



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 1901 Fourth Avenue North July 16, 2014

Application: New construction—Infill and outbuilding; Setback determination

District: Salemtown Neighborhood Conservation Zoning Overlay

Council District: 19

Map and Parcel Number: 08104015800

Applicant: Preston Quirk, architect

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Applicant is proposing to construct a duplex infill development on a vacant lot. The new infill requires setback determinations. Base zoning requires that on corner lots, primary structures be located ten feet (10') from the side street property line. The bulk of the infill will meet the ten foot (10') setback, but the porch and the first story bay will intrude on the setback. The applicant is also proposing to construct an outbuilding that requires setback determinations for the side and rear setbacks.

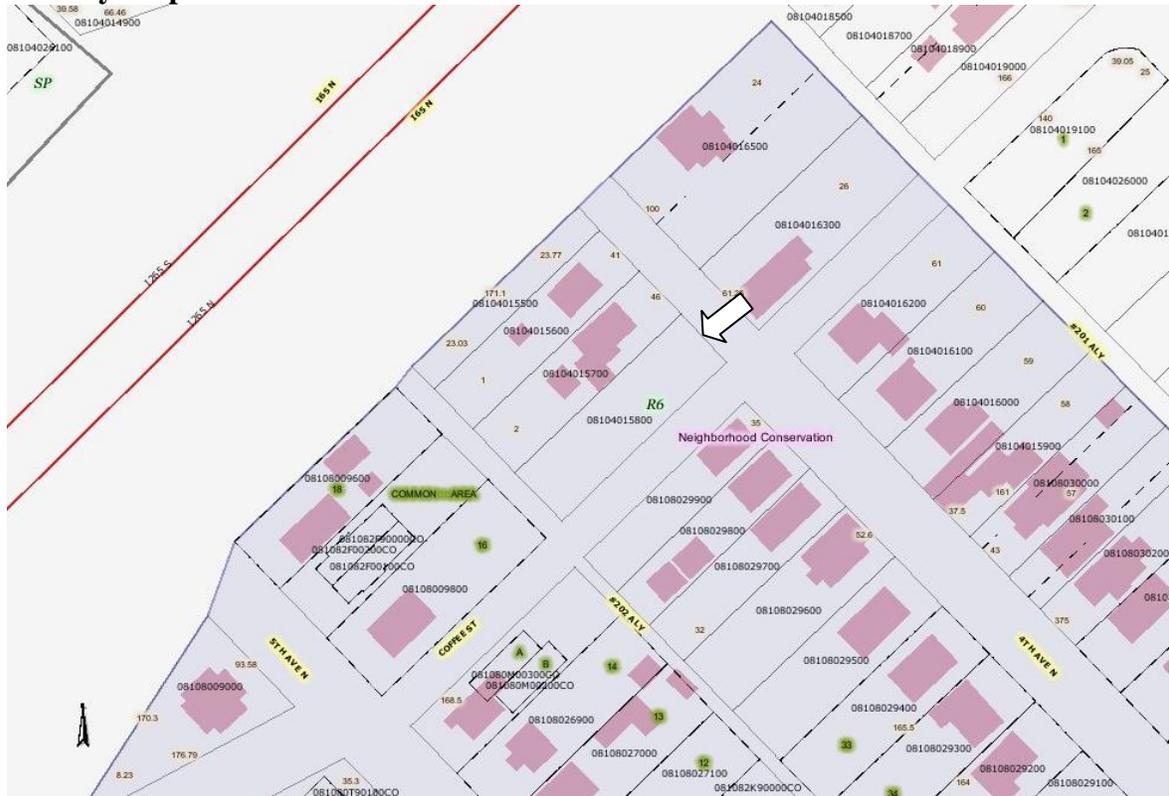
Attachments
A: Photographs
B: Site Plan
D: Elevations

Recommendation Summary: Staff recommends approval of the infill, outbuilding, and setback determination with the following conditions:

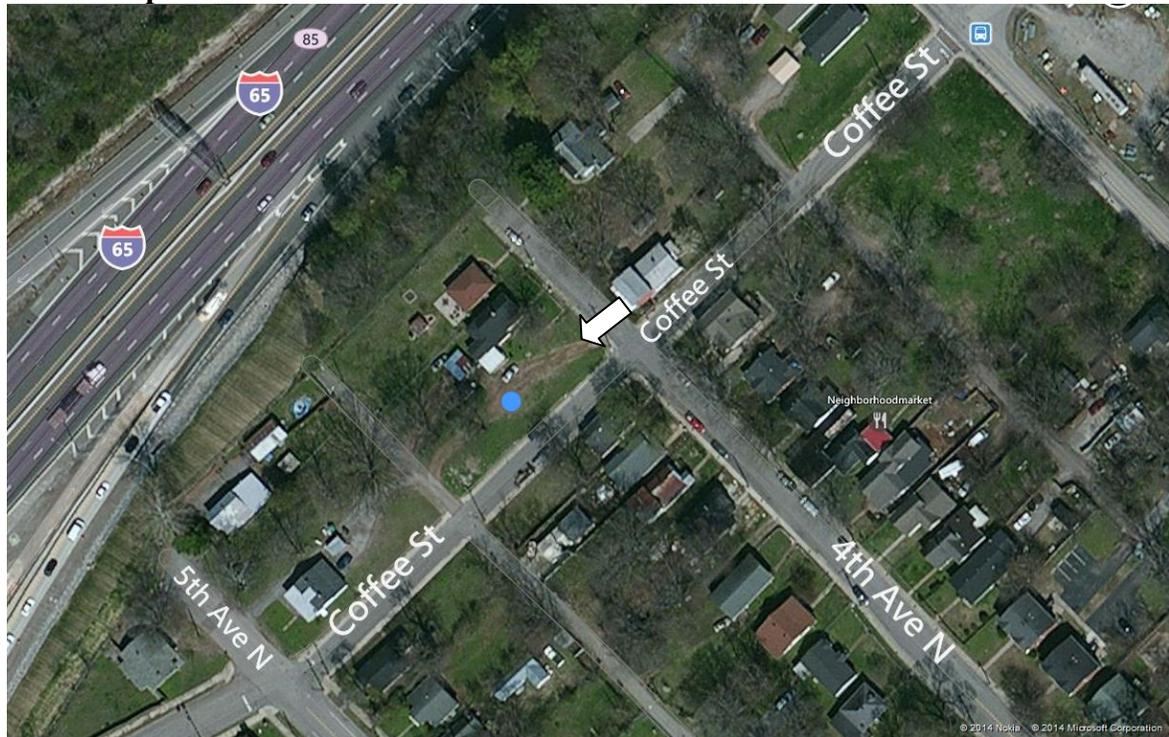
1. Staff approve the asphalt shingle and the metal roof color, all windows and doors, the design of the iron railing, and the material for the porch floor prior to purchase and installation of these materials;
2. The HVAC units and other utilities be placed on the rear façade, or on the interior (non-Coffee Street) side façade, beyond the midpoint of the house.
3. The four-car carport be changed to be either a one-story, two-bay carport or two, one-story, one-bay carports, with or without adjacent uncovered parking pads.

