



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

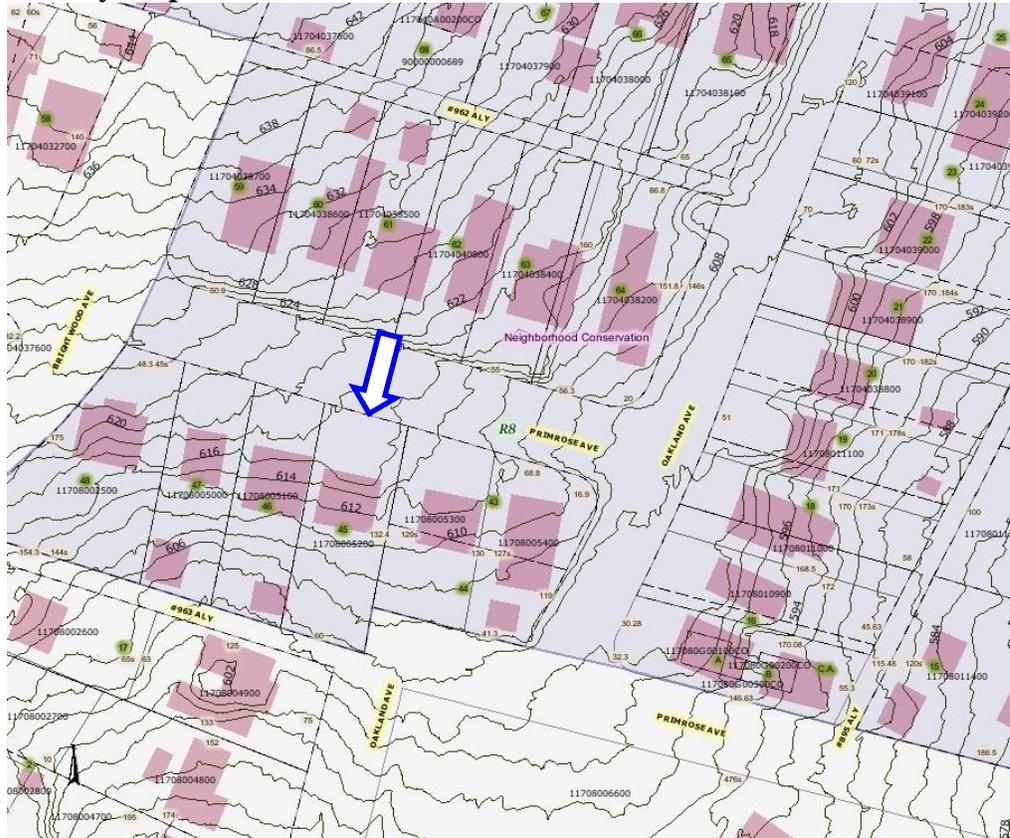
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
1707 Primrose Avenue
February 19, 2014

Application: Partial demolition; New construction—addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11708005200
Applicant: Van Pond Architect, PLLC
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to demolish an existing rear addition and construct a new rear addition that contains an attached garage.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff approve the final window and door selections; 2. A change in material occur on the addition in between the basement level and the first floor. The material for the basement level should be a typical foundation material like split face concrete block; and 3. The HVAC units be placed at the rear of the structure, or on the side façade beyond the midpoint of the house. <p>With these conditions, staff finds that the project meets Sections II.B.1., II.B.2., and III.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan D: 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.

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: 1703 Primrose is a c. 1915 four-square residence. It is a contributing structure to the Belmont-Hillsboro National Register Historic District (see Figure 1).



Figure 1. 1707 Primrose Avenue

Analysis and Findings:

Application is to demolish an existing rear addition and construct a new rear addition that contains an attached garage.

Partial Demolition: The application involves demolishing an existing rear addition to the house (Figure 2). The addition, which includes a two-story porch, may be the same addition that appears on the 1957-61 Sanborn Map (Figure 3). However, staff finds that the existing rear addition, which is not visible from Primrose Avenue, does not contribute to the historic character of the house or the district and that its removal meets the design guidelines.

The proposed rear addition also requires removing a portion of the back wall of the existing house. Enough of the back wall will remain to preserve the original form of the house and to ensure that if the addition is removed in the future, the back corners of the house will be extant. Staff finds that the rear façade does not have any character-defining features. Therefore the removal of portions of the back wall meets the design guidelines. Staff finds that the removal of the existing addition and portions of the back wall of the house meet Section III.B.2. of the design guidelines.



Figures 2 & 3. The existing rear addition may be the same as the addition that appears on the 1957-61 Sanborn Map. Nevertheless, it does not contribute to the historic character of the house.

Setback, Location & Removability: The proposed addition meets all base zoning requirements for setbacks. The addition is two-stories and is located entirely behind the historic house. The addition is inset approximately ten feet (10') from the back left corner of the house. On the right side, the addition will be inset one foot, six inches (1'6"). Typically, two story additions should be inset a minimum of two feet (2') from the side walls of the house. Staff finds the inset of one foot, six inches (1'6") to be appropriate in this instance because there will be a change in material from the brick house to the siding-clad addition. Also, the existing two-story addition that is to be removed is inset

approximately one foot, six inches (1'6") from the back wall of the house. Requiring a two foot (2') inset would result in the applicant having to construct a six inch (6") wide portion of the rear façade on the historic house.

The addition is designed so that if it were to be removed in the future, the original form of the historic house could still be discerned. Staff finds that the setback, location, and removability of the addition meets 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 height all distinguish the old from the new, while the hipped roof form and matching eave height ensure 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 existing house is two-and-a-half stories and is approximately thirty-seven feet (37') tall from grade at the front. Because the site slopes down towards the back of the lot, the height of the house and the addition from grade varies. The house is thirty-six feet (36') wide and thirty-four feet (34') deep, not including the non-historic addition that will be demolished. The proposed addition will be two stories and will be three feet, six inches (3'6") lower in height than the historic structure. The addition will have a maximum width of twenty-four feet (24') and a maximum depth of forty feet (40'). The addition is divided into two entities, a two-story twenty-four by twenty-eight foot (24' X 28') addition with enclosed conditioned space, and a one-story twelve by sixteen foot (12' X 16') screened porch. Staff finds that the addition's height and scale is appropriate for the historic house, and meets meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Materials: The existing house is painted brick with a stone foundation. The primary cladding material for the addition will be cement fiberboard with a five inch reveal. Cement fiberboard panels will be used on a bay on the left elevation. The trim will be wood or cement fiberboard. The rear porch will be screened, and the uncovered deck will be wood. The roof will be architectural fiberglass shingles, the color of which will match that of the historic house. The windows will be wood, and staff asks to review all window and door selections prior to purchase and installation. The chimney will be stucco.

The drawings indicate that siding will be used below the first floor level, where a foundation material is typically used. Staff asks that there be a change in material from the basement level to the first floor level, and that the material for the basement be a typical foundation material – like split face concrete block or stone. With the condition there be a change in material at the foundation level and staff approve all window and door specifications, 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 a hipped roof with a slope of approximately 9/12. The addition's roof forms will also be hipped with a 9/12 pitch.

