



# 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 1624 16<sup>th</sup> Avenue South June 19, 2013

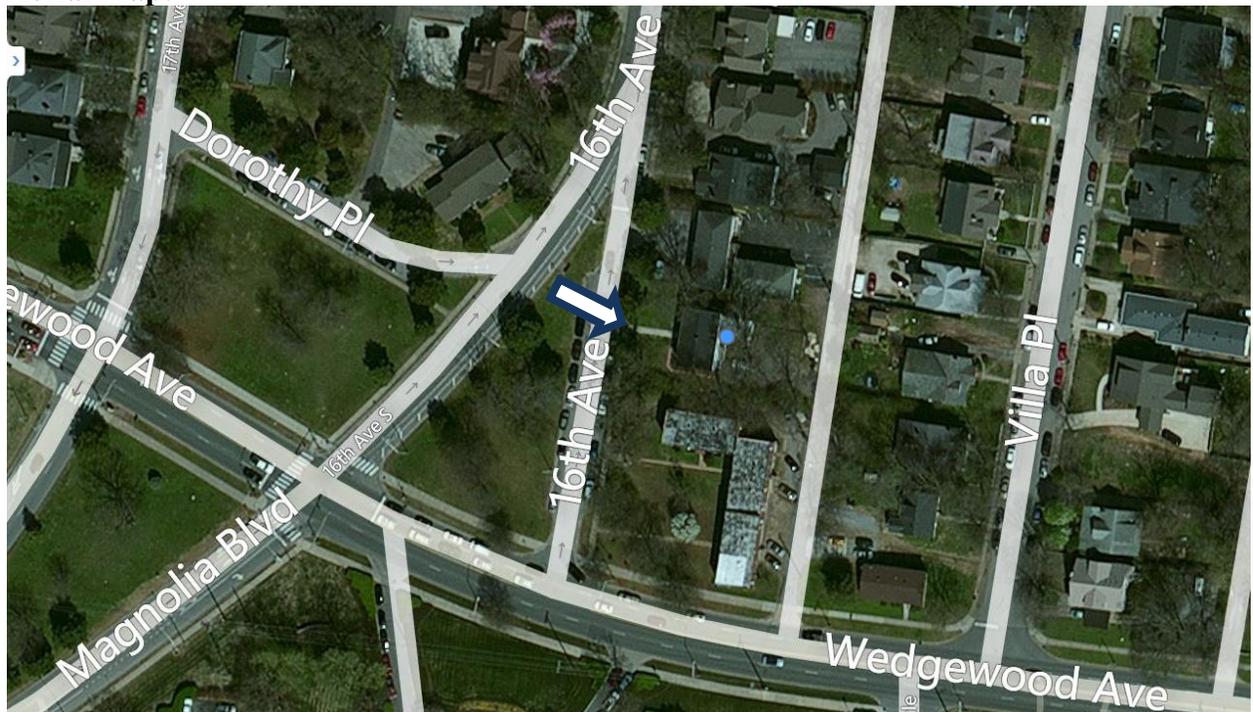
**Application:** Partial demolition; New construction—addition  
**District:** South Music Row Neighborhood Conservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 10408035800  
**Applicant:** James Lowen  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is to demolish an existing addition, construct a new rear addition to an apartment structure and make alterations to the historic building.</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the following conditions:</p> <ol style="list-style-type: none"><li>1. The applicant submit more information about the installation of the lap siding on the historic structure and the stucco have a smooth finish;</li><li>2. Staff review the final choices for the roof color and the window and door selections; and</li><li>3. The utilities be placed at the rear of the structure, or on a side façade, beyond the midpoint of the historic structure, if a new location is planned.</li></ol> <p>With these conditions, staff finds that the project meets sections II.B.1., II.B.2., and III.B.2. of the <i>South Music Row Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</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.

#### **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.

#### **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.*

#### **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.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:** 1624 16<sup>th</sup> Avenue South is a two-story Colonial Revival apartment building built circa 1945 (Figure 1). It is considered to be contributing to the South Music Row Neighborhood Conservation Zoning Overlay.



Figure 1. 1624 16<sup>th</sup> Avenue South

**Analysis and Findings:** Application is to demolish an existing addition, construct a new rear addition to an apartment structure and make alterations to the historic building.

Partial demolition: The applicant proposed to demolish an existing one-story rear addition at 1624 16<sup>th</sup> Avenue South (Figures 2 & 3 on next page). This one-story portion of the structure does not appear on the 1951 Sanborn map, and is therefore not original to the structure (Figure 4 on next page). Staff finds that its removal will not negatively

affect the historic integrity of the structure or the district as a whole. The construction of the new addition necessitates the removal of much of the back wall and back roof slope of the historic building. All but two feet (2') beyond the corner of the historic structure and the edge of the roof on both sides will be removed for the construction of the proposed addition. Staff finds this to meet the design guidelines because the rear façade is not visible from the street and does not have much architectural interest or integrity. By retaining the two back corners of the building, the original form of the structure can be deciphered and restored should the proposed addition ever be removed in the future. Staff finds that the removal of the existing addition and the majority of the back wall and roof slope of the structure meets Section III.B.2.b. of the design guidelines.



Figures 2 & 3. The rear addition seen here will be demolished, as will the majority of the structure's back wall and back roof slope.

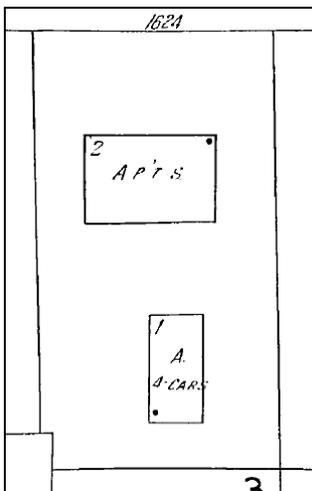


Figure 4. The 1951 Sanborn Map does not show the existing addition to the structure.

**Location, Setback:** The proposed addition is located entirely behind the historic structure and meets all base zoning requirements for setbacks. At the back of the structure, the addition steps in two-feet (2') from both sidewalls, which is appropriate for a two-story addition. After a depth of fourteen feet, one and one-half inch (14' 1½"), the addition steps back out to line up with the sidewalls of the historic structure. Staff finds that the

addition's location and setbacks meet Sections II.B.1c. and II.B.2. of the design guidelines.

