



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

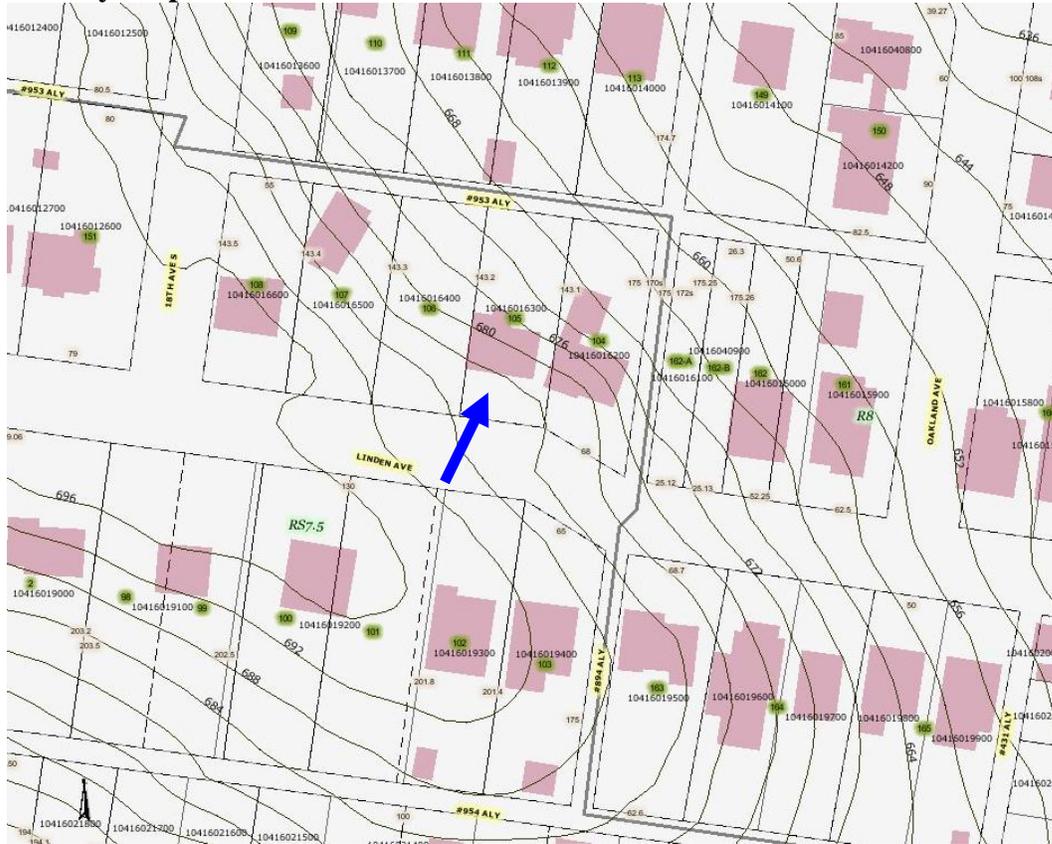
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1720 Linden Avenue
August 15, 2012

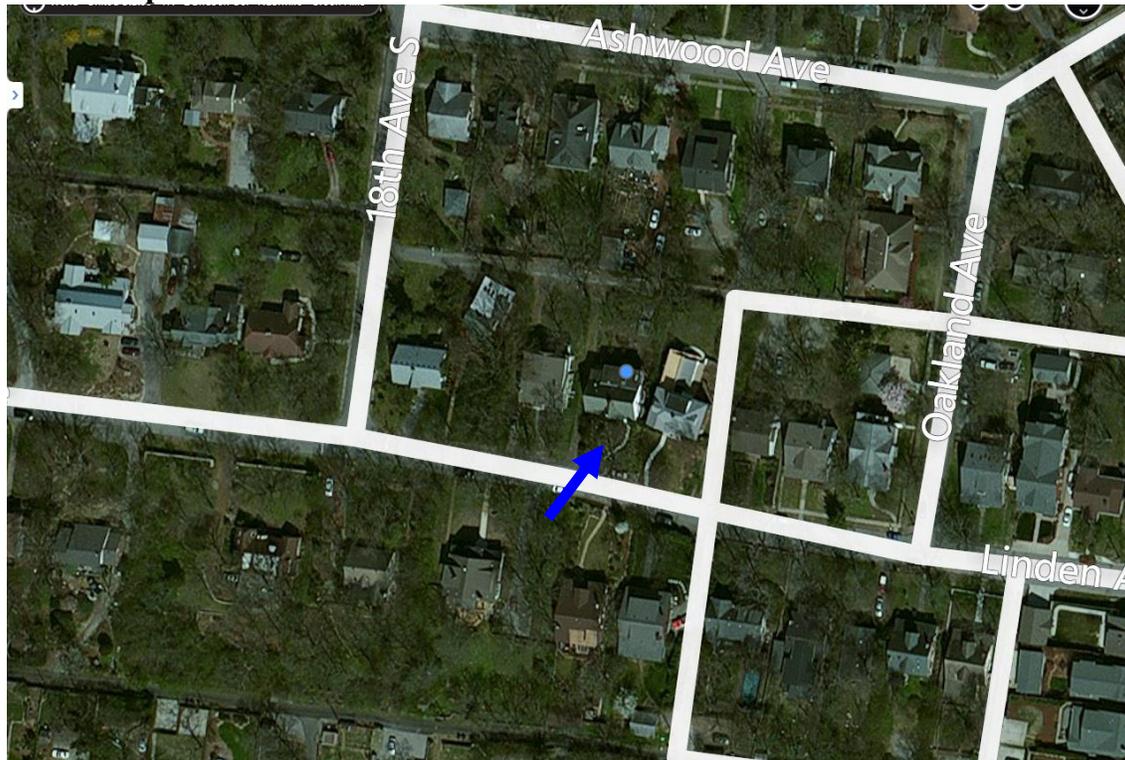
Application: New Construction—addition; Partial demolition.
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416016300
Applicant: Van Pond, AIA
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to demolish non-contributing rear additions, and construct a new rear addition. The application also involves re-opening the enclosed porch at the front-right corner of the house.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. The applicant submit revised drawings for the right/east façade and the rear façade showing the dormers proposed for the western portion of the addition. 2. Staff review and approve the asphalt shingle color, all window and door specifications, and a brick sample prior to purchase and installation of these materials. <p>With these conditions, staff finds that the application meets Sections II.B.1., II.B.2., and III.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan 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.

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

Appropriate setback reductions 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*

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.

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.

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

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

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).

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.

d. 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.

e. Additions should follow the guidelines for new construction.

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 91.65 of the historic zoning ordinance.

Background: 1720 Linden Avenue is a c. 1920 Tudor-style house. It is listed as a contributing structure in the Belmont-Hillsboro National Register Historic District.



Analysis and Findings:

Application is to demolish non-contributing rear additions, and construct a new rear addition. The application also involves re-opening the enclosed porch at the front-right corner of the house.

Partial Demolition: The applicant is proposing to demolish existing rear additions (see photo to right). The existing rear additions do not relate to the architectural or structural integrity of the house and are not original to the house. The rear additions do not appear on the 1951 Sanborn map (see map on next page); the addition that is indicated on the Sanborn does not match the footprint or location of the existing additions. Most of the original back wall of the house is no longer existing, but the corners of the house remain and will be retained as part of the new addition.

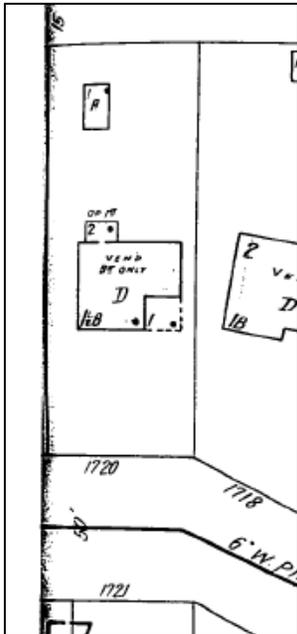


Rear façade showing existing additions to be demolished

Based on the age, appearance, and lack of historic integrity of the rear additions, staff

finds that the rear additions do not contribute to the architectural and historic character of the house or the district and that their demolition meets Section III.B.2.b. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

The applicant is also proposing to remove the enclosure of the porch on the front-right corner of the house (see photo below). The enclosure includes siding, a door, and an awning. The existing brick piers, brick veneer, stucco veneer, and roof rack will remain as part of the project. The 1951 Sanborn map indicates that this porch used to be open in nature but was enclosed at some point after 1951 (see map below). The design and materials of the enclosure do not add to the architectural or historic character of the house, and staff finds that the removal of the enclosure and re-opening of this front-right corner porch meet Section III.B.2.b. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



1951 Sanborn Map, showing that the rear additions are not original and the porch on the front-right corner was not originally enclosed.

