



**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  
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**STAFF RECOMMENDATION**

**311 West End Place**

**February 20, 2013**

**Application:** Partial demolition; New construction-addition and accessory structure

**District:** Richland-West End Neighborhood Conservation Zoning Overlay

**Council District:** 24

**Map and Parcel Number:** 10405036100

**Applicant:** Van Pond, Architect

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

**Description of Project:** Application is to construct a new addition and accessory structure. The addition will be taller than the historic house. The applicant is proposing to re-roof the historic house, replace the window sashes, and remove the non-historic siding and replace it with cement fiberboard. Together, these three interventions amount to a partial-demolition of the historic structure.

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

1. Staff inspect the house after the non-historic siding has been removed to see whether the siding that is underneath can be restored.
2. Staff inspect the windows to see if the sashes can reasonably be repaired and reused.
3. Staff review and approve the asphalt shingle color, windows, doors, and stone sample for the historic house, addition, and accessory structure.

With these conditions, staff finds that the partial demolition, new addition, and accessory structure meet Sections II.B.1., II.B.2., and III.B.2. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Attachments**

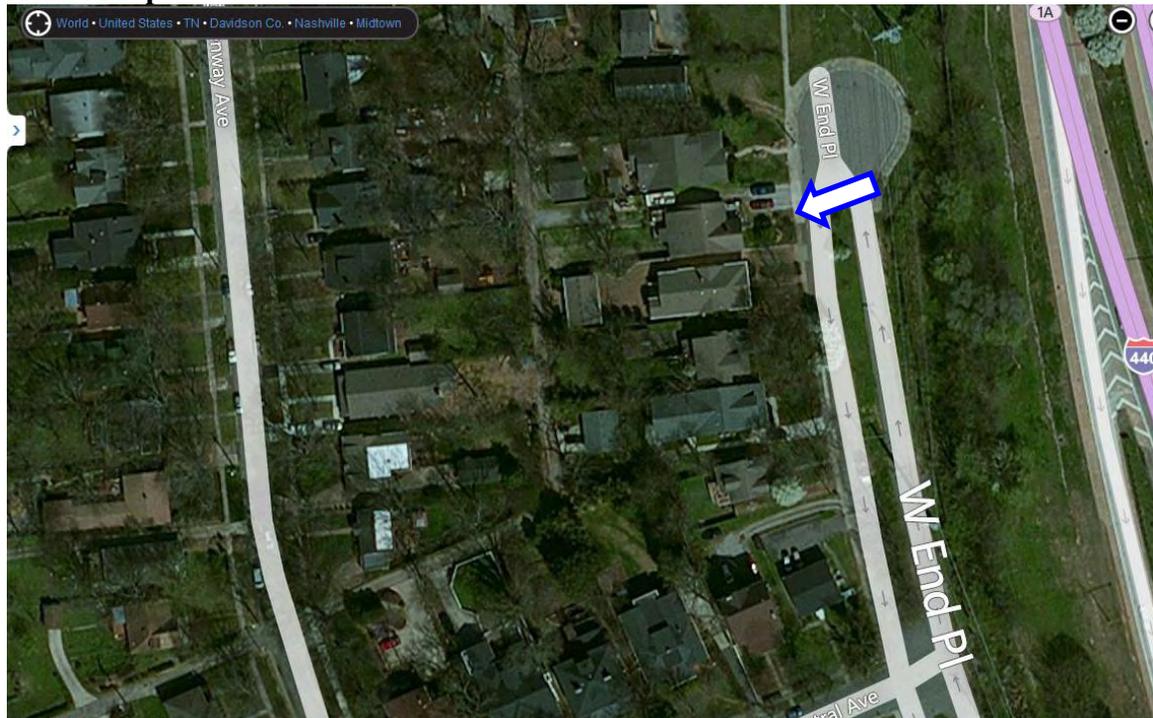
**A:** Site Plan

**B:** Elevations

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B.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. Examples are a change in material, coursing or color.*

#### 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.I.F.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 minimum 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.

*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.            **O r i e n t a t i o n**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

*New buildings shall 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 those that front 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.*

*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.*

*Generally, curb cuts should not be added.*

g.            **P r o p o r t i o n   a n d   R h y t h m   o f   O p e n i n g s**

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. (Brick molding is only appropriate on masonry buildings.)*

*Brick molding is required around doors, windows and vents within masonry walls.*

h.            **O u t b u i l d i n g s**

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. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.*

#### *Roof*

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

#### *Windows and Doors*

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

#### *Siding and Trim*

- *Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*
- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

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

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

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps. Generally, attached garages are not appropriate; however, instances where they may be are:*

1. *where they are a typical feature of the neighborhood*

2. *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.*

*i. Utilities*

*Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.*

*Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.*

## **II.B.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.*

*Additions normally not recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.*

*Placement*

- *Additions should be located at the rear of the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *Generally rear additions should inset one foot, for each story, from the side wall.*

*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.*

*When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*

*Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.*

### *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.)*

- b. The creation of an addition through enclosure of a front porch is not appropriate

*The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

- c. 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.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

- 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.

- e. Additions should follow the guidelines for new construction.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

### **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:** 311 West End Place is c. 1930 frame house that is a contributing structure to the Richland-West End Neighborhood Conservation Zoning Overlay (See Figure 1).



Figure 1. 311 West End Place

**Analysis and Findings:**

Application is to construct a new addition and accessory structure. The new addition will be taller than the historic house. The applicant is proposing to re-roof the historic house, replace the window sashes, and remove the non-historic siding and replace it cement fiberboard. Together, these three interventions amount to a partial demolition of the historic structure.

Partial Demolition: The rear addition requires the removal of the majority of the back wall of the existing house. Staff finds the removal of the majority of the house’s back wall to be appropriate because the two back corners of the house will remain and because the existing back wall of the house is part of an earlier addition.

The applicant is proposing to re-roof the structure, remove the non-historic siding and replace it with cement fiberboard, and replace all window sashes on the historic house (see Figure 2). While individually the Commission does not review roof material, changing the siding, and window replacement, when a project involves all three, it results in partial-demolition which necessitate review by the Commission. Staff asks that a condition of approval be that the staff inspect the house after the non-historic siding has been removed to see whether the siding that is underneath can be restored. Similarly, staff would like to inspect the windows to see if the sashes can reasonably be repaired and reused. The project also involves removing a rear, uncovered deck (see Figure 3). The removal of uncovered decks are not typically reviewed by the Commission.

If the material underneath the non-historic siding and the historic window sashes cannot be repaired and reused, then staff finds that the replacement of the siding with cement fiberboard and the window replacement meet Section III.B.2. of the design guidelines.



Figure 2. The house is covered with non-historic siding. The material underneath is unknown.



Figure 3. The deck to be removed

Alterations of existing window openings is also considered partial-demolition. The drawings indicate one change to the window pattern on the existing house. On the right elevation, a non-historic window opening will be enlarged (see Figure 4). Staff finds this to be appropriate because the existing window opening is not historic and the enlarged window opening will better match the historic proportion of openings.



Figure 4. The non historic window opening to be enlarged.

Location, Setback: The proposed addition is located entirely behind the existing house and meets all base zoning requirements for setbacks. The back corners of the existing house will be retained with the construction of the addition. Staff therefore finds that the location and setback for the proposed addition meet Section II.B.1.c. and II.B.2. of the design guidelines.

Height, Scale: The historic house is approximately twenty-two feet, nine inches (22'9") tall. The new addition will be four feet (4') taller than the historic house, and will have a maximum ridge height of approximately twenty-six feet, nine inches (26'9"). Staff finds the additional height of the house to be appropriate for several reasons. The maximum height does not occur until over forty feet (40') behind the front wall of the house, and the taller portion of the addition will have a clipped gable at the front to help minimize its perceived height. The taller portion of the addition also steps in from the sidewalls of the house by approximately three feet, nine inches (3'9") on the right side and over fifteen feet (15') on the left side.

The historic house is approximately thirty-six feet, nine inches (36'9") wide and fifty-six feet, six inches (56'6") deep. The addition steps in from the house's left sidewall by two feet (2'). This portion of the addition will only be one story in height. On the right side, the addition will be constructed on top of a previous addition, which is inset approximately three feet, nine inches (3'9") from the historic house's sidewall (see Figure 5). The addition has a maximum depth of sixteen feet (16') and a maximum width of thirty-one feet (31'). The addition will add approximately three hundred and eighty square feet (380 sq. ft.) to the house's footprint.



Figure 5. The new addition will be constructed on top of this existing addition.

