

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

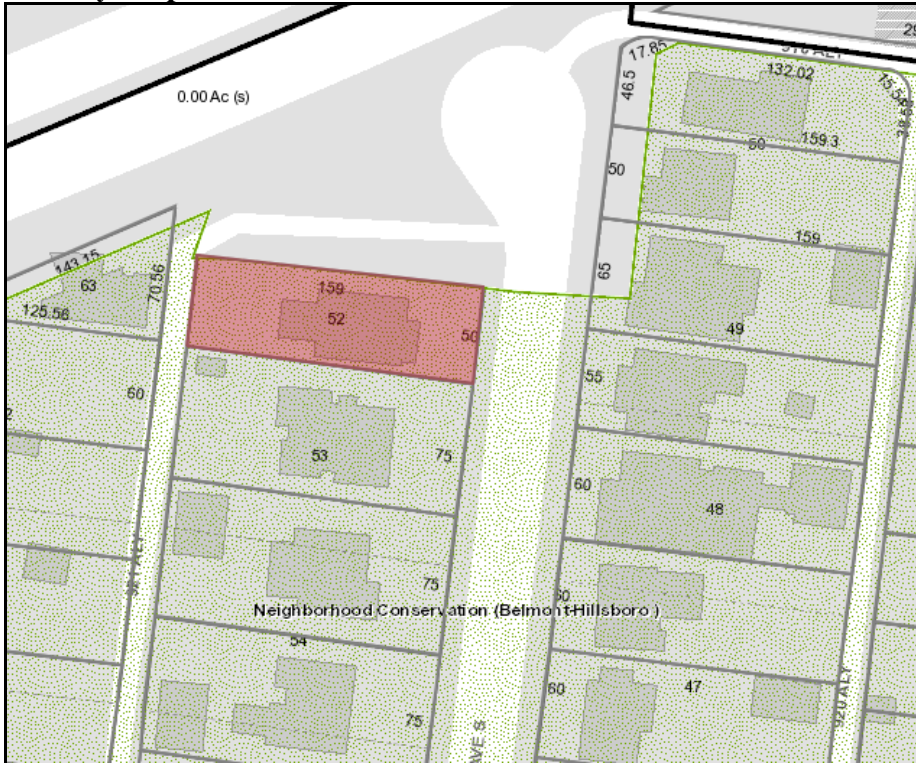
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION
1913 19th Avenue South
March 17, 2021

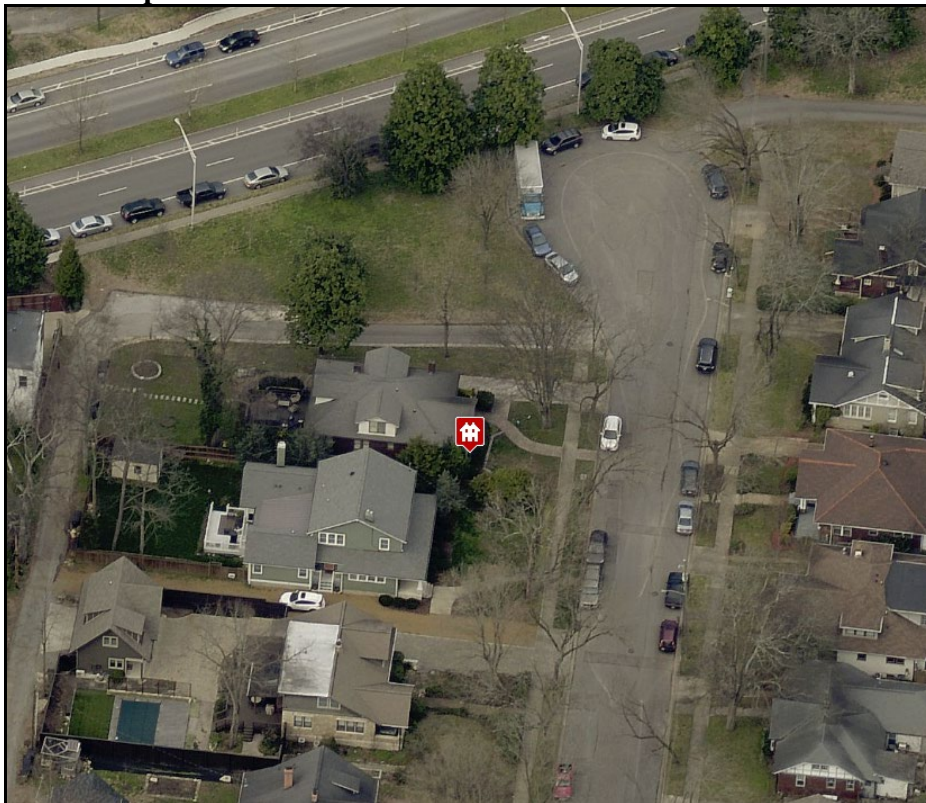
Application: New Construction-Addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: R-8
Map and Parcel Number: 104120175
Applicant: Van Pond
Project Lead: Jenny Warren, jenny.warren@nashville.gov

<p>Description of Project: Application for the construction of an addition that steps wider and taller.</p> <p>Recommendation Summary: Staff recommends approval with the following conditions:</p> <ol style="list-style-type: none">1. Staff approve a brick sample and the final windows and doors prior to purchase and installation; and,2. Utility meters shall be located on the side of the building, within five feet (5') of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s); <p>finding that the project meets Section II.B of the Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

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

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

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

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

d. Materials, Texture, Details, and Material Color

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

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

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

e. Roof Shape

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

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

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

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have

posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

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.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Utilities

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

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

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

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions should be a minimum of 6" below the existing ridge.

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

No matter its use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

· Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

· An extreme grade change

· Atypical lot parcel shape or size

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

When an addition needs to be taller:

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

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side

addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

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

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

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

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

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

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

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

f. Additions should follow the guidelines for new construction.



Figure 1. 1913 19th Avenue South

Background: 1913 19th Avenue South is a circa 1928 bungalow that contributes to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Analysis and Findings: The application is for the construction of an addition that steps slightly wider and slightly taller.

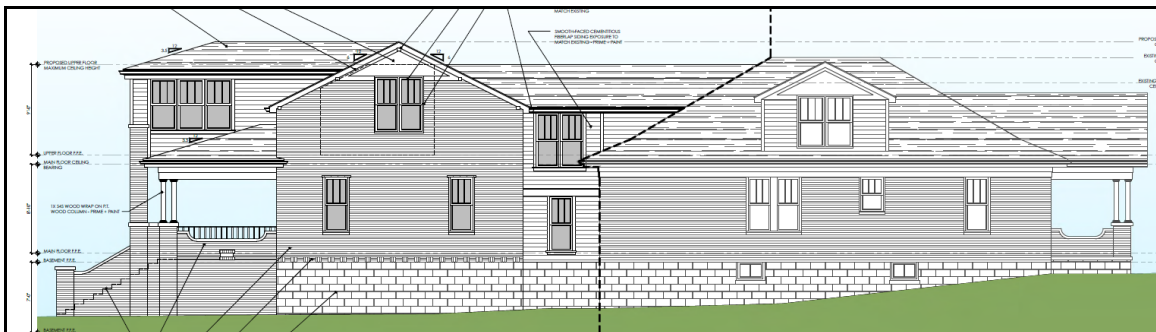


Figure 2. Left side elevation. Height increase begins 62' from the front of the house.

Height & Scale: The ridge of the historic house is about twenty feet (20') from the foundation height. The proposed addition ties in below the historic ridge and, about sixty-two feet (62') back from the front wall, the height rises to be about twenty-one feet, six inches (21'6"). The guidelines allow for additions that step up to four feet (4') taller if they are forty feet (40') back from the front of the house.

The house is shifted on the lot, sitting about three feet (3') from the left side property line and about twelve feet (12') from the right side. This shifted site plan meets the criteria for a rear addition that steps wider. The applicant is proposing a wider addition on the

right side. After an appropriate one foot (1') by seven foot (7') inset, the addition will step out to be approximately seven feet, six inches (7'6") wider. The wider portion will be all one story with an eave height that matches the historic house. The majority of the wider portion of the addition will be an open covered porch. There will be about two feet (2') of solid wall projecting wider than the house on the first floor only. The second floor will step in behind the face of the existing side dormer and will have eaves that are slightly lower than the historic dormer eaves.



Figure 3. Front elevation – Note taller portion and wider addition.

On the left side, the addition will inset about five feet (5') for a depth of about seven feet (7') before stepping back out three feet (3') toward the property line. The main wall of the addition will be inset two feet (2') from the main wall of the historic house. The eaves will be slightly lower than the eaves of the historic dormer. (Figure 2)

The foundation level will be consistent with the historic house, though the drop in grade will make it taller in the rear. This is appropriate.