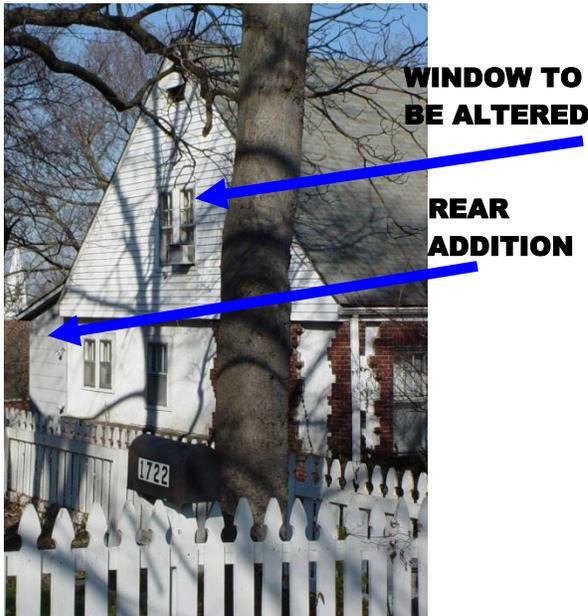


Right façade, showing the existing enclosed porch, the gable field window to be altered, and the rear addition to be removed.

The project also includes enlarging the two gable field window openings on the side facades to allow for egress (see photo above and photo on next page). The existing openings are five feet by five feet, six inches (5' X 5'6"), and include two double hung windows. The new window openings will be seven feet by six feet (7' X 6') and will also include two double hung windows. Staff finds the alteration of the window openings to be appropriate because they are located on side facades, and the enlargement is relatively modest and will retain the configuration of two double hung windows. The gable fields' existing vinyl siding will also be removed and replaced with new smooth Hardie Plank

siding with a five inch (5”) reveal and with Hardie trim battens. Staff finds this to be appropriate since the existing siding is not original to the house and cladding alone is not reviewed in a neighborhood conservation zoning overlay.

Finally, an existing metal shed, which is less than one hundred square feet (100 sq. ft.) and does not have a foundation, will be removed as part of the application (see photo below).



Left façade, with rear addition to be demolished and window opening to be altered marked with arrow



An existing shed, which is less than 100 sq. ft and lacks a foundation, will be removed.

Location and Setback: The proposed addition is located entirely behind the historic house. It is inset one foot, six inches (1’6”) from both sidewalls of the historic house, and it meets all base zoning requirements for setbacks. Staff finds the location and setbacks of the proposed addition to meet Sections II.B.1.c. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The site slopes significantly to the back of the property. The existing house is therefore one-and-a-half stories tall at the front, but becomes more like two- to two-and-a-half stories at the rear. The existing house is approximately thirty feet (30’) tall, when measured from the front elevation. It is approximately forty-six feet (46’) wide and approximately forty-two feet (42’) deep, which includes the ten foot, six inch (10’6”) deep existing additions that are to be demolished. The existing house’s square footage is approximately one thousand, eight hundred and seventy square feet (1870 sq. ft.).

The addition will be lower in height than the existing house and will connect to the house’s roof at a point six inches (6”) below the ridge. It will remain six inches (6”) lower than the house for its entire width and depth. Because of the slope of the site, it

will have a maximum height of approximately forty feet (40') at the rear. The addition will be inset from the side walls of the house one foot, six inches (1'6"). Although the Commission typically asks for an inset of two feet (2') or greater when the addition is more than one story in height, staff finds this inset appropriate because there will be a change in material from the house (which is stucco and brick) to the addition (which will be Hardie plank siding with battens). The one foot, six inch (1'6") inset and the change in material will help distinguish the historic house from the addition.

The addition will have a maximum depth of twenty-nine feet, four inches (29'4") and a maximum width of approximately forty-three feet (43'). The addition will add approximately one thousand, one hundred and six square feet (1106 sq. ft.) to the house. After the demolition of the existing additions and the construction of the new addition, the percentage of open space for the lot will be approximately sixty-nine percent (69%). The addition will reduce the lot's open space by approximately nine percent (9%). Staff finds this reduction in open space to be appropriate because the resulting open space is still compatible with the open space ratios of the immediate context, which range from sixty-four to ninety-one percent (64% - 91%).

Staff finds the height and scale of the proposed addition to meet Sections II.B.1.a., II.B.1.b., and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof: The existing house has a cross-gabled roof with a slope of approximately 14/12. The rear addition will have two separate gable forms with a 14/12 slope. The two forms will be connected with a shed roof with a slope of 3/12. Shed dormers with a slope of 3/12 will also be constructed off of the back slope of the house's roof and on either side of the addition's western gable. Staff notes that the right (east) and rear elevation drawings do not show the dormers on the western gable of the addition, and staff asks that a condition of approval be that the applicant submit revised right and rear façade drawings to show the dormers.

With the condition that new right and rear façade drawings be submitted, staff finds the addition's roof pitches and forms to meet Sections II.B.1.e. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The dimension and design of windows and doors on the addition are similar to those on the existing house. The primary windows on the addition and on the accessory structure are taller than they are wide and therefore fit the proportions for historic window openings. There are no large expanses of wall space without a window or door opening. Staff finds that the addition's proportion and rhythm of openings meet Sections II.B.1.g. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The primary cladding material for the addition will be Hardie plank siding with a five inch (5") reveal and with Hardie trim

battens. Brick veneer will be used at the basement level and for the piers surrounding the enclosed porch. Split face concrete block will be used below the brick veneer as a foundation material, and the roof will be architectural fiberglass shingles. The chimney will be stucco. The windows will be wood with fully simulated divided lights, and the garage door will be steel. Staff asks to approve a brick sample, the asphalt shingle color, and all window and door specifications prior to purchase and installation.

With the staff's final approval of the windows, doors, and a brick sample, staff finds the materials for the proposed addition to meet Section II.B.1.d. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Outbuilding: The addition includes an attached garage at the rear of the property. The design guidelines allow for attached garages "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." Staff finds that the proposed attached garage meets all of these criteria. Because of the steep slope of the lot, the garage is located at the basement level of the house. It is located at the rear of the house, towards the back of the lot, in the general location of an historic accessory building. In addition, the garage doors are on the rear elevation and face the alley. The garage will be accessed via an existing curb cut and driveway, which will be extended as part of the project.

Staff finds the addition's garage to meet Section II.B.1.i. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

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

1. The applicant submit revised drawings for the right/east façade and the rear façade showing the dormers proposed for the western portion of the addition.
2. Staff review and approve the asphalt shingle color, all window and door specifications, and a brick sample prior to purchase and installation of these materials.

With these conditions, staff finds that the application meets Sections II.B.1., II.B.2., and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Extensions + Renovations for:

1720 Linden Avenue

Nashville, Tennessee 37212

01 AUGUST 2012

Van Pond **Architect** PLLC

1200 Division Street
Suite 101
Nashville, Tennessee
37203

615.499.4387

vanpondarchitect.com





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NORTH

Proposed Site Plan

1"=40'-0"

Extensions + Renovations for:

