JOHN COOPER
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

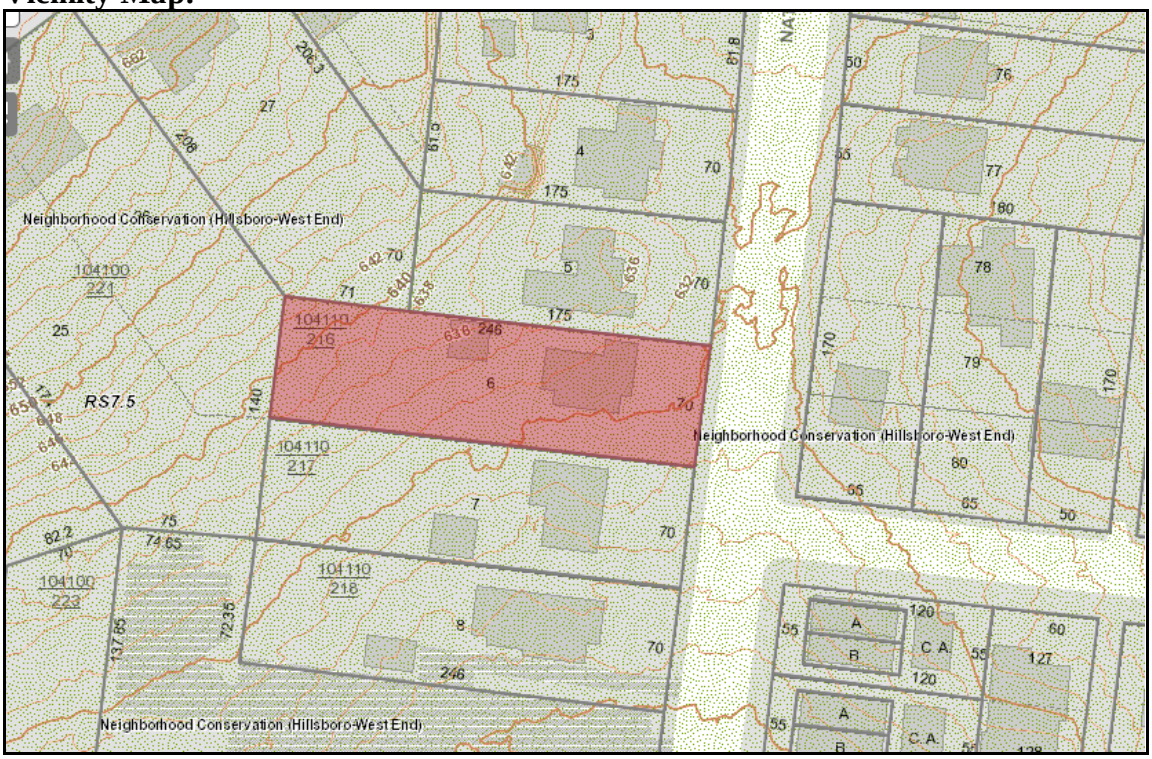
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
2111 Natchez Trace
April 22, 2020

