

MEGAN BARRY
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

2609 Barton Avenue

April 19, 2017

Application: New construction—addition

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10411023100

Applicant: Kaitlyn Smous- Nine12 Design

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

Description of Project: Application is to construct infill development that is six feet (6') taller than the historic house. The project involves demolishing a small addition and two outbuildings.

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

1. The front facing gable/dormer be clipped;
2. The taller portion of the addition be inset two feet (2') from the side wall of the historic house on the left side;
3. The addition be no taller than five feet (5') taller than the historic house;
4. Staff approve the roof shingle color; and
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed project meets Sections II.B. and III.B. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

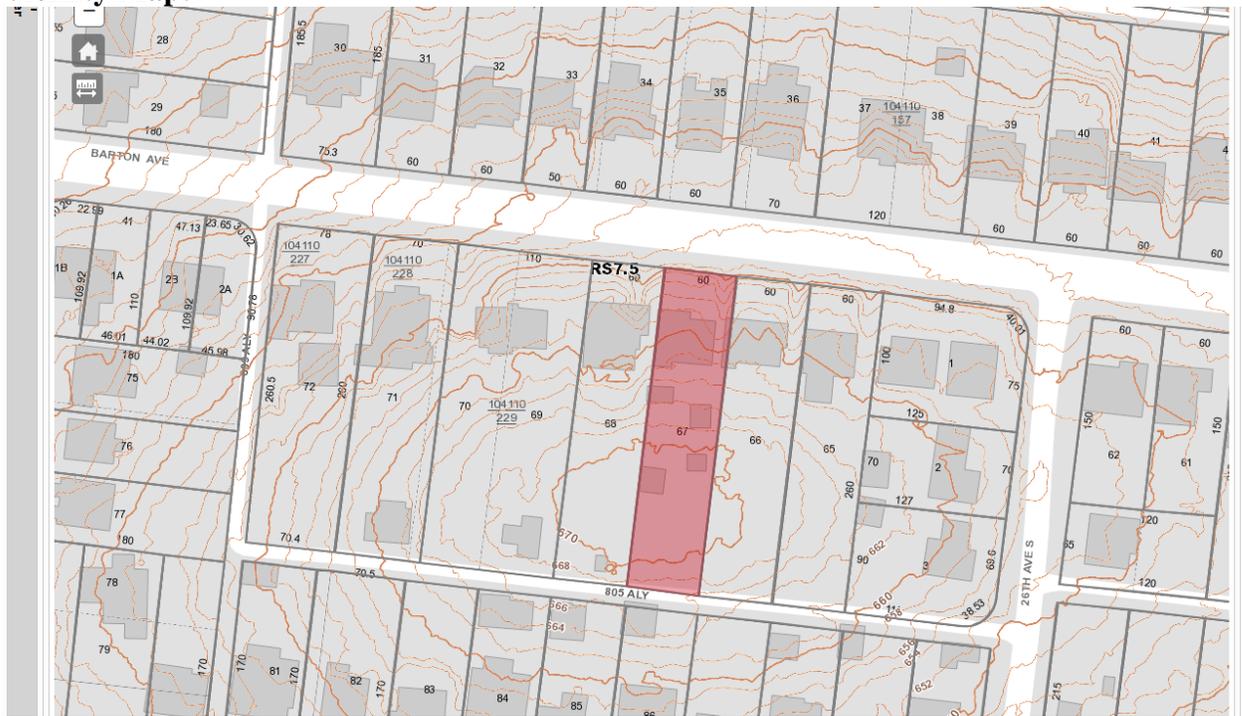
Attachments

A: Photographs

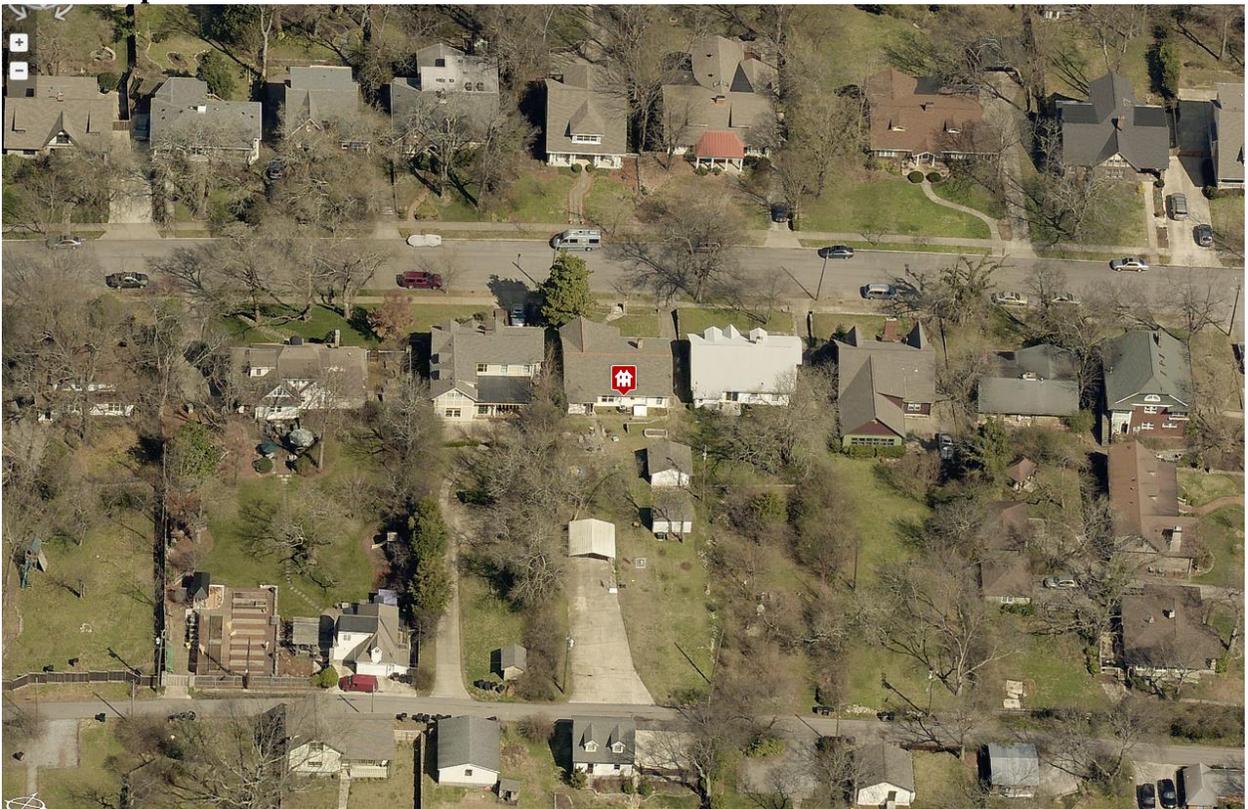
B: Site Plan

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.

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 that 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 higher and 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.

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.*

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: 2609 Barton Avenue is a c. 1920 stone house that contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay (Figure 1). The lot slopes steeply up from the front to the back (Figure 2).



Figure 1. 2609 Barton Avenue.

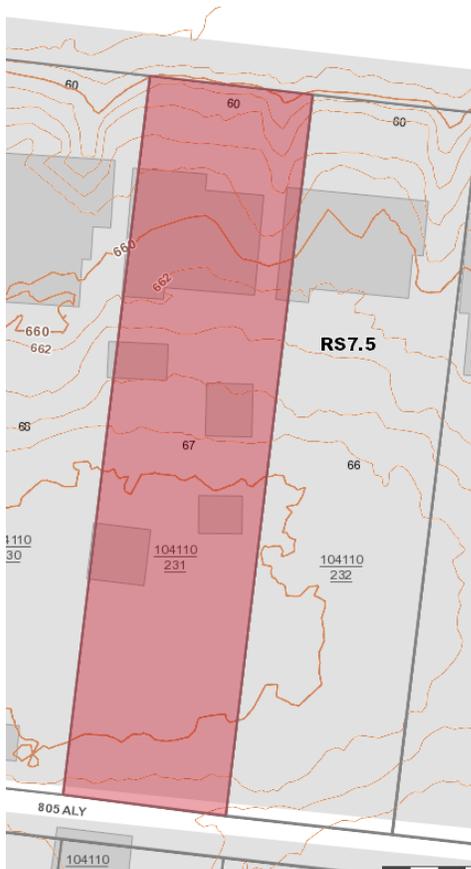


Figure 2. The Metro Map's contour elevations show the slope of the lot. Each line represents two feet (2') of vertical ground.

Analysis and Findings: Application is to construct infill development that is six feet (6') taller than the historic house. The project involves demolishing a small addition and two outbuildings.

Partial Demolition: The applicant intends to demolish a small, fifty-four square foot (54 sq. ft.) room that is used as a sunroom and a closet. The extension has a separate roof form and is not a significant part of the historic house (Figure 3). The extension is just barely visible from the street (Figure 4). Staff finds that the proposed demolition of the rear extension will not affect the historic integrity of the historic house or the Hillsboro-West End Neighborhood Conservation Zoning Overlay.



Figures 3 & 4 show the extension that will be demolished. The extension is barely visible from the street.

The applicant also intends to demolish a carport and an outbuilding in the rear yard (Figure 5). One shed will remain. The date of construction of the outbuildings is not known, but they do not appear in the 1957 Sanborn map (Figure 6). Staff finds that the two outbuildings do not contribute to the historic character of the house or the Hillsboro West End Neighborhood Conservation Zoning Overlay.