1720 Linden Avenue

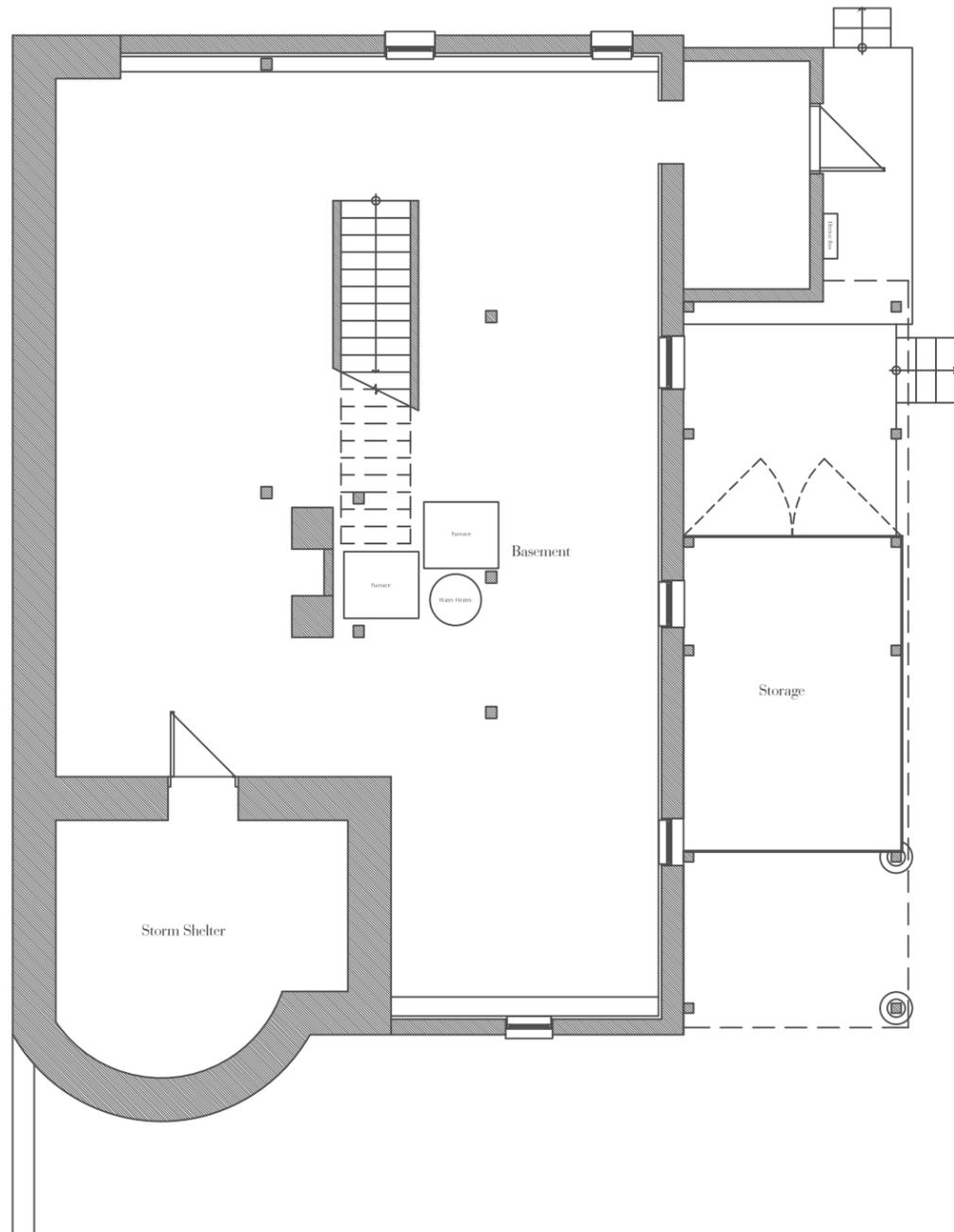
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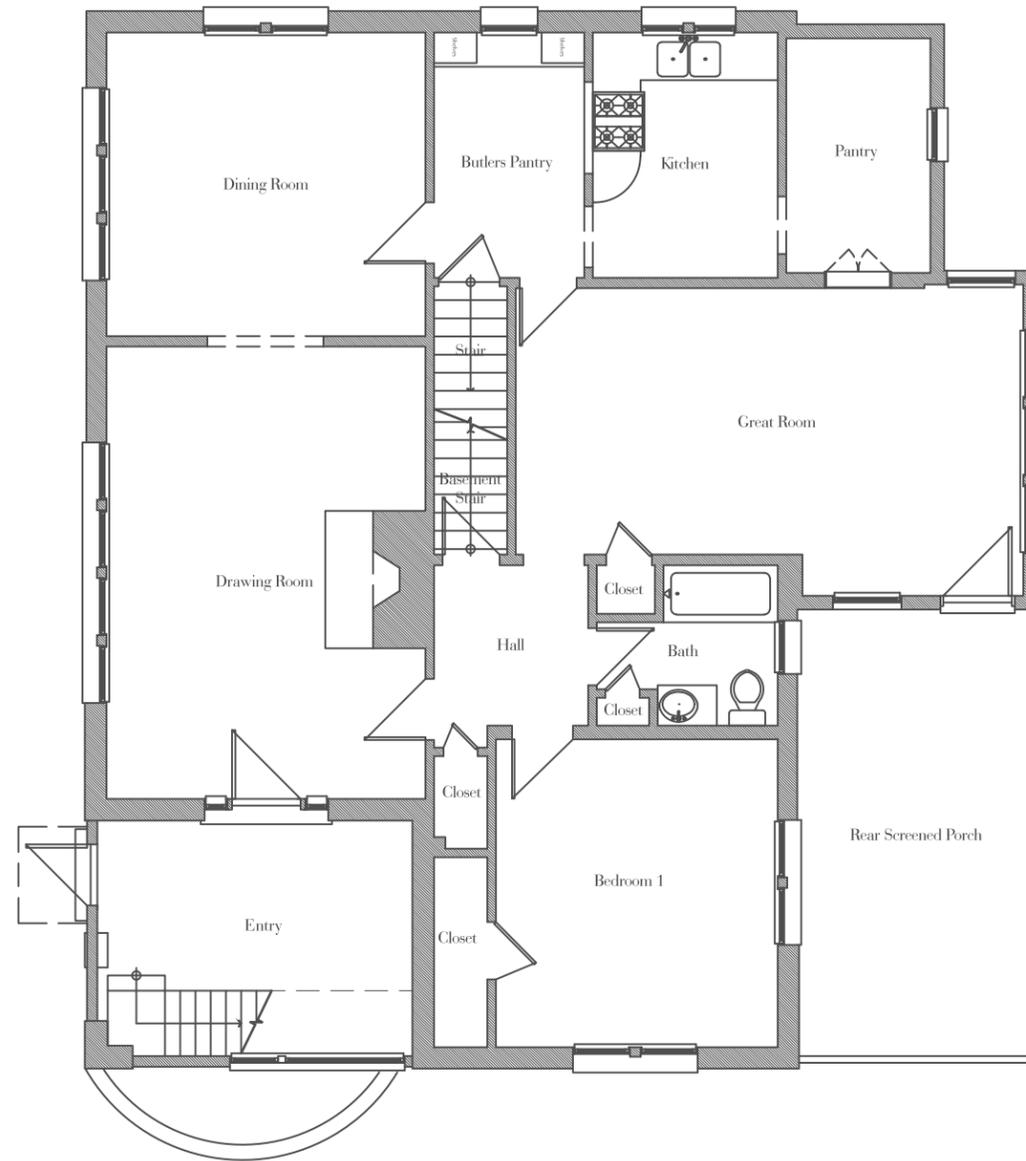
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37203
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Existing Basement Floor Plan
1"=8'-0"



Existing Main Floor Plan
1"=8'-0"

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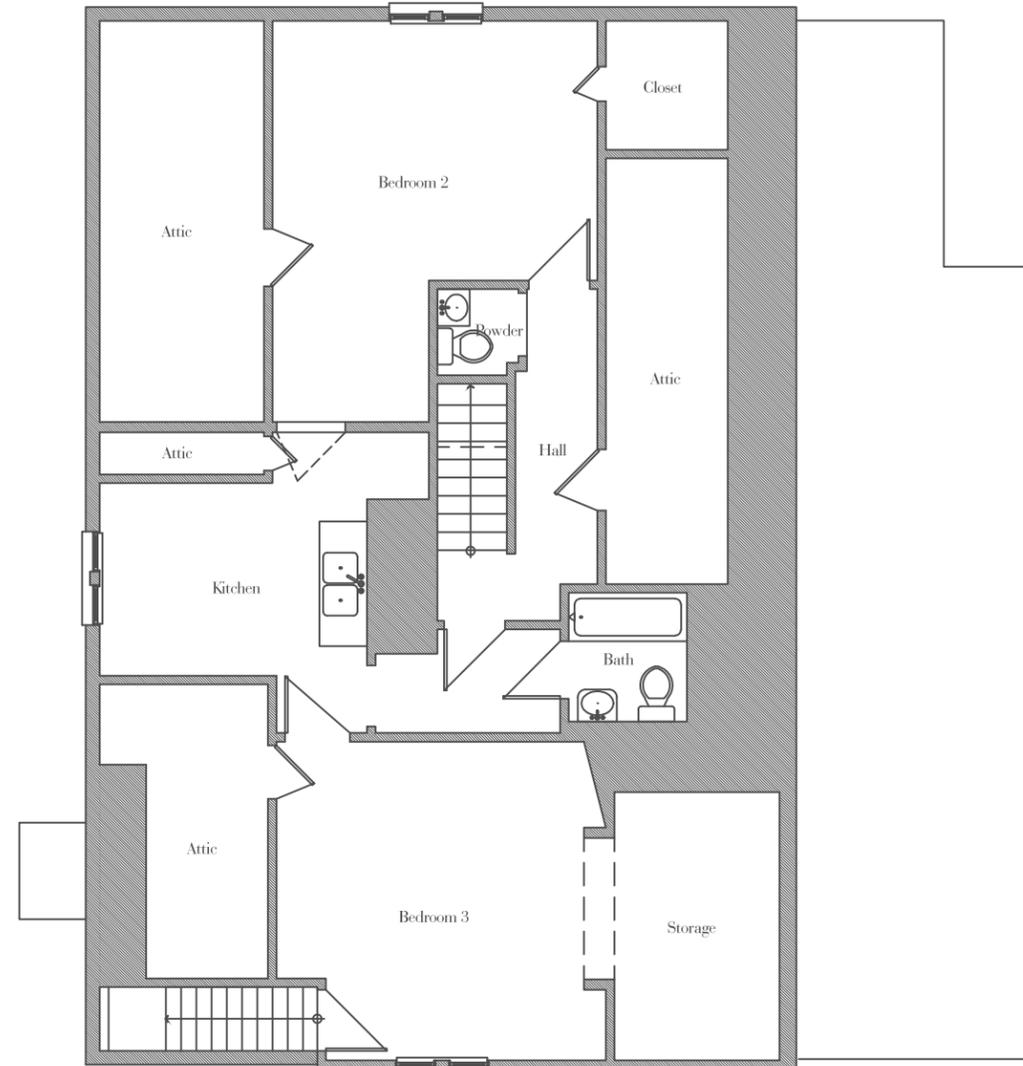
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37203
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Existing Upper Floor Plan
 1"=8'-0"

