



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
322 South 16th Street
September 17, 2014

Application: Demolition; New construction—infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313046300
Applicant: Ken Cunningham
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish two, detached, non-contributing residences and to construct two detached residential infill structures and two detached carports.

Recommendation Summary: Staff recommends approval of the project with the following conditions, assuming that Board of Zoning Appeals approves two detached principle dwellings on this lot:

1. MHZC staff approve in the field the finished floor heights of the two structures to ensure their compatibility with historic houses nearby;
2. Staff approve the final window and door specifications and the roof shingle color prior to purchase and installation; and,
3. Staff approve the location of the two HVAC units and other utilities.

With these conditions, staff finds that the project meets Sections II.B. and IV.B.2. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Note: If approved by the MHZC, the permit will only be issued if two detached units are also approved by the Board of Zoning Appeals.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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 determine appropriate building setbacks and extend height limitations 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*

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.

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.

IV. B. Demolition

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

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: 322 South 16th Street is located at the northwest corner of South 16th Street and Boscobel Street. The two structures on the lot are non-contributing. One structure is located at the southern end of the lot, close to the corner South 16th and Boscobel Street (Figures 1 & 2). The other structure is located at the back of the lot, near the corner of the alley and South 16th Street (Figures 3 & 4). In between the two structures is a pool (Figure 5) and drainage easement. The exact dates of construction for the two residences are unknown, but they seem to have been built sometime in the early to mid-1940s. They appear in their current configuration on the lot in the 1951 Sanborn Map (Figure 6).

The site is zoned R6 for two-family, although under the current zoning the two new residential units must be attached. The applicant has applied to the Metro Board of Zoning Appeals (BZA) for permission to build two detached residential structures to replace the current structures. Typically, MHZC waits for a determination from BZA before considering an application. However, this site will be considered at the BZA just one day after the MHZC meeting (the BZA meeting is Thursday, September 18th) and staff of the BZA believes that the request will be approved. Any recommendation for approval from MHZC should be conditional on the BZA's approval of the project.



Figure 1. Residence at the corner of Boscobel and South 16th Streets



Figure 2. Looking north along 16th Street, showing both residences



Figure 3. Residence at the corner of the alley and South 16th Street



Figure 4. Looking south along 16th Street, showing both residences



Figure 5. The pool in between the two residences.

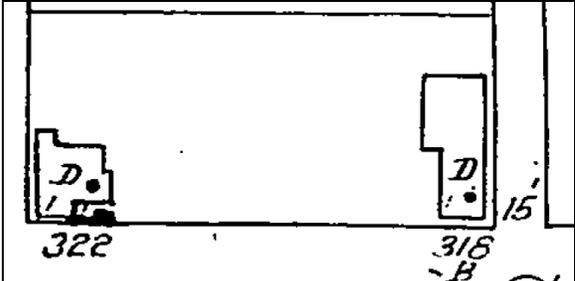


Figure 6. 1951 Sanborn map, showing the lot's current configuration.

Analysis and Findings:

Application is to demolish two detached residences and to construct two detached residential infill structures and two detached carports.

Demolition: Although the two residences on the lot were likely constructed in the 1940s, neither residence contributes to the historic character of the Lockeland Springs-East End neighborhood. Their materials, roof form, lack of porches or stoops, lack of architectural details, such as eave overhangs, and orientation are not consistent with the historic character of the conservation overlay. Staff therefore finds that their demolition meets Section III.B.2 for appropriate demolition and does not meet Section III.B.1 for inappropriate demolition.

Orientation, Setback, & Rhythm of Spacing: The two infill structures and the two proposed carports meet all base zoning setbacks. In addition, they are situated to avoid a drainage easement running across the property. One structure is oriented to face Boscobel Street, and its front setback will match the front setback of the adjacent property. The other structure will be oriented to face South 16th Street and will be situated ten feet (10') from the front property line, meeting the base zoning setback. This type of corner lot configuration where a house at the front faces the primary street and a separate house at the rear of the lot faces the side street, can be found in the Lockeland Springs neighborhood, although it is not common, and in most of those cases, the back portion of the lot was subdivided decades ago. Examples include the sites at 1521 Russell Street at 16th Street and 1611 Holly Street at Evander Street. Staff finds the site layout to be appropriate in this instance because the current configuration of the site is similar to what is proposed, and the new structures will be more in keeping with the historic character of the district than what is existing.

Both houses will have porches that are at least six feet (6') deep, and both will have walkways leading from the street to the front porch. The carport for the Boscobel house will be accessed via a curb cut from Boscobel, using concrete driveway strips. The carport for the South 16th Street house will be accessed via the alley.

Staff finds that the orientation, setback, and rhythm of spacing of the two residences meet Sections II.B.3. and II.B.6. of *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: Both new houses will be one and a half stories in height. The house that faces Boscobel Street will be approximately thirty-four feet, three inches (34'3") wide and thirty-two feet, eight inches (32'8") deep. It will have an eave height of approximately thirteen feet, six inches (13'6") and a ridge height of approximately twenty-eight feet (28'). The house that facades South 16th Street will be approximately thirty-one feet, eight inches (31'8") wide and fifty-two feet, two inches (52'2") deep. It will have an eave height of approximately twelve feet (12') and a ridge height of approximately twenty-eight feet (28').

Most of the properties in immediate vicinity are non-contributing; they are either post-1950s smaller residences or larger two to three story homes constructed within the last ten years, prior to the expansion of the overlay to this part of Lockeland Springs. Therefore comparing the height and scale of these two infill houses to the immediate context is difficult. However, staff finds that they meet the larger historic context of this southern part of Lockeland Springs, where historic houses range in width from thirty to forty feet (30'-40'), and heights are in the range of eighteen feet to twenty-nine feet (18'-29').

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

Materials: The two new residences will incorporate similar materials, including five inch (5") cement fiberboard siding, wood windows, board and batten accents, wood or cement fiberboard trim, split face concrete block foundation, concrete porch floor and steps, and architectural shingles on the roof. Staff asks to approve all final material choices, including the windows and doors and the shingle color. With these approvals, staff finds that the materials for the two residences meet Section II.B.4. of *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof form: The Boscobel house will have a side-gabled roof form with a slope of 7.5/12. At the side, the back of the gable ends so that it is not symmetrical with the front and allows for a two-story portion at the rear. Although not a common roof form, this configuration allows the house's primary roof form at the front to match typical gabled roofs in Lockeland Springs and enables the house to have a shallower depth (the back of the house comes close to the drainage easement). The Boscobel house's porch roof will be gabled with a slope of 6/12. The front façade will have a central shed dormer with a slope of 3.5/12. The dormer is set off the ridge of the house, and it is set back from the wall below by at least two feet (2').

The South 16th Street house will have a cross-gabled roof form. The side gable will have a slope of 7.5/12, and the front gabled bay will have a slope of 22/12. The house includes a front gabled dormer with a slope of 14/12. It is set off the ridge of the house and is set back from the wall below by at least two feet (2'). At the rear is a shed dormer with a slope of 3/12.

Staff finds that the roof forms for both residences meet Section II.B.5. of *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The primary windows on both houses are twice as tall as they are wide, and the windows on the upper levels are no taller than those on the first floors, thereby meeting the historic proportions of window openings. There are no large expanses of wall space without a window or door opening. Staff finds that the proportion and rhythm of openings of the two residences meet Section II.B.7. of

Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.

Appurtenances & Utilities: The final locations of the two HVAC units were not indicated on the site plan. Staff asks that they be located at the rear of the rear of the structures, or on a non-street facing side façade, beyond the midpoint of the house.

Outbuildings: The house facing Boscobel Street will have a one-bay carport that is thirteen feet (13') wide and eighteen feet (18') deep. This carport will be accessed via concrete driveway strips from Boscobel Street. The house facing South 16th Street will have a two-bay carport that is twenty-two feet (22') wide and twenty feet, six inches (20'6") deep. It will be accessed via the alley. Both carports are situated so that they are to the side of their respective primary structures, but are beyond the midpoint of the houses' side facades.

Both carports will have gabled roofs with a slope of 6/12, and will have eave heights under ten feet (10') and ridge heights under fifteen feet (15'). They will be open on all four sides, and will be constructed of wood with cement fiberboard lap siding in the gable fields. Staff finds that the two carports meet Section II.B.8. of *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Recommendation Summary: Staff recommends approval of the project with the following conditions, assuming that Board of Zoning Appeals approves two detached principle dwellings on this lot:

1. MHZC staff approve in the field the finished floor heights of the two structures to ensure their compatibility with historic houses nearby;
2. Staff approve the final window and door specifications and the roof shingle color prior to purchase and installation; and,
3. Staff approve the location of the two HVAC units and other utilities.

With these conditions, staff finds that the project meets Sections II.B. and IV.B.2. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Note: If approved by the MHZC, the permit will only be issued if two detached units are also approved by the Board of Zoning Appeals.