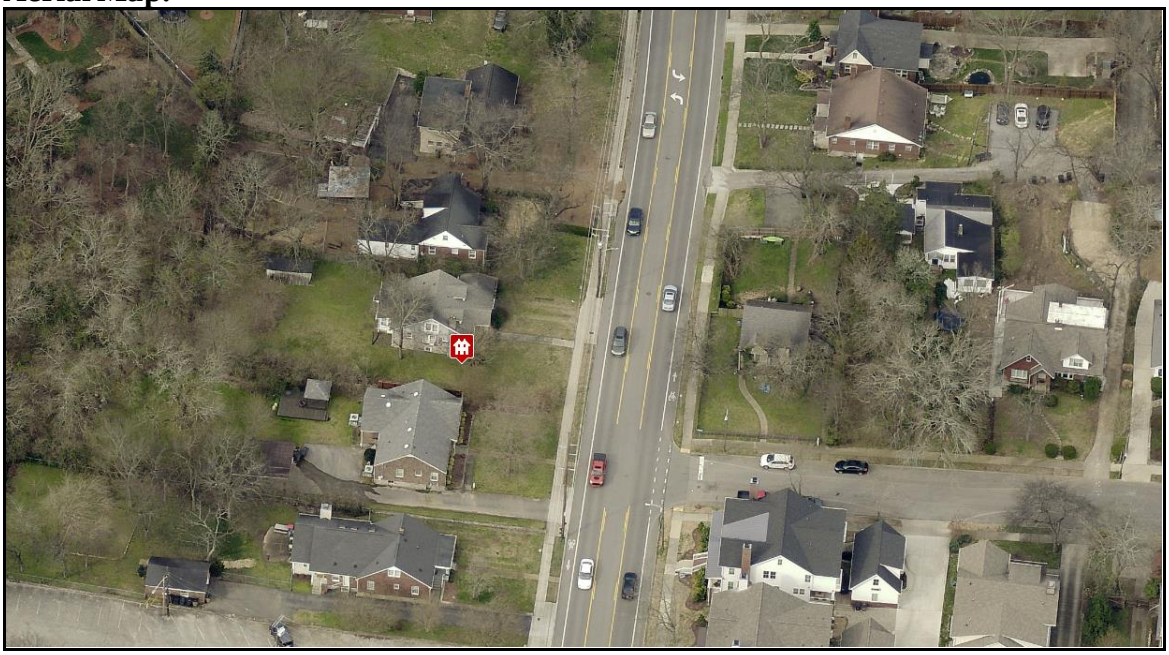
Application: New Construction—Addition
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: RS7.5
Map and Parcel Number: 10411021600
Applicant: Tyler LeMarinel, Allard Ward Architects
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: Application is to construct a rear addition that extends wider on the left side. The application includes demolition of an enclosed rear porch. **Recommendation Summary:** Staff recommends approval with the following conditions: **1.** Staff approve the final details, dimensions and materials of windows, doors, and roof color prior to purchase and installation; and, **2.** The HVAC and utility meter shall be located behind the house or on either side, beyond the midpoint of the house. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s). With these conditions, staff finds that the project meets Section II.B of the *Hillsboro-West End Neighborhood Conservation District: Handbook and Design Guidelines*.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

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 primary entrances should have full to half-lite doors. 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.

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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

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 should be at least 6" off the existing ridge.

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 higher <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).

Rear & Side Dormers

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

b. 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. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the 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.

c. 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.

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

d. 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.

e. 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.

f. 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 D of the historic zoning ordinance.

Background: The house located at 2111 Natchez Trace is a c. 1925 stone bungalow that contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay (Figure 1).

Figure 1. 2111 Natchez Trace, March 2020.

Analysis and Findings: Application is to construct a rear addition that extends wider than the historic house on the left side. The application includes demolition of an enclosed rear porch.

Partial Demolition: The applicant proposes to demolish an existing enclosed rear porch. The 1957 Sanborn map shows a covered rear porch in this location that has since been enclosed (Figures 2 and 3). Given the porch's location at the rear of the house and alterations since 1957, staff finds that the porch is not a character defining feature of the historic house and demolition can be appropriate. No other changes to the historic house are proposed with this application.

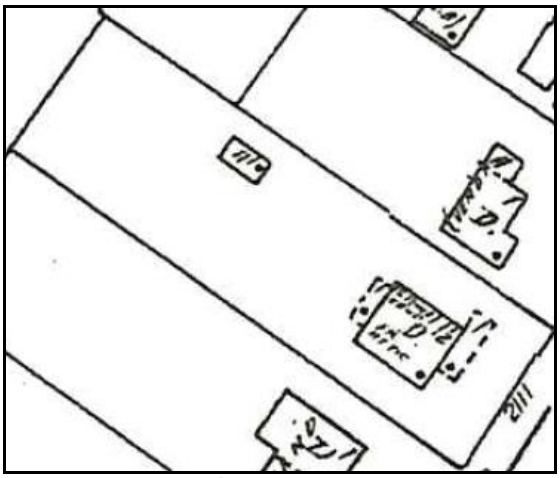


Figure 2. 1957 Sanborn map.

Figure 3. Aerial view c. March 2019.

Staff finds that the proposed partial demolition meets Section III.B.2 for appropriate demolition and does not meet Section III.B.1 for inappropriate demolition.

