



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

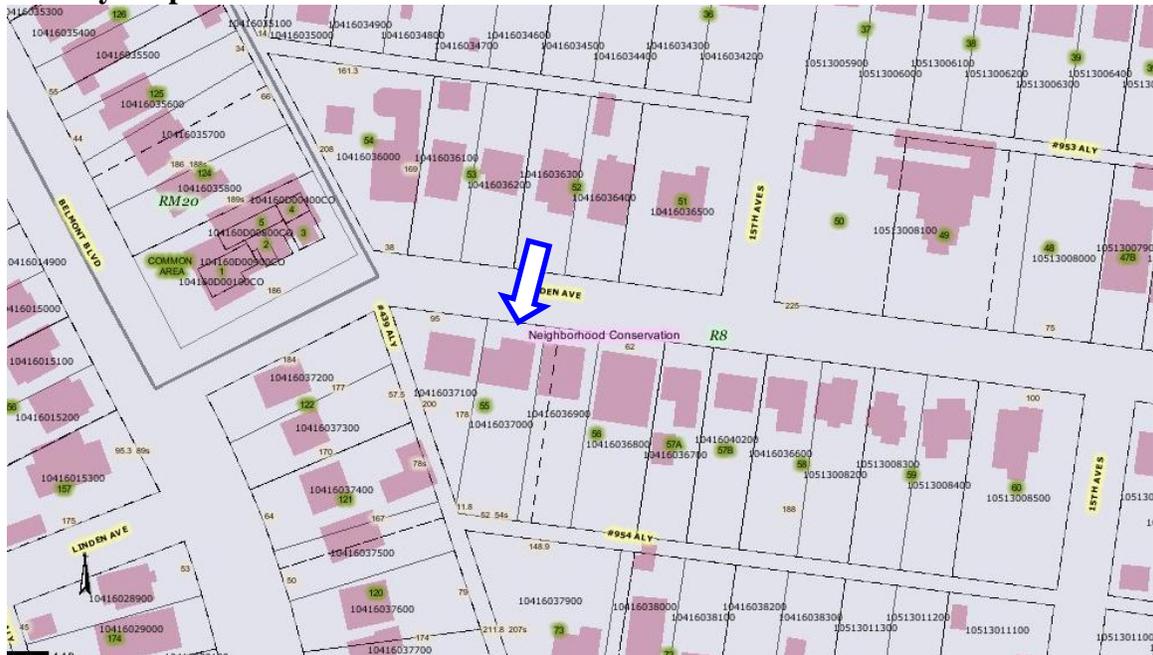
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**1607 Linden Avenue**  
**March 19, 2014**

**Application:** New construction—addition  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10416037000  
**Applicant:** Van Pond Architect, PLLC  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

|   |  |
|---|--|
| <p><b>Description of Project:</b> Application is to construct a new rear addition that includes the relocation of an attached basement-level garage.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the condition that staff review and approve the final window and door selections. With this condition, staff finds that the project meets Sections II.B.1. and II.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p> | <p><b>Attachments</b><br/><b>A:</b> Photographs<br/><b>B:</b> Site Plan<br/><b>D:</b> Elevations</p> |
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**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.

#### **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.*

*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.*

#### **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.

*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.

#### **I. Outbuildings**

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.

*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.*

- 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 outbuilding.*

*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.*

#### **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.*

## **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.*

#### *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.*

- 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*

*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 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:** 1607 Linden Avenue is a four-square house constructed c. 1920. It is a contributing structure to the Belmont-Hillsboro National Register Historic District (see Figure 1). In 2005, MHZC approved a rear addition with an attached basement-level garage at this location.



Figure 1. 1607 Linden Avenue

**Analysis and Findings:**

Application is to construct a new rear addition that contains an attached garage at the basement level.

Setback, Location & Removability: The proposed addition meets all base zoning requirements for setbacks. The addition is located at the rear of the historic house, and is inset appropriately. The majority of the addition connects to the existing addition, and therefore it can be easily removed in the future without affecting the historic character of the house. The only exception is a small second story bathroom that connects to the back of the house's roof, and staff finds that this could also be removed in the future without negatively impacting the historic character of the house. Staff finds that the setback, location, and removability of the addition meet Sections II.B.1.c and II.B.2. of the design guidelines.

Design: The design of the addition is compatible with the historic structure while still being distinguished from it. The addition's inset, use of siding, and lower ridge and eave heights all distinguish the old from the new, while the hipped roof form ensures that the addition does not distract from the historic house. Staff finds that the addition meets Sections II.B.2.a. and II.B.2.f. of the design guidelines.

Height, Scale: The addition is two-stories, and includes an enclosed portion and a screened porch. The majority of the enclosed portion of the addition will attach to the rear of the existing addition. The only section of the enclosed addition that ties into the historic house is a second story bathroom that ties into the back of the house's roof and connects it to the addition. The bathroom is six feet deep (6') and ten feet (10') wide.

The bulk of the enclosed portion of the addition continues the line of the addition, which is inset appropriately from the back walls of the historic house. On the left/east side, the existing addition initially insets by three feet (3'), later expanding to be inset one foot (1'). On the right/west side, the addition is initially inset eight feet (8') from the back wall, but later expands to be inset seven feet (7') from the back wall. The enclosed portion of the addition is approximately twenty-three feet, seven inches wide (23'7") wide and twenty-nine feet, four inches (29'4") deep.

The screened porch attaches to the right/west side of the existing addition. It extends approximately four feet, six inches (4'6") beyond the wall of the historic house, but because it is located behind the historic porte cochere (Figure 2), staff finds the location of the screen porch to be appropriate. The screen porch is twelve feet (12') wide and twenty-three feet, nine inches (23'9") deep.



Figure 2. The existing porte cochere

The foundation, eave, and ridge height of the new addition will match that of the existing addition. The foundation of the existing addition is approximately two feet, nine inches (2'9") taller than that of the

historic house (Figure 3). In the past, the Commission has requested that the foundation height match that of the historic house. However, in this instance, staff finds it appropriate for the height of the foundation to match that of the existing addition because the new addition is largely attaching to the existing addition, not the historic house. The eave height of the addition will be approximately twenty-one feet above grade, which is about two feet, six inches (2'6") lower than the eave height of the historic house. The ridge height will be approximately thirty-one feet, six inches (31'6"), which is approximately six feet (6') below the ridge of the historic house.



Figure 3. The foundation height of the existing addition is taller than that of the house.

Staff finds that the addition's height and scale are appropriate for the historic house, and meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Materials: No changes to the historic house's materials were indicated on the plans. The existing house is brick with a stone foundation. The primary cladding material for the addition will be cement fiberboard with a reveal to match that of the existing addition. Cement fiberboard panels will be used on a bay on the left/east elevation. The trim will be wood. The side porch will be screened. The roof will be architectural fiberglass shingles, the color of which will match that of the existing house and addition. The windows will be wood, and staff asks to review all window and door selections prior to purchase and installation. The foundation will be split face concrete block. The rear deck will be wood, and the rear deck and stair railing will be steel. The columns on the rear porch will be painted brick. Wood French doors will be used in the area under the screen porch on the right/west elevation. The applicant plans to reuse the existing garage doors, which is appropriate. With staff's approval of all window and door selections, staff finds that the addition's materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof Form: The existing house's primary roof form is a hipped roof with a slope of approximately 8/12. The addition's roof forms will also be hipped with an 8/12 pitch. Staff finds that the addition's roof forms are compatible with the house's roof and with surrounding historic structures, and meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window openings on the historic house were indicated on the plans. The addition's window openings are generally twice as tall as they are wide, and the addition does not have any large expanses without a door

or window opening. Staff finds that the addition's proportion and rhythm of openings meet Section II.B.1.g. and II.B.2. of the design guidelines.

Utilities. The drawings indicate that the HVAC unit will be placed on the left/east façade, behind the historic house, where the existing addition is located. Staff finds this location to be appropriate and to meet Section II.B.1.h. and II.B.2. of the design guidelines.

Outbuilding: The proposed addition includes an attached garage. Attached garages are generally not approved in conservation overlays, except when they are located at the basement level and are located in the rear of the property where garages are typically located. In this case, there is an existing garage, located at the basement level, located on the right/west side of the existing addition (Figure 4). The applicant is proposing to relocate the garage so that it is still on the right/west façade, but is pushed back further towards the back of the proposed addition. Staff finds this to be appropriate since the garage will be pushed further towards the alley, where garages were historically located. The garage will be accessed either via the front driveway or via the alley at the rear. Staff finds that the attached garage meets Section II.B.1.i. of the design guidelines.