Height, Scale: The existing structure is two stories tall with an eave height of approximately nineteen feet (19') at the front and a ridge height of approximately thirty-one feet (31') when accounting for grade. The two-story addition will tie into the back slope of the roof at a point six inches (6") below its ridge and will continue at this height for its entire depth. The addition will have a two-story rear porch.

The existing structure is approximately forty-six feet, six inches (46'6") wide and twenty-nine feet (29') deep. The addition will step in two feet (2') from each of the structure's sidewalls for a depth of fourteen feet, one and one-half inch (14'1½"), after which point the width of the addition will match the width of the structure. The bulk of the addition will be twenty-nine feet, four inches deep (29'4") deep, not including the two-story rear covered deck which will be approximately six feet, six inches (6'6") deep and thirteen feet, six inches (13'6") wide. Staff finds that the addition steps in appropriately and that its height and scale preserve the historic integrity of the structure. Staff finds that the proposed addition meets Sections II.B.1.a, II.B.1.b., and II.B.2. of the design guidelines.

Materials: The cladding of the building and foundation is stucco, although there is evidence that it is not the original cladding. The applicant is proposing to re-clad the building with cement-fiber lap siding, board-and-batten, and stucco, which staff finds may be appropriate if more information is provided. Specifically, staff will want to understand how much of the existing stucco will be removed before the installation of the lap siding so as to ensure that the siding does not stick out beyond the eave of the structure (Figure 5). The existing windows and casings are not original and will likely accommodate the new siding appropriately.



Figure 5. Installing the lap siding without removing any of the stucco layer will mean that the siding will stick out further than the roof and eaves.

The addition's ground floor will be clad in lap siding, and the second floor will be clad in Hardie board panels with battens and the foundation will be stucco. Staff recommends that the stucco of the board-and-batten have a smooth finish.

The foundation of the addition will be smooth concrete block with an applied parge coat. The roof will be forty year architectural shingles and staff asks to approve the roof color prior to purchase and installation. The existing windows on the historic structure will remain, and the windows on the addition will be aluminum clad. Staff asks to approve final window and door specifications. The materials for the two-story rear porch will be wood columns, wood railing, Hardie panel accents, and a metal roof. Staff asks to approve the roof color. With the aforementioned final staff approvals, staff finds that that these materials meet Sections II.B.1.d and II.B.2. of the design guidelines

Roof Form: The existing structure's primary roof form is a side gable with a roof slope of approximately 9/12. The addition will also have a gabled form, and its slope will be approximately 5/12. At the rear will be two gabled bays on either side of the two story porch and their slopes will be approximately 5/12. The two-story porch will have a shed roof. Typically, a building or addition should have a minimum slope of 6/12; however this portion of the project will be minimally visible from the street. Staff finds that the proposed roof forms for the addition are compatible with the historic structure's roof form and meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: No changes are proposed for the window openings on the historic structure. The windows on the addition are generally twice as tall as they are wide, and there are no large expanses of wall space without a window or door opening. Staff therefore finds that the addition's proportion and rhythm of openings meet Sections II.B.1.g. and II.B.2. of the design guidelines.

Utilities: The location of the utilities was not indicated on the site plan. Staff asks that they be located at the rear of the structure or on a side façade, beyond the midpoint of the historic structure, if relocation of the existing system is needed.

Public Spaces & Parking: A new central walkway with a circular patio is proposed for the front yard, and staff finds it to be appropriate. Parking for the site will be provided at the rear, accessed from the alley (Figure 6). Staff finds that the new pathway and the parking location meet Sections II.B.1.j. and II.B.2. of the design guidelines.

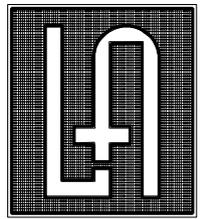


Figure 6. View of the rear yard where the parking will be located.

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

4. The applicant submit more information about the installation of the lap siding on the historic structure and the stucco have a smooth finish;
5. Staff review the final choices for the roof color and the window and door selections; and
6. The utilities be placed at the rear of the structure, or on a side façade, beyond the midpoint of the historic structure, if a new location is planned.

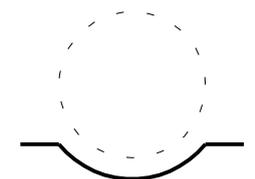
With these conditions, staff finds that the project meets sections II.B.1., II.B.2., and III.B.2. of the *South Music Row Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



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PROFESSIONAL SEAL:



ADDITIONS AND PARTIAL RENOVATION TO:

**1624 16TH AVENUE SOUTH**

NASHVILLE, TENNESSEE  
37212  
OWNER: BARBARA LOUV

PHASE:

Design Documents

PROJECT NUMBER:

12-24

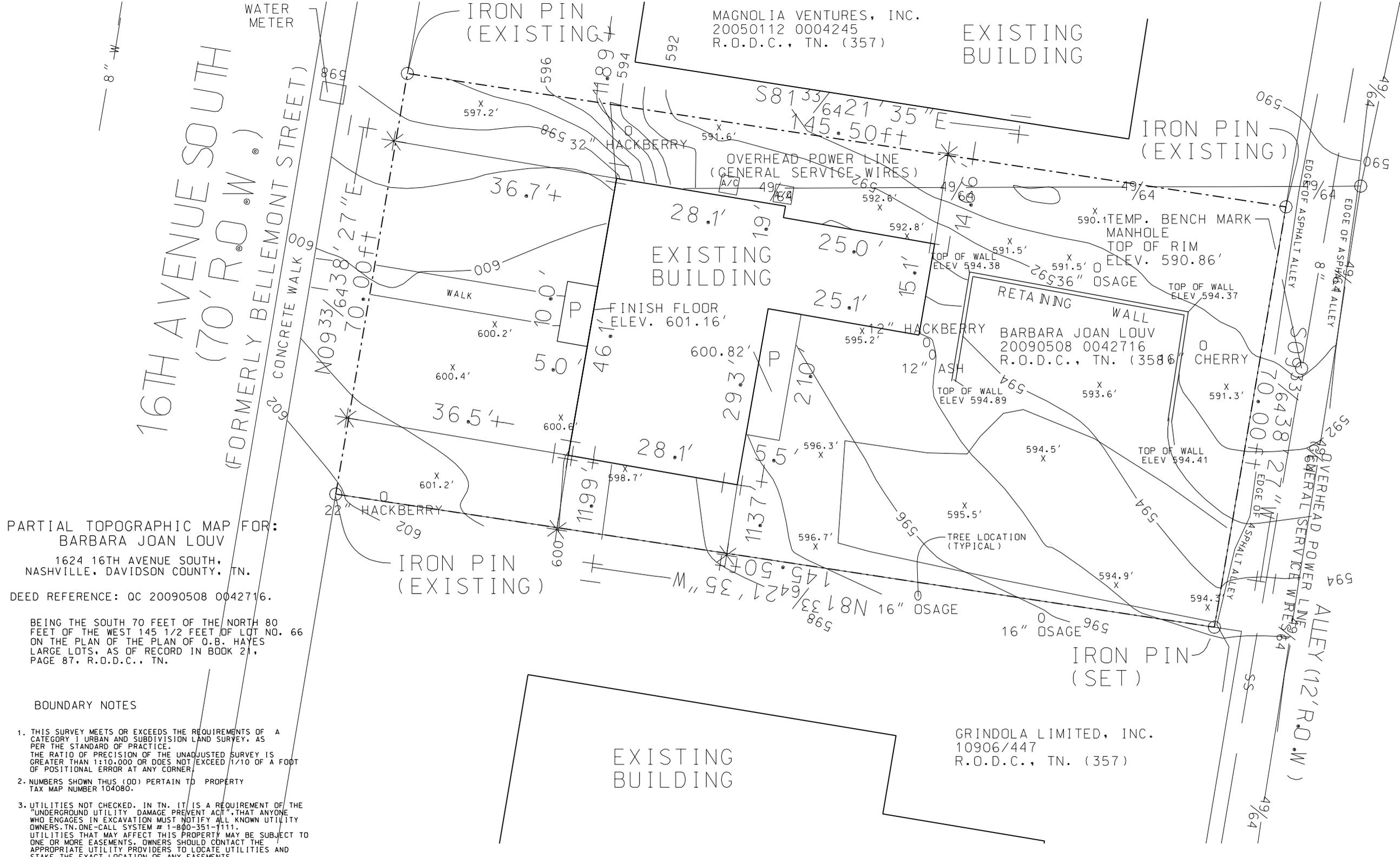
ISSUE DATE:

June 3, 2013

REVISIONS:


Survey

**A1.0**



PARTIAL TOPOGRAPHIC MAP FOR:  
BARBARA JOAN LOUV  
1624 16TH AVENUE SOUTH,  
NASHVILLE, DAVIDSON COUNTY, TN.  
DEED REFERENCE: QC 20090508 0042716.

BEING THE SOUTH 70 FEET OF THE NORTH 80 FEET OF THE WEST 145 1/2 FEET OF LOT NO. 66 ON THE PLAN OF THE PLAN OF O.B. HAYES LARGE LOTS, AS OF RECORD IN BOOK 21, PAGE 87, R.O.D.C., TN.

- BOUNDARY NOTES**
1. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I URBAN AND SUBDIVISION LAND SURVEY, AS PER THE STANDARD OF PRACTICE. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 OR DOES NOT EXCEED 1/10 OF A FOOT OF POSITIONAL ERROR AT ANY CORNER.
  2. NUMBERS SHOWN THUS (00) PERTAIN TO PROPERTY TAX MAP NUMBER 104080.
  3. UTILITIES NOT CHECKED. IN TN, IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UTILITY OWNERS. TN ONE-CALL SYSTEM # 1-800-351-7111. UTILITIES THAT MAY AFFECT THIS PROPERTY MAY BE SUBJECT TO ONE OR MORE EASEMENTS. OWNERS SHOULD CONTACT THE APPROPRIATE UTILITY PROVIDERS TO LOCATE UTILITIES AND STAKE THE EXACT LOCATION OF ANY EASEMENTS.
  4. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH, NO TITLE REPORT FURNISHED TO THIS SURVEYOR PRIOR TO SURVEY.
  5. BEARING SYSTEM DERIVED FROM DEED 10906, PAGE 447.

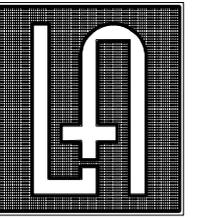
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10,183. SQUARE FEET  
PARCEL ID: 10408035800

PREPARED BY:  
MURRAY WALL & COMPANY, P.C.  
1923 GREEN HILLS BLVD.  
FRANKLIN, TENNESSEE 37067  
PHONE NO. 615 771 0202

**SURVEYOR'S STATEMENT**  
I HEREBY STATE THAT THIS SURVEY HAS BEEN MADE USING THE PLAT AND/OR DEED OF RECORD AND TO MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON.  
SIGNED: \_\_\_\_\_ DATE: SEPTEMBER 11, 2012.  
TENNESSEE R.L.S. NO. 1623.