With these conditions, staff finds that the project meets Section III of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

D. Materials, Texture, Details, and Material Color

1. 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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
 - Lap 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.

- Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. 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.

G. Proportion and Rhythm of Openings

1. 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.
2. 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.

3. 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.
4. 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.
5. 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. Accessory Buildings

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.
2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Salemtown.
3. Roof
 - a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Salemtown, historic accessory buildings were between 8' and 14' tall.
 - b. 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.
 - c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
4. Windows and Doors
 - a. Publicly visible windows should be appropriate to the style of the house.
 - b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
 - c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
 - d. 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.
 - e. Decorative raised panels on publicly visible garage doors are generally not appropriate.
5. Siding and Trim
 - a. Weatherboard, and board-and-batten are typical siding materials. There are no known examples of historic masonry accessory buildings; however, a concrete block building with a parge or stucco coating is appropriate.
 - b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
 - c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
 - d. Stud wall lumber and embossed wood grain are prohibited.
 - e. 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.
6. Accessory buildings should be situated on a lot as is historically typical for surrounding historic

accessory buildings.

- a. 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.
- b. 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.
- c. Generally, attached garages are not appropriate.

I. Utilities

1. Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
2. 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.

J. Public Spaces

1. 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: 1901 Fourth Avenue North is a vacant lot located at the northwest corner of Fourth Avenue North and Coffee Street (Figures 1 & 2). The date of demolition for the house that was formerly on the site is unknown.



Figures 1 & 2 show the vacant lot at 1901 4th Avenue North.

Analysis and Findings:

Applicant is proposing to construct infill development on a vacant lot. The new infill requires setback determinations. Base zoning requires that on corner lots, primary structures be located ten feet (10') from the side street property line. The bulk of the infill will meet the ten foot (10') setback, but the porch and the first story bay will intrude

on the setback. The applicant is also proposing to construct an outbuilding that requires setback determinations for the side and rear setbacks.

Height & Scale: The applicant is proposing a two-story duplex infill that has an eave height of approximately twenty-three feet (23') from grade and a ridge height of approximately thirty-two feet (32') from grade. Directly across Fourth Avenue North from this site is a historic two-story house that is also approximately thirty-two feet (32') tall, and the Commission has approved other similar infill developments in Salemtown that have heights between thirty and thirty-two feet (30' – 32'). Staff finds that the proposed height meets the design guidelines.

The primary massing for the infill will be thirty-four feet (34') wide, although the porch that wraps the front corner and continues on to the Coffee Street façade extends the width by an additional five feet, four inches (5'4") and a one-story bay on the Coffee Street façade will protrude from the façade by approximately two feet (2'). Staff finds that the proposed width of thirty-four feet (34') meets the immediate context where historic structures range in width from twenty-five to thirty-five feet (25'-35'). Staff also finds that the infill's wider elements are appropriate because they are secondary to the house's major form and they help to break up the highly-visible Coffee Street façade. The house will be sixty feet (60') deep, not including the front porch, which is six feet, seven inches (6'7") deep.

Staff finds that the infill's height and scale meets Sections III.A. and III.B. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Setback & Rhythm of Spacing: The infill's front setback will match the front setback for the house next door at 1903 Fourth Avenue North, which is appropriate. The infill will be five feet, three inches (5'3") from the north side property line, and more than seventy feet (70') from the rear property line, meeting the base zoning requirements for setbacks. However, the infill requires a setback determination for its side setback from Coffee Street. Base zoning requires that on corner lots, primary structures be located ten feet (10') from the side street property line. The bulk of the infill will meet the ten foot (10') setback, but the porch and the first story bay will intrude on the setback. The porch will be five feet, six inches (5'6") from the Coffee Street property line, and the first story bay will be eight feet, six inches (8'6") from Coffee Street property line. Staff finds the proposed setback for the Coffee Street property line to be appropriate for several reasons. The main portion of the house will meet the side setbacks, and it is only minor

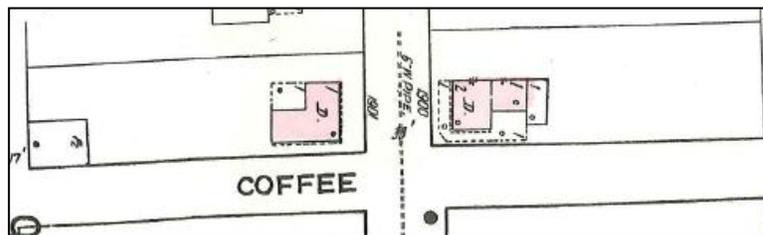


Figure 2. This 1957 Sanborn map shows that the house formerly on the site of 1901 4th Ave. N. (on the left) and the historic house across the street at 1900 4th Ave. N. (on the right) historically sat closer than ten feet (10') from the Coffee Street property lines.