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Extensions + Renovations for:
1720 Linden Avenue
 Nashville, Tennessee 37212

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 Nashville, Tennessee
 37203
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Existing South Elevation (Front)
1"=8'-0"

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Nashville, Tennessee 37212

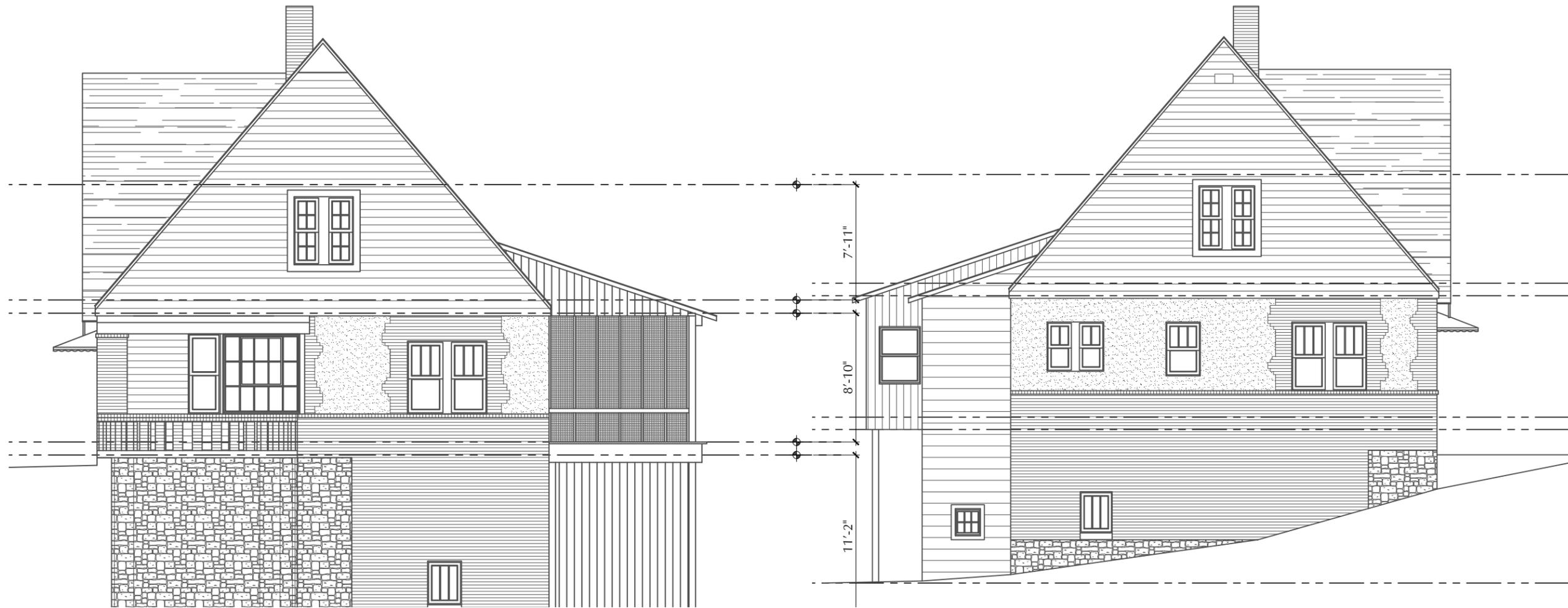
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1200 Division Street
Suite 101
Nashville, Tennessee
37203
615.499.4387

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Existing West Elevation (from Driveway)
1"=8'-0"

Existing East Elevation
1"=8'-0"

Extensions + Renovations for:

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Nashville, Tennessee
37203

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Existing North Elevation
1"=8'-0"

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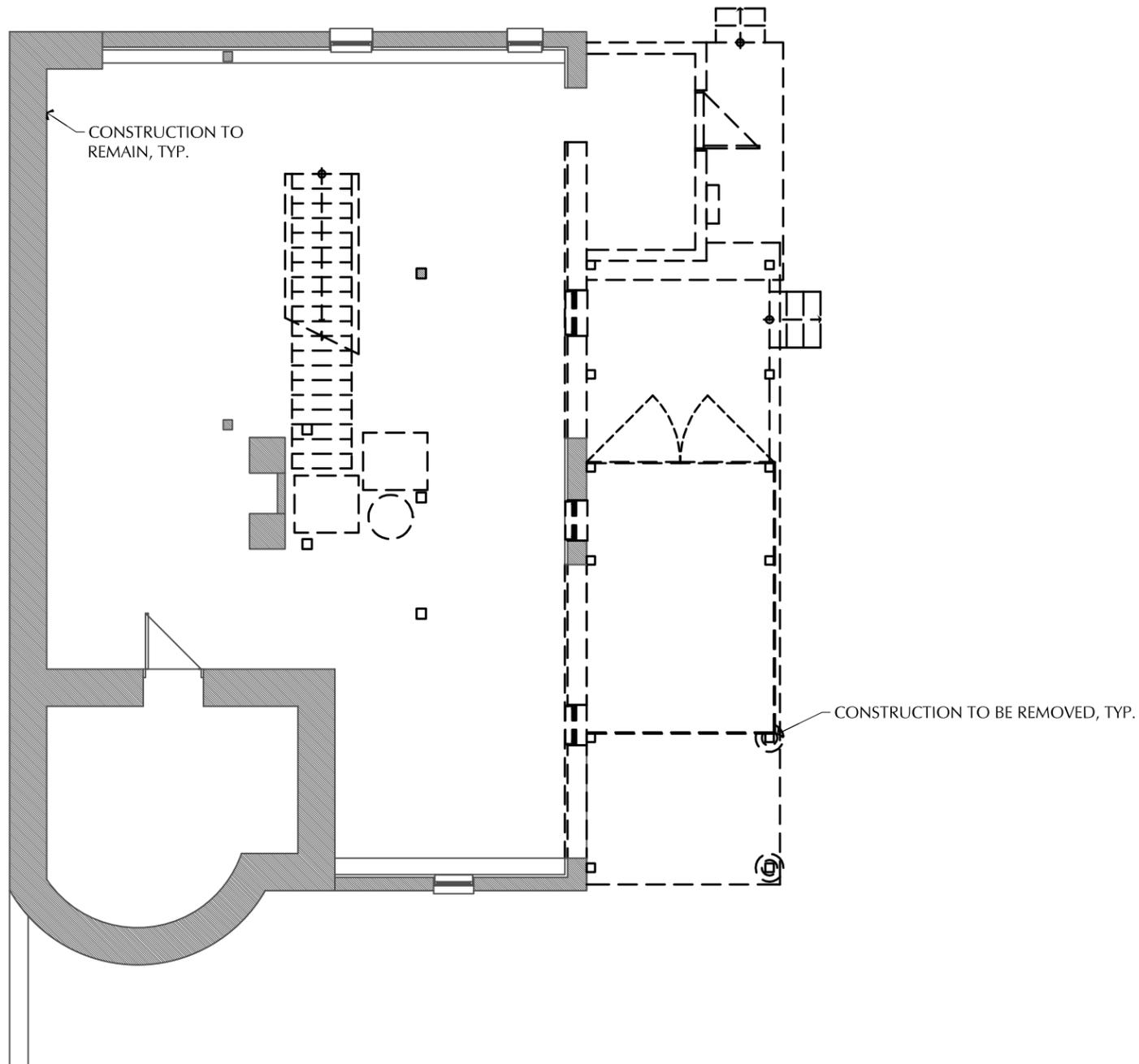
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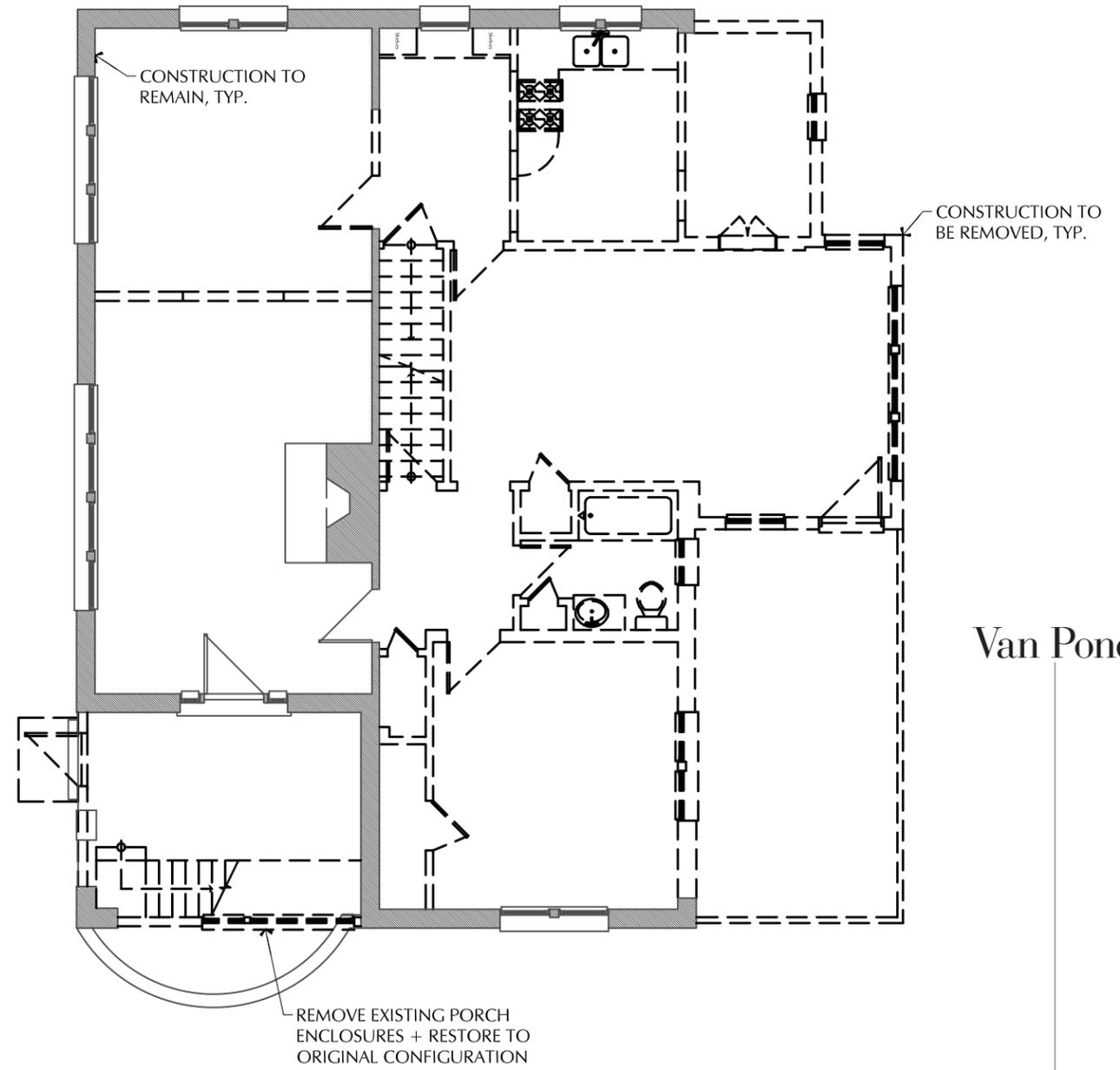
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37203
615.499.4387

