

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 2406 Barton Avenue July 19, 2017

Application: New construction – addition and outbuilding
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10411017400
Applicant: Martin Wieck (nine12 design), Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

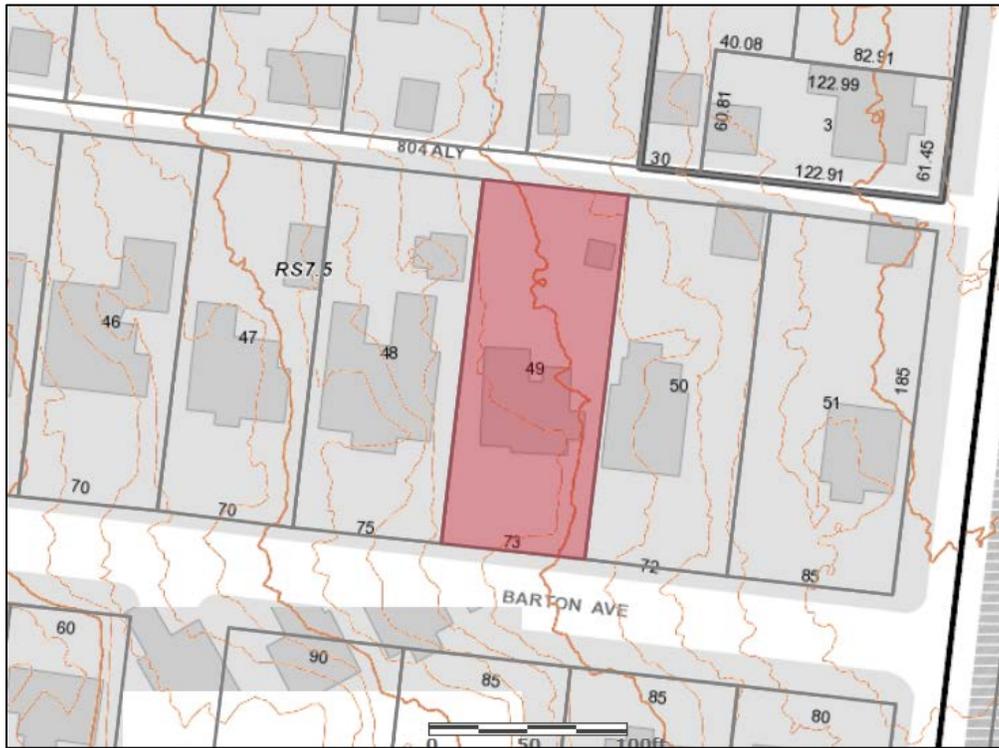
Description of Project: The applicant proposes to demolish the existing rear addition and to replace it with a new rear addition, and to construct a new outbuilding at the rear of the lot. The addition will match the width of the house, and at the rear it will rise one foot, four inches (1'-4") taller than the original roof. The outbuilding will be one and one-half stories tall.

Recommendation Summary: Staff recommends approval of the proposal to construct an addition and outbuilding at 2406 Barton Avenue with the condition that the windows and door selections are approved administratively prior to ordering. With that condition, Staff finds that the proposal would meet the design guidelines for additions in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Floor Plans and Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

1. NEW CONSTRUCTION

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials and Details

- *Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- Brick, weatherboard, and board-and-batten are typical siding materials.
 - Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
 - Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
 - Stud wall lumber and embossed wood grain are prohibited.
 - Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

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

At least one side setback a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
- On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

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 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.

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.

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 at 2406 Barton Avenue is an historic one-story Craftsman bungalow. The house is primarily brick, with a stone foundation and a side gabled asphalt shingle roof with clipped gable-ends. The house has been enlarged with a rear addition added some time since 1957, but the original form and appearance of the house from the front and sides is intact.



Analysis and Findings: The applicant proposes to demolish the existing rear addition and to replace it with a new addition, and to construct a new outbuilding at the rear of the lot. The outbuilding is not eligible to be used as a Detached Accessory Dwelling Unit.

Demolition: The earlier rear addition will be demolished in its entirety. Because this portion of the house is not original, Staff finds that it does not contribute to the architectural and historical character and significance of the building, and that the partial demolition therefore meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.



Figure 1: Rear addition to be removed is noted with arrow.

Location & Removability: The new addition will be at the rear of the existing building, stepped in from the side walls of the original house by two feet (2') on each side before extending twelve feet (12') and then stepping back to match the original house's width. The roof of the new addition will tie into the rear slope of the original roof approximately six inches (6") below the ridge. By attaching in this manner, the addition does not impact the original building and if it were to be removed in the future the original form would be left intact. Staff finds this to be appropriate and to meet sections II.B.2.a and II.B.2.e of the design guidelines.