Height & Scale: The request is for a one and one-half story rear addition to a one and one-half story house. As proposed, the addition is no taller than the historic house but extends wider on the left side and slightly more than doubles the existing footprint. The design guidelines allow for wider rear additions when the width of the building is thirty feet (30') or less and shifted on the lot. While this historic house includes a porte-cochere on the front, the primary massing is thirty feet (30') wide and shifted to the right of the lot. Staff, therefore, finds that the house meets the design guidelines for when a wider addition can be appropriate.

The addition adds a net footprint of approximately one thousand, four hundred, thirty-one square feet (1,431sq. ft.) to the existing footprint of approximately one thousand, four hundred, ten square feet (1,410 sq. ft.). While the addition does more than slightly double the existing footprint, staff finds that the additional footprint can be appropriate in this case since the overall massing of the addition is appropriate for the historic house. The proposed addition utilizes a change of grade on site to step down the floor line of the addition two feet (2') below that of the historic house.

The project meets Sections II.B.1.a.and b.

Design, Location & Removability: The bulk of the addition is located at the rear and is inset two feet (2') from the rear corners of the historic house, which meets the design guidelines, before going back seven feet (7') to create an alcove. On the right-side, the addition comes back out to be flush with the side wall of the historic house whereas, on the left-side, the addition extends eleven feet (11') wider than the side wall of the historic house.

The wider rear addition meets the design guidelines for when an addition may be wider, does not wrap the rear corner, and meets the design guidelines for an appropriate structural alcove. The wider part of the addition occurs approximately forty-six feet (46') behind the front wall of the historic house and has a side-gabled roof form, which helps deemphasize the massing. In addition, the ridge and eave heights are similar to those of the historic house.

The addition's inset, separate roof form, and change in materials help to distinguish it from the historic house and to read as an addition to the house. At the same time, its scale, 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.

The project meets Sections II.B.2.a, e., and f.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks and will be thirteen feet, nine inches (13'-9") from the left-side property line, fifteen feet (15') from

the right-side property line, and one hundred twenty feet (120') from the rear property line.

The project meets Section II.B.1.c.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	CMU	Parged	Yes	No
Cladding	5" Hardie siding	Smooth and painted	Yes	No
Secondary Cladding	Cedar shake siding	Needs final approval	Yes	No
Roofing	Architectural Shingles	Color unknown	Yes	Yes
Trim	Hardie trim	Smooth and painted	Yes	No
Chimney	Stucco	Natural	Yes	No
Side patio floor/steps	Concrete	Natural	Yes	No
Rear Porch Posts	Hardie wrapped	Smooth and painted	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Door	Not indicated	Needs final approval	Unknown	Yes

The addition will be clad in Hardie siding with a cedar shake siding accent and will have a parged concrete foundation. With the condition that the final details of the materials for the windows, doors, and roof color be approved prior to purchase and installation, staff finds that the project meets Section II.B.1.d

Roof form: The addition has a cross-gabled form that incorporates dormers on the sides, rear, and front façade of the wider portion. The primary roof pitch of the addition and dormers is 7/12 to match that of the historic house. The part of the addition that ties into the existing roof and connects to the side-gabled piece of the addition is a lower slope membrane roof with a pitch of 2.5/12. While the design guidelines indicate that "historic roofs are generally between 6/12 and 12/12," staff finds that the proposed lower slope roof could be appropriate as proposed with this project since it will be minimally visible and helps to keep the overall height of the addition lower than the historic house. All dormers meet the design guidelines for size and location in relation to lower-level walls.

The project meets Section II.B.1.e.

Proportion and Rhythm of Openings**:** 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 no large expanses of wall space without a window or door opening.

Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

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. The HVAC and utility meter shall be located behind the house or on either side, beyond the midpoint of the house. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

Vehicular access to the site is proposed via an existing curb cut that lines up with the porte-cochere. There is no alley access to the lot.

