

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

STAFF RECOMMENDATION
1501 Linden Avenue
December 16, 2020

Application: New Construction—Addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: R8
Map and Parcel Number: 10513008500
Applicant: Martin Wieck, Nine-12 Architects
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to enlarge an historic house with a rear addition that matches the depth and width of an earlier addition to the left, but extends fifteen feet, nine inches (15'-9") wider than the primary side wall of the house to the right. The addition has a hipped roof includes an upper half-story with dormers on all four sides.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition with the conditions that:</p> <ol style="list-style-type: none">1. The projecting balcony from the left side is removed;2. The window and door selections are approved;3. The balcony deck and railing and stair materials are approved;4. The gabled connector between the two hipped roofs is stepped down from the primary roof on the left side;5. The form of the dormer on the connector is compatible with the form of the original roof or is removed;6. The street-facing dormer is removed or its width reduced so it does not extend beyond the point of the front-right chimney;7. The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. <p>With those conditions, staff finds that the addition meets Section II.B of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Roof Plan C: Elevations</p>
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Applicable Design Guidelines:

II.B GUIDELINES

1. NEW CONSTRUCTION

a. Height

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

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

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

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks..*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

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

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

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

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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.

h. 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.

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 cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with 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 should be a minimum of 6" below the existing ridge.

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

No matter its use, 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.*
- 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.

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 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.*

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

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

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

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 the 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.

Background: The structure at 1501 Linden Avenue is a one-story Queen Anne house with a hipped central mass, with projections to the front and left, and shallow projecting bay on the right side. The front façade is asymmetrical, with a front-projecting gable on the right and a one-story wrap-around porch and an octagonal tower on the left. The house is brick, patterned with corbelled bands and a wide semi-circular arch on the front wall. The house was likely constructed circa 1890.



Figure 1: 1506 Beechwood Avenue, front.

The house is contributing to the historic character of the neighborhood because of its age and architectural character.

The house was enlarged with an addition, approved by the MHZC in 2009.

Analysis and Findings: The applicant proposes to enlarge the house with a rear addition.

Demolition: The project involves demolishing portions of the existing rear addition and a portion of the rear slope of the original roof. The rear of a building and non-historic portions are generally not considered to be character defining features, even when visible because the house is on a corner lot.

Staff finds that the partial demolition at the rear meets of the house meets Section V.B.2 of the design guidelines for appropriate demolition.

Location & Removability: The addition attaches to the existing house at the rear, stepped in six feet (6') from the primary side wall of the house on the right side. On the left side, the addition ties directly into the rear corner of the house flush with the original wall, which is where the existing addition attaches to the historic house. The wall height of the existing addition is to be extended, raising the eave height to align with the original house's eaves. The new roof attaches to the rear slope of the original roof, stepped in more than six feet (6') from the original hip-ridge on the rear-right corner of the building, and tying in flush with the left side slope of the original hipped roof. Additions to hip-roofed houses have previously been required to step in from the side slopes in order to differentiate the new construction from the historic, and to leave the historic hip-ridges intact.

With a condition that the roof of the addition is stepped in from the hip-ridge on the left side of the historic house, Staff finds that the location and attachment of the addition leaves the historic form of the house intact and meets Section II.B.2.e of the design guidelines.



Figure 2: 1501 Linden Avenue, left side showing addition approved in 2009.