façade elements that intrude on the setback. The bay and the wrap-around porch help to break up the Coffee Street façade and add architectural interest to this highly visible part of the infill. Moreover, an analysis of the corner lots nearby show that the historic structures, including the two-story structure across the street at 1900 Fourth Avenue North, are situated less than ten feet (10') from the Coffee Street property line. The 1957 Sanborn Map also indicates that the house formerly on this lot was situated less than ten feet (10') from the Coffee Street property line (Figure 2). For these reasons, staff finds that the proposed reduced Coffee Street property line setback meets the design guidelines, and that the infill meets Section III.C. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: All of the known materials have been approved by the Commission in the past and meet the design guidelines. The primary cladding material will be smooth face cement fiberboard with a five inch (5") reveal. The foundation will be split face concrete block, and the primary roof will be dimensional fiberglass shingles. The porch roof and the roof on the side bay will be standing seam metal. Staff asks to review the shingle and the metal roofing color. The trim will be wood or cement fiberboard. The windows will be wood, and staff asks to approve all windows and doors prior to purchase and installation. The porch will have twelve inch square wood columns, and the railings along the front porch steps and on the rear balconies will be iron. Staff asks to approve the design of the iron railings. The material for the porch floor was not indicated, and staff asks to approve that material. With the aforementioned staff approvals of materials, staff finds that the infill meets Section III.D. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof form: The infill's primary roof form will be a cross gable with slopes of 9/12 and 10.5/12. On the front façade, there is a gabled, second story bay that has a slope of 10.5/12. The porch roof will have a 4/12 hipped form. Staff finds that the infill's proposed roof form is compatible with the historic context and meets Section III.E. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Orientation: The duplex infill is oriented to face Fourth Avenue North, like the other houses on the corners of Fourth Avenue North and Coffee Street. The duplex has two entrances on the front façade of equal importance, which is a typical configuration for historic duplexes. The design includes a full width front porch that is six feet, seven inches (6'7") deep along Fourth Avenue North. The porch wraps around to the Coffee Street façade for a length of approximately eighteen feet (18'). The site will include two separate pathways leading from the street to the front porch steps for the two entrances. Staff finds that the infill's orientation meets section III.F. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The infill's windows are predominantly twice as tall as they are wide, and the windows on the first story are generally taller than those on the second story, thereby meeting the historic proportion of window openings. There are some horizontal windows on the north side elevation, but staff finds these to be

acceptable because they are on the interior side façade and will only be minimally visible. The largest expanse of wall space without a window or door opening occurs on the side elevations and is about sixteen feet (16') deep. Staff finds the expanses to be acceptable because they are beyond the midpoint of the house, and because on the visible Coffee Street elevation, the façade is adequately broken up with the wrap around porch and bay. Staff finds that the infill's proportion and rhythm of openings meets section III.G. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Utilities & Public Spaces: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on the non-street facing side façade beyond the midpoint of the house.

Outbuildings: The applicant is proposing a one-story, four-car carport that is eighteen feet, eight inches (18'8") deep and forty feet (40') wide, or approximately seven hundred and forty-seven square feet (747 sq. ft.). The carport will have an eave height of approximately eight feet (8') and a ridge height of approximately twelve feet, seven inches (12'7"). The Commission has rejected requests for four-bay garages and carports behind duplexes in the past. Staff therefore recommends that the applicant redesign the one-story carport so that it has just two bays or so that there are two separate carports that are one bay each. The two bay carport or the two, one bay carports could have uncovered parking pads adjacent to them to provide for additional parking.

The proposed carport requires setback determinations for all three of its setbacks. Because the outbuilding is located on a corner lot, and is more than seven hundred square feet (700 sq. ft.), base zoning requires that it be ten feet (10') from the Coffee Street property line, five feet (5') from the interior lot property line, and twenty feet (20') from the rear property line. The applicant is proposing to locate the outbuilding five feet, six inches (5'6") from the Coffee Street property line, four feet, seven inches (4'7") from the interior lot property line, and ten feet (10') from the rear property line. Staff finds the proposed setbacks to be appropriate because historically outbuildings sat close to or on the rear and side property lines. In fact, the 1957 Sanborn Map shows that an outbuilding on this property formerly sat on both the Coffee Street and the rear property lines. Staff finds that the proposed setbacks are appropriate to the *Salemtown Neighborhood Conservation Zoning Overlay*.

The outbuilding will have a hipped roof form with a slope of approximately 6/12. It will be accessed via the alley, which is appropriate. The materials will be similar to those on the new infill. It will have a split face concrete block foundation, wood columns, and a standing seam metal roof.

Staff asks that the four-car carport be changed to be either a one-story, two-bay carport or two, one-story, one-bay carports, with or without adjacent uncovered parking pads, in order for it to meet Section III.H. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Recommendation Summary: Staff recommends approval of the infill, outbuilding, and setback determination with the following conditions:

1. Staff approve the asphalt shingle and the metal roof color, all windows and doors, the design of the iron railing, and the material for the porch floor prior to purchase and installation of these materials;
2. The HVAC units and other utilities be placed on the rear façade, or on the interior (non-Coffee Street) side façade, beyond the midpoint of the house.
3. The four-car carport be changed to be either a one-story, two-bay carport or two, one-story, one-bay carports, with or without adjacent uncovered parking pads.

With these conditions, staff finds that the project meets Section III of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos:



Houses next door at 1903 and 1905 4th Avenue North.



