



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
114 South 17th Street
October 15, 2014

Application: Demolition—principle; New construction—infill and outbuilding; Setback determination

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 083100100200CO

Applicant: Rebecca DeVane, Shamrock Homes

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

Description of Project: Applicant is proposing to demolish a non-contributing single-family building at the rear of a lot and to construct new infill and a new carport in the same approximate location. The project requires a determination of the rear setback from twenty feet (20') to five feet (5').

Recommendation Summary: Staff recommends approval with the following conditions:

- Staff review the asphalt shingle color;
- Staff review final window and door selections;
- The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
- A walkway be added from South 17th Street to the infill's front porch; and,
- The HVAC be located behind the house or on either side, beyond the mid-point of the house.

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

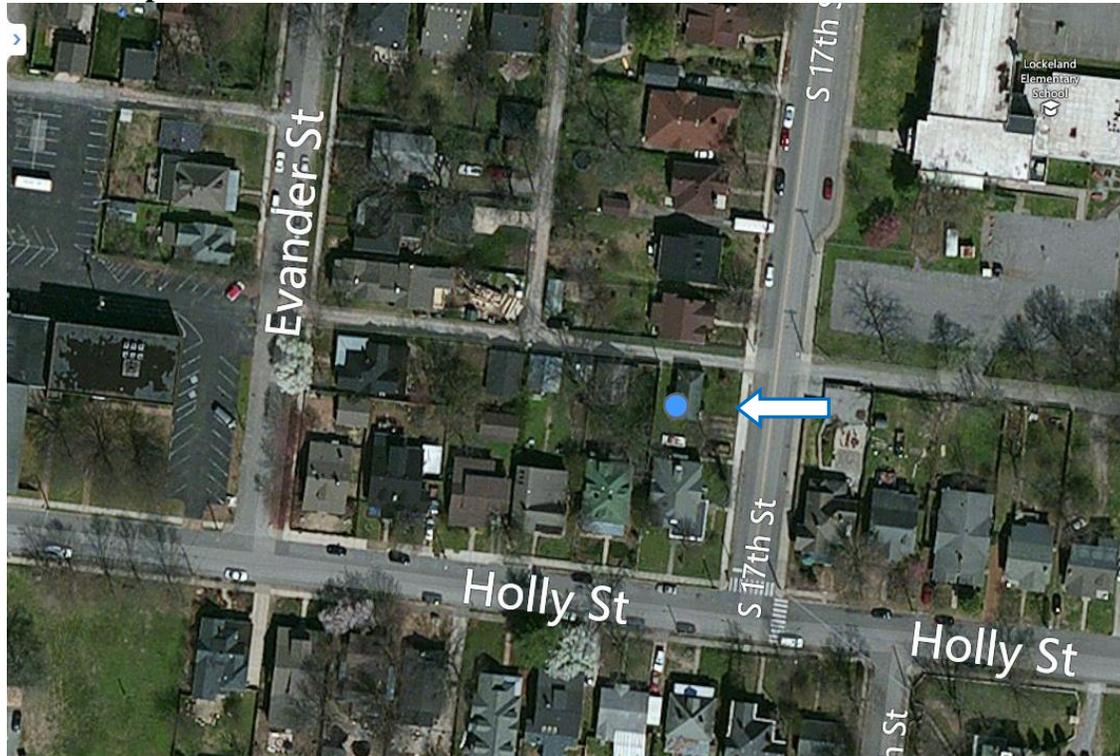
Attachments

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

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

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

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

2. Scale

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

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

3. Setback and Rhythm of Spacing

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

The Commission has the ability to 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.

IV. B. Demolition

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: 114 South 17th Street is a one-story residence constructed c. 1940 (Figures 1 & 2). The house appears on the 1951 Sanborn map, but not on the 1914 map (Figures 3 & 4). It also appears in the 1944 directory. The house is non-contributing to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

The house's lot is located at the corner of Holly Street and South 17th Street. The building is situated at the rear of the lot, facing South 17th Street. Also on the lot is a c. 1910 historic house that faces Holly Street and has a 1621 Holly Street address. The Holly Street structure is used as a duplex. Therefore, currently there are three dwelling

units on the lot. This is non-conforming with the base zoning, which only allows for two dwelling units.

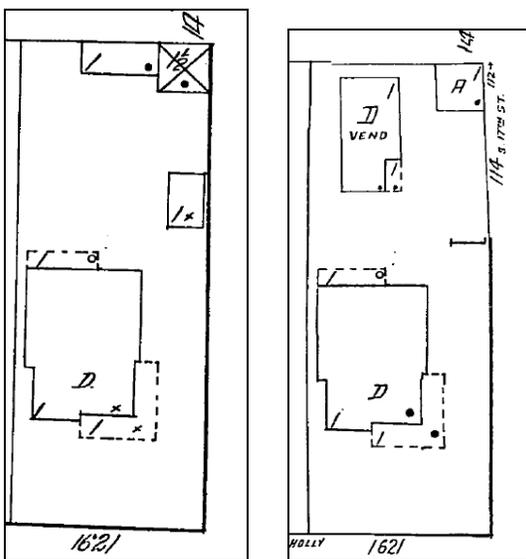
The applicant has received permission from the Board of Zoning Appeals to retain the three dwelling units on the site if the structure facing South 17th Street is demolished and a new structure is constructed in its place. The three dwelling units would be considered a non-conforming, legal use.