Context Photos:



1519 Boscobel Street, to the west of the site



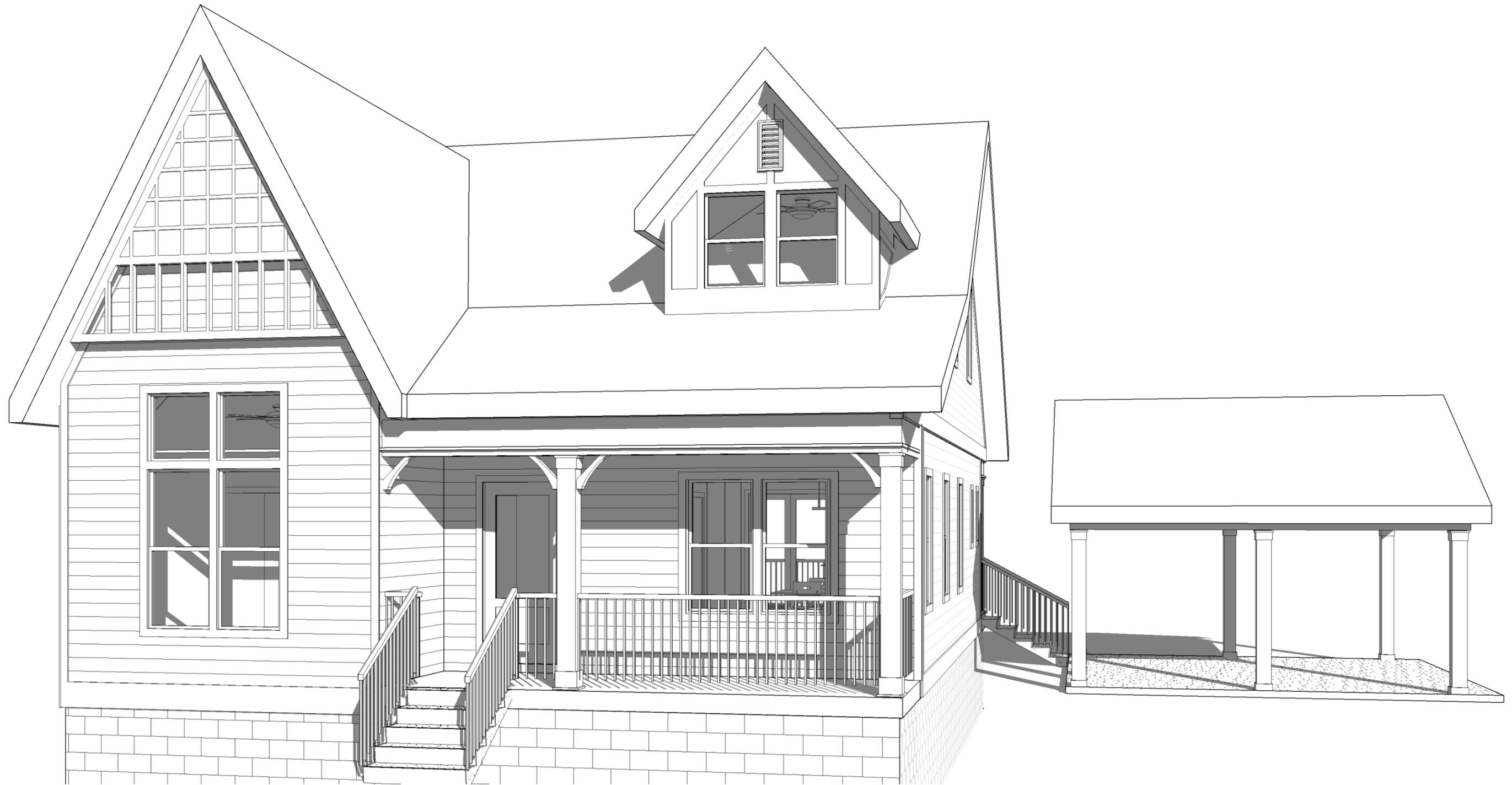
Houses facing Boscobel Street, across the street from 322 South 16th Street.



Houses facing Boscobel Street, catty-corner from 322 South 16th Street.



321 South 16th Street, across 16th Street from the site, at the northeast corner of 16th and Boscobel Street.



PERSPECTIVE VIEW

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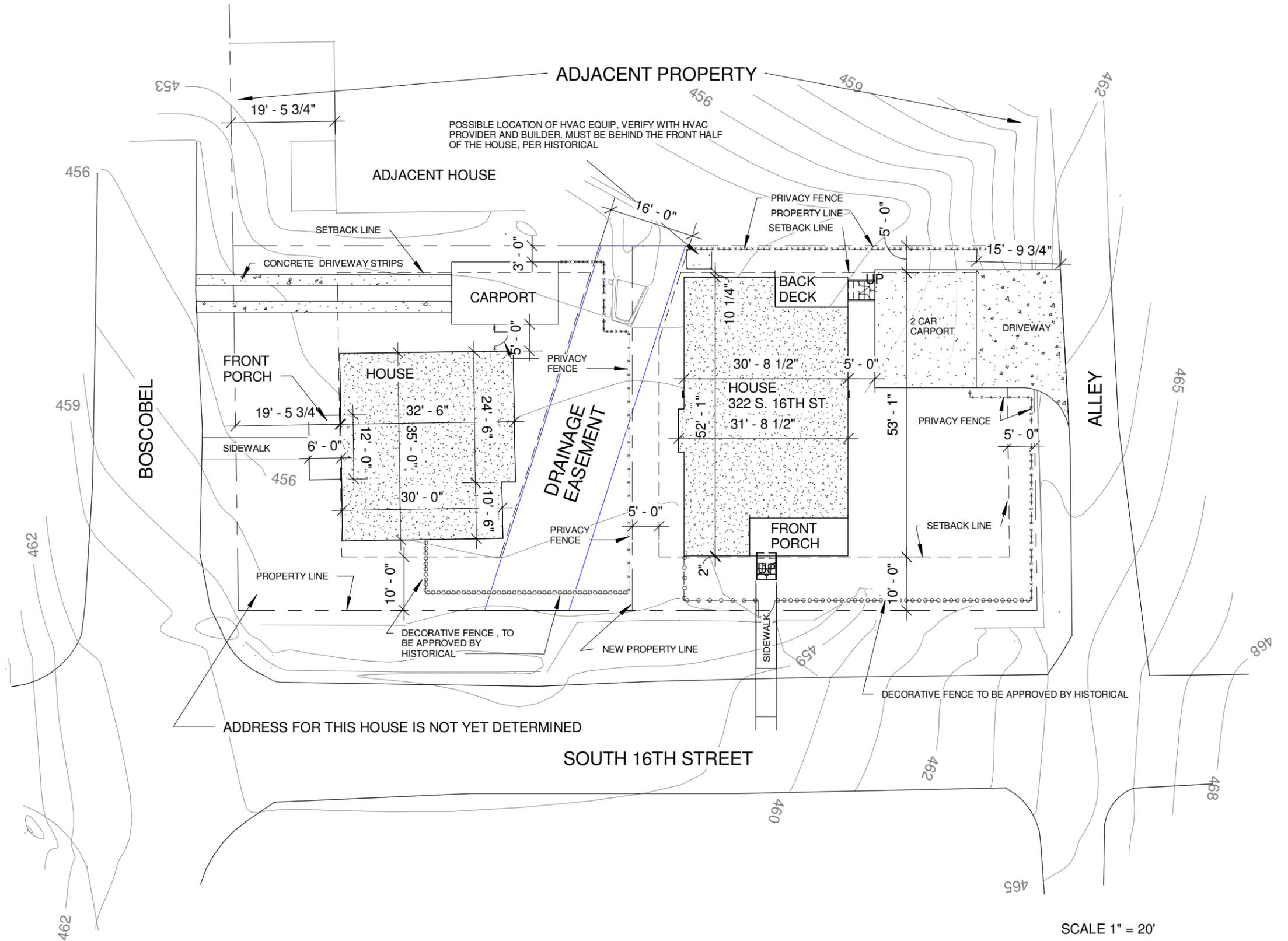
PERSPECTIVE HISTORICAL