Two-story house across the street at 1900 4th Avenue North



Vacant lot across the street, between 1900 and 1904 4th Avenue North



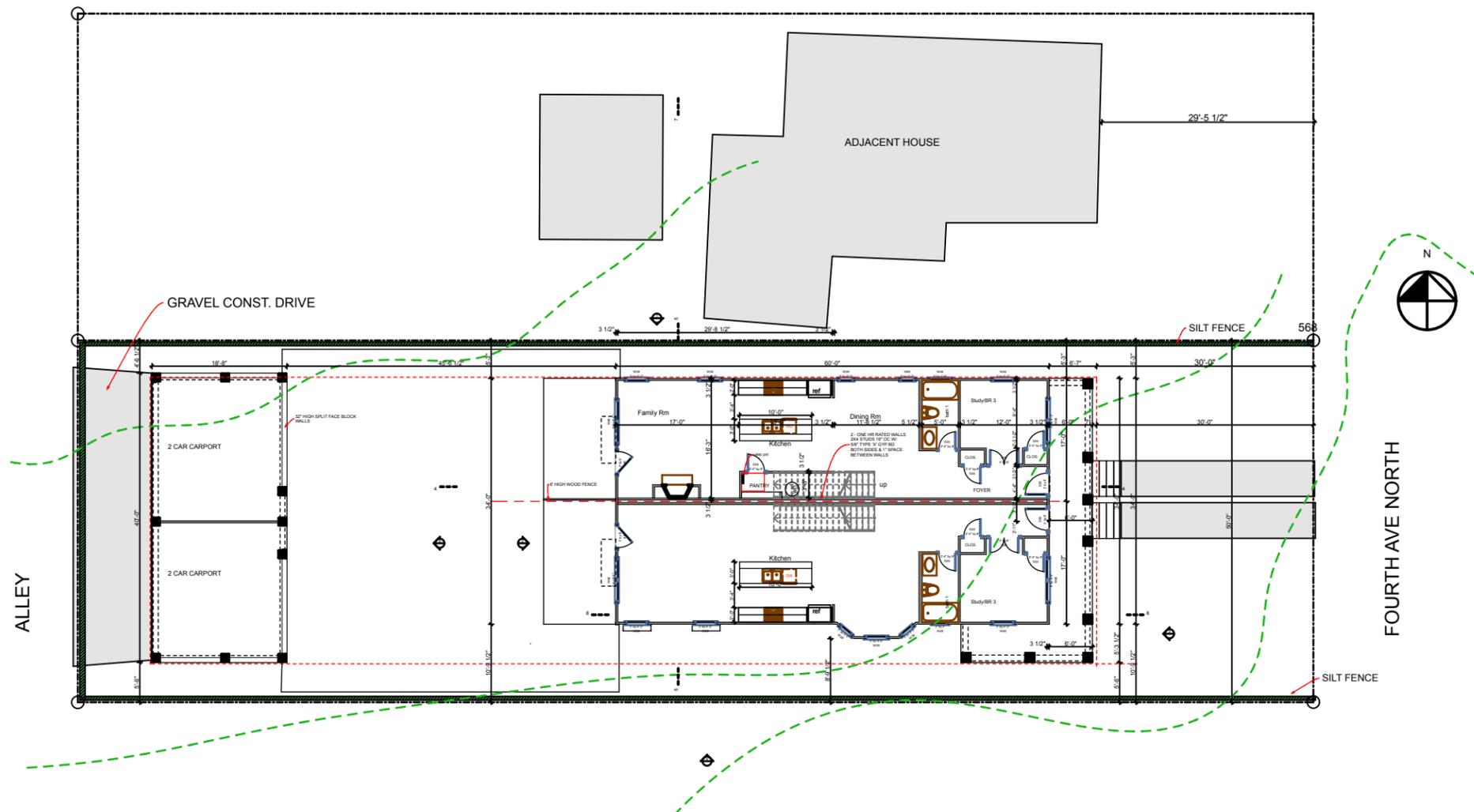
1904 4th Avenue North, across the street and to the north from the site.



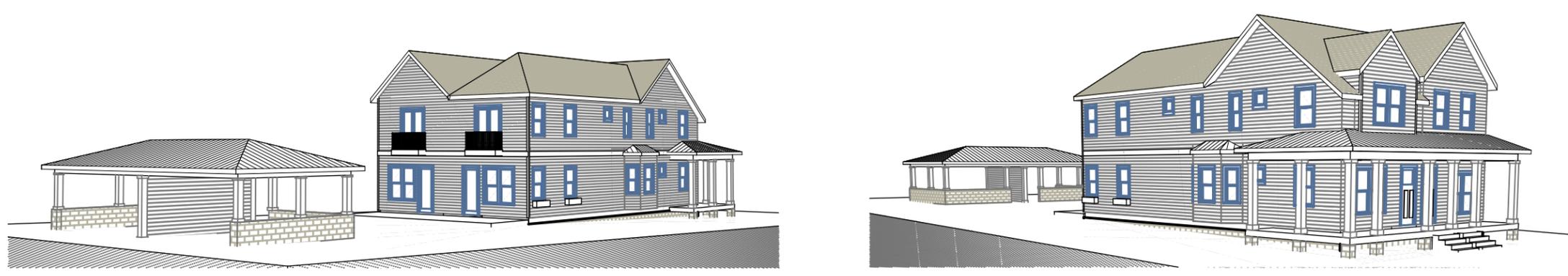
Houses across Coffee Street at 1831, 1833, and 1835 4th Avenue North.



Houses catty-corner from the site at 1832 and 1834 4th Avenue North.



