DAVID BRILEY
MAYOR

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

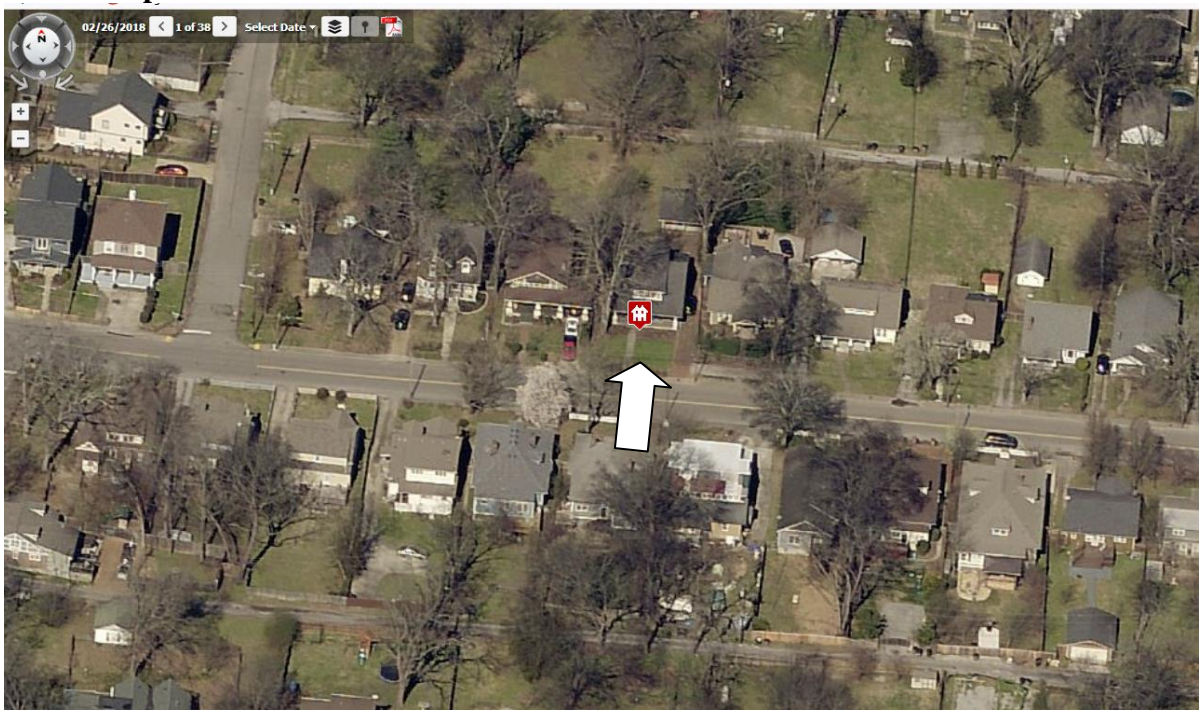
STAFF RECOMMENDATION
1407 Greenwood Avenue
November 19, 2018

Application: New Construction—Addition
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08302004600
Applicant: Kaitlyn Smous, Nine12 Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear dormer and a rear addition. The addition will be less than twenty feet (20') from an existing carport. **Recommendation Summary:** Staff recommends approval with the condition that staff approve the location of the HVAC and other utilities and all final material choices. With this condition, staff finds that the proposed addition meets Sections II.B. and III.B. of the Eastwood Neighborhood Conservation Zoning Overlay Design Guidelines.	**Attachments** **A:** Site Plan **B:** Elevations

Vicinity Map:

Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES
1. New Construction
a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

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.

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

c. Setback and Rhythm of Spacing

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.

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. 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*

In most cases, an infill duplex 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 width 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

The materials, texture, details, and material color of a new building's public facades shall be visually

compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall..

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

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.

Parking areas and Driveways

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.

Duplexes
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.
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. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments
For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.
For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

g. 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.

h. Outbuildings
· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

i. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or

an alley.

j. 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.

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

2. ADDITIONS

a. 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.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

In order to assure than an addition has achieved proper scale, the addition should:

· 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.

· 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.

· Additions 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

· 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 taller and extend wider.

Foundation

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.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

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).