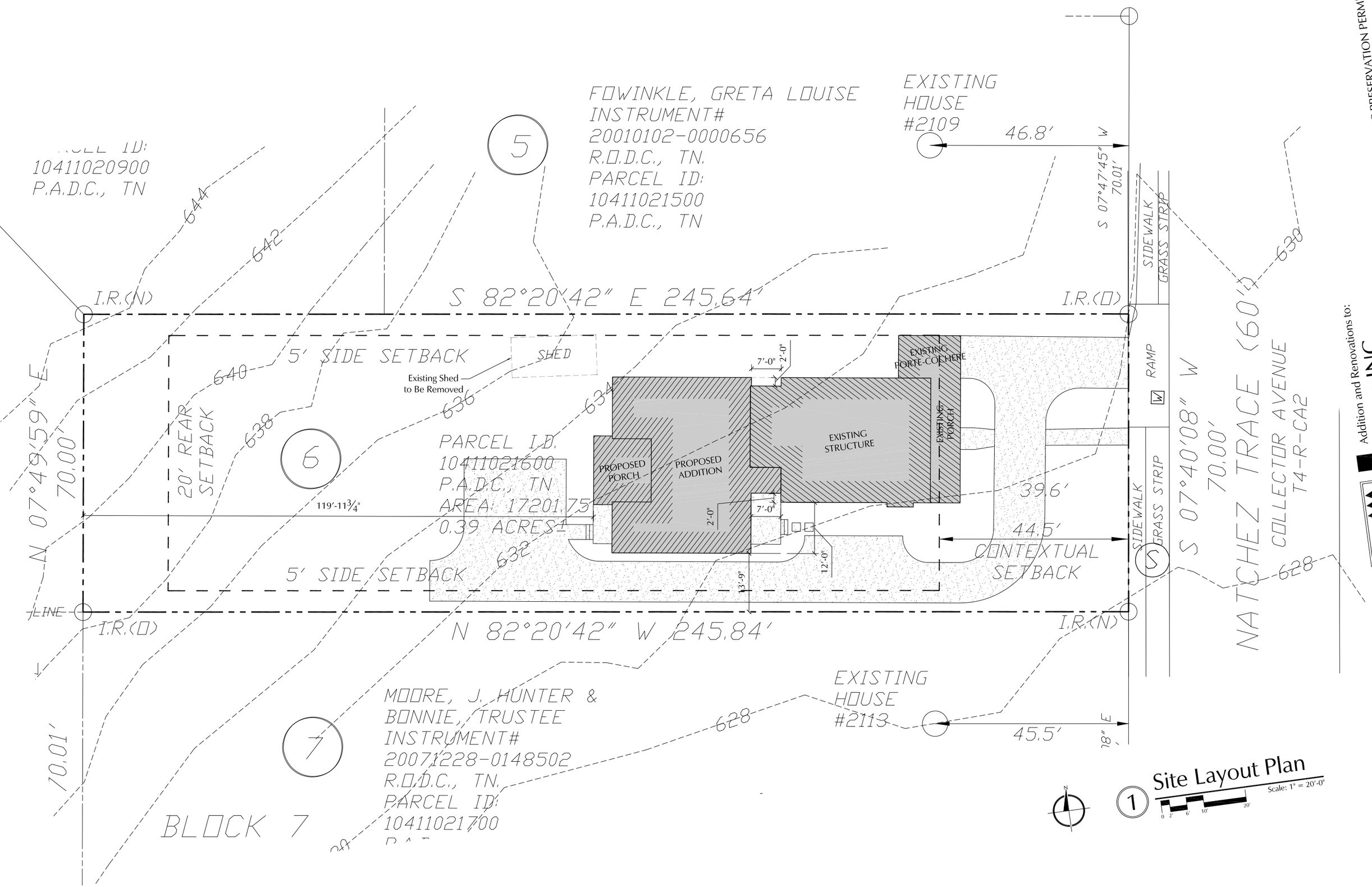
Staff finds that the project meets Section II.B.1.i.

Recommendation: Staff recommends approval with the following conditions:

1. Staff approve the final details, dimensions and materials of windows, doors, and roof
2. The HVAC and utility meter shall be located behind the house or on either side, beyond the midpoint of the house. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the project meets Section II.B of the *Hillsboro-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

MHZC PRESERVATION PERMIT A



1 Site Layout Plan

Scale: 1" = 20'-0"

Addition and Renovations to:

DreamINC

2111 Natchez Trace
Nashville, Tennessee 37212

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1001
Fax: 615.345.1010

Drawings:
Site Layout Plan

Date:

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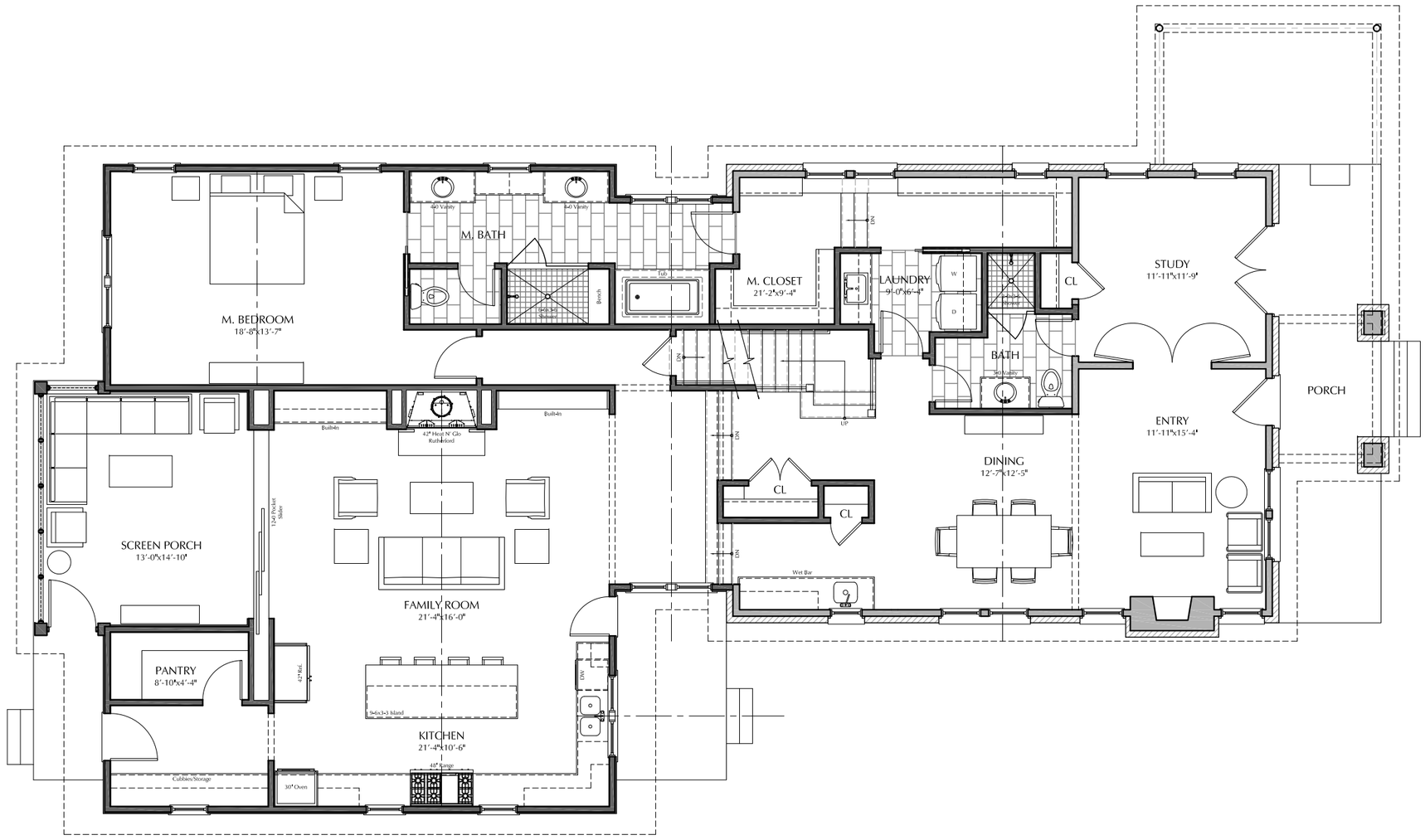

1 First Floor Plan

Scale: 3"=1'-0"

1" 1/2" 0 2' 6'

MHZC PRESERVATION PERMIT APPLICATION

Addition and Renovations to:

Dream INC

2111 Natchez Trace
Nashville, Tennessee 37212

ALLARD WARD ARCHITECTS
A Professional Corporation
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
First Floor Plan