With the construction of the addition and the accessory structure (discussed under "Outbuildings"), the percentage of open space on the lot will be reduced from approximately seventy-six percent (76%) to approximately sixty-six percent (66%). Staff finds this reduction in open space to be appropriate because the other houses on this block of West End Place have lots that are between fifty-six and eighty percent (56% - 80%) open space.

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

**Materials:** As discussed above, the applicant is proposing to make substantial changes to the historic house's materials, including removing and replacing the non-historic siding over the original siding, removing and replacing the historic windows, and re-roofing the structure. The materials proposed for the addition have all been approved by the Commission in the past and meet the design guidelines. The primary cladding material will be cement fiberboard siding with a five inch reveal (5"). The foundation will be concrete block with a parge coat over it. The rear porch will have cedar posts and will be screened. The roof will have architectural fiberglass shingles, and staff asks to review the shingle color. The chimney on the rear will have a stone veneer base and a stucco flue. Staff asks to approve a stone sample. The windows will be wood, and staff asks to review the window and door specifications prior to purchase and installation. The rear guard rail will be wood.

With the final approval of the asphalt shingle color, windows, doors, and stone sample, staff finds that the structure'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 cross gable. The front cross gable has a slope of 9/12, while the side gable has a slope of 6/12. On the left side is an existing extension to the house with a slope of 3.5/12 (see Figure 6 on next page). This extension will remain according to the submitted plans.



Figure 6. Back 3.5/12 roof slope

The proposed addition will have a clipped gable at the front, helping to reduce the perceived height of the addition. At the rear, the roof forms will be gables with a slope of 6/12, which matches the slope on the historic house's side gable and is appropriate. Staff finds that the addition's roof form is compatible with that of the house and with surrounding historic structures, and meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings:

Most of the addition's windows are twice as tall as they are wide, and there are no large expanses of wall space without a door or window opening. On the left elevation, the windows in the upper story of the structure are more horizontal than they are vertical. Staff finds these windows appropriate because they are located far from the front of the house and are inset from the house's side wall. 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.

Outbuilding: The accessory structure is proposed to be located behind the historic house in the rear, left side of the property (see Figure 7). It will be located five feet (5') from the rear property line and at least three feet (3') from the left side property line, thereby meeting the bulk zoning requirements for setbacks. Its garage doors will face the interior of the site, but will be accessed via the alley.



Figure 7. Rear yard to 311 West End Place

The structure will be twenty-four feet (24') wide and twenty-three (23') feet deep, and will be five hundred and fifty-two square feet (552 sq. ft.). Its ridge height will be approximately twenty-feet (20'). Because of the slope of the site, the garage's ridge height will be approximately four feet (4') lower than the historic house's ridge height relative to grade. The accessory structure's eave height will be approximately thirteen feet (13'). Although the eave height is taller than what the Commission typically approves, staff believes in this instance it is appropriate because it will match or be below the eave height of the historic house relative to grade. Staff finds that the accessory structure is subordinate to the historic house in height and scale.

The materials for the accessory structure include cement fiberboard siding with a five inch (5") reveal, cedar brackets, wood windows, wood pedestrian door, steel garage door, and architectural fiberglass shingles. Staff asks to review the window and door specifications and asphalt shingle color. The roof form will be gabled with a slope of 6:12 to match that of the house. The structure includes two wall dormers with shed roofs with a slope of 3:12. Although wall dormers are often not appropriate on primary structures, staff finds these wall dormers to be appropriate since they are on an accessory structure and will at most be minimally visible from the street. The window and door openings are appropriate for an accessory structure. The site plan indicates that the front parking area will be retained as part of the project (see Figure 8).



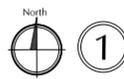
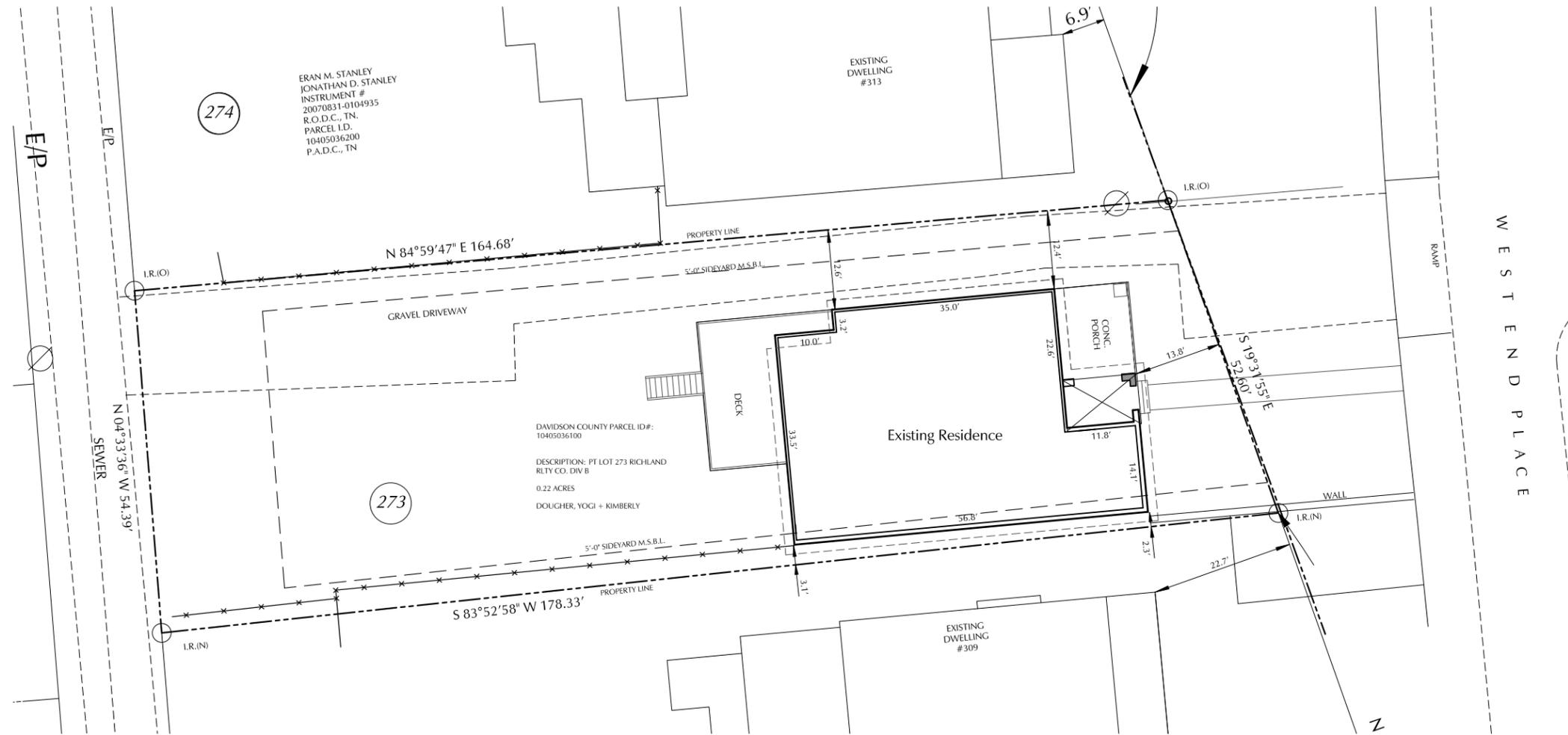
Figure 8. The existing front parking area will remain.

Staff finds that the accessory structure's height, scale, location, setback, materials, roof form, and proportion and rhythm of openings meet Section II.B.1.h. of the design guidelines.

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

1. Staff inspect the house after the non-historic siding has been removed to see whether the siding that is underneath can be restored.
2. Staff inspect the windows to see if the sashes can reasonably be repaired and reused.
3. Staff review and approve the asphalt shingle color, windows, doors, and stone sample for the historic house, addition, and accessory structure.