Staff finds that the proposed demolition of the rear extension and two outbuildings meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.



Figure 5 (left) shows the outbuildings to be demolished. Figure 6 (right) is the 1957 map where the outbuildings do not appear.

Height & Scale: The existing house is one story with a footprint of one thousand, five hundred, and fifty-eight square feet (1,558 sq. ft.). The addition will add one thousand and thirty-four square feet (1,034 sq. ft.) of footprint to the historic house. The addition is inset six feet (6') from the right side of the historic house. On the left side, the addition is inset two feet (2') from the back corner for a depth of ten feet (10'). After that depth, the addition steps back out to match the line of the historic house. The addition has a total depth of thirty feet (30').

The addition ties into back ridge of the historic house at a point six inches (6") below the ridge. At a point thirty-eight feet, eight inches (38'8") back from the front of the house, a dormer addition is four feet (4') taller than the historic house, and further back, at a point fifty-eight feet, two inches (58'2") back from the front of the house, the addition becomes six feet (6') taller than the historic house. The design guidelines state:

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.

The steep slope of the lot complicates constructing a one-story addition to the one-story house. The site is approximately four feet (4') higher at the back of the addition than it is at the back of the historic house. The applicant intends to dig out the site and construct a retaining wall at the rear, but would like to minimize the amount of the site to dig out. The applicant would therefore prefer to have a two-story structure with a smaller footprint rather than a one-story structure with a larger footprint.

Because of the steep slope of the site and the relative shortness of the historic house, which is just sixteen feet (16') tall above the finished floor line, staff finds that there could be justification for an addition that is taller than the historic house, and possibly taller than the four feet (4') typically allowed under the design guidelines. In a couple of discrete instances where there were severe site constraints, the Historic Zoning Commission approved additions that were more than four feet (4') taller than the historic house. However, staff recommends that several changes be made to the design to bring it more in compliance with the design guidelines and appropriate to the historic house:

1. The front facing gable /dormer be clipped, as is required in the design guidelines;
2. The taller portion of the addition be inset two feet (2') from the side wall of the historic house on the left side. This will help to minimize the visibility of the addition from the street, and to keep its overall scale appropriate; and
3. The addition be no taller than five feet (5') taller than the historic house, which will allow for a seven foot (7') interior floor to ceiling height.