Figure 4. The existing addition contains an attached garage on the right elevation

**Recommendation Summary:** Staff recommends approval of the project with the condition that staff review and approve the final window and door selections. With this condition, staff finds that the project meets Sections II.B.1. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

**Additional Photos:**



Left/east façade from the front.

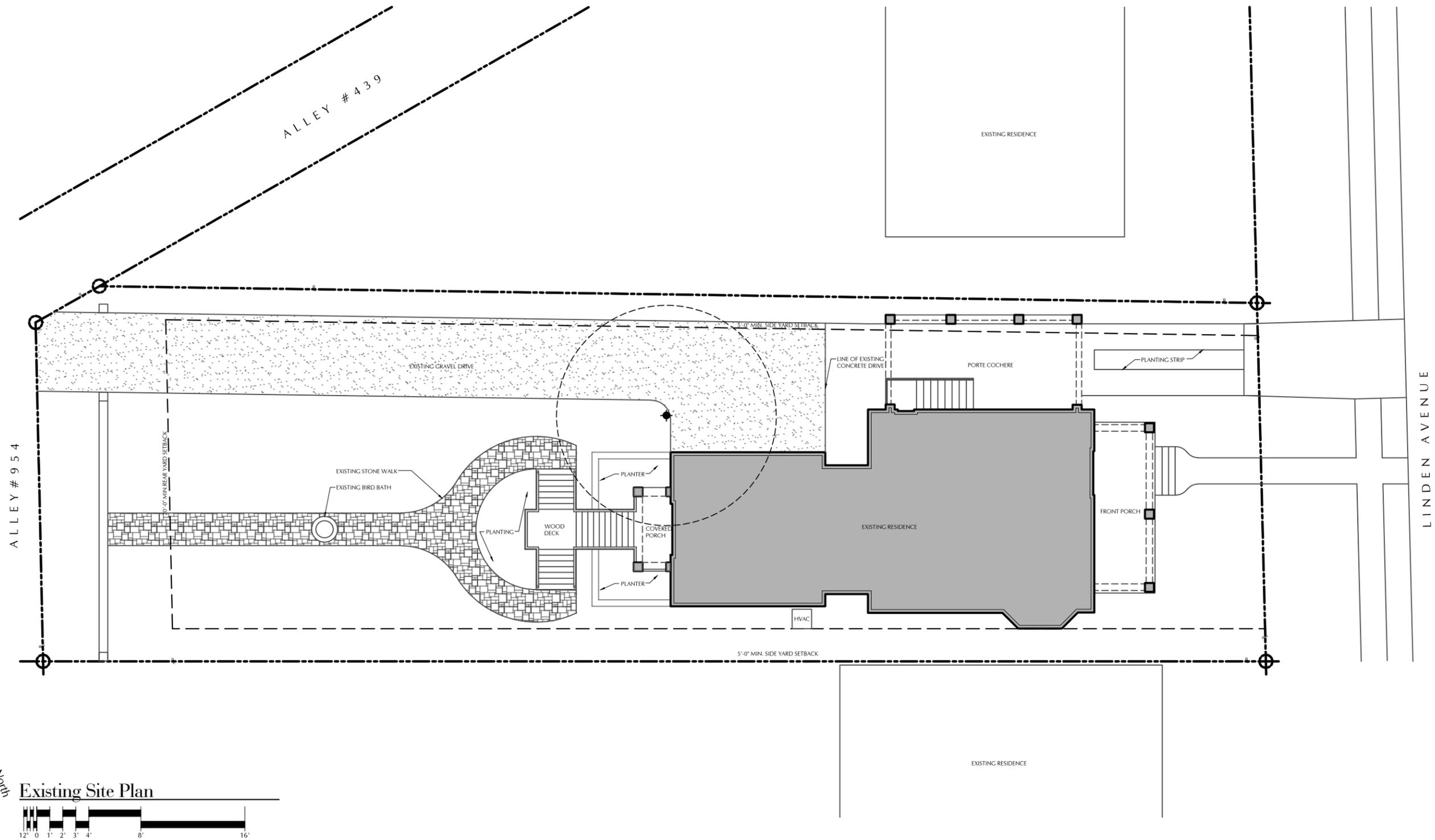


Rear of the existing addition.



Left/east façade from the rear.





Existing Site Plan

Extensions + Renovations for:

# The Farr Residence

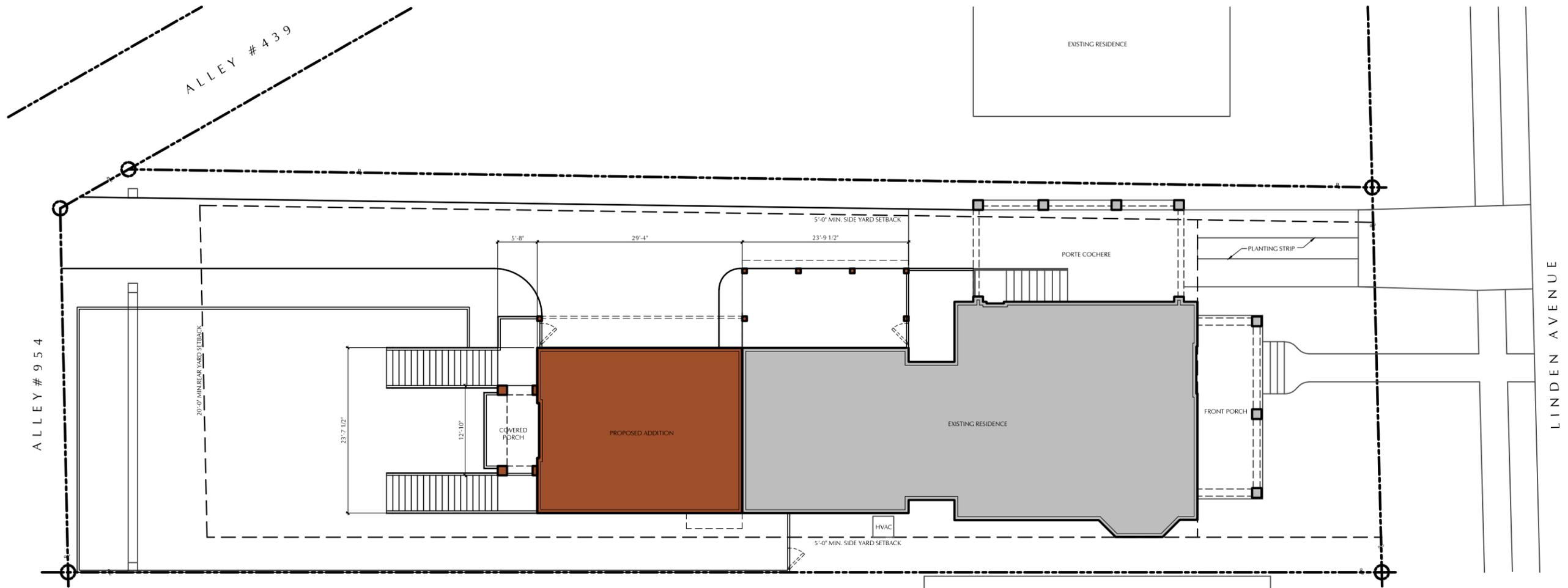
1607 Linden Avenue  
Nashville, Tennessee 37212

SUBMITTAL DRAWINGS FOR METROPOLITAN HISTORIC ZONING COMMISSION

03 MARCH 2014



**Van Pond Architect<sup>LLC</sup>**  
1200 Division Street  
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**Proposed Site Plan**



**Project Property Information**

ADDRESS: 1607 LINDEN AVENUE  
NASHVILLE, TENNESSEE 37212

LOT AREA: 10,340 S.F. / 0.25 AC +/-

ZONING: R8 - ONE + TWO FAMILY 8,000 SQUARE FOOT LOT  
OV-NHC - NEIGHBORHOOD CONSERVATION OVERLAY  
OV-UZO - URBAN ZONING OVERLAY

**Area Calculations**

|   |            |
|---|------------|
| <b>BUILDING FOOTPRINT AREAS:</b>  |            |
| EXISTING FOOTPRINT AREA (CSF):  | 2,035 S.F. |
| NEW FOOTPRINT AREA (CSF):   | 693 S.F.   |
| TOTAL FOOTPRINT AREA (CSF):   | 2,728 S.F. |
| <b>BUILDING COVERAGE:</b>   |            |
| ALLOWABLE BUILDING COVERAGE FOR R-8 ZONING IS 45% (45% OF 10,340 S.F.): | 4,653 S.F. |
| TOTAL PROPOSED BUILDING COVERAGE AREA (CSF):                            | 2,728 S.F. |