With these conditions, staff finds that the partial demolition, new addition, and accessory structure meet Sections II.B.1., II.B.2., and III.B.2. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



1

Existing Site Plan

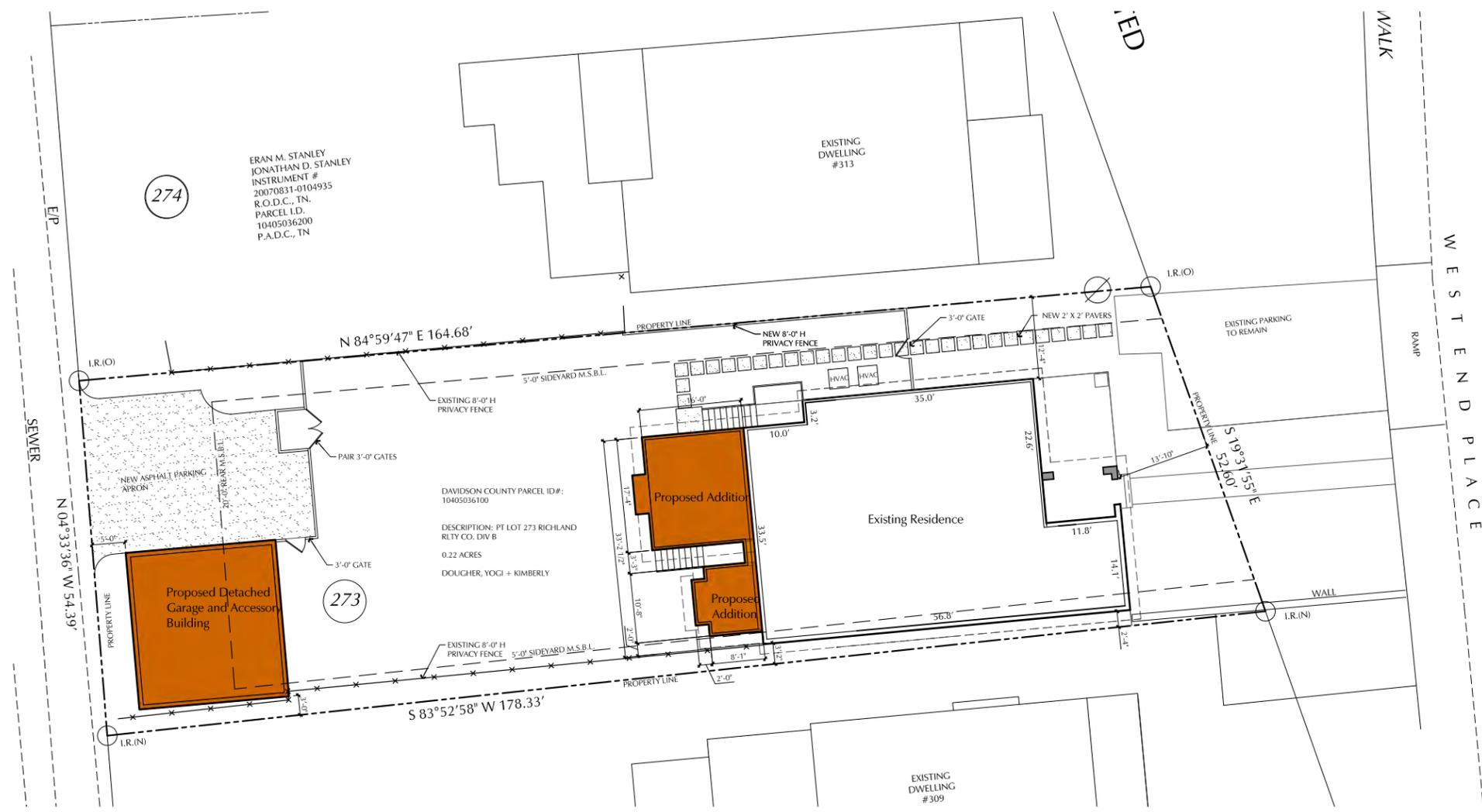
Renovations and Extensions to:  
**311 West End Place**

SCHEMATIC DESIGN

24 January 2013

Van Pond Architect LLC

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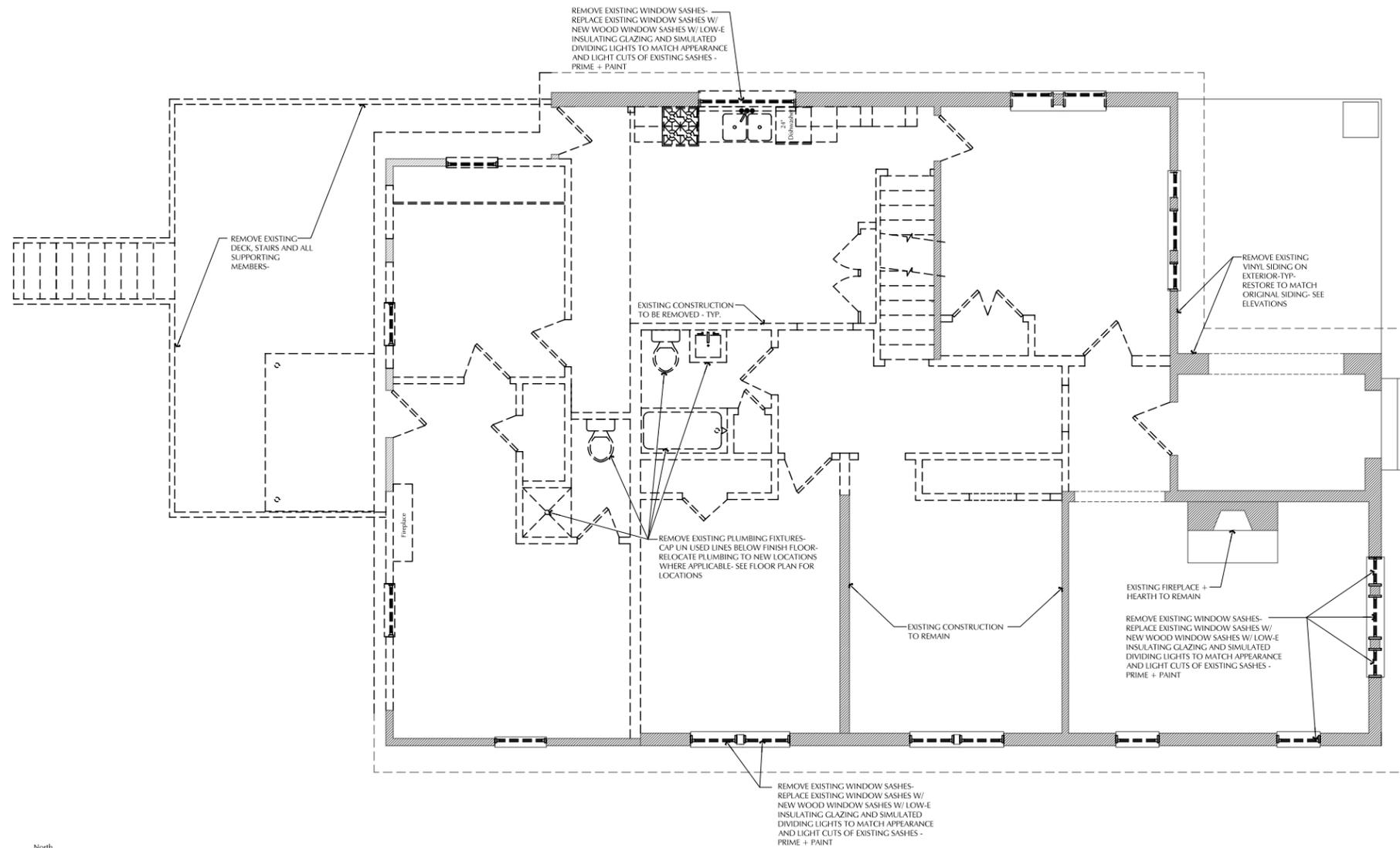
North  
 1 Proposed Site Plan