Design: The design of the addition will complement the historic house, with windows that are compatible with the style, rhythm, and proportion of the existing windows, and like the original house, the addition will have a clipped gable roof form. The scale of the addition will be distinguished from the original by stepping in from the side walls before continuing back, and by not being wider than the original house. Staff finds that the project is compatible with the existing house and will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: After stepping in two feet (2') from the sides of the house and extending back twelve feet (12'), the addition will step back to match the width of the original house and extend an additional thirty-six feet (36') to the rear including an eight foot (8') deep rear porch. Although the depth of the addition exceeds the twenty-eight foot (28') depth of the original house, it only adds roughly half of the depth of the existing footprint with the earlier addition included. Even with the additional depth, Staff finds that the new addition will be more clearly differentiated because the walls will step in two feet (2') whereas the walls of the earlier addition are not stepped in.

After the roof of the addition ties into the existing roof six inches (6') below the ridge it will extend back fifteen feet (15') and then rise to make a new ridge one foot, four inches (1'-4") higher than the existing. Taller additions have been approved when the additional height is minimal, the addition is not wider than the historic house, and the additional height happens so far back on the home as to be minimally visible. Staff finds this additional height to be appropriate for those reasons, and because the one-story house has a clipped-gable roof that precludes a common ridge-raise addition. From the new higher ridge there will be a clipped-gable projection on each side, stepped in two feet (2') from the walls below which helps to reduce the massing of the upperstory. Staff finds that the height and scale of the proposed addition will be compatible with the historic house, and that the project therefore meets sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: Because the addition is stepped in and clearly differentiated from the original house, it will not have a significant impact on the perceived rhythm of spacing between the house and the adjacent houses on either side. The addition will meet the setbacks required by the zoning code for the rear and both sides. Staff finds that the project meets section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split-faced	Yes	
Cladding	Cement fiberboard lap siding	Smooth, 5" reveal	Yes	

Secondary Cladding	Cement-fiber shingle	Match existing	Yes	
Roofing	Architectural Shingles	Match existing	Yes	
Trim	Wood (Paulownia)	Typical	Yes	
Windows	Divided light casements and double-hung	Marvin Integrity or equal, Needs final approval		X
Doors	Divided light with sidelights	Needs final approval		X
Rear porch floor	Concrete slab		Yes	
Rear porch columns	Wood		Yes	
Driveway	Unknown			X

With a condition that the window selections, door selections, and rear driveway material are administratively approved, Staff finds that the known materials of the project will meet section II.B.1.d of the design guidelines.

Roof form: The roof of the addition will be a cross-gable tying into the existing roof and extending back, with clipped gable projections on either side. The pitch of these roofs will be 5:12. This is a slightly lower slope than the existing house, but because of the distance and separation from the main roof the difference will not be greatly perceptible. Staff finds the roofs of the proposed addition to be compatible with the existing building and to meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: The plans show existing windows being replaced with new windows matching the size and sash pattern of the existing windows. No other 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 as is typical of the proportions of openings on historic buildings, and there are no large expanses of wall without any opening. Staff finds the project's proportion and rhythm of openings to meet section II.B.1.g of the design guidelines.

Appurtenances & Utilities: A new driveway will be added from the alley to access the new outbuilding, but no other changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house to meet section II.B.1.i of the design guidelines.

Outbuilding

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and Garage	20'	20'-5"
Rear setback	5'	10'
L side setback	5'	32'
R side setback	5'	5'
How is the building accessed?	-	From the alley or existing curb cut
Two different doors rather than one large door (if street facing)?	-	n/a

The applicant proposes to locate the building at the rear of the lot, with a rear setback of three feet (3'). This setback is typical of the locations of outbuilding historically and meets the design guidelines. Staff finds the proposed location to be appropriate and to meet section III.B.1.i.2 of the design guidelines. The side setbacks also meet the design guidelines and zoning requirements.

Massing Planning: The following charts refer to the scale of the proposed outbuilding.

	Existing conditions (height of historic portion of the home)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	21'	25'	20'
Eave Height	12'	1 story - 10'	9'

For a one-story building on a lot less than 10,000 square feet:

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint (maximum cannot exceed lesser number to left)
Maximum Square Footage	750 sq. ft.	825	744

Staff finds the height and scale of the proposed outbuilding to meet section III.B.1.i.1 of the design guidelines.

