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
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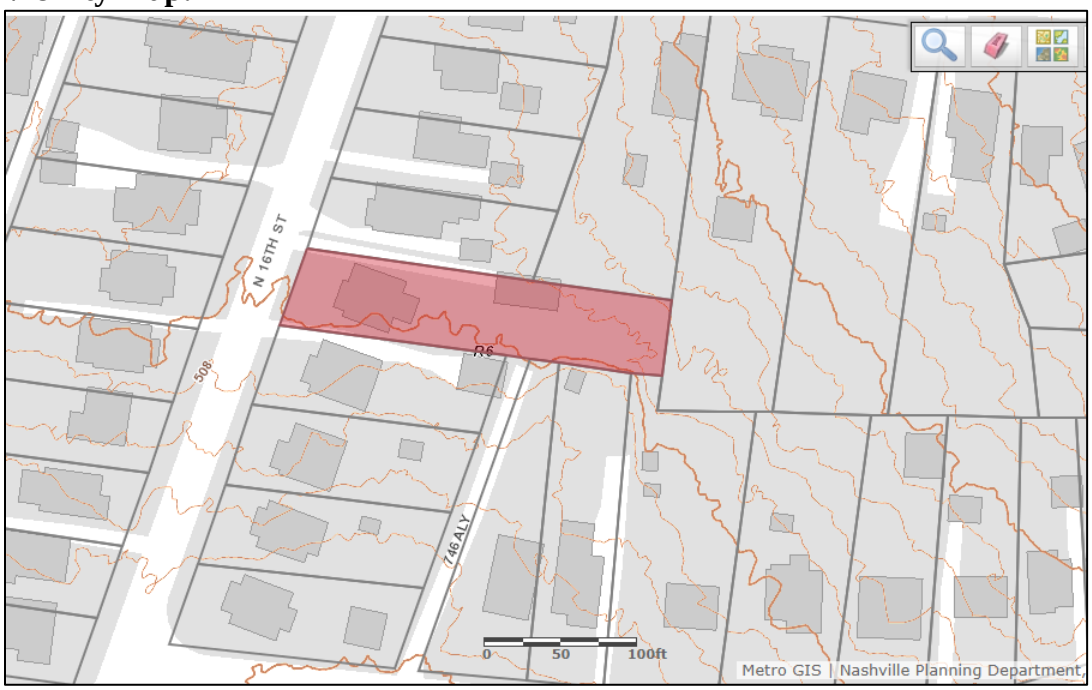
STAFF RECOMMENDATION
1009 North Sixteenth Street
August 21, 2019

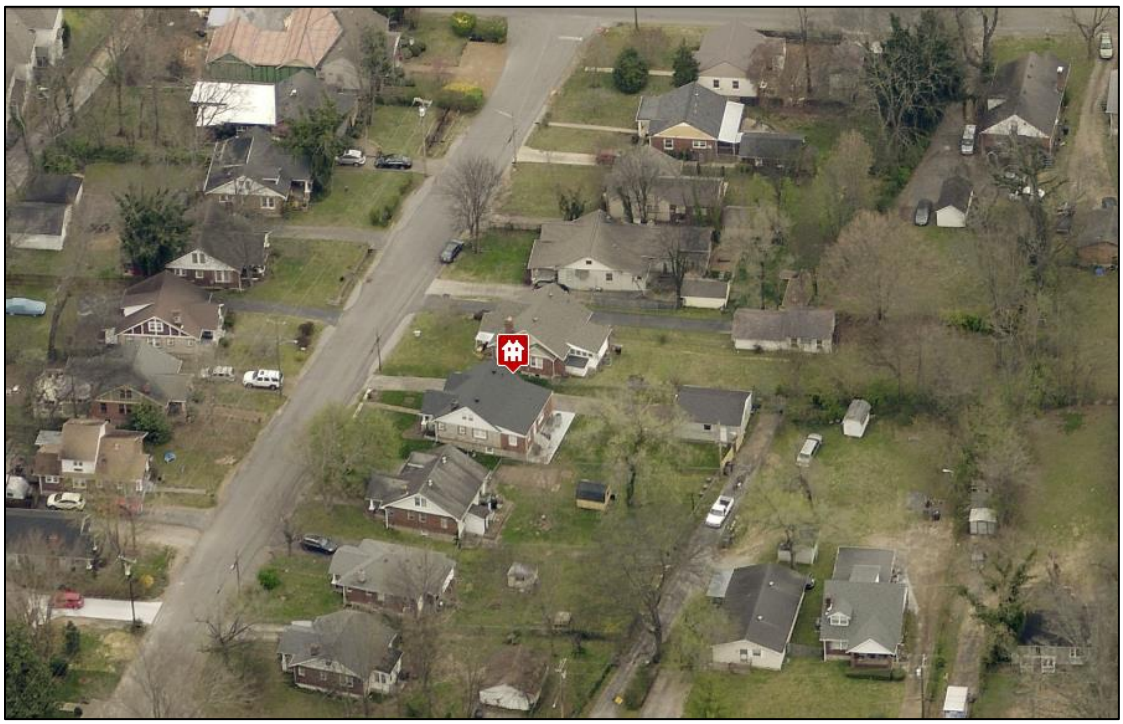
Application: New Construction—Addition
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 7
Base Zoning: R6
Map and Parcel Number: 08302014800
Applicant: Hunter Conley, Allard Ward Architects
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

Description of Project: The applicant is proposing to construct a ridge raise and rear addition to the historic house. The addition is proposed to be eight feet (8') wider than the house on the left side. **Recommendation Summary:** Staff recommends approval of the proposed ridge raise and addition, with the conditions: 1. Lap siding shall be smooth-faced; 2. That the roof color, side steps and the window and door selections shall be approved by MHZC staff. Staff finds that the project meets Sections II.B.1 and II.B.2 of the Eastwood Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Photographs **B:** Site Plan **C:** 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.