Staff finds that the addition meets section II.B.1.a and b and II.B.2.a and b.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

The project meets section II.B.2.a and e.

Design: The addition's insets and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials,

roof form, and fenestration pattern are all compatible with the historic character of the existing house.

The project meets section II.B.2.a and f.

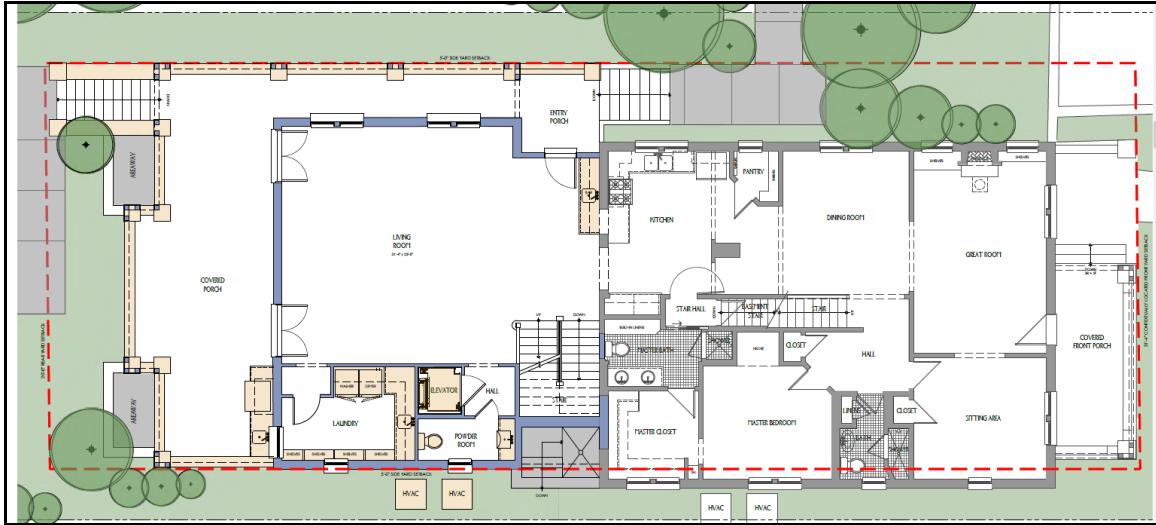


Figure 4. Site plan

Setbacks: The addition will meet the five foot (5') side setbacks. The existing house encroaches on the left side setback, but the addition will be inset such that it will not require a setback determination. On the right side, the open side porch will extend to the side setback line.

The rear steps of the addition will reach the twenty foot (20) rear setback line. The project meets section II.B.1.c.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	Brick veneer to match existing	Match	Yes	X
Secondary Cladding	Hardie siding	Exposure to match existing	Yes	
Roofing	Architectural Shingles	To match existing	Yes	
Trim/ Brackets	Wood	Smooth faced	Yes	
Gable field	Hardie panel	Smooth	Yes	

Side/Rear Porch Posts	Wood	N/A	Yes	
Side/Rear Porch Railing	Iron Railing	Powder coated	Yes	
Side Porch floor/steps	Wood	N/A	Yes	
Windows	Clad Wood	Needs final approval	Unknown	X
Side/rear doors	Clad Wood	Need final approval	Unknown	X

With final staff review and approval of a brick sample, doors and windows, the project meets section II.B.1.d.

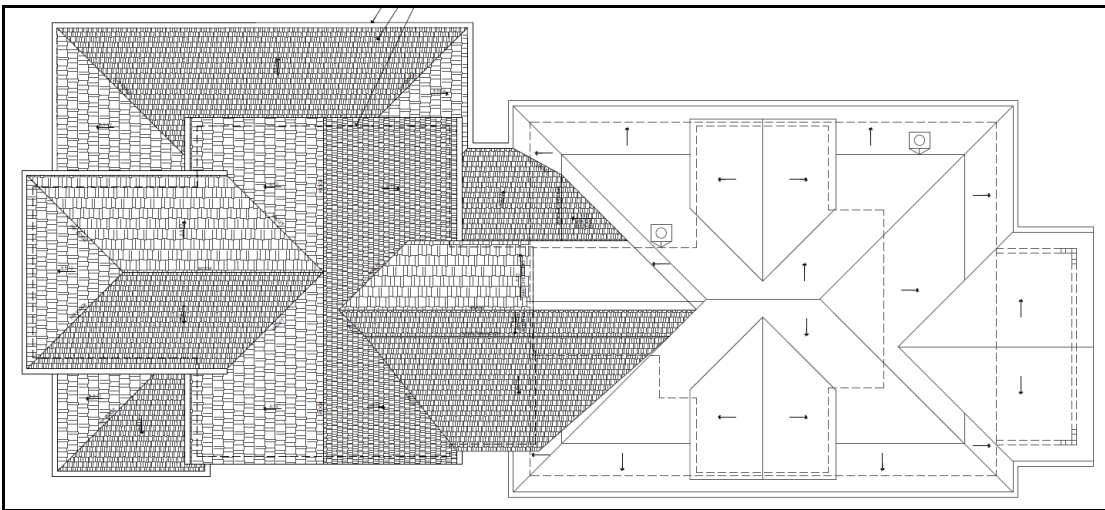


Figure 5. Roof plan

Roof form: The addition connects to an existing rear dormer. The main ridge uses a side gabled form with a 6/12 pitch. There is also a rear-facing gable form, and the one-story porch has a hipped roof: both these forms have a 3.5/12 slope which is appropriate for porches and dormers.

The project meets section II.B.1.e.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g.

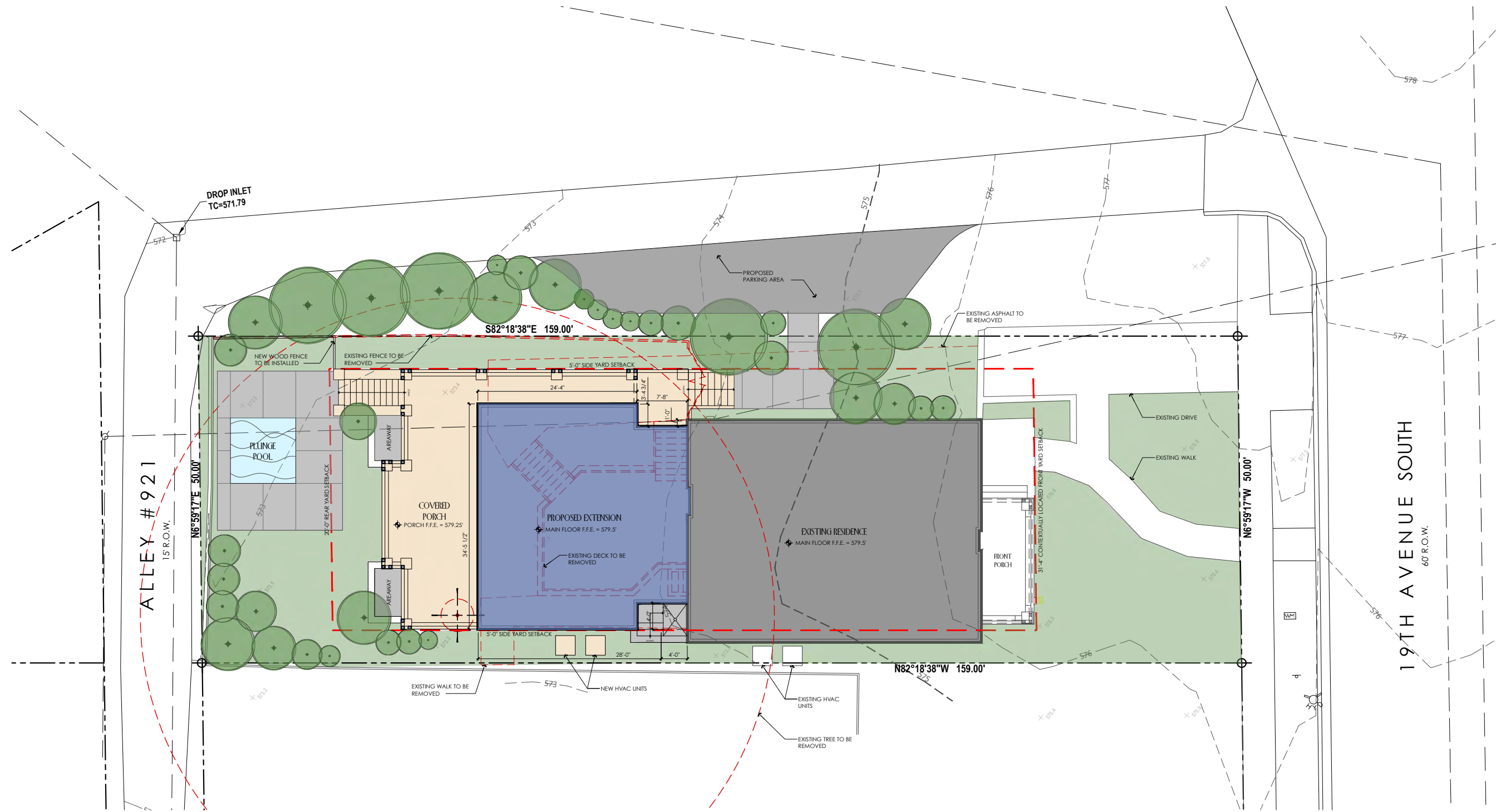
Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC units is shown on the side elevation, beyond the

mid-point, which is appropriate. Utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s). The project meets section II.B.1.h.

