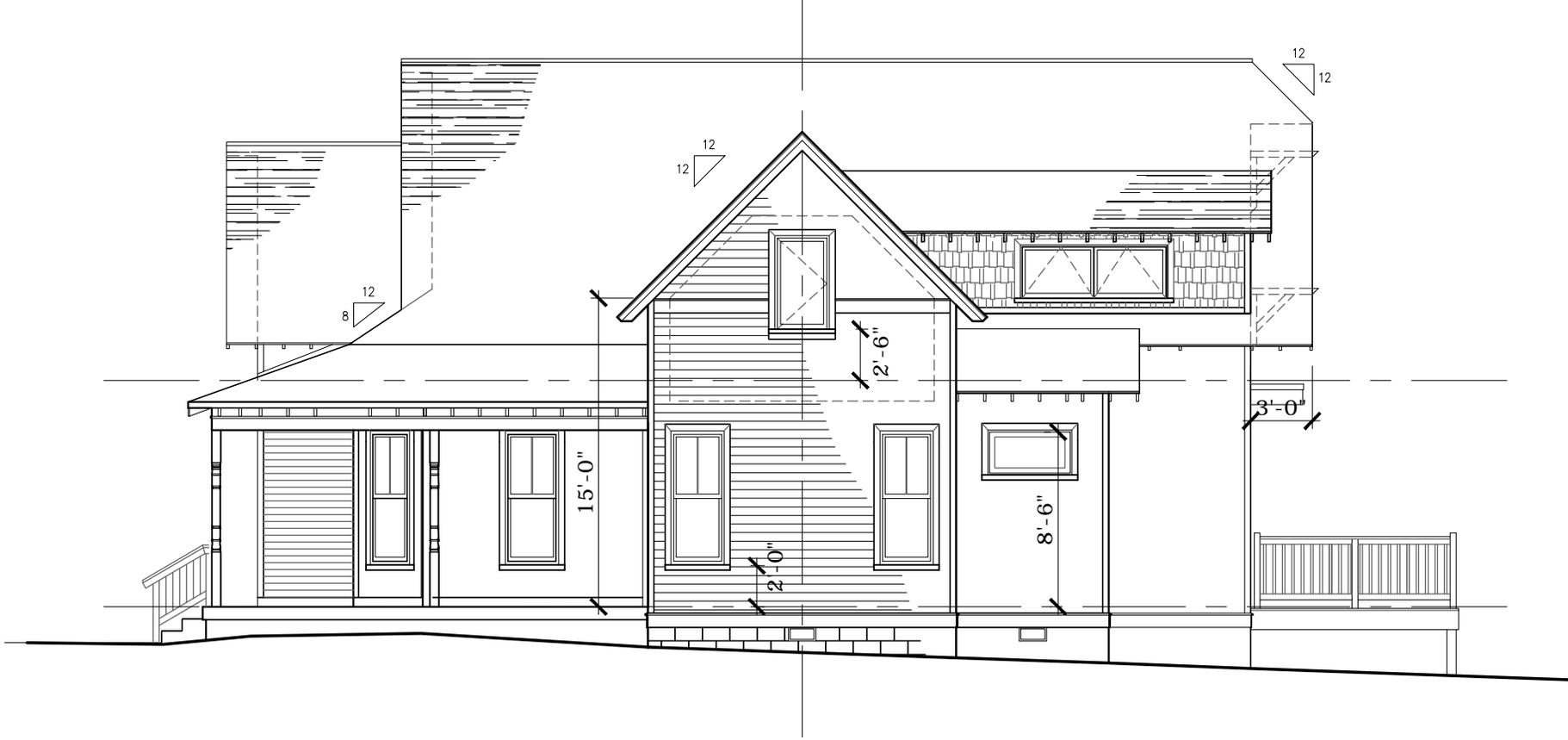
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EXTERIOR ELEVATIONS

RENOVATIONS TO:
320 South 19th Street
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A1 S 19TH STREET ELEVATION (EAST)
 SCALE: 1/8"=1'-0"