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.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

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.*
- *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 dormer locations 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.*

b. The creation of an addition through enclosure of a front porch is not appropriate.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

c. 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.

d. 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.

e. Additions should follow the guidelines for new construction.

III.B.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.

III.B.2 Demolition is Appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 of the historic zoning ordinance.

Background: 1407 Greenwood Avenue is a c. 1920s brick bungalow that contributes to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay (Figure 1). There is an existing carport behind the house, accessed via an existing driveway (Figure 2). The carport was constructed prior to the expansion of the overlay to include this block of Greenwood Avenue in 2007, and it is located in the middle of the lot rather than close to the alley.

Figure 1. 1407 Greenwood

Figure 2. The carport at the rear of the house.

Analysis and Findings: Application is to construct a rear dormer and a rear addition. The addition will be less than twenty feet (20') from an existing carport.

Demolition: The applicant intends to remove one existing window opening on the left façade of the principal building, which is considered partial demolition (Figure 3). Staff finds that the proposed removal of the window opening is appropriate, in this instance, because the window opening is located at the very rear of the left façade and is located behind a bay. The window is not highly visible from the street, and its removal will not affect the historic character of the historic house. Staff therefore finds that the removal of the window opening meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

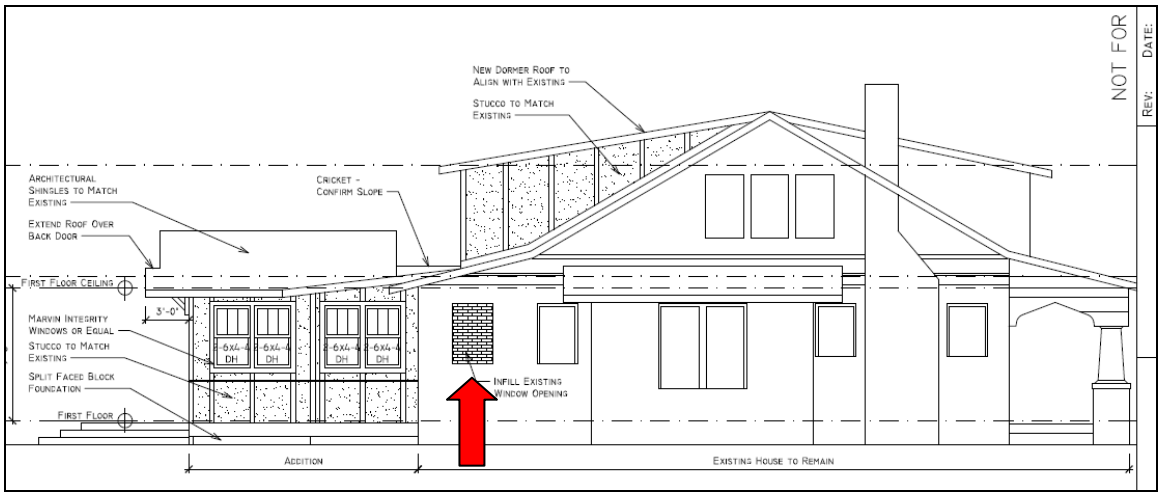


Figure 3 shows the window opening to be removed.

Height & Scale: The addition involves expanding an existing rear addition and constructing a one-story rear addition. The addition will be no taller and no wider than the historic house and it is inset appropriately. The rear dormer will be inset over two feet (2') from both of the side walls. The one-story rear addition will be inset one foot (1') from the side walls. Its eave and foundation heights will match those of the historic house. The rear addition will be over eight feet (8') shorter than the historic house. In total, the addition will add a little over four hundred square feet (400 sq. ft.) to the footprint of the house.

The addition will have a maximum depth of sixteen feet (16'), which does not include an uncovered deck that MHZC does not review. The design guidelines state, in italicized text, that there should be a minimum of twenty feet (20') of space in between the back of the house and an outbuilding. In this case, the addition will be just eighteen feet, five-and-a-half inches (18' 5-1/2") from the existing carport. Staff finds this to be appropriate because the carport is existing and is located in the middle of the lot rather than at the rear, towards the alley, which is what is most typical for this neighborhood. In addition, the proposed addition is modest in scale; it will be just eighteen inches (18") shy of the required twenty foot (20') distance between the two structures.