Recommendation: Staff recommends approval with the following conditions:

1. Staff approve a brick sample and the final windows and doors prior to purchase and installation; and,
2. Utility meters shall be located on the side of the building, within five feet (5') of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s);

finding that the project meets Section II.B of the Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines.



1 PROPOSED SITE PLAN

SURVEY/ SITE PLAN NOTE:
 INFORMATION USED TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A SURVEY PROVIDED BY:
 COMPANY: CLINT ELLIOT SURVEY
 SURVEYOR: JASON A. GARRETT, TN RLS #2861
 ADDRESS: 1711 HAYES STREET, NASHVILLE, TN 37203
 PHONE: (615) 490-3236

PROJECT PROPERTY INFORMATION + CONTACTS	
OWNER:	SCOTT STEVEN HATCHER 1913 19TH AVENUE S NASHVILLE, TENNESSEE 37212
PROPERTY INFORMATION:	DAVIDSON COUNTY PARCEL ID#: 10412017500 ADDRESS: 1913 19TH AVENUE S NASHVILLE, TENNESSEE 37212
DESCRIPTION:	PT LOT 52 REVISED, CHRISTOPHER + KIRKMAN ADDN. LOT AREA: 7,950 S.F. / 0.18 AC +/-
ZONING:	R8 - SINGLE + TWO-FAMILY 8,000 S.F. MIN. - MEDIUM DENSITY OV-NHC - NEIGHBORHOOD HISTORIC CONSERVATION OV-UZO - URBAN ZONING OVERLAY DISTRICT
PROJECT CONTACTS:	ARCHITECT: VAN POND, JR., AIA VAN POND ARCHITECT, PLLC. 2929 SIDCO DRIVE SUITE 105 NASHVILLE, TENNESSEE 37204
PHONE:	(615) 499-4387
E-MAIL:	VPOND@VANPONDARCHITECT.COM

AREA CALCULATIONS	
BUILDING FOOTPRINT AREAS:	EXISTING RESIDENCE BUILDING FOOTPRINT AREA (GSF): 1,533 S.F. ADDITIONAL RESIDENCE BUILDING FOOTPRINT AREA (GSF): 1,504 S.F. TOTAL PROPOSED FOOTPRINT AREA (GSF): 3,037 S.F.
COVERED PORCH FOOTPRINT AREAS:	EXISTING FRONT COVERED PORCH FOOTPRINT AREA (GSF): 155 S.F. PROPOSED REAR COVERED PORCH FOOTPRINT AREA (GSF): 713 S.F. TOTAL COVERED PORCH FOOTPRINT AREA (GSF): 868 S.F.
HEATED AREAS:	EXISTING MAIN FLOOR HEATED AREA (GSF): 1,533 S.F. EXISTING UPPER FLOOR HEATED AREA (GSF): 469 S.F. PROPOSED BASEMENT HEATED AREA (GSF): 1,504 S.F. ADDITIONAL MAIN FLOOR HEATED AREA (GSF): 983 S.F. ADDITIONAL UPPER FLOOR HEATED AREA (GSF): 275 S.F. TOTAL PROPOSED HEATED AREA (GSF): 5,664 S.F.
UNHEATED AREAS:	EXISTING BASEMENT UNHEATED AREA (GSF): 1,533 S.F. EXISTING FRONT COVERED PORCH UNHEATED AREA (GSF): 155 S.F. PROPOSED REAR COVERED PORCH UNHEATED AREA (GSF): 713 S.F. TOTAL PROPOSED UNHEATED AREA (GSF): 2,401 S.F.
BUILDING COVERAGE CALCULATIONS:	ALLOWABLE BUILDING COVERAGE FOR R8 DISTRICTS IN DAVIDSON COUNTY: 45% (7,950 S.F. X 0.45) 3,578 S.F.
	TOTAL BUILDING FOOTPRINT AREA (GSF): 3,037 S.F. TOTAL COVERED PORCH FOOTPRINT AREA (GSF): 868 S.F. TOTAL BUILDING COVERAGE (G.S.F.): 3,905 S.F.