EXTERIOR ELEVATIONS

#13120

RENOVATIONS TO:

320 South 19th Street
 NASHVILLE, TN 37206

REV. DATE: DESC:

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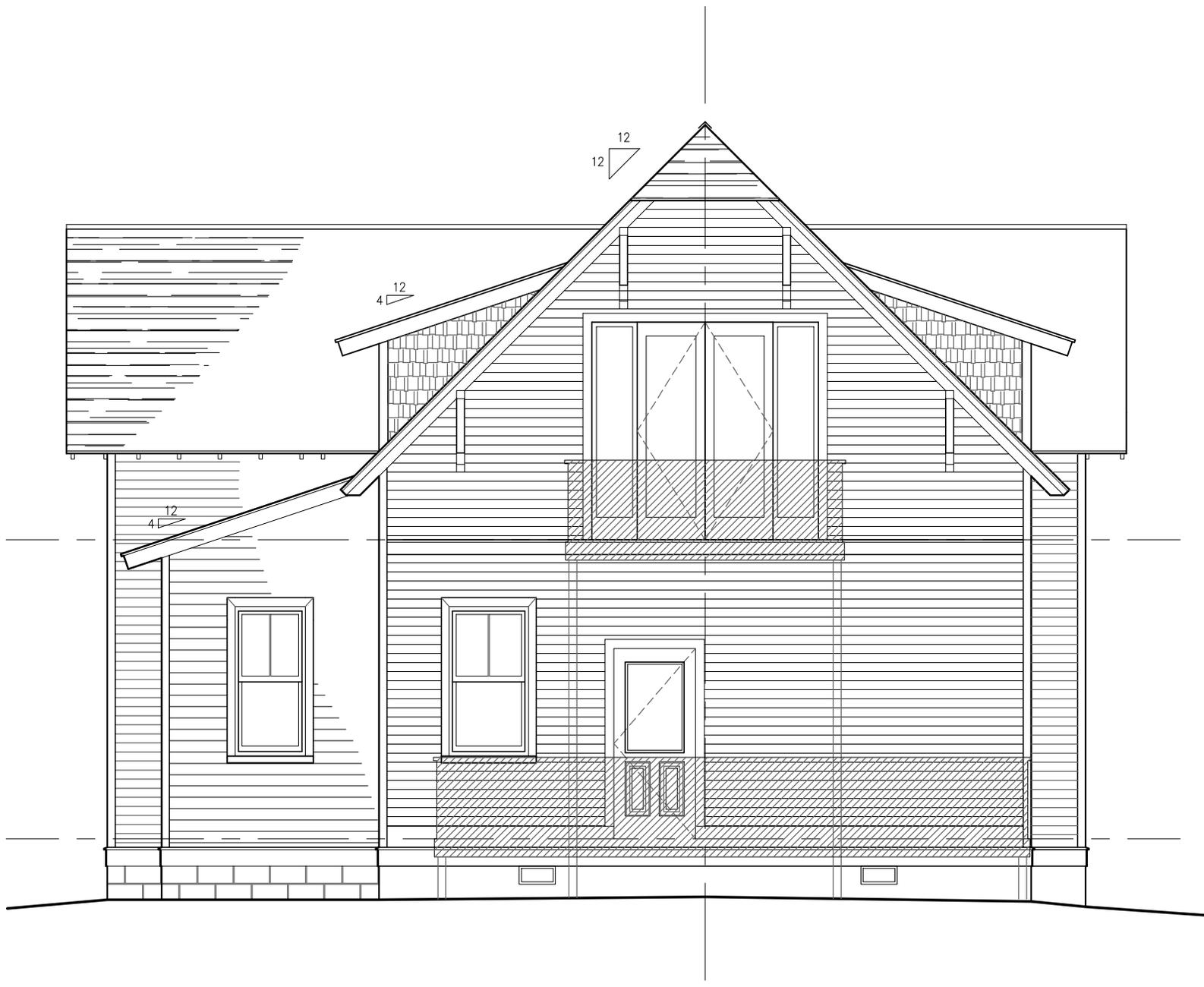
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A4.2