Staff finds that the addition's height and scale meet Sections II.B.1.a., II.B.1.b., II.B.1.h., and II.B.2. of the design guidelines.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition is inset appropriately and is designed so that if it were to be removed in the future, its historic integrity and form would be intact. Staff therefore finds that the proposed addition meets Sections II.B.2.a and II.B.2.d. 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. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.e. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition will meet all base zoning setbacks. It will be over ten feet (10') from the left and right property lines and over ninety feet (90') from the rear property line. Because the addition is located entirely behind the historic house, it will not impact the historic rhythm of spacing on the street. Staff finds that the proposed addition meets Sections II.B.1.c. and II.B.2. 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	Stucco and battens	Smooth	Yes	No
Roofing	Architectural Shingles	Match Historic house	Yes	No
Trim	Cement Fiberboard	Smooth faced	Yes	No
Windows	Marvin Integrity or Equal	Marvin Integrity or Equal	Yes	No
Side/rear doors	Marvin Integrity or Equal	Marvin Integrity or Equal	Yes	No

Staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The rear dormer will have a shed roof form with a 2/12 slope, which matches the existing rear dormer's roof and is an appropriate roof form for a rear dormer. The one-story rear addition has a gabled roof with a 4/12 slope. The design guidelines state that roof slopes should be a minimum of 6/12. However, staff finds this lower-sloped gable to be appropriate because it is on the rear and not visible from the street.

Typically, MHZC requires dormers to be set six inches (6") off of the ridge of the house. In this case, there is an existing dormer that meets the ridge of the house, and the proposed addition will expand the width of the dormer. Because the existing dormer is not set six inches (6") off the ridge, staff recognizes that it is not practical to have the

expanded part of the dormer set six inches (6") off of the ridge. Staff therefor finds that the expanded dormer does not need to be offset six inches (6") off of the ridge.

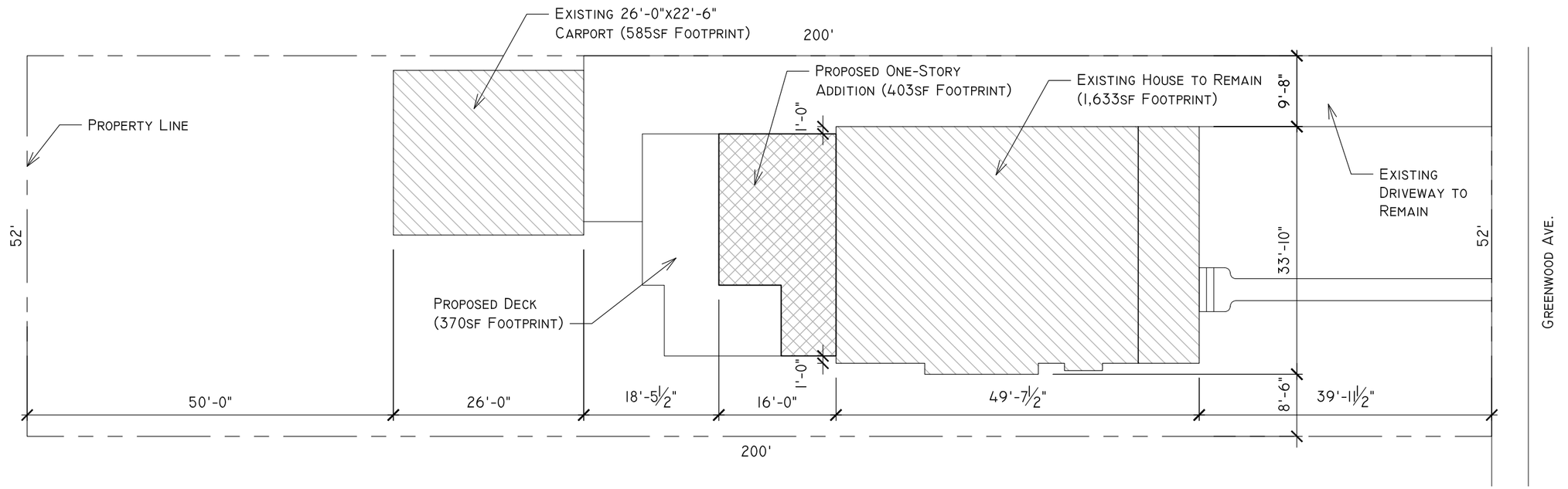
Staff finds that the proposed roof forms meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The rear addition will not affect the historic house's orientation towards Greenwood Avenue, and it does not alter the vehicular access from the existing curb cut. Staff therefore finds that the addition meets Sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings**:** The removal of the existing window opening on the left facade is discussed under "Partial Demolition." The windows on the proposed addition are all square or vertically-oriented, thereby meeting the historic proportions of window openings. There are no large expanses of wall space without a window or door opening. Staff finds the addition's proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. 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 recommends 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 with the condition that staff approve the location of the HVAC and other utilities and all final material choices. With this condition, staff finds that the proposed addition meets Sections II.B. and III.B. of the Eastwood Neighborhood Conservation Zoning Overlay Design Guidelines.