Date:
03.02.2020

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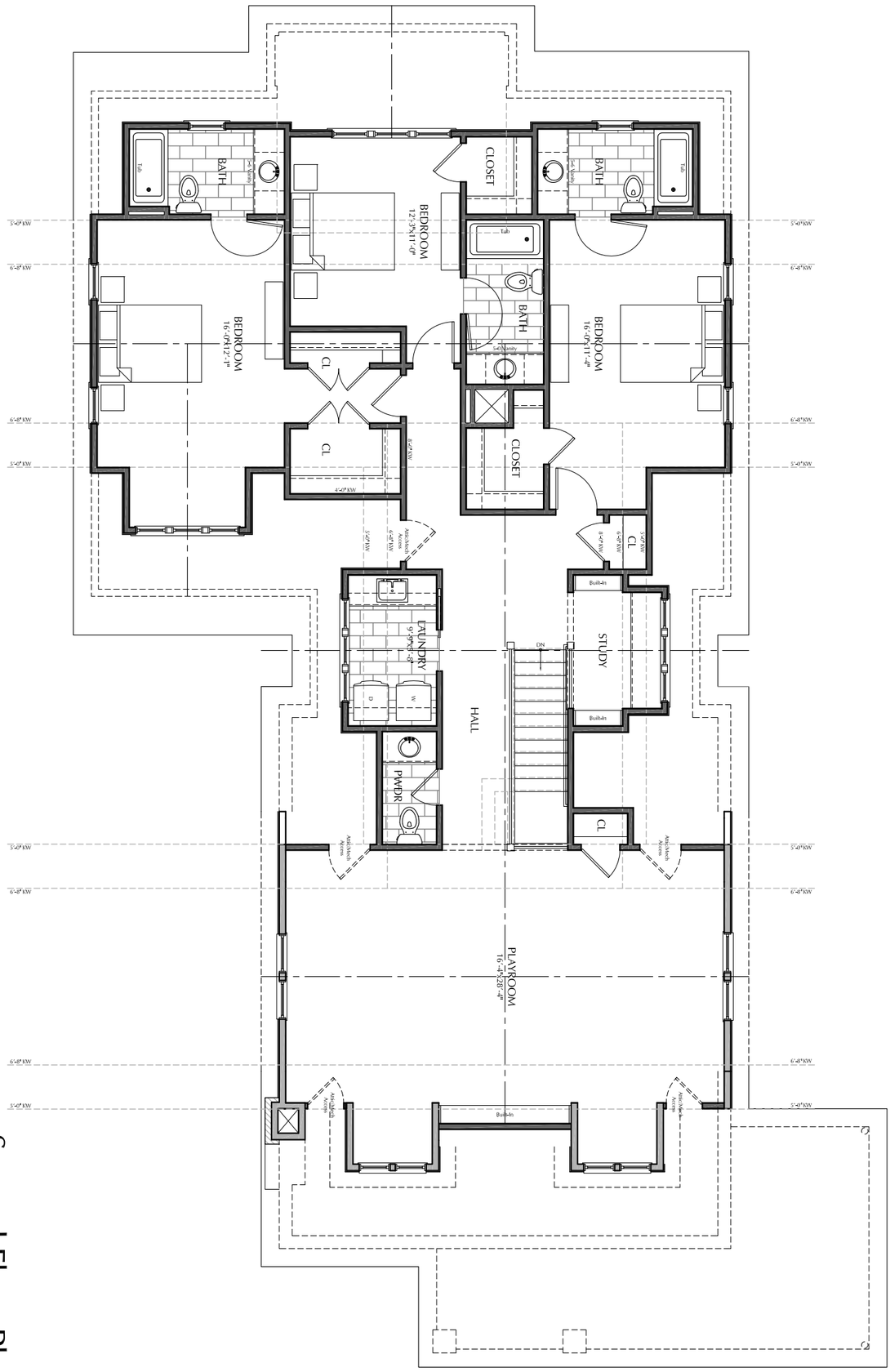