THE HATCHER RESIDENCE

EXTENSIONS + RENOVATIONS TO

1913 19TH AVENUE SOUTH
 NASHVILLE, TENNESSEE 37212

METRO HISTORIC ZONING COMMISSION SUBMITTAL DRAWINGS
 NOT FOR CONSTRUCTION

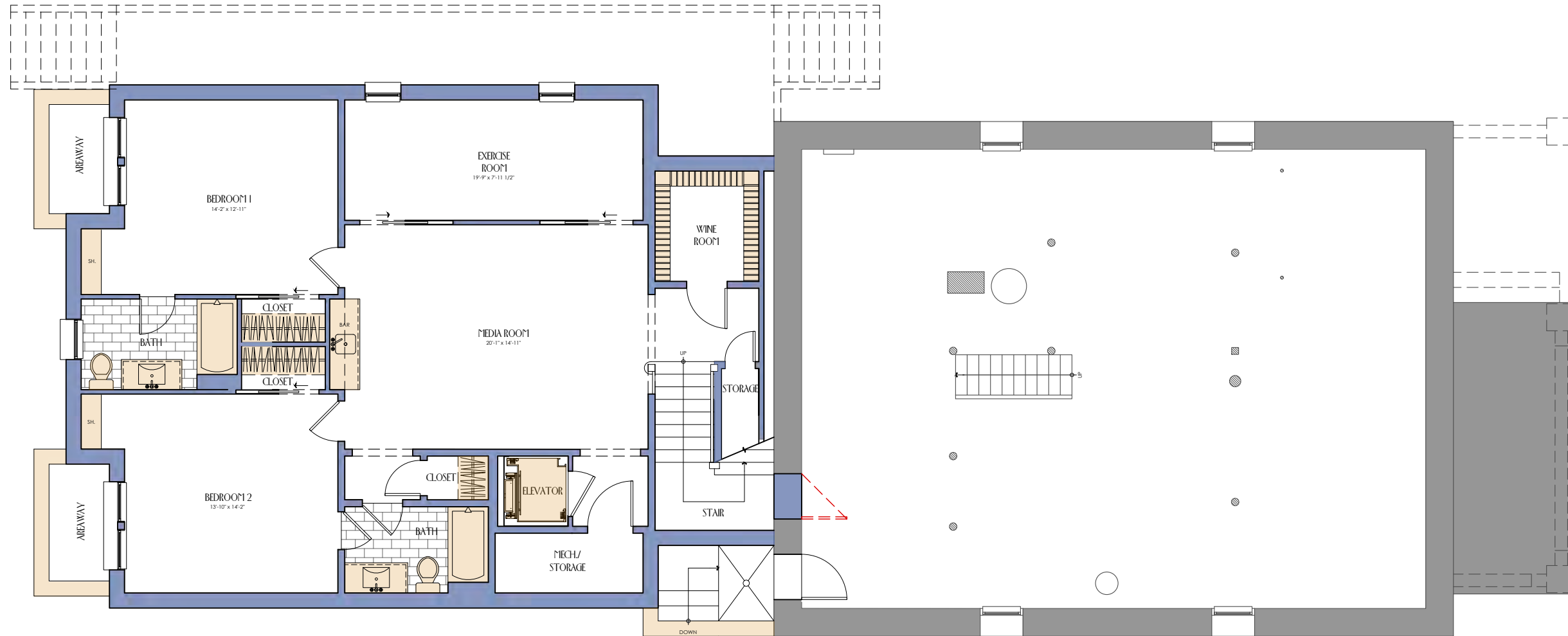
PROPOSED SITE PLAN

ISSUE DATE:
 1 MARCH 2021



VAN POND ARCHITECT
 PLLC

2929 SIDCO DRIVE
 SUITE 105
 NASHVILLE, TENNESSEE 37204
 (615) 499-4387
 VANPONDARCHITECT.COM



1

PROPOSED BASEMENT PLAN



THE HATCHER RESIDENCE

EXTENSIONS + RENOVATIONS TO

1913 19TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

METRO HISTORIC ZONING COMMISSION SUBMITTAL DRAWINGS
NOT FOR CONSTRUCTION



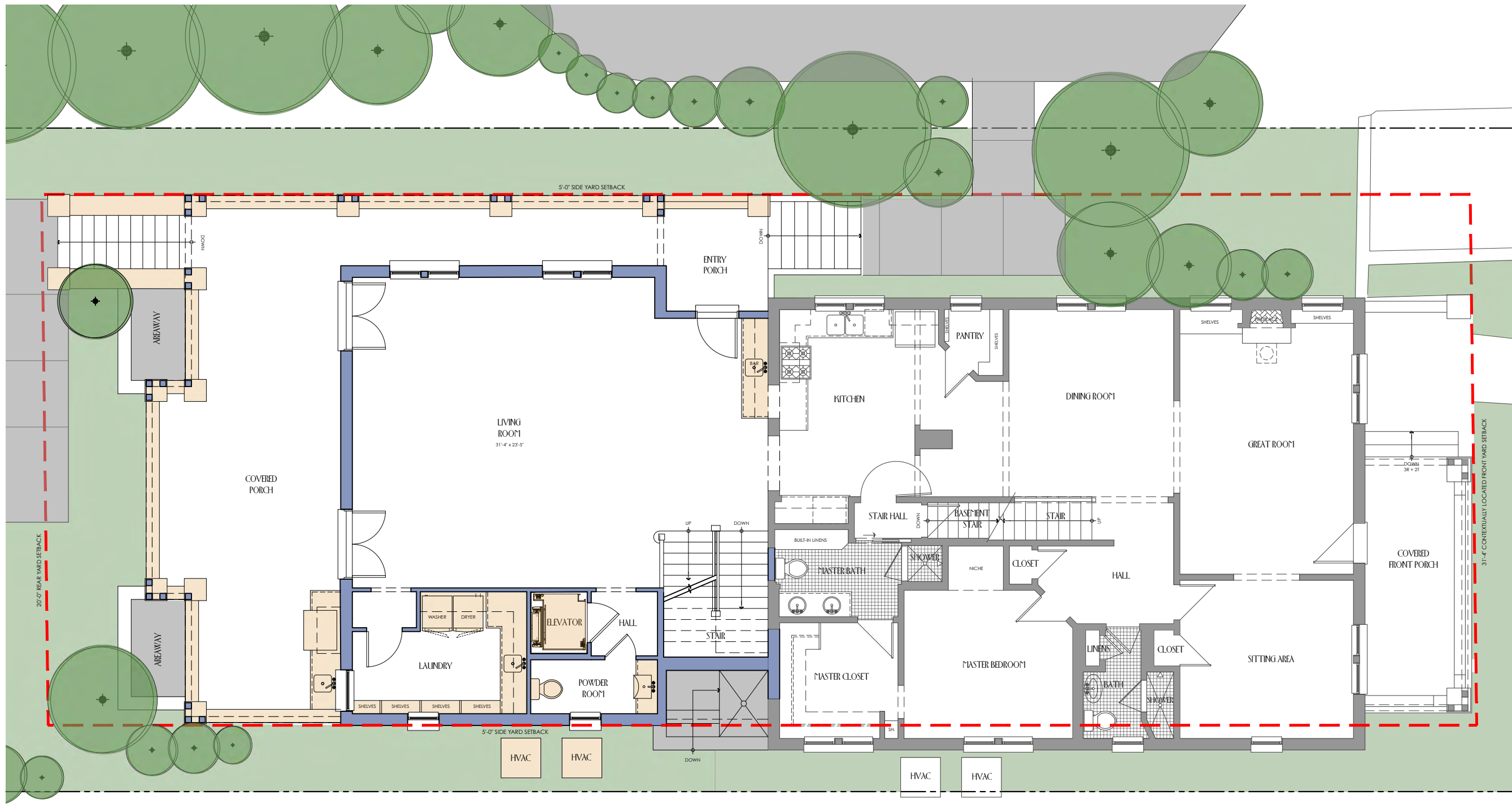
VAN POND ARCHITECT
P.L.L.C.

2795 BIRCH
SUITE 102
NASHVILLE, TENNESSEE 37204
(615) 487-4007
vppond@vanpond.com

PROPOSED BASEMENT
PLAN

ISSUE DATE:
1 MARCH 2021





1

PROPOSED MAIN LEVEL PLAN



THE HATCHER RESIDENCE

EXTENSIONS + RENOVATIONS TO

1913 19TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

METRO HISTORIC ZONING COMMISSION SUBMITTAL DRAWINGS
NOT FOR CONSTRUCTION

PROPOSED MAIN LEVEL PLAN

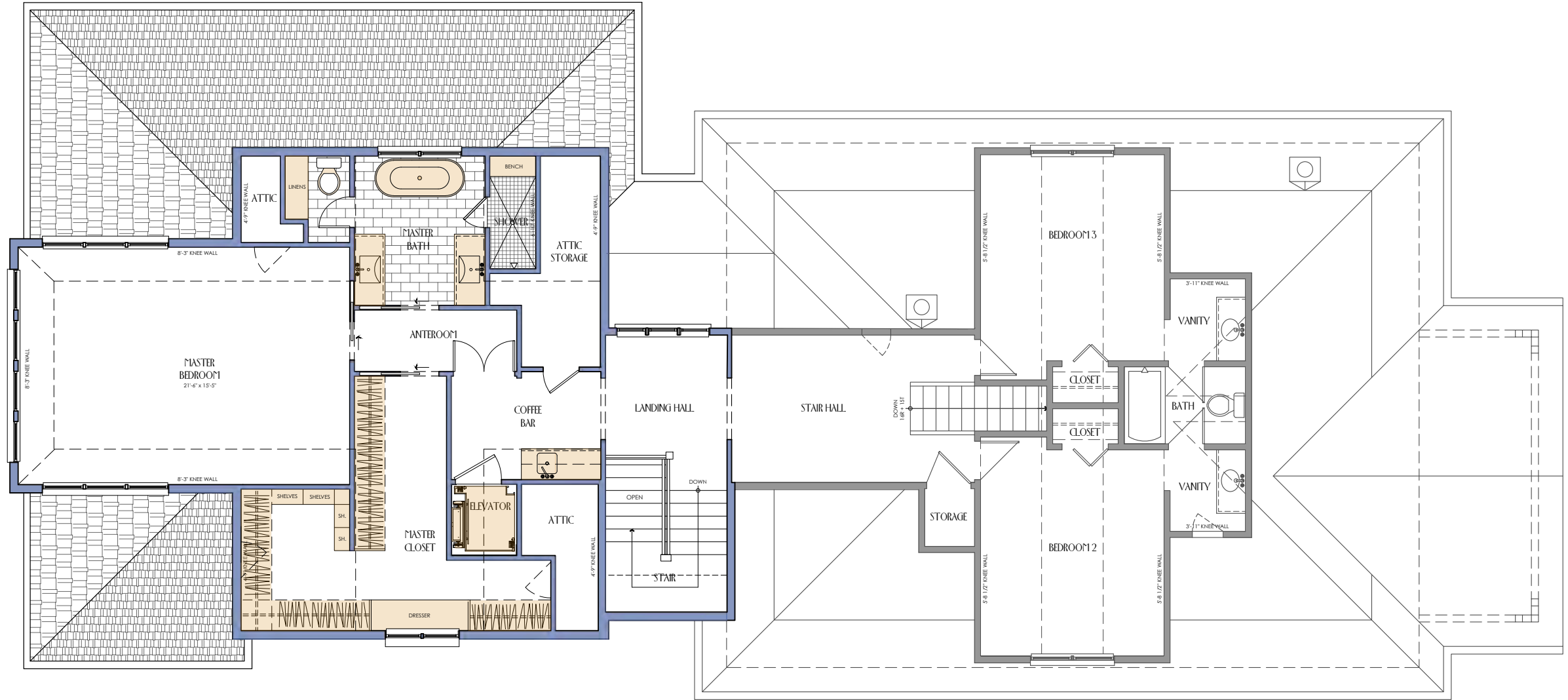
ISSUE DATE:
1 MARCH 2021

A2



VAN POND ARCHITECT
P.L.L.C.