1 Survey  
Scale: 1/30" = 1'-0"

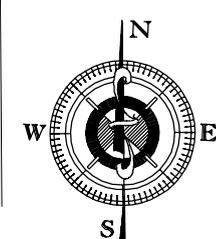
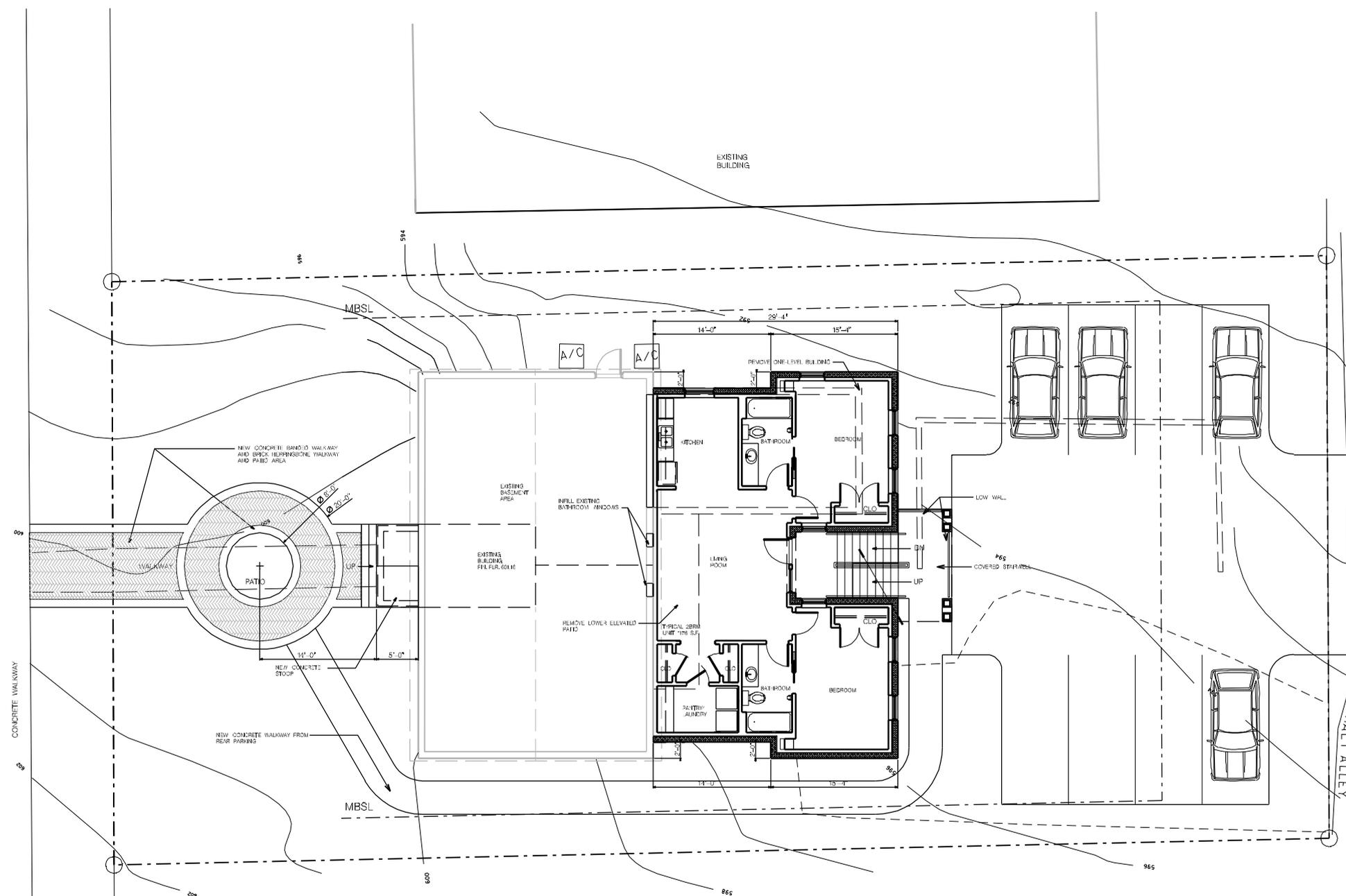




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PROFESSIONAL SEAL:



1 Main Level Plan  
Scale: 1/16" = 1'-0"

PROPERTY: 1624 16TH AVENUE SOUTH  
OWNER:  
BARBARA LOUV  
P.O. BOX 3259  
DECATUR, GA 30031  
(615) 812-7980  
ZONING: OR40  
HEIGHT LIMIT: 45'-0"  
STYLE: COLONIAL REVIVAL 1845  
REAR ADDITION ADDED 1970'S  
UR40 = 40 UNITS PER ACRE  
LOT SIZE 0.2338 ACRES  
40 UNITS X 0.2338 = 9.352 UNITS OR 9 UNITS TOTAL  
4 UNITS EXIST IN CURRENT STRUCTURE  
5 UNITS TO BE ADDED IN NEW ADDITION  
PARKING:  
ON SITE 8 SPACES  
OFF SITE 2 SPACES