With these changes, staff finds that the addition's height and scale meet Sections II.B.1.a. and b. and II.B.2. of the design guidelines.

Location & Removability: The addition is located entirely behind the historic house and is inset appropriately from the back corner of the house. The addition's roof ties into the historic house's roof in a gable form and six inches (6") below the ridge of the house, preserving more than half of the back slope of the roof. The addition is designed so that if it were to be removed in the future, the main form of the historic house and its historic integrity would remain intact. Staff finds that the proposed addition meets Sections II.B.2.a and e. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, inset, and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, the materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. Staff recommends that the scale of the addition be reduced by shortening it by a minimum of one foot (1'), inseting the taller portion of the addition by a minimum of two feet (2'), and clipping the front-facing gable. With these conditions, staff finds that the addition's design meets Sections II.B.2.a and f. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It will be fourteen feet, six inches (14'6") from the right side property line and seven feet (7') from the left side property line. It will be over one hundred and fifty feet (150') from the rear property line. Because the addition is no wider than the historic house, it will not affect the overall rhythm of spacing on the street. Staff finds that the addition's setback and rhythm of spacing meet Section 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	5" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Wood	Smooth	Yes	No
Windows	Marvin Integrity	Marvin Integrity	Yes	No
Rear porch	Wood and screens	Typical	Yes	No
Rear doors	Screen door	Typical	Yes	No

With the staff's final approval of the roof shingle color, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: This historic house has a gabled roof form with a 4/12 slope. The addition ties into the historic house's ridge with a 4/12 gable. Staff recommends that the front facing gable with a 3/12 slope that is taller than the historic house be clipped. The rear portion of the addition has gabled roof forms with 5/12 slopes. With the condition that the front-facing gable be clipped, staff finds that the proposed addition's roof forms meet Section II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The proposed addition will not alter this historic house's orientation towards Barton Avenue. Staff therefore finds that the proposed addition meets Sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. 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 that the project's proportion and rhythm of openings meet Sections II.B.1.g. and II.B.2 of the design guidelines.

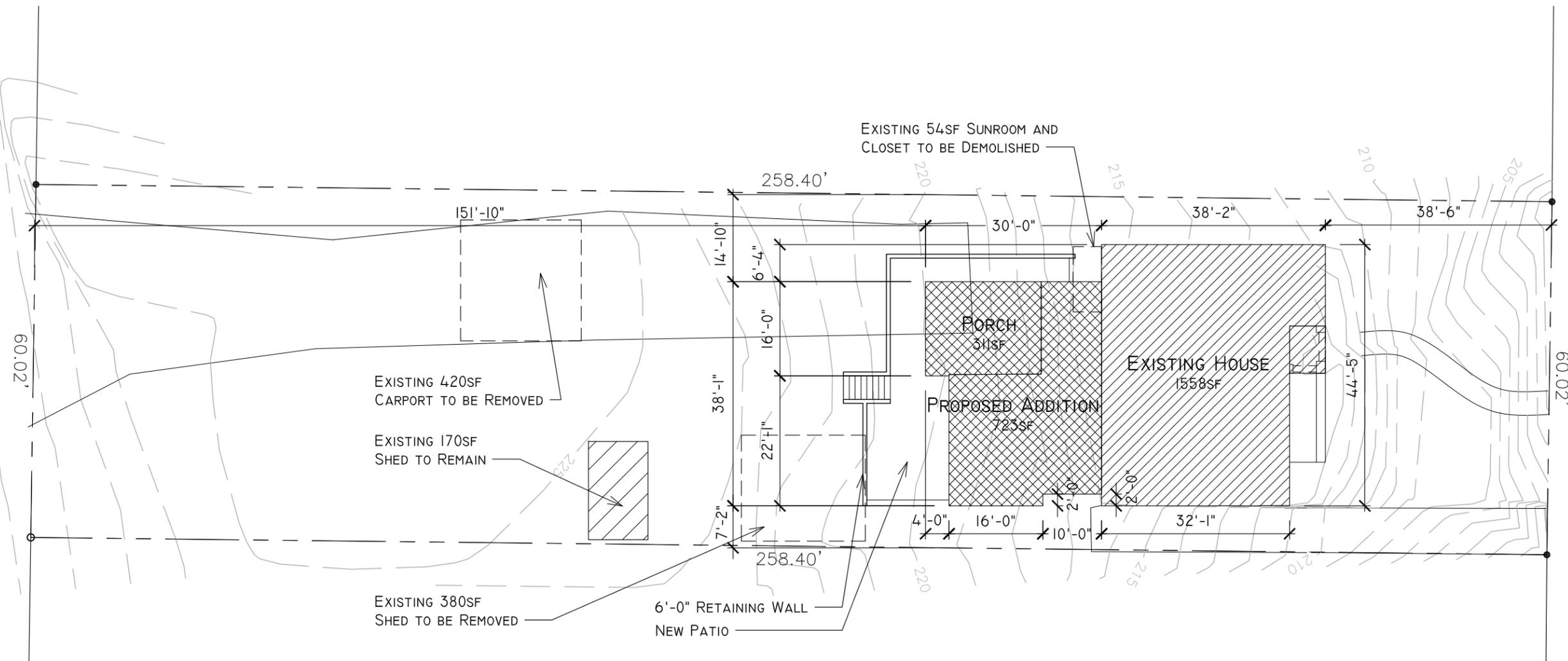
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

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

1. The front facing gable/dormer be clipped;
2. The taller portion of the addition be inset two feet (2') from the side wall of the historic house on the left side;
3. The addition be no taller than five feet (5') taller than the historic house;
4. Staff approve the roof shingle color; and
5. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house.