1 SITE PLAN
SCALE: 1/16"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	10.16.18	MHZC SET

A RENOVATION AND ADDITION AT:
1407 GREENWOOD AVE.
NASHVILLE, TN 37206

NINE12 ARCHITECTS
INFO@NINE12ARCHITECTS.COM
615.761.9902
WWW.NINE12ARCHITECTS.COM

SITE PLAN

A1.0

EXISTING 26'-0"x22'-6"
CARPORT

±18'-5½"

16'-0"
7'-5"
8'-7"

1'-0"

DECK
18'-0"x8'-0"

7'-3"
20'-8"
11'-2"
30'-4"
9'-8"
4'-8"
5'-0"
2'-3"

(3)3-0X6-8 SLIDING

MASTER BEDROOM
13'-10"x14'-2"
KING

3-0X6-8C.O.

MASTER CL.
10'-6"x7'-0"

5'-0"x3'-0"
SHOWER

6'-0" TUB

MASTER BATH

5'-0" VANITY

2-4x6-8

VANITY

2-4x6-8

2-6x6-8

POWDER
3'-0"x7'-2"

2-4x6-8

NEW CASED
OPENING

2-8x6-8

6'-0" OPENING

DINING
11'-2"x13'-9"

CABINETS
BENCH

60"
CABINET

36"
FRIDGE

60"
CABINET

30"
CABINET

3-0X6-8

MUDROOM
6'-0"x8'-0"

3-0X6-8C.O.

BEAM ABOVE

DW

3'-0"x7'-0"
ISLAND

KITCHEN
15'-6"x12'-6"

DECK
9'-8"x16'-0"

36" RANGE

BREAKFAST NOOK
9'-0"x7'-0"

11'-6" OPENING

LIVING
15'-0"x13'-9"

SITTING
18'-4"x13'-2"

1'-0"

4'-5"
4'-1"
3'-8"
3'-10"

8'-6"
7'-6"

16'-0"