ADDITIONS AND PARTIAL RENOVATION TO:  
**1624 16TH AVENUE SOUTH**  
NASHVILLE, TENNESSEE  
37212  
OWNER: BARBARA LOUV

PHASE:  
Design Documents

PROJECT NUMBER:  
12-24

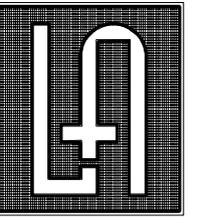
ISSUE DATE:  
June 3, 2013

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Main Level Plan

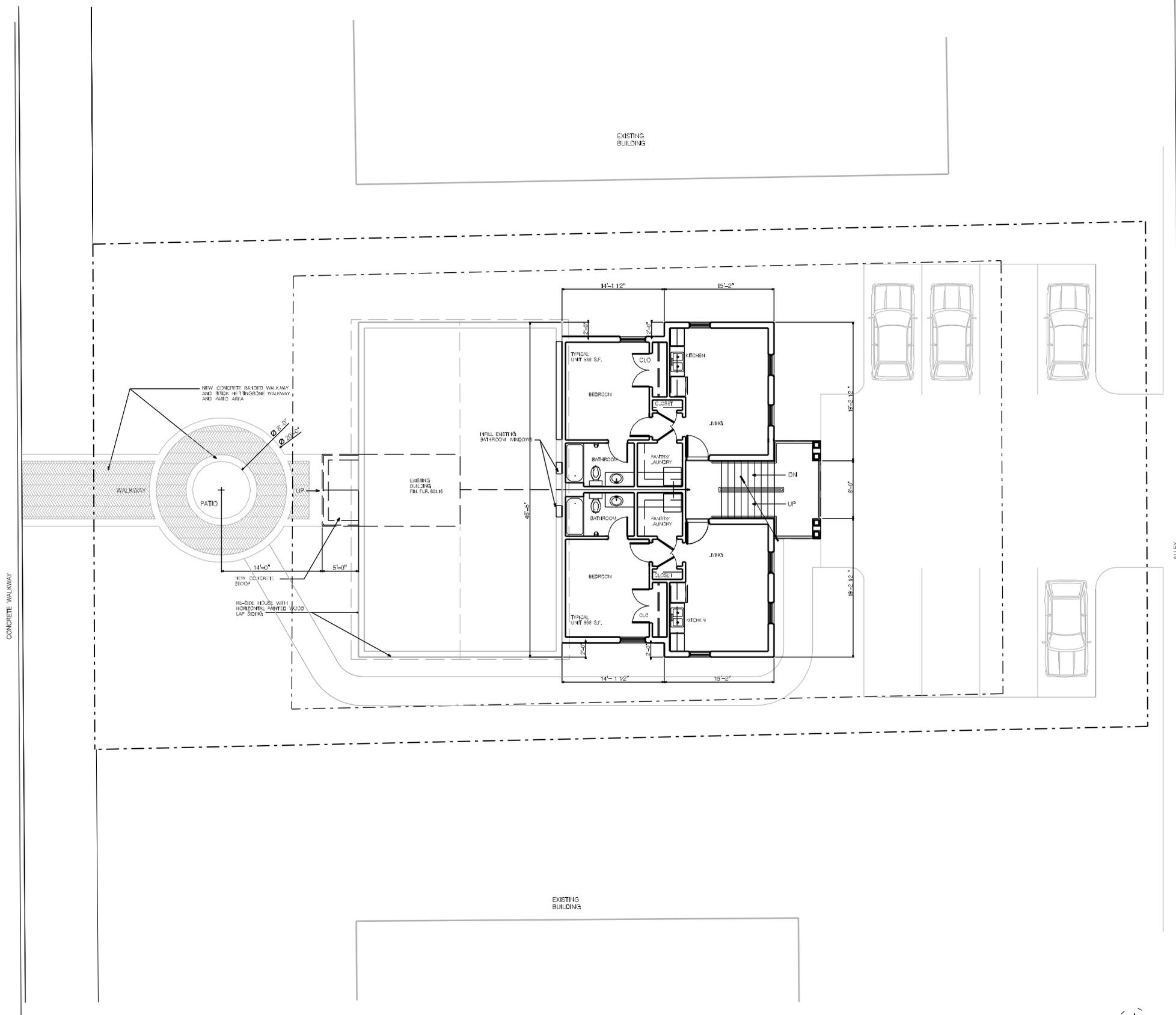
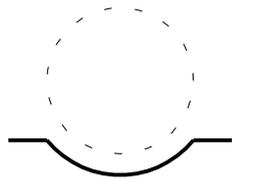
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PROFESSIONAL SEAL:



1 Second Level Plan  
 Scale: 1/8" = 1'-0"

ADDITIONS AND PARTIAL RENOVATION TO:  
**1624 16TH AVENUE SOUTH**  
 NASHVILLE, TENNESSEE  
 37212  
 OWNER: BARBARA LOUW

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ISSUE DATE:  
 June 3, 2013

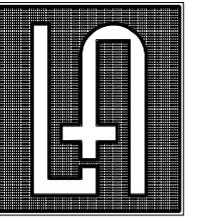
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Second Level Plan

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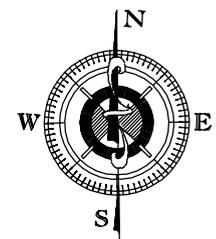
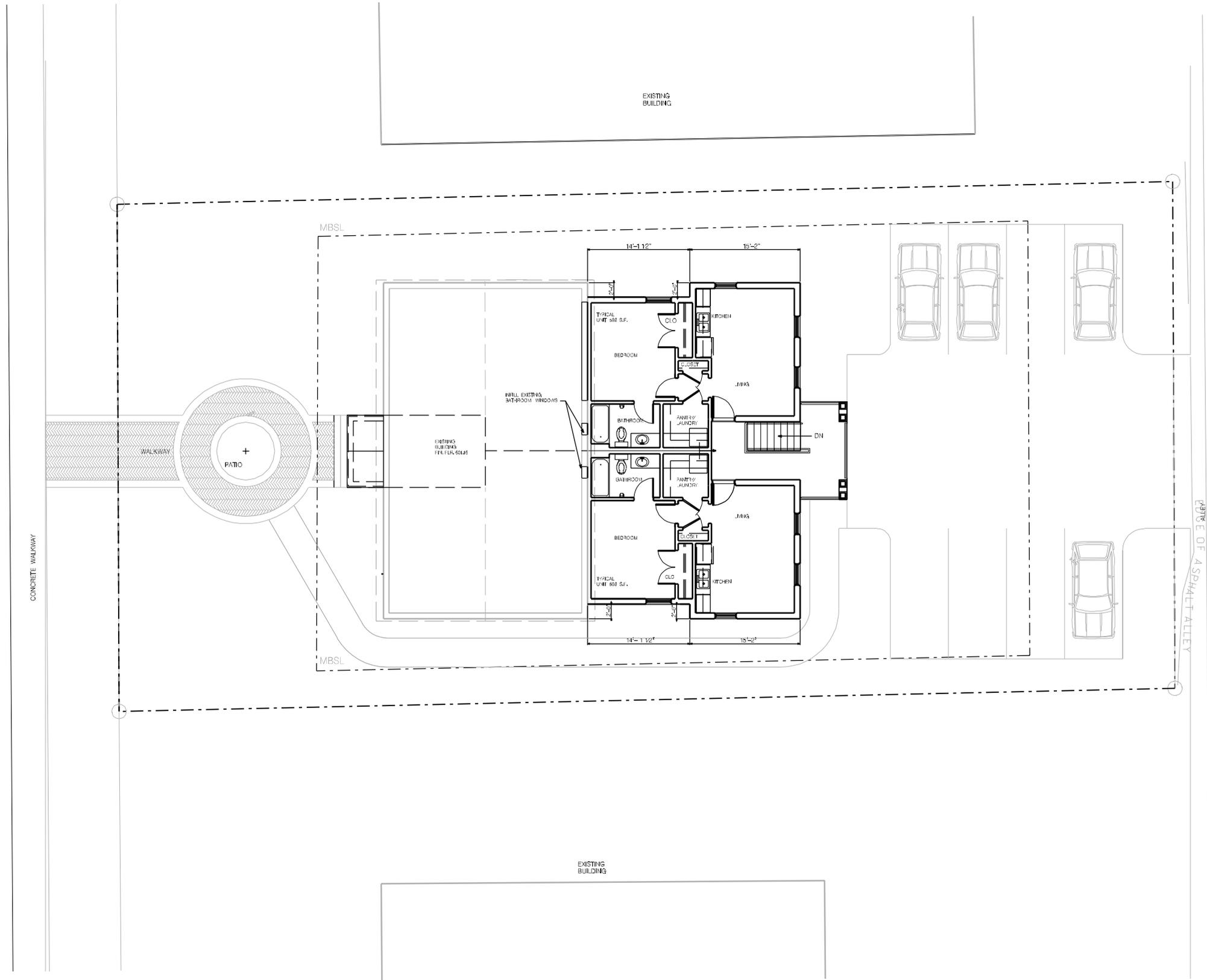
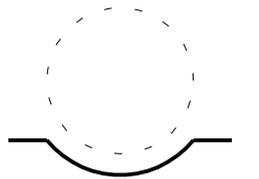
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PROFESSIONAL SEAL:



1 Third Level Plan  
Scale: 1/16" = 1'-0"

ADDITIONS AND PARTIAL RENOVATION TO:

**1624 16TH AVENUE SOUTH**

NASHVILLE, TENNESSEE  
37212  
OWNER: BARBARA LOUV

PHASE:

Design Documents

PROJECT NUMBER:

12-24

ISSUE DATE:

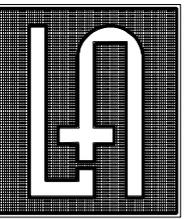
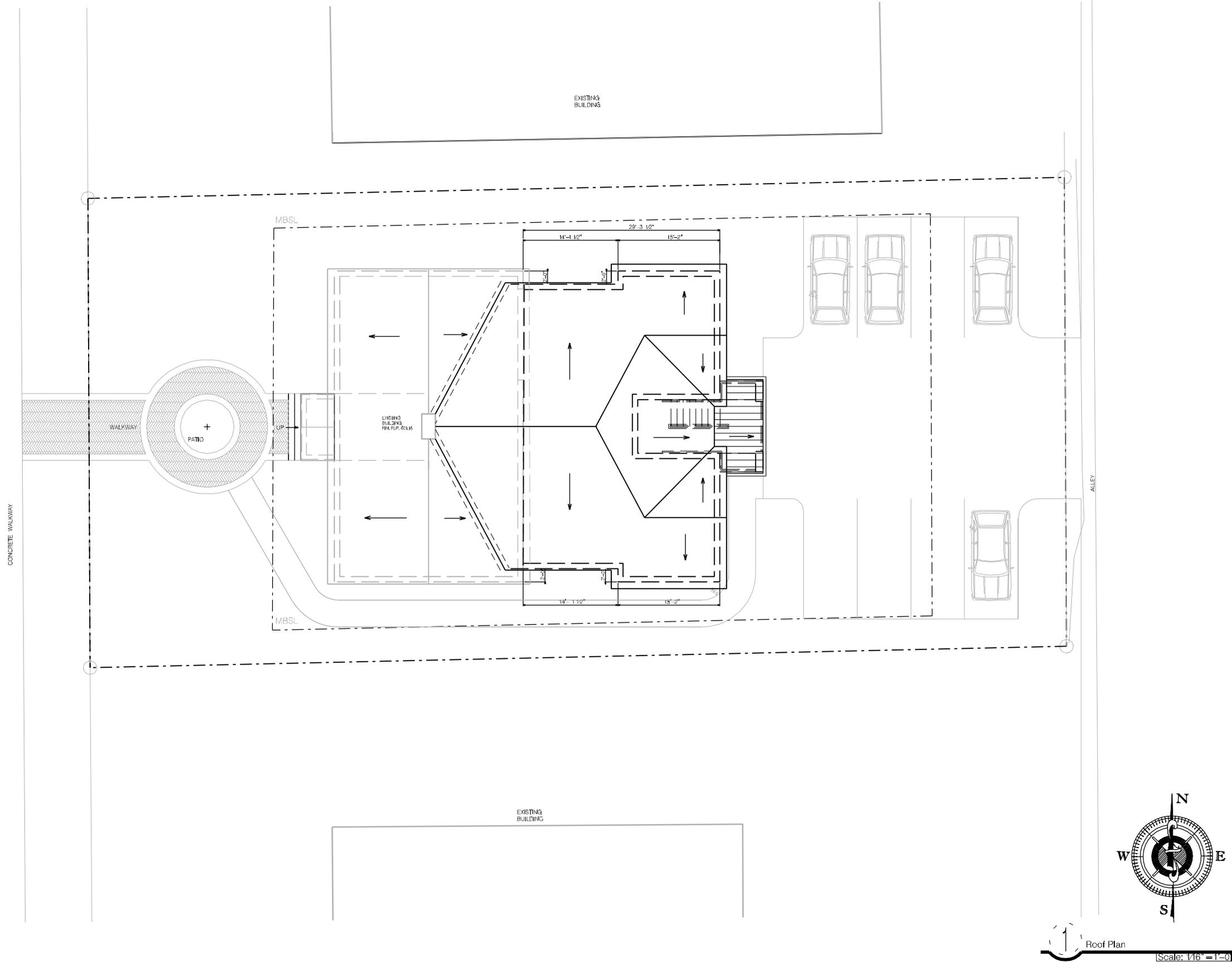
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Third Level Plan

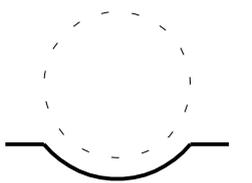
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PROFESSIONAL SEAL:



ADDITIONS AND PARTIAL RENOVATION TO:  
**1624 16TH AVENUE SOUTH**  
 NASHVILLE, TENNESSEE  
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 OWNER: BARBARA LOUV

PHASE:  
 Design Documents

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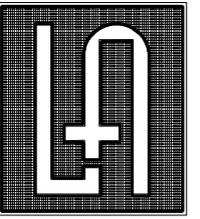
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Roof Plan