Date 9/5/14

Drawn by Author

H1

Scale



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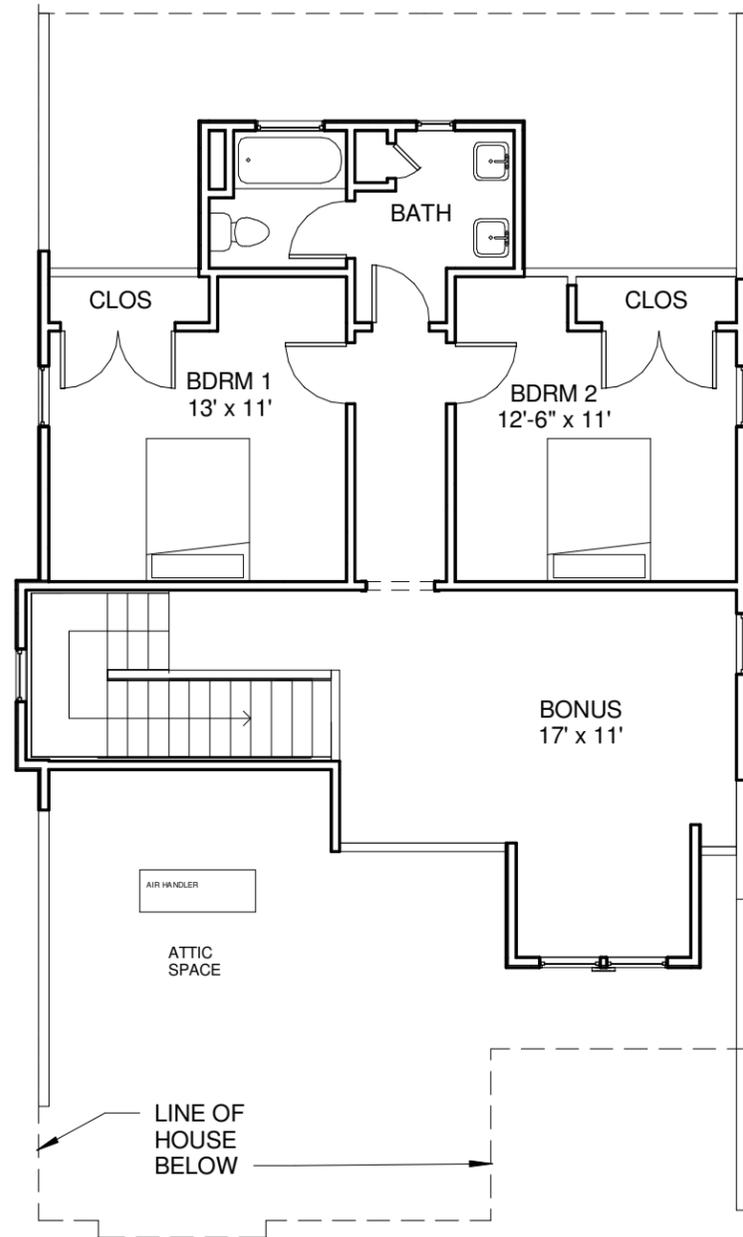
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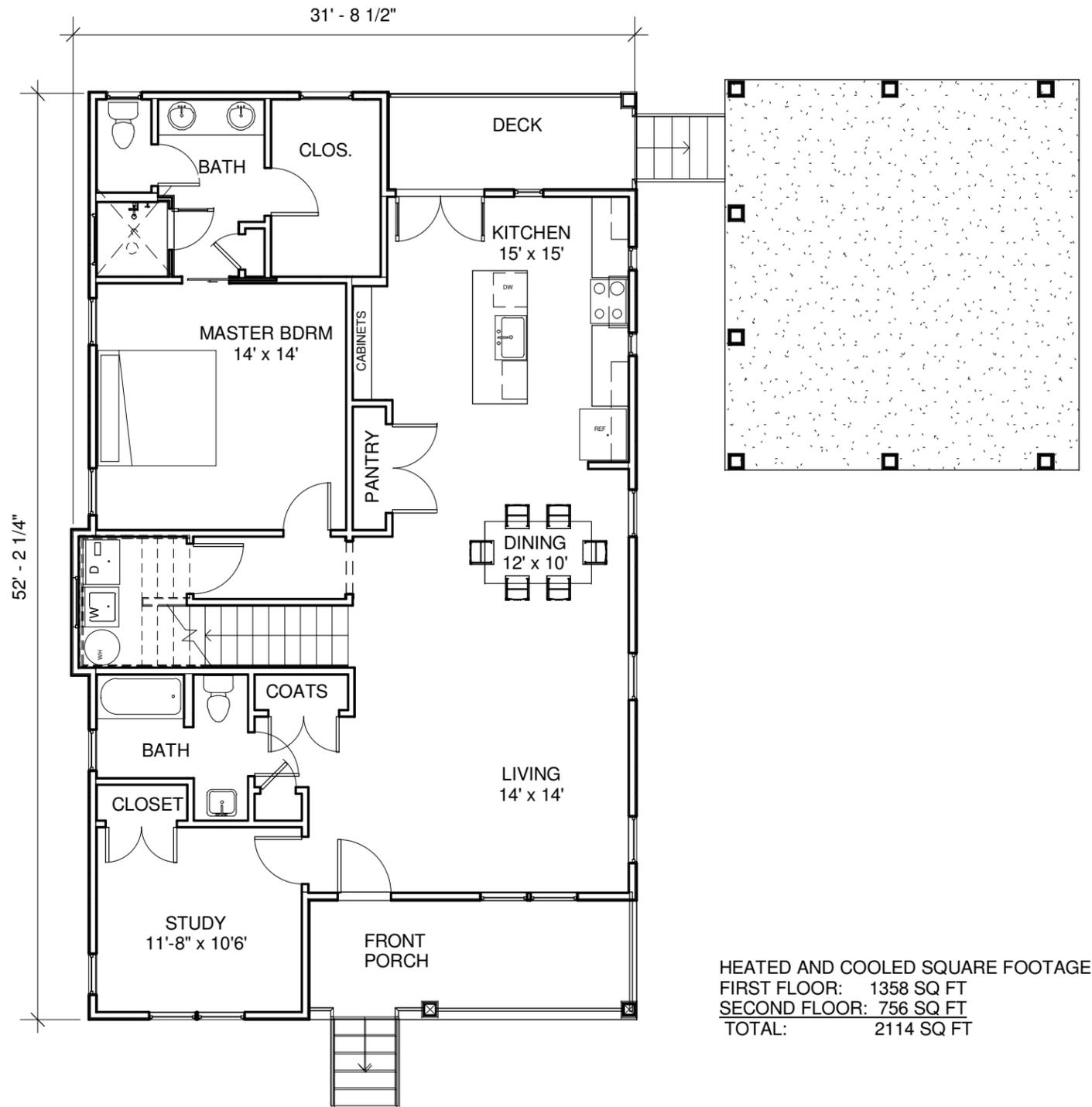
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322 S. 16th Ave
NASHVILLE, TN 37206

SITE PLAN		H2
Date	9/5/14	
Drawn by	Author	Scale 1" = 20'-0"



322 SOUTH 16TH STREET
SECOND FLOOR PLAN SCALE 1/8" = 1'-0"



HEATED AND COOLED SQUARE FOOTAGE
FIRST FLOOR: 1358 SQ FT
SECOND FLOOR: 756 SQ FT
TOTAL: 2114 SQ FT

322 SOUTH 16TH STREET
FIRST FLOOR PLAN SCALE 1/8" = 1'-0"

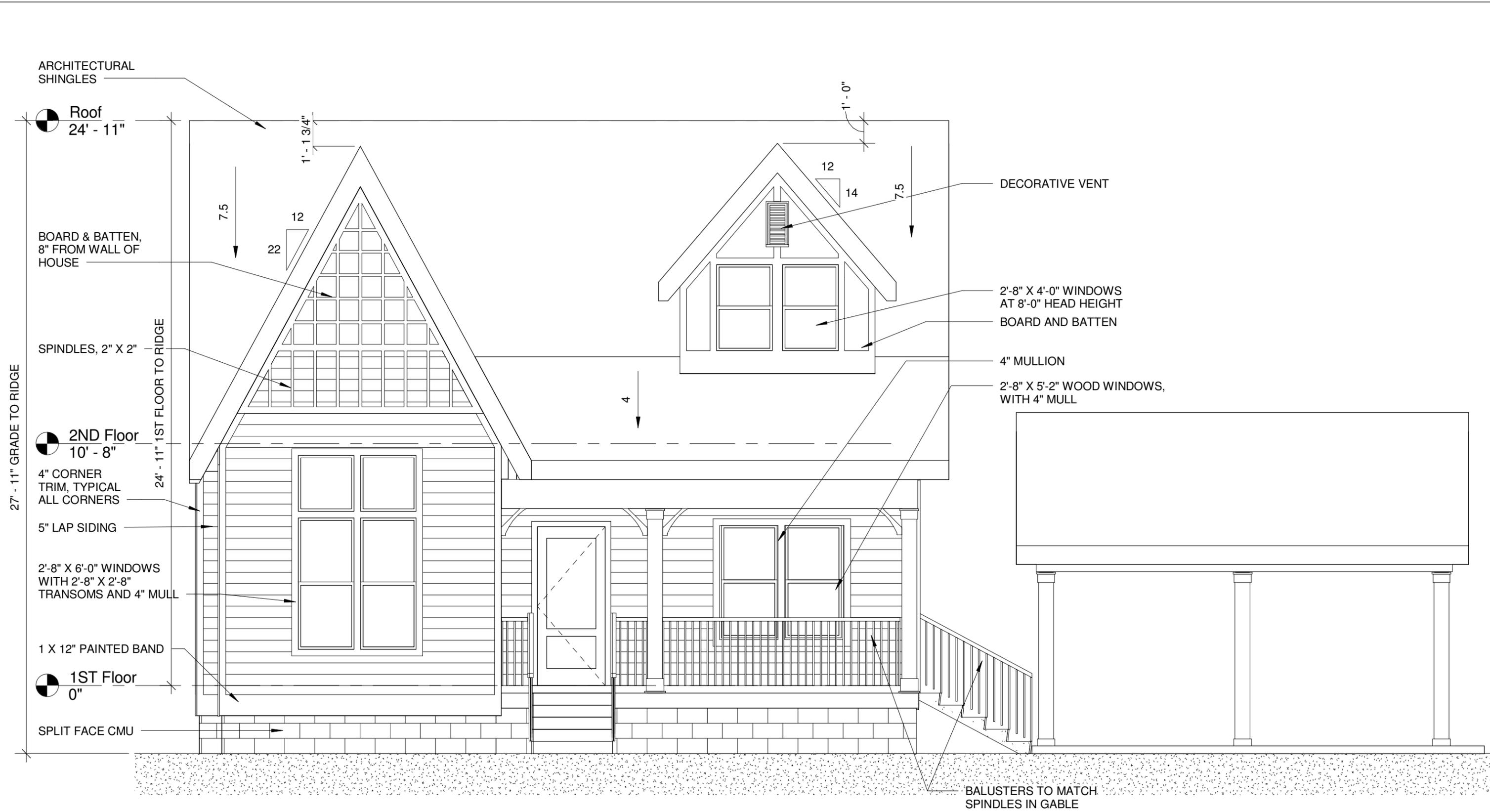
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FLOOR PLANS		H3
Date	9/5/14	
Drawn by	Author	Scale 1/8" = 1'-0"