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.

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 <u>or</u> extend wider than the existing building; however, generally the addition should not be taller <u>and</u> extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

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.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are

mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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.*

Side Additions

When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set 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.

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.
To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

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: The structure at 1009 North 16th Street is a one and one-half story contributing building that dates to 1935.

Figure 1: 1009 North 16th Street.

Analysis and Findings: The applicant is proposing to construct a ridge raise and rear addition to the historic house. The addition is proposed to be eight feet (8') wider than the home, which is offset on the lot.

Demolition: An enclosed rear porch and existing rear addition on the house, approximately one hundred and sixty-five square feet (165 sq. ft.) in area, will be removed for the new addition.
The existing rear addition was an original porch enclosed after 1957 (Figure 2) and does not contribute to the architectural and historical character and significance of the building due to the changes and its minimally-visible location.

Staff finds that the partial demolition meets Sections III.B.1 and III.B.2 for appropriate demolition.

Location & Removability: The new addition will attach to the house at the rear façade with the walls stepped in two feet (2') from the left side and six feet, six inches (6'6") from the right side. The ridge of the addition will tie in just under the new raised ridge. The location and attachment of the addition, impacting only the rear of the building, leaves the historic form of the house intact and would be removable without compromising the integrity of the historic structure.

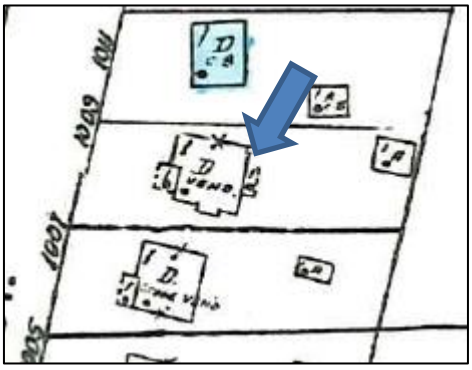


Figure 2: Footprint in 1957 shows the rear porch not yet enclosed.

The location and removability meet Section II.B.2.a and II.B.2.d.

Design: The design of the addition is compatible with the historic house in its detailing, with a similar overall roof form and exterior materials. The form of the addition will be distinguished from the original building by stepping in from both side walls before continuing back.

Staff finds that the character of the addition does not contrast with the historic house, therefore it will meet Section II.B.2.c.

Height & Scale: The addition and screened porch will add approximately one thousand square feet (1,000 sq. ft.) to the existing one thousand and forty-five square feet (1,045 sq. ft.) of the

house. The addition will connect to the two foot (2') ridge raise with a new ridge running front-to-back. Typically, ridge raises are not appropriate on cross-gable forms; however, in this case the cross gable sits well below the primary side-gable roof form and so will not be impacted by the ridge raise.

On the left side, the addition is proposed eight feet (8') wider than the house. The Commission has approved a wider rear addition in cases where the existing building is offset on the lot, which is the case here. The addition will be inset from the house, will not wrap the rear corners and is only one-story in height. Due to the angled orientation of the house relative to the side property lines of the lot, the addition cannot be flush with the right side without encroaching into the setback area on that side. For these reasons, staff recommends approval of the wider portion of the addition.

Staff finds that the height and scale of the proposed addition meets Sections II.B.1.a, II.B.1.b and II.B.2.

Setback & Rhythm of Spacing: The addition will be five feet (5') from the right-side property boundary; ten feet, six inches (10' 6") from the left; and one hundred and fifty feet (150') from the rear of the property. The addition meets the setback regulations of five feet (5') on the sides and twenty feet (20') from the rear.

Staff finds that the project's setback and rhythm of spacing meet Section II.B.1.c and II.B.2.

Materials: The materials of the proposed addition are described in the table below:

	Proposed	**Color/Texture /Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Additional Review**
Foundation	Concrete block	n/a	Yes	No
Primary Cladding	Fiber cement	Smooth, 5" reveal	Yes	No
Trim	Wood	Painted, smooth-faced	Yes	No
Primary Roofing	Architectural Shingles	Color Needs Approval	Yes	Yes
Secondary Roofing	EPDM	n/a	Yes	No
Porch Structure	Wood columns & trim	n/a	Yes	No
Chimney	Stucco	n/a	Yes	No
Windows	Not Indicated	Selection needs approval	Unknown	Yes
Doors	Not indicated	Selection needs approval	Unknown	Yes

Side Steps	Not indicated	n/a	Unknown	Yes

Specific details of windows, doors and the steps leading to the right side stoop were not indicated. With staff approval of the steps, windows, doors and color of roofing material, the materials meet Sections II.B.1.d.

Roof form: The ridge raise adds two feet (2') of height in the same plane as the existing roof, and is appropriately inset two feet (2') on each side. The primary component of the addition will have a gabled form with 8.5/12 pitch, which matches the pitch and form of the historic house's roof.

Dormers with 3/12 and 4/12 pitch are on the left and right sides of the addition respectively. The left side dormer is in the same plane as the left side wall of the house. However it is appropriately located and scaled over the one-story wider portion of the addition. It is also sufficiently separated from the house to the rear of the inset. The dormer on the right side stacks over the first-floor wall of the addition, but maintains the same inset of six feet, six inches (6' 6") and is therefore appropriately distinct from the historic structure. Staff finds that the location and roof form of the dormers is compatible with the roof form of the historic building.

