

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION 2105 9th Avenue South May 17, 2017

Application: New construction—addition
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 10513030300
Applicant: Julie Warwick
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear addition.

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

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed addition meets Sections III. and IV. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

Attachments
A: Site Plan
B: Elevations

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. Generally, a building should not exceed one and one-half stories.

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. *17.40.410*).

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

3. In most cases, an infill duplex for property that is zoned for duplexes should be one building as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.

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.
 - 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.
 - 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.
 - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
2. 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 are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
2. Small roof dormers are typical throughout the district. 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. Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
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. In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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.

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.
2. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

IV. Additions

A. Location

1. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
 - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
 - a. The addition should sit back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
 - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as an extreme grade change or an atypical lot parcel shape or size. In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.
2. No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.
3. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.
4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.
5. Ridge raises are most appropriate for one-story; side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
6. Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset. Foundation height should match or be lower than the existing structure.
7. The height of the addition's roof and eaves must be less than or equal to the existing structure.
8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories. The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.
 - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.
 - b. Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
 - New dormers should be similar in design and scale to an existing dormer on the building.
 - If there are no existing dormers, new dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.
 - The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.
 - Dormers should not be added to secondary roof planes.
 - Eave depth on a dormer should not exceed the eave depth on the main roof.
 - The roof form of the dormer should match the roof form of the building or be appropriate for the style.
 - The roof pitch of the dormer should generally match the roof pitch of the building.
 - The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
 - Dormers should generally be fully glazed and aprons below the window should be minimal.
 - The exterior material cladding of side dormers should match the primary or secondary material of the main building.
 2. Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).
 3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.
- D. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.
- E. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
- F. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
- G. Additions should follow the guidelines for new construction.

V. Demolition

B. GUIDELINES

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: 2105 9th Avenue South is a c. 1930 bungalow that contributes to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay (Figure 1). It is surrounded by newer, larger infill houses to its right/north (Figures 2, 3).



Figure 1. 2105 9th Avenue South.



Figure 2. This image shows 2105 9th Avenue South, and its neighbor to the right, which was constructed prior to the overlay.



Figure 3. This image, taken from the rear yard of 2105 9th Avenue South shows the new infill development facing South Douglas Avenue.

Analysis and Findings: Application is to construct a rear addition.

Partial Demolition: The applicant intends to remove vinyl siding at a portion of the house at the back left corner of the house, create a new window opening, and re-clad this area of the house in brick to match the rest of the house (Figure 4). This portion of the house was likely an enclosed porch. Since the vinyl siding is not original, and it is likely that the area was once more open in nature, staff finds that re-cladding the area and creating a new window opening is appropriate.

The applicant would also like to remove the existing window opening at the rear of the left façade (see Figure 4). The



Figure 4. The image shows the area that will be re-clad in brick and will have a new window opening. The applicant would like to fill in this window.

window is visible from the street (Figure 5). Although the window can be seen from the street, staff finds that its enclosure to be appropriate because it is at the back half of the house and is not a significant feature of the facade. In addition, an opening of similar proportions will be installed just behind it, in the area that will be reclad in brick. Staff therefore finds that the proposed partial demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.



Figure 4. The window that the applicant would like to remove can be seen in this image.

Height & Scale: The proposed addition will be inset two feet, four inches (2'4") on the left side and five feet, three inches (5'3") on the right side. The addition will be twenty-two feet (22') wide and will have a footprint of approximately eight hundred and seventy-three square feet (873 sq. ft.). This is less than historic house's footprint, which is one thousand and ninety square feet (1,090 sq. ft.).

The historic house is one and a half stories. Even though the addition will be six inches (6") lower in height than the historic house, it will be two stories in height. Its foundation height will match that of the historic house, but its eave height will be sixteen feet (16') tall (the historic house has an eave height that is nine feet, six inches (9'6") tall). Staff finds the proposed two-story addition behind the historic one-and-a-half story house to be appropriate in this instance because the addition is inset appropriately and the overall footprint of the addition is modest. Also, this historic house is significantly smaller than both the historic houses to its left and the new development to its right. Figures 2 and 3 show that the larger two-story development surrounding 2105 9th Avenue South dwarfs the twenty-two foot (22') tall historic house. Because of the surrounding context, staff finds that the proposed two-story addition, which is no taller than the historic house, meets the design guidelines.