Renovations and Extensions to:  
**311 West End Place**  
 SCHEMATIC DESIGN

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North  

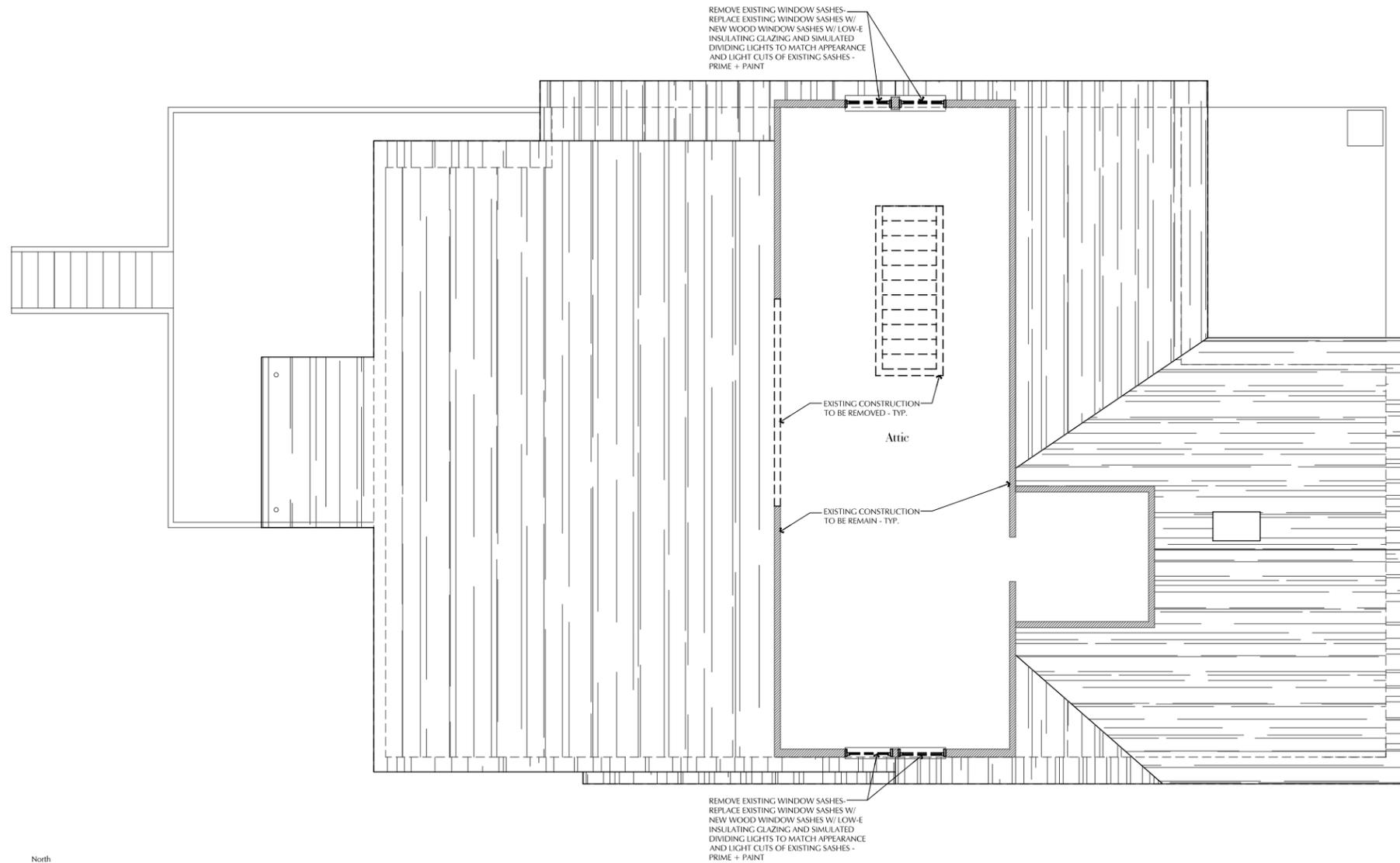

**Main Demo Plan**

Renovations and Extensions to:  
**311 West End Place**  
 SCHEMATIC DESIGN

8 February 2013

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North  
 1 Upper Demo Plan

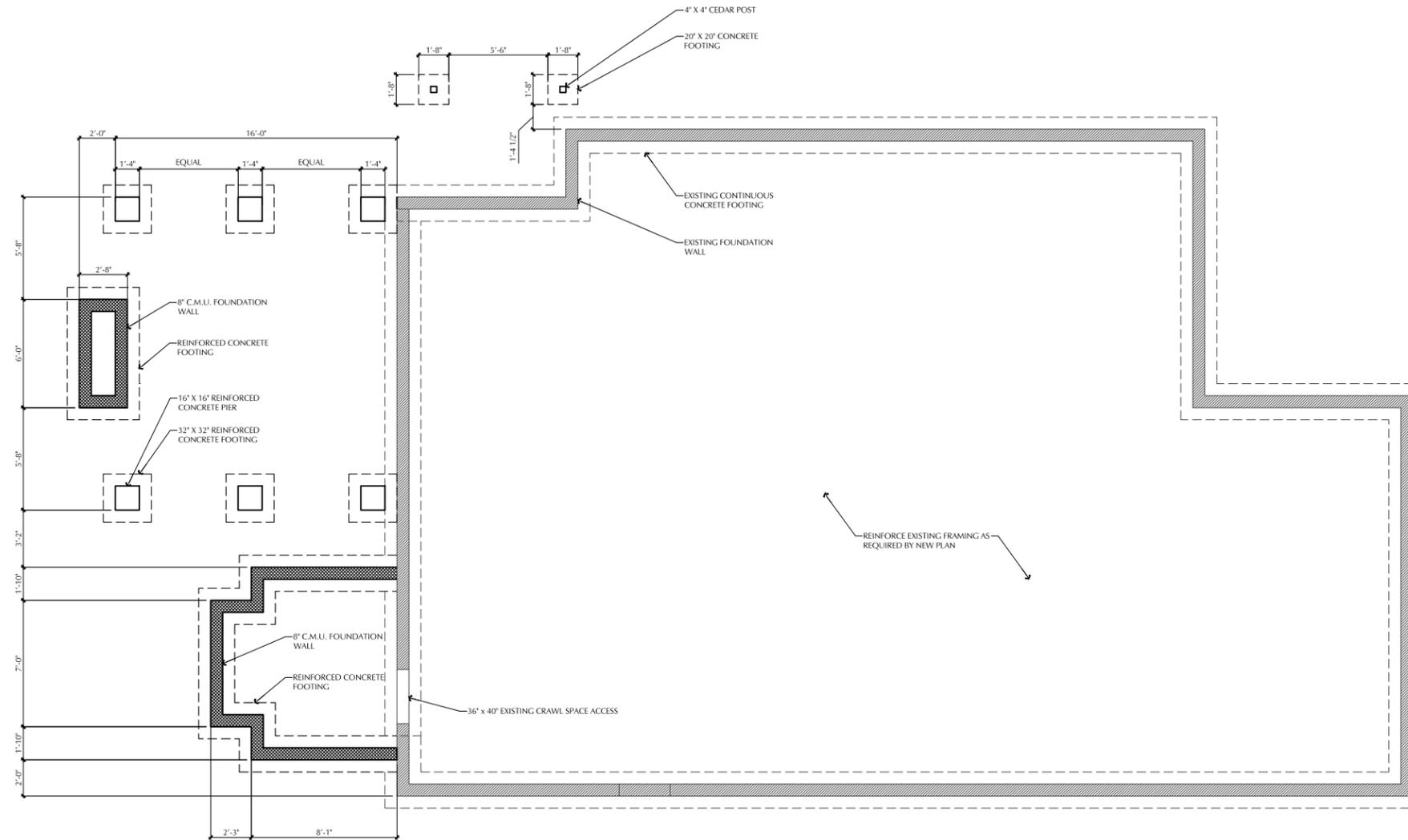
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S C H E M A T I C   D E S I G N

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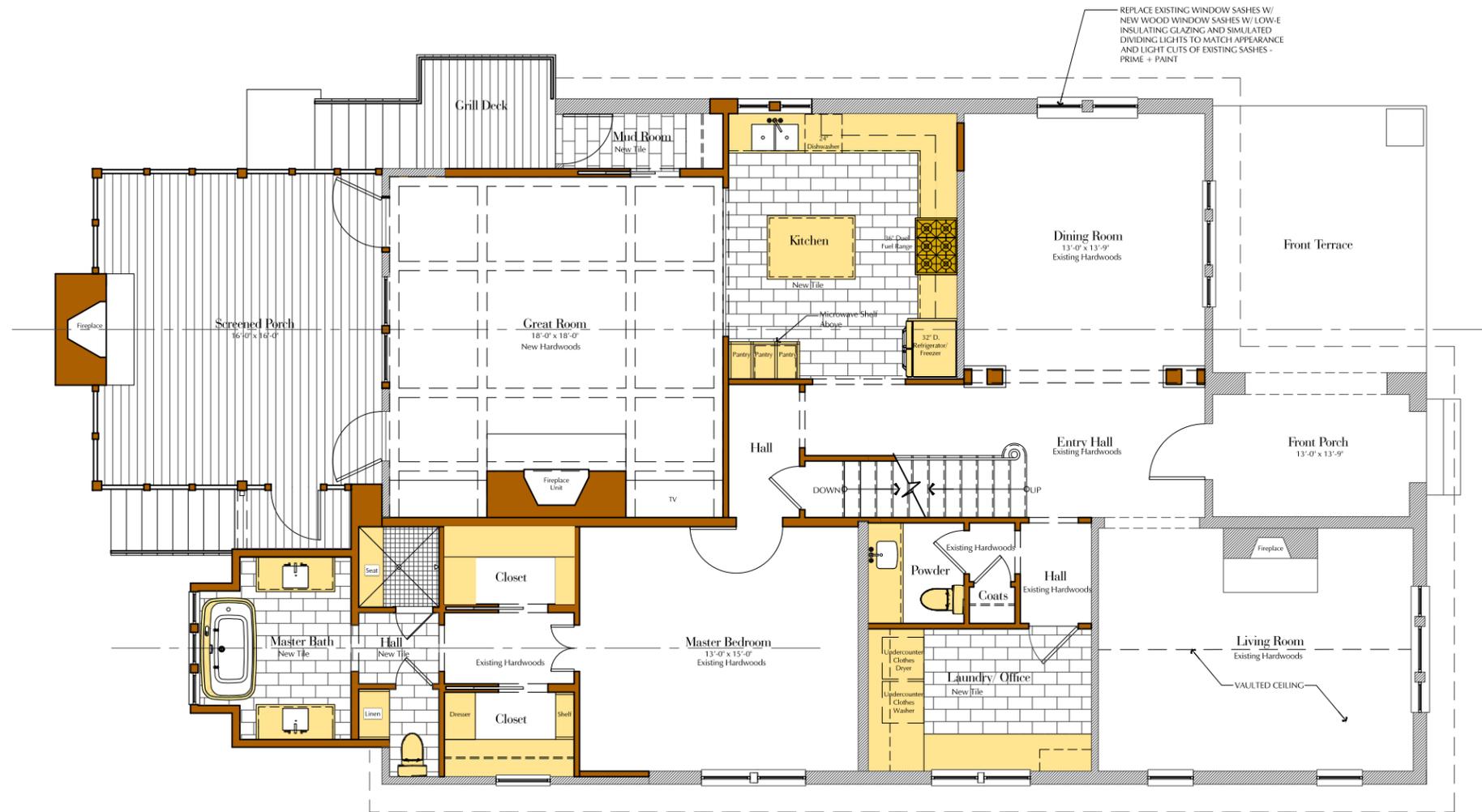