1 Second Floor Plan

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

A1.2

Drawings:
Second Floor Plan

Date:
03.02.2020

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

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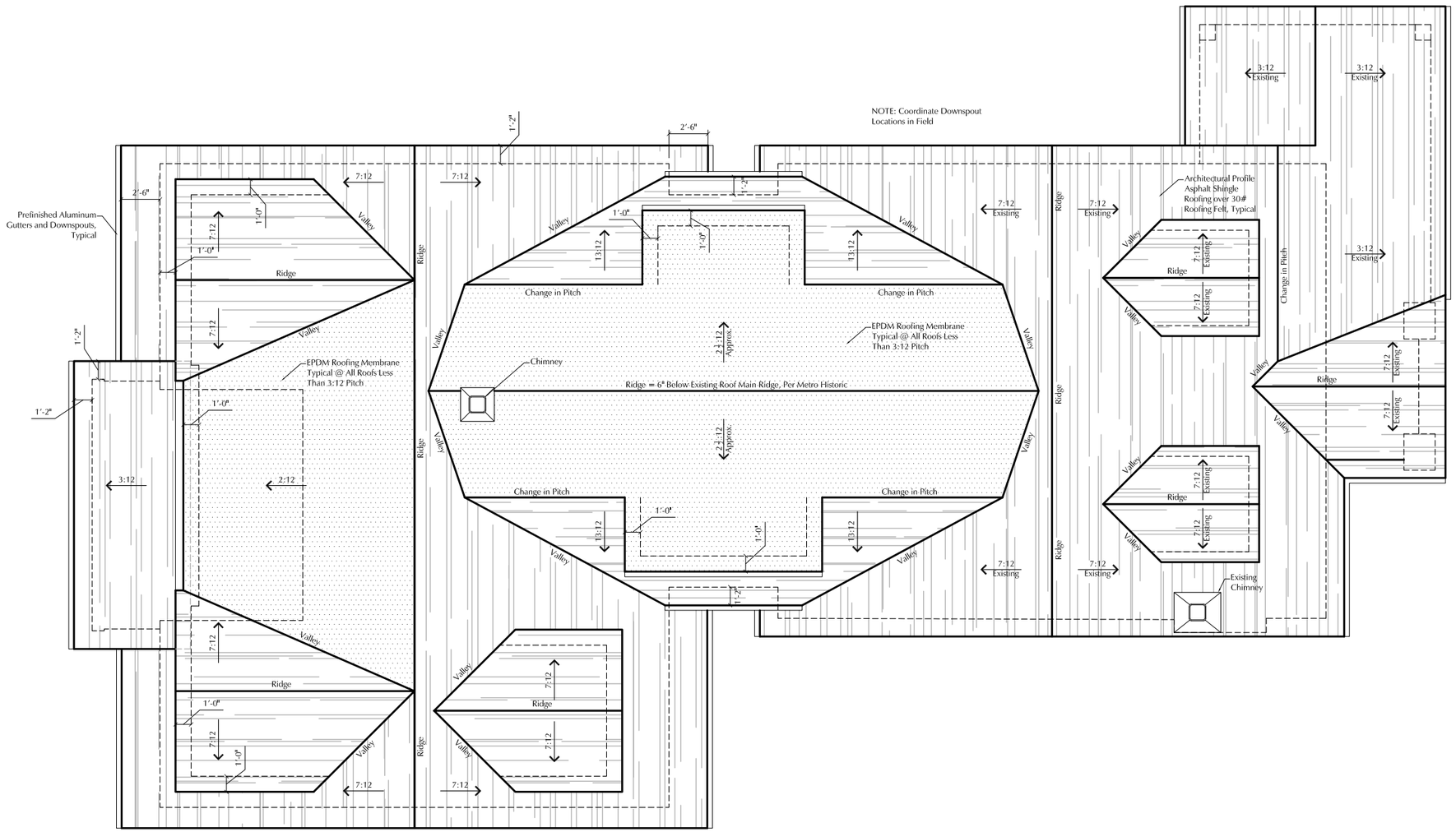
MHZC PRESERVATION PERMIT APPLICATION



1 Roof Layout Plan

Scale: 3"=1'-0"

MHZC PRESERVATION PERMIT APPLICATION

Addition and Renovations to:

Dream INC

2111 Natchez Trace

Nashville, Tennessee 37212

ALLARD WARD
ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
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Drawings:
Roof Layout Plan