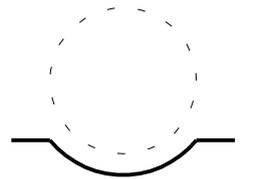
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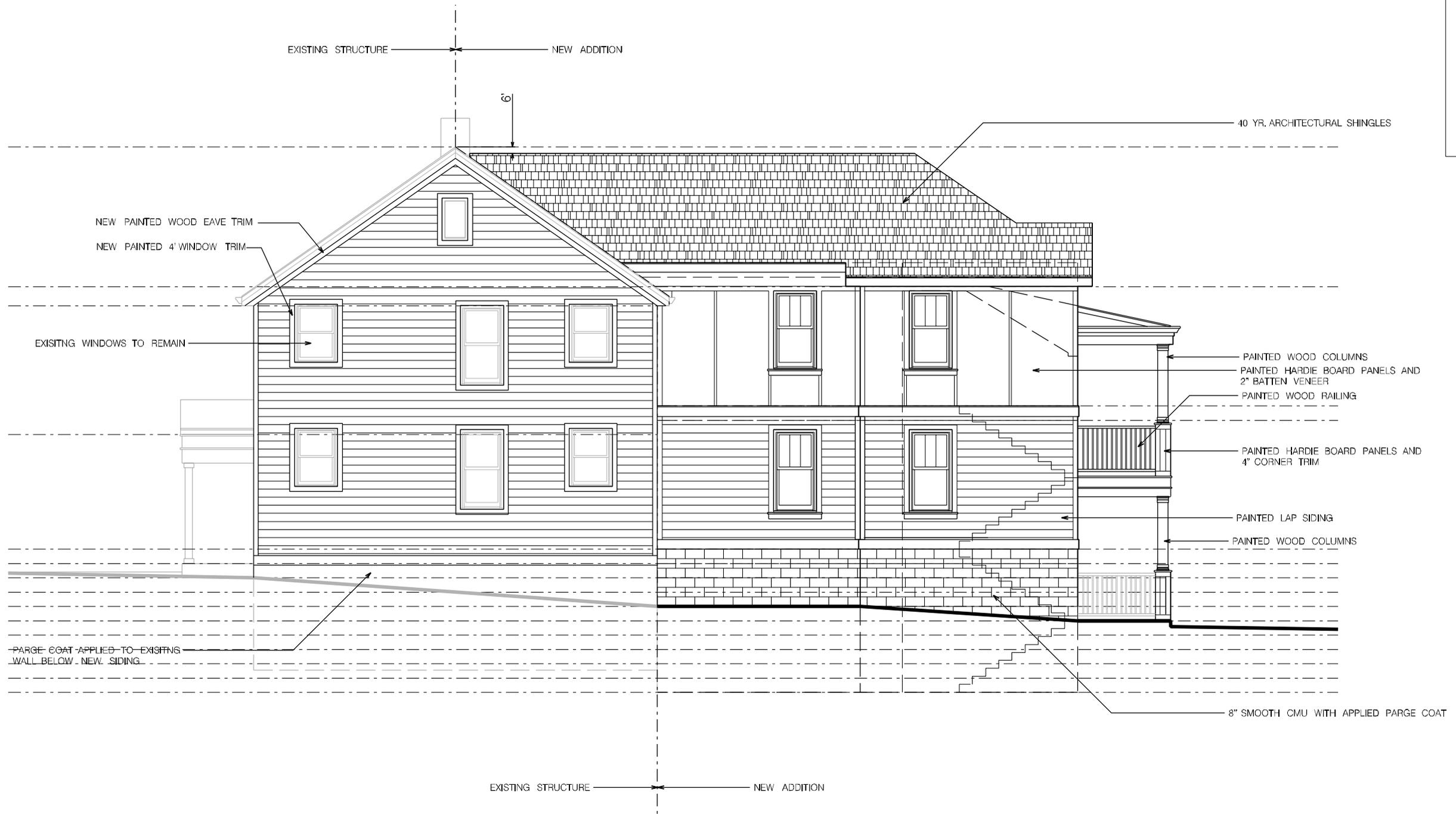


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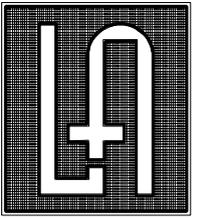
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June 3, 2013  
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Side Elevation

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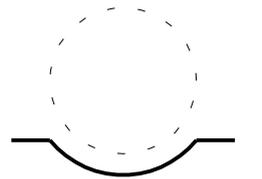
1 Side Elevation  
Scale: 1/8" = 1'-0"



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ADDITIONS AND PARTIAL RENOVATION TO:

**1624 16TH AVENUE SOUTH**

NASHVILLE, TENNESSEE  
37212  
OWNER: BARBARA LOUV

PHASE:

Design Documents

PROJECT NUMBER:

12-24

ISSUE DATE:

June 3, 2013

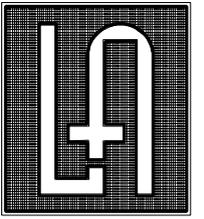
REVISIONS:

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Rear Elevation

1 Rear Elevation  
Scale: 1/8" = 1'-0"

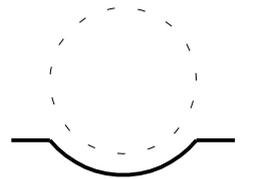
**A3.2**



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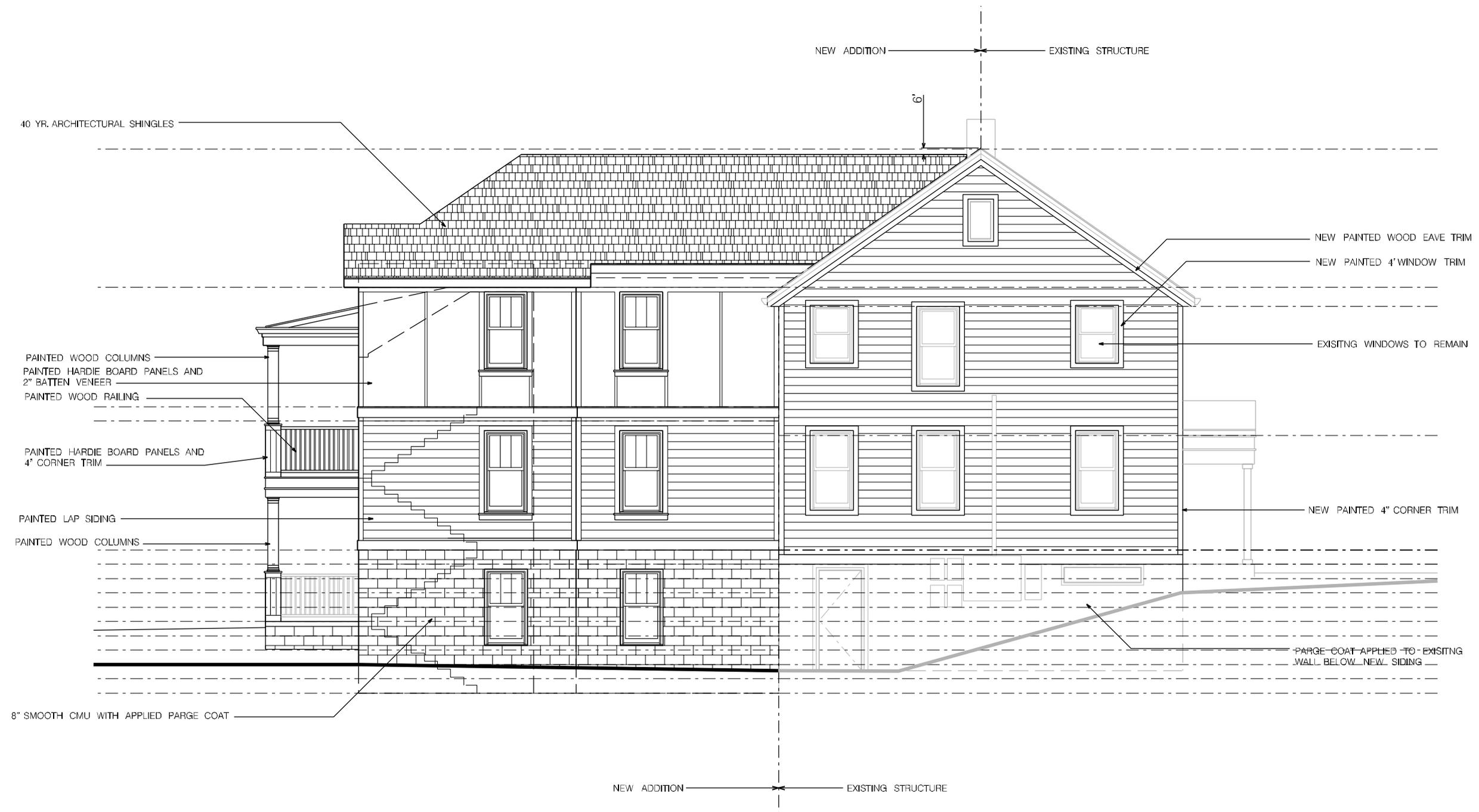
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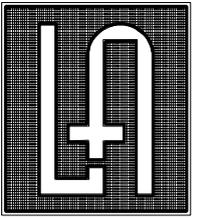
REVISIONS:  
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Side Elevation

**A3.3**



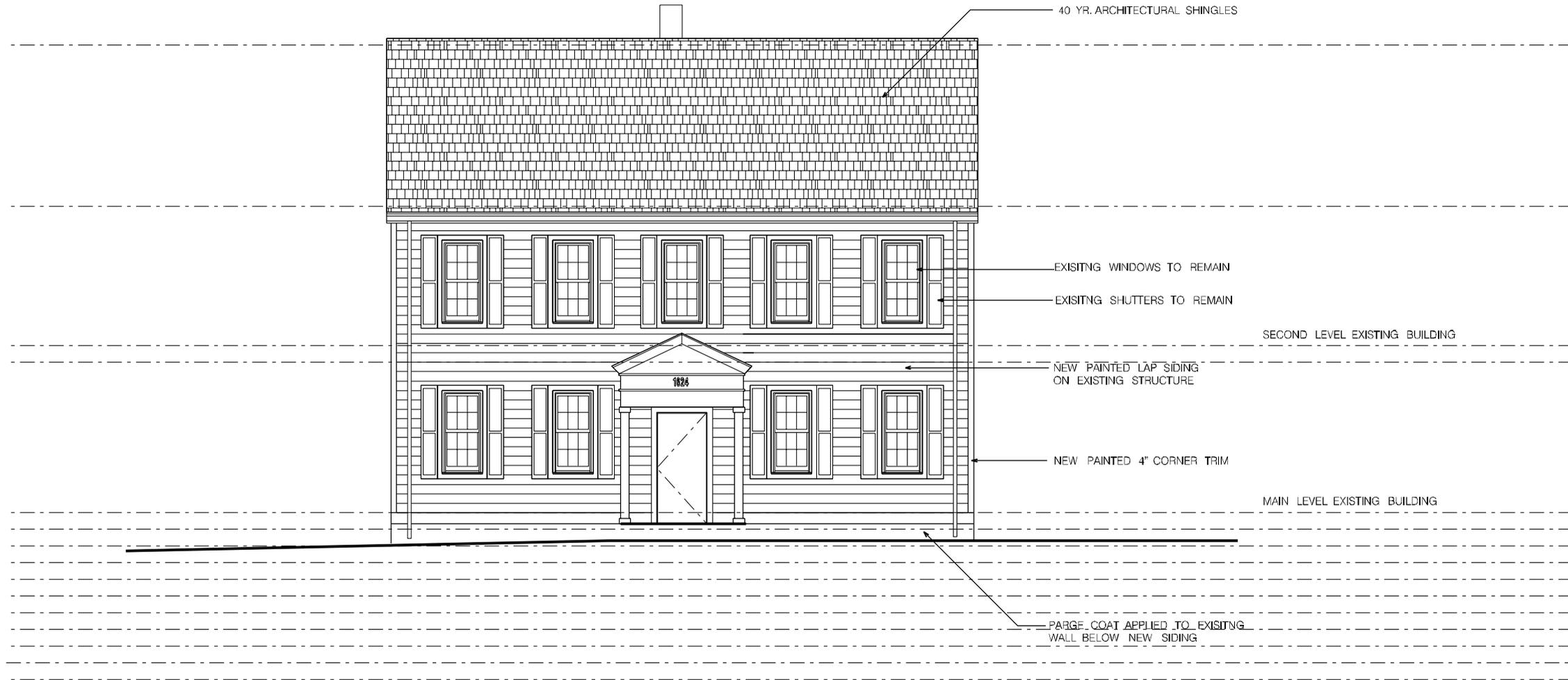
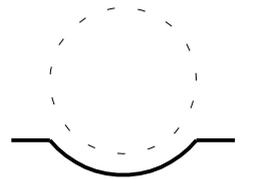
1 Side Elevation  
Scale: 1/8" = 1'-0"



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Front Elevation

1 Front Elevation  
 Scale: 1/8" = 1'-0"

**A3.4**