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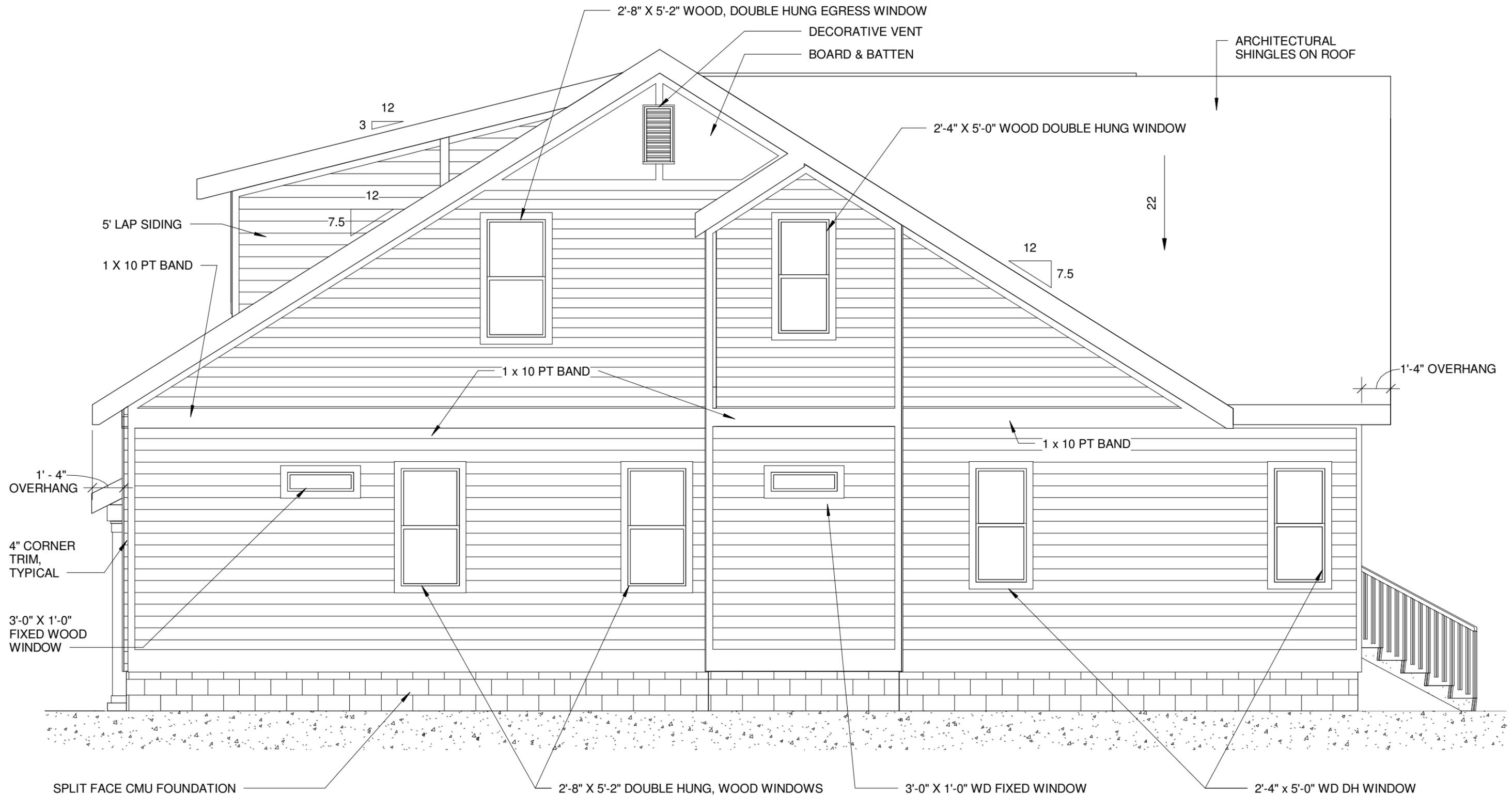
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FRONT ELEVATION		H4
Date	9/5/14	
Drawn by	Author	Scale 1/4" = 1'-0"