With these conditions, staff finds that the proposed project meets Sections II.B. and III.B. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

ALLEY #805



NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	04.03.17	MHZC APPLICATION

ADDITION TO:
2609 BARTON AVE
 NASHVILLE, TN 37212



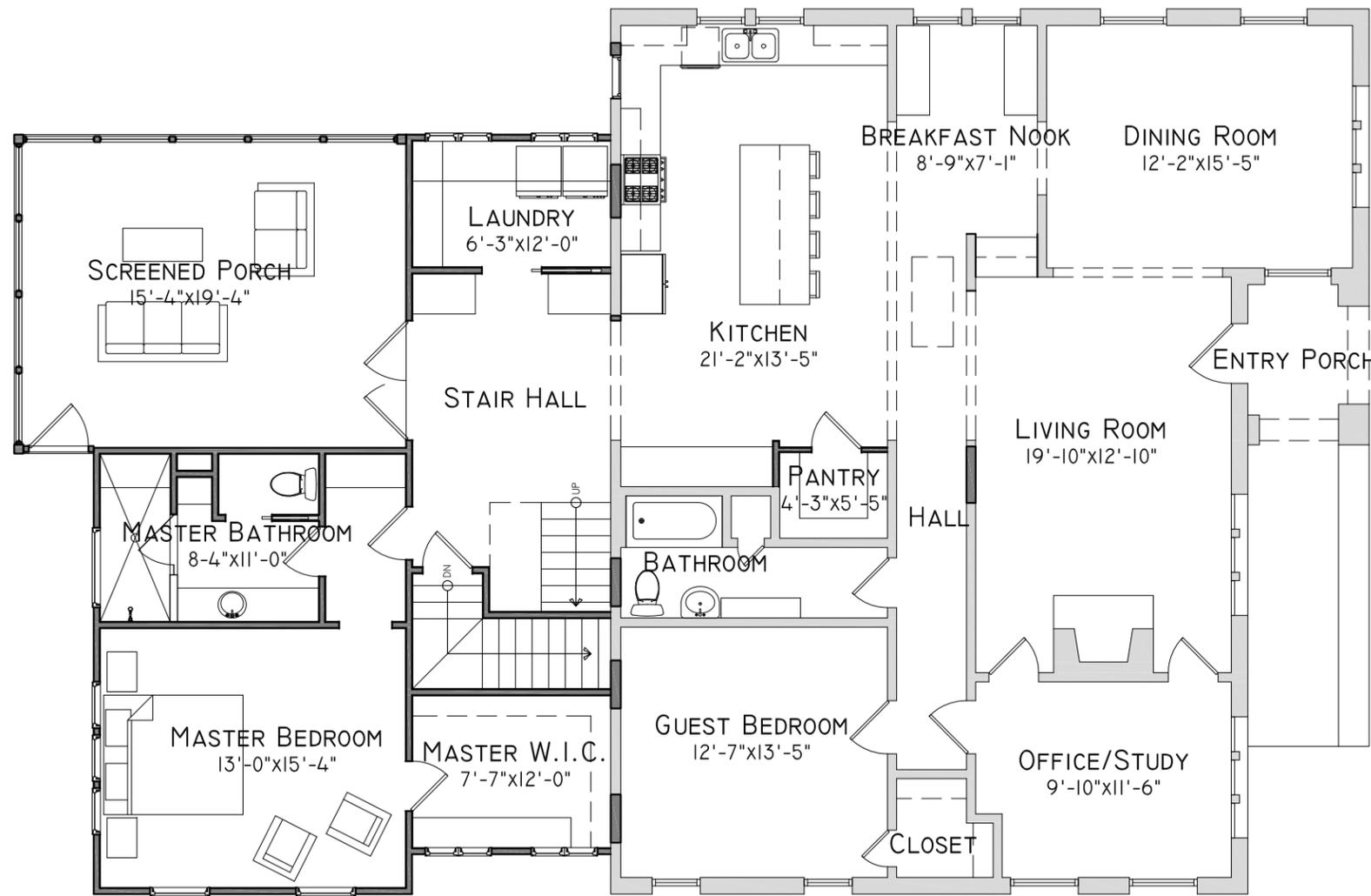
INFO@NINE12DESIGN.COM
 615.761.9902
 WWW.NINE12DESIGN.COM



SITE PLAN
 SCALE: 1" = 20'-0"