A1 REAR ELEVATION (NORTH)
 SCALE: 3/16"=1'-0"
 0 1 2 4

EXTERIOR ELEVATIONS

#13120
 RENOVATIONS TO:
320 South 19th Street
 NASHVILLE, TN 37206

REV.	DATE:	DESC.
0	03.04.13	HISTORIC APPROVAL

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A4.3



A1 SIDE ELEVATION (WEST)

SCALE: 1/8"=1'-0" 0 2 4 8

EXTERIOR ELEVATIONS

#13120

RENOVATIONS TO:

320 South 19th Street

NASHVILLE, TN 37206

REV: 0
DATE: 03.04.13

DESC: HISTORIC APPROVAL

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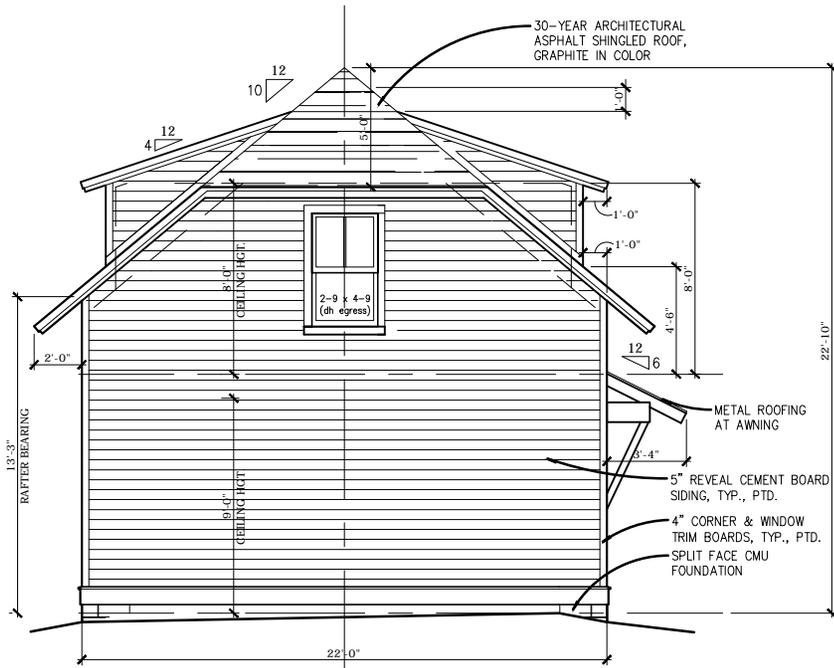
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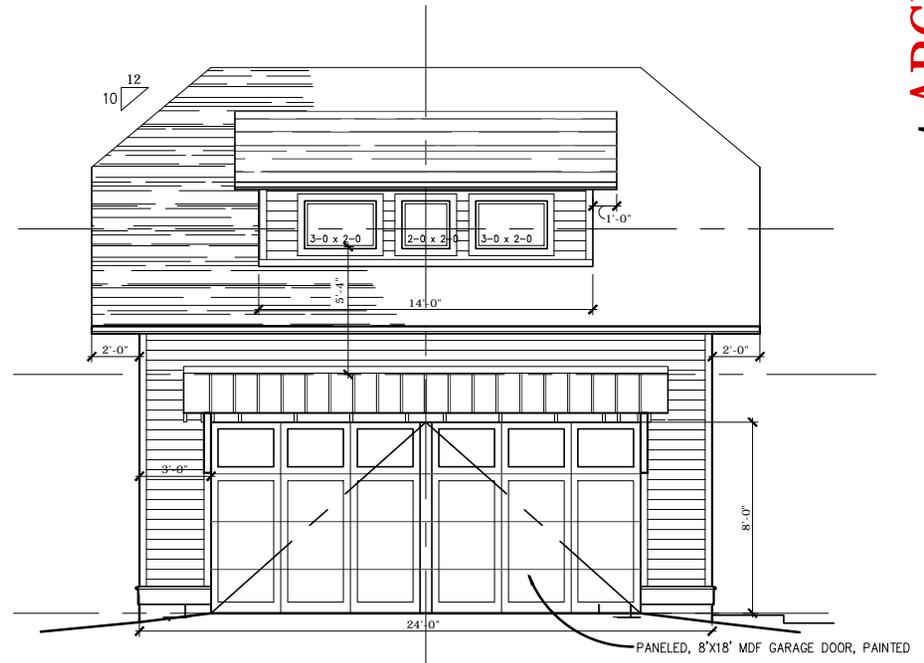
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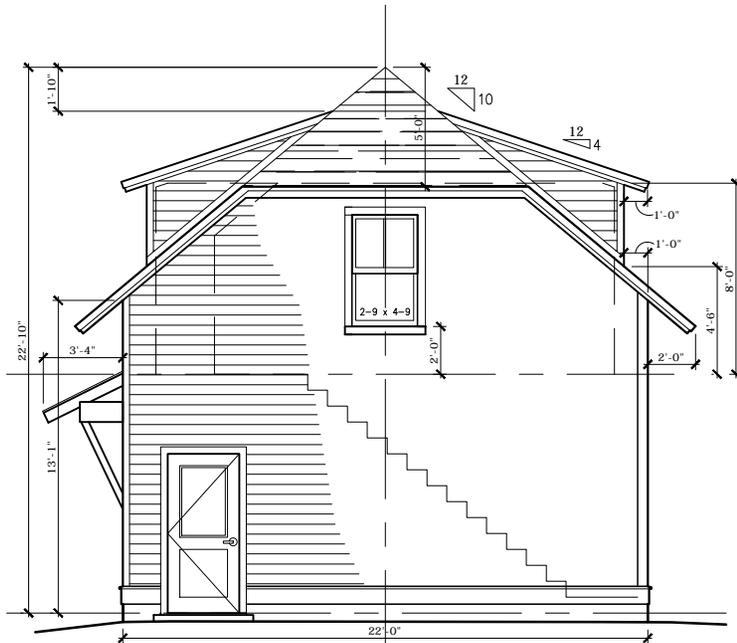
A4.4