North  
 ① Proposed Foundation Plan  
 SCALE 1/4" = 1'-0"

Renovations and Extensions to:  
**311 West End Place**  
 SCHEMATIC DESIGN

24 January 2013

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North  
 1 Proposed Main Floor Plan

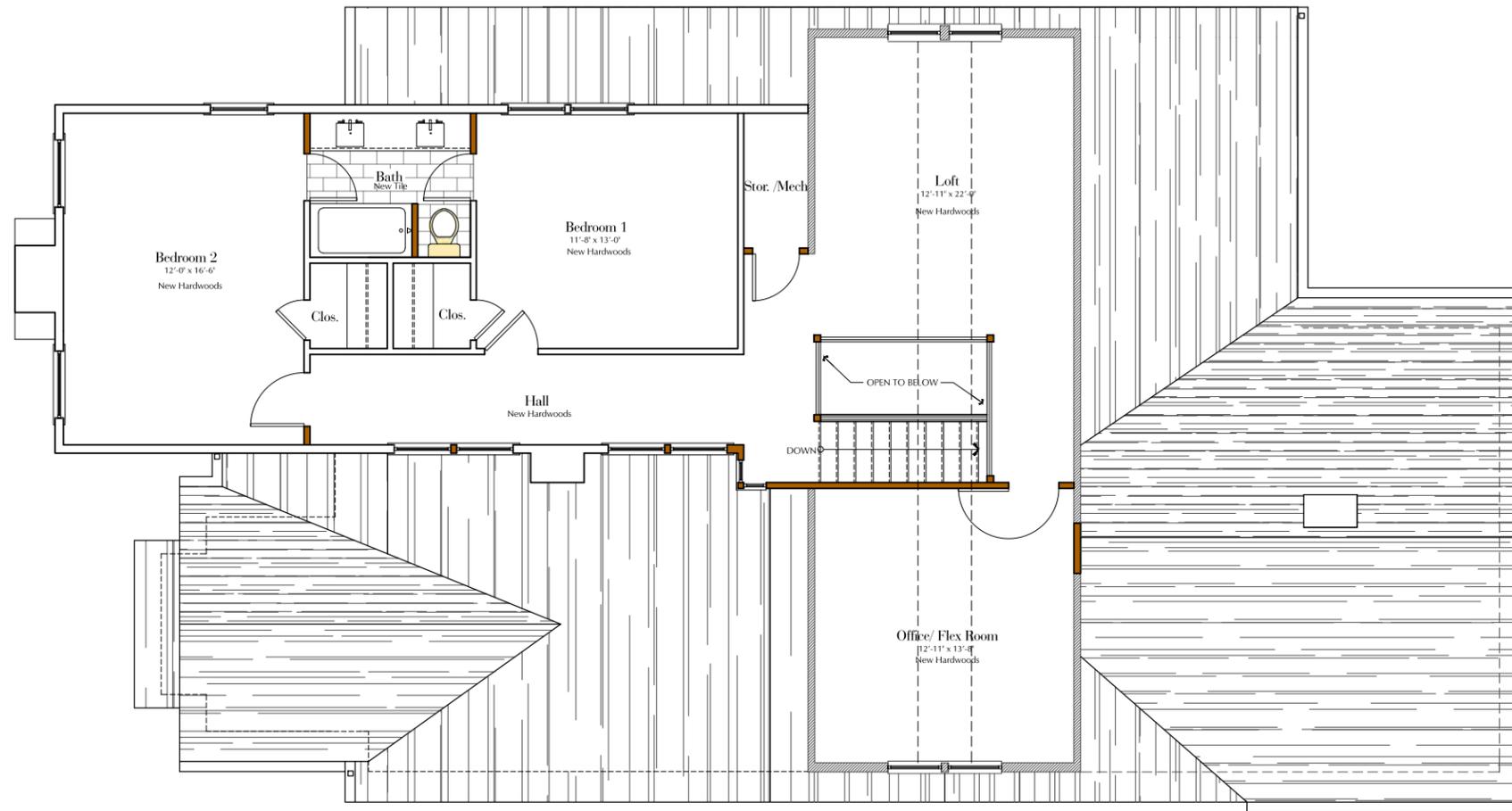
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North  
 ① Proposed Upper Floor Plan