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Basement Floor Demolition Plan
1"=8'-0"



Main Floor Demolition Plan
1"=8'-0"

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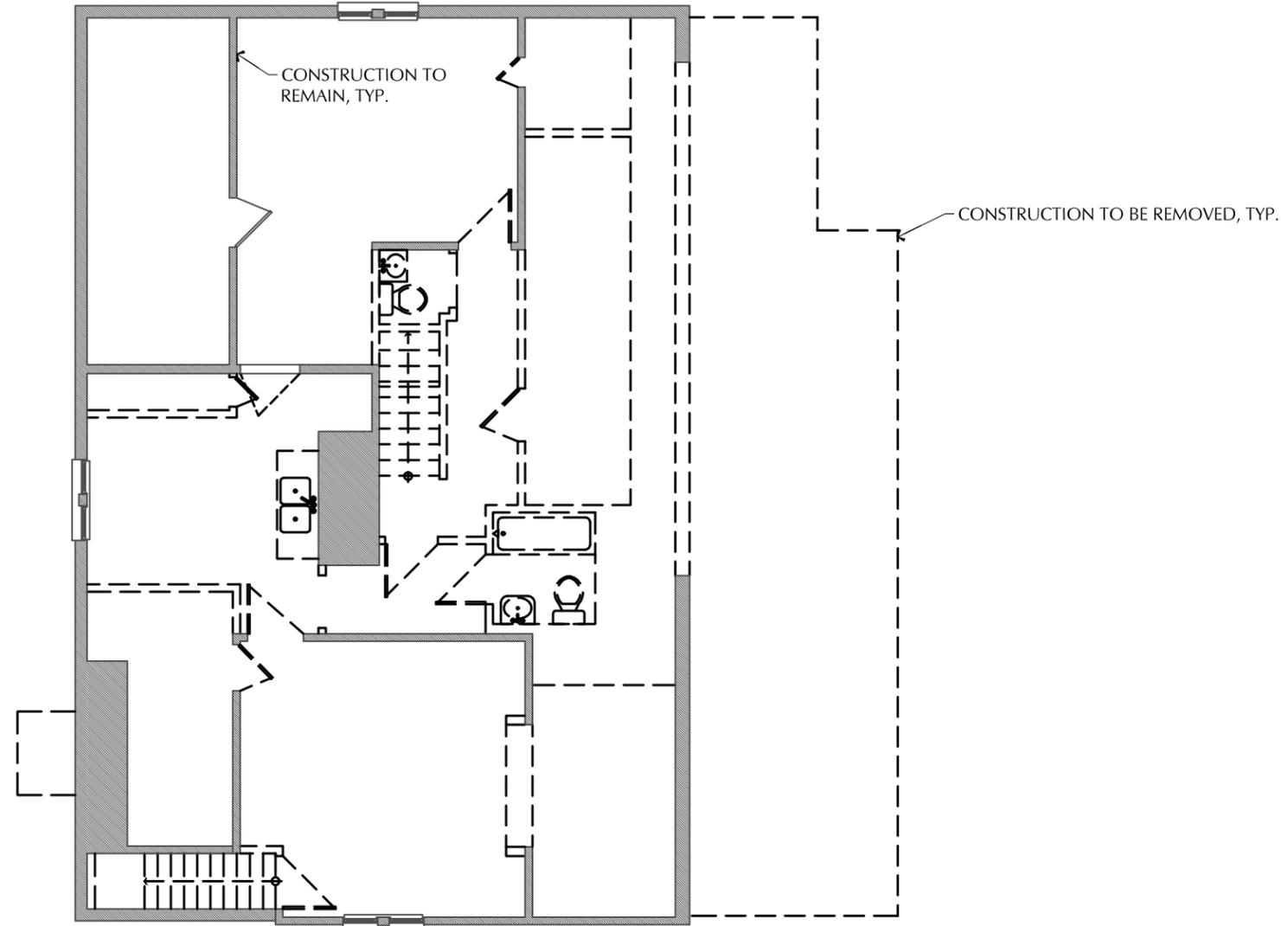
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37203
615.499.4387

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Upper Floor Demolition Plan
1"=8'-0"

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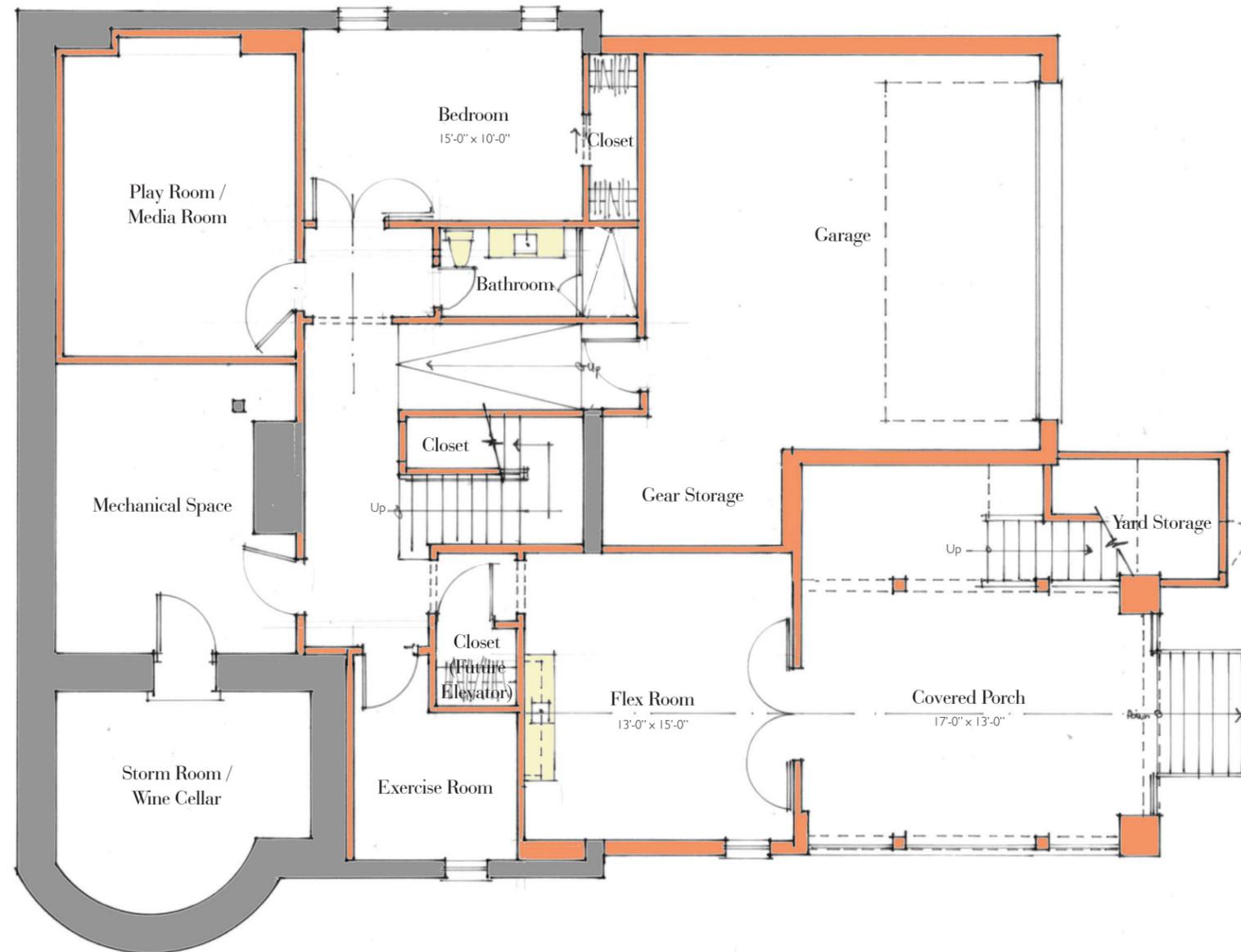
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37203
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Proposed Basement Plan
1"=8'-0"