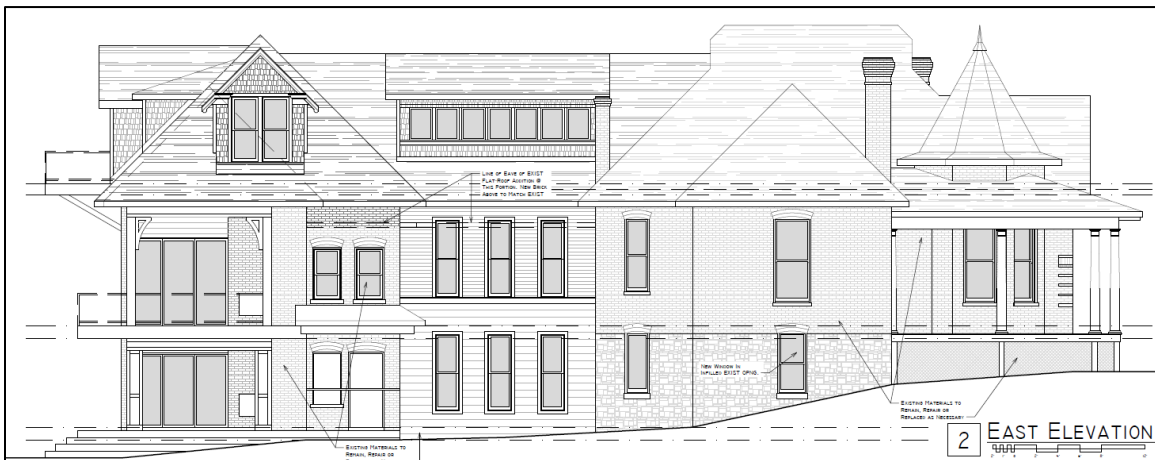


Figure 3: Proposed new East Elevation for 1501 Linden Avenue.

Height & Scale: The footprint of addition constructed in 2009 is not changing on the left side, nor is its depth increasing. The new addition only expands the footprint to the right and adds an upper half-story. After stepping in six feet (6') and extending back nine feet, nine inches (9'-9"), the new addition will expand to the right fifteen feet, nine inches (15'-9") wider than the primary side wall of the house. Additions should generally not be wider than historic houses, however, the Commission has approved wider additions to houses that are atypically narrow, are shifted to one side of a lot, or are on an atypically wide lot. Staff finds the wider addition to the right to be appropriate here because the lot is one hundred feet (100') wide.

On the left side, a projecting balcony will be added at the main floor level, wrapping around the left side of the addition to the rear. Staff finds that the additional width of the balcony to the left is not appropriate, as the addition is also going wider to the right. The portion of the balcony on the rear is appropriate, as is an upper-level balcony that is stepped in fifteen feet (15') from the left side and twenty-seven feet (27') from the right.

The eaves of the addition will match the eave height of the historic house, with a gable roof tying into the rear slope of the historic roof two feet, eight inches (2'-8") below the original hip-ridge. A hipped component of the addition's roof will rise twenty-two inches (22") up at the rear. With matching eave height and a roof ridge eleven inches (11") shorter than the original roof, Staff finds the heights of the proposed addition to be appropriate.

With a condition that the projecting balcony is removed from the left side, Staff finds that the height and scale of the proposed addition meets sections II.B.1a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The addition will expand wider to the right of the historic house, reducing the side setback to thirteen feet (13'). Staff finds that the resulting spacing will still be appropriate because the lot at 1501 Linden Avenue is one hundred feet (100') wide, and because the additional width is behind the massing of the historic house.

With the balcony removed from the left side, the new addition will match the footprint of the existing house on the left, and setback and spacing of the house from the 15th Avenue side will not be impacted.

Staff finds that the addition will meet section II.B.1.c of the design guidelines.

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

	Proposed	Color/Texture/Make/Manufacturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split-Faced	Yes	
Primary Wall Cladding	Brick	Smooth, Match Existing	Yes	
Secondary Wall Cladding	Cement-fiber Clapboard Siding	Clapboard or Rainscreen	Yes	
Upperstory Cladding	Cement-fiber Shingle Siding	Fishscale Pattern	Yes	
Trim	Paulownia (Wood)	Smooth Faced	Yes	
Primary Roofing	Asphalt Shingle	Match Existing	Yes	
Windows	Fiberglass-Clad Wood	Selection Needs Approval	Yes	X
Window Sill/Header	Concrete	Typical	Yes	
Pedestrian Doors	Sliding Doors	Selection Needs Approval	Yes	X
Rear Porch/Balcony Deck	Not Indicated	Selection Needs Approval	Unknown	X
Rear Porch Stair	Not Indicated	Selection Needs Approval	Unknown	X
Rear Porch Railing	Not Indicated	Selection Needs Approval	Unknown	X
Rear Porch Columns	Wood	Typical	Yes	

With the condition that the materials of the porch, and that the window and door selections are approved administratively, Staff finds that the proposal meets section II.B.1.d of the guidelines.

