

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

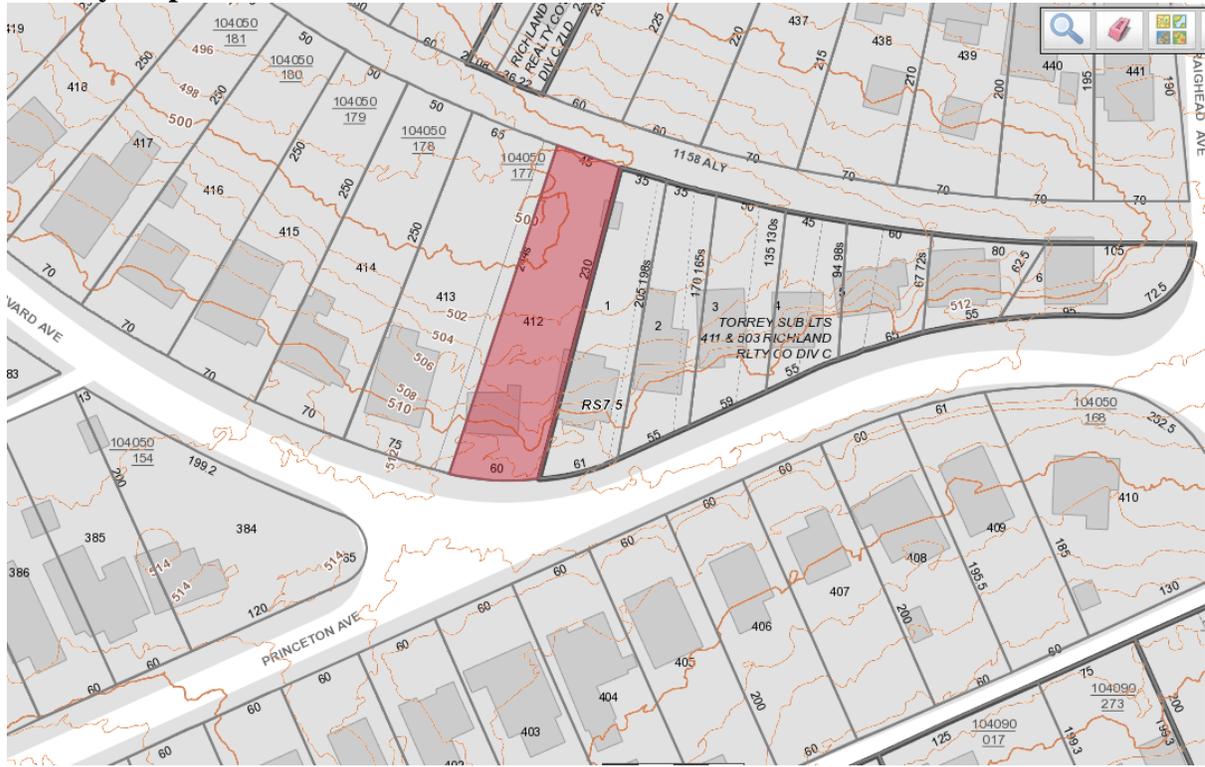
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
3714 Princeton Avenue
February 20, 2019

Application: Demolition—Partial; New Construction—Addition
District: Richland-West End Addition Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405017600
Applicant: Burke Architecture + Design Associates
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a rear addition, which involves removing part of the rear of the house and altering window openings.</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 details, dimensions and materials of windows and doors prior to purchase and installation;2. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and3. Staff approve the roof shingle color, dimensions, and texture. <p>With these conditions, staff finds that the proposed addition meets Sections II.B. and III.B. of the Richland-West End Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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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. 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. 17.40.410).

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.

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. Outbuildings

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

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.*

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.

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

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.

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 that tie into the existing roof should be at least 6" below the existing ridge.

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

- No matter its use, an addition should 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 be higher and extend wider.

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

When a lot width exceeds 60' 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 (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.