Extensions + Renovations for:
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 Nashville, Tennessee 37212

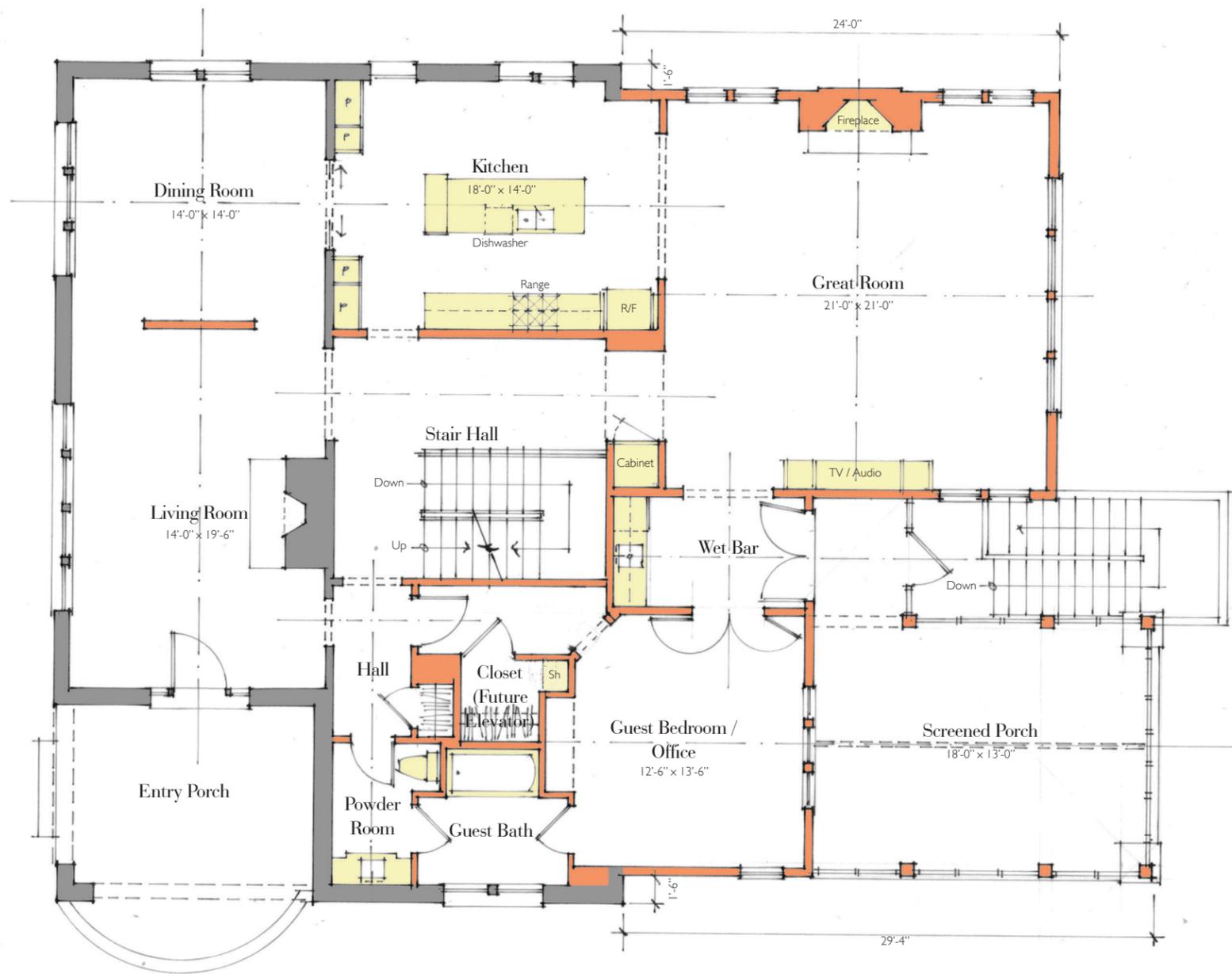
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1200 Division Street
 Suite 101
 Nashville, Tennessee
 37203
 615.499.4387

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Proposed Main Floor Plan
 1"=8'-0"

Extensions + Renovations for:
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 Nashville, Tennessee 37212

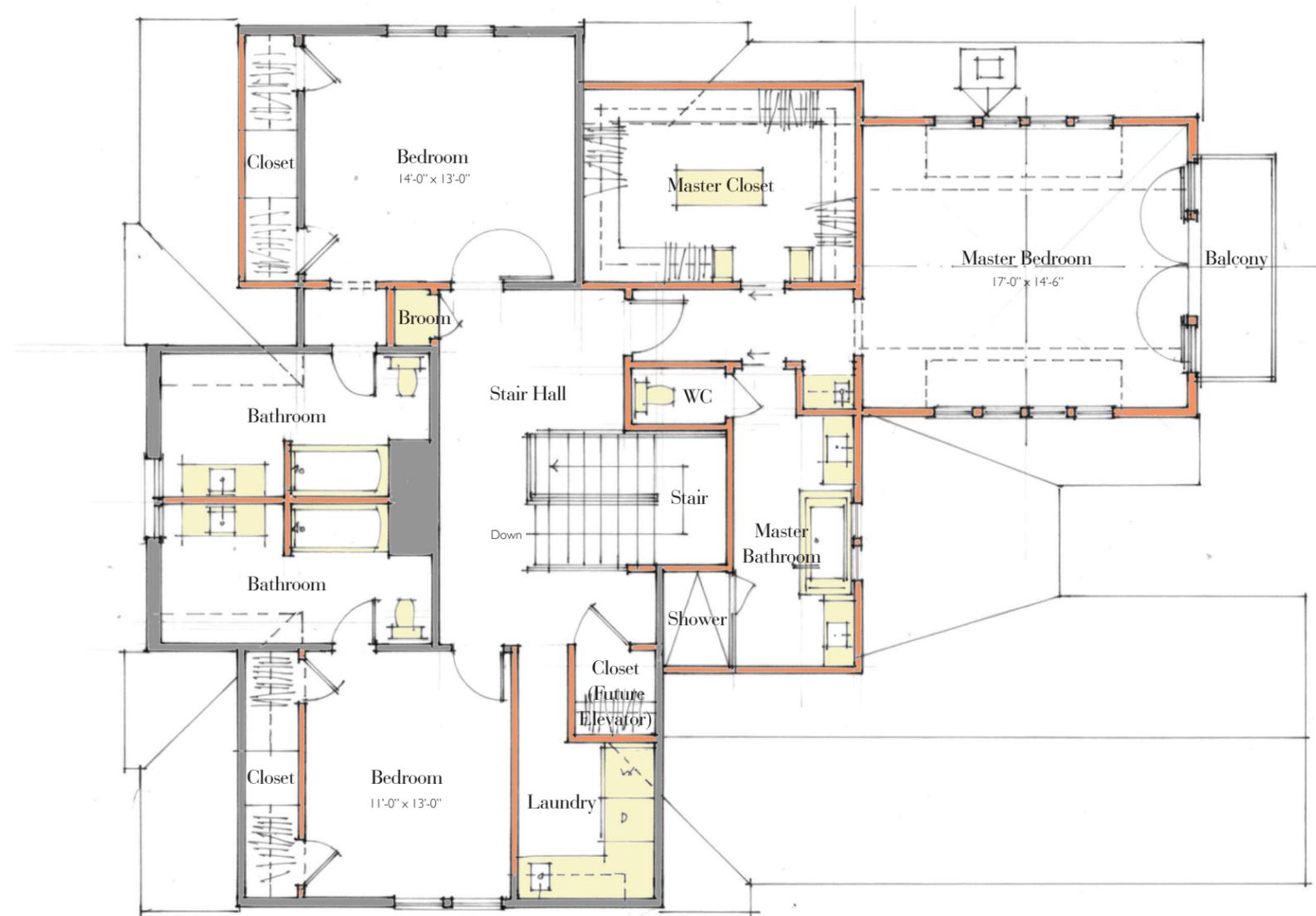
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 Suite 101
 Nashville, Tennessee
 37203
 615.499.4387