Figure 1. 114 S. 17th St.



Figure 2. The back of the house at 1621 Holly Street is on the left, and 114 S. 17th St. is on the right.



Figures 3 & 4. 114 S. 17th St. appears on the 1951 Sanborn (right), but not the 1914 Sanborn (left).

Analysis and Findings:

Demolition: Although 114 South 17th Street likely dates to the early 1940s, its style, form, and detailing do not match the historic context of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Its low slope roof, shallow eaves, fenestration pattern, and lack of window trim and other details are inconsistent with the predominant surrounding historic character. In addition, the building is not a good example of its period of development. Staff therefore finds that the structure does not contribute to the architectural and historical character and significance of the district, and that its demolition meets Section IV.B.2 of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* for appropriate demolition.

Height & Scale: The proposed infill will have a ridge height of approximately twenty-three feet, six inches (23'6") above grade. It will have an eave height of approximately thirteen feet (13') above grade, and a two foot (2') tall foundation. Staff finds that the proposed height matches the historic context. The house at 1621 Holly Street is approximately twenty-five feet (25') tall, so the new infill will be appropriately shorter than it. The other houses along 17th Street range in height from twenty-one to twenty-six feet (21'-26') tall.

The foundation height is approximately two feet (2') or three blocks, which is similar to the rear of the historic house facing Holly Street and to the existing house. The drawings assume a flat grade, which appears to be accurate for this lot but may not be the case. Staff recommends a condition that the finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field.

The proposed infill is approximately thirty-three feet, seven inches (33'7") wide and thirty feet (30') deep. The house is slightly narrower and is much shallower than the historic context, where the houses range from about thirty-five to thirty-eight feet (35'-38') wide and forty-four to sixty-five feet (44'-65') deep. Staff finds the scale of the house to be appropriate given its location behind the historic house, on the same lot, and because homes constructed at the rear of corner lots were typically 1/3 the size of the primary structure.

Staff finds that the project meets section II.B.1 and 2. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Setback & Rhythm of Spacing: The Commission typically requires that duplex and triplex structures in residential neighborhoods be fully attached. However, staff finds the proposed configuration of a detached single-family structure behind a duplex structure facing Holly Street to be appropriate in this instance because it replicates the existing conditions of the site. In addition, his type of corner lot configuration where a house at the front faces the primary street and a separate, smaller 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. Lastly, staff finds the proposed configuration to be appropriate because the new infill will be more in keeping with the historic character of the district than what is existing.

The proposed infill will be in the approximate location as the existing house that is to be demolished. It is shifted to the right/north of the lot, closer to the alley, which allows for more room in between the infill and the house at 1621 Holly Street. The infill's front wall will be approximately twenty-seven feet (27') from the South 17th Street property line. This is about six feet (6') forward of the house wall at 112 South 17th Street. The infill's partial-width front porch will extend approximately six feet (6') forward from its front wall, and will therefore be approximately seven feet (7') forward of the line of the porch at 112 S. 17th Street. Because of the shallowness of the lot and because the infill's front wall will be about four feet (4') behind the South 17th Street side wall of 1621 Holly, staff finds the front setback to be appropriate.

Even though the new infill faces South 17th Street, it is governed by the base zoning setbacks for entire site, which assumes orientation towards Holly Street. The new infill's rear façade therefore must be five feet (5') from the interior side property line. It does meet this side setback requirement. The infill's right/north side façade must be twenty feet (20') from the alley, which is the rear of the site. The infill does not meet this rear setback, as its right side façade will be five feet, one inch (5'1") from the rear/alley property line. Staff finds the proposed rear setback to be appropriate for several reasons. Shifting the infill closer to the alley allows for there to be more space between the infill and the historic house at 1621 Holly Street. In addition, the five foot (5') setback for the house's side facade is similar to typical side setbacks in Lockeland Springs, and will be in keeping with the rhythm of spacing for the other houses facing South 17th Street. Lastly, the five foot (5') setback along the alley will be similar to the alley setbacks of neighboring accessory structures, and therefore will not adversely affect visibility when driving down the alley.