The one-story wider section of the addition has a 6/12 gabled roof form. The screened porch has a low-pitched membrane roof.

Staff finds that the proposed addition's roof forms will be compatible with the historic house's roof, and that the project meets Sections II.B.1.e and II.B.2.

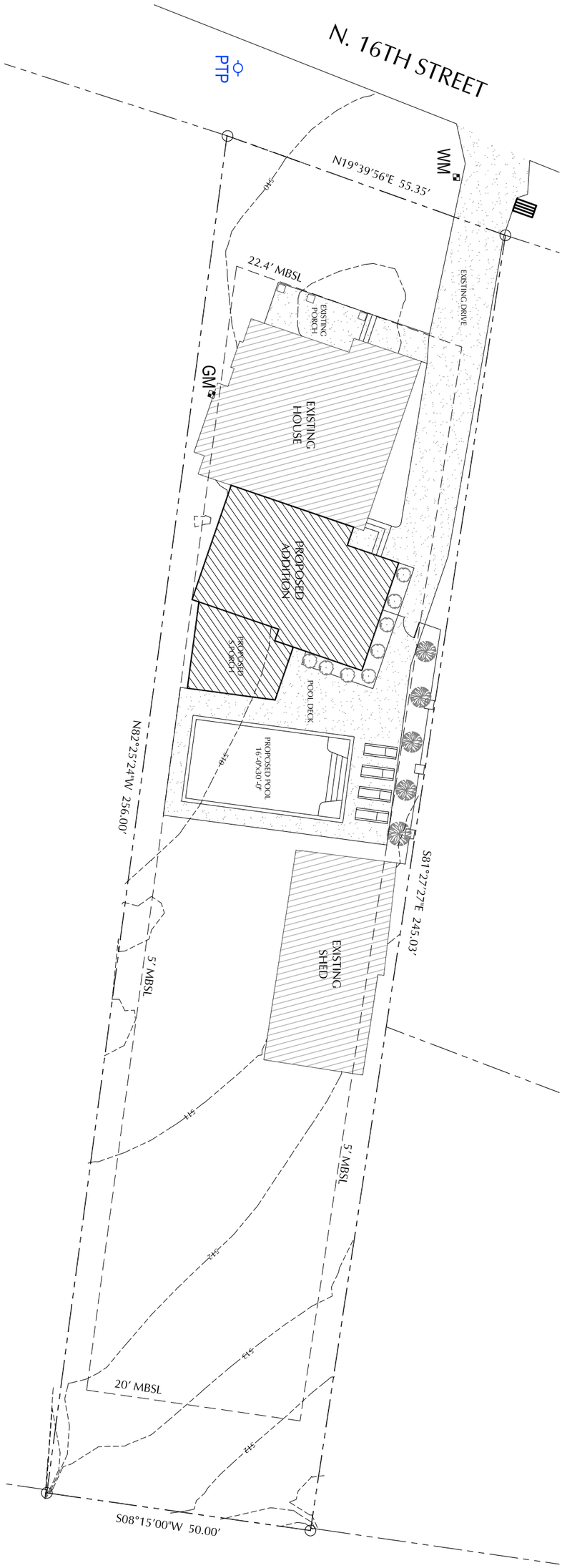
Proportion and Rhythm of Openings: The windows on the proposed addition are generally twice as tall as they are wide, meeting the historic proportions of openings. The longest expanse of wall space without a window or door opening is ten feet (10') on the second story of the addition. Staff finds the project's proportion and rhythm of openings meet Section II.B.1.g and II.B.2 of the design guidelines.

Appurtenances & Utilities: A proposed swimming pool and deck are not reviewed in a Neighborhood Conservation Zoning Overlay. Staff finds the project's appurtenances and utilities to meet Section II.B.1.i.

Recommendation Summary: Staff recommends approval of the proposed ridge raise and addition, with the conditions:

1. Lap siding shall be smooth-faced;
2. That the roof color, side steps and the window and door selections shall be approved by MHZC staff.

Staff finds that the project meets Sections II.B.1 and II.B.2 of the Eastwood Neighborhood Conservation Zoning Overlay.



1 Site Layout Plan

Scale: 1" = 20'-0"