Staff finds that the addition's roof forms are compatible with the house's roof 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: 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. There are some windows that are two feet square (2' X 2'), but these occur towards the back of the addition on the right side, and will likely not be visible from the street. No changes to the window openings on the historic house were indicated on the plans. 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 three HVAC units will be placed on the right façade, just beyond the front wall of the house. Staff asks that a condition of approval be that the HVAC units be placed at the rear, or further back on the side façade, beyond the midpoint of the house.

Outbuilding: The 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, the garage is located at the basement level, and is located behind the historic house, where garages are typically located. The garage will be accessed via the back left corner of the lot, where the easterly portion of Primrose Avenue ends (Figure 4). The garage doors will be located on the side of the addition, which is appropriate because the façade is inset ten feet (10') from the sidewall of the historic house. Staff finds that the attached garage meets Section II.B.1.i. of the design guidelines.



Figure 4. Vehicular entrance to the property, where the easterly portion of Primrose Avenue ends.

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

1. Staff approve the final window and door selections;
2. A change in material occur on the addition in between the basement level and the first floor. The material for the basement level should be a typical foundation material like split face concrete block; and
3. The HVAC units be placed at the rear of the structure, or on the side façade beyond the midpoint of the house.

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

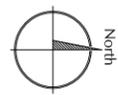
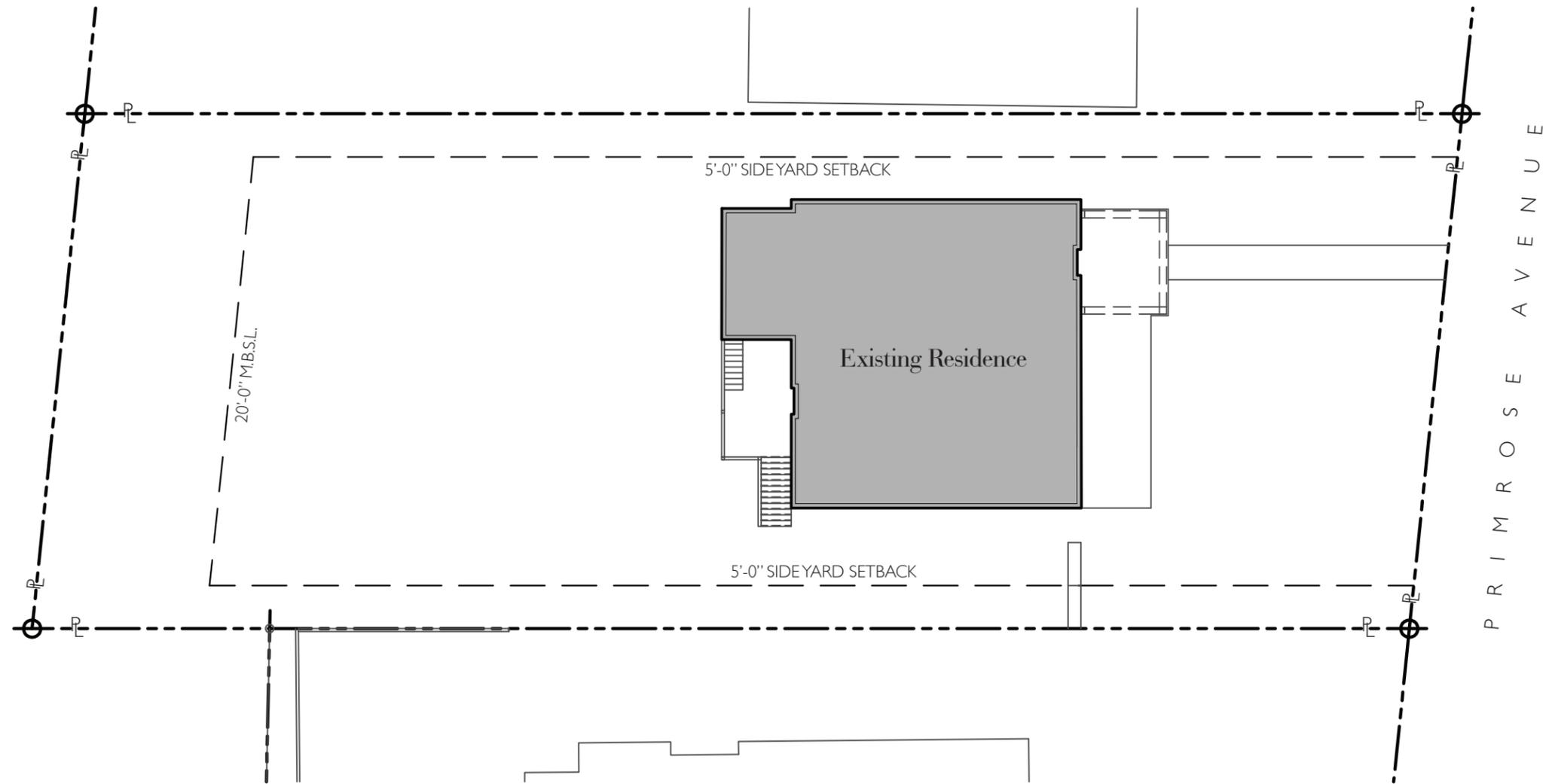
Additional Photos



Left façade



Right façade



Existing Site Plan



Conceptual Plans for:

1707 Primrose Avenue

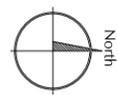
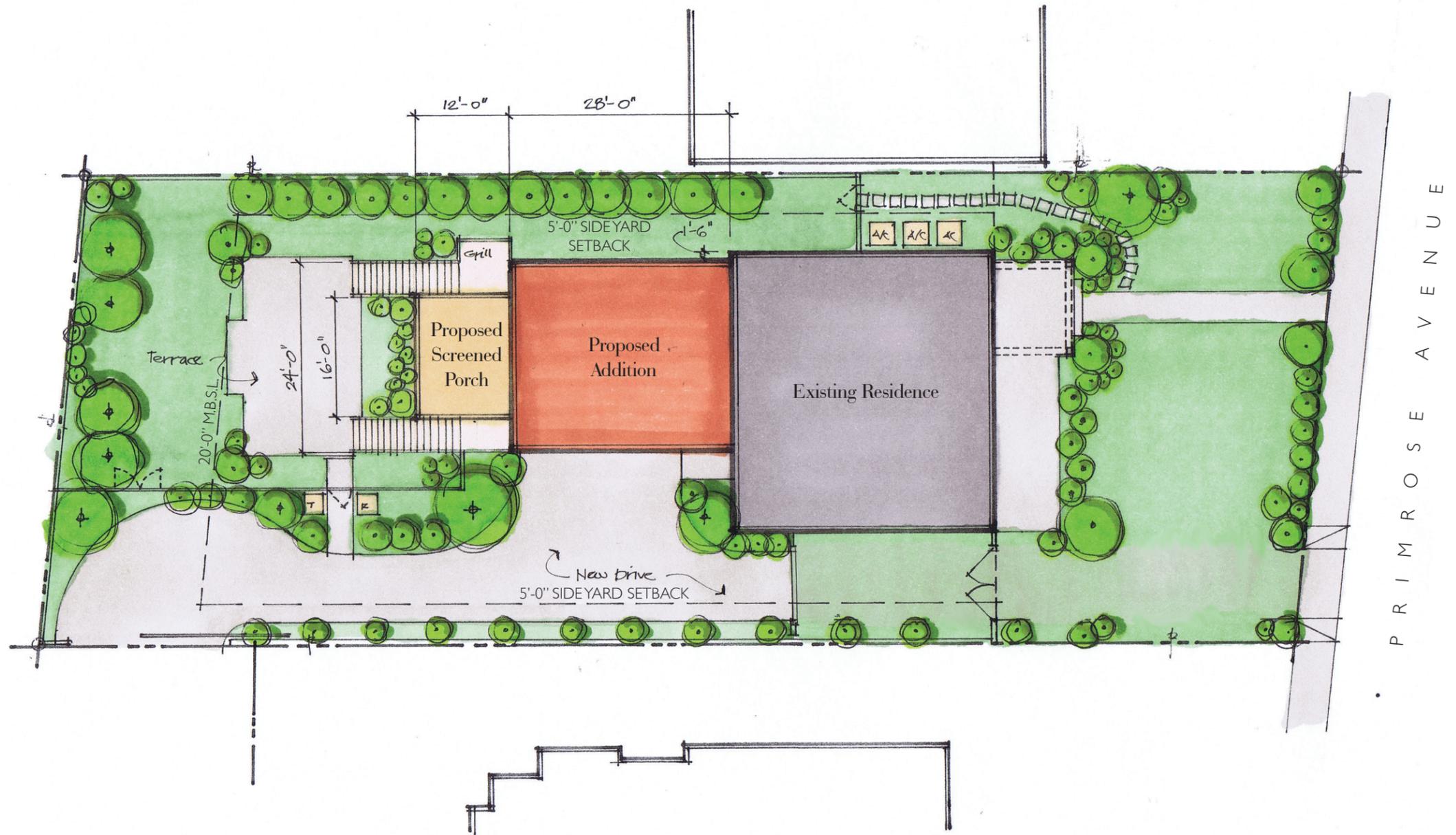
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SUBMITTAL DRAWINGS FOR METROPOLITAN HISTORIC ZONING COMMISSION

31 JANUARY 2014



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Proposed Site Plan



Conceptual Plans for:

1707 Primrose Avenue

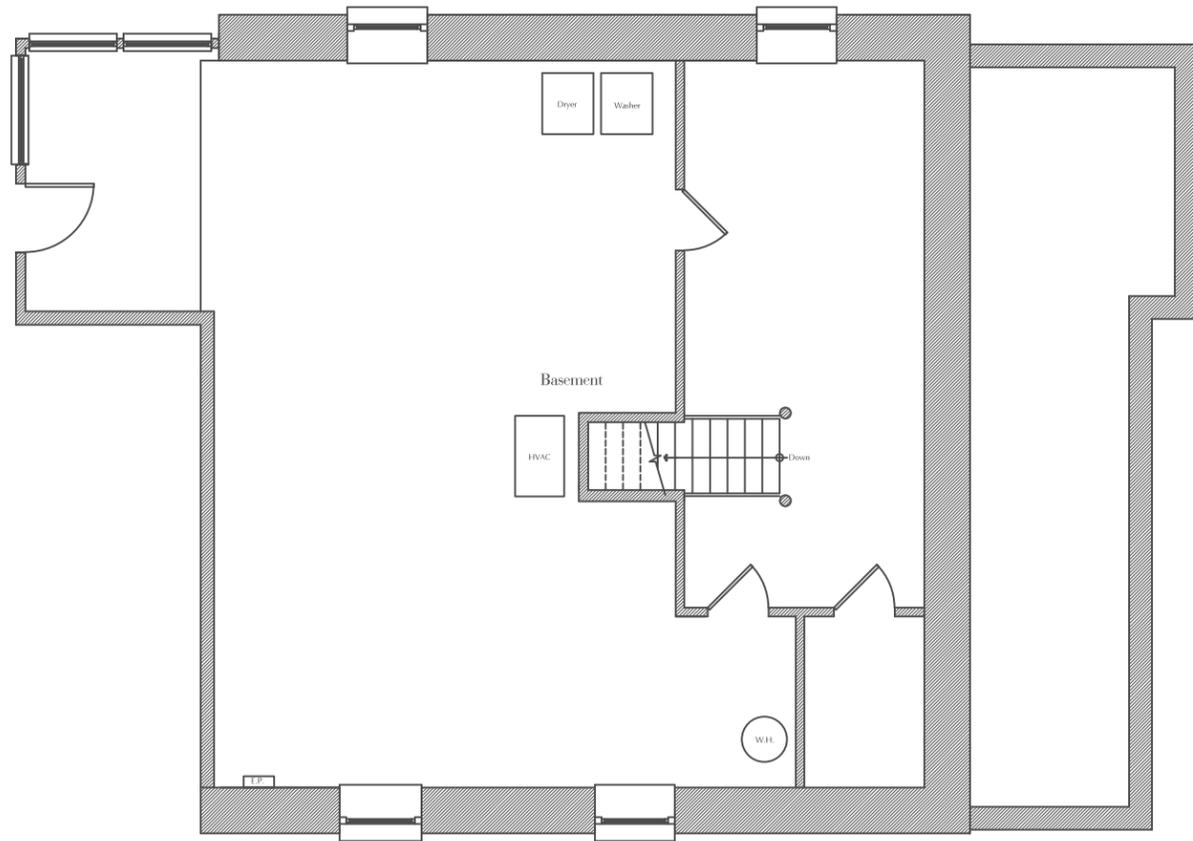
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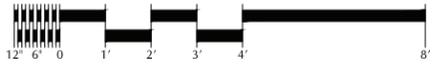
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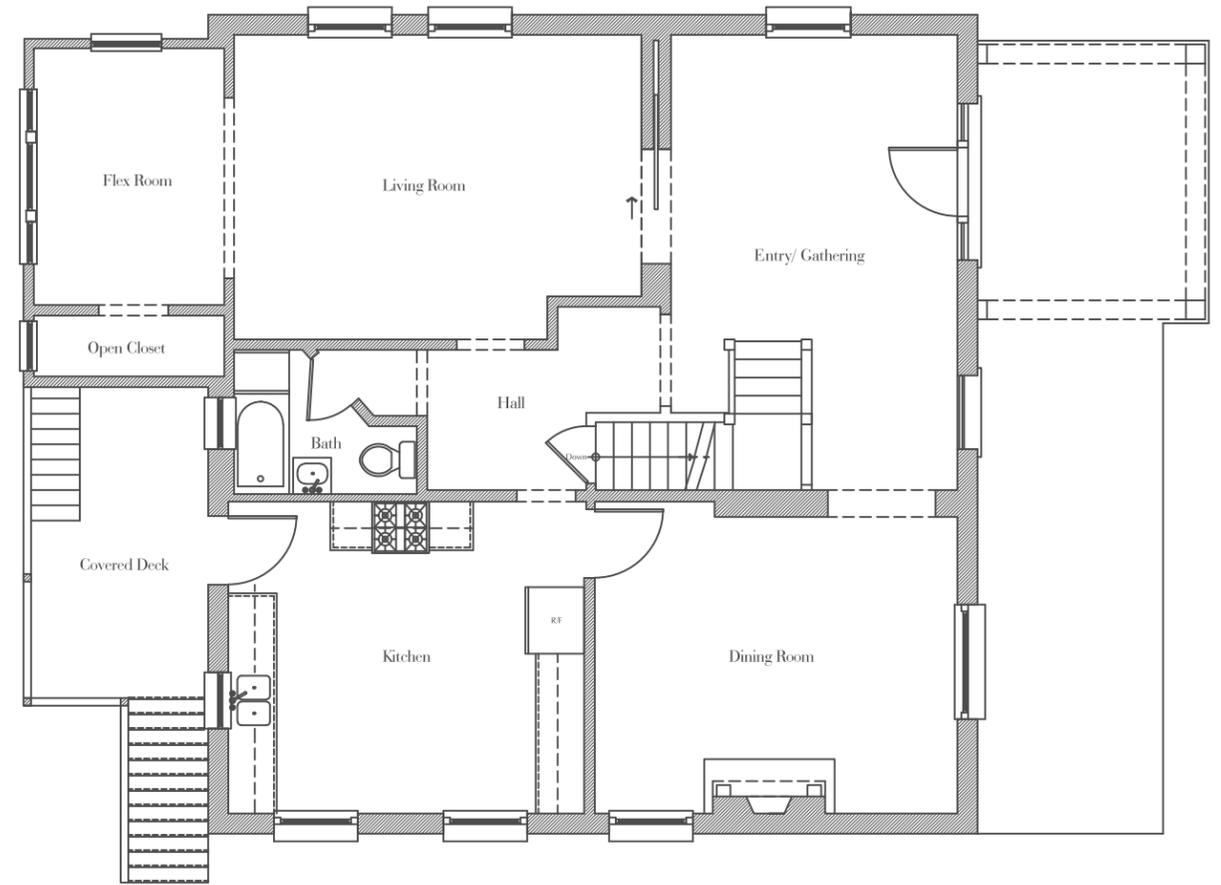
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Existing Basement Floor Plan