Staff finds that the infill's setbacks meet section II.B.3. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Materials: All known materials have been approved by the Commission in the past. The primary cladding material will be five inch (5") fiber cement lap siding, the foundation will be split face concrete block, and the roof will be architectural shingles. Staff asks to approve the shingle color. The trim will be wood or cement fiberboard, and the brackets will be wood. The materials for the windows and doors were not specified, and staff asks to approve all windows and doors. The stoop, steps and landing will be concrete, and the handrail will be wood. With the staff's final approval of the shingle color and the window and door specifications, staff finds that the project's materials meet section II.B.4. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Roof form: The infill will have a side gabled roof with a slope of 7/12. The front façade will have a gabled dormer that is inset two feet (2') from the wall below. The front dormer will have a 7/12 pitch. The rear façade has a shed dormer that is inset two feet (2') from each of the side walls. The rear dormer has a primary slope of 2.75/12 with a central gable feature with a slope of 5/12. Staff finds that the proposed roof form matches the historic context and meets section II.B.5. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Orientation: The house is oriented to face 17th Street, which is appropriate. The proposed house has a partial-width front porch that is six feet (6') deep. Staff asks that a walkway be added from South 17th Street to the house's porch. Staff finds that the proposed infill meets section II.B.6. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Proportion and Rhythm of Openings: The primary windows on the infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. The rear façade does contain a horizontal, transom-like window, but staff finds this window to be acceptable on this façade because it will not be visible from a public street. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Appurtenances & Utilities: The location of the HVAC and other utilities was also not noted on the plans. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.9. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Outbuildings: A one-story, one bay carport is proposed to be located to the left of the infill, in between the 1621 Holly Street structure and the new infill. The carport meets all base zoning setbacks. There will be five feet (5') in between the carport and the wall of the infill. The carport will be twelve feet, ten inches (12'10") wide and approximately eighteen feet, four inches (18'4") deep. It will have an eave height of nine feet, six inches (9'6") and a ridge height of fourteen feet, six inches (14'6"). The roof will be a gable with a slope of 6/12. The materials of the carport will be similar to those of the house, and include wood posts, architectural shingles, and fiber cement siding. An existing double-width driveway will be shifted a few feet to the left, and will be less than ten feet (10') wide. (Figure 5).

Staff finds that the proposed carport meets section II.B.8. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*



Figure 5. The existing double-width driveway will be reduced to approximately 10' in width and shifted slightly to the left.

Recommendation Summary:

Staff recommends approval with the following conditions:

- Staff review the asphalt shingle color;
- Staff review final window and door selections;
- The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
- A walkway be added from South 17th Street to the infill's front porch; and,
- The HVAC be located behind the house or on either side, beyond the mid-point of the house.

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

Context Photos:



House to the north/right at 112 S. 17th St.



Houses to the north/right



Lockeland school, across the street and to the north.



17th Street façade of 1701 Holly Street (across the street from the site).