Extensions + Renovations for:

# The Farr Residence

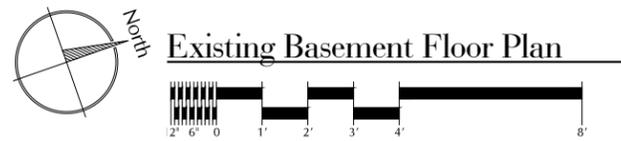
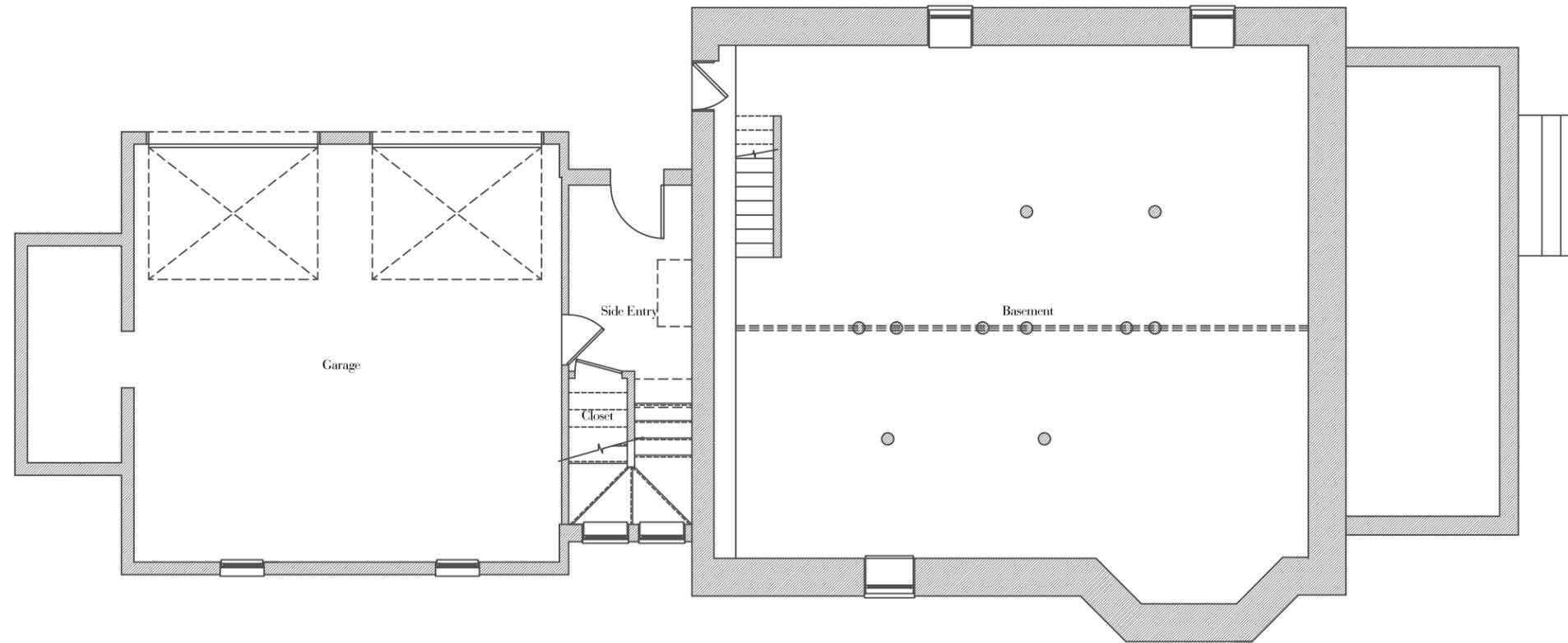
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Existing Basement Floor Plan

Extensions + Renovations for:

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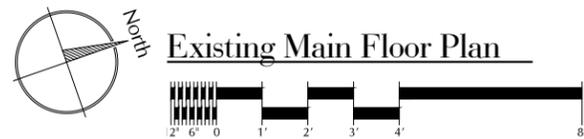
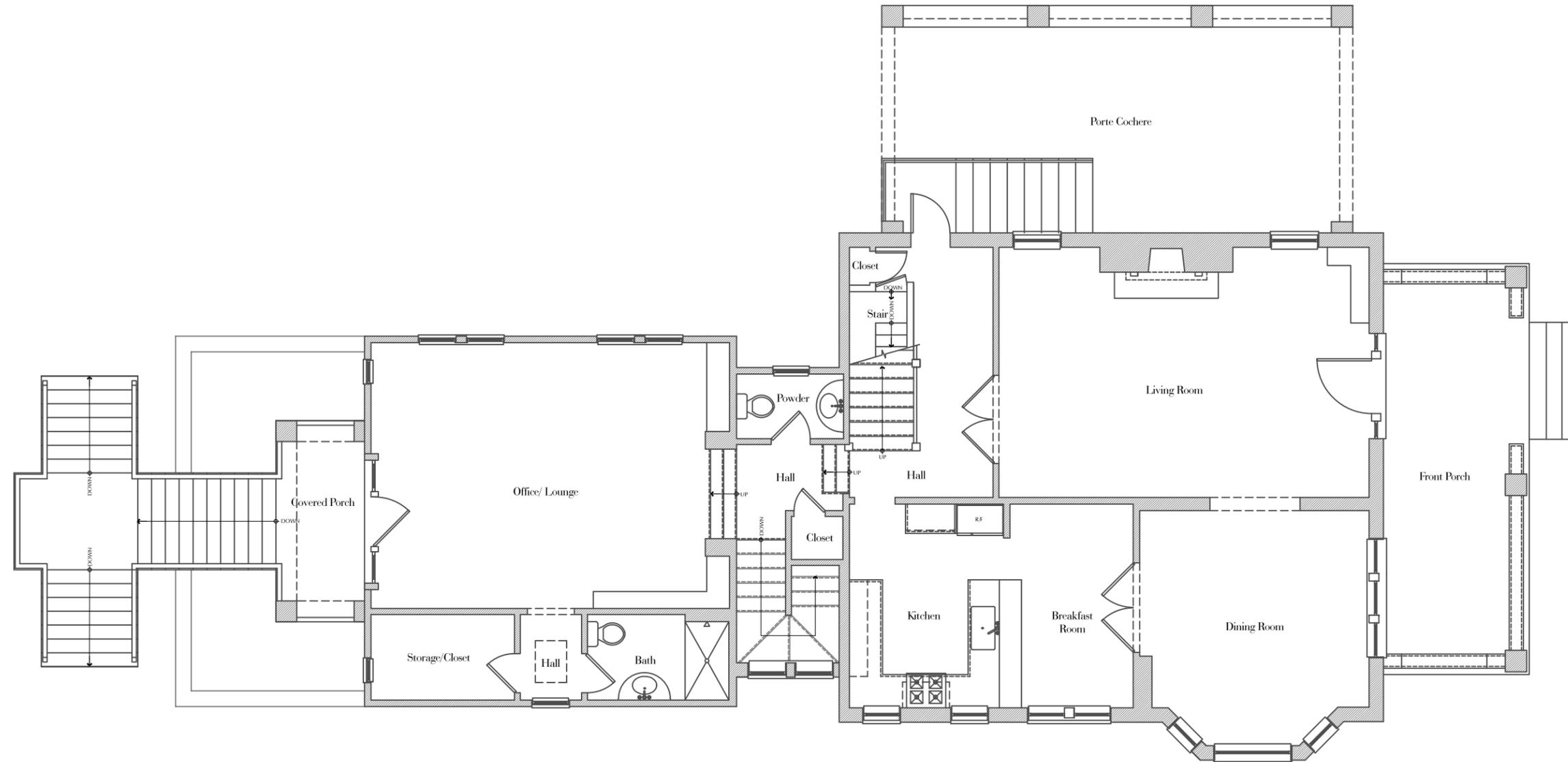
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Existing Main Floor Plan

Extensions + Renovations for:

# The Farr Residence

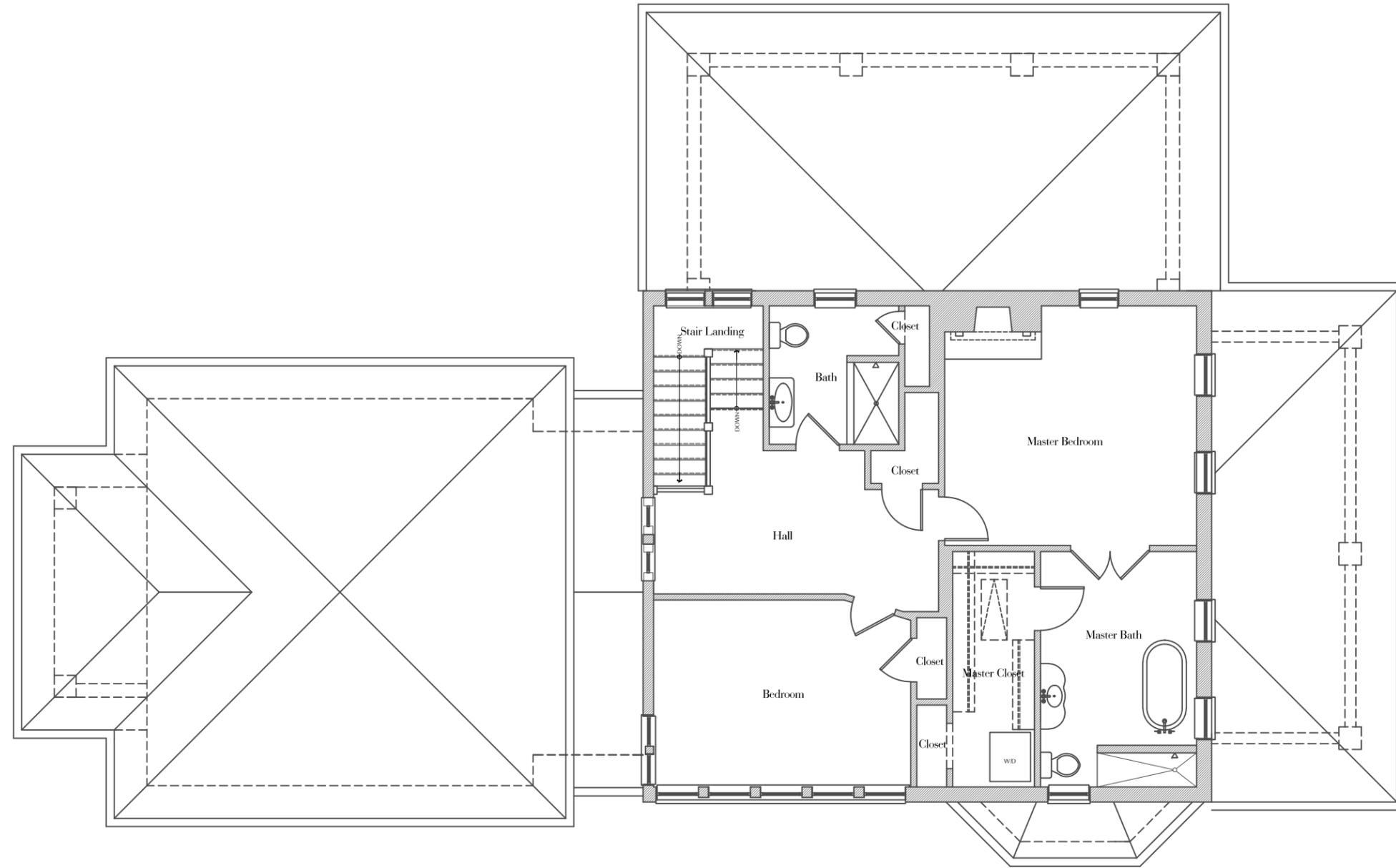
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Existing Upper Floor Plan



Extensions + Renovations for:

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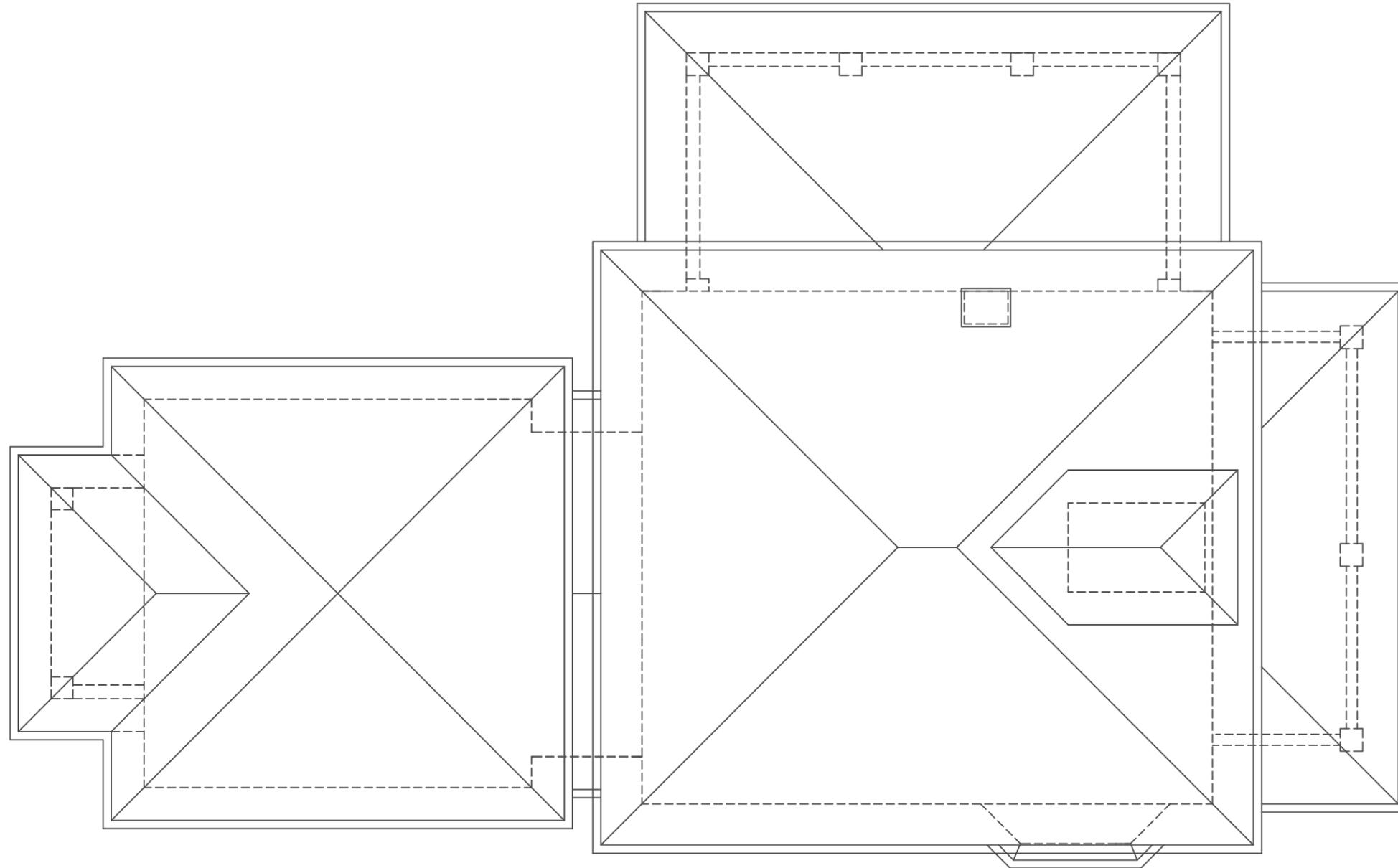
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Existing Roof Plan



Extensions + Renovations for:

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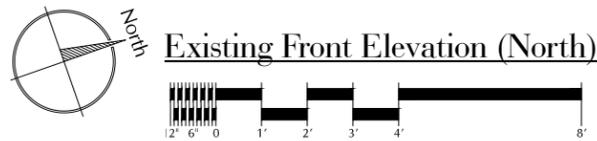
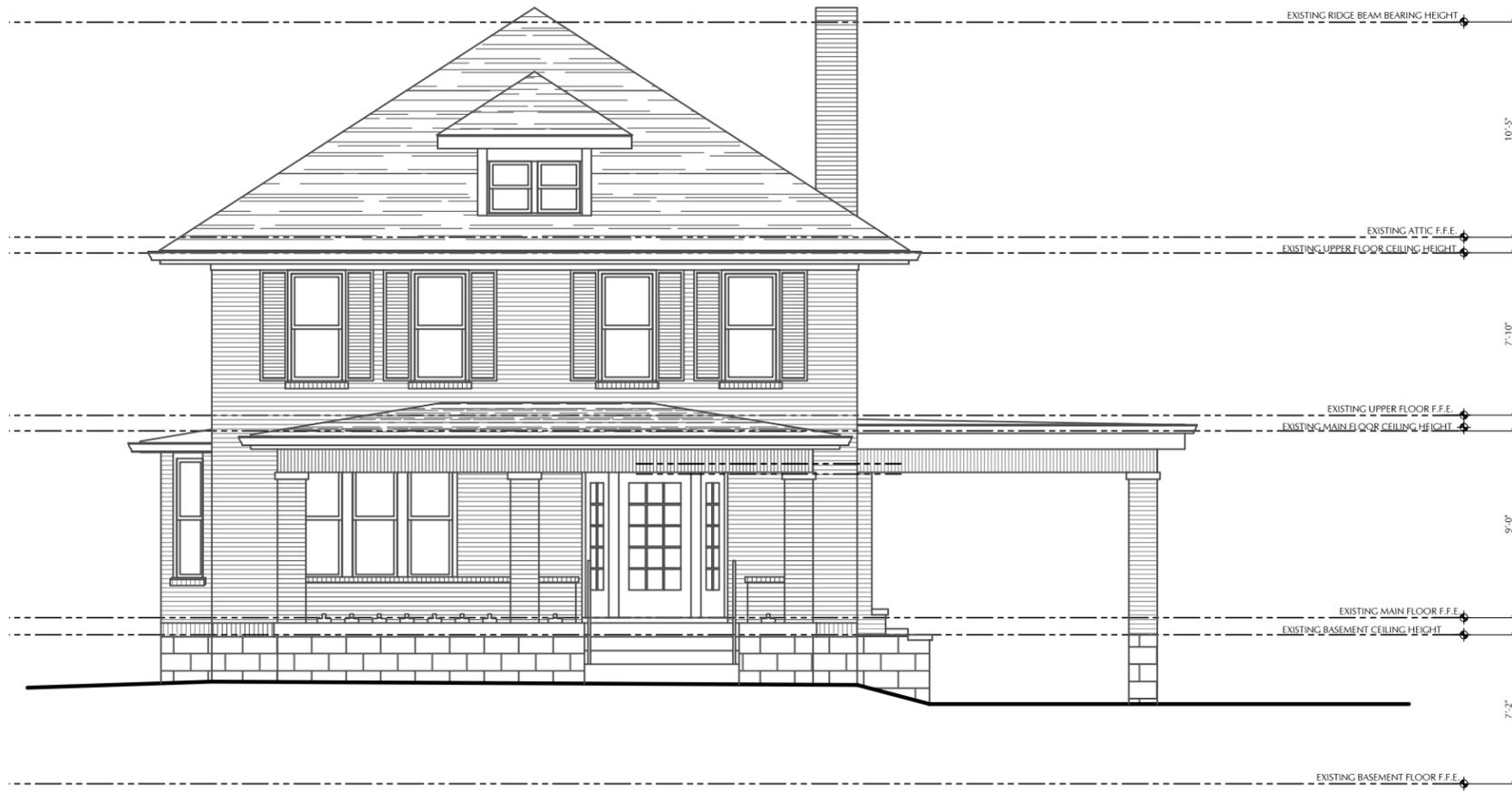
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Existing Front Elevation (North)



Existing Rear Elevation (South)



Extensions + Renovations for:

# The Farr Residence

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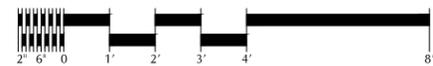
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Existing Side Elevation (East)



Extensions + Renovations for:

# The Farr Residence

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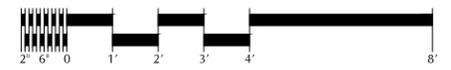
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Existing Side Elevation (West)



Extensions + Renovations for:  
**The Farr Residence**

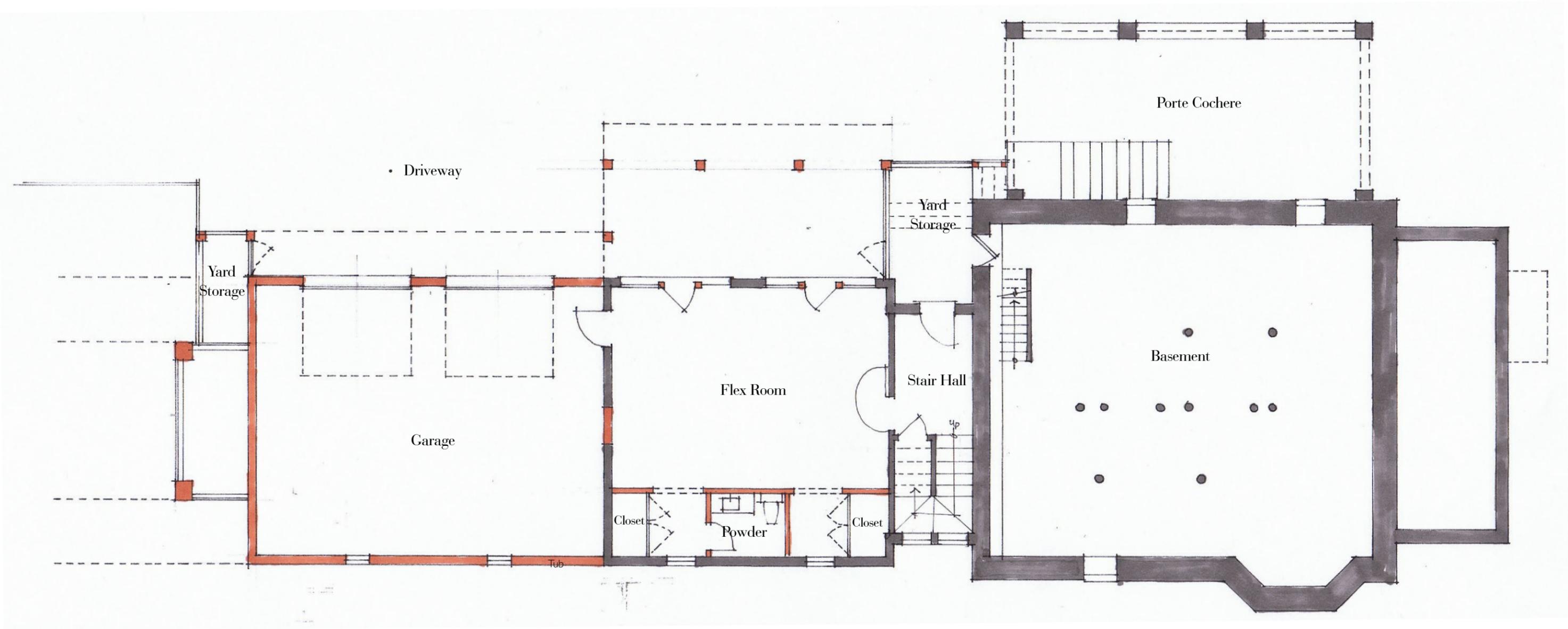
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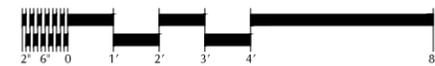
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Proposed Basement Floor Plan



Extensions + Renovations for:

# The Farr Residence

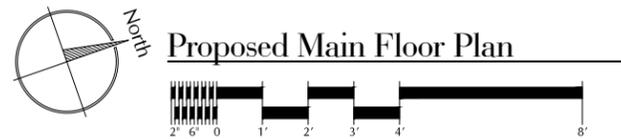
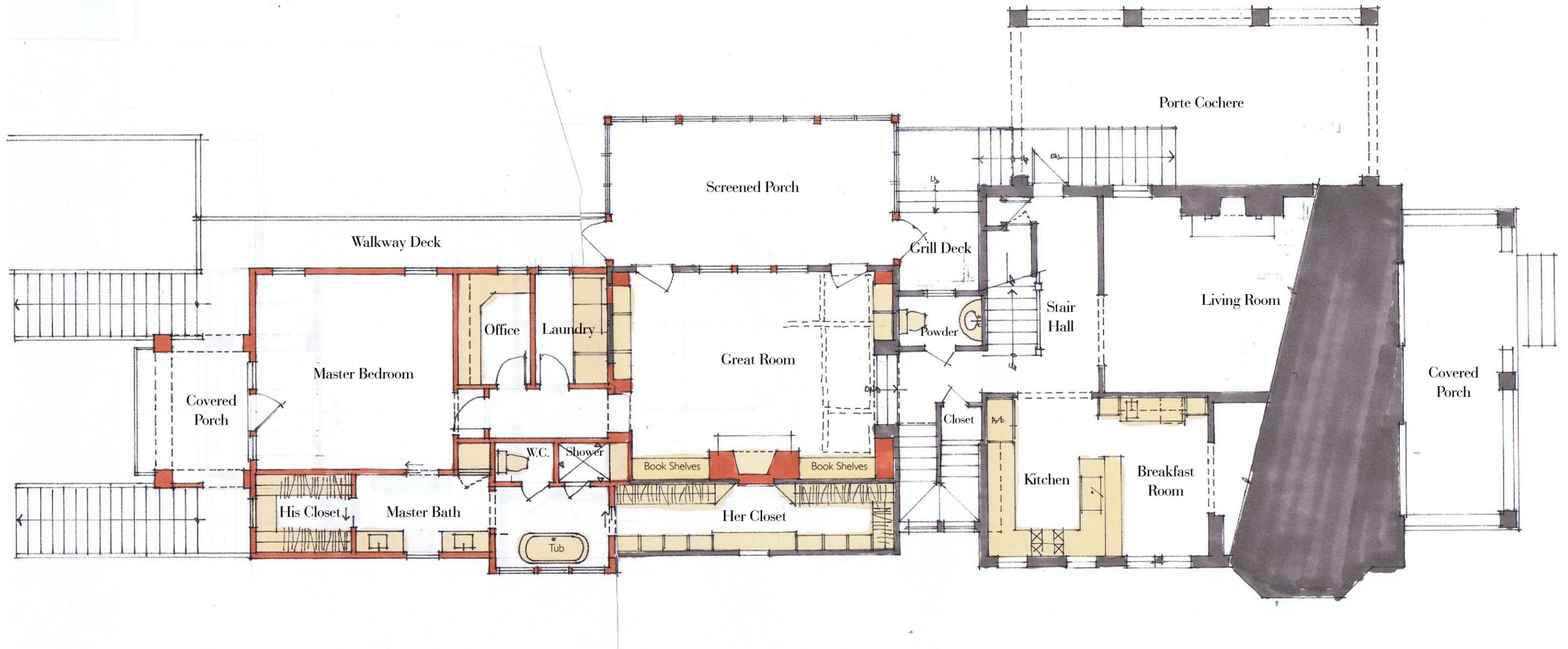
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Extensions + Renovations for:

# The Farr Residence

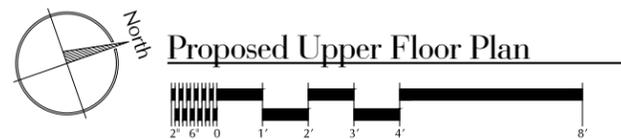
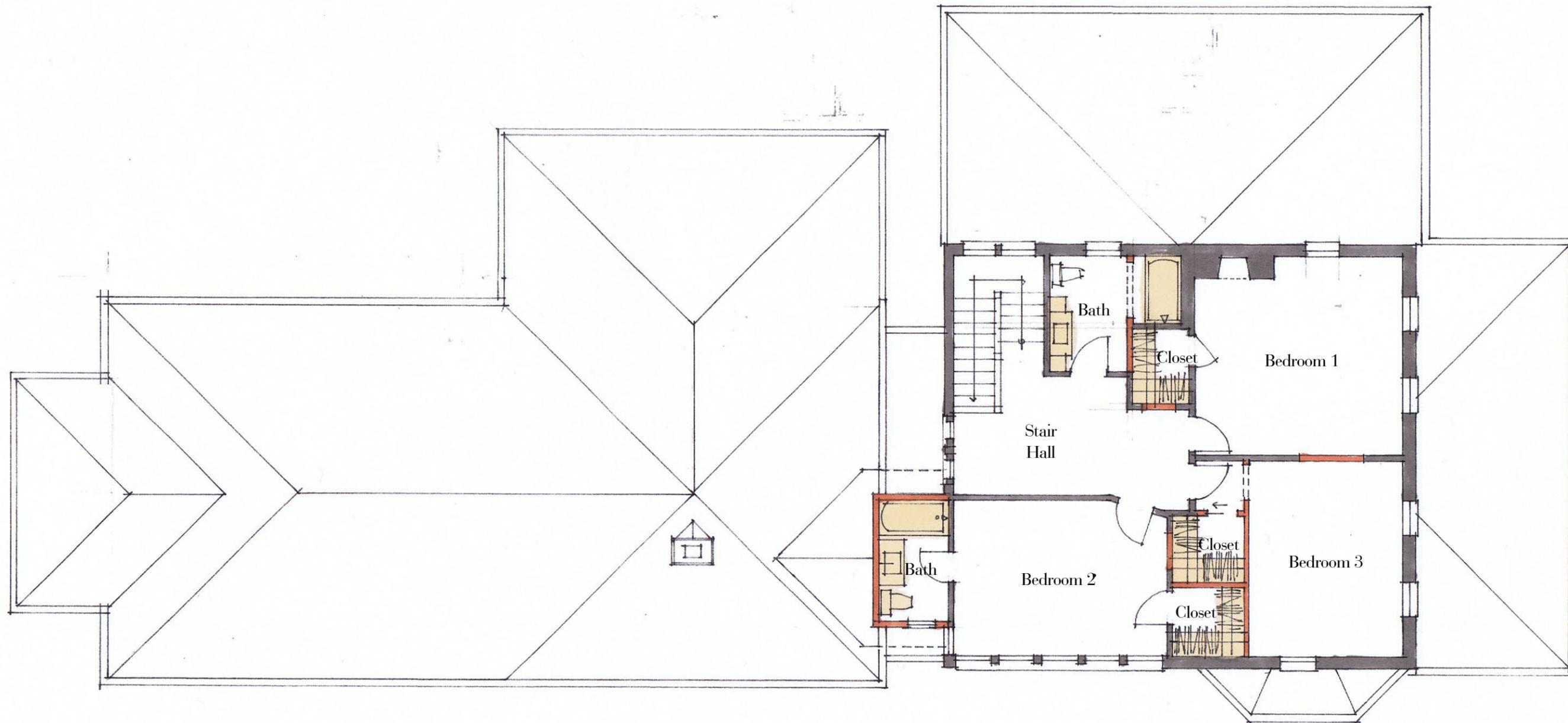
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Proposed Upper Floor Plan

Extensions + Renovations for:

# The Farr Residence

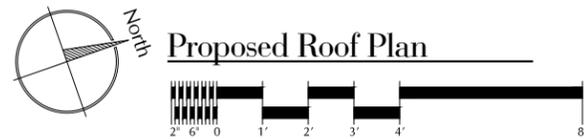
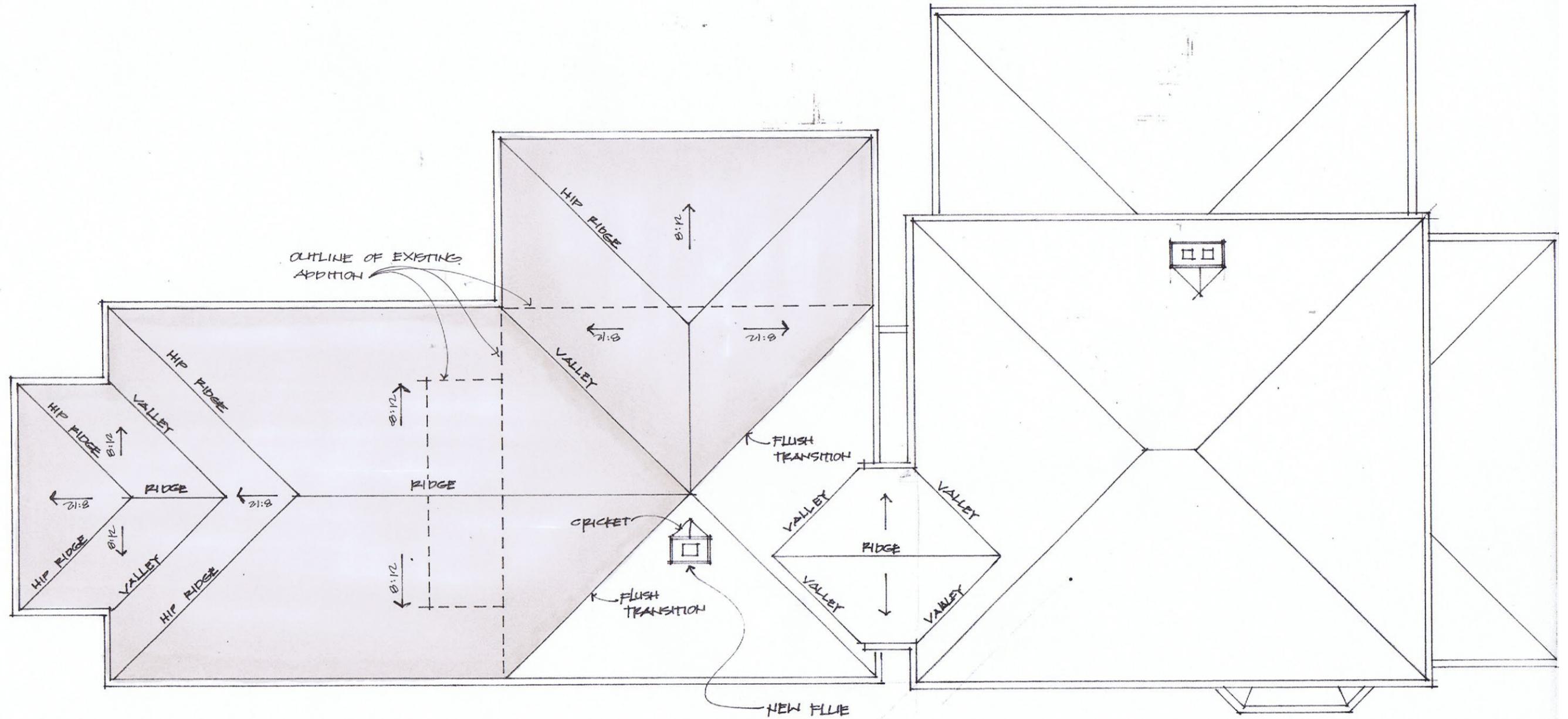
1607 Linden Avenue  
Nashville, Tennessee 37212

SUBMITTAL DRAWINGS FOR METROPOLITAN HISTORIC ZONING COMMISSION

03 MARCH 2014



**Van Pond Architect<sup>LLC</sup>**  
1200 Division Street  
Suite 101  
Nashville, Tennessee  
37203  
615.499.4387  
vanpondarchitect.com



Extensions + Renovations for:

# The Farr Residence

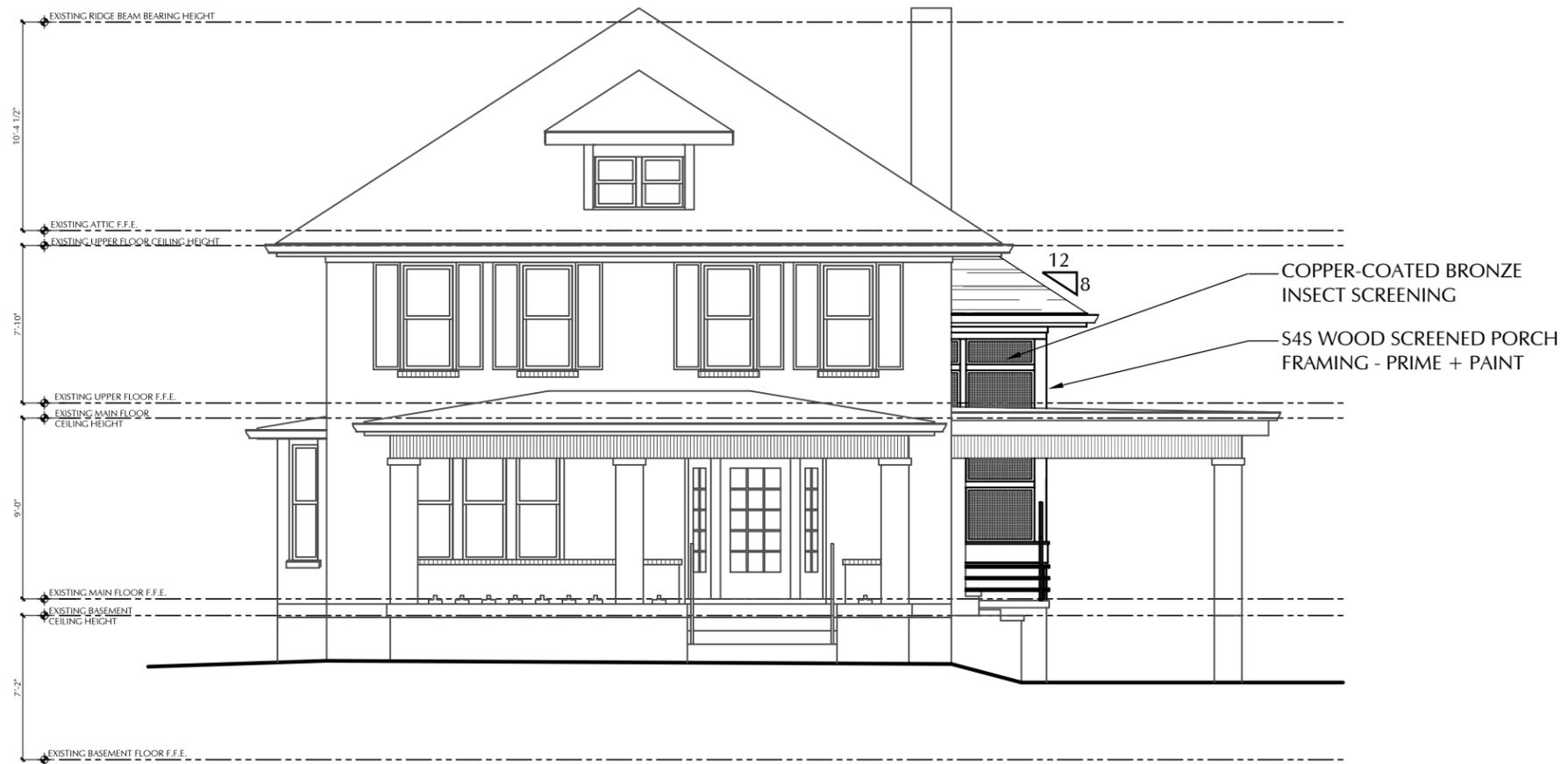
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 Nashville, Tennessee 37212

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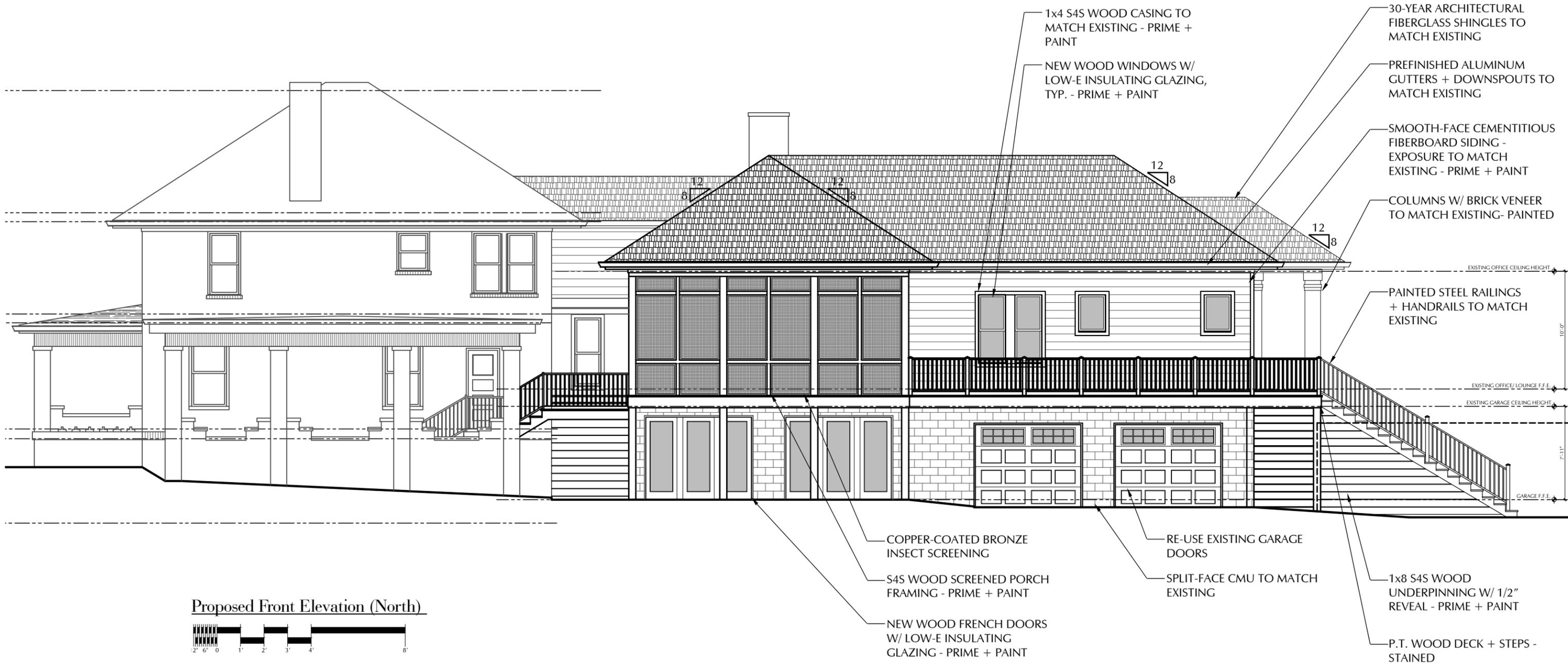
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Proposed Front Elevation (North)