Existing Main Floor Plan


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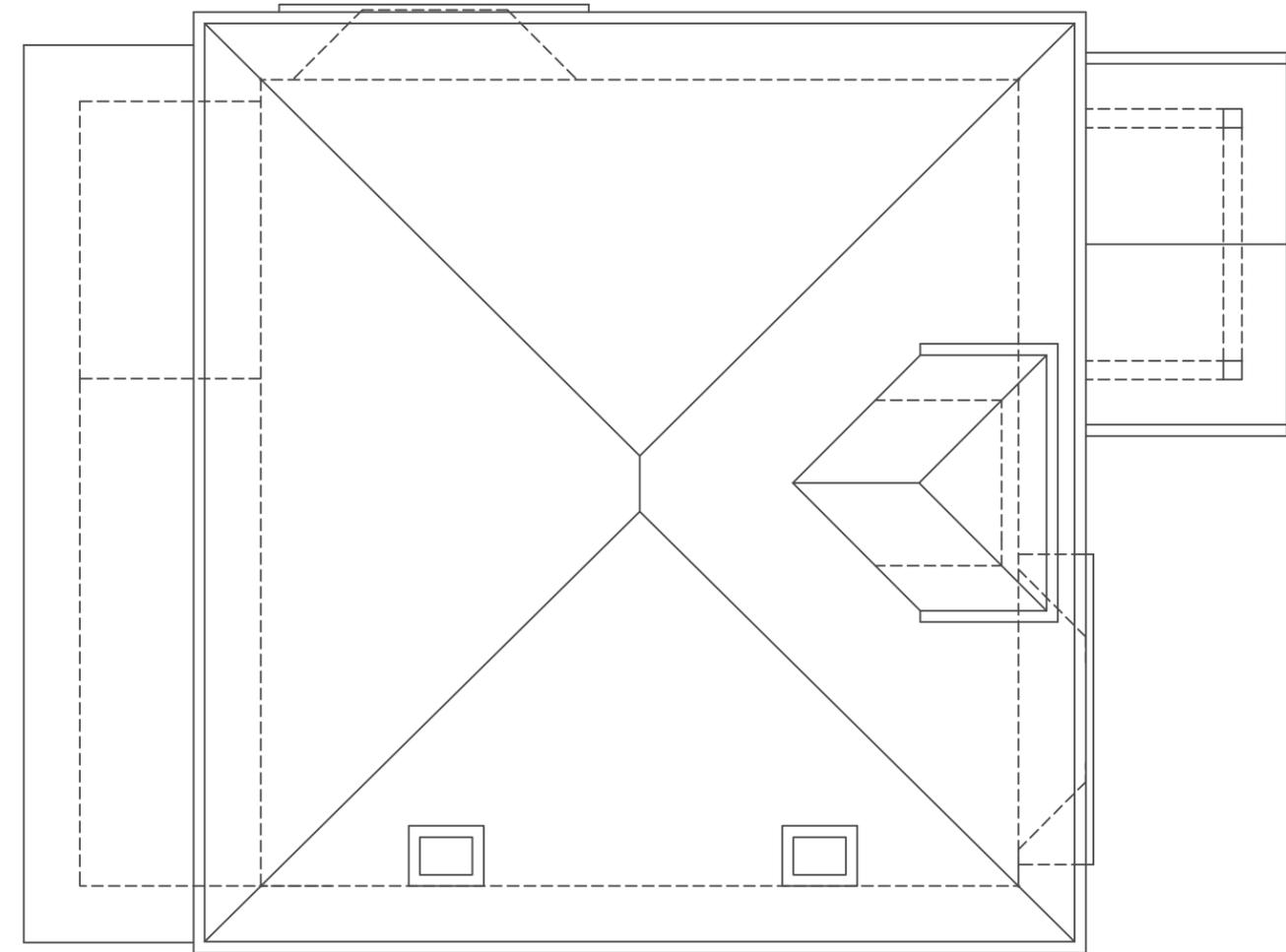
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 Existing Upper Floor Plan