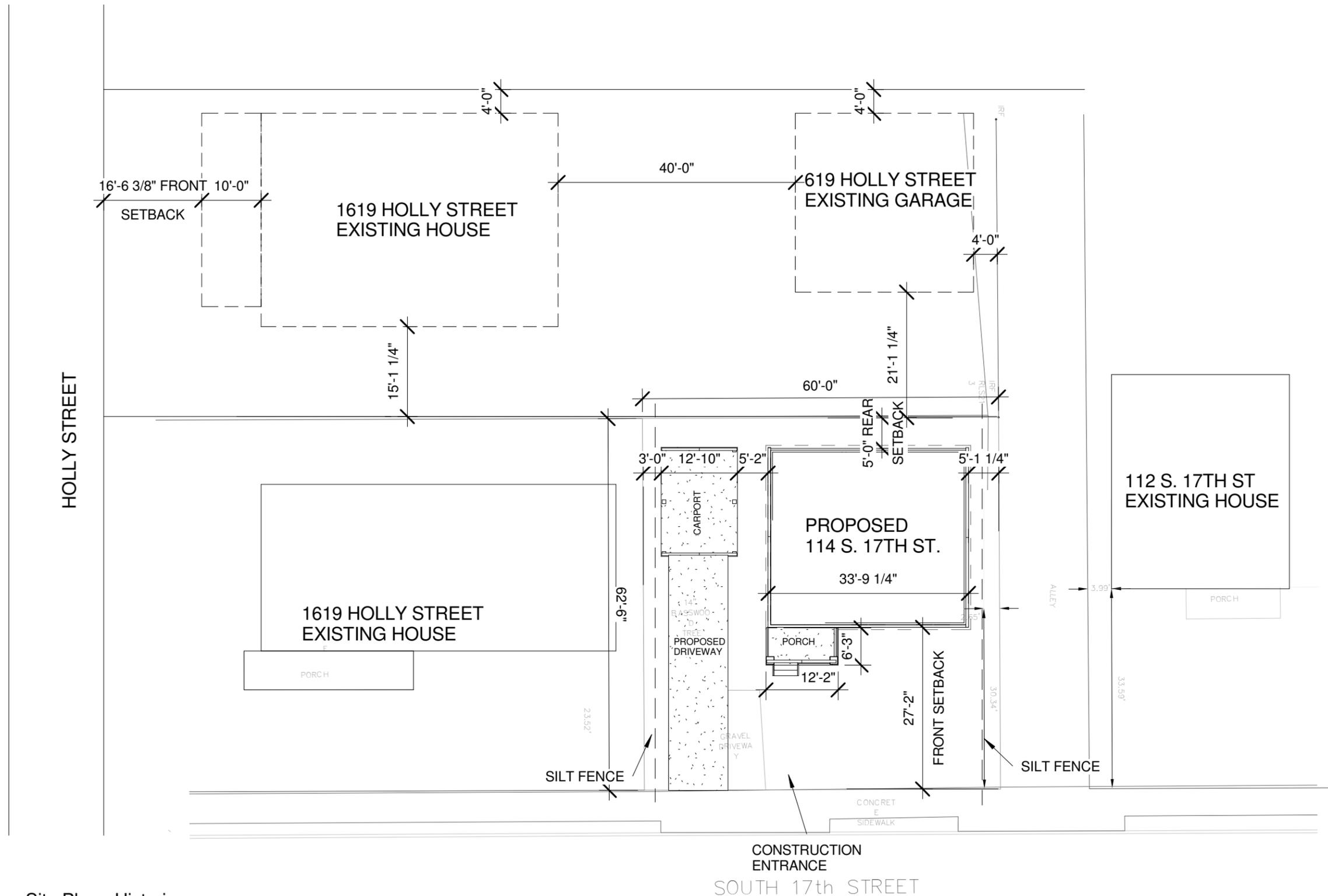
1701 Holly Street



1621 Holly Street.



1621 Holly Street (17th Street façade).



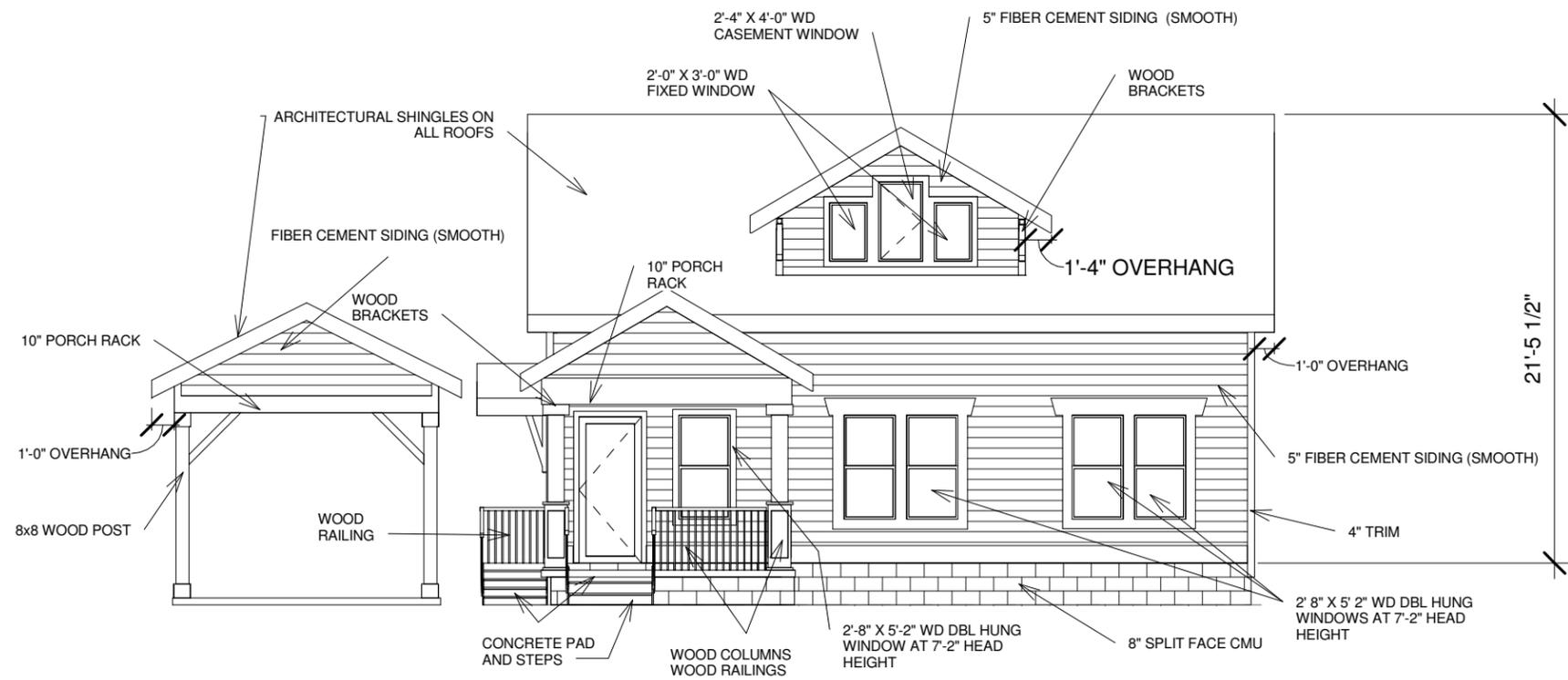
1 Site Plan - Historic
1" = 15'-0"