Design Standards: The materials, proportions, and overall character of the accessory structure will be similar to the historic house. Its roof form and pitch will match that of the house, and the materials will not contrast greatly with the primary structure. The window proportions and locations are compatible with those of outbuildings historically. Staff finds the design of the proposed outbuilding to meet section III.B.1.i.1 of the design guidelines.

Roof Shape & Elements:

Shape

Proposed Element	Proposed Form	Typical of district?
Primary form	Side-gable	X
Primary roof pitch	9:12	X
Dormer form	Shed	X
Dormer pitch	4:12	X

Elements

	YES	NO
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?	Yes	
Is the roof pitch at least 4/12?	Yes	

The roofs of the building meet section III.B.1.i.1 of the design guidelines.

Material:

	Proposed	Color/Texture	Approved or Typical of Neighborhood	Requires final Review
Foundation	Concrete block	Split-face	Yes	
Cladding	Cement fiberboard	Smooth with 5" reveal	Yes	
Secondary Cladding	Cement-fiber shingle	Match existing	Yes	
Roofing	Asphalt shingle	Match house	Yes	
Trim	Wood	Smooth	Yes	
Windows	Divided light casements and double-hung	Marvin Integrity or equal, Needs final approval	Yes	X
Pedestrian Door	Divided light		Yes	X
Vehicular Door	Not indicated		Yes	X

With the condition that the window and door selections are approved by MHZC Staff prior to purchase and installation, the project will meet section II.B.1.h of the design guidelines.

Recommendation: Staff recommends approval of the proposal to construct an addition and outbuilding at 2406 Barton Avenue with the condition that the windows and door selections are approved administratively prior to ordering. With that condition, Staff finds that the proposal would meet the design guidelines for additions in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

PHOTOGRAPHS



2406 Barton Avenue, left side showing existing rear addition.



2406 Barton Avenue, right side.

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1 SITE PLAN

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

NOT FOR CONSTRUCTION

SITE PLAN

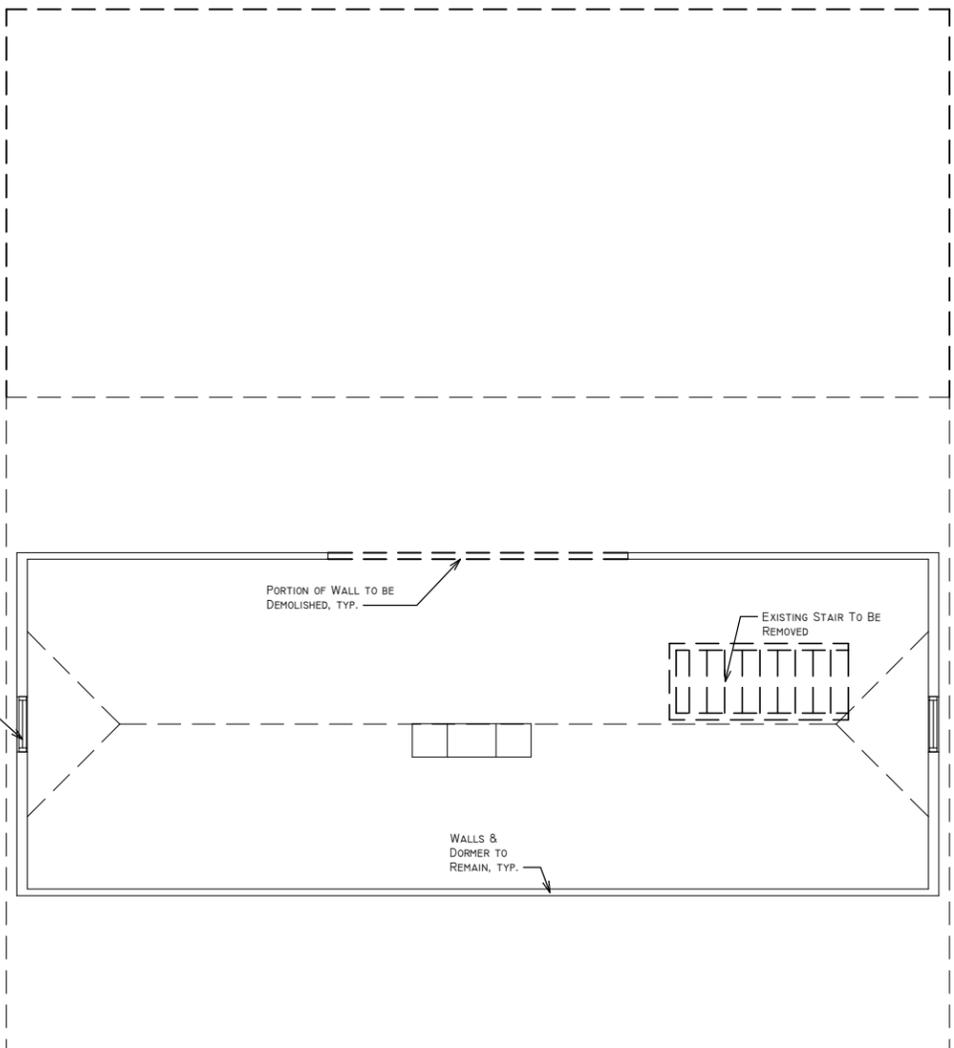
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ADDITION TO THE HISTORIC HOUSE AT:
2406 BARTON AVE
NASHVILLE, TN 37212