INFILL EXISTING
WINDOW OPENING

WALL LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALL

1 FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

NOT FOR CONSTRUCTION

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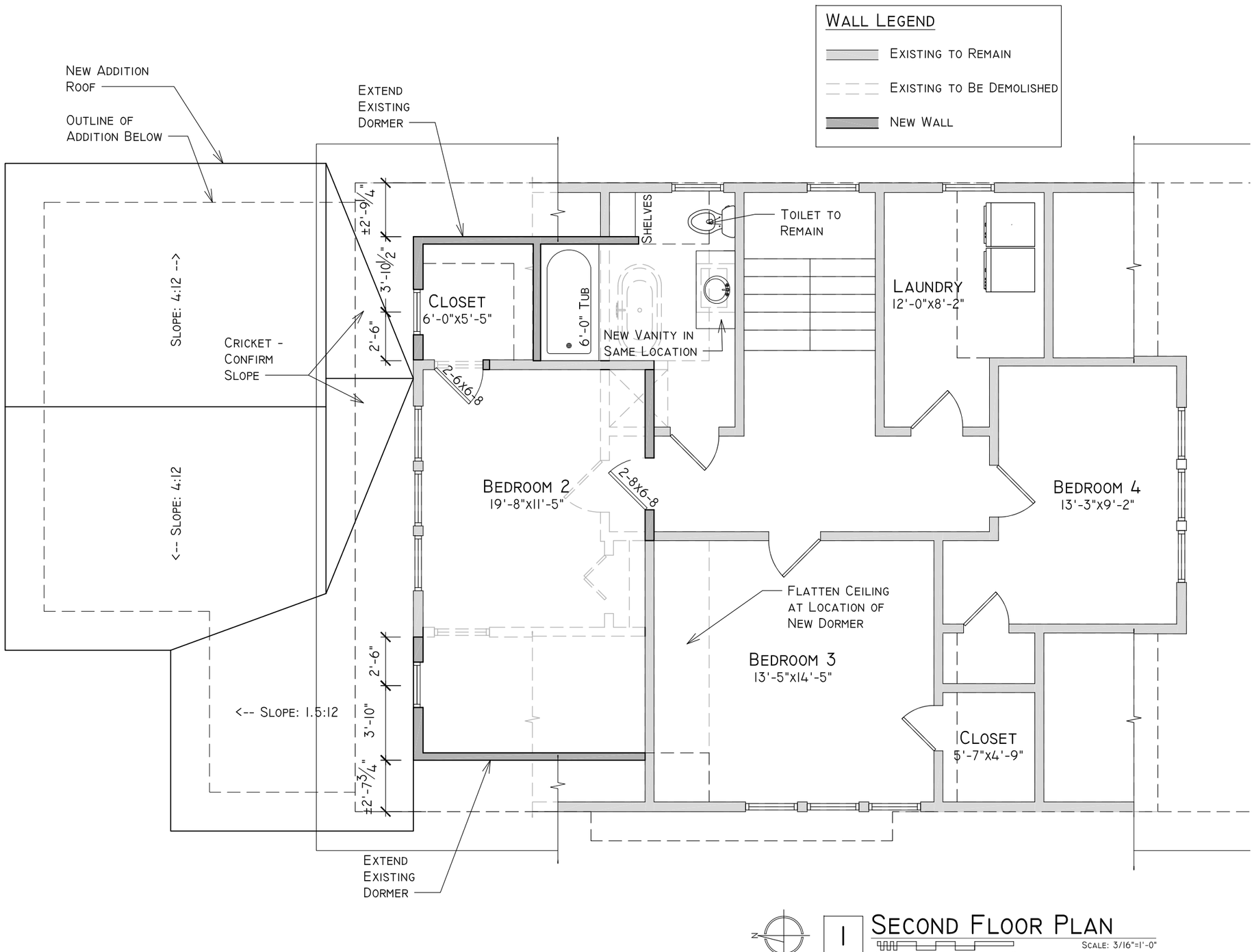
FIRST FLOOR PLAN

A1.1



1 SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

NOT FOR CONSTRUCTION

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SECOND FLOOR PLAN

A1.2

NOT FOR CONSTRUCTION

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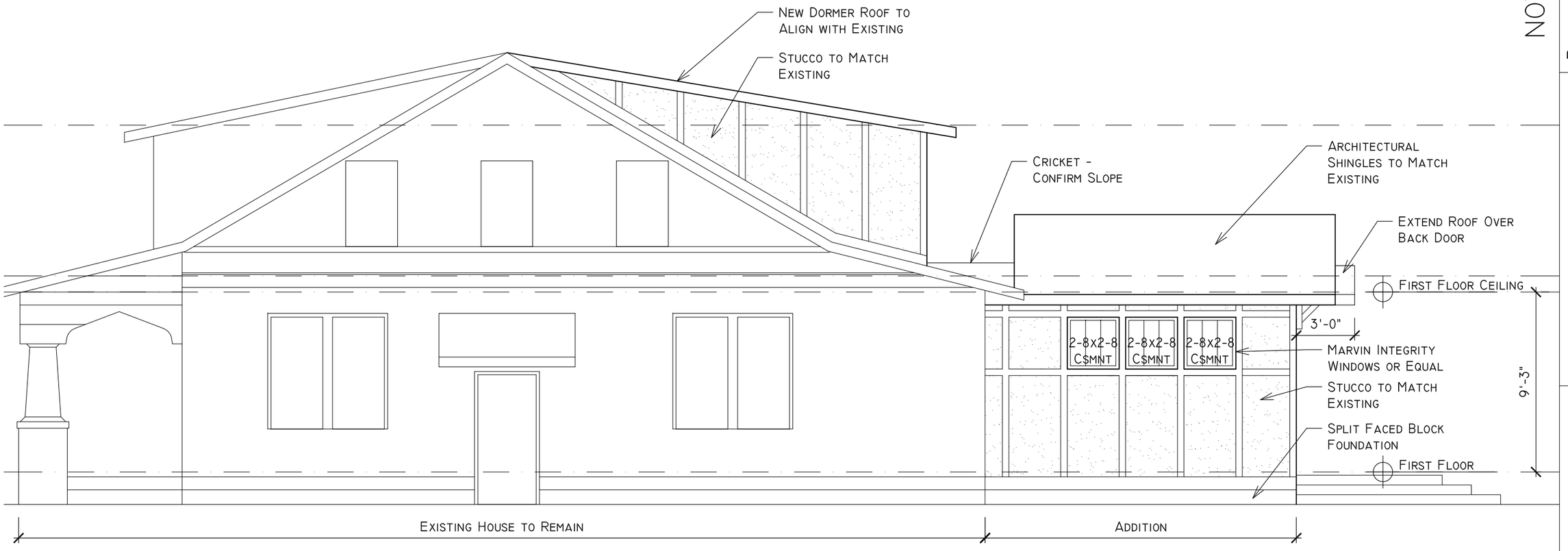