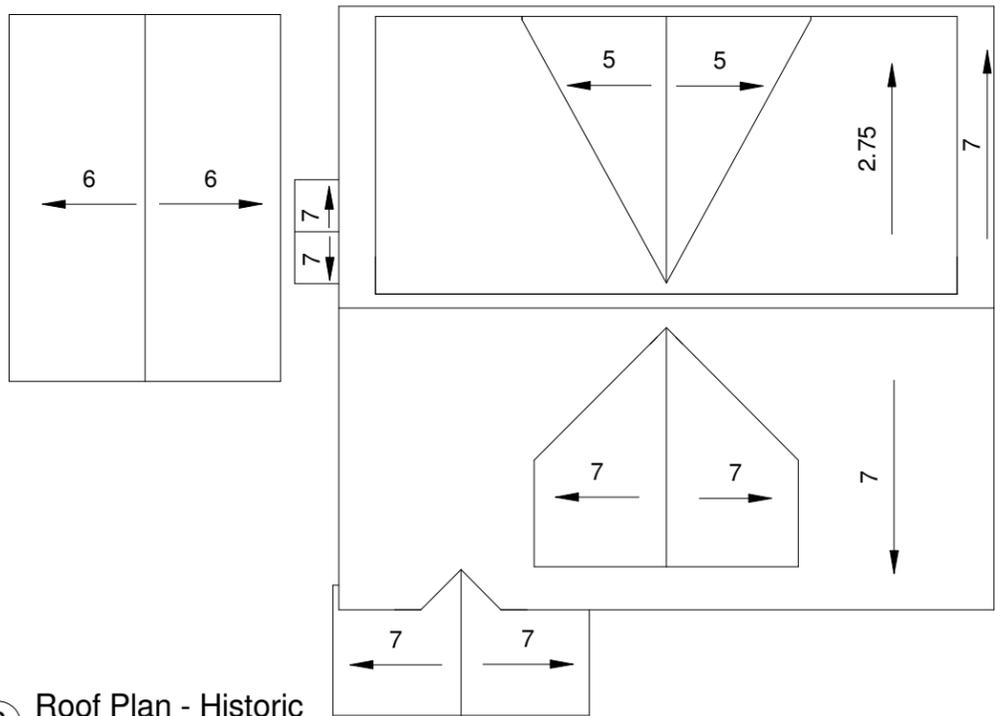
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114 South 17th Street
 NASHVILLE, TN 37206

| | | |
|----------|-----------|-------------------|
| Siteplan | | H1 |
| Date | 9/24/2014 | |
| Drawn by | L. BUTLER | Scale 1" = 15'-0" |



1 Historic - Front
 1/8" = 1'-0"



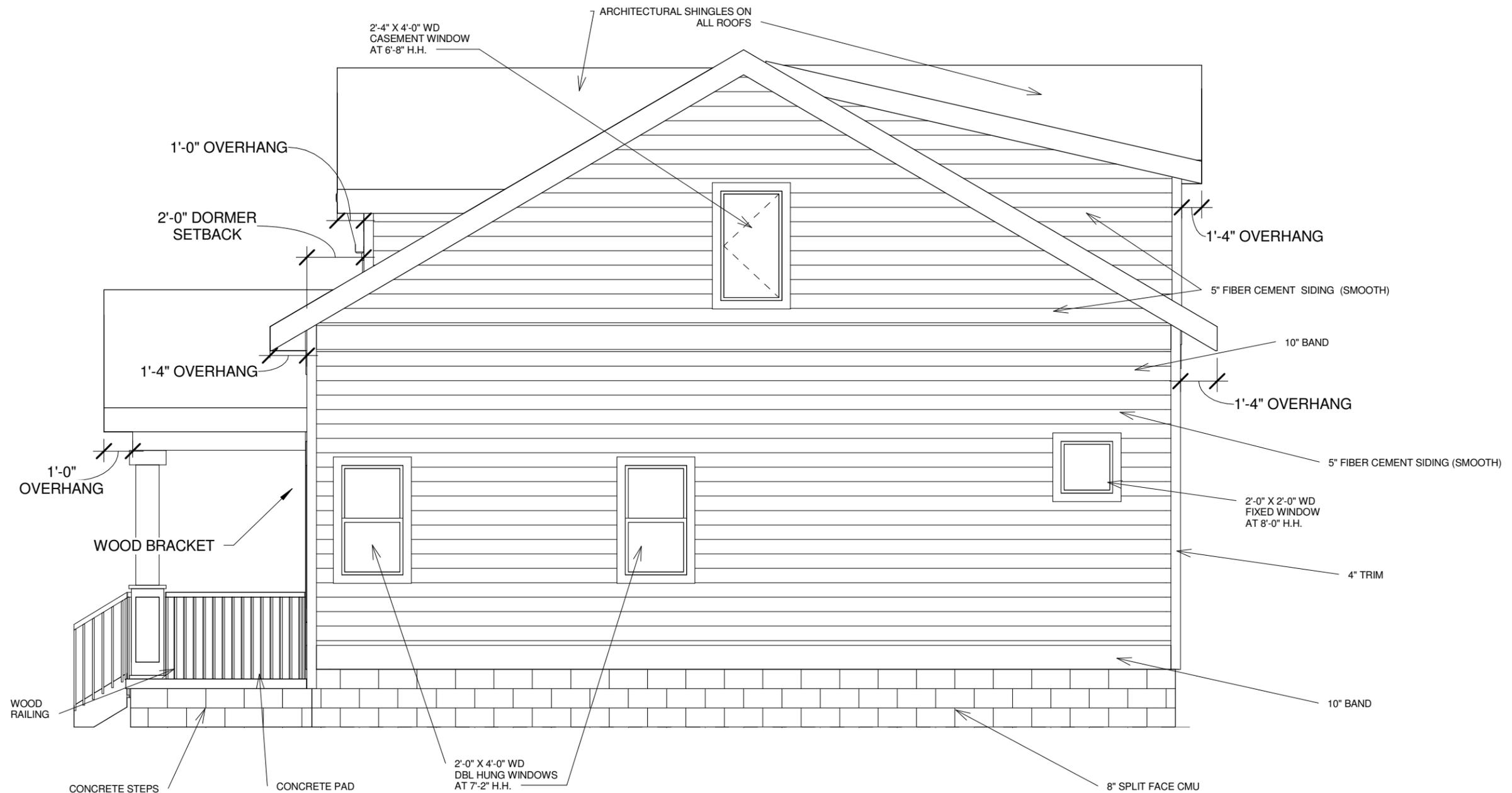
3 Roof Plan - Historic
 1" = 10'-0"