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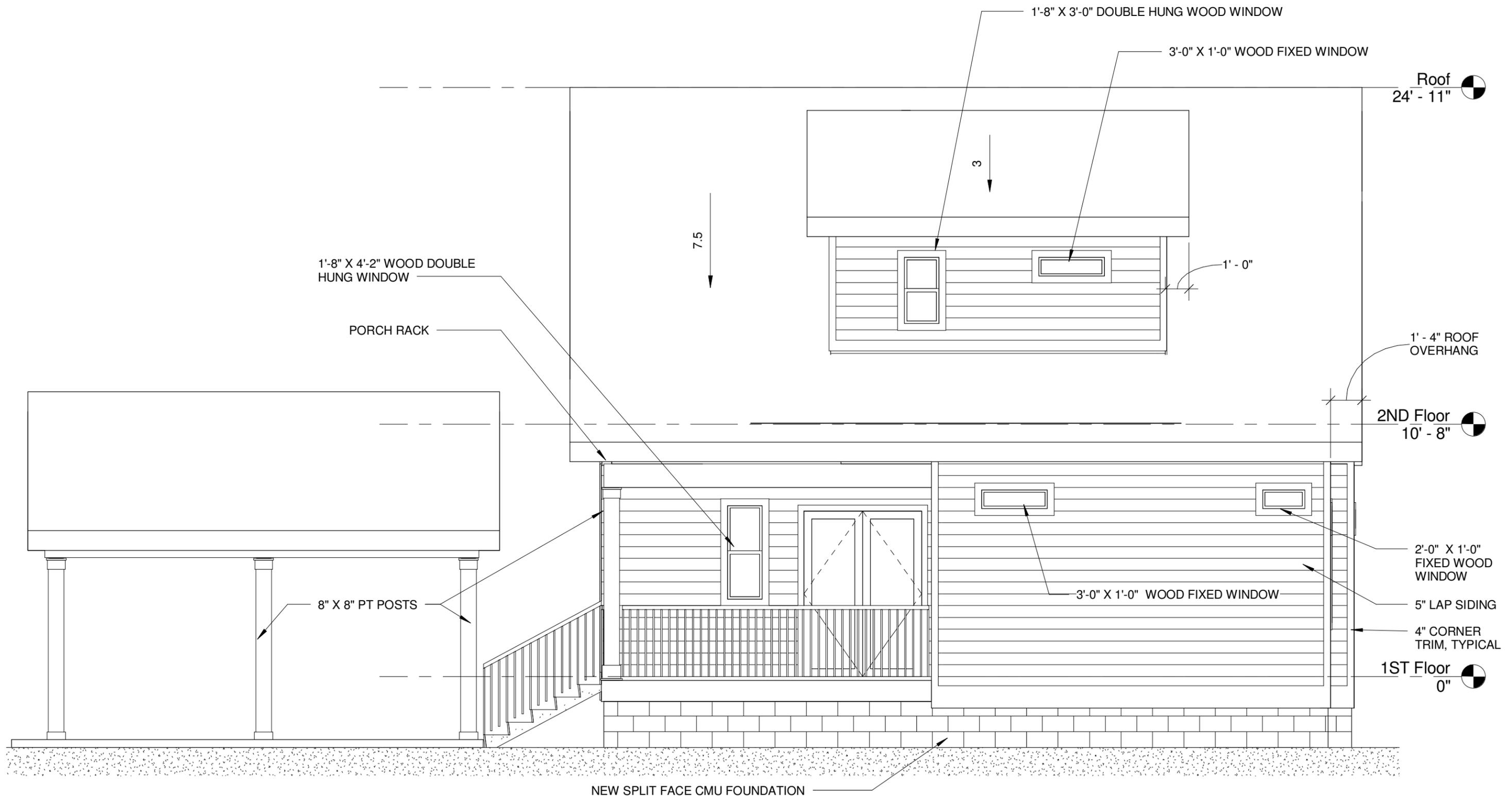
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322 S. 16th Ave
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LEFT ELEVATION		H5
Date	9/5/14	
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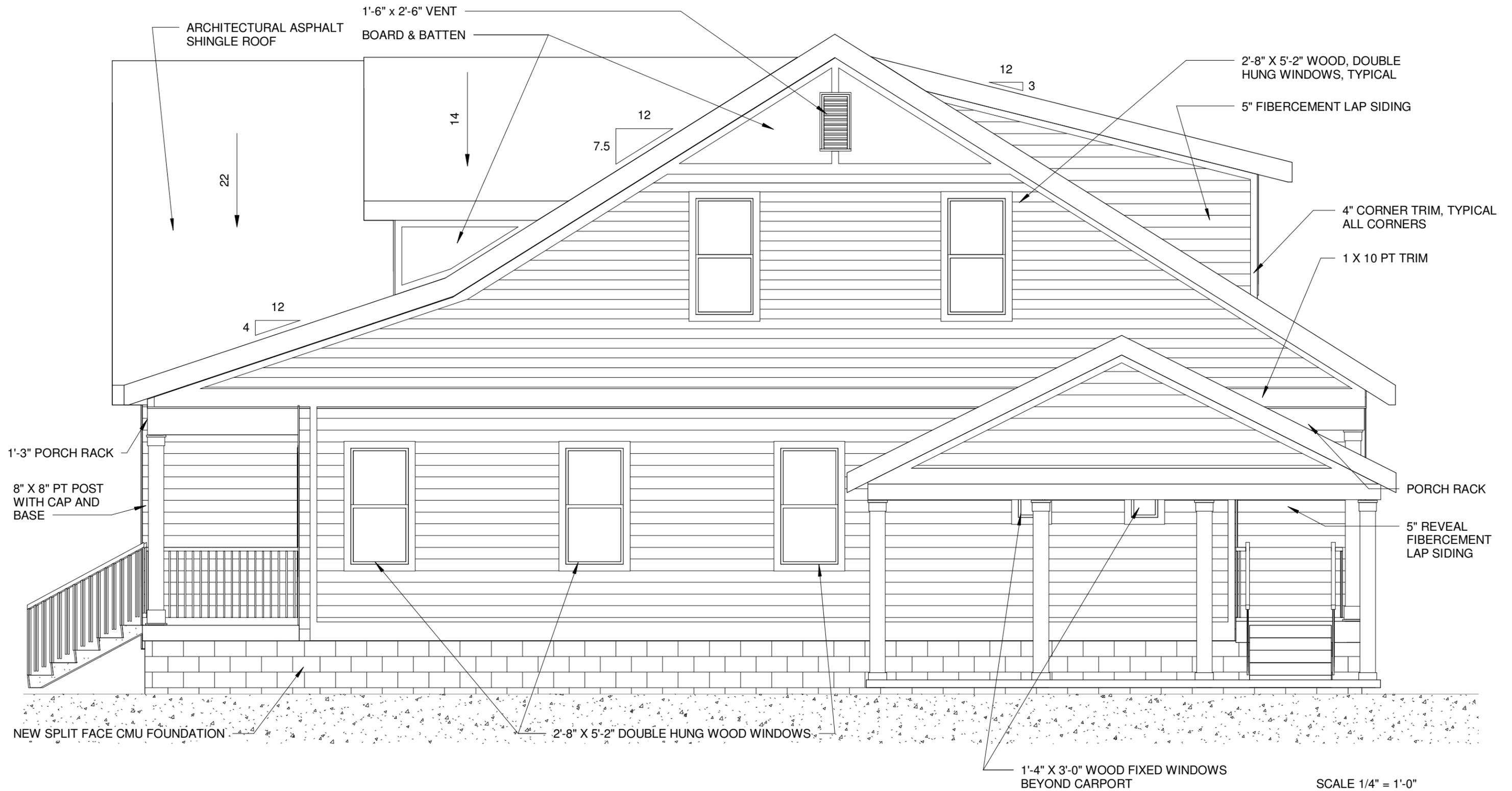
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322 S. 16th Ave
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REAR ELEVATION		H6
Date	9/5/14	
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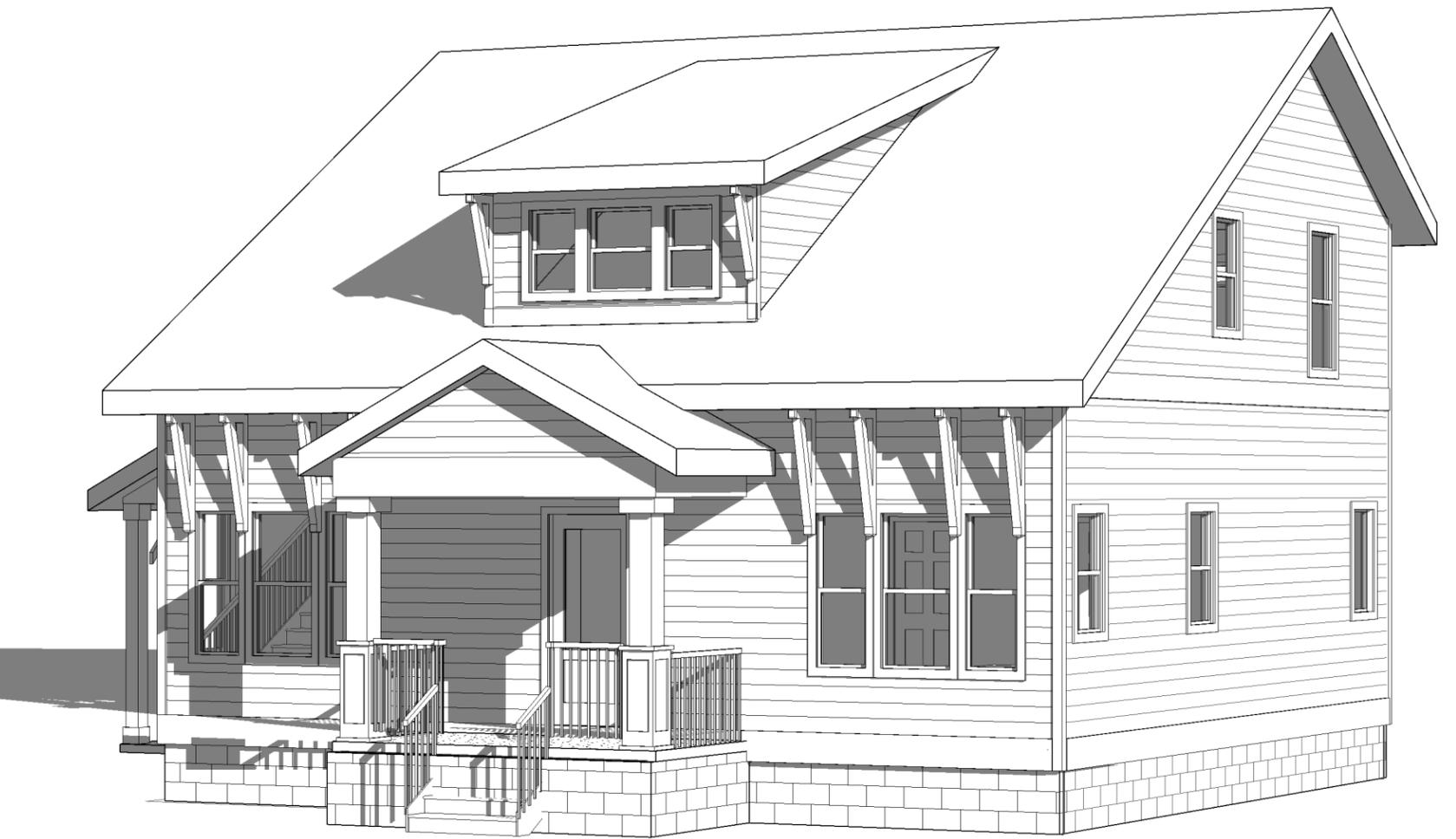
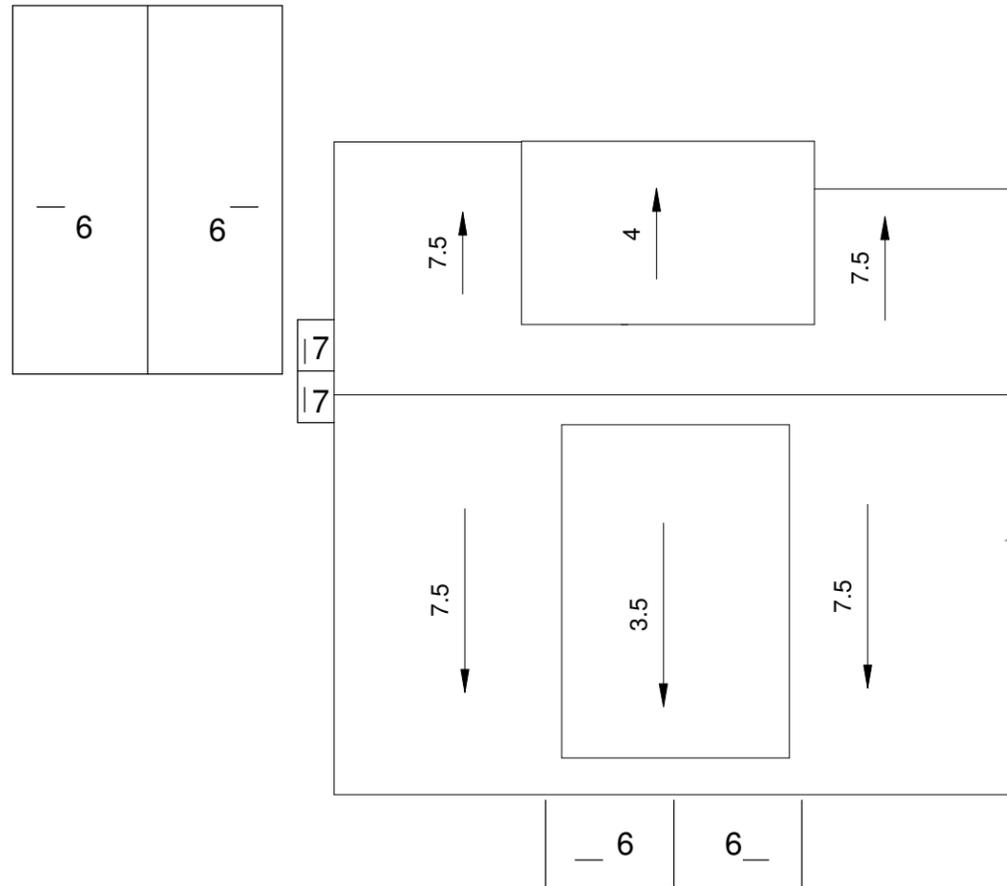