Date:
03.02.2020

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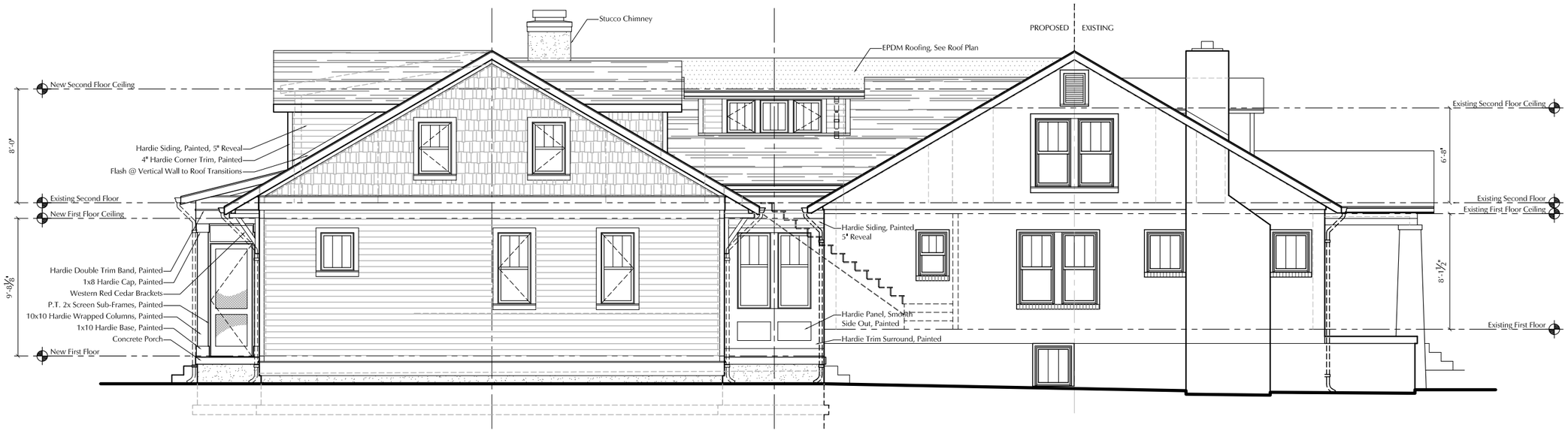


1 South Elevation

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

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

2 East Elevation

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

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

MHZC PRESERVATION PERMIT APPLICATION

Addition and Renovations to:

DreamINC

2111 Natchez Trace
Nashville, Tennessee 37212

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
Elevations

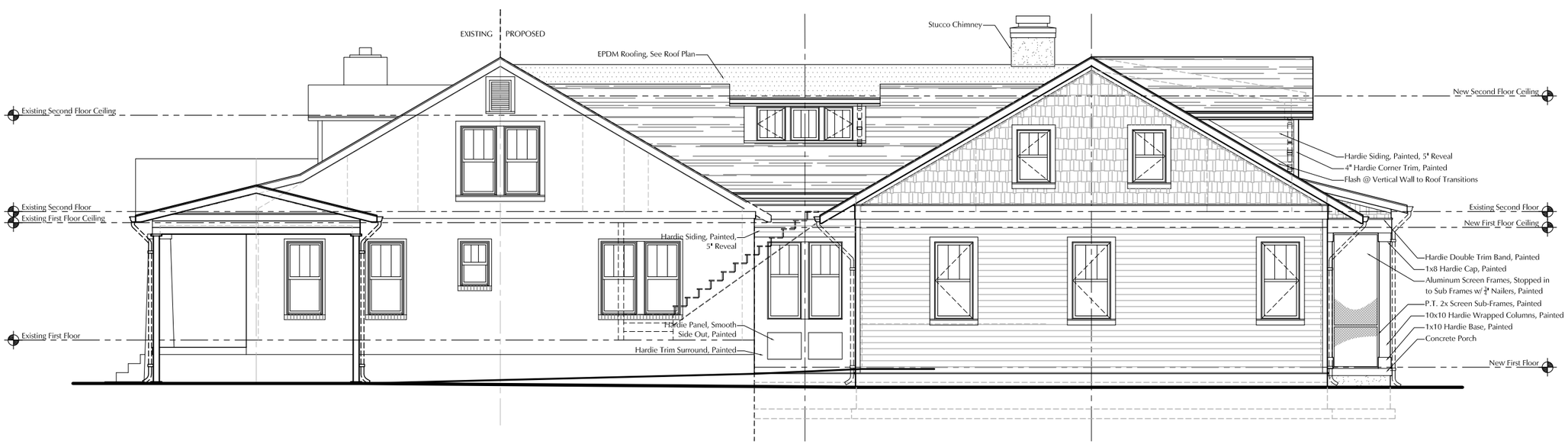
Date:
03.02.2020

A2.1

1 West Elevation

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

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



2 North Elevation

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

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

MHZC PRESERVATION PERMIT APPLICATION

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A2.2