 Existing Roof Plan


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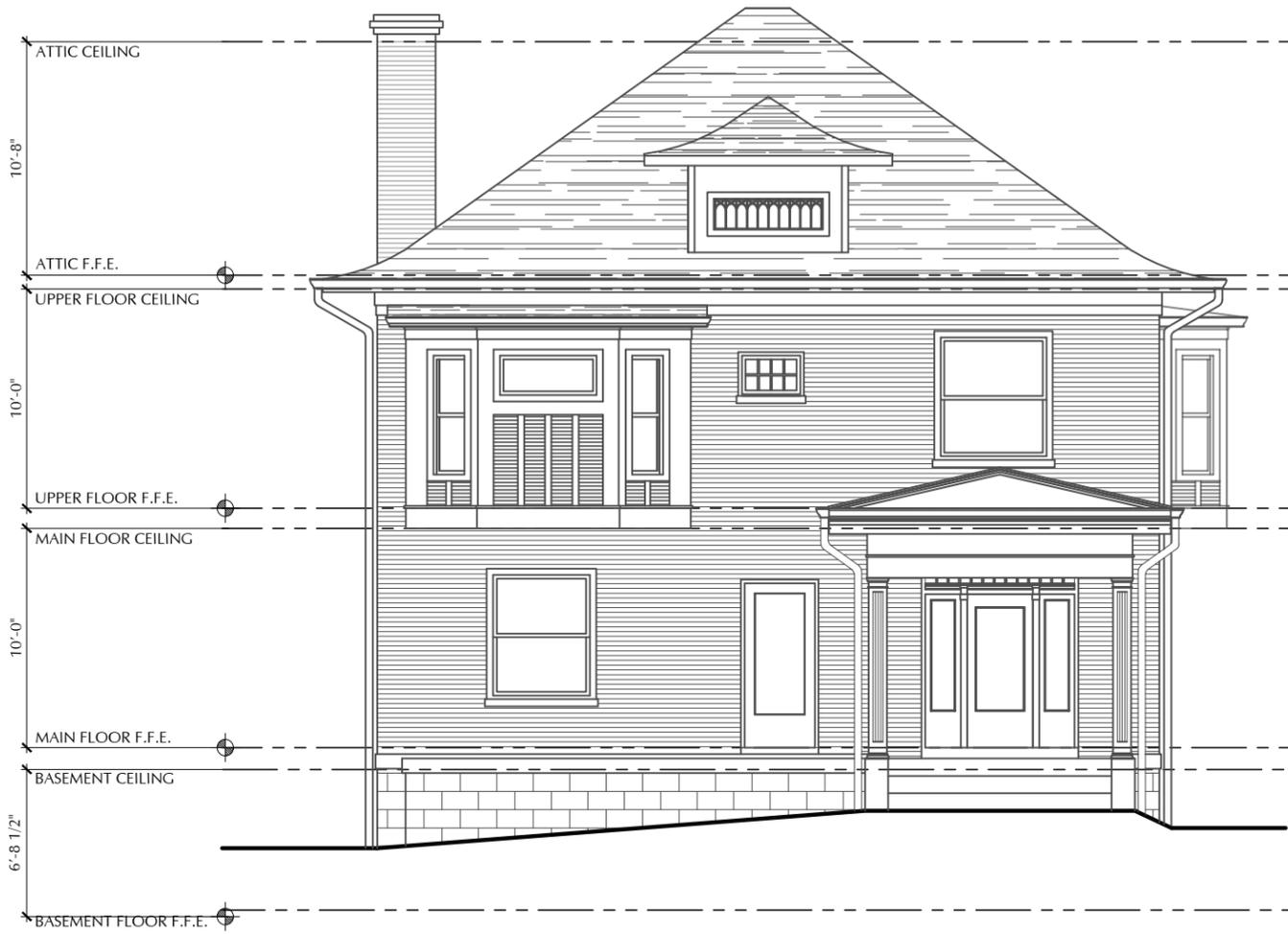
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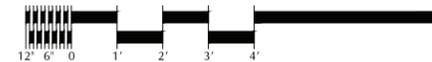
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Existing Front Elevation



Existing Side Elevation



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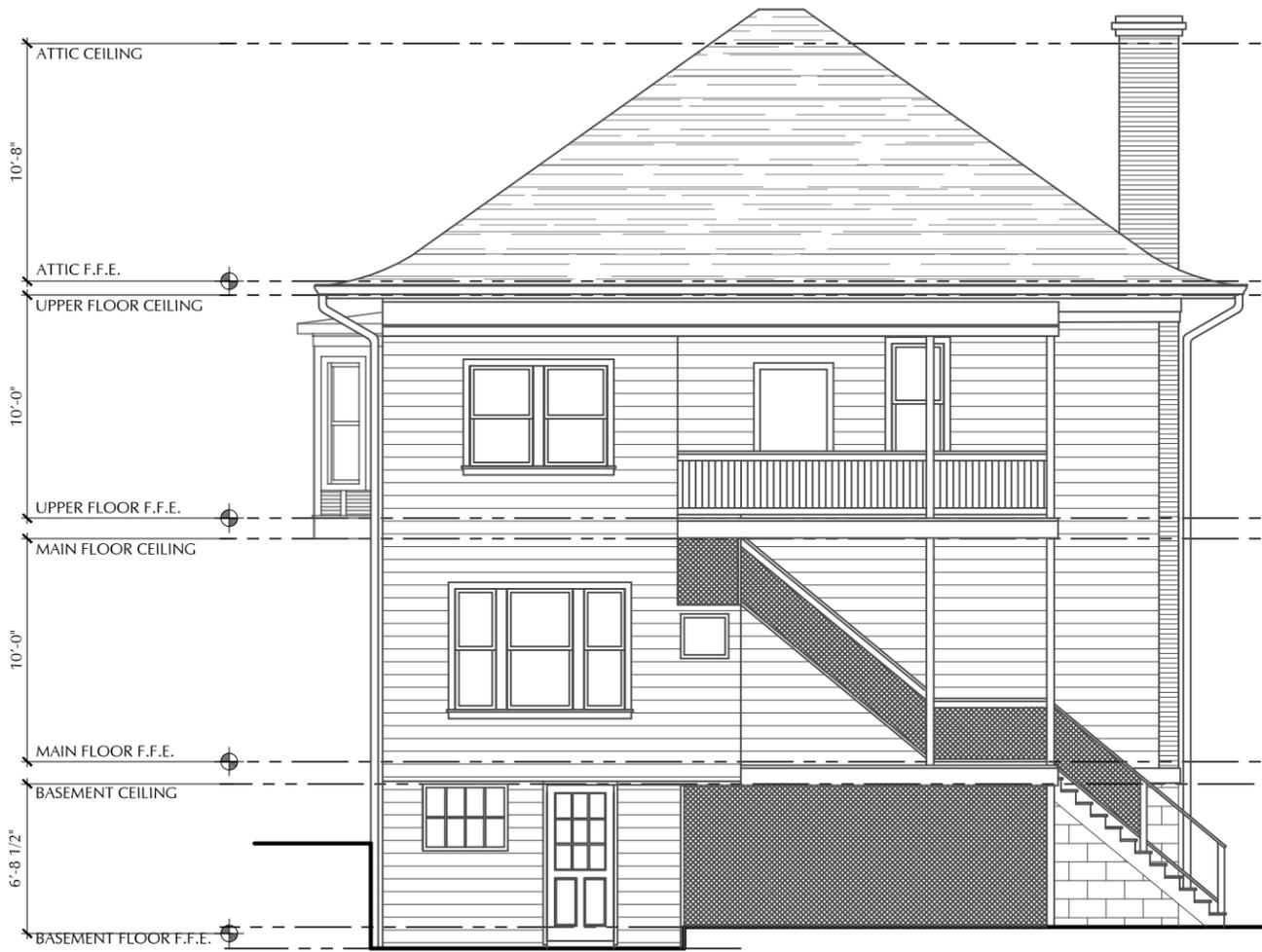
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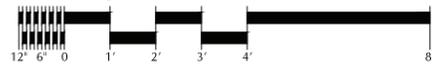
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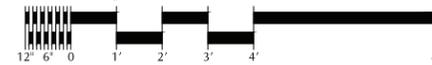
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Existing Rear Elevation