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Proposed Upper Floor Plan
 1"=8'-0"

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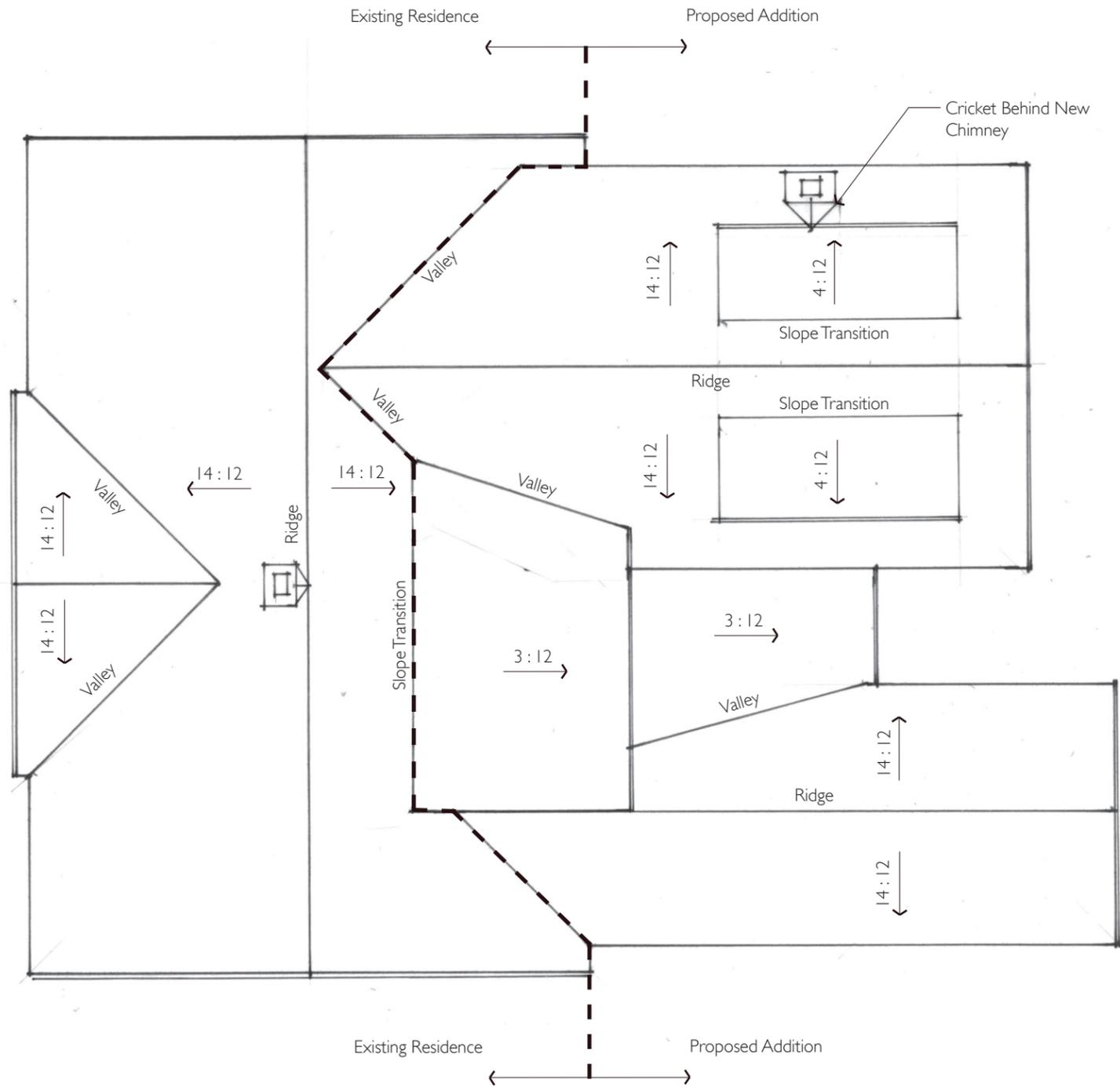
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Proposed Roof Plan
1"=8'-0"

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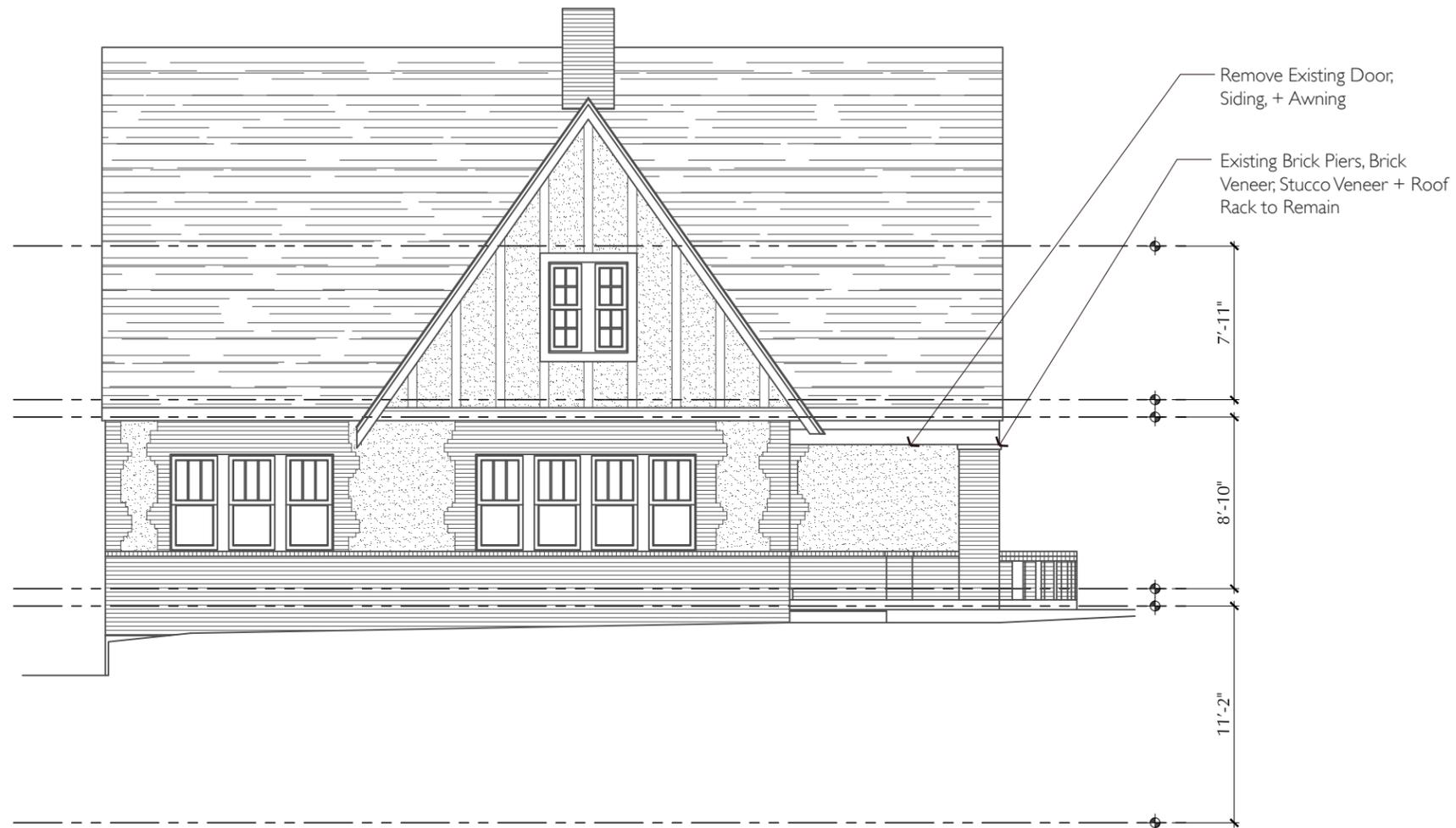
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Proposed South Elevation (Front)
1"=8'-0"

Extensions + Renovations for:

1720 Linden Avenue

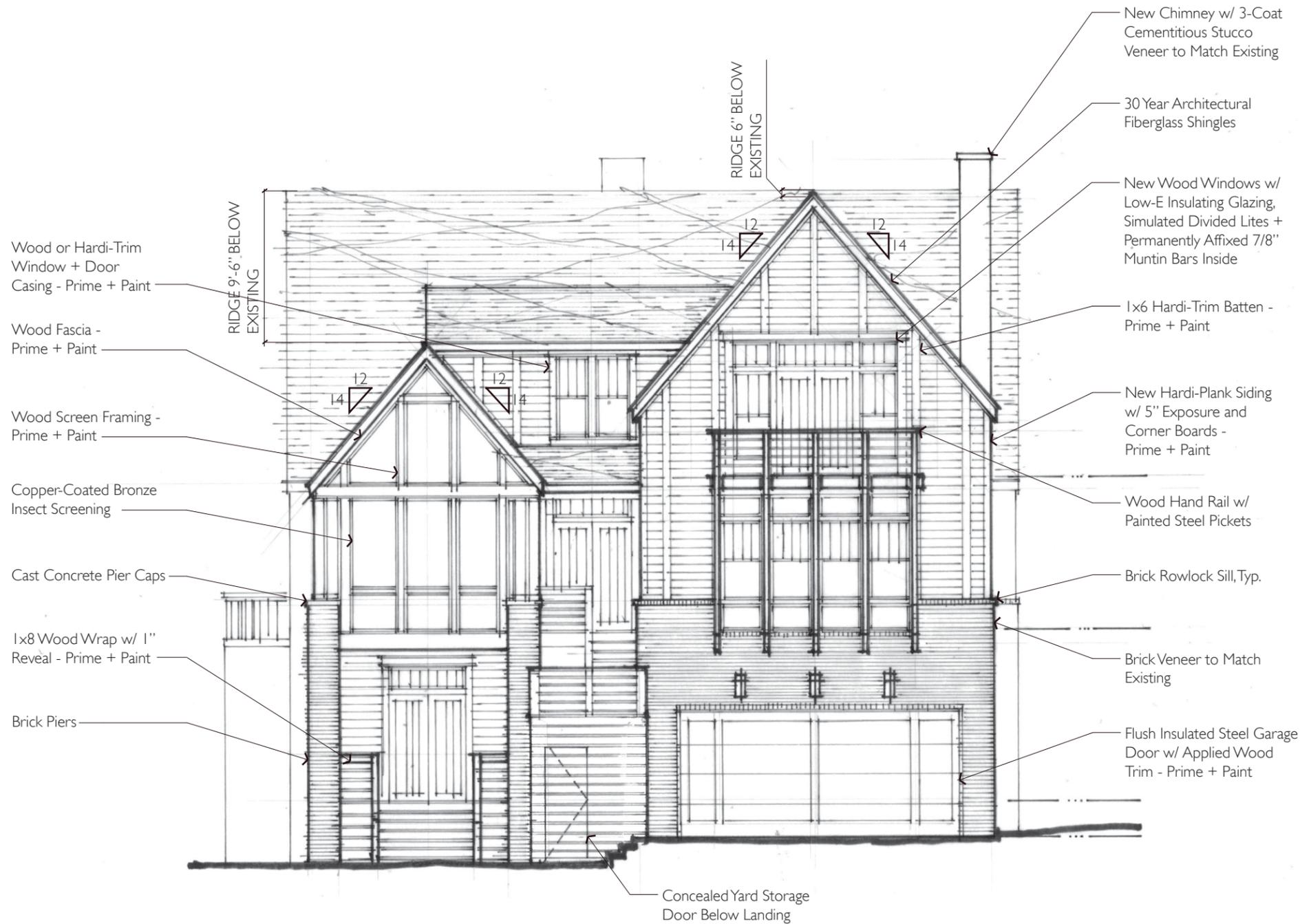
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Nashville, Tennessee
37203
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Van Pond **Architect** PLLC

Proposed North Elevation (Rear)
1"=8'-0"

Extensions + Renovations for:

1720 Linden Avenue

Nashville, Tennessee 37212

01 AUGUST 2012

1200 Division Street
Suite 101
Nashville, Tennessee
37203

615.499.4387

vanpondarchitect.com



New Chimney w/ 3-Coat
Cementitious Stucco
Veneer to Match Existing

30 Year Architectural
Fiberglass Shingles

New Wood Windows w/
Low-E Insulating Glazing,
Simulated Divided Lites +
Permanently Affixed 7/8"
Muntin Bars Inside

Wood or Hardi-Trim
Window + Door
Casing - Prime + Paint

Wood Fascia -
Prime + Paint

1x6 Hardi-Trim Batten -
Prime + Paint

New Hardi-Plank Siding
w/ 5" Exposure and
Corner Boards -
Prime + Paint

Wood Bracket to Sup-
port Wood Hand Rail w/
Painted Steel Pickets

Brick Rowlock Sill, Typ.

Brick Veneer to Match
Existing

Split-Faced CMU Wall

Proposed Addition

Existing Residence

RIDGE 6" BELOW
EXISTING

12
14

12
14

Remove Existing Vinyl Siding +
Replace w/ New Hardi-Plank
Siding w/ 5" Exposure and 1x6
Hardi-Trim Battens -
Prime + Paint

Enlarge Existing Side Windows
for bedroom Egress - To Be
Visually Similar to Existing Main
Floor Windows

Existing Brick + Stucco Veneer
to Remain

Existing Brick Quoin Details
to Remain

Existing Stone Foundation
Walls

Proposed Addition

Existing Residence

Proposed West Elevation (Driveway)

1"=8'-0"

Extensions + Renovations for:

1720 Linden Avenue

Nashville, Tennessee 37212

01 AUGUST 2012

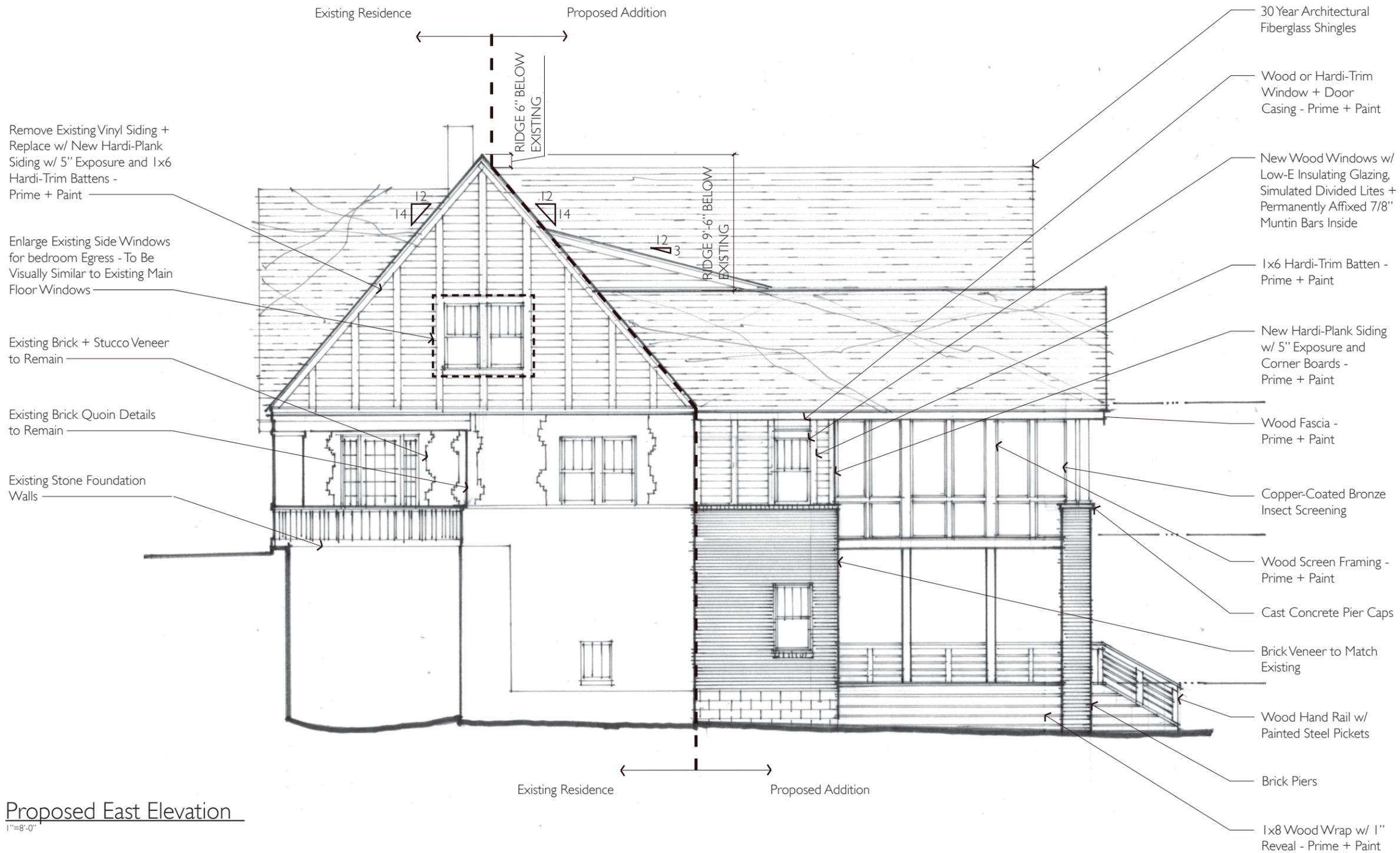
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Proposed East Elevation
1"=8'-0"

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