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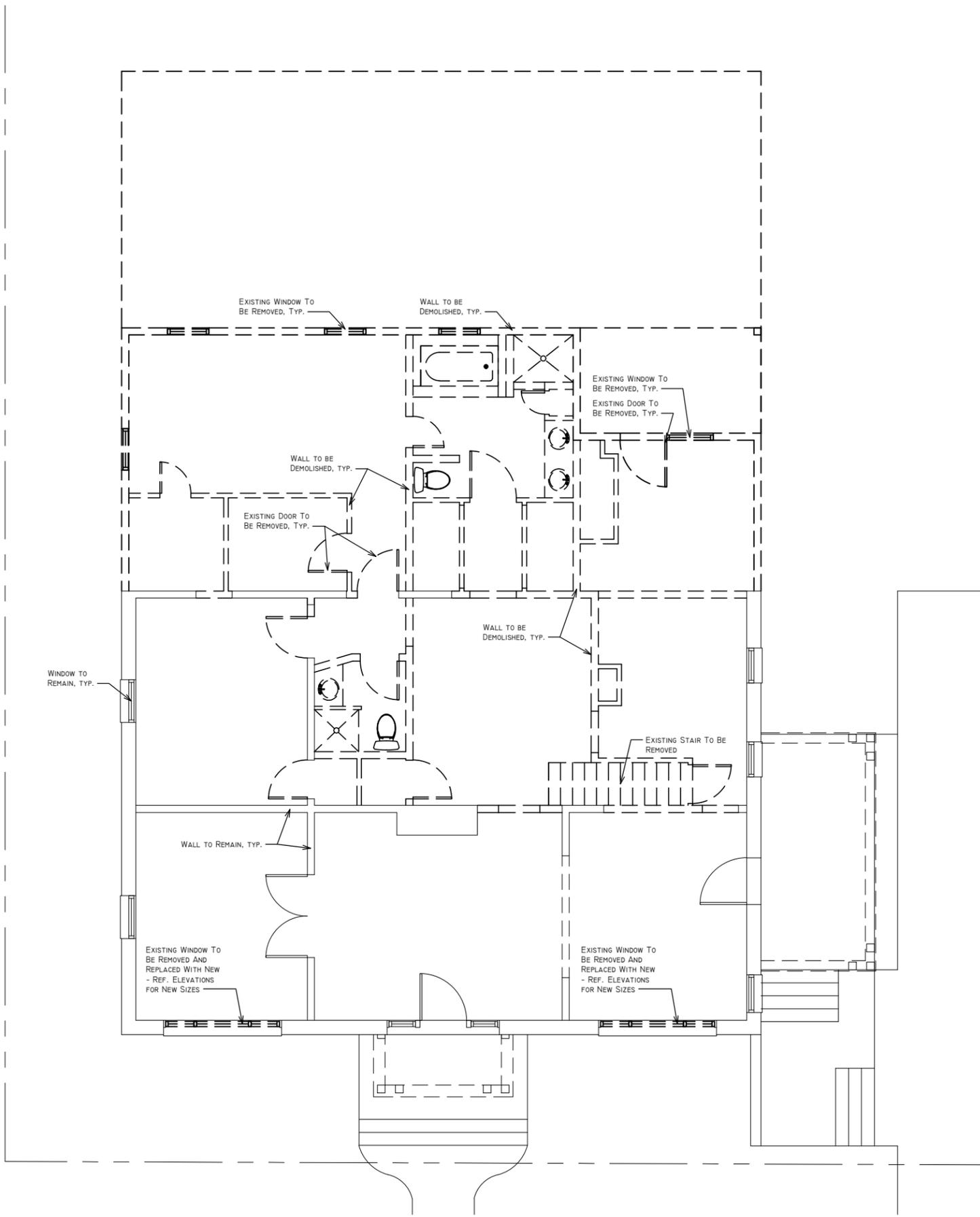