Existing Side Elevation



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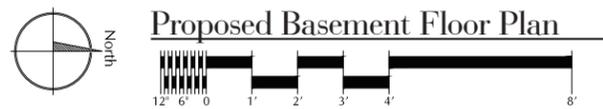
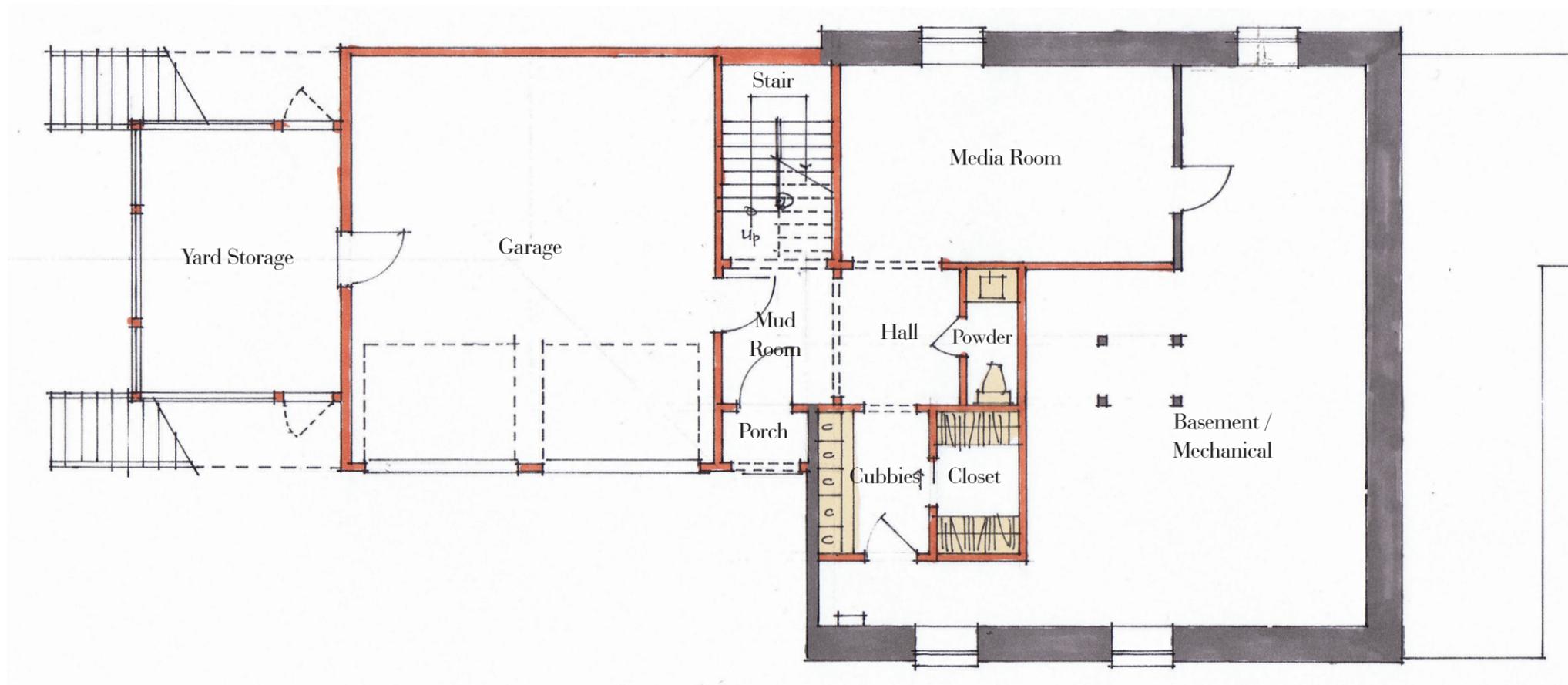
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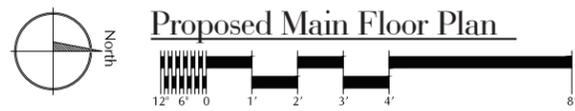
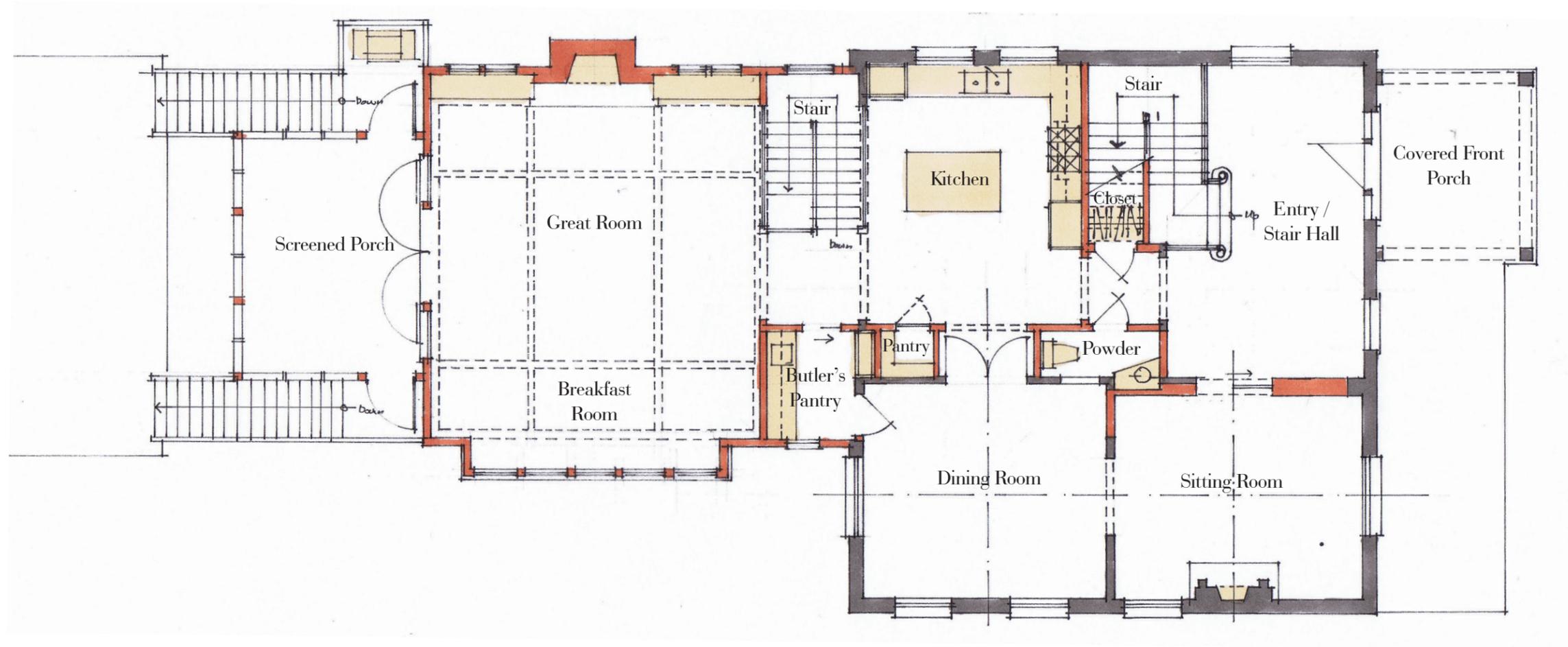
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Proposed Main Floor Plan