SITE PLAN

01



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
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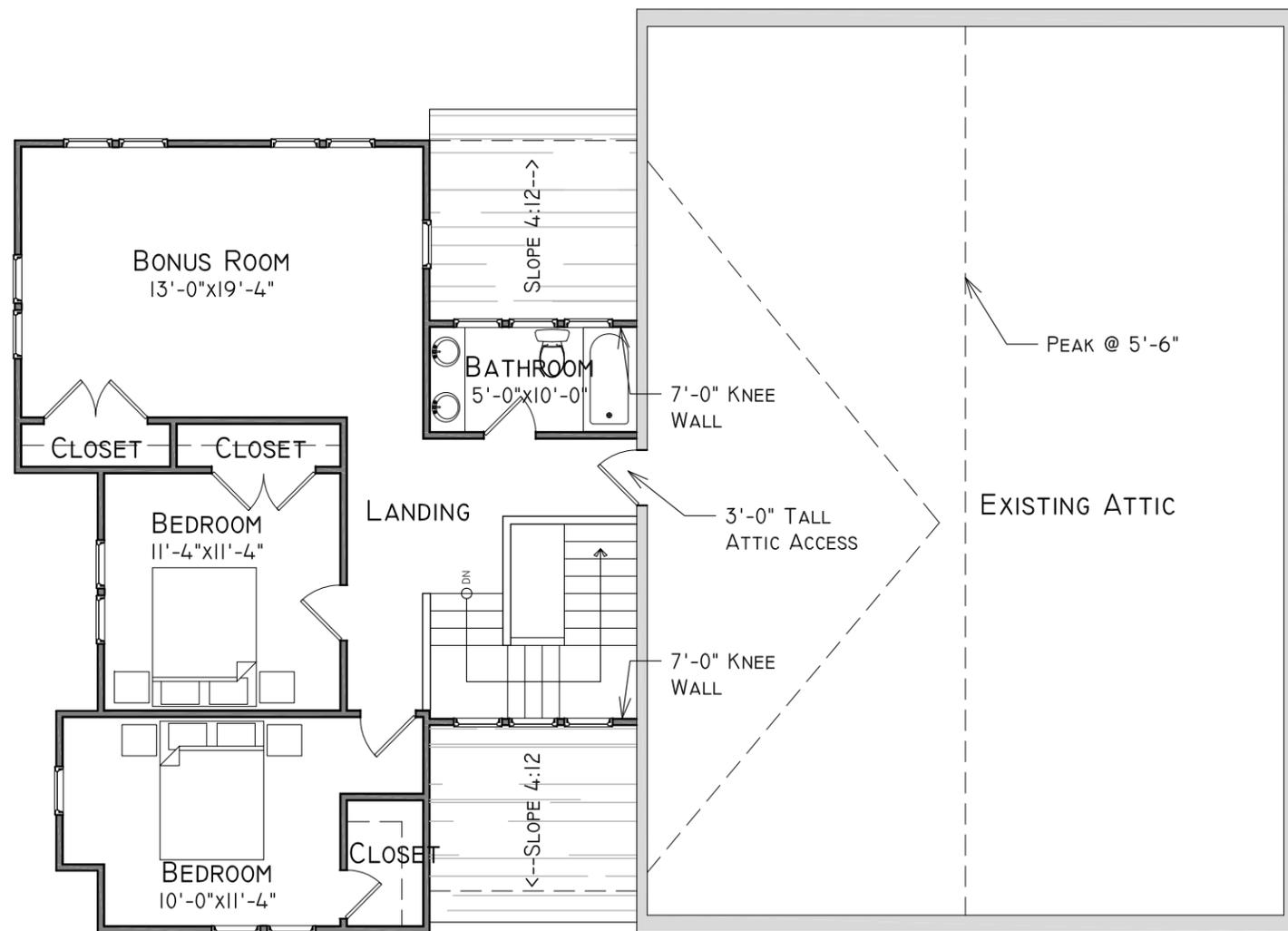
ADDITION TO:
2609 BARTON AVE
NASHVILLE, TN 37212



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FIRST FLOOR
PLAN

02



1

SECOND FLOOR PLAN

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

NOT FOR CONSTRUCTION

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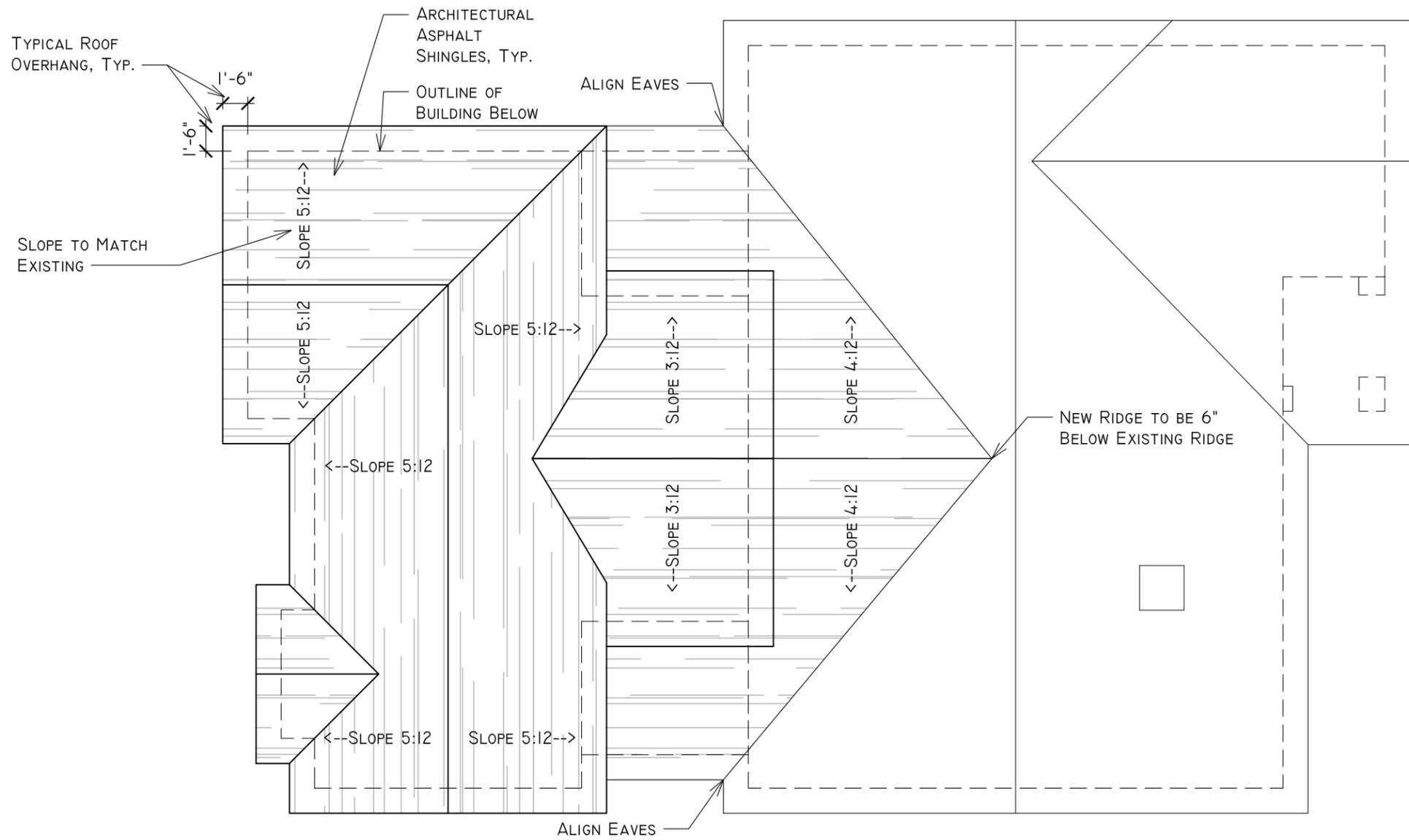
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SECOND FLOOR
 PLAN