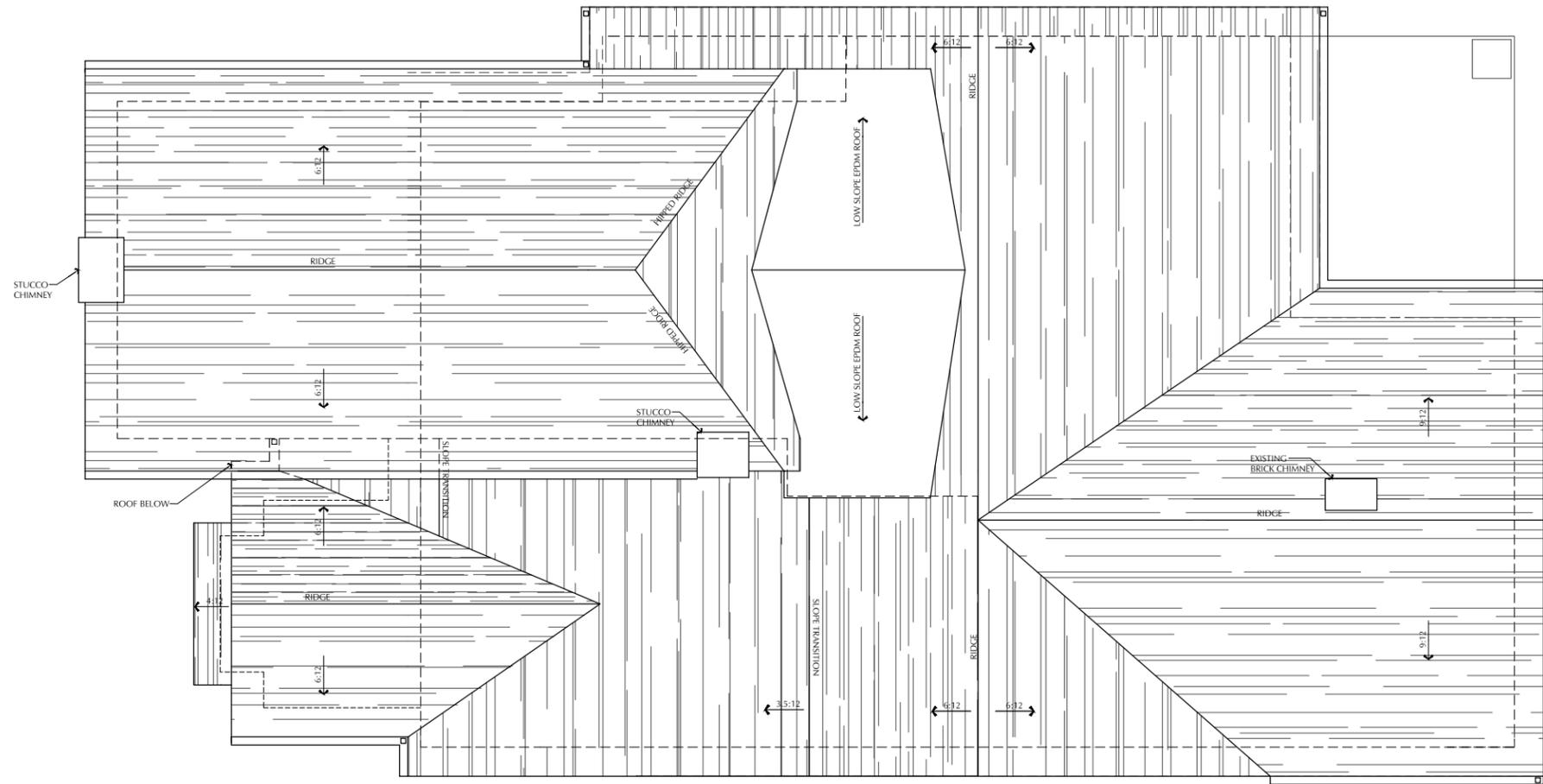
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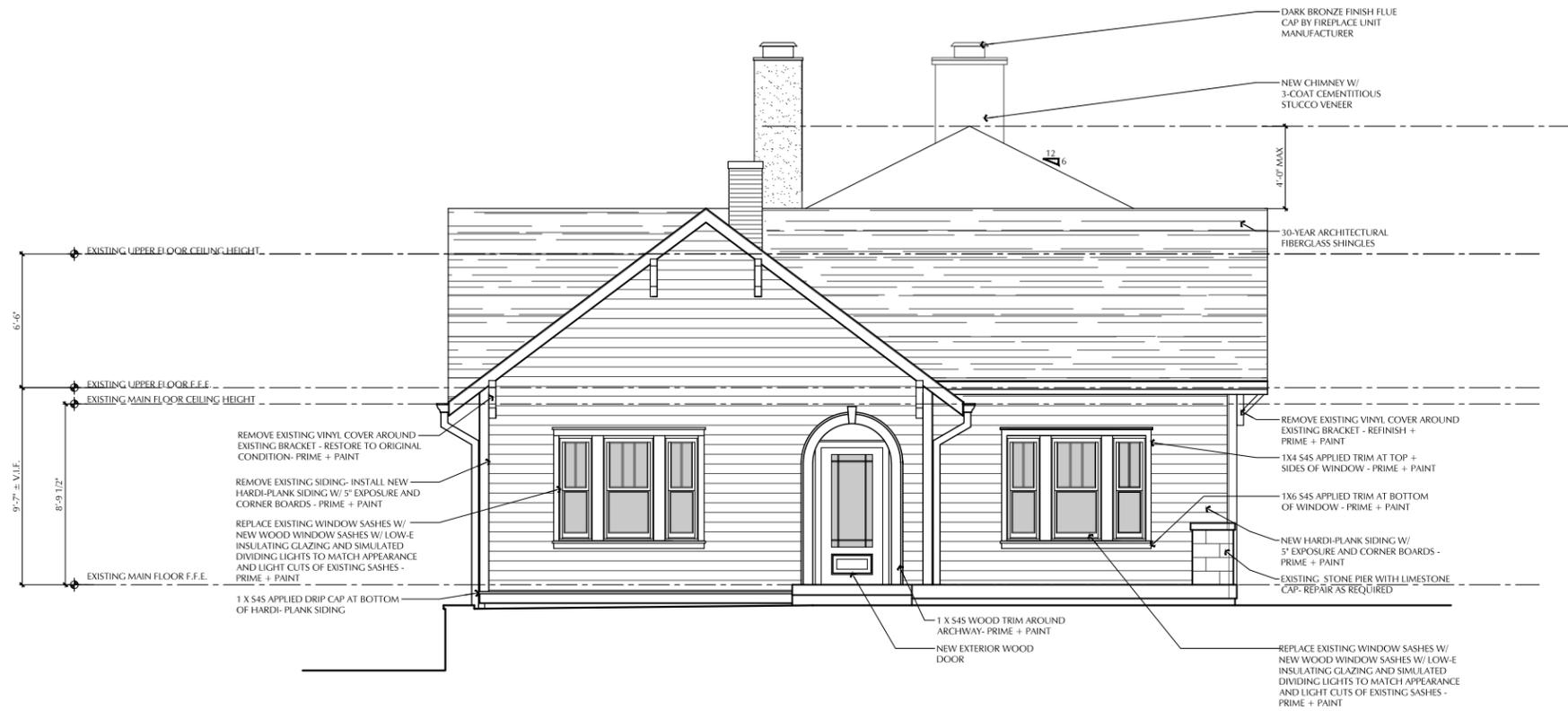
North  
 1 Proposed Roof Plan

Renovations and Extensions to:  
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 SCHEMATIC DESIGN

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1 Proposed East Elevation

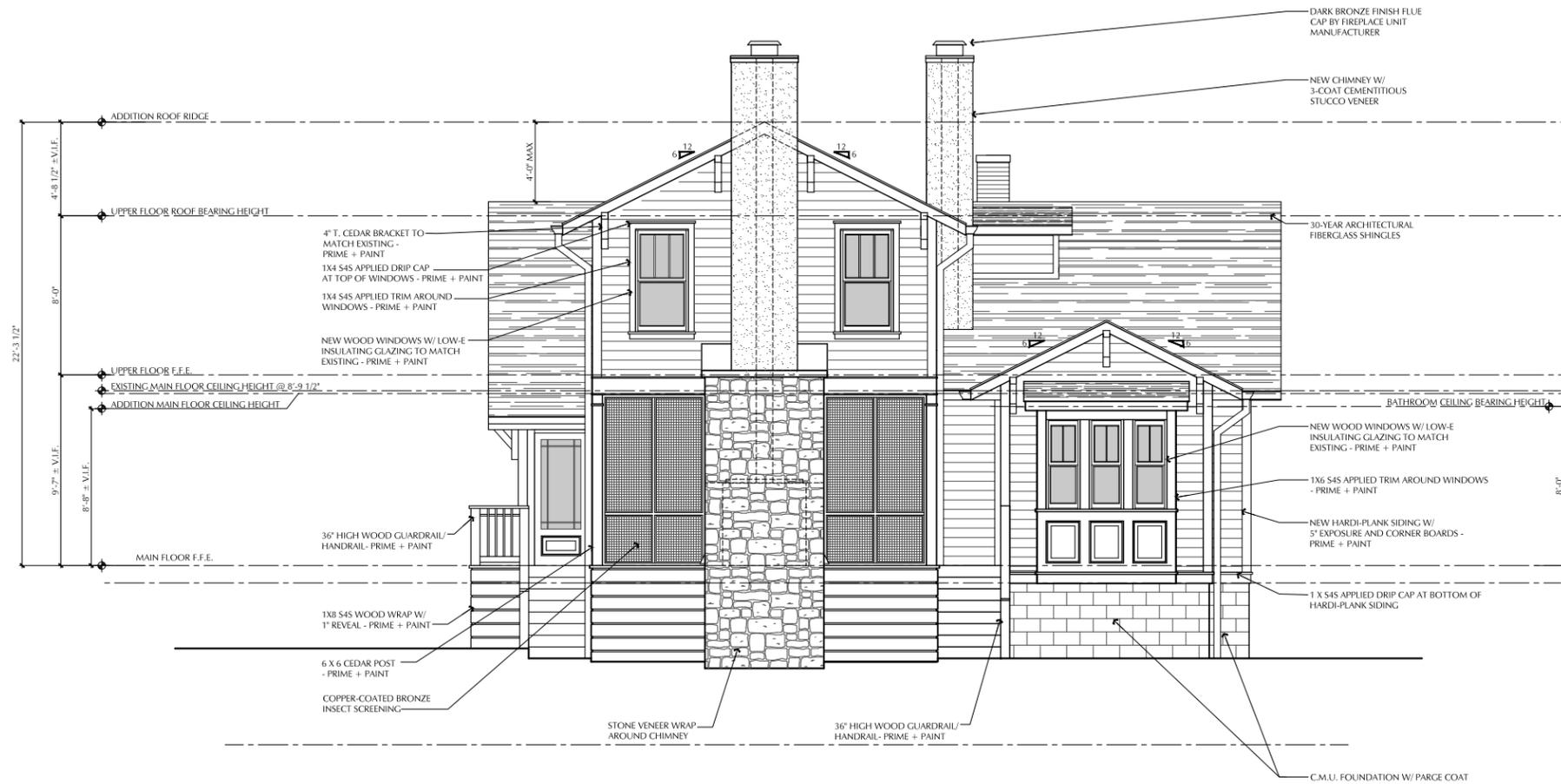
Renovations and Extensions to:  
**311 West End Place**