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Drawings:
Site Layout Plan

Date:
07.03.19

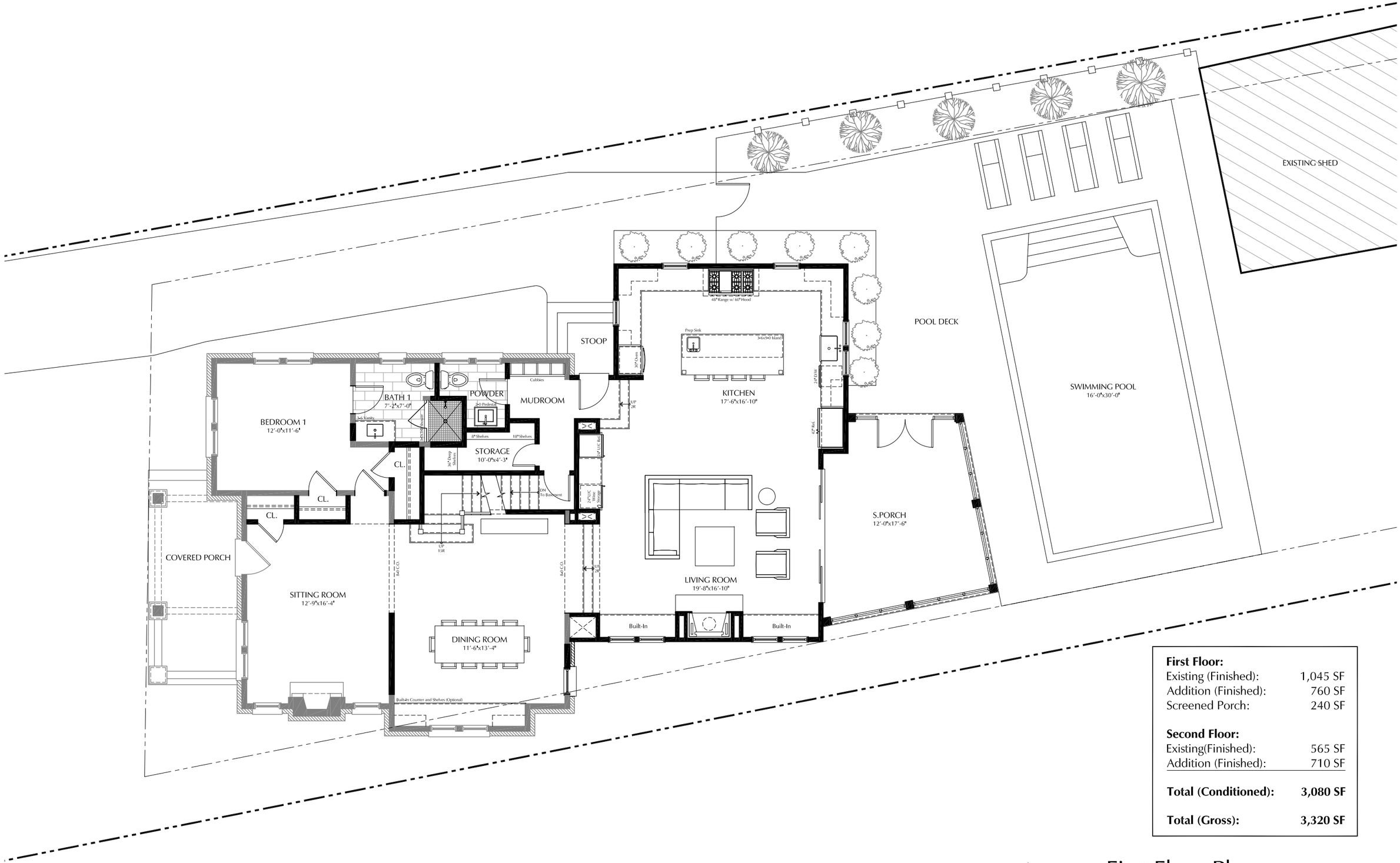
ALLARD WARD ARCHITECTS

Additions and Renovations to:

The Scheske Residence

1009 N 16th St.
Nashville, Tennessee 37206

MHZC PRESERVATION APPLICAITION
- NOT FOR CONSTRUCTION



First Floor:	
Existing (Finished):	1,045 SF
Addition (Finished):	760 SF
Screened Porch:	240 SF
Second Floor:	
Existing(Finished):	565 SF
Addition (Finished):	710 SF
Total (Conditioned):	**3,080 SF**
Total (Gross):	**3,320 SF**

1 First Floor Plan

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

2' 1' 0 2' 4' 6' 8' 12'

MHZC PRESERVATION APPLICAITION
- NOT FOR CONSTRUCTION

Additions and Renovations to:
The Scheske Residence
1009 N 16th St.
Nashville, Tennessee 37206

ALLAS WARD ARCHITECTS

Drawings:
First Floor Plan

Date:
07.03.19

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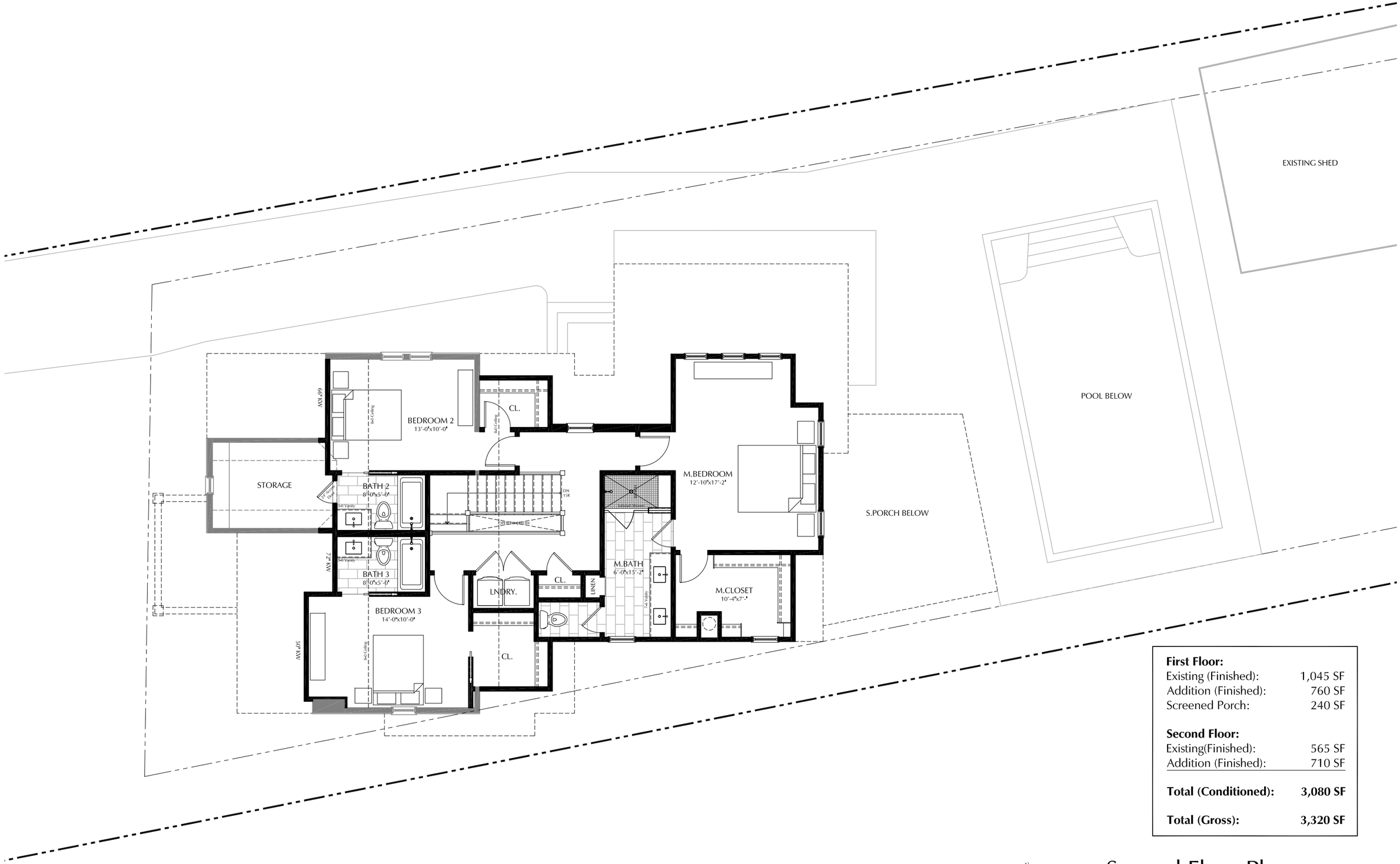