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

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

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.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

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 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 3714 Princeton is a c. 1930 frame cottage that contributes to the historic character of the Richland-West End Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 3714 Princeton Avenue

Analysis and Findings: Application is to construct a rear addition, which involves removing part of the rear of the house and altering window openings.

Partial Demolition: The construction of the proposed rear addition requires the removal of parts of the rear of the house (Figure 2). These parts of the house could be part of the original house. The part with a shed roof at the back right/east corner was likely originally a porch. It does not have a masonry foundation like the rest of the house; its foundation is largely covered with vertical boards (Figure 3). Former porches like this one were often not built to last nearly a century, and the Commission has commonly allowed them to be demolished. The part of the rear with the gabled roof is not visible from the street, and is not architecturally significant to the house. Staff finds the proposed demolition of these rear elements to be appropriate. The rear dormer seen in Figure 2 will be expanded.



Figures 2 & 3 show the parts of the rear of the house that are to be demolished.

The applicant also intends to alter some of the window openings on the historic houses, which is considered partial demolition. The applicant first intends to replace a window opening on the back half of the west/left elevation with two smaller windows (Figures 4 & 5). However, in this case, staff finds the removal of the window opening to be appropriate because the window is on the side façade, on the back half of the house. Although it is visible from the street, the window opening is not a significant feature of the historic house. Also, the applicant plans to insert two smaller window openings on this façade so there will not be a large expanse of wall space without a window or door opening. On both side façades, the applicant intends to enlarge the basement-level windows on the side façade (See Figures 3 & 4). Staff finds that these window opening are not a significant feature of the historic house, and their alteration is appropriate.

Staff finds that the proposed partial demolition meets the guidelines' Section III.B.2. for appropriate demolition.



Figure 4 and 5 shows the window to be removed and Figure 5 shows the proposed new window pattern on the west/left façade.

Height & Scale: The proposed addition will be one-and-a-half stories above a full basement level. The lot slopes from the front to back significantly, allowing for a full basement level and a basement garage (Figure 6). The addition will be no taller than the historic house, and is inset one foot (1') on the right/east side's ground floor and two feet (2') on the second story dormer. On the left side, the addition is inset a minimum of four feet (4'). The addition will add approximately eight hundred and eighty-six square feet (886 sq. ft.) of footprint to the house, which is nine hundred and eighty square feet (980 sq. ft.). Staff finds that the addition's height and scale are appropriate to the historic house and meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.



Figure 6. The site slopes significantly down from the front to the back, allowing for a full basement and a basement garage. The photo shows the existing driveway.

Location & Removability: The proposed addition is located entirely behind the historic house, which is appropriate. The addition is inset appropriately, thereby preserving the rear back corners of the house. The addition is designed so that if it were to be removed in the future, its historic character would remain intact. Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.d. of the design guidelines.

Design: The addition's change in materials, inset, 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 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. Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.e. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. On the left/west side, the addition steps in in order to avoid intruding on the angled five foot (5') setback line. On the right/east side, the addition will be twenty-one feet (21') from the side property line. The lot is particularly deep at about two hundred and thirty feet (230'), and the addition will more than meet the twenty foot (20') rear setback. The addition will not alter the rhythm of spacing of houses along the street. Staff finds that the addition's setbacks and rhythm of spacing meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	6" cement fiberboard lap siding*	Smooth	Yes	No
Roofing	Architectural Shingles	Needs final approval	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Side Porch Railing	Wood	Typical	Yes	No
Rear Porch floor/steps	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Rear Porch Railing	Wood	Typical	Yes	No
Windows	Not indicated	Needs final approval	Needs final approval	Yes
Side/rear doors	Not indicated	Needs final approval	Needs final approval	Yes

*The design guidelines typically ask that the maximum siding reveal be 5". However, the applicant intends to remove the non-historic existing siding to reveal the original wood siding underneath it. The historic siding has a six inch (6") reveal, and staff therefore finds that the siding on the addition may be six inches (6") to match the historic siding.