1 EAST ELEVATION

SCALE: 3/16"=1'-0"

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NASHVILLE, TN 37206

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EAST ELEVATION

A2.0

1 NORTH ELEVATION

SCALE: 3/16"=1'-0"

NOT FOR CONSTRUCTION

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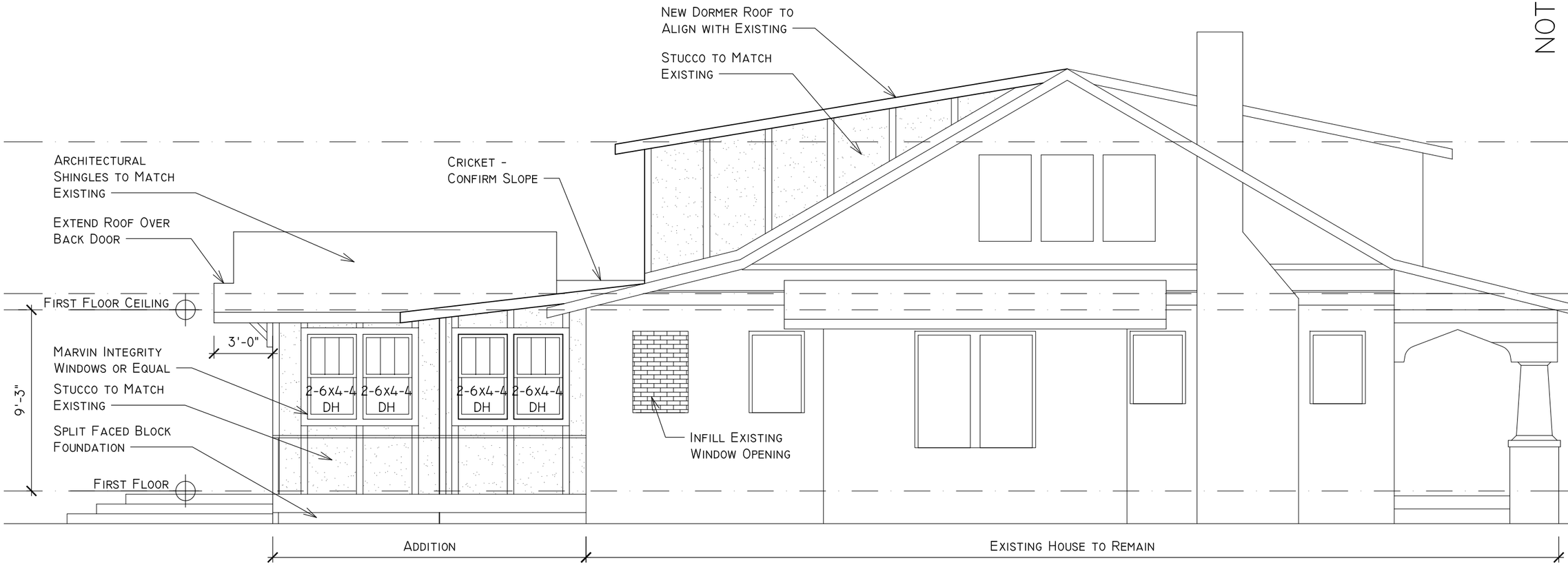
NORTH ELEVATION