2795 BIRCH
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1

PROPOSED UPPER LEVEL PLAN



PROPOSED UPPER LEVEL PLAN

ISSUE DATE:
1 MARCH 2021

A3

EXTENSIONS + RENOVATIONS TO
THE HATCHER RESIDENCE

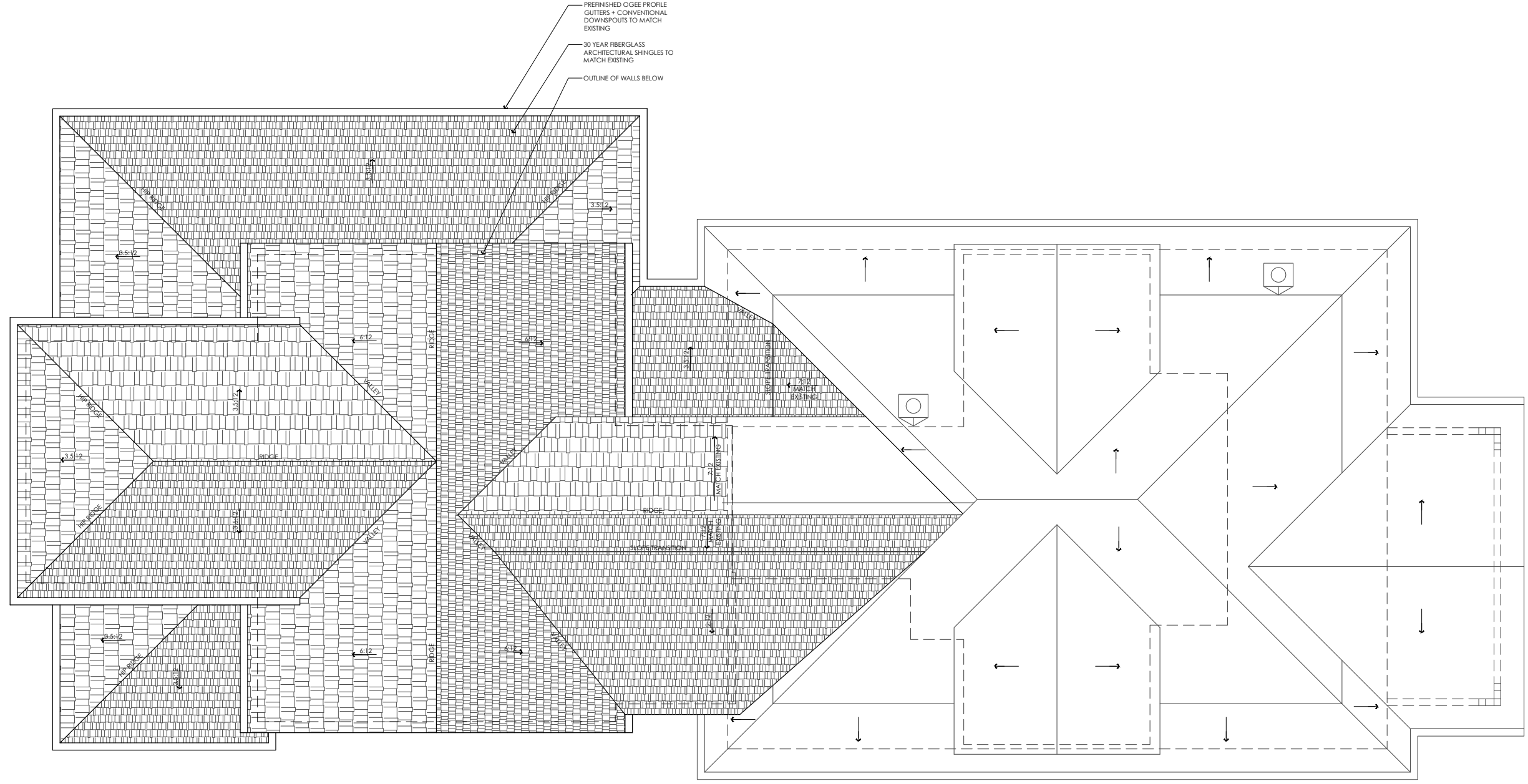
1913 19TH AVENUE SOUTH
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1

PROPOSED ROOF PLAN



PROPOSED ROOF PLAN

THE HATCHER RESIDENCE

EXTENSIONS + RENOVATIONS TO

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NASHVILLE, TENNESSEE 37212

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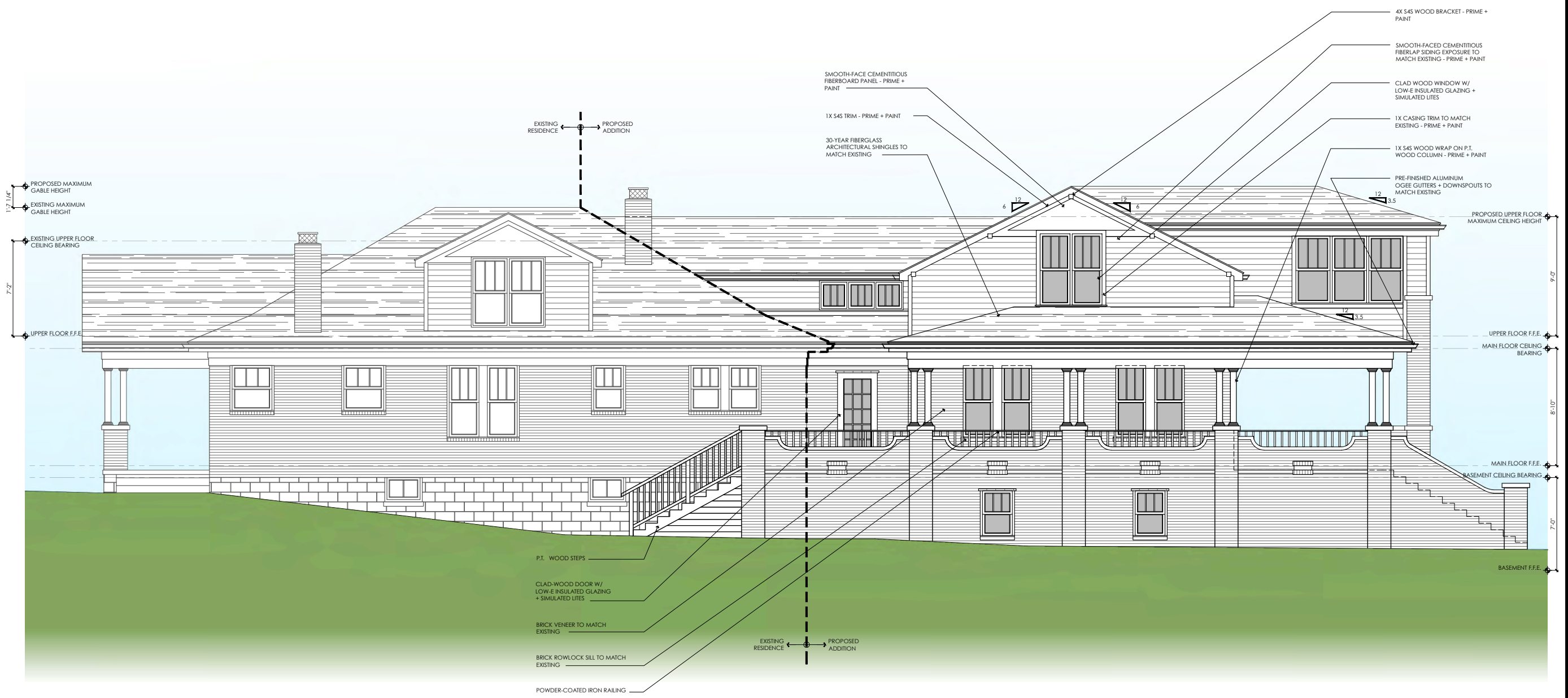
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1 PROPOSED NORTH ELEVATION