With staff's final approval of all windows and doors and the roof shingle color, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The addition ties into the historic house with a low-slope shed roof dormer. The rest of the addition is a mixture of a gable form with a 7/12 pitch and a shed form with a 1/12 pitch. Staff finds that the proposed roof forms are compatible with the historic house and meet Sections II.B.1.e. and II.B.2. of the design guidelines

Orientation: The proposed addition will not affect the house's orientation towards Princeton Avenue. The applicant is proposing an attached garage at the basement level, which meets the design guidelines. The garage will be accessed via the existing driveway along the side of the house; its garage doors will be on the right side facade. Staff finds that the addition's orientation meets Sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The alteration of the window openings on the existing house is described under "Partial Demolition." The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. On the left/west elevation, there are two horizontal window openings, which the Commission typically discourage. However, staff finds that these windows are appropriate, in this instance, because they are inset over seven feet (7') from the house's side wall and are over thirty feet (30') back from the front wall of the house. They will not be highly visible from the street. 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 Sections II.B.1.g. and II.B.2. of the design guidelines

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: No garage or outbuilding is part of this application. The addition contains an attached garage at the basement level, which meets the design guidelines. It was reviewed as an addition since it is not a separate building.

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

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
3. Staff approve the roof shingle color, dimensions, and texture.

With these conditions, staff finds that the proposed addition meets Sections II.B. and III.B. of the Richland-West End Neighborhood Conservation Zoning Overlay design guidelines.

SURVEYOR'S NOTES:

1. This survey meets or exceeds the requirements of a Category I Urban and Subdivision Land Survey, as per the standards of practice, as revised and adopted by the Board of Examiners for Land Surveyor's, State of Tennessee, (Effective January 4, 1992).
2. The ratio of precision of the unadjusted survey is greater than 1:10000 and/or does not exceed 1/10 of a foot of positional error at any corner.
3. The bearing system shown hereon is derived from a copy of a survey by others to the west of this tract or parcel.
4. Numbers shown thus (00) pertain to Davidson County property tax map number 104-05.
5. This property is subject to any and all findings of a current and accurate title search. No title report for this or the adjoining parcels furnish to surveyor prior to this survey.
6. In Tennessee it is a requirement of the "Underground Utility Damage Prevent Act", that anyone who engages in any excavation must notify all known underground utility owner(s), no less than (3) nor more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict by calling Tennessee One Call @ 1-800-351-1111. No utilities were checked during the course of this survey.
7. Surveyor's liability for this document shall be limited to the original purchaser and does not extend to any unnamed person or entity without an expressed re-certification by the surveyor whose name appears upon this survey.

**Property Survey For
The Estate of Robert Sillers**

Property Located

3714 Princeton Avenue
Nashville, Tennessee, 37205

Showing

Part of lot 412, on the Map of Richland Realty Co's Division
As of record in Book 421, Page 31, Register's Office for
Davidson County, Tennessee

Date: January 10, 2019 Scale: 1" = 30" File No. 001-01-19

Date: January 14, 2019 Scale: 1" = 30" File No. 001-01-19 cad file

LEGEND

- Property Line
- - - (P.U. & D. E.) Public Utility Easement
- - - (MBSL) Minimum Building Setback Line
- x x x x Fence Line
- Iron Pin by others
- Conc. Mon. Existing
- ⊕ Bench Mark
- Fire Hydrant
- ⊙ Gas Meter/Valve
- ⊙ Water Meter/Valve
- ⊙ Iron Pin w/cap by others
- Iron Pin w/cap set this survey
- × "X" Mark
- ◆ Mag Nail
- San. Sewer Man Hole Cover

Taylor Land Surveying, LLC
P.O. Box 295, Nolensville, Tennessee, 37135-0295
taylorlandsurvey@comcast.net
615 351 0766

Surveyor's Statement

I hereby state that this survey has been made using the plat of record as recorded in Book 421, Page 31 & Book 421, Page 186, Register's Office for Davidson County, Tennessee; and other information and is accurate in my professional opinion.