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8 February 2013

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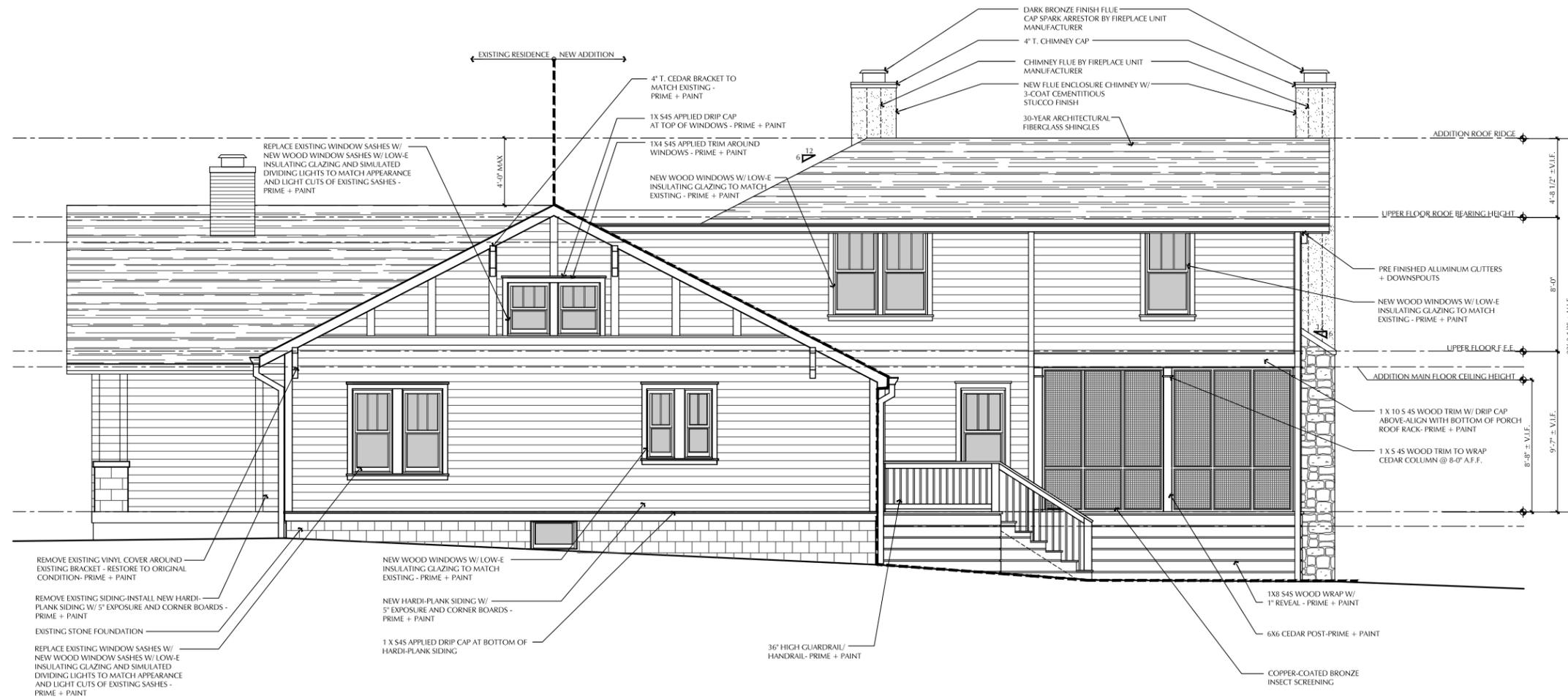
**1** Proposed West Elevation

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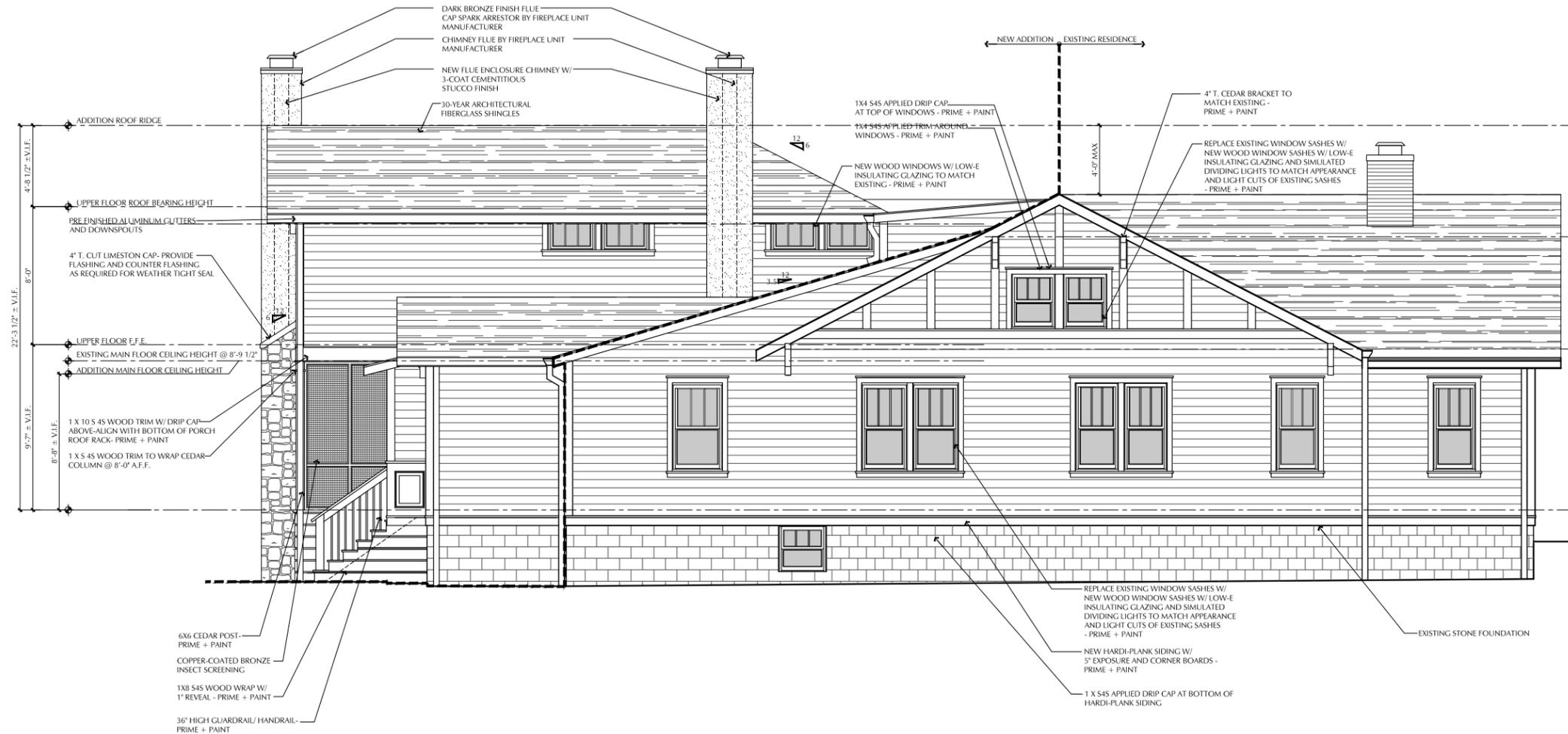
1 Proposed North Elevation