Staff finds that the addition's height and scale meet Sections III.A., III.B., and IV.B. of the design guidelines.

Location & Removability: The addition is located entirely behind the historic house, and is inset appropriately from the back corners of the historic house, thereby preserving the house's primary historic form. The addition ties into the back slope of the historic roof at a point six inches (6") below the ridge, preserving the top of the historic roof. The addition is designed so that if it were to be removed in the future, the main form of the historic house and its historic character would remain.

Staff finds that the proposed addition meets Sections IV.A and IV.F. of the design guidelines.

Design: The addition’s change in materials, inset, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house.

Staff finds that the addition’s design meets Sections IV.A, IV.B, IV.C, IV.E, and IV.G of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It is more than fifteen feet (15’) from the left and right side property lines and more than seventy feet (70’) from the rear property line. Because it is located entirely behind the historic house, it will not affect the rhythm of spacing along the street. Staff finds that addition’s setback and rhythm of spacing meet Sections III.C. and IV. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5” cement fiberboard lap siding	Smooth	Yes	No
Secondary Cladding	Brick	Painted to match house	Yes	No
Roofing	Architectural Shingles	Match existing	Yes	No
Trim	Cement Fiberboard	Smooth faced	Yes	No
Rear Porch Framing	Wood	Typical	Yes	No
Rear Porch Enclosure	Metal Screens	Typical	Yes	No
Windows	Unknown	Needs final approval	Needs final approval	Yes
Side/rear doors	Wood screen doors	Typical	Yes	No

With staff’s final approval of the window material and specifications, staff finds that the known materials meet Sections III.D. and IV. of the design guidelines.

Roof form: The historic house has a side gable roof form with a slope of 5.5/12. The proposed addition will have a gabled form with a slope of 3/12. The design guidelines state that additions should have a minimum roof slope of 6/12. Staff finds the proposed lower slope to be appropriate in this instance for a couple of reasons. The historic house's roof slope of less than 6/12 is lower than is typical for historic side gable houses in the historic neighborhood. Typical side gable houses in the area have roof slopes ranging from 7/12 to 12/12. It therefore is appropriate that the addition should have a shallower roof slope than is typically allowed in the design guidelines. In addition, as mentioned under "Height and Scale" the surrounding two-story new infill dwarfs this smaller historic house. A shallower roof slope that allows for a two-story addition is appropriate because it will not be highly visible from the street and because of the taller context. Staff finds that the proposed roof form meets Sections III.E. and IV. of the design guidelines.

Orientation: Since the addition is located entirely behind the historic house, it will not affect the historic house's orientation towards 9th Avenue South. Staff finds that the addition meets Sections III.F. and IV. of the design guidelines.