Signed: Taylor Land Surveying, LLC



By: Jan. 10, 2019

8. The plat of record in book 421, pg. 31, is dated Mar 21, 1913 which makes the plat over a hundred years old, and as is the case with most of these very old plats, most of the original monumentation if set and what type, may be gone due to a variety of reasons. That is why the monumentation recovered is from different time periods. The plat of record states the following, "Compiled and Drawn by", John Wilkes, Civil Engineer, (not surveyed by Mr. Wilkes).

With that being stated, the condition of the plat as far as survey information such as Bearings, Curve Data, and no monumentation being shown or described, raises a lot of questions. also some lines do not scale well and some curves look like they were drawn freehand.

Over recent years there have been surveys done to the east and west of our tract or parcel. monumentation recovered is from the modern era. Lot no. 411 to the east and lot no. 503, on the 1913, plat where rerecorded in 1920, on the Map of J.D. Torrey's Subdivision of said lots, as of record in Book 421, page 186, R.O. D.C., TN, by Erle Drake, Co. Surveyor D. Co.

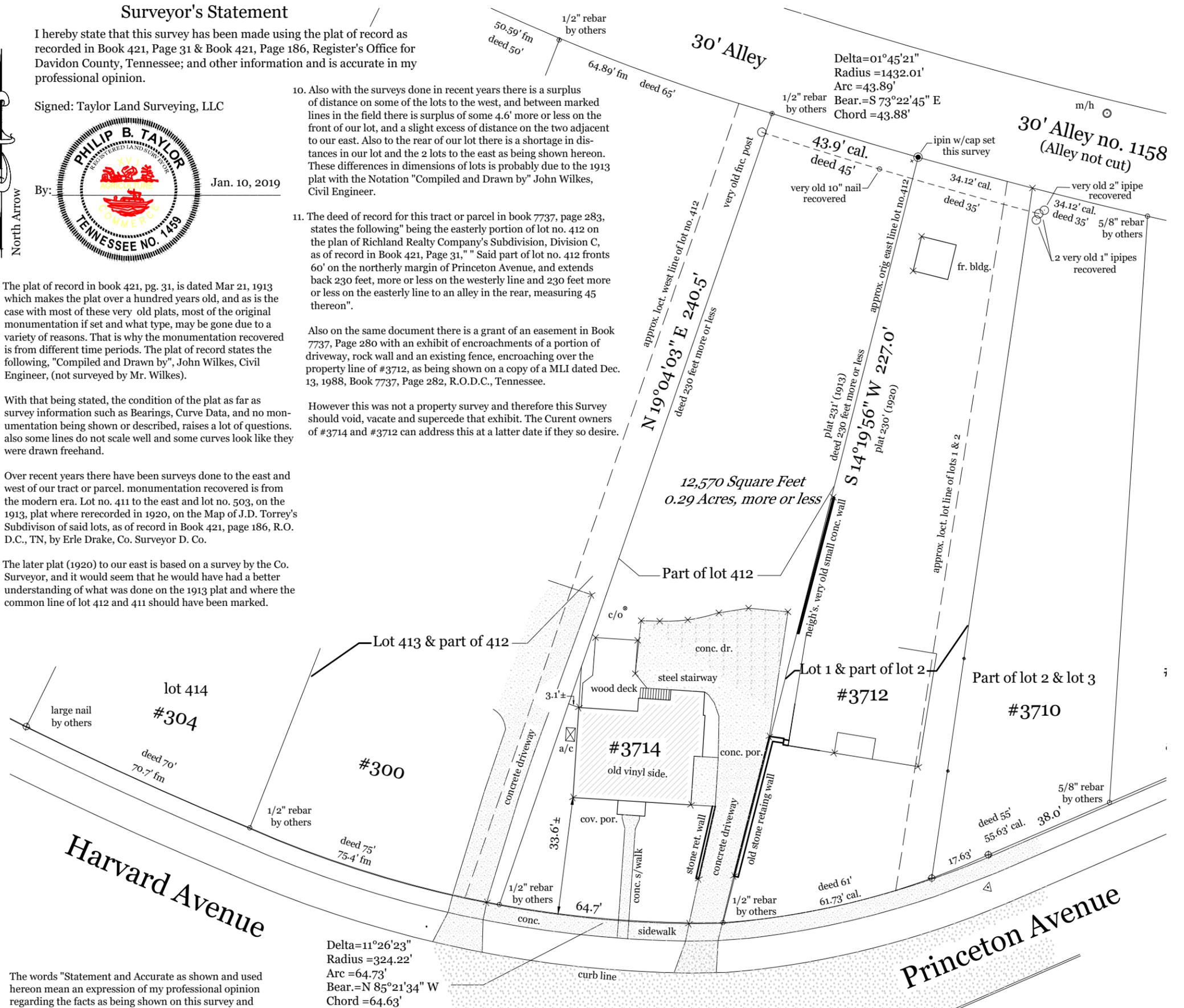
9. The later plat (1920) to our east is based on a survey by the Co. Surveyor, and it would seem that he would have had a better understanding of what was done on the 1913 plat and where the common line of lot 412 and 411 should have been marked.