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SECOND FLOOR DEMO PLAN

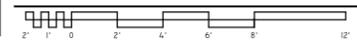


SCALE: 1/8"=1'-0"



1

FIRST FLOOR DEMO PLAN



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

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ADDITION TO THE HISTORIC HOUSE AT:
2406 BARTON AVE
 NASHVILLE, TN 37212



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 615.761.9902
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DEMOLITION PLANS

02

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1

FIRST FLOOR PLAN

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

NOT FOR CONSTRUCTION

FLOOR PLANS

03

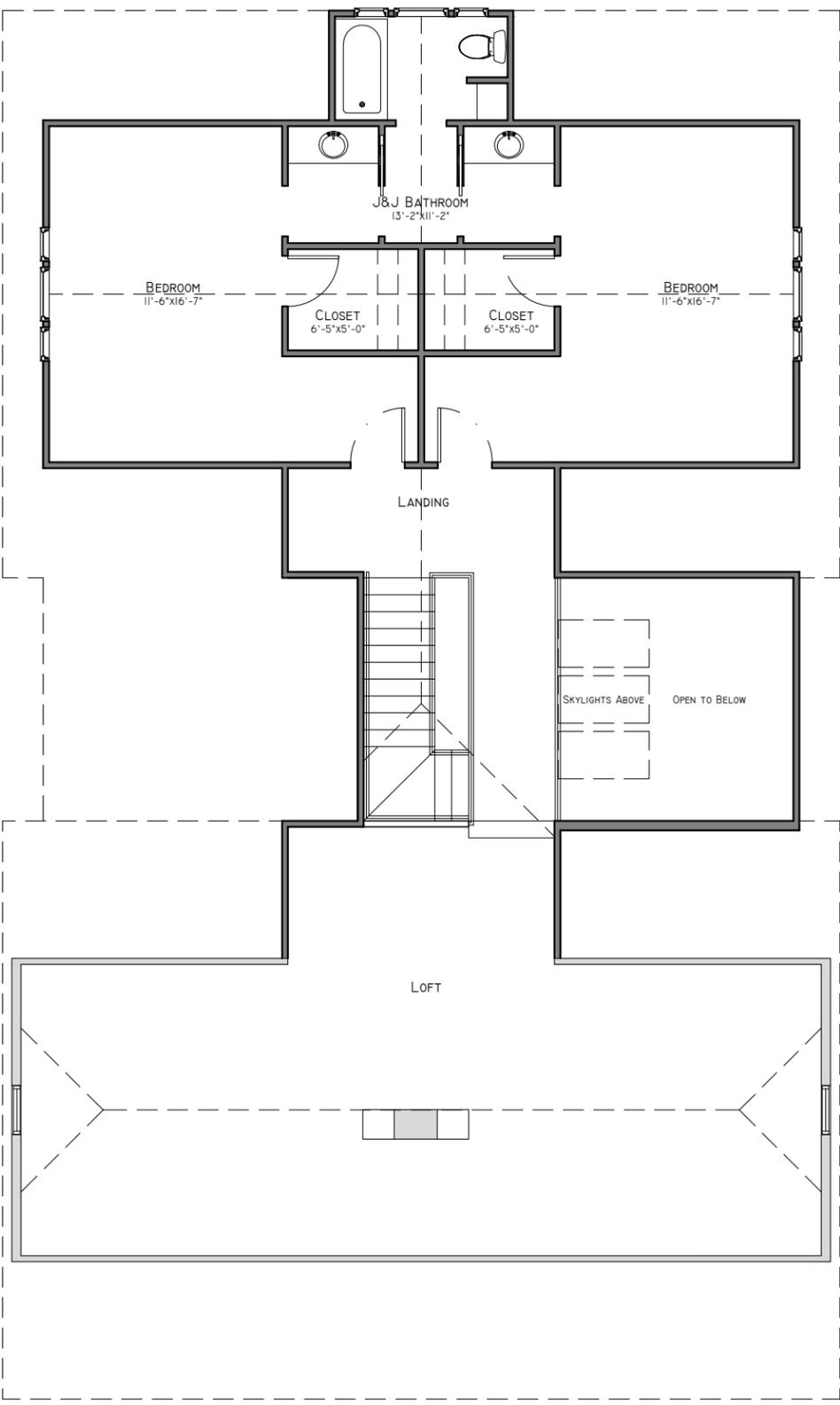


ADDITION TO THE HISTORIC HOUSE AT:
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SECOND FLOOR PLAN

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

NOT FOR CONSTRUCTION

FLOOR PLANS

04

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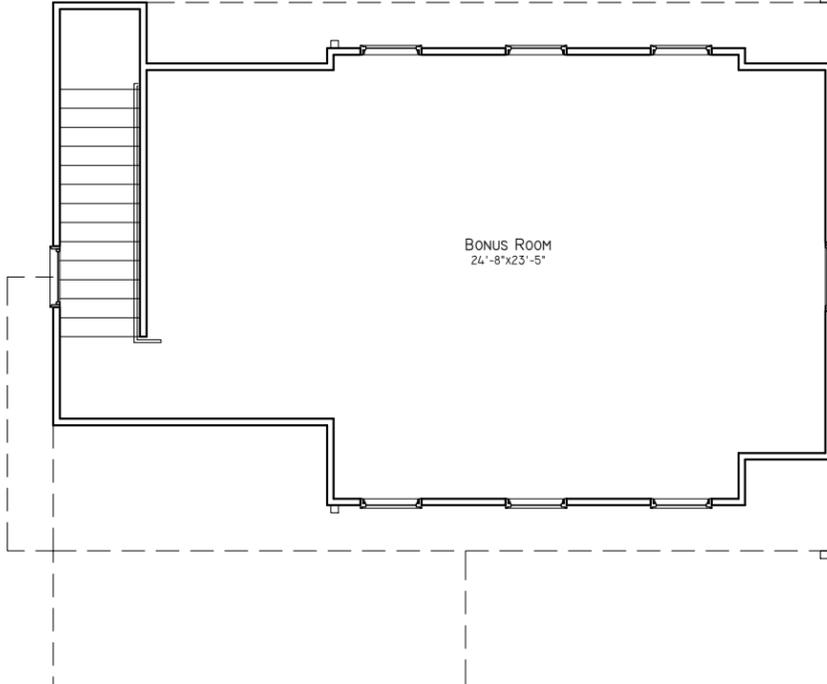


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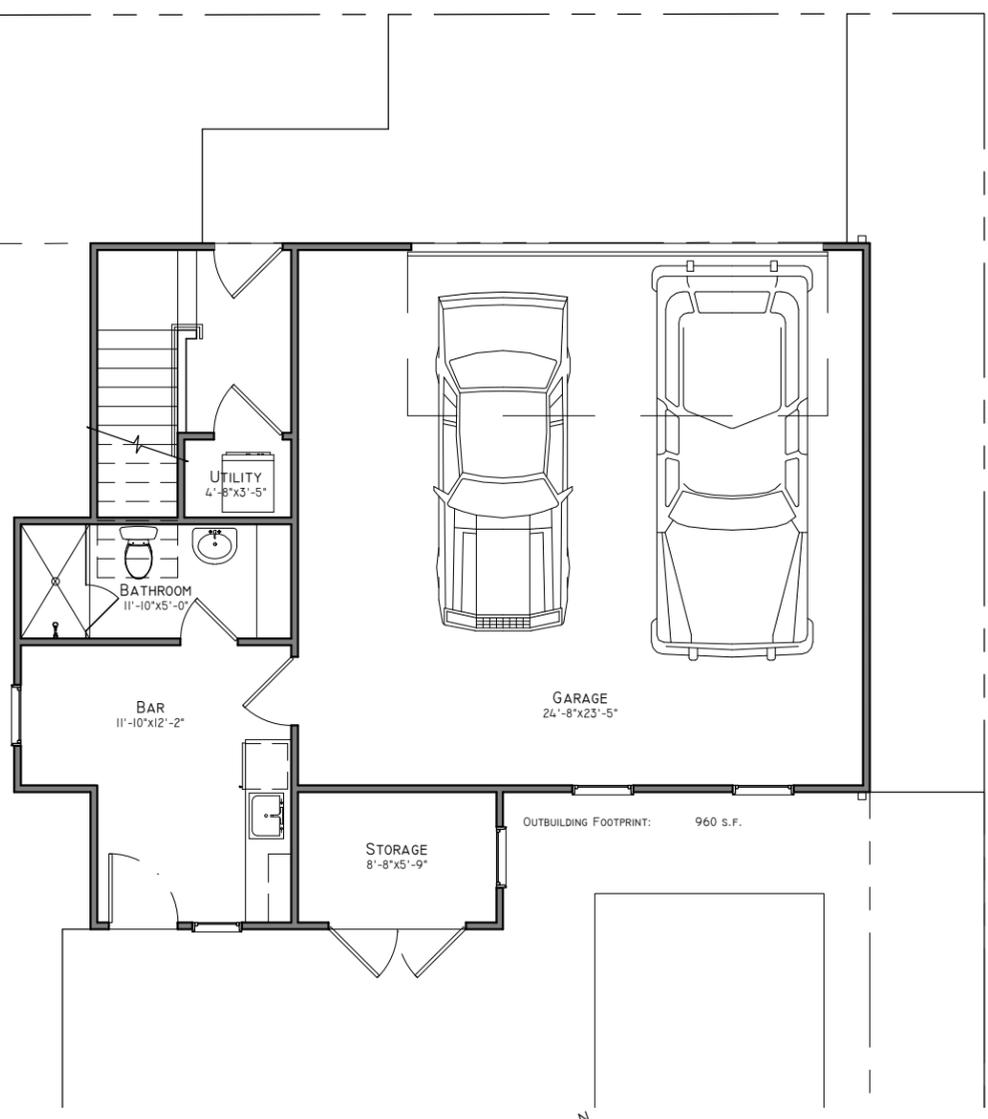
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1 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