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322 S. 16th Ave
 NASHVILLE, TN 37206

RIGHT ELEVATION		H7
Date	9/5/14	
Drawn by	Author	Scale 1/4" = 1'-0"

PROPERTY WILL FACE BOSCOBEL
ON SHARED SITEPLAN WITH 322 S 16TH STREET,
FINAL ADDRESS TO BE DETERMINED



① 3D Front View

② Roof
1" = 10'-0"

THIS PROPERTY HAS A SHARED SITEPLAN WITH 322 S 16TH STREET

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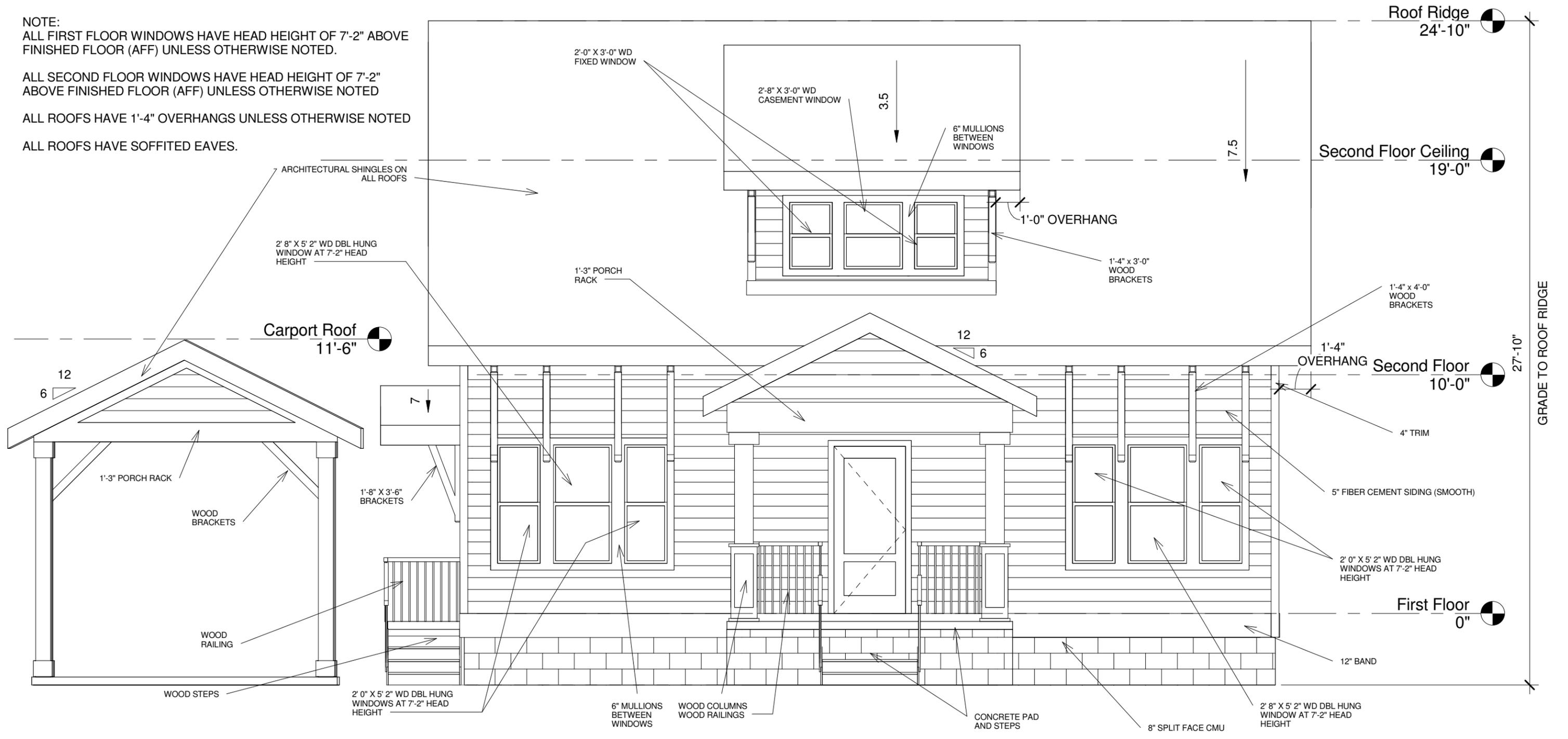


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**FRONT FACING BOSCOBEL @ CORNER
OF 322 S. 16TH ST, NASHVILLE, TN 37206**

3D View & Roof Plan		H1
Date	9/05/2014	
Drawn by	L. BUTLER	Scale 1" = 10'-0"

NOTE:
 ALL FIRST FLOOR WINDOWS HAVE HEAD HEIGHT OF 7'-2" ABOVE FINISHED FLOOR (AFF) UNLESS OTHERWISE NOTED.
 ALL SECOND FLOOR WINDOWS HAVE HEAD HEIGHT OF 7'-2" ABOVE FINISHED FLOOR (AFF) UNLESS OTHERWISE NOTED
 ALL ROOFS HAVE 1'-4" OVERHANGS UNLESS OTHERWISE NOTED
 ALL ROOFS HAVE SOFFITED EAVES.