1 SITE PLAN
SCALE: 1" = 20'



2831 BERRY HILL DRIVE
SUITE 700
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QUIRK DESIGNS

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H298-1508

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The Bacon Group
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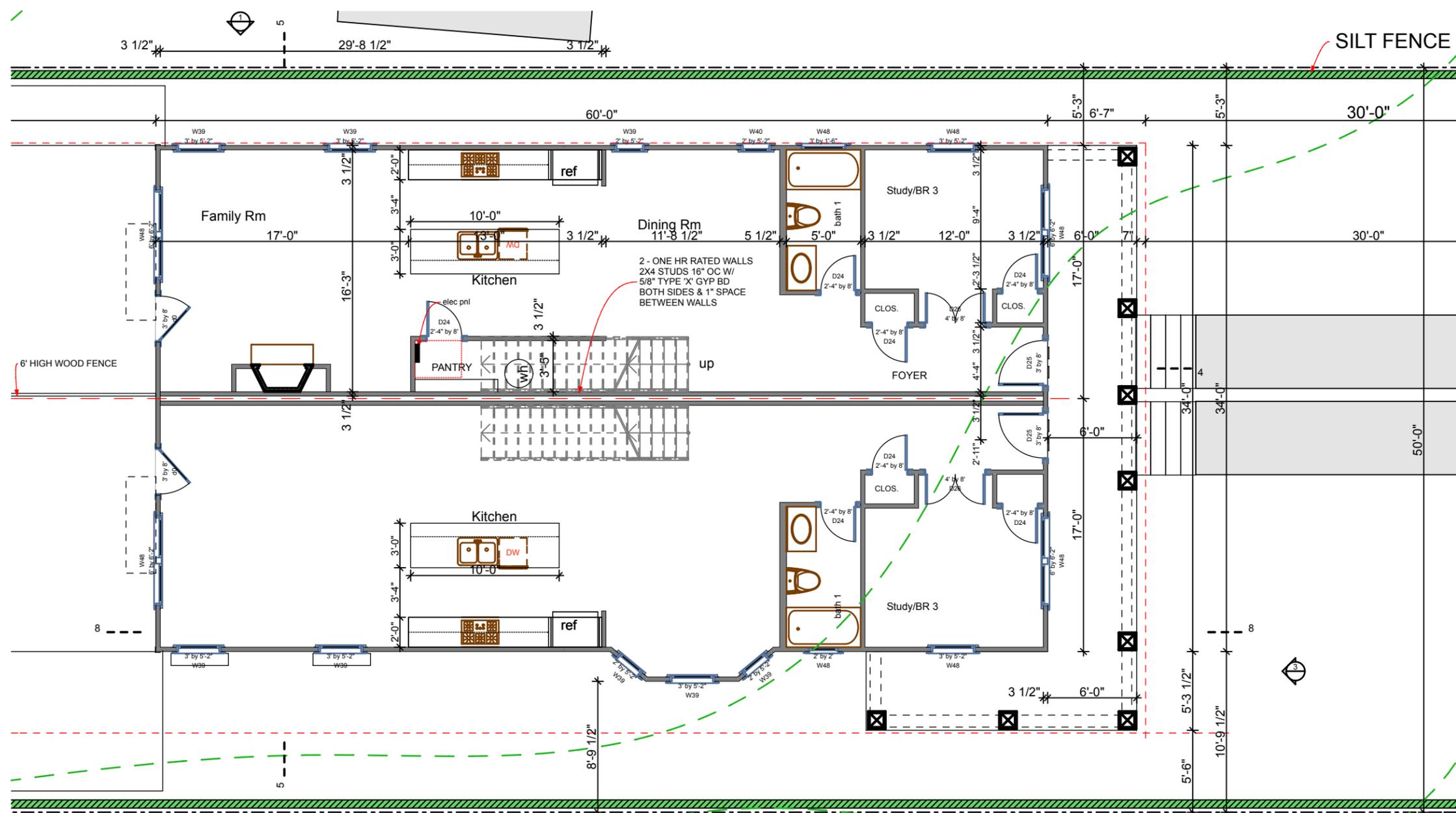
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SITE PLAN

A1
SHEET 12

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

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1901 4th Ave North
 The Bacon Group
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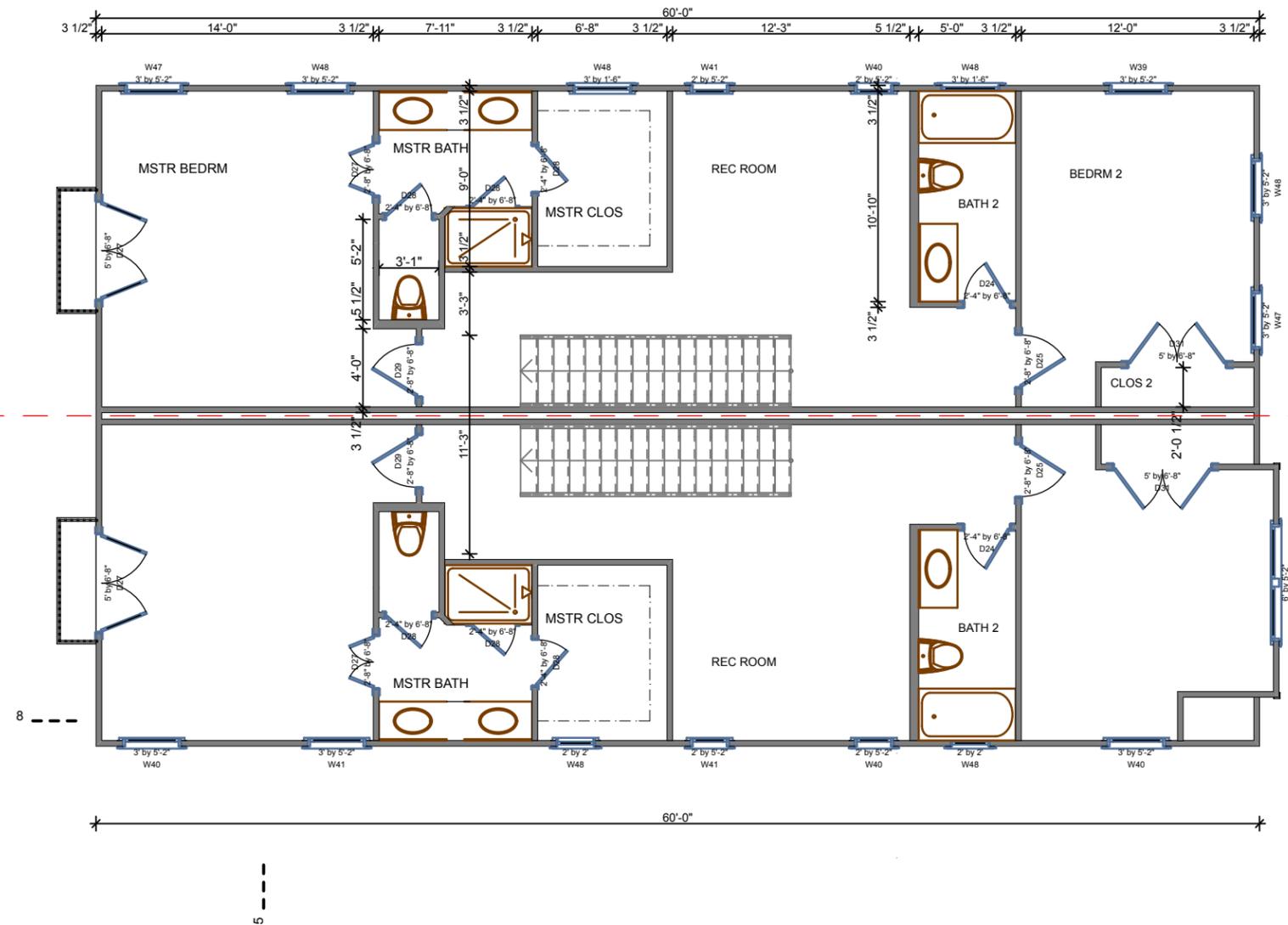
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1ST FLR PLAN