Roof form: The roof of the addition consists of a hipped primary mass, with the ridge perpendicular to the axis of the original hipped roof. The hipped roof has gabled dormers on the left and right slopes, and a hipped dormer on the front-facing slope of the wider portion of the addition to the right. The pitch and forms of these roofs match the original roof, which is hipped with hip and gabled projections.

The portion of the addition that goes wider to the right includes a large front-facing dormer. Staff recommends that this dormer be eliminated, as it makes the scale of the addition read as one and one-half story whereas the historic house reads as only single story. In the past, when additions have been approved to be wider than an historic house, the additions have kept to the number of stories as the house being enlarged in order to keep the scale subordinate. Another option would be to decrease the width of the dormer so that it does not extend further than the front-right chimney.

The rear slope of the roof will have a complex dormer with intersecting hip and gable forms. This dormer form is not typical, but because it is on the rear it will not have a significant impact on the historic character of the house. Even on corner lots where a rear elevation is visible, flexibility has typically been given to contemporary forms on additions and new construction.

A gable ridge is connecting between the original hipped roof and the hipped component of the addition. On the right side, this gable steps in more than six feet (6') from the side slope of the roof, which differentiates it and preserves the original form. On the left side, the gable is not stepping in. Additions have typically been required to step in from the sides of an historic roof form to differentiate the new construction and preserve historic forms. By not stepping in, the rear hip-ridge is inappropriately destroyed.

The left slope of the gabled connector between the two hipped roofs also contains a shed-roofed dormer. While shed roofs are common throughout the surrounding area, the historic house comprises only hip and gable forms. Staff finds that the introduction of a shed form is not compatible with this historic house.

With a condition that the gabled connector between the two hipped roofs is stepped down from the primary roof on the left side; that the form of the dormer on the connector is compatible with the form of the original roof or removed; and the street-facing dormer is removed or its width shortened so it does not extend beyond the point of the front-right chimney, staff finds that the roof forms of the addition are compatible with the historic house and meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: Portions of the left side and rear of the existing addition, at the main floor and a basement level, will be altered to create recessed porches. Other existing window openings on the left side of the addition will be revised to be taller, but the same general locations and widths will be retained.

The windows on the remaining walls of the addition will be generally twice as tall as they are wide, with no large expanses of walls without an opening, as is typical of the window pattern on the historic house.

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

Design: The form of the addition is generally compatible with the historic house, with a hipped primary roof with hipped and gabled projections. With the exception of the left slope of the connector roof, which Staff is recommending to be stepped in, the addition does not irreversibly alter the form of the historic house as it is seen from the front and sides. The materials and details are compatible with those of the historic house.

Staff finds that the character of the addition meets sections II.B.2.a and II.B.2.f of the design guidelines.

Appurtenances & Utilities: The proposal indicates that a pool and hardscaping are to be installed. These appurtenances are not reviewed by the MHZC in this overlay. The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.h.