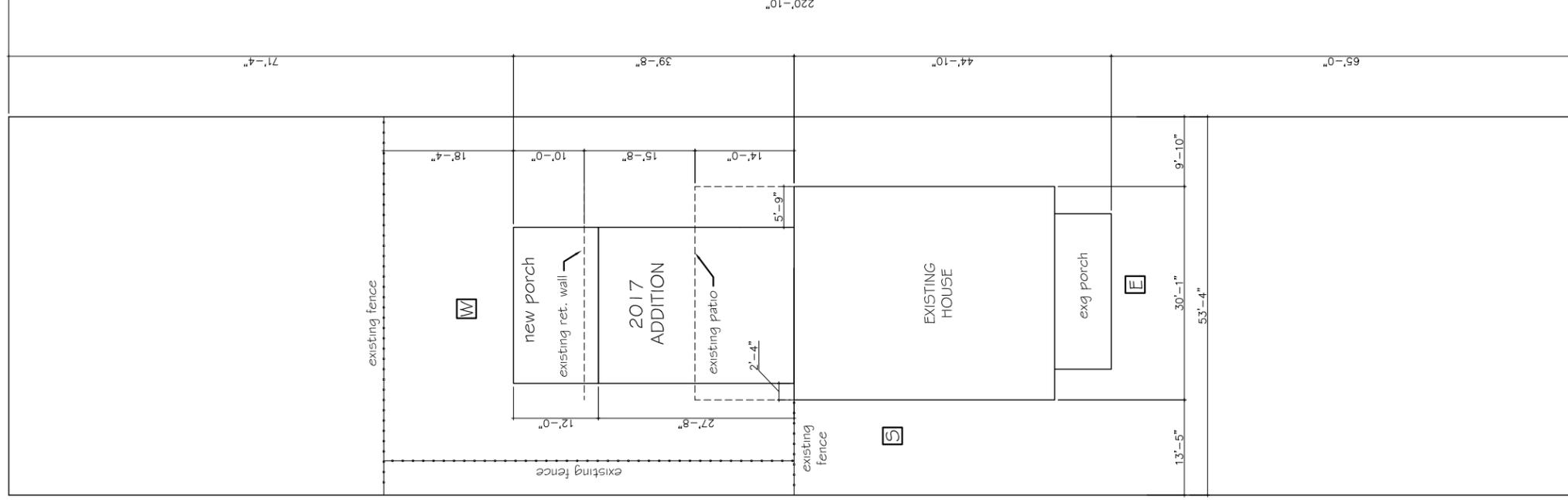
Proportion and Rhythm of Openings: The proposed changes to the historic house's fenestration pattern are described under "Partial Demolition." The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are two windows on the left elevation that are horizontal, three feet wide by two feet tall (3' X 2'). Because the addition is inset, and these windows are located over forty-six feet (46') from the front wall of the house, they will not be highly visible. Staff therefore finds them to be appropriate. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Sections III.G. and IV. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

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

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
2. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house.

With these conditions, staff finds that the proposed addition meets Sections III. and IV. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.



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Hillyer Renovation
 2105 9th Ave S.
 Nashville, TN 37204
 MHCZ Waverly-Belmont
 Conservation Overlay

DATE ISSUED: 05.02.17
 REVISIONS:

PAPER SIZE: 11x17

SITE PLAN
 SCALE: 1:20

A.03

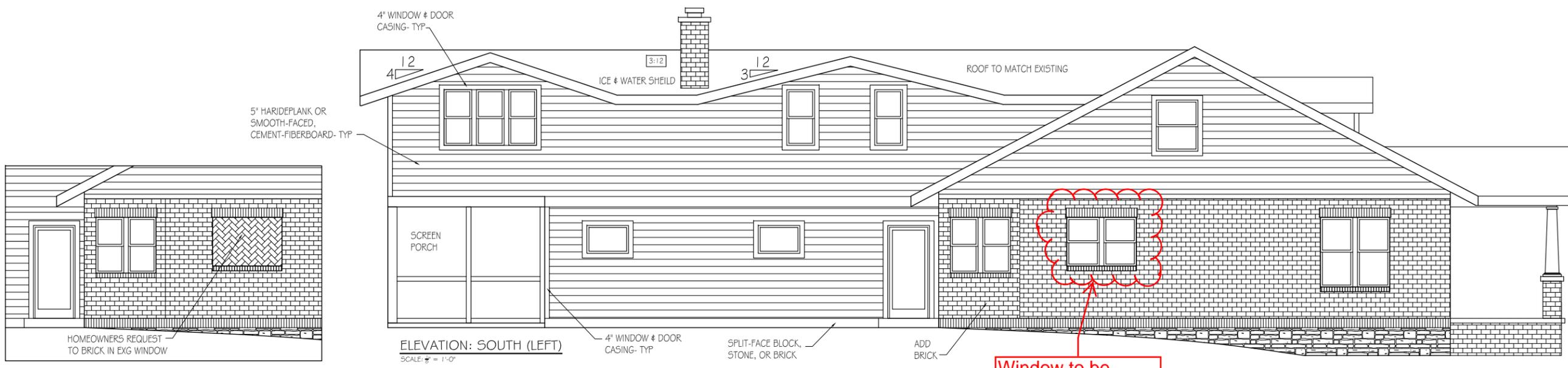
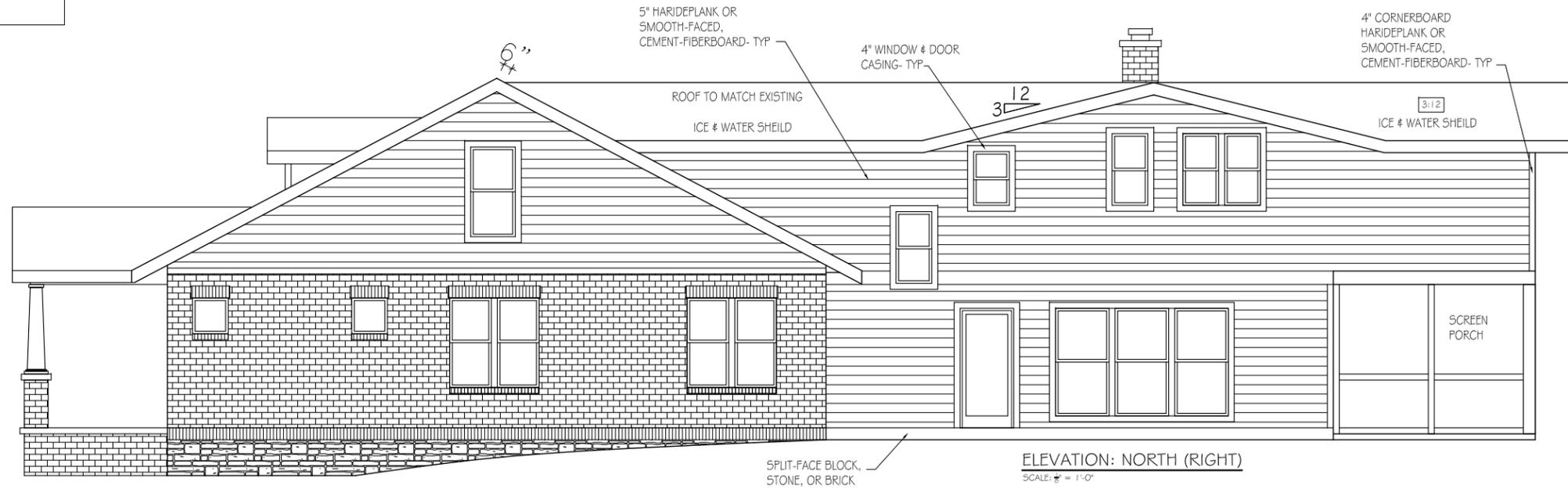
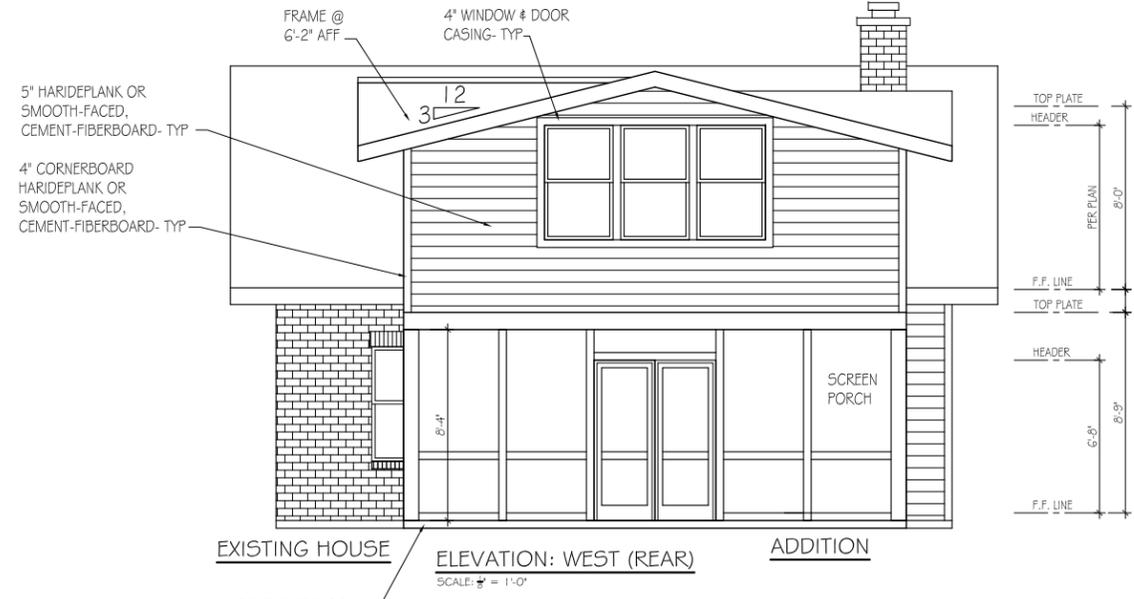
METRO HISTORIC ZONING COMMISSION GENERAL NOTES