10. Also with the surveys done in recent years there is a surplus of distance on some of the lots to the west, and between marked lines in the field there is surplus of some 4.6' more or less on the front of our lot, and a slight excess of distance on the two adjacent to our east. Also to the rear of our lot there is a shortage in distances in our lot and the 2 lots to the east as being shown hereon. These differences in dimensions of lots is probably due to the 1913 plat with the Notation "Compiled and Drawn by" John Wilkes, Civil Engineer.

11. The deed of record for this tract or parcel in book 7737, page 283, states the following" being the easterly portion of lot no. 412 on the plan of Richland Realty Company's Subdivision, Division C, as of record in Book 421, Page 31," " Said part of lot no. 412 fronts 60' on the northerly margin of Princeton Avenue, and extends back 230 feet, more or less on the westerly line and 230 feet more or less on the easterly line to an alley in the rear, measuring 45 thereon".

Also on the same document there is a grant of an easement in Book 7737, Page 280 with an exhibit of encroachments of a portion of driveway, rock wall and an existing fence, encroaching over the property line of #3712, as being shown on a copy of a MLI dated Dec. 13, 1988, Book 7737, Page 282, R.O.D.C., Tennessee.

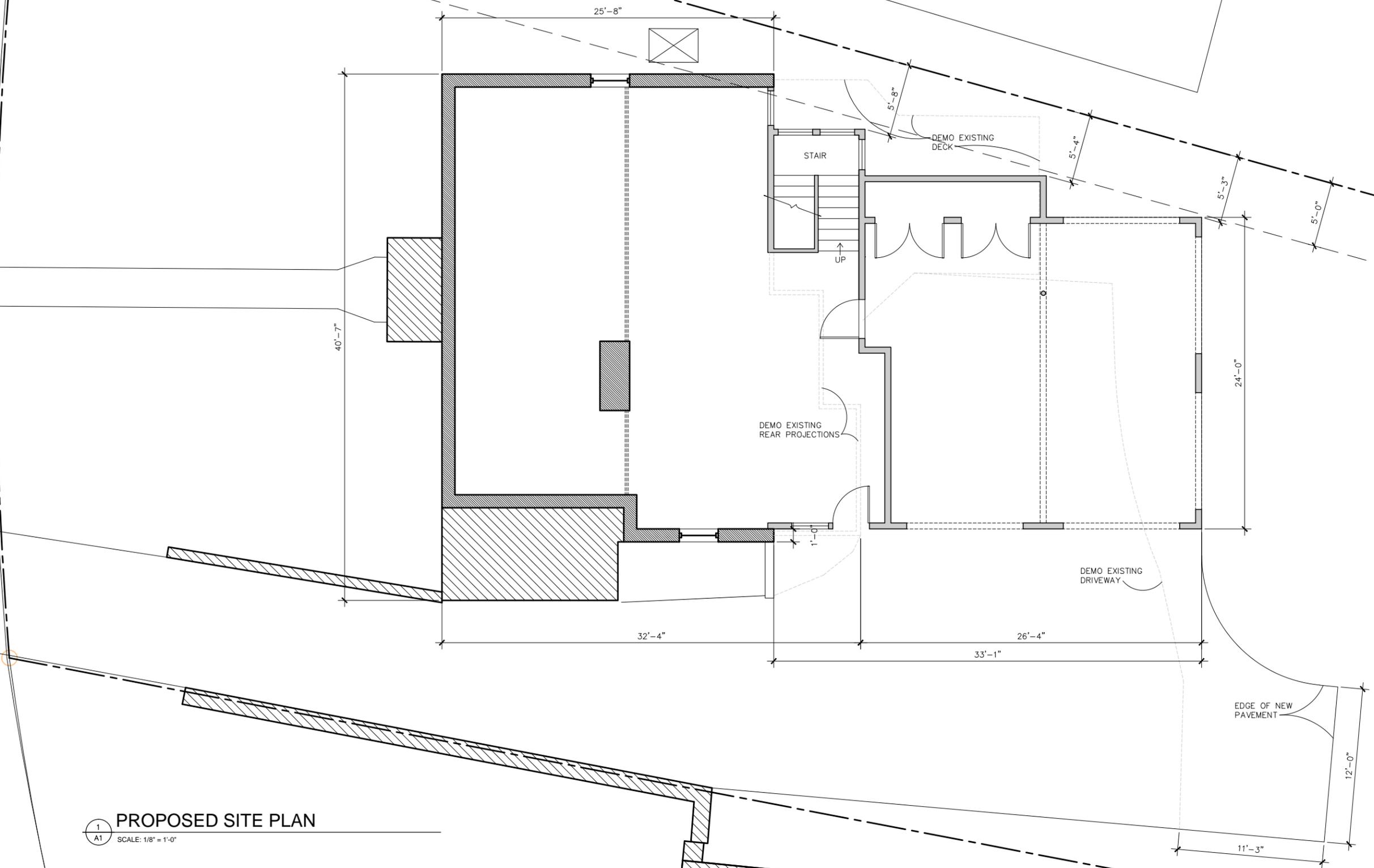
However this was not a property survey and therefore this Survey should void, vacate and supercede that exhibit. The Curent owners of #3714 and #3712 can address this at a latter date if they so desire.



Delta=11°26'23"
Radius =324.22'
Arc =64.73'
Bear.=N 85°21'34" W
Chord =64.63'