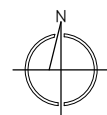
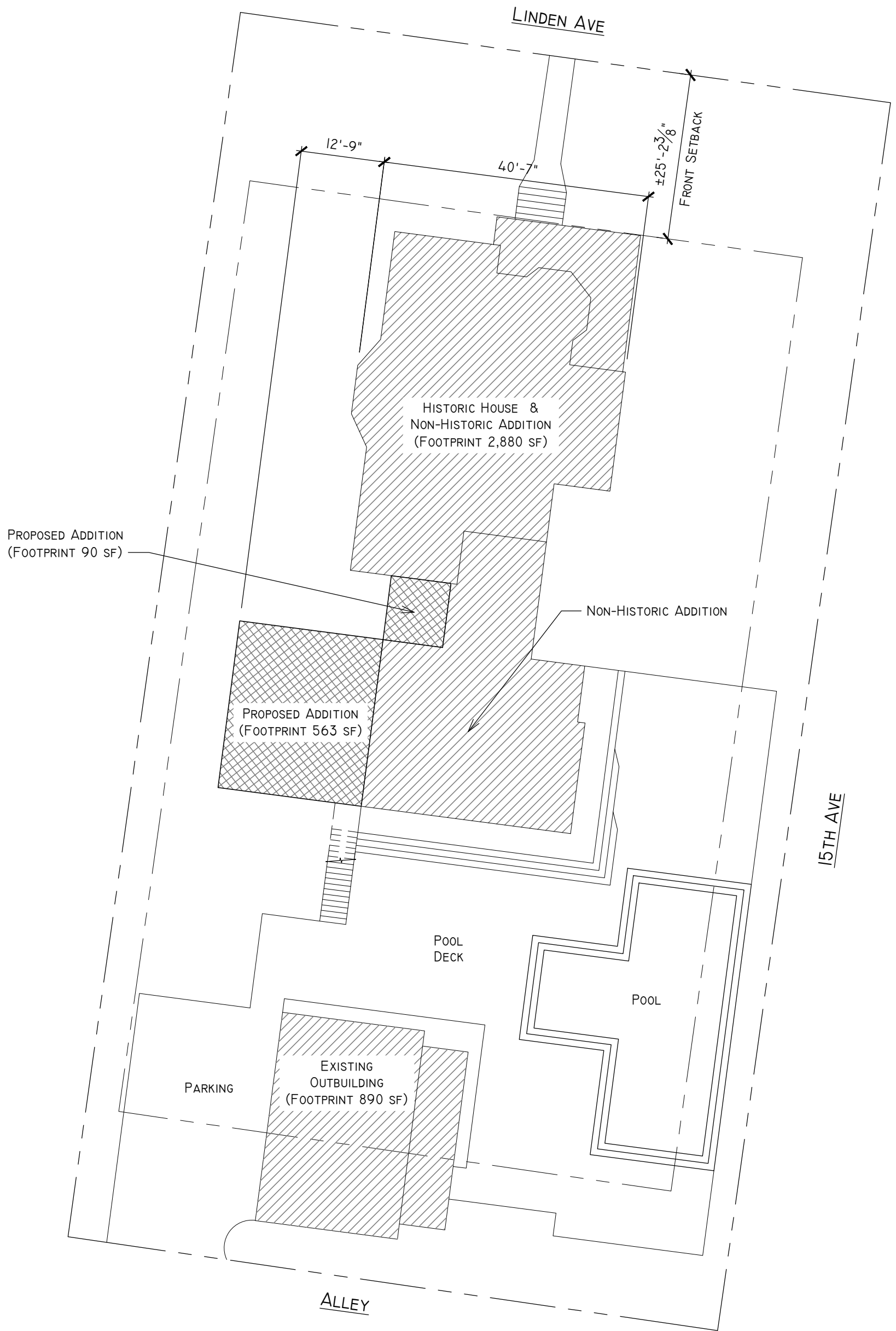
Recommendation: Staff recommends approval of the proposed addition with the conditions that:

1. The projecting balcony from the left side is removed;
2. The window and door selections are approved;
3. The balcony deck and railing and stair materials are approved;
4. The gabled connector between the two hipped roofs is stepped down from the primary roof on the left side;
5. The form of the dormer on the connector is compatible with the form of the original roof or is removed;
6. The street-facing dormer is removed or its width reduced so it does not extend beyond the point of the front-right chimney;
7. The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

With those conditions, staff finds that the addition meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

THESE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED W/O THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGNS & INTELLECTUAL PROPERTY SHALL REMAIN EXCLUSIVELY OWNED BY THE ARCHITECT.