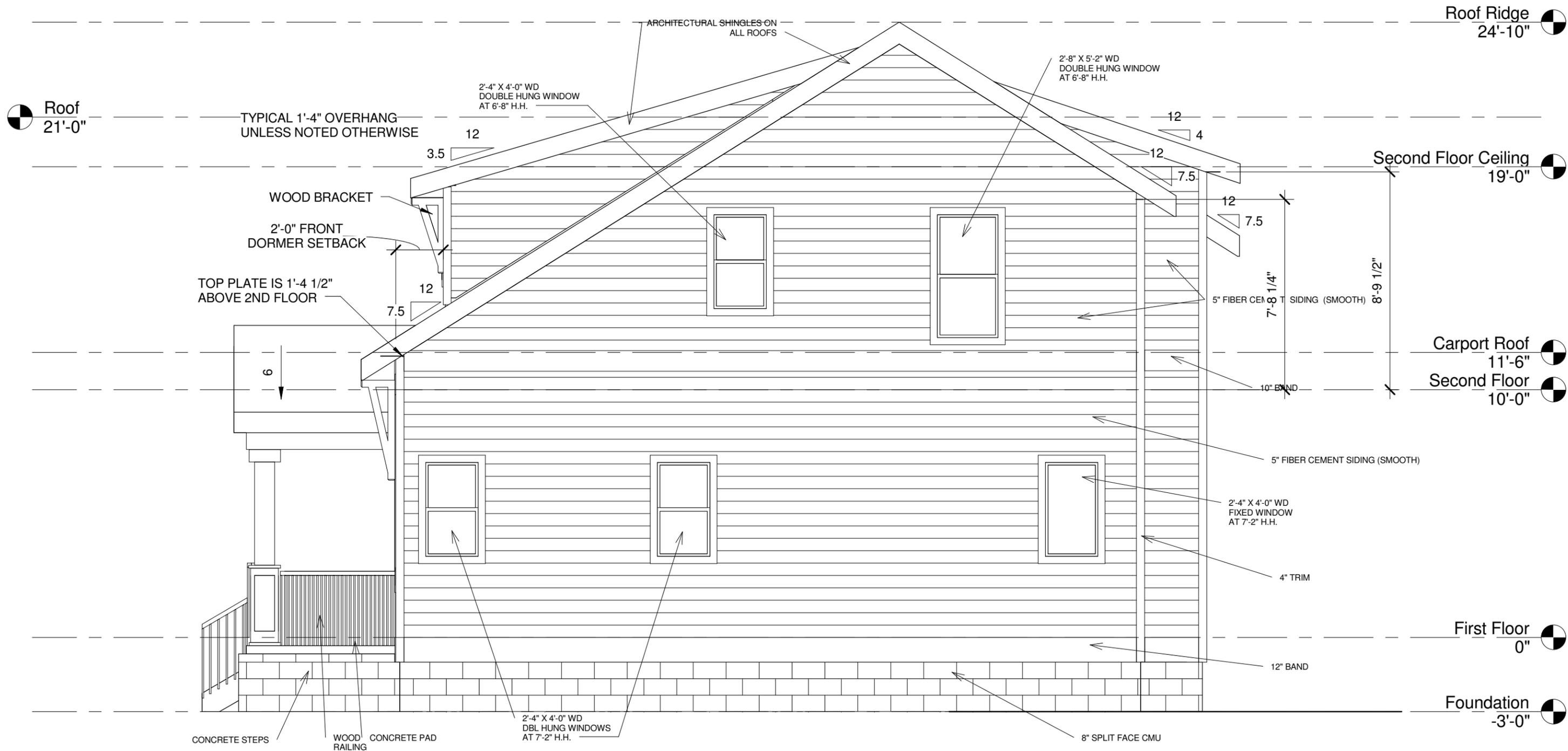
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FRONT FACING BOSCOBEL @ CORNER OF 322 S. 16TH ST, NASHVILLE, TN 37206

Front Elevation		H2
Date	9/05/2014	
Drawn by	L. BUTLER	
Scale 1/4" = 1'-0"		



1 Historic - Right
 1/4" = 1'-0"

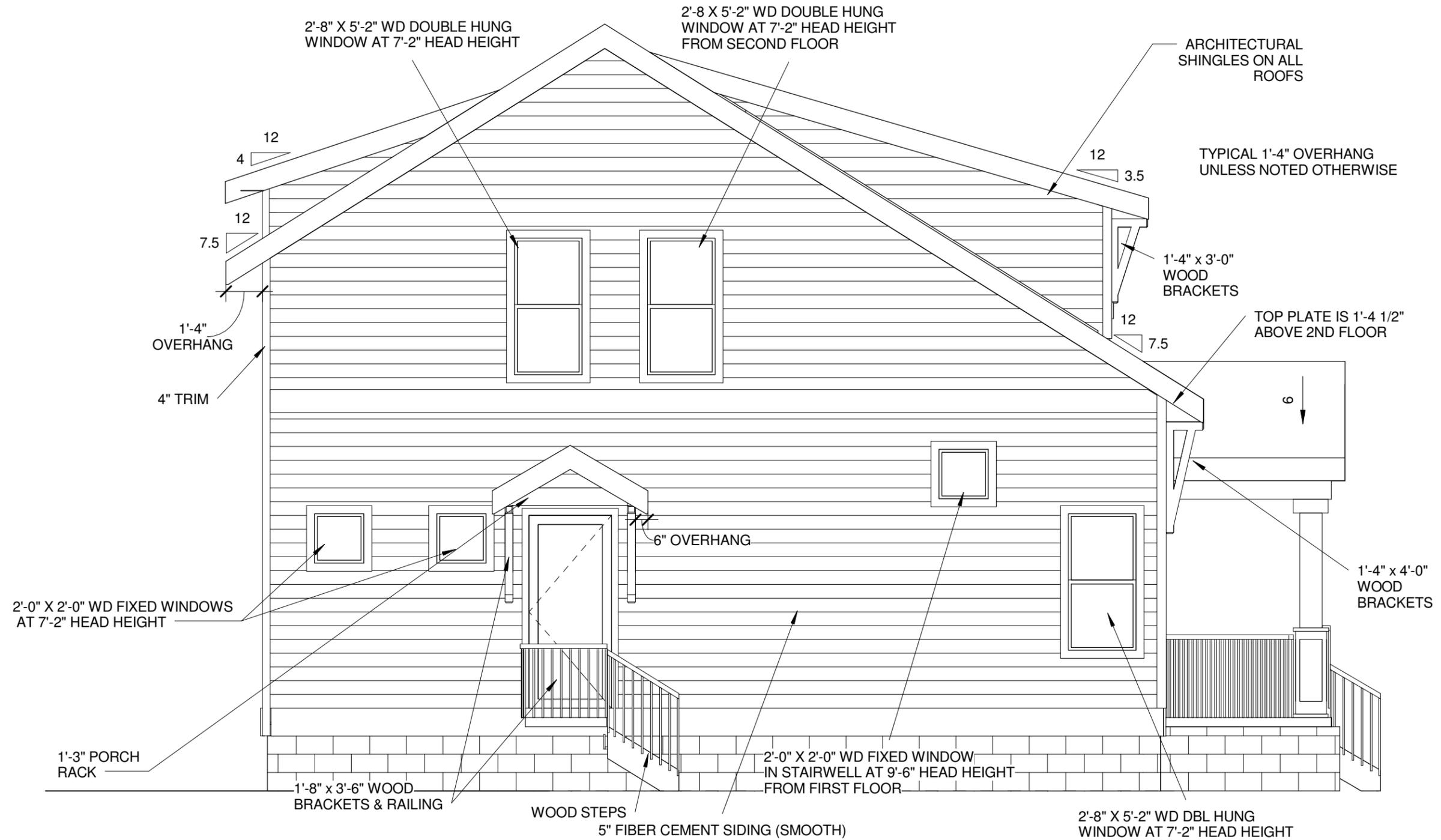
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FRONT FACING BOSCOBEL @ CORNER OF 322 S. 16TH ST, NASHVILLE, TN 37206

Right Elevation		H3
Date	9/05/2014	
Drawn by	L. Butler	
Scale 1/4" = 1'-0"		