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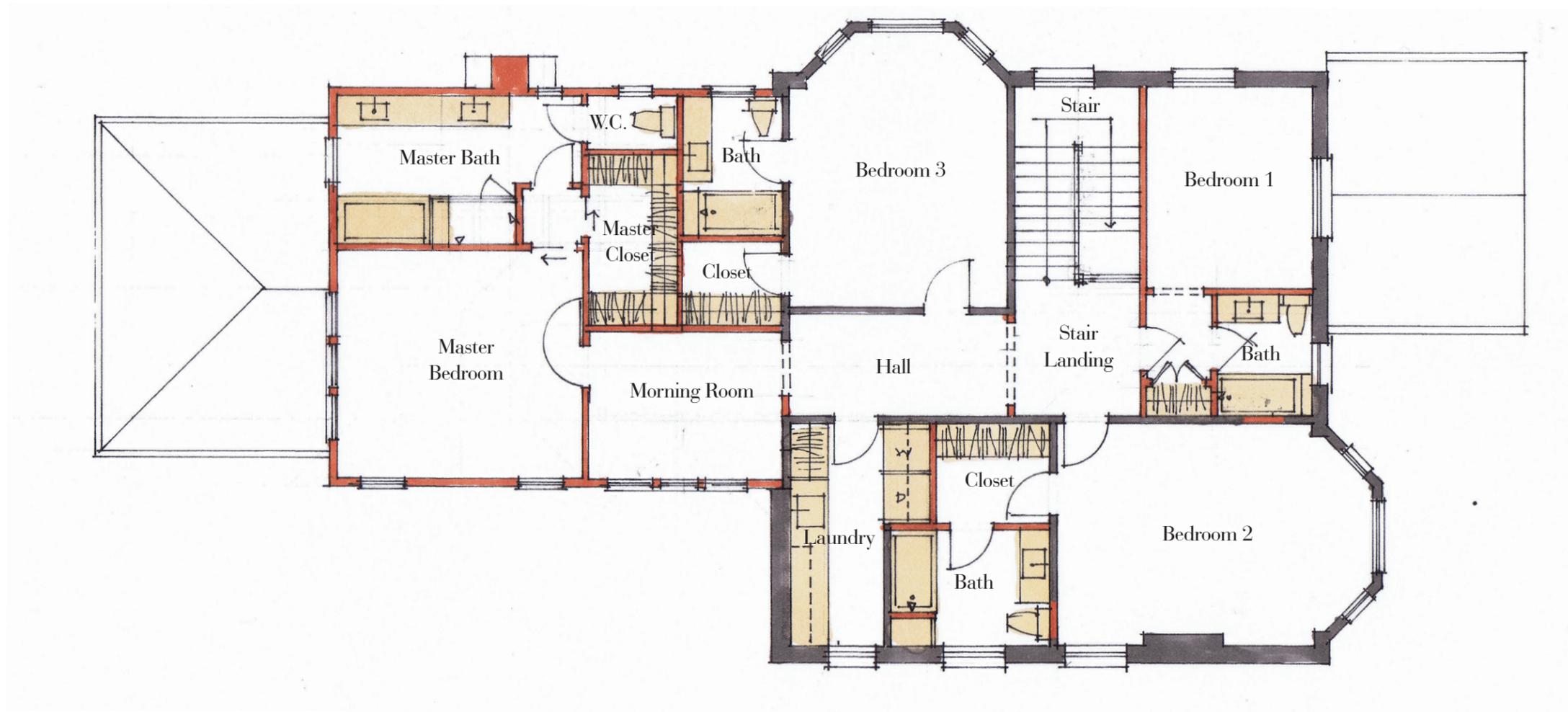
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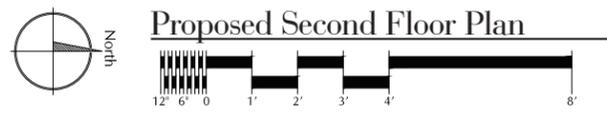
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 Proposed Second Floor Plan

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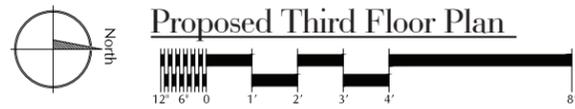
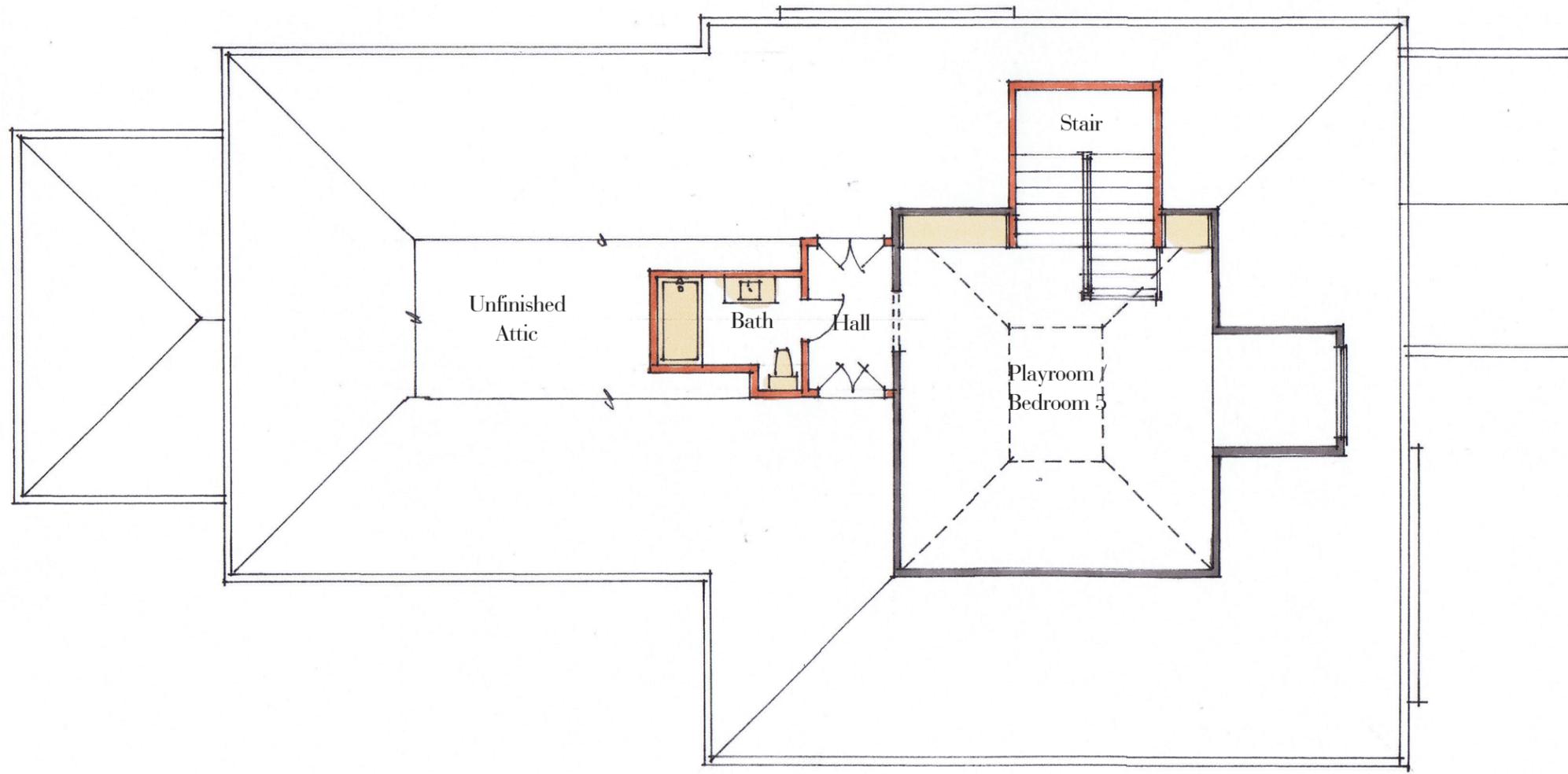
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Proposed Third Floor Plan