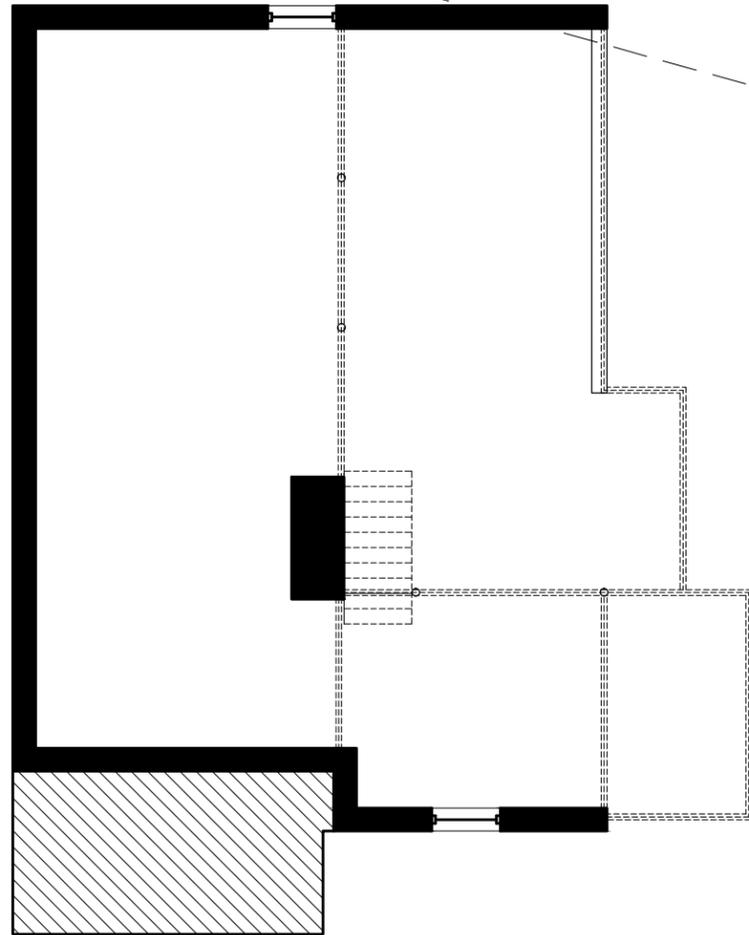
The words "Statement and Accurate as shown and used hereon mean an expression of my professional opinion regarding the facts as being shown on this survey and