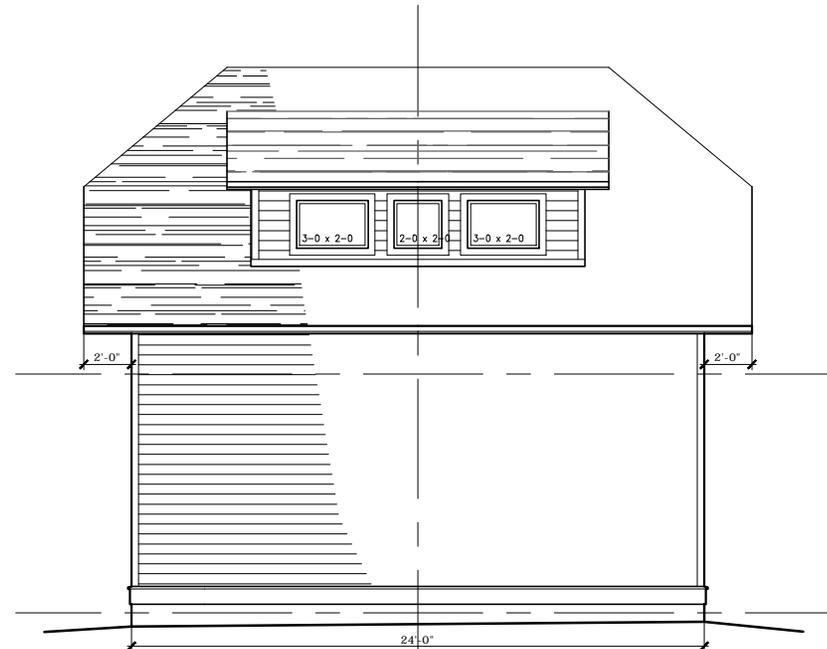
A2 SIDE GARAGE ELEVATION (WEST)
SCALE: 1/8"=1'-0"