03



NOT FOR CONSTRUCTION

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ADDITION TO:
2609 BARTON AVE
 NASHVILLE, TN 37212

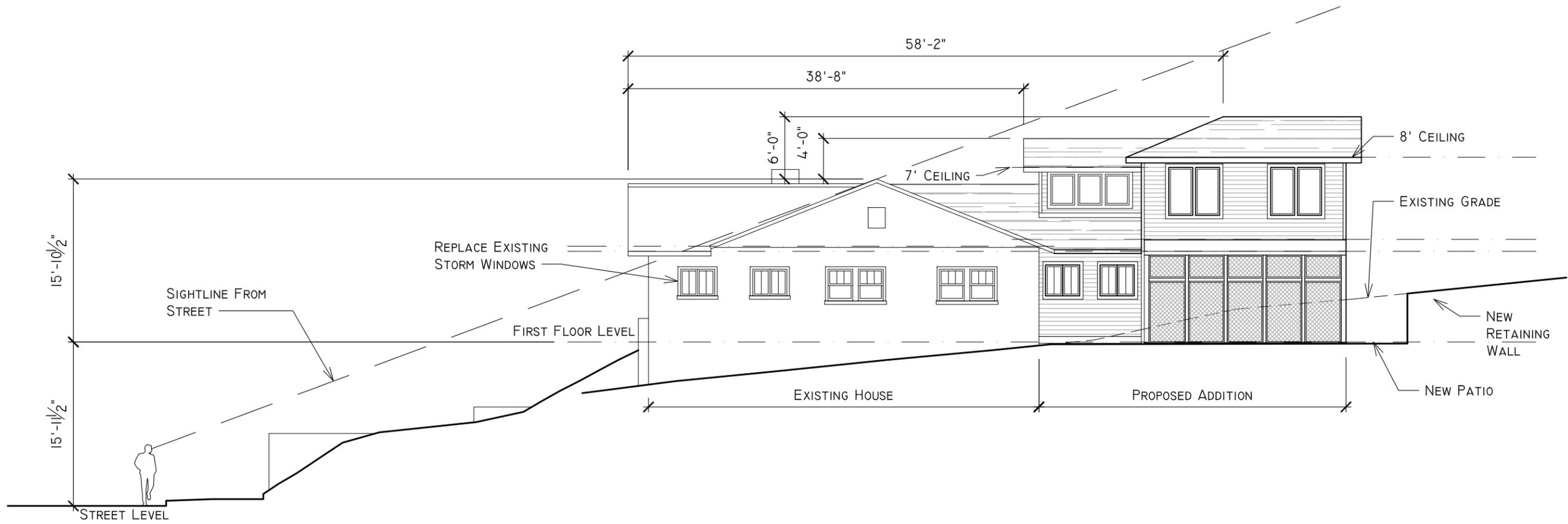


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ROOF PLAN

04

1 ROOF PLAN
 SCALE: 1/8"=1'-0"



NOT FOR CONSTRUCTION

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ADDITION TO:
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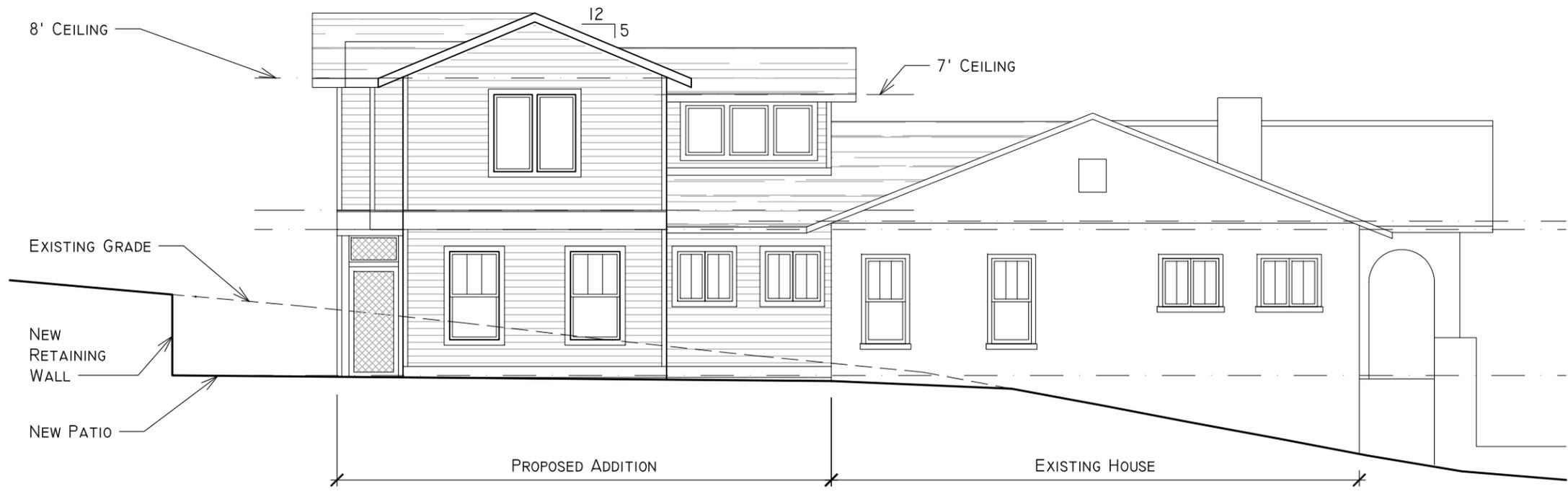
1 WEST SITE ELEVATION
 SCALE: 3/32"=1'-0"