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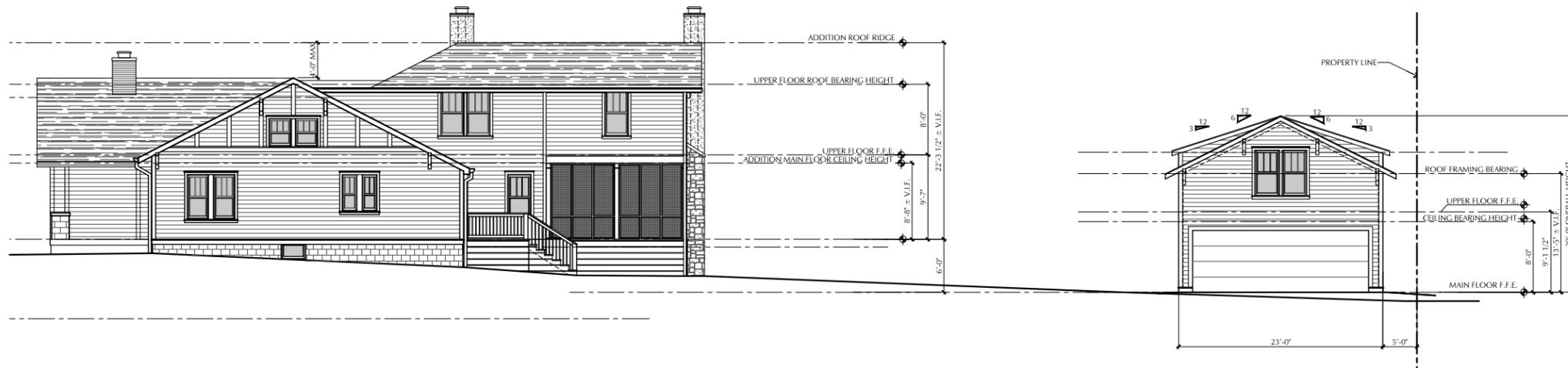
**1** Proposed South Elevation

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1 Proposed North Elevation w/ Garage

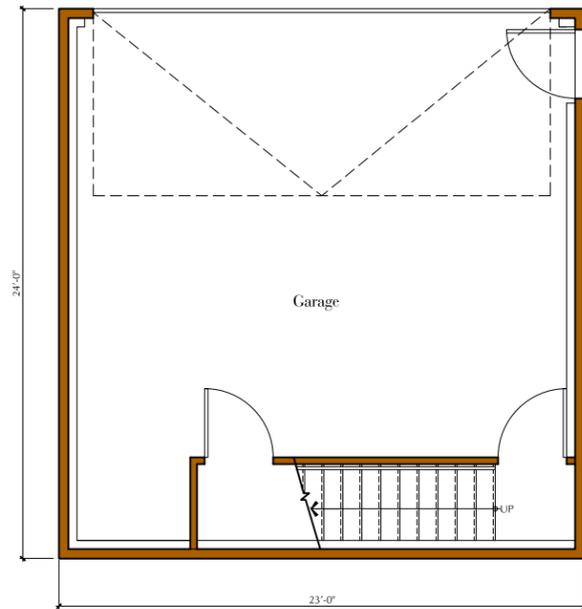
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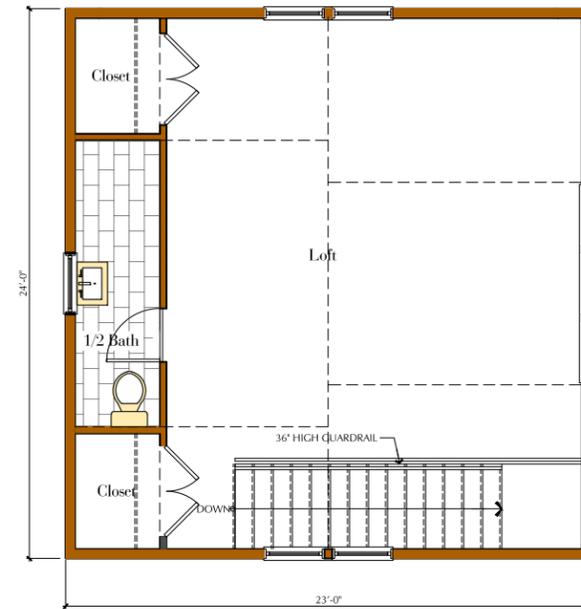
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North  
 1 Garage Main Floor Plan



North  
 1 Garage Upper Floor Plan

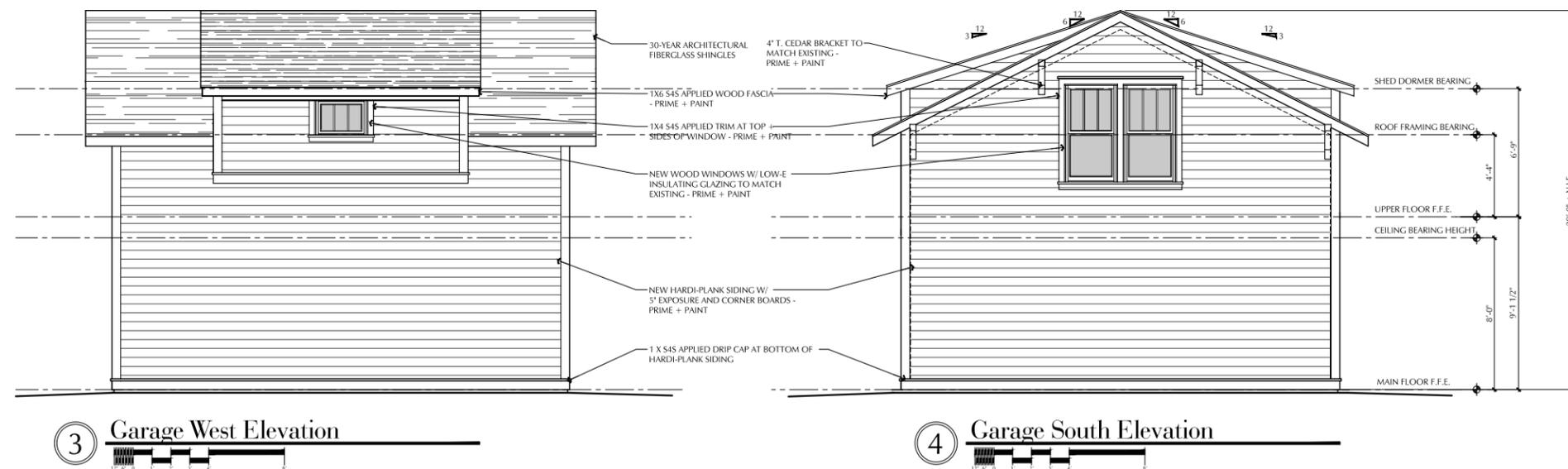
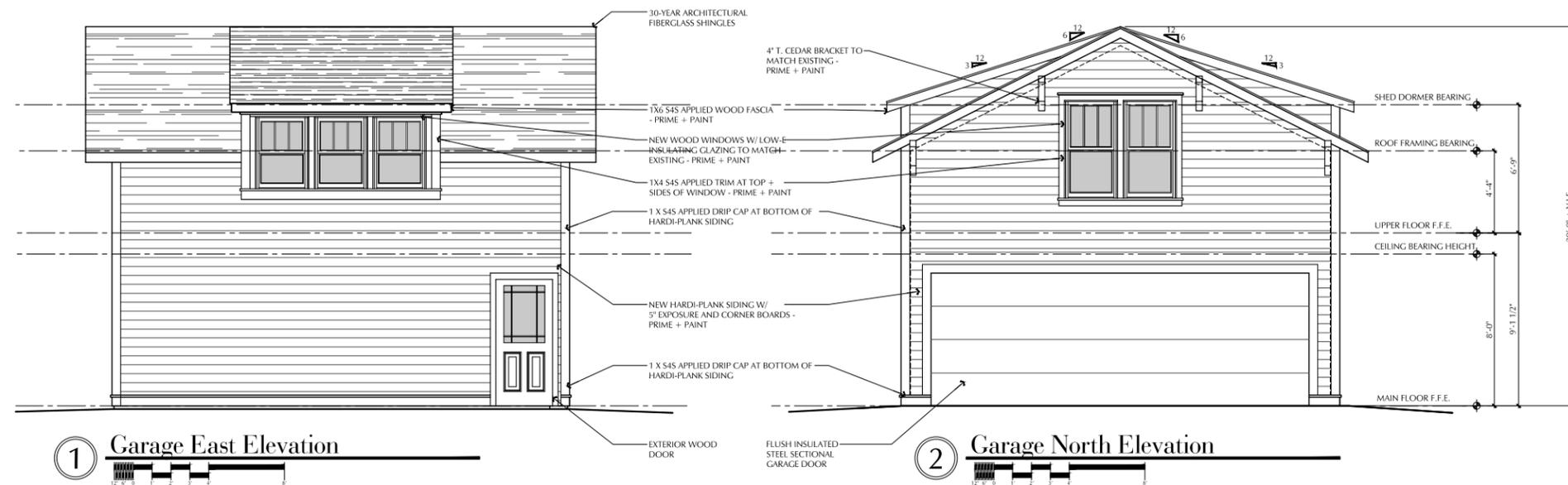
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