A2
 SHEET 13

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1 2ND FLR PLAN
SCALE: 1/8" = 1'-0"



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2ND FLR PLAN

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SHEET 14

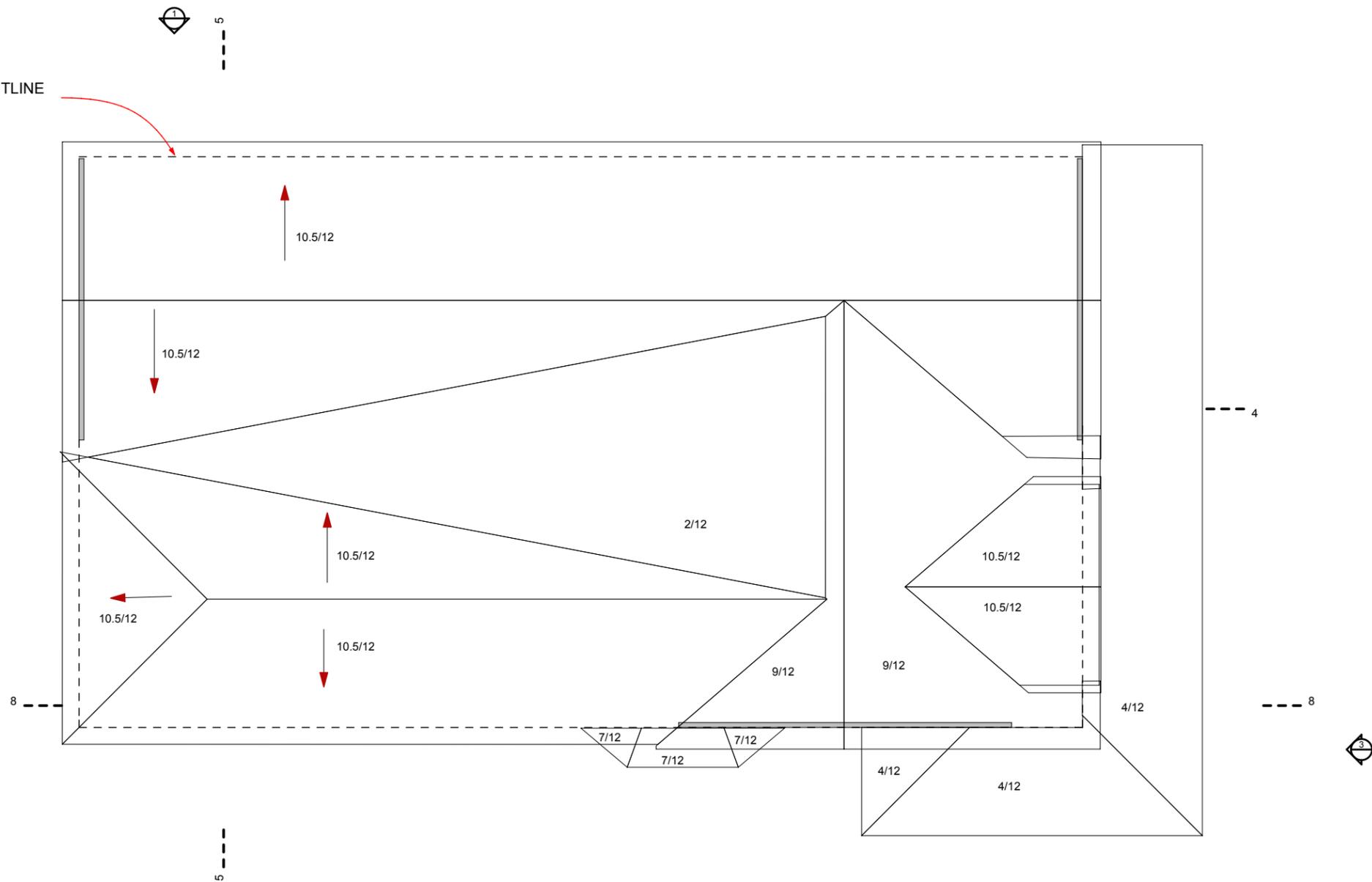
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ROOF PLAN

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

BUILDING OUTLINE BELOW



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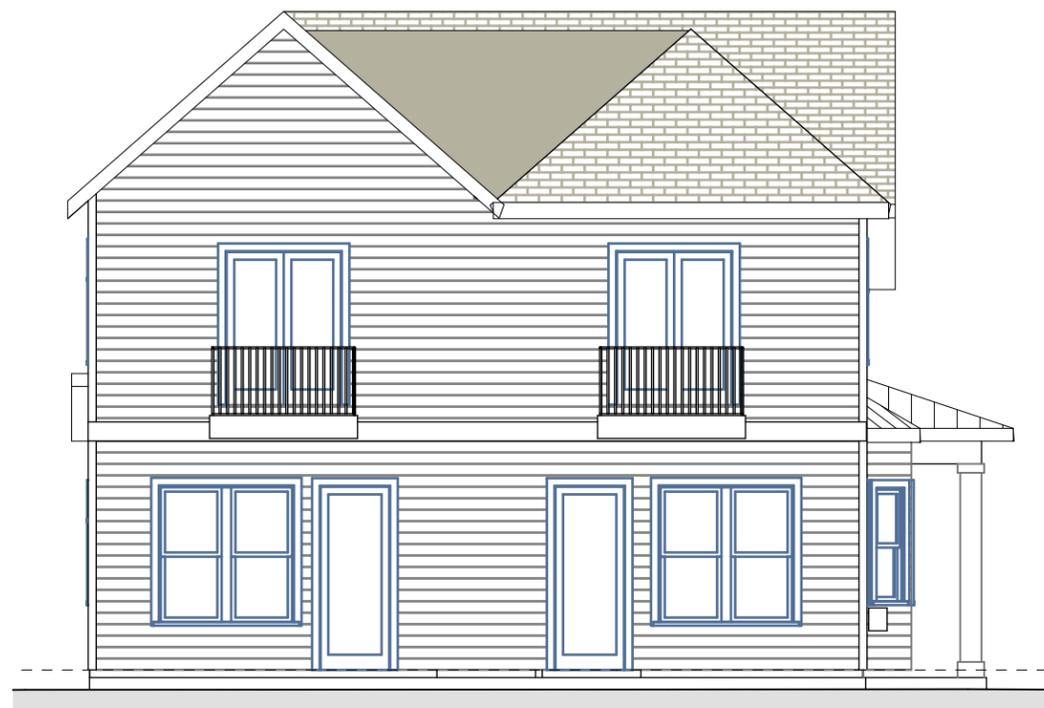
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ROOF PLAN