WEST SITE
 ELEVATION

05



2 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



1 EAST ELEVATION
 SCALE: 1/8"=1'-0"

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EAST + SOUTH
 ELEVATIONS

06



1 NORTH ELEVATION
 SCALE: 1/8"=1'-0"

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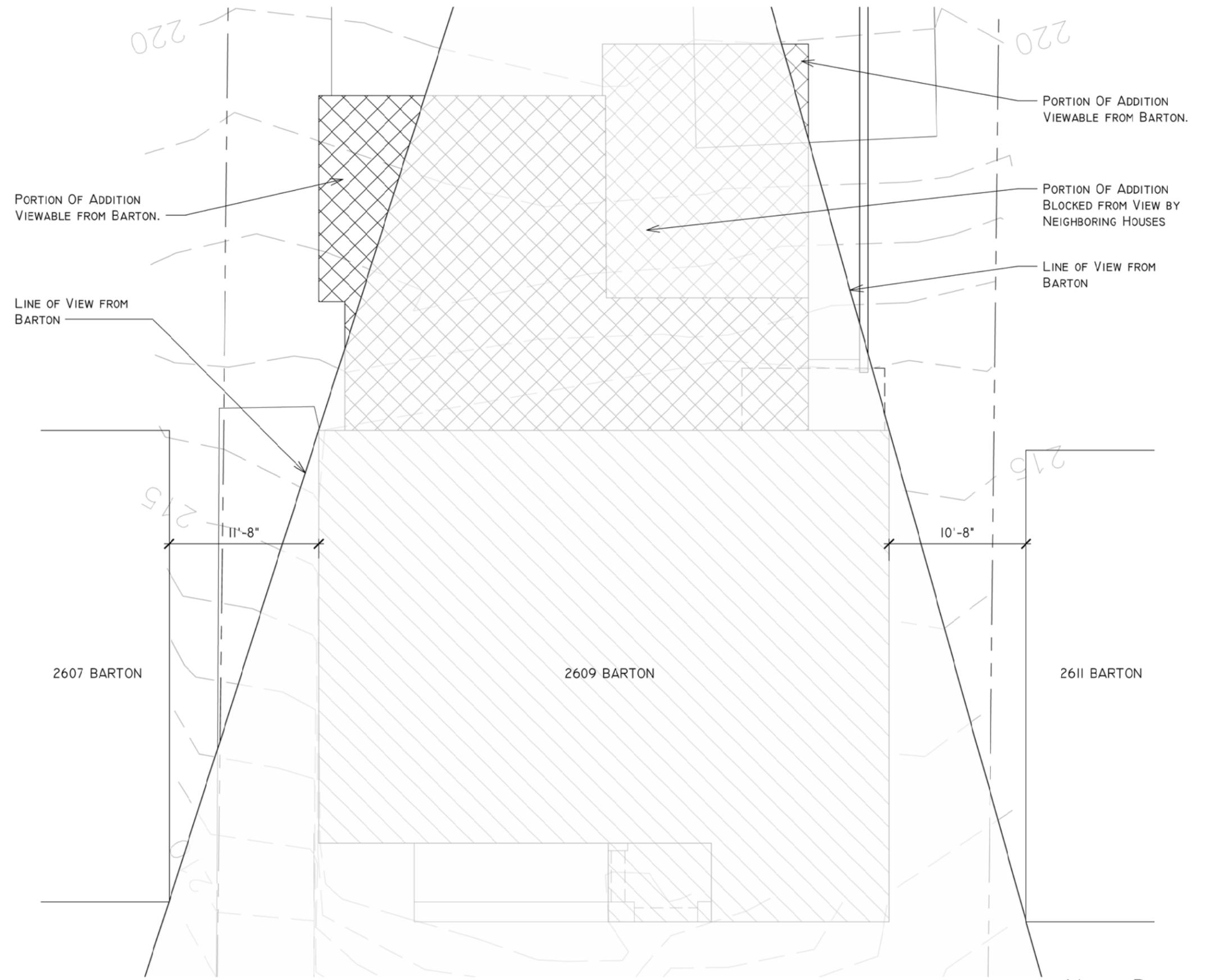
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NORTH ELEVATION

07



NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
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ADDITION TO:
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VIEW DIAGRAM