CALL 862-7970 IF QUESTIONS

1. STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ATTACHED SCALED SITE PLAN AND ELEVATIONS. ANY DEVIATION FROM THE APPROVED PLANS COULD RESULT IN CHANGES BEING REVERSED.
2. ALL MEASUREMENTS AND RELATIONSHIPS OF EXISTING CONDITIONS AND NEW CONSTRUCTION SHALL BE FIELD CHECKED FOR ACCURACY WITH APPROVED PLANS AT THE RESPONSIBILITY OF THE APPLICANT. INACCURACIES OR DIFFERENCES SHOULD BE REPORTED TO MHZC STAFF PRIOR TO CONTINUING.
3. EXTERIOR FINISH MATERIALS SHALL BE TRIM GRADE (SMOOTH AND SQUARE). STUD WALL LUMBER OR EMBOSSED WOOD GRAIN IS NOT APPROPRIATE.
4. WINDOWS SHALL BE SINGLE-LIGHT OR FULLY SIMULATED, DIVIDED LIGHT SASHES. MUNTINS ARE TO BE FACTORY INSTALLED WITH AN EXTERIOR MUNTIN, INTERIOR MUNTIN AND A SPACER BAR WITHIN THE DOUBLE PANED-GLASS. SNAP-IN OR BETWEEN THE GLASS MUNTINS ARE NEVER APPROPRIATE. DOUBLE AND TRIPLE WINDOWS SHALL HAVE 4" TO 6" MULLIONS BETWEEN.
5. FOUR (4) INCH (NOMINAL) WOOD CASINGS ARE REQUIRED AROUND DOORS, WINDOWS AND VENTS WITHIN CLAPBOARD WALLS. WINDOWS ON CLAPBOARD STRUCTURES SHALL NOT HAVE BRICK-MOLD.
6. HVACMECHANICALUTILITY VENTS, PIPES, LINES, AND ALL ASSOCIATED COMPONENTS, CONDENSERS OR BOXES SHALL BE LOCATED BEHIND THE MIDPOINT OF THE STRUCTURE ON A NON-STREET FACADE.
7. SIDING AND TRIM SHALL BE SMOOTH-FACED, CEMENT-FIBERBOARD (E.G.: HARDEPLANK). SIDING EXPOSURE SHALL HAVE A MAXIMUM REVEAL OF FIVE (5) INCHES.
8. FOUR INCH (NOMINAL) WOOD CORNER-BOARDS ARE REQUIRED AT THE FACE OF EACH EXPOSED CORNER.

ELEVATION & ROOF NOTES

1. CONTRACTOR SHALL FIRST REFER TO & ABIDE BY MHC NOTES.
2. DO NOT SCALE ELEVATIONS
3. NEW ROOF TO MATCH EXISTING OVERHANGS
4. VENTS & RIDGE VENTS PER BUILDER
5. GUTTERS & DOWNSPOUTS PER BUILDER
6. FLASHING AS REQD PER BUILDER
7. ICE & WATER SHIELD ON 3:12 & 4:12 ROOFS AS REQD



PAPER SIZE: 11x17

A.O.I

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

DATE ISSUED: 05.09.17
REVISIONS:

Hillyer Renovation
2105 9th Ave S.
Nashville, TN 37204
MHCZ Waverly-Belmont
Conservation Overlay

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