First Floor:	
Existing (Finished):	1,045 SF
Addition (Finished):	760 SF
Screened Porch:	240 SF
Second Floor:	
Existing(Finished):	565 SF
Addition (Finished):	710 SF
Total (Conditioned):	**3,080 SF**
Total (Gross):	**3,320 SF**

1 Second Floor Plan

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

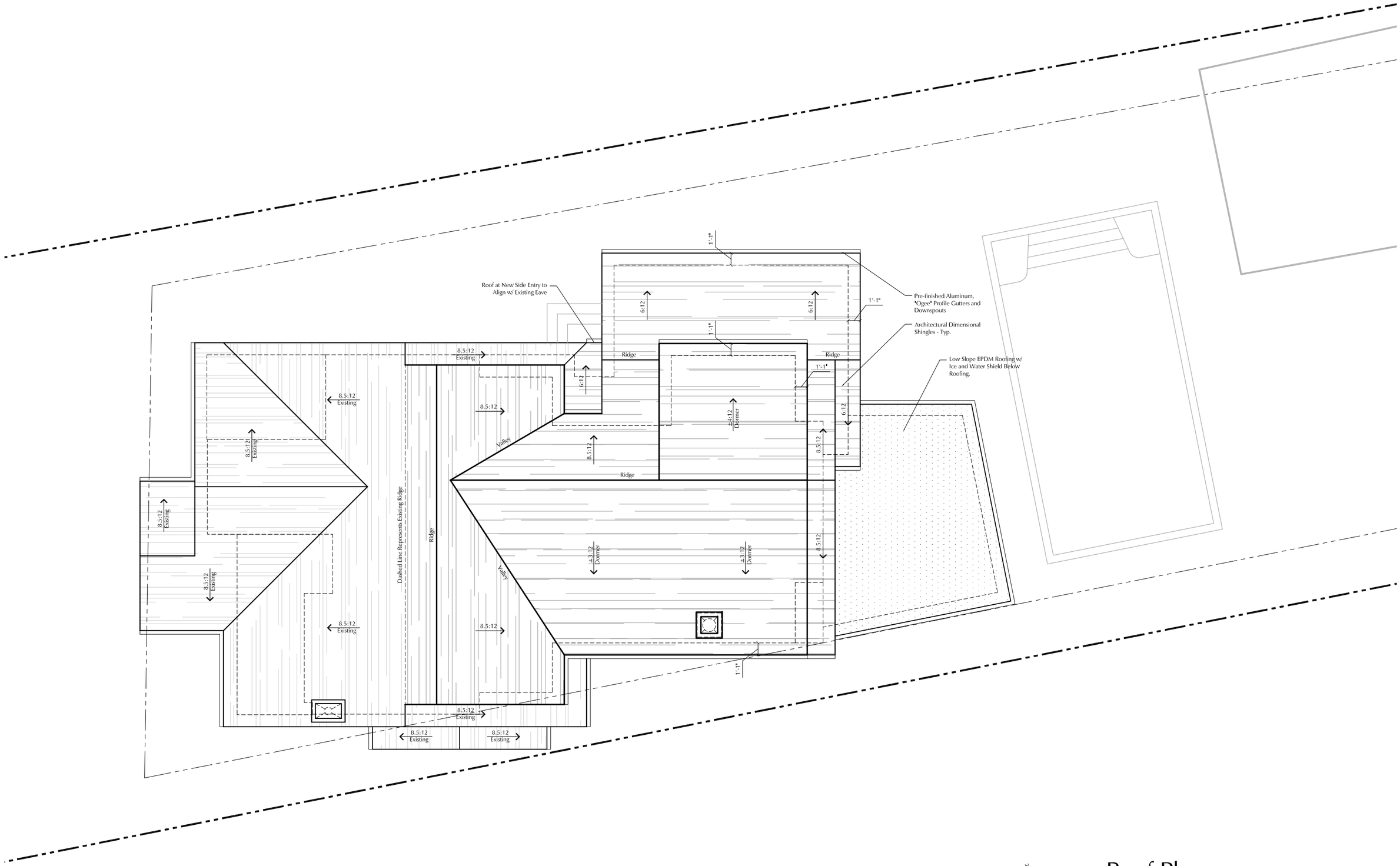
MHZC PRESERVATION APPLICAITION
- NOT FOR CONSTRUCTION