Extensions + Renovations for:

# The Farr Residence

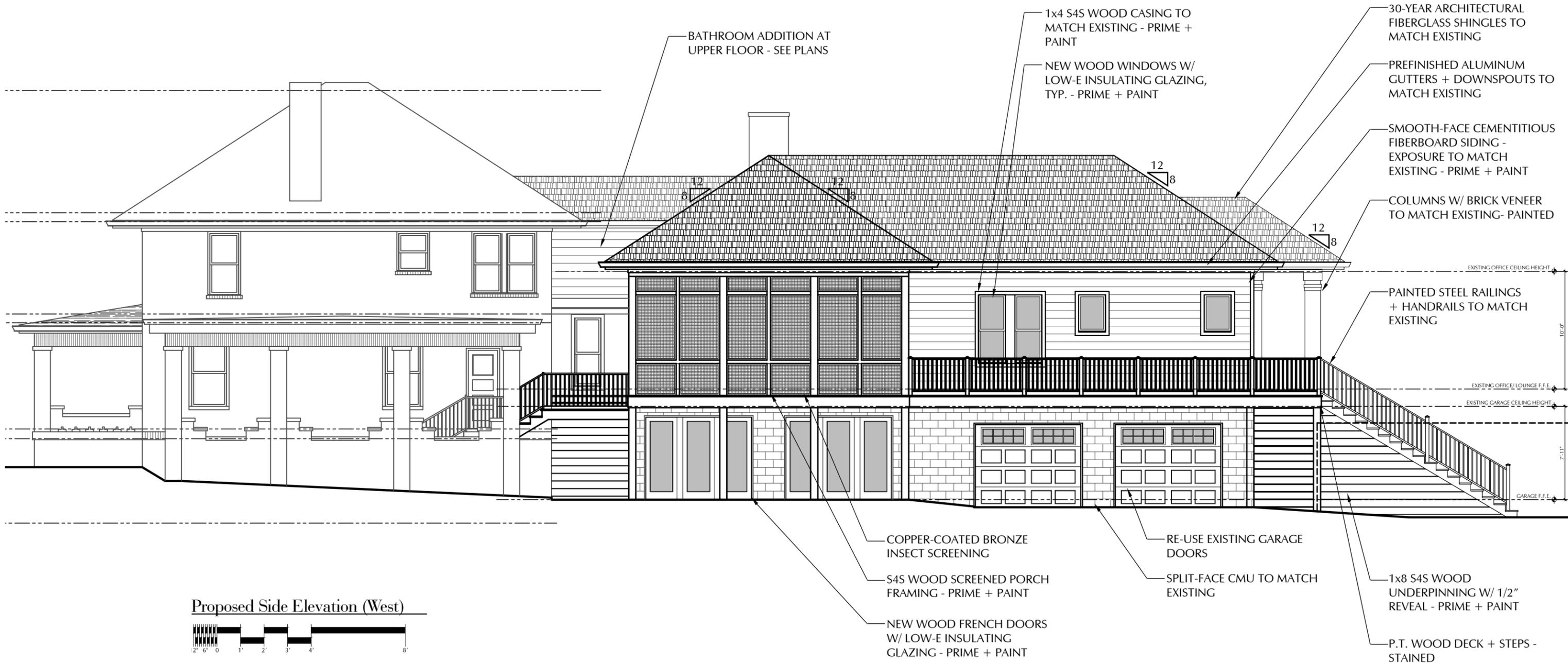
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Proposed Side Elevation (West)



Extensions + Renovations for:

# The Farr Residence

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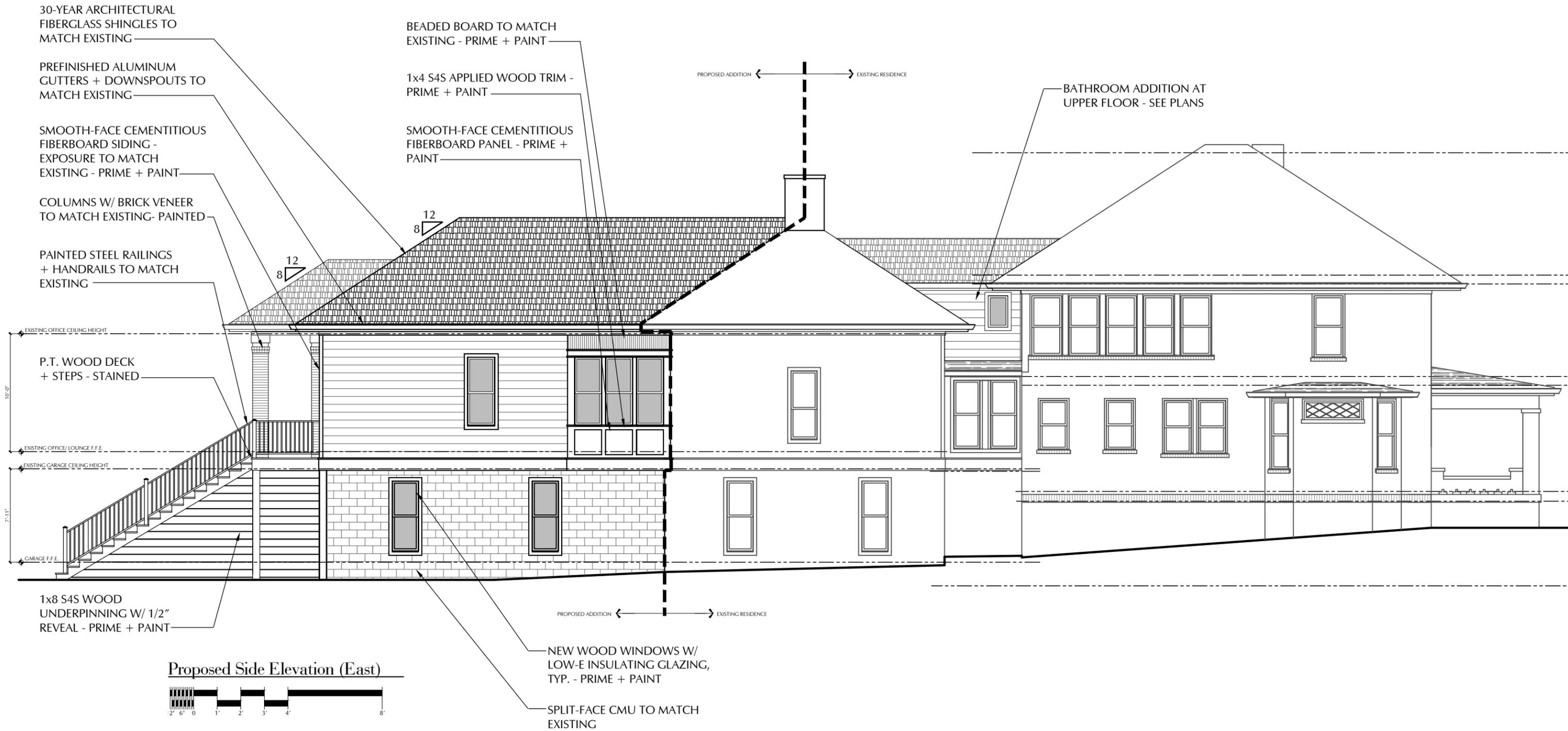
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