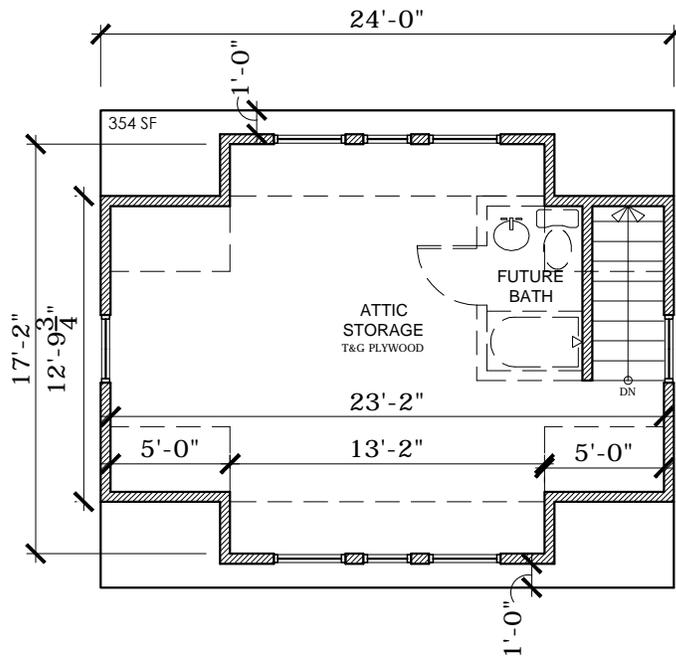
A3 FRONT GARAGE ELEVATION (SOUTH)
SCALE: 1/8"=1'-0"



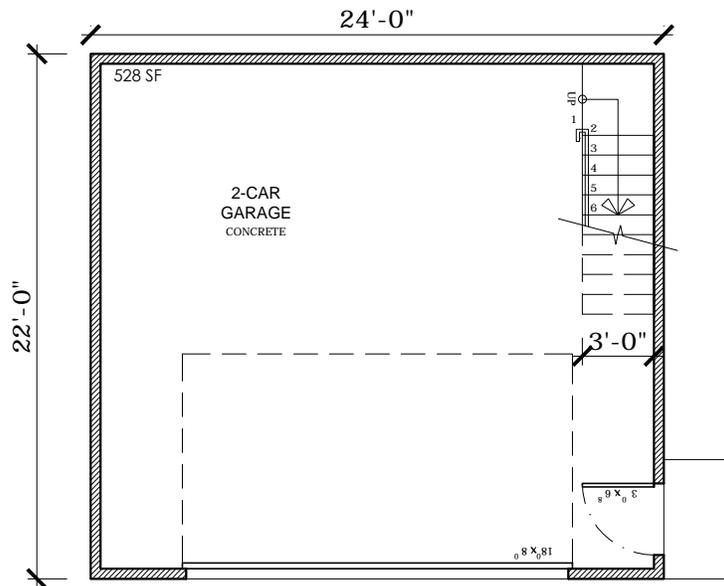
A1 SIDE GARAGE ELEVATION (EAST)
SCALE: 1/8"=1'-0"



A4 REAR GARAGE ELEVATION (NORTH)
SCALE: 1/8"=1'-0"



A2 SECOND FLOOR GARAGE PLAN
 SCALE: 1/8"=1'-0"



A1 FIRST FLOOR GARAGE PLAN
 SCALE: 1/8"=1'-0"

FLOOR PLAN

A2.3

#13120
 RENOVATIONS TO:
320 South 19th Street
 NASHVILLE, TN 37206

REV:	DATE:	DESC:
0	03.04.13	HISTORIC APPROVAL

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