Additions and Renovations to:
The Scheske Residence
1009 N 16th St.
Nashville, Tennessee 37206

Drawings:
Second Floor Plan

Date:
07.03.19

A1.2



1 Roof Plan

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

MHZC PRESERVATION APPLICAITION
- NOT FOR CONSTRUCTION

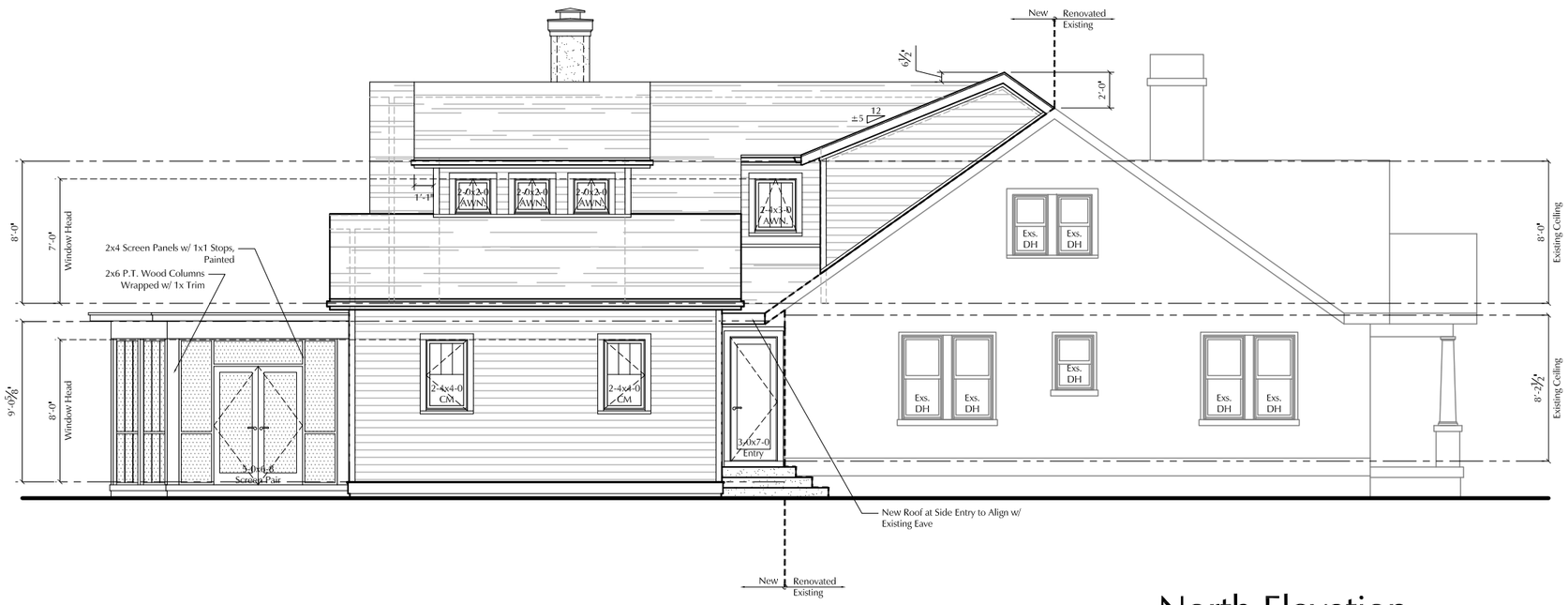
Additions and Renovations to:
The Scheske Residence
1009 N 16th St.
Nashville, Tennessee 37206