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114 South 17th Street
 NASHVILLE, TN 37206

| | | |
|-----------------------------|-----------|--------------------|
| Front Elevation & Roof Plan | | H2 |
| Date | 9/24/2014 | |
| Drawn by | L. BUTLER | Scale As indicated |



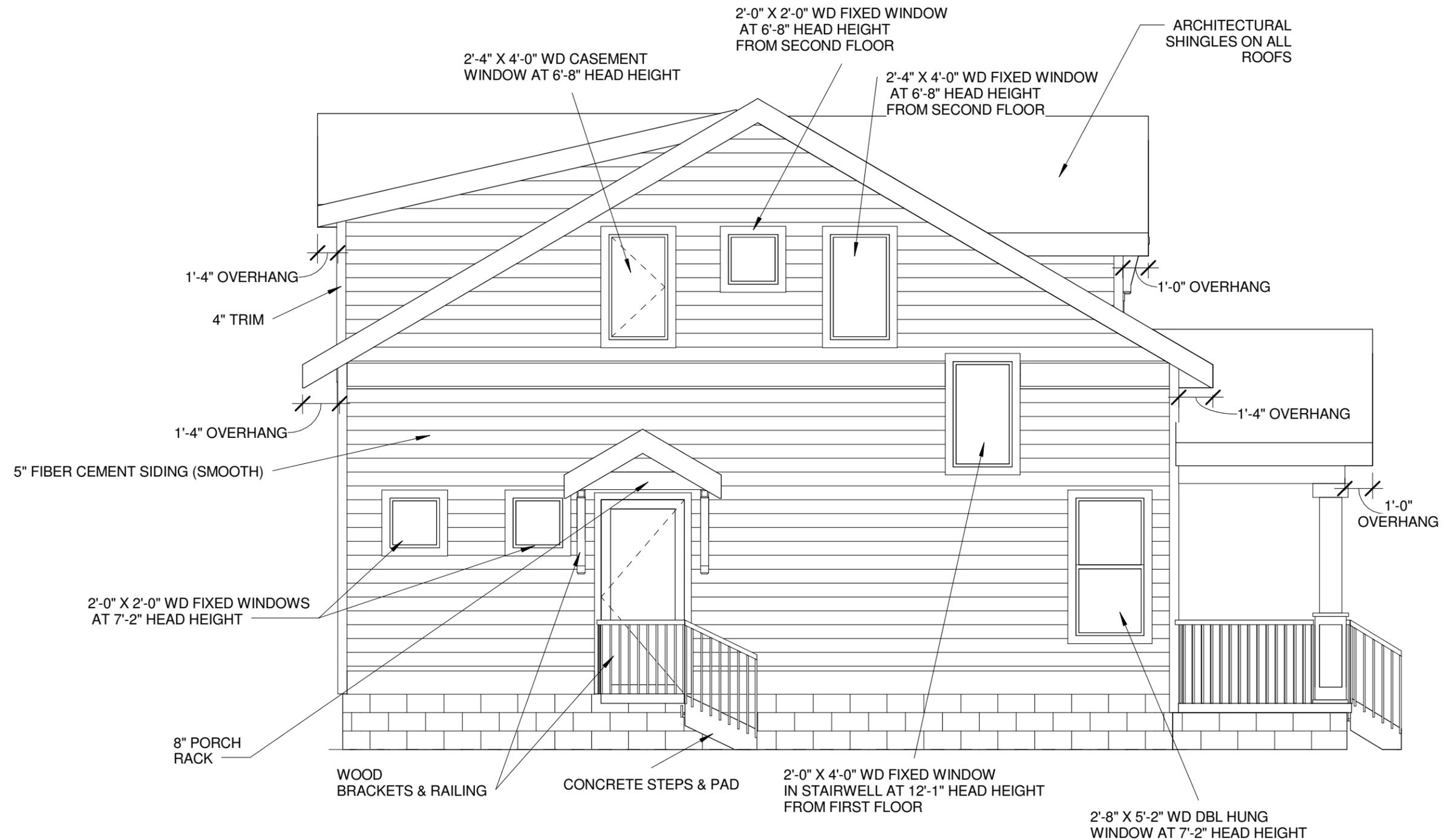
1 Historic - Right
1/4" = 1'-0"