A4

SHEET 15



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



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

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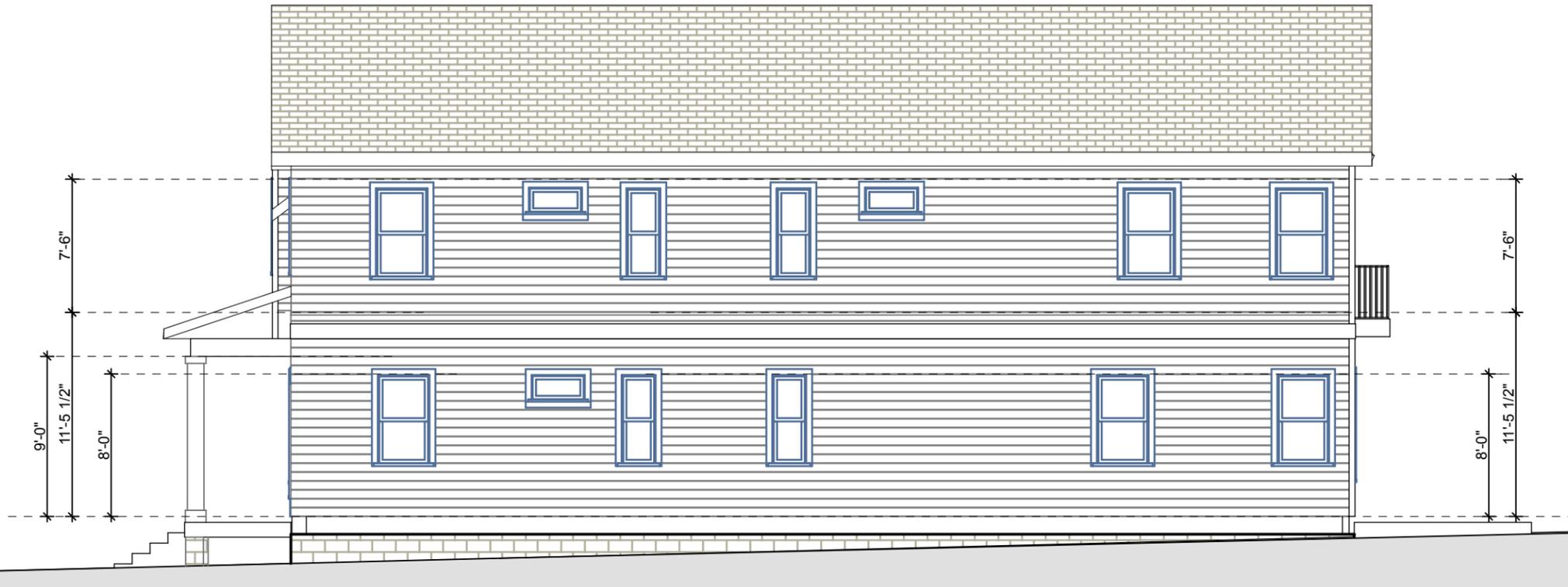
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ELEV - FRONT, REAR

A5
SHEET 16



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



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

2831 BERRY HILL DRIVE
SUITE 205
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H298-1508

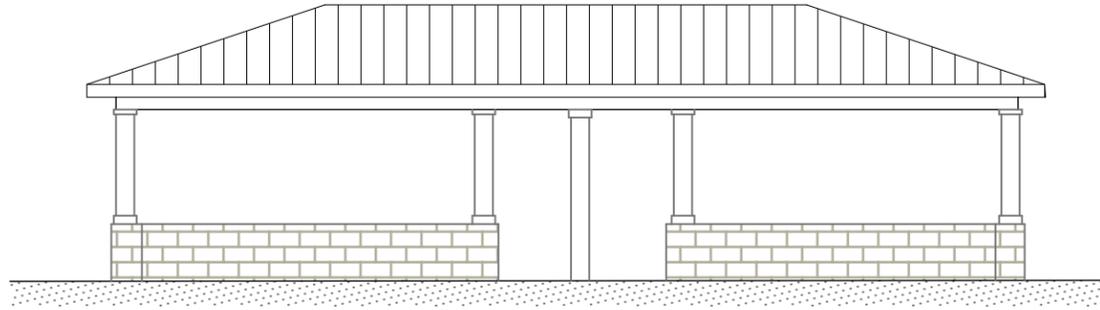
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Nashville, TN 37203