EXTENSIONS + RENOVATIONS TO
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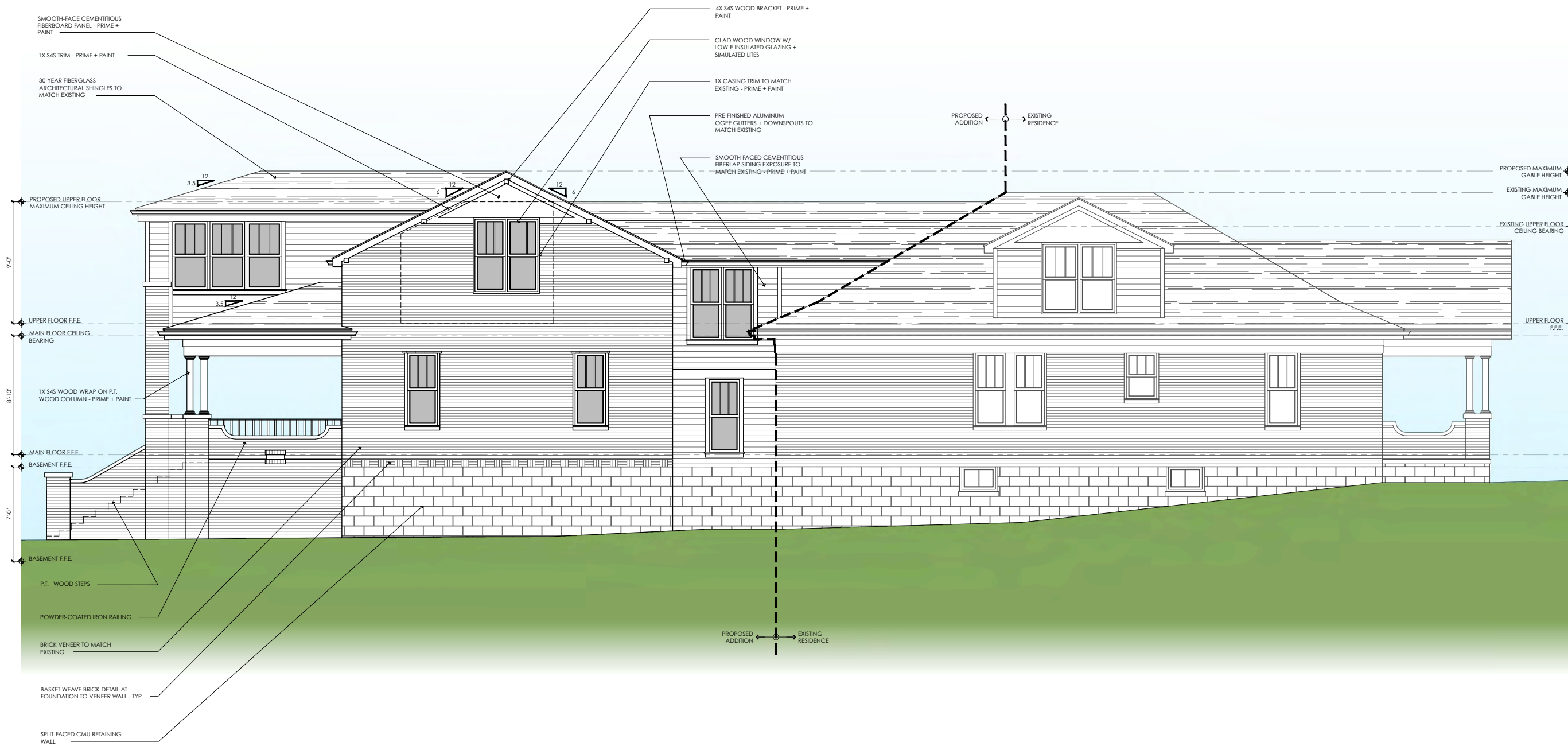
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PROPOSED NORTH
 ELEVATION

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A5



1 PROPOSED SOUTH ELEVATION



EXTENSIONS + RENOVATIONS TO
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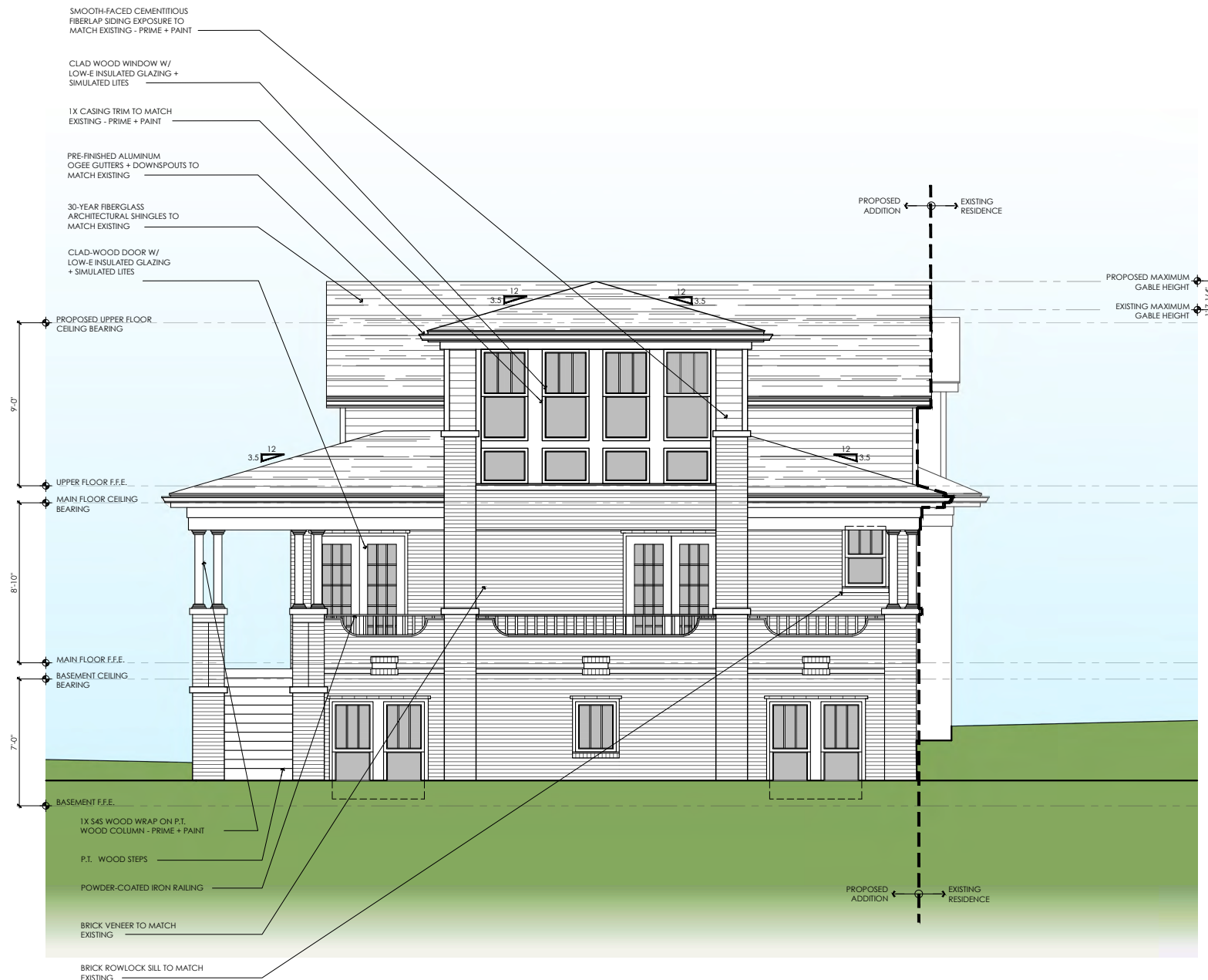
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PROPOSED SOUTH ELEVATION

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A6



1 PROPOSED WEST (REAR) ELEVATION

EXTENSIONS + RENOVATIONS TO
THE HATCHER RESIDENCE

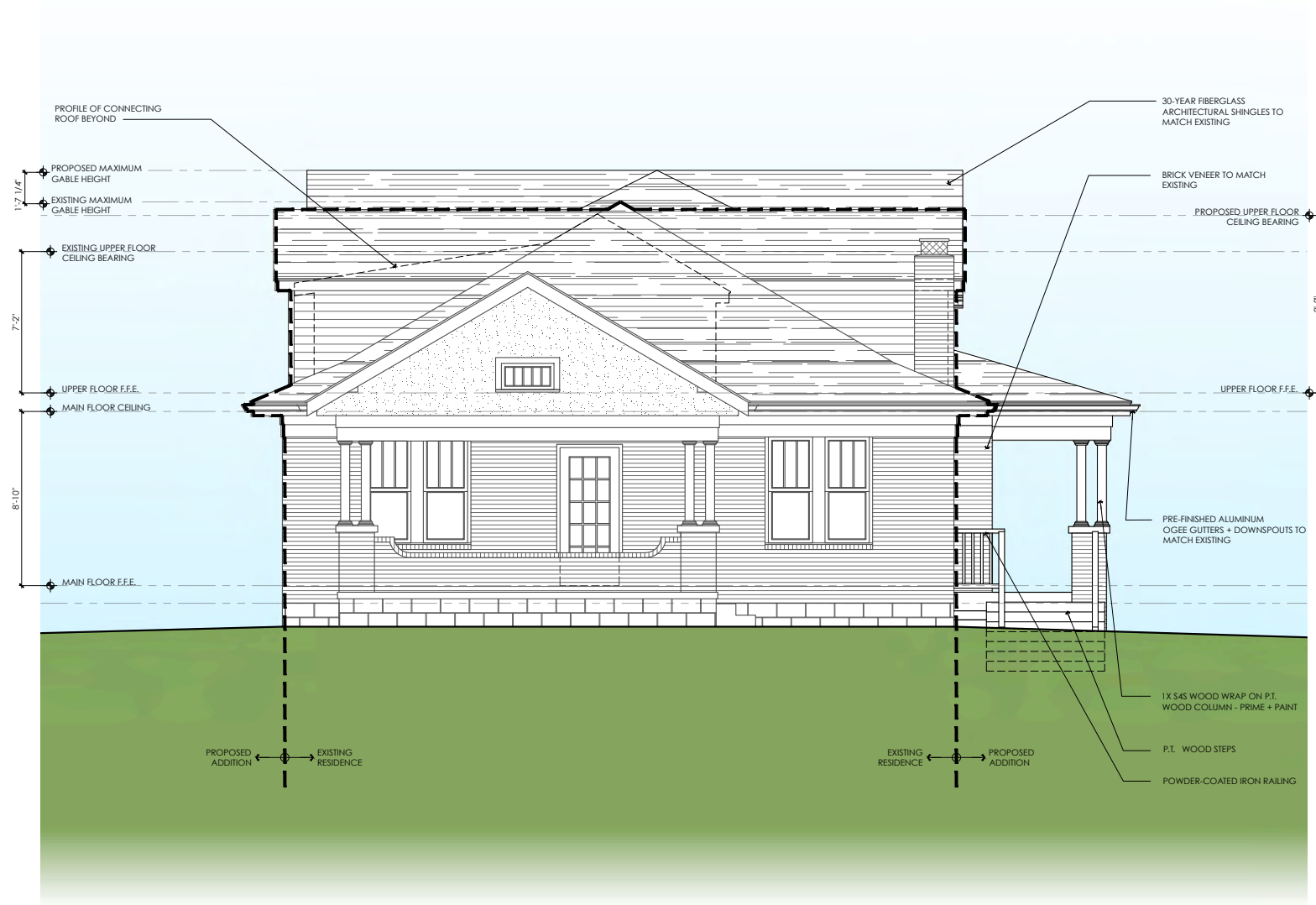
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**PROPOSED WEST
 ELEVATION**