ALASTAIR WARD ARCHITECTS

Drawings:
Roof Plan

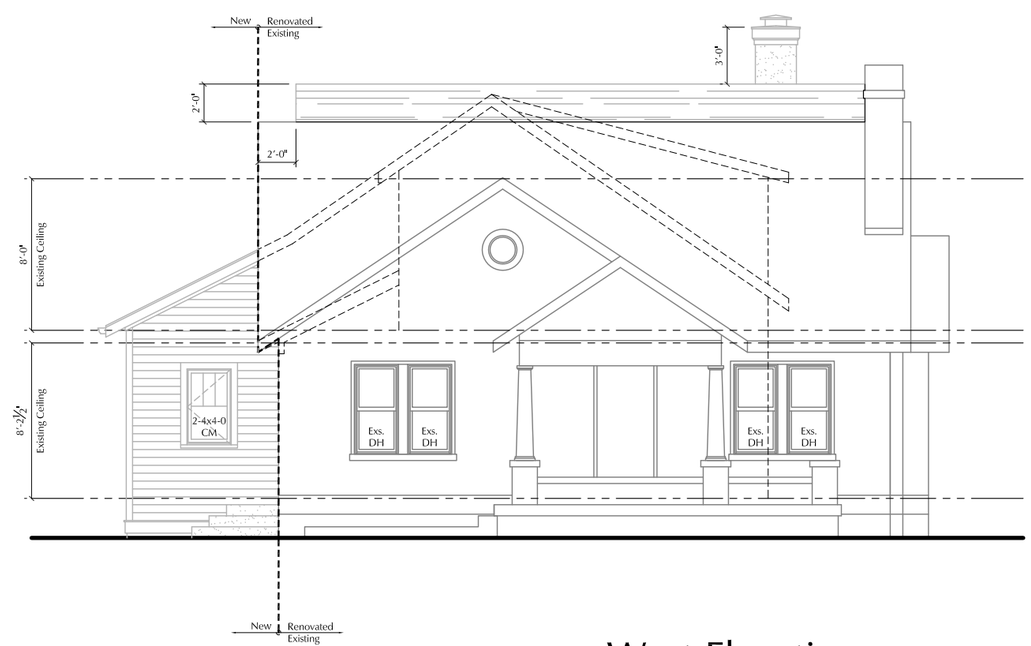
Date:
07.03.19

A1.3



2 North Elevation

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



1 West Elevation

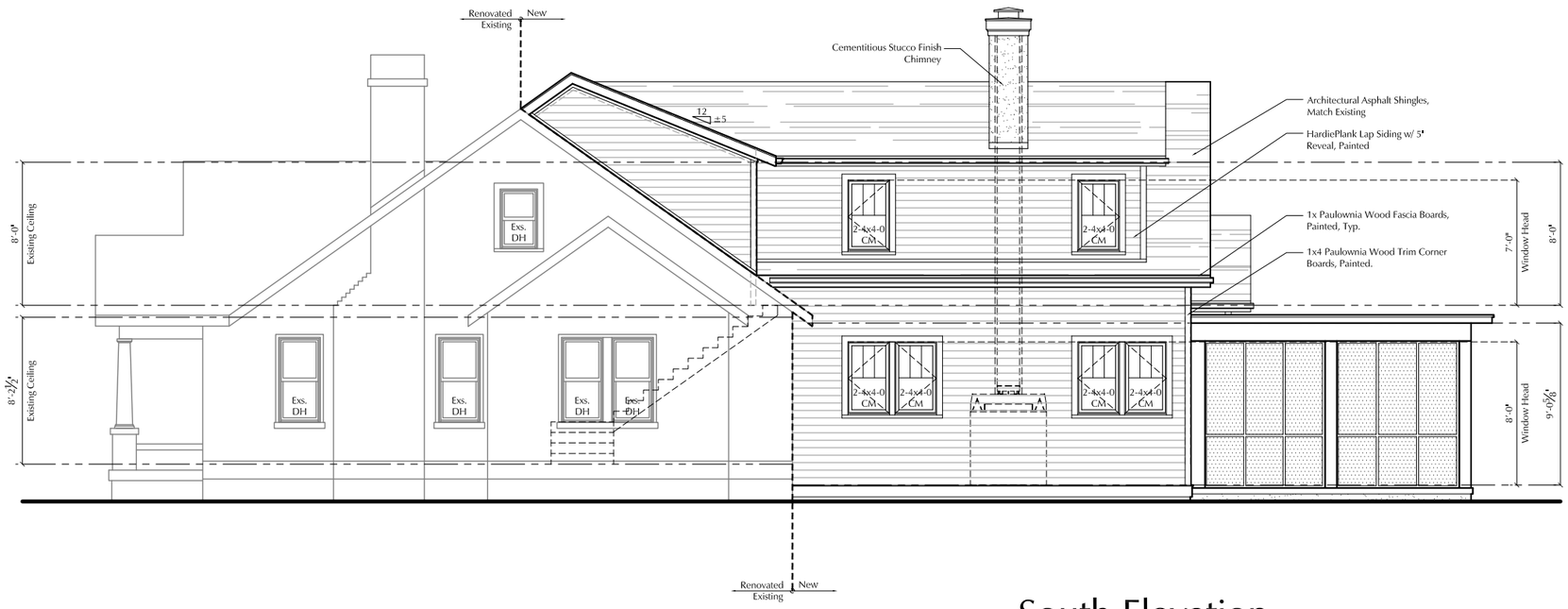
Scale: 1/8"=1'-0"

MHZC PRESERVATION APPLICAITION
- NOT FOR CONSTRUCTION

Additions and Renovations to:
The Scheske Residence
1009 N 16th St.
Nashville, Tennessee 37206