does not constitute a warranty or guarantee, expressed or implied.

property line
5' side setback



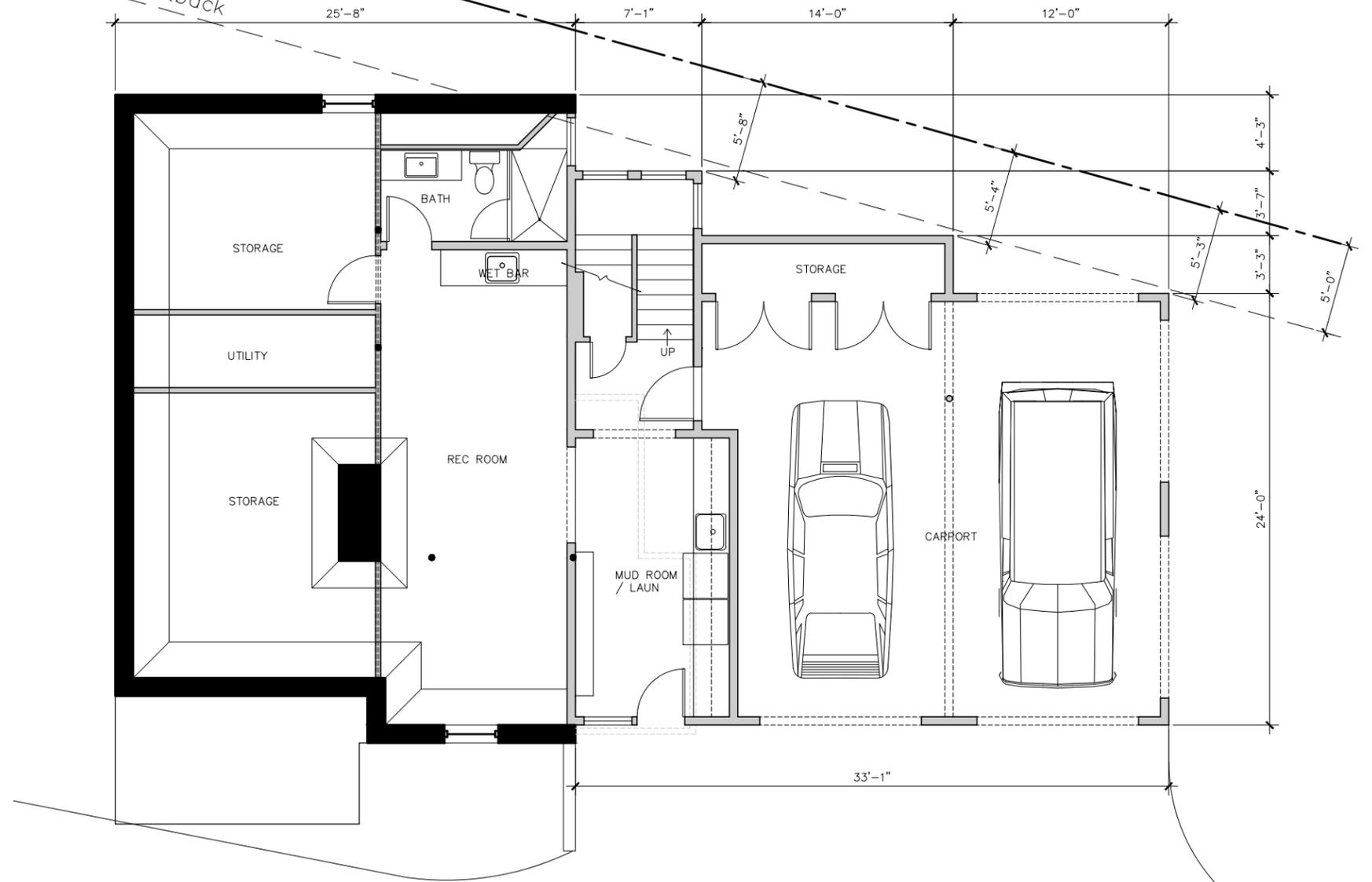
1
A1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