ISSUE DATE:
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A7



1 PROPOSED EAST (FRONT) ELEVATION

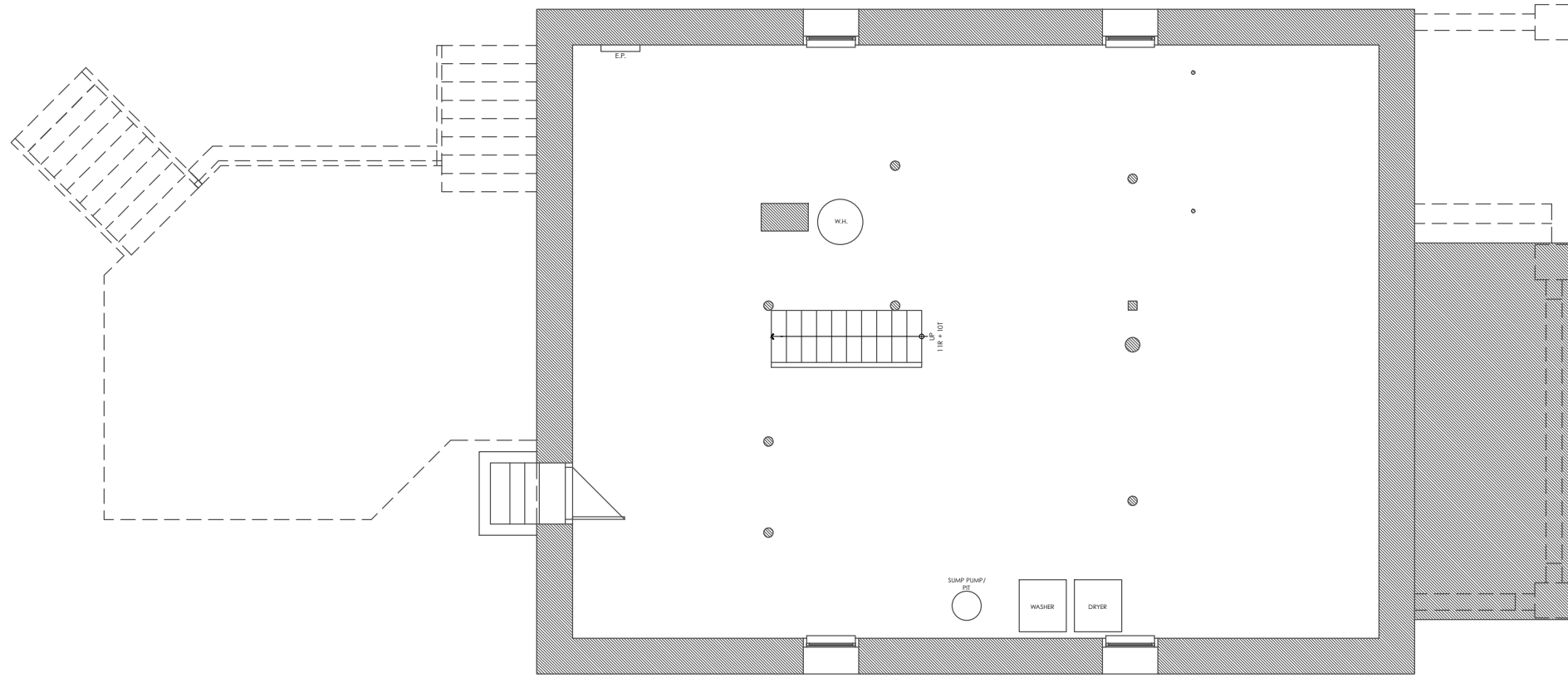
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**PROPOSED EAST
 ELEVATION**

ISSUE DATE:
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EXISTING BASEMENT PLAN



EXISTING BASEMENT
PLAN

ISSUE DATE:
1 MARCH 2021

X0

EXTENSIONS + RENOVATIONS TO
THE HATCHER RESIDENCE

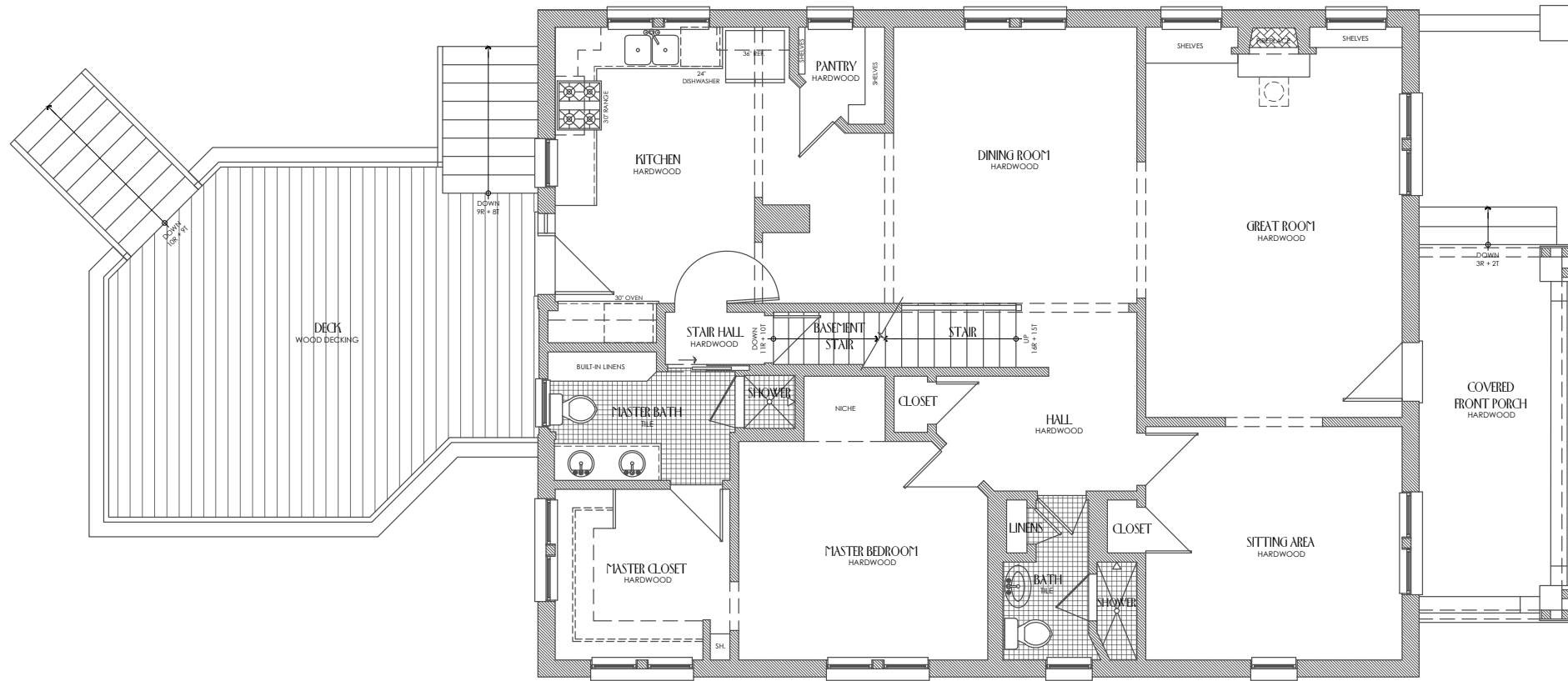
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1