1 Historic - Left
1/4" = 1'-0"

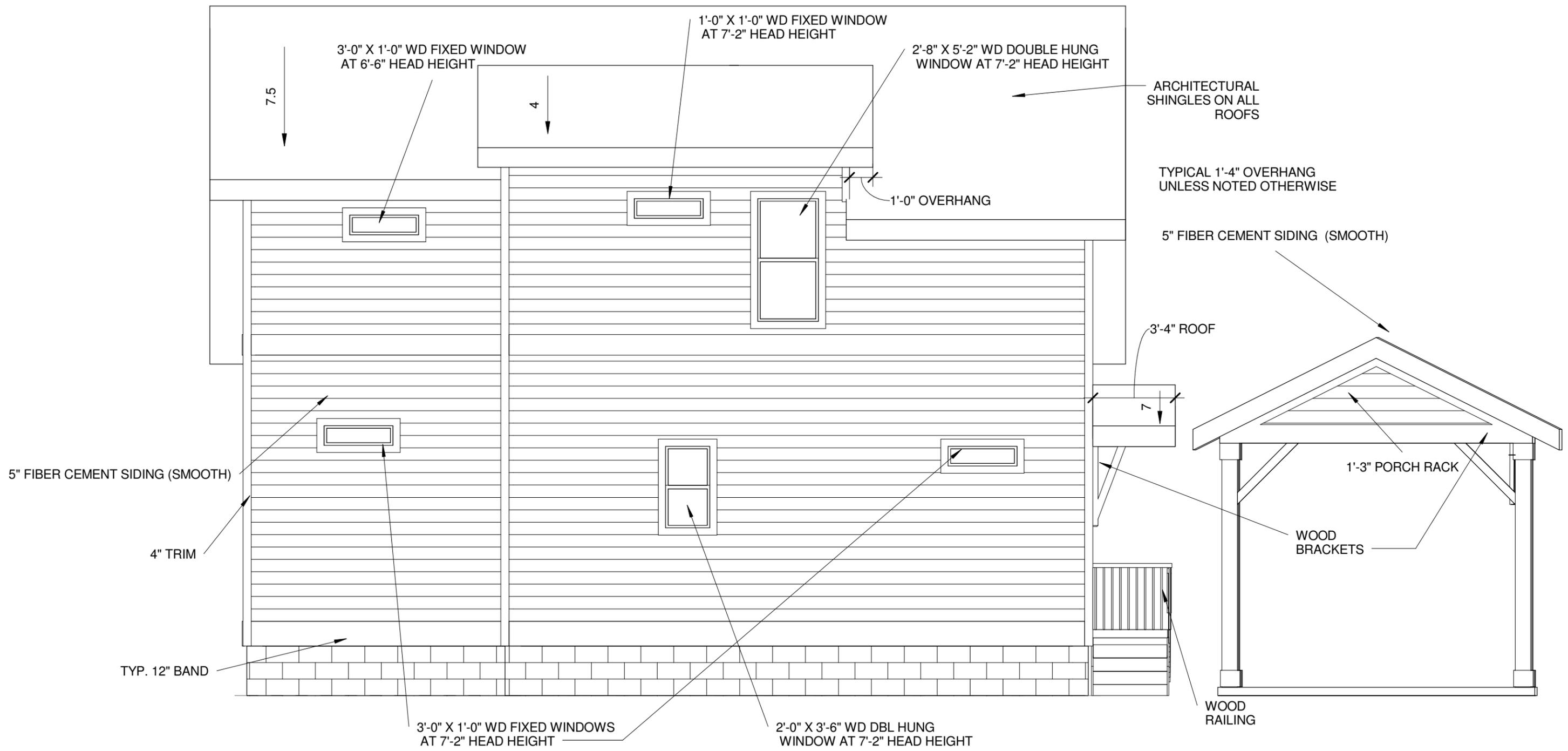
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FRONT FACING BOSCOBEL @ CORNER OF 322 S. 16TH ST, NASHVILLE, TN 37206

Left Elevation		H4
Date	9/05/2014	
Drawn by	L. BUTLER	Scale 1/4" = 1'-0"



1 Historic - Rear
1/4" = 1'-0"

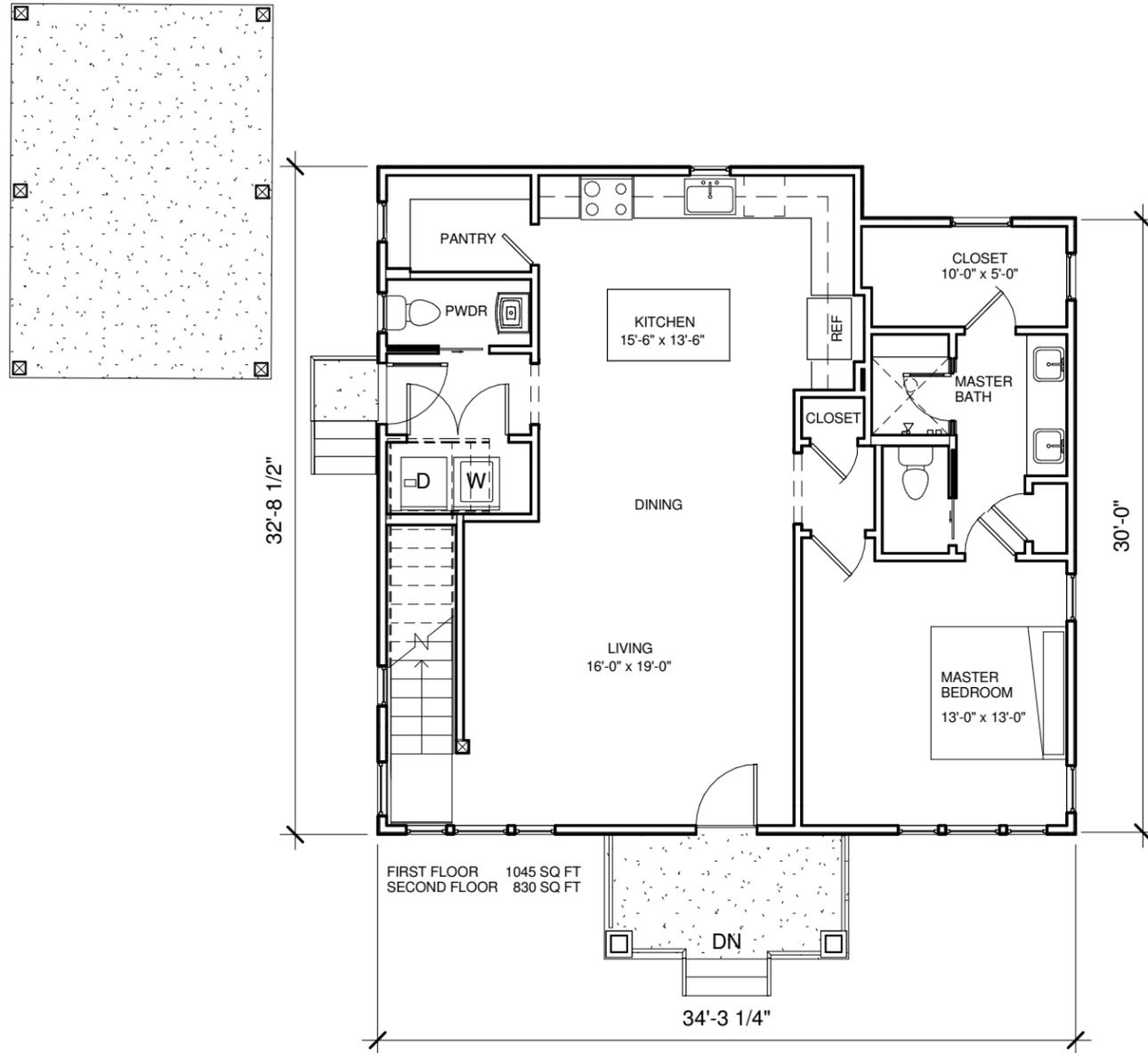
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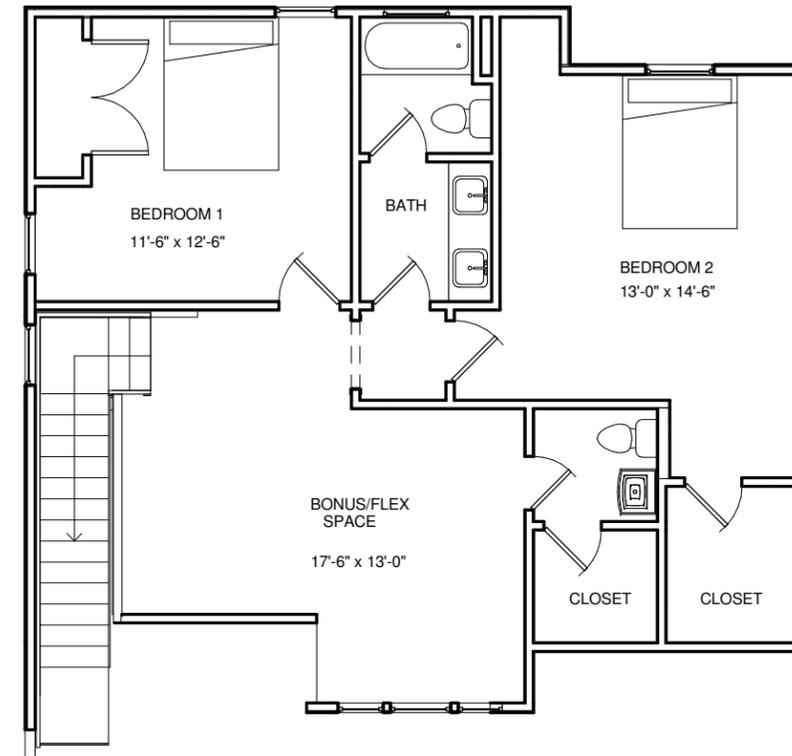
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FRONT FACING BOSCOBEL @ CORNER OF 322 S. 16TH ST, NASHVILLE, TN 37206

Rear Elevation		H5
Date	9/05/2014	
Drawn by	L. BUTLER	
		Scale 1/4" = 1'-0"



① First Floor - Historic
1/8" = 1'-0"



② Second Floor - Historic
1/8" = 1'-0"

HEATED AND COOLED SQUARE FOOTAGE

FIRST FLOOR	1045 SQ FT
SECOND FLOOR	830 SQ FT
TOTAL	1875 SQ FT

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FRONT FACING BOSCOBEL @ CORNER OF 322 S. 16TH ST, NASHVILLE, TN 37206

Floor Plans

Date 9/05/2014
Drawn by L.BUTLER

H6

Scale 1/8" = 1'-0"