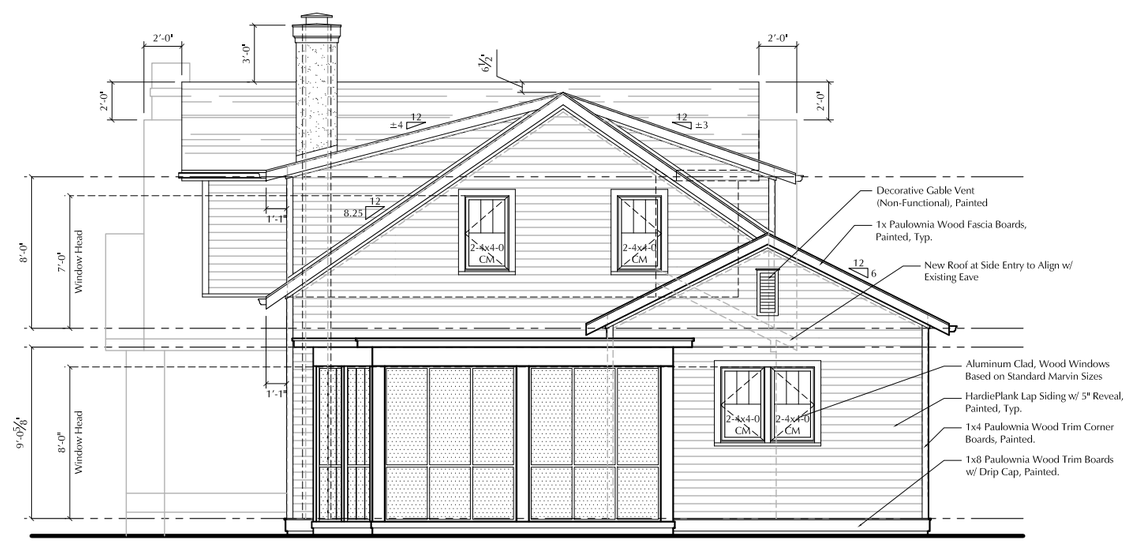
Drawings:
Elevations
Date:
07.03.19

A2.1



2 South Elevation

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



1 East Elevation

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

MHZC PRESERVATION APPLICAITION
- NOT FOR CONSTRUCTION

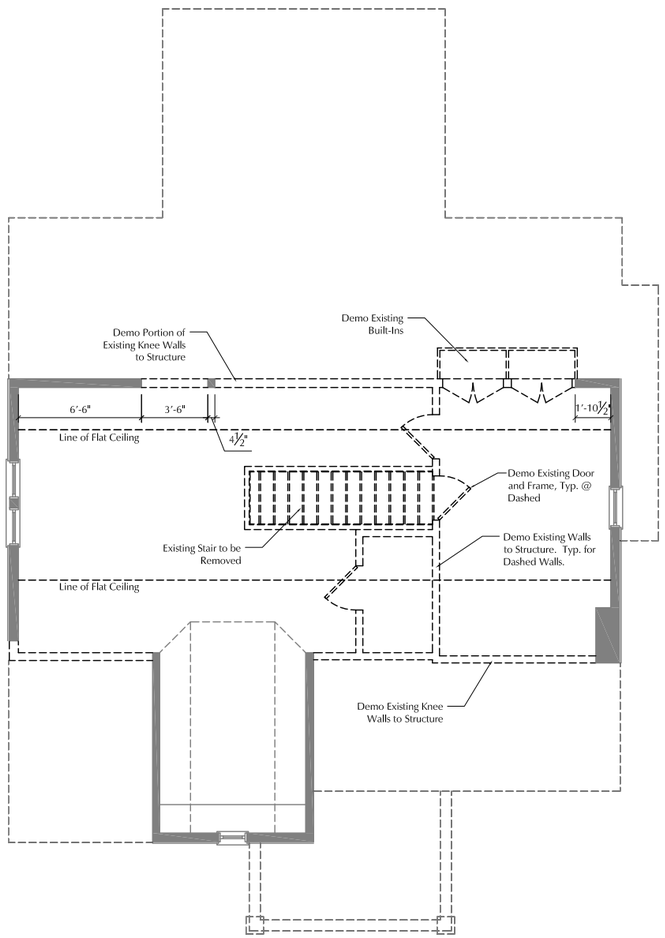
Additions and Renovations to:
The Scheske Residence
1009 N 16th St.
Nashville, Tennessee 37206

ALASKAR ARCHITECTS

Drawings:
Elevations

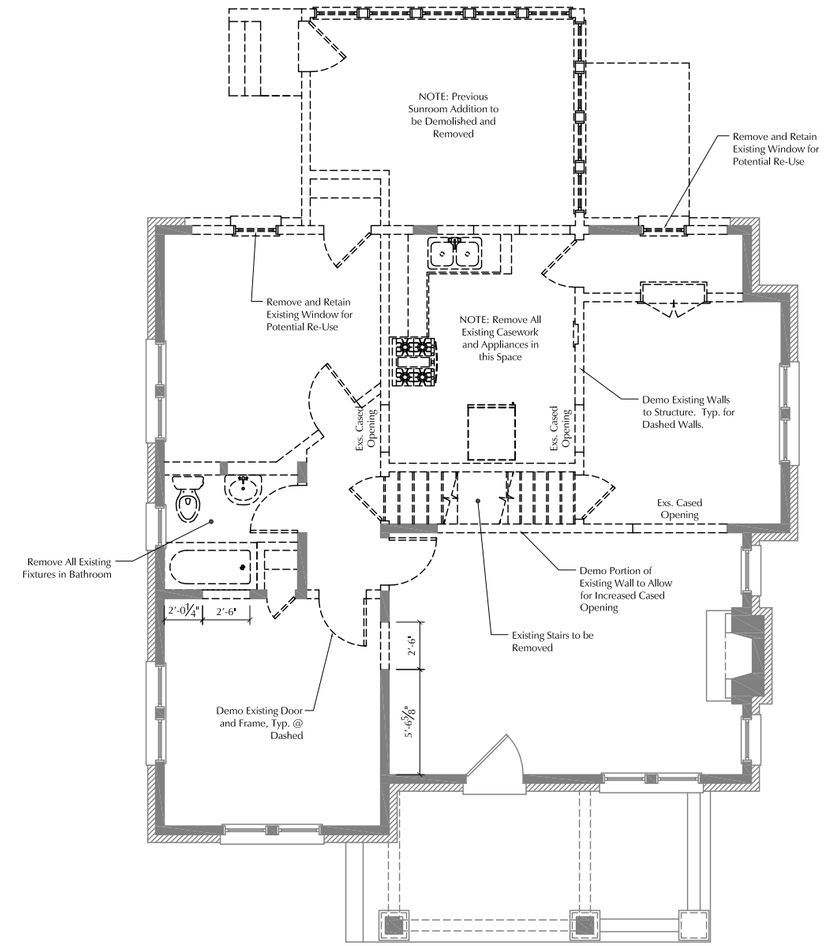
Date:
07.03.19

A2.2



2 Second Floor Demo. Plan

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



1 First Floor Demo. Plan

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

MHZC PRESERVATION APPLICAITION
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1009 N 16th St.
Nashville, Tennessee 37206

Drawings:
Demolition Plans

Date:
07.03.19

D1.1