EXISTING MAIN FLOOR PLAN



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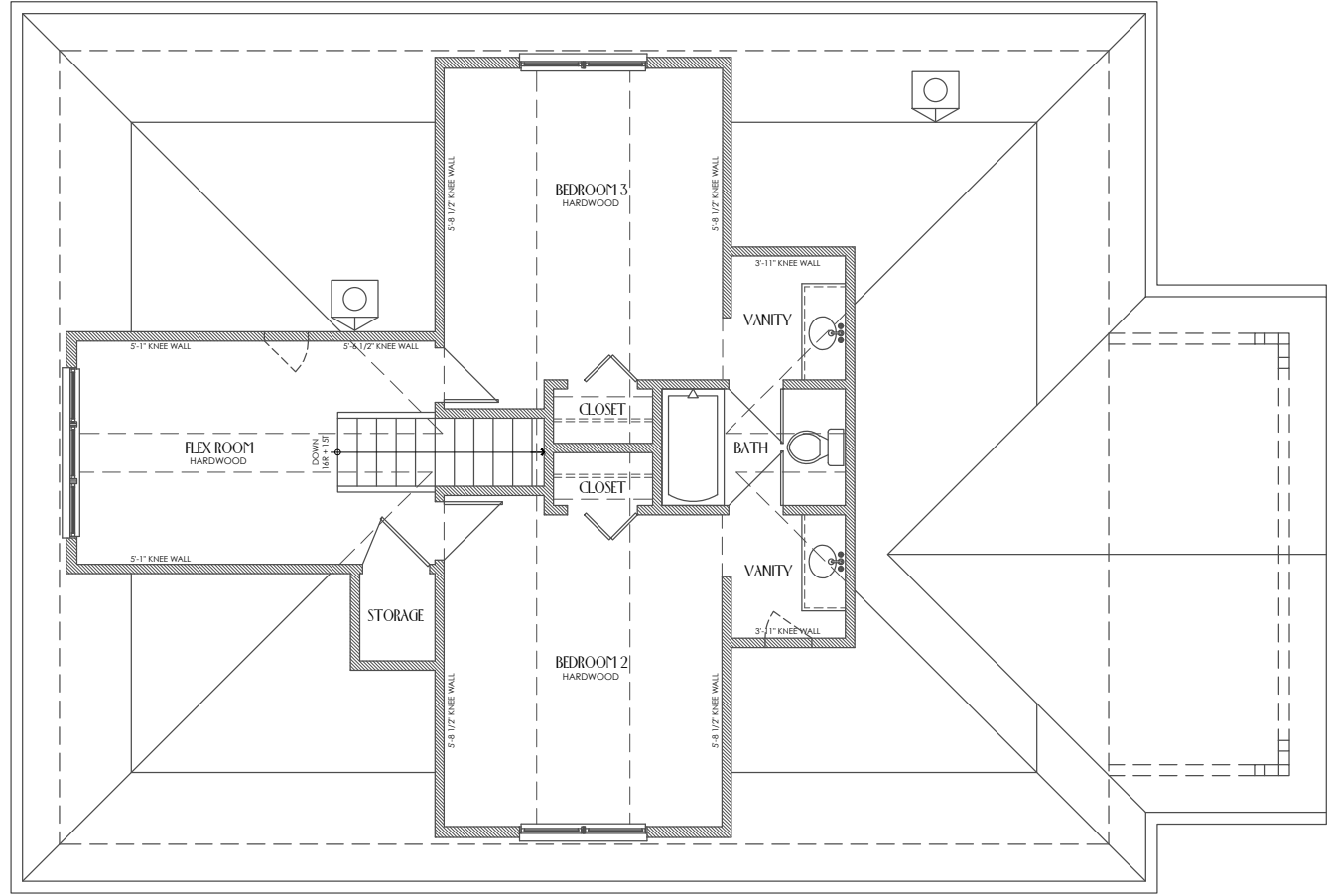
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EXISTING MAIN FLOOR
 PLAN

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XI



1

EXISTING UPPER FLOOR PLAN



EXISTING UPPER FLOOR PLAN

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X2

THE HATCHER RESIDENCE

EXTENSIONS + RENOVATIONS TO

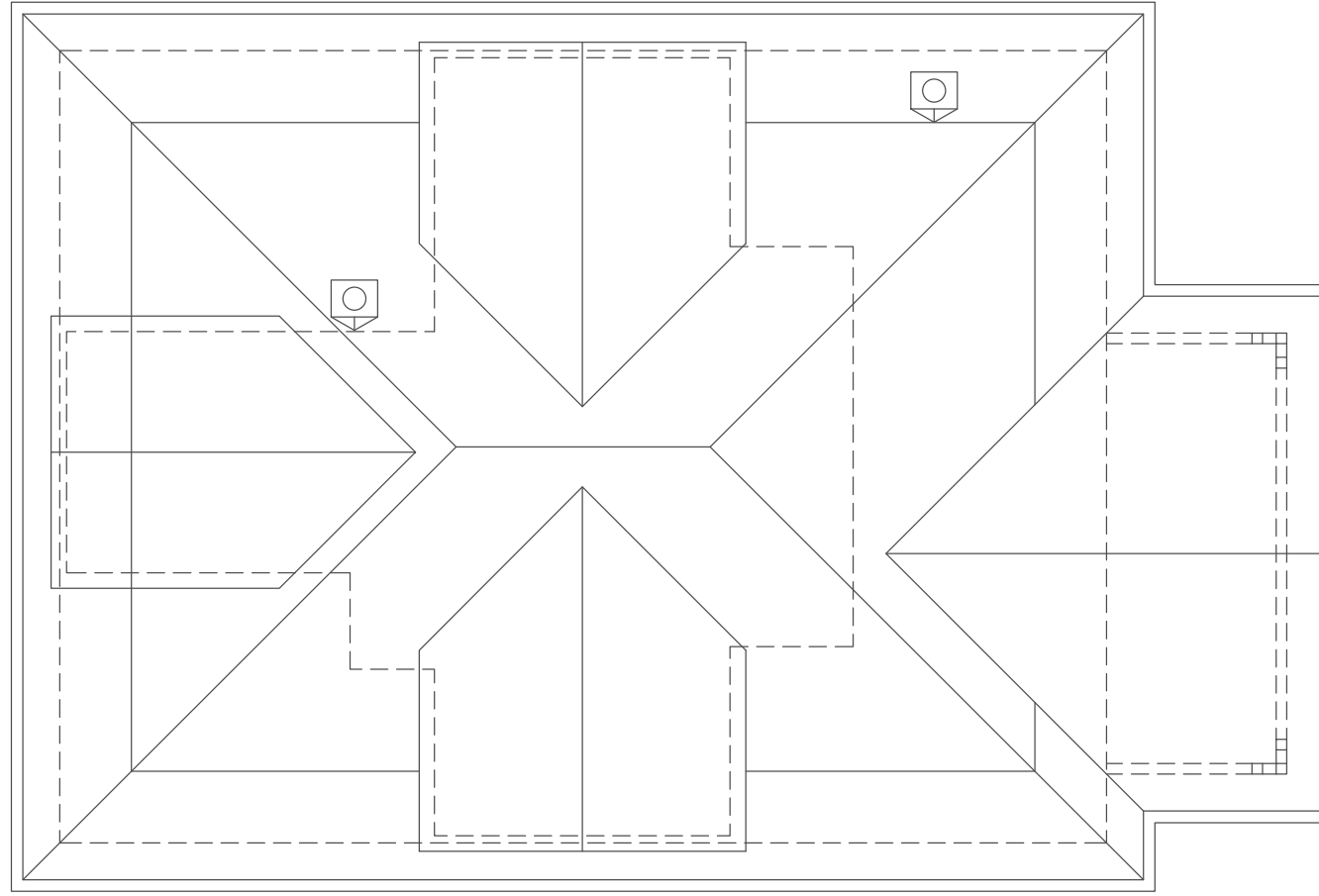
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EXISTING ROOF PLAN



EXISTING ROOF PLAN

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1 EXISTING FRONT (EAST) ELEVATION



2 EXISTING SIDE (SOUTH) ELEVATION



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EXISTING FRONT + SIDE
ELEVATIONS

ISSUE DATE:
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X4



1 EXISTING REAR (WEST) ELEVATION



2 EXISTING SIDE (NORTH) ELEVATION



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EXISTING REAR + SIDE
 ELEVATIONS

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X5