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1 ARCHITECTURAL SITE PLAN

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

NOT FOR CONSTRUCTION

SITE PLAN

01

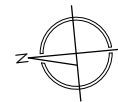
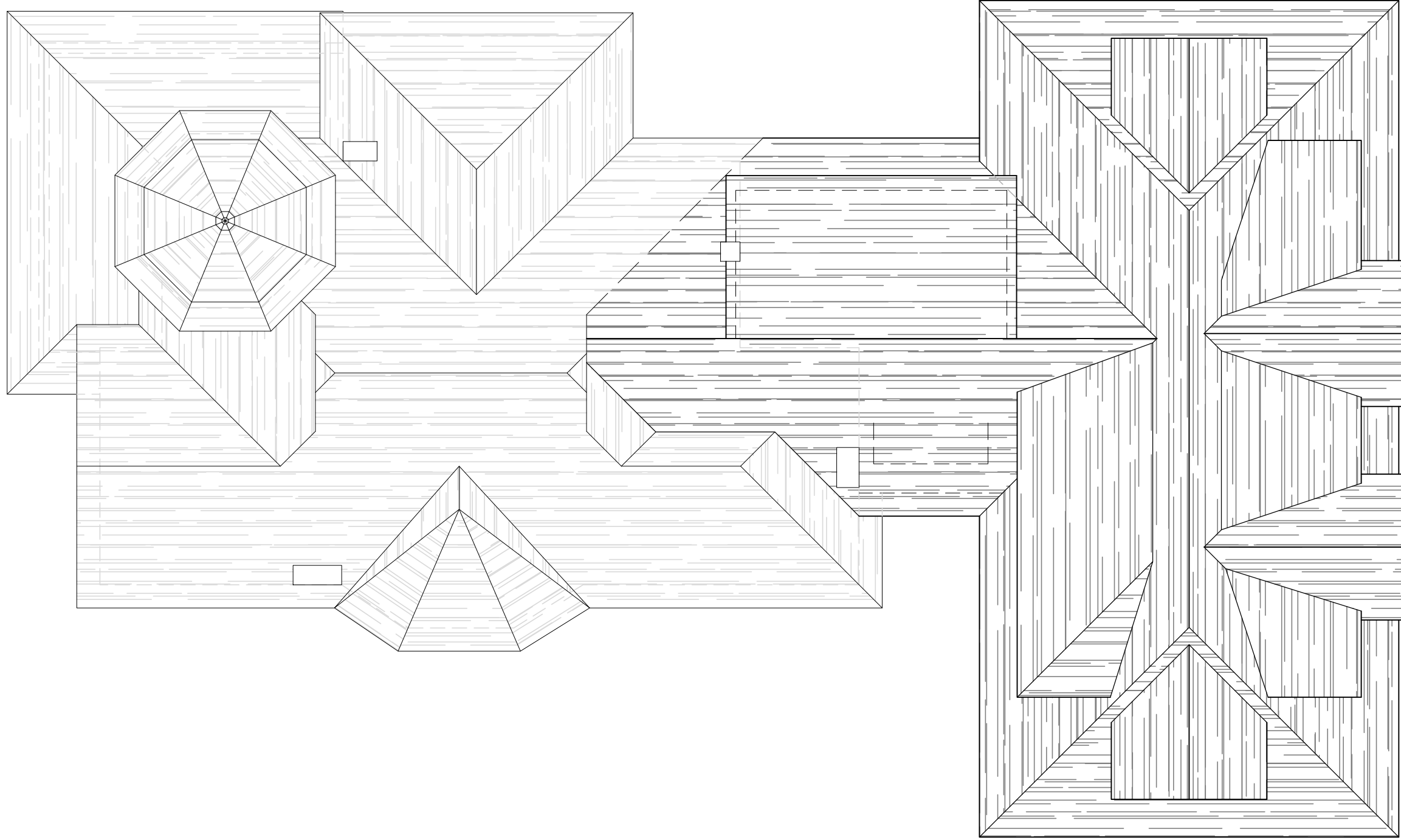
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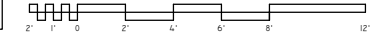
NINE12 ARCHITECTS PROJECT #20208

ADDITION & RENOVATION AT:
1501 LINDEN AVE.
NASHVILLE, TN 37212

REV:	DATE:	DESC:
0	11.30.20	MHZA SUBMISSION
1	12.08.20	MHZA REVISIONS



ROOF PLAN



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

NOT FOR CONSTRUCTION

NINE12 ARCHITECTS PROJECT #20208

ADDITION & RENOVATION AT:

1501 LINDEN AVE.
NASHVILLE, TN 37212



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FLOOR
PLANS

05

REV: DATE: DESC:

0	11.30.20	MHZC SUBMISSION
1	12.08.20	MHZC REVISIONS



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



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

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	11.30.20	MHZC SUBMISSION
1	12.08.20	MHZC REVISIONS

NINE12 ARCHITECTS PROJECT #20208

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EXTERIOR ELEVATIONS

07