DATE: 7/1/14
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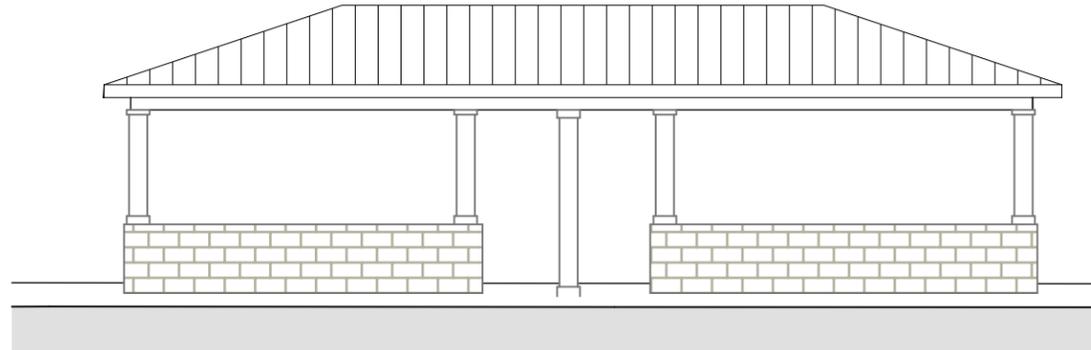
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ELEV. - SIDES

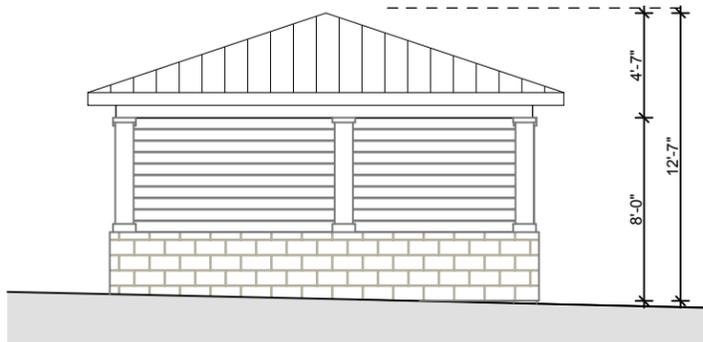
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SHEET 17



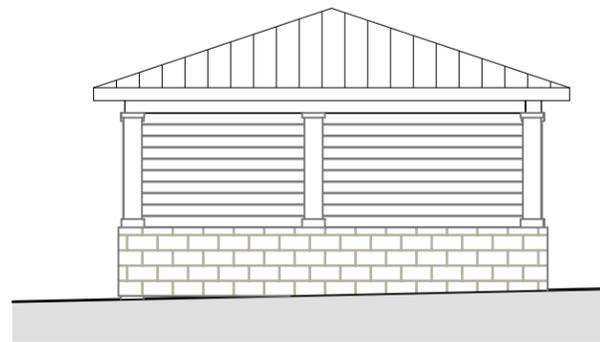
3 REAR ELEV - CARPORT
SCALE: 1/8" = 1'-0"



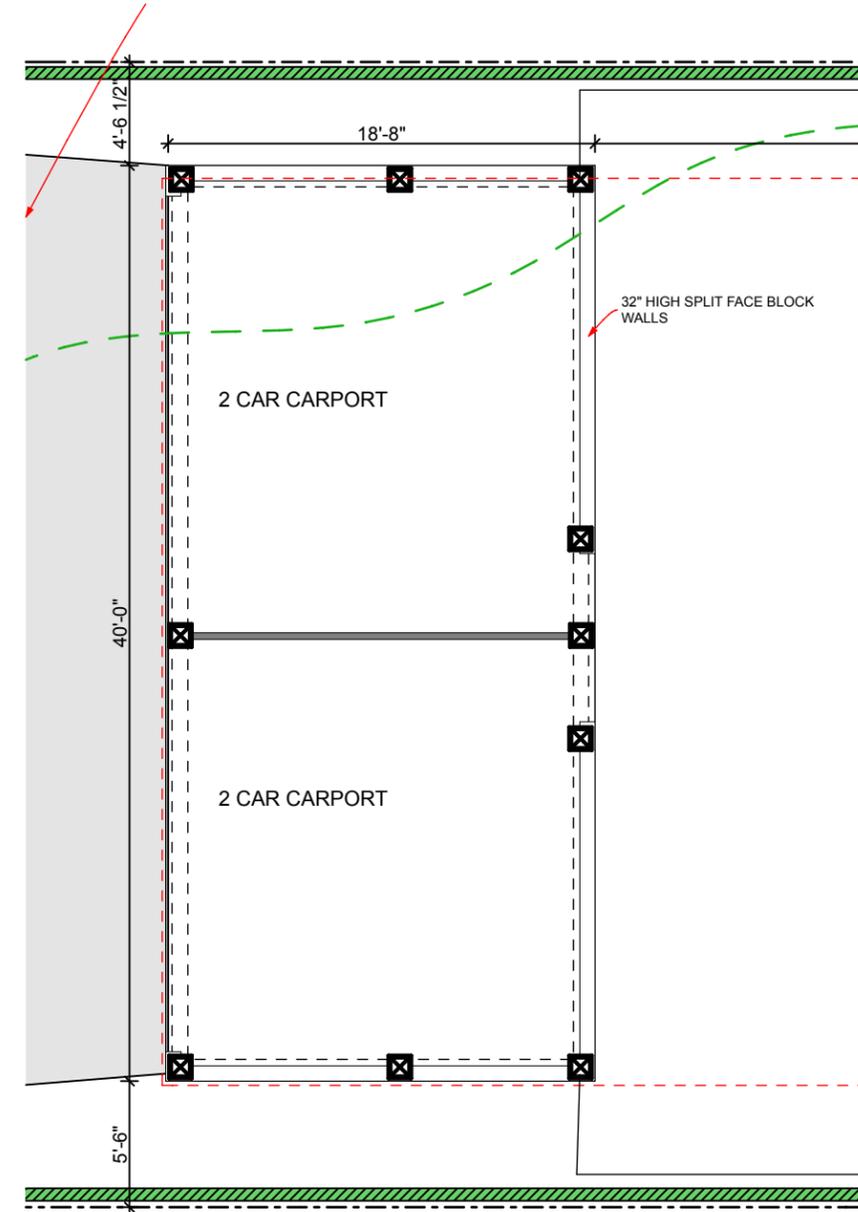
4 CARPORT - HOUSE SIDE
SCALE: 1/8" = 1'-0"



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



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



5 CARPORT PLAN
SCALE: 1/8" = 1'-0"

/CAD FILES/WORK/2014/bacon altaintown office - 14-011901 A.rvt

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DATE: 7/1/14
REVISION

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CARPORT ELEV.

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