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114 South 17th Street
 NASHVILLE, TN 37206

| | | |
|-----------------|-----------|--------------------|
| Right Elevation | | H3 |
| Date | 9/24/2014 | |
| Drawn by | L. Butler | Scale 1/4" = 1'-0" |



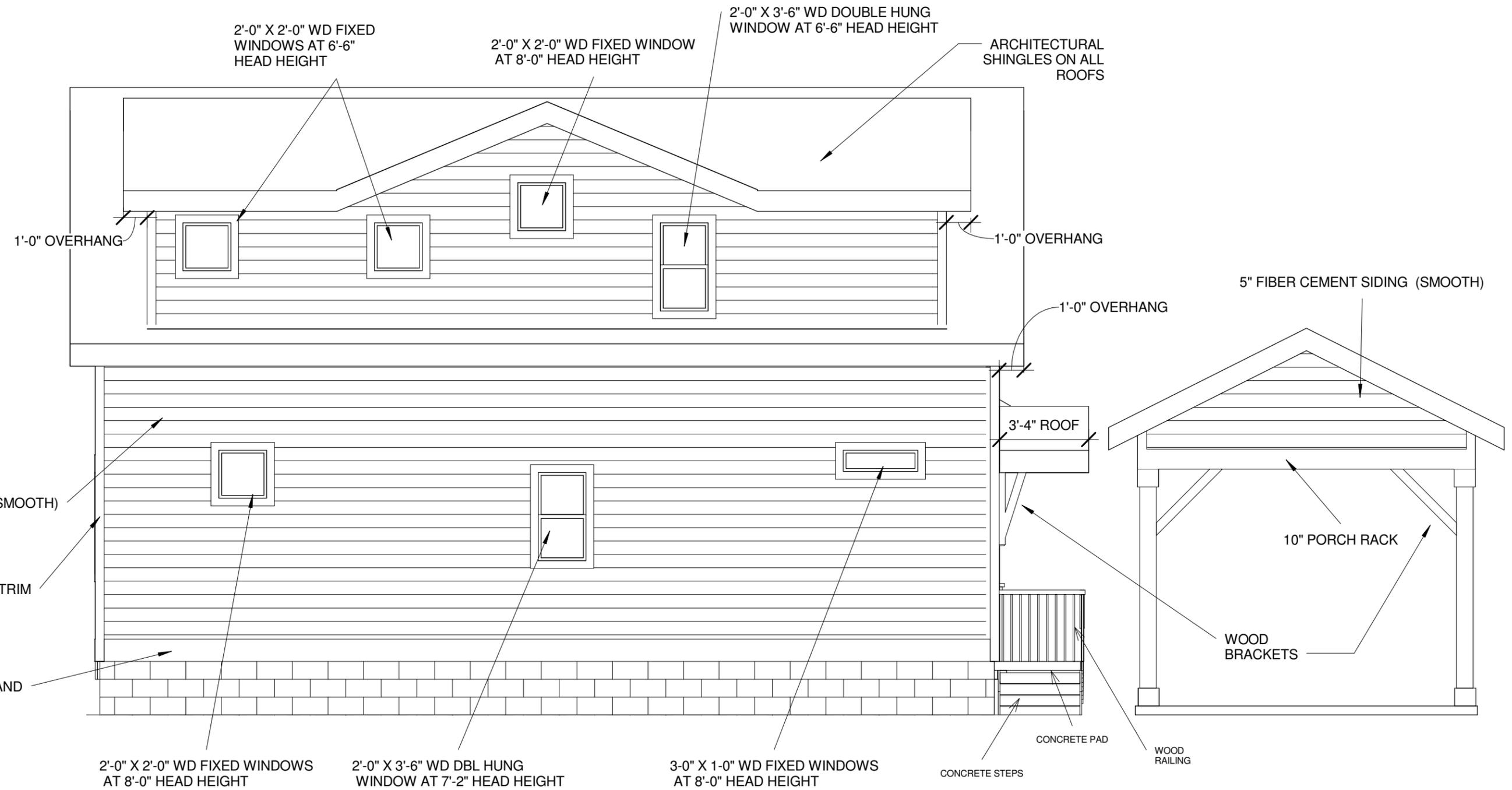
1 Historic - Left
1/4" = 1'-0"



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114 South 17th Street
 NASHVILLE, TN 37206

| | | |
|----------------|-----------|--------------------|
| Left Elevation | | H4 |
| Date | 9/24/2014 | |
| Drawn by | L. BUTLER | Scale 1/4" = 1'-0" |