A2.1



1 West Elevation

Scale: 3/16"=1'-0"

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Nashville, TN 37206

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West Elevation

A2.2

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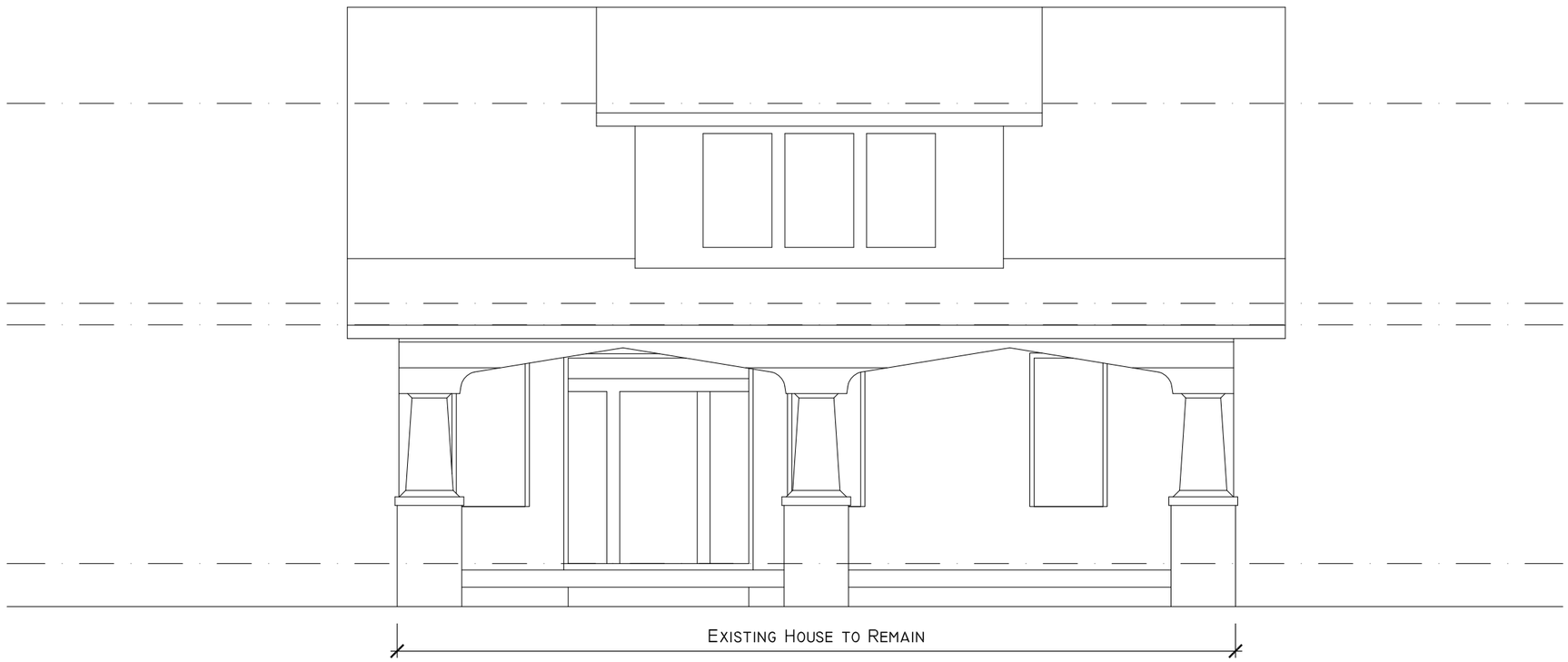
1407 GREENWOOD AVE.

NASHVILLE, TN 37206



1 SOUTH ELEVATION

SCALE: 3/16"=1'-0"

NINE12 ARCHITECTS

INFO@NINE12ARCHITECTS.COM
615.761.9902
WWW.NINE12ARCHITECTS.COM

SOUTH ELEVATION

A2.3