Conceptual Plans for:

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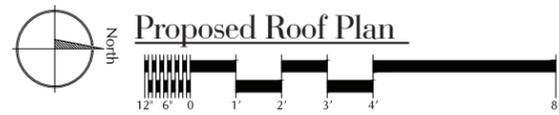
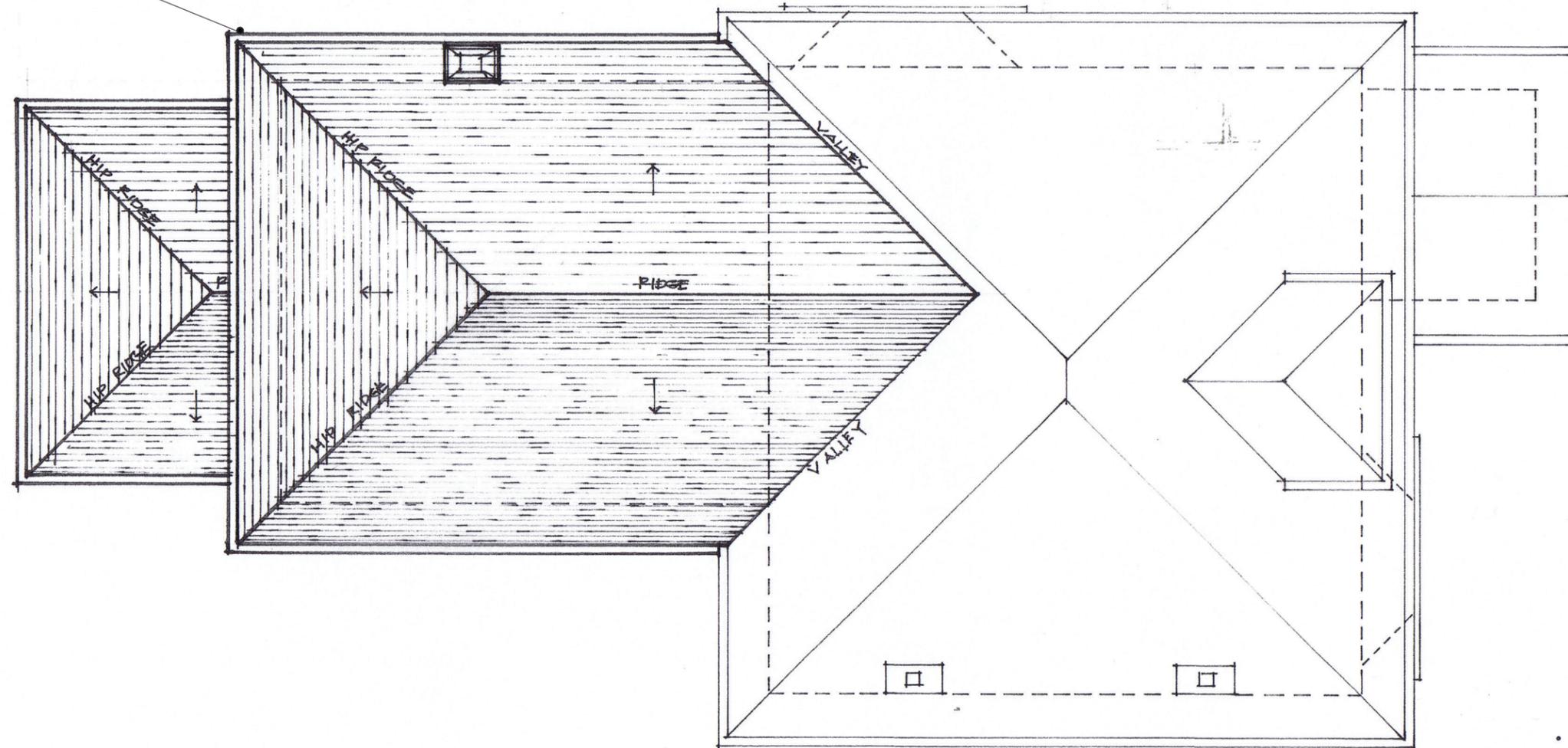
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30 YEAR ARCHITECTURAL
FIBERGLASS SHINGLES TO
CLOSELY MATCH EXISTING

ROOF PITCHES AND EAVE
DETAILS SHALL MATCH THE
EXISTING



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3-COAT INTEGRALLY COLORED
CEMENTITIOUS STUCCO
AT CHIMNEY - PRIME + PAINT

30 YEAR ARCHITECTURAL
FIBERGLASS SHINGLES TO MATCH
EXISTING CLOSELY

PREFINISHED ALLUMINIUM
GUTTERS AND DOWNSPOUTS
TO MATCH EXISTING

NEW WOOD WINDOWS W/
LOW-E INSULATING GLAZING -
PRIME + PAINT

NEW SMOOTH-FACE HARDI-
PLANK SIDING W/ 5"
EXPOSURE - PRIME + PAINT

WOOD CORNER BOARDS -
PRIME + PAINT

SMOOTH-FACE HARDI-PANEL
CEMENTITIOUS FIBERBOARD
WITH 1x S4S WOOD
SURROUND - PRIME + PAINT

C.M.U. FOUNDATION

ROOF PITCHES AND EAVE
DETAILS SHALL MATCH THE
EXISTING



Proposed Side Elevation (East)



Conceptual Plans for:

1707 Primrose Avenue

Nashville, Tennessee 37212

SUBMITTAL DRAWINGS FOR METROPOLITAN HISTORIC ZONING COMMISSION

31 JANUARY 2014



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3-COAT INTEGRALLY COLORED
CEMENTITIOUS STUCCO
AT CHIMNEY - PRIME + PAINT

30-YEAR ARCHITECTURAL
FIBERGLASS SHINGLES TO MATCH
EXISTING CLOSELY

PREFINISHED ALUMINUM
GUTTERS AND DOWNSPOUTS
TO MATCH EXISTING

NEW WOOD WINDOWS W/
LOW-E INSULATING GLAZING -
PRIME + PAINT

NEW SMOOTH-FACE HARDI-
PLANK SIDING W/ 5"
EXPOSURE - PRIME + PAINT

WOOD CORNER BOARDS -
PRIME + PAINT

ROOF PITCHES AND EAVE
DETAILS SHALL MATCH THE
EXISTING



Proposed Rear Elevation (South)



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Nashville, Tennessee 37212

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Proposed Side Elevation (West)



Conceptual Plans for:

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