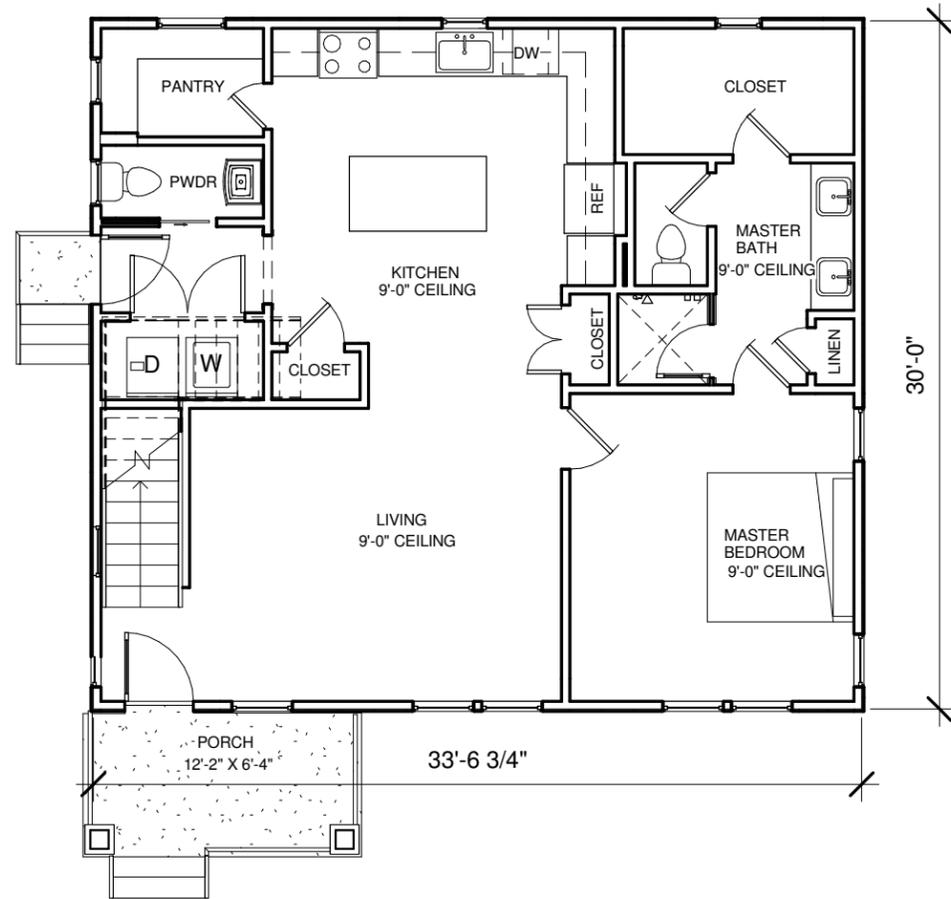
1 Historic - Rear
1/4" = 1'-0"



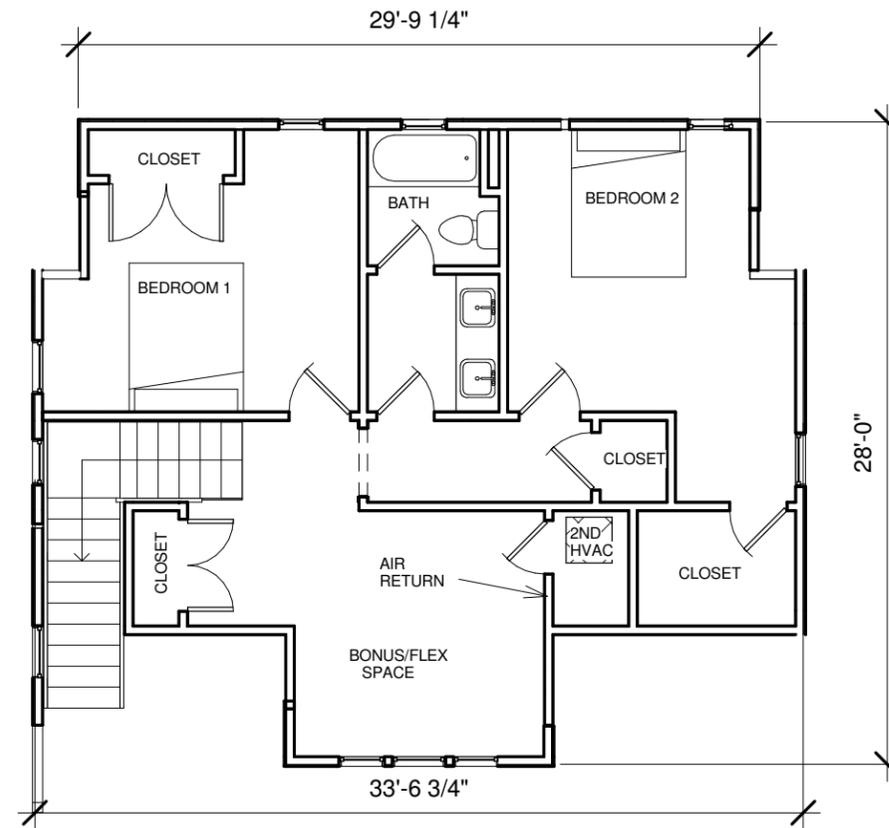
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114 South 17th Street
 NASHVILLE, TN 37206

| | | |
|----------------|-----------|--------------------|
| Rear Elevation | | H5 |
| Date | 9/24/2014 | |
| 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"



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114 South 17th Street
NASHVILLE, TN 37206

Floor Plans

Date 9/24/2014
Drawn by L.BUTLER

H6

Scale 1/8" = 1'-0"