08

1 VIEW DIAGRAM
 SCALE: 1/8"=1'-0"



CONTEXT ON BARTON. 2609 IS ON THE RIGHT



THE HOUSE ON THE LEFT IS 11'-8" AWAY AND 5'-0" TALLER



THE HOUSE ON THE RIGHT IS 10'-8" AWAY AND 4'-0" TALLER



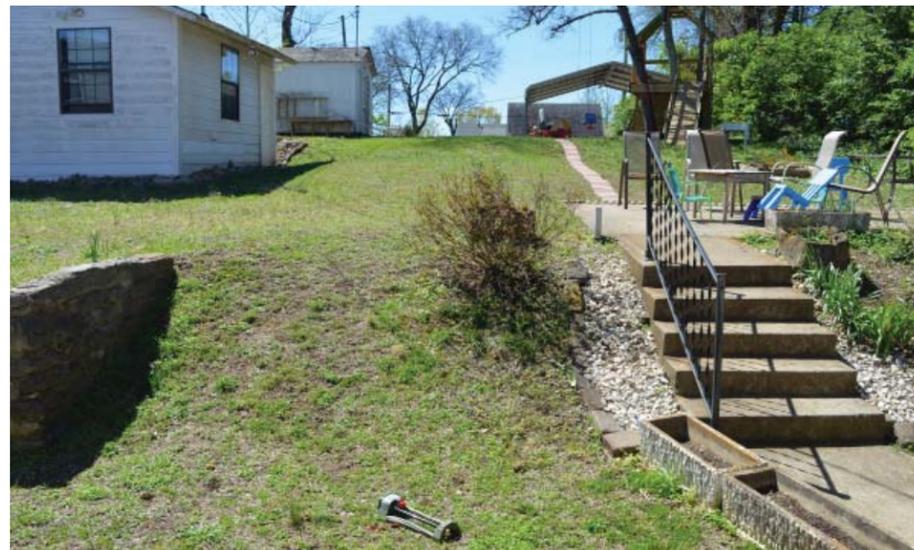
VIEW FROM SIDEWALK SHOWING GRADE



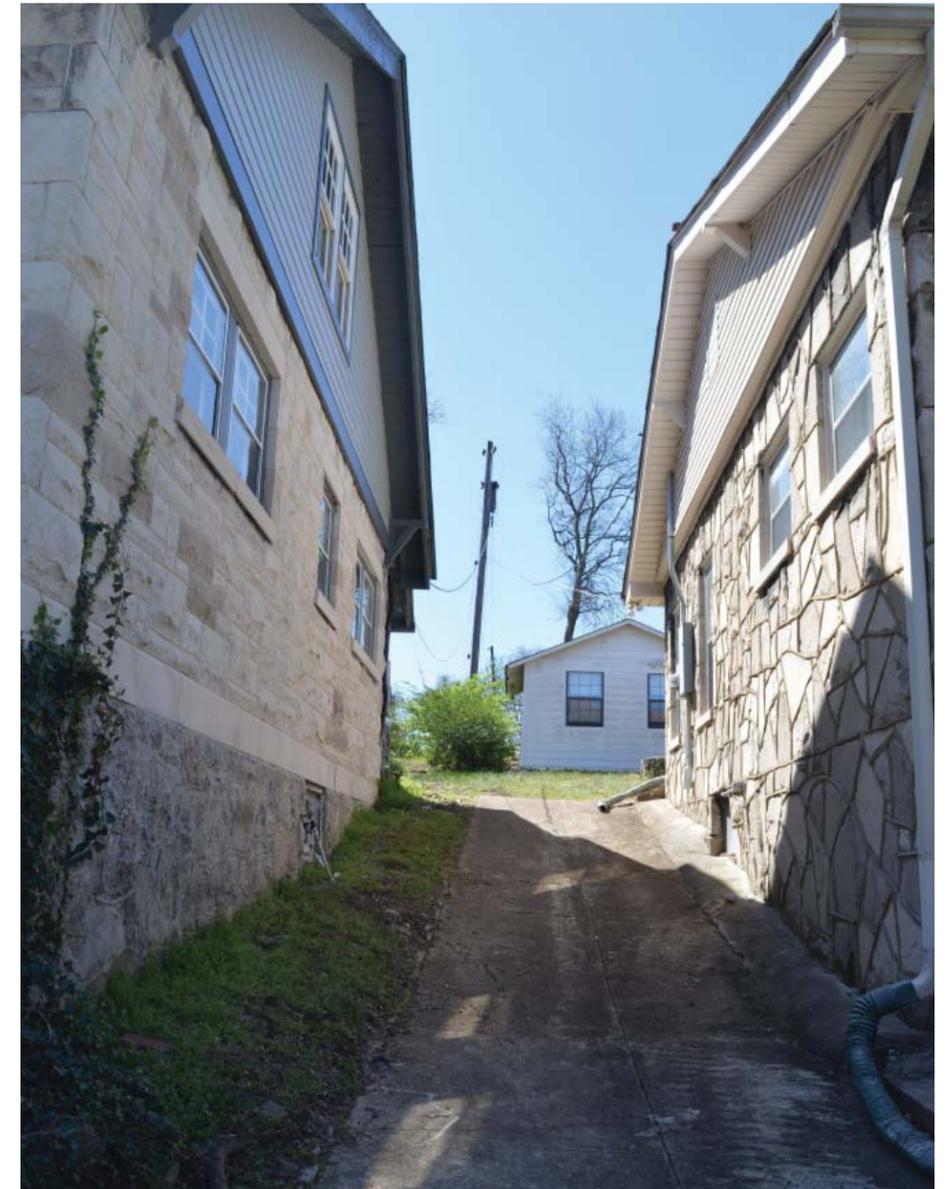
THE ONLY LOCATION WHERE YOU COULD SEE THE ADDITION AT THE REAR



THE BACKYARD. CURRENT RETAINING WALL IS 24" TALL



VIEW OF BACKYARD. GRADE SLOPES UP OVER 7'-0" FROM FINISHED FLOOR OF HOUSE



VIEW TO BACKYARD FROM DRIVEWAY. NEIGHBORING HOUSE IS 5'-0" TALLER THAN 2609 AND 11'-8" AWAY.



2606 BARTON ACROSS THE STREET FROM 2609. ADDITION WAS APPROVED IN NOVEMBER OF 2015 AND INCLUDES A FULL TWO-STORIES WITH A RIDGE RAISE ON THE THIRD STORY AS WELL AS A 940SF OUTBUILDING IN THE REAR. THE HOUSE TOTALS 7,067SF. THE PROPOSED ADDITION AT 2609 BARTON WOULD BRING THE TOTAL SQUARE FOOTAGE TO 3,028SF.