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

NOT FOR CONSTRUCTION

FLOOR PLANS

05

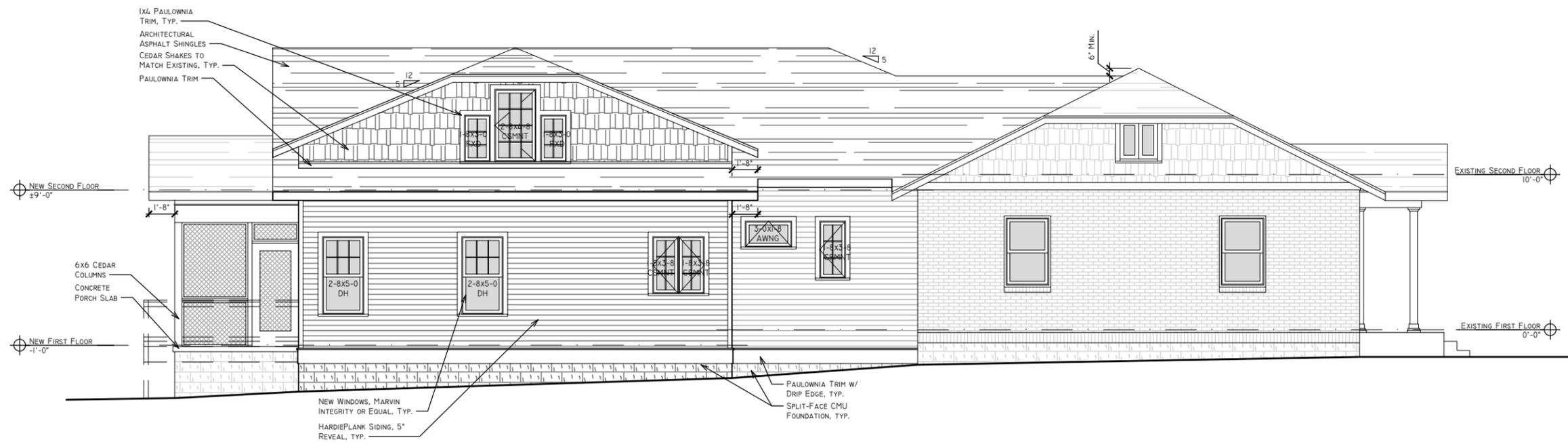
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SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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

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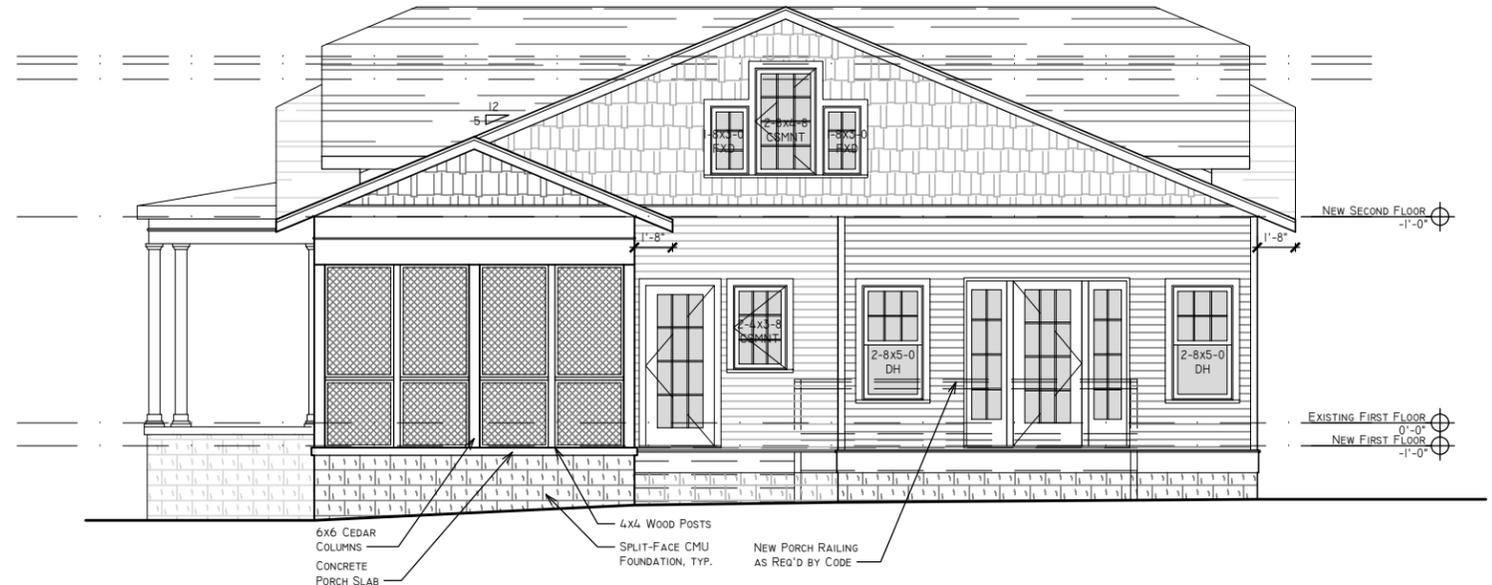
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EXTERIOR ELEVATIONS

06



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



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

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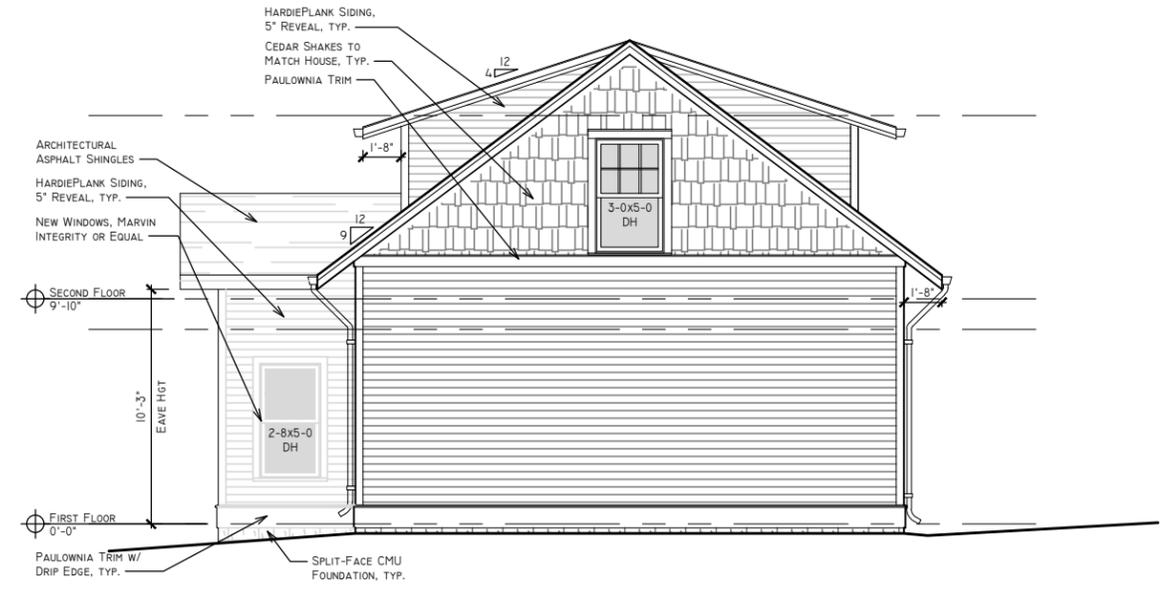
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EXTERIOR ELEVATIONS

07



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



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



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



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

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EXTERIOR
ELEVATIONS

08