property line
5' side setback



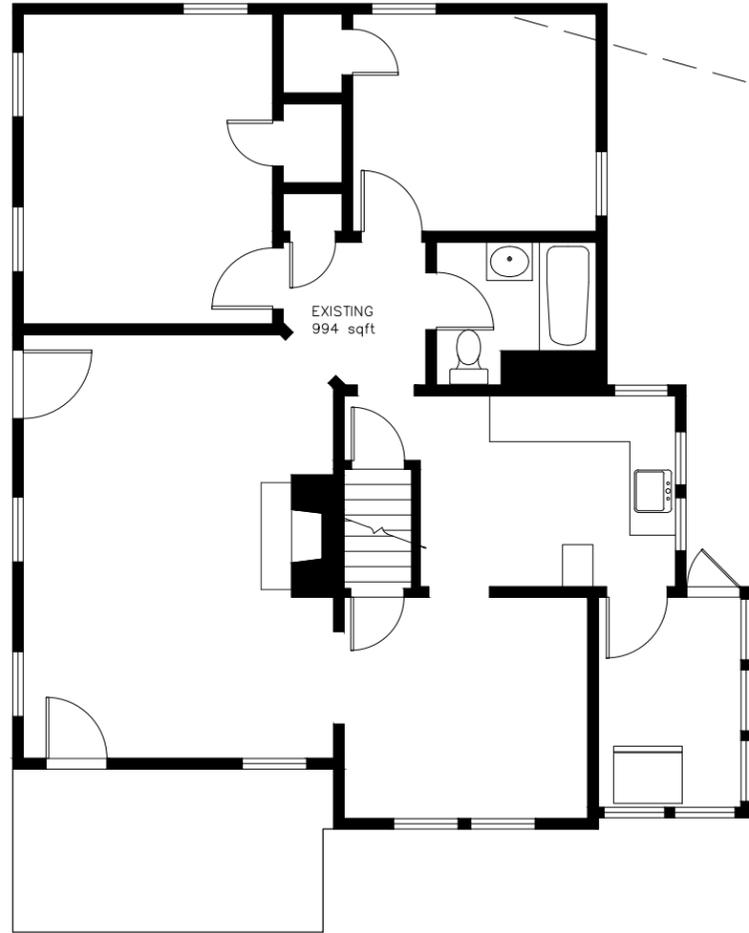
1 EXISTING BASEMENT PLAN
A2 SCALE: 1/8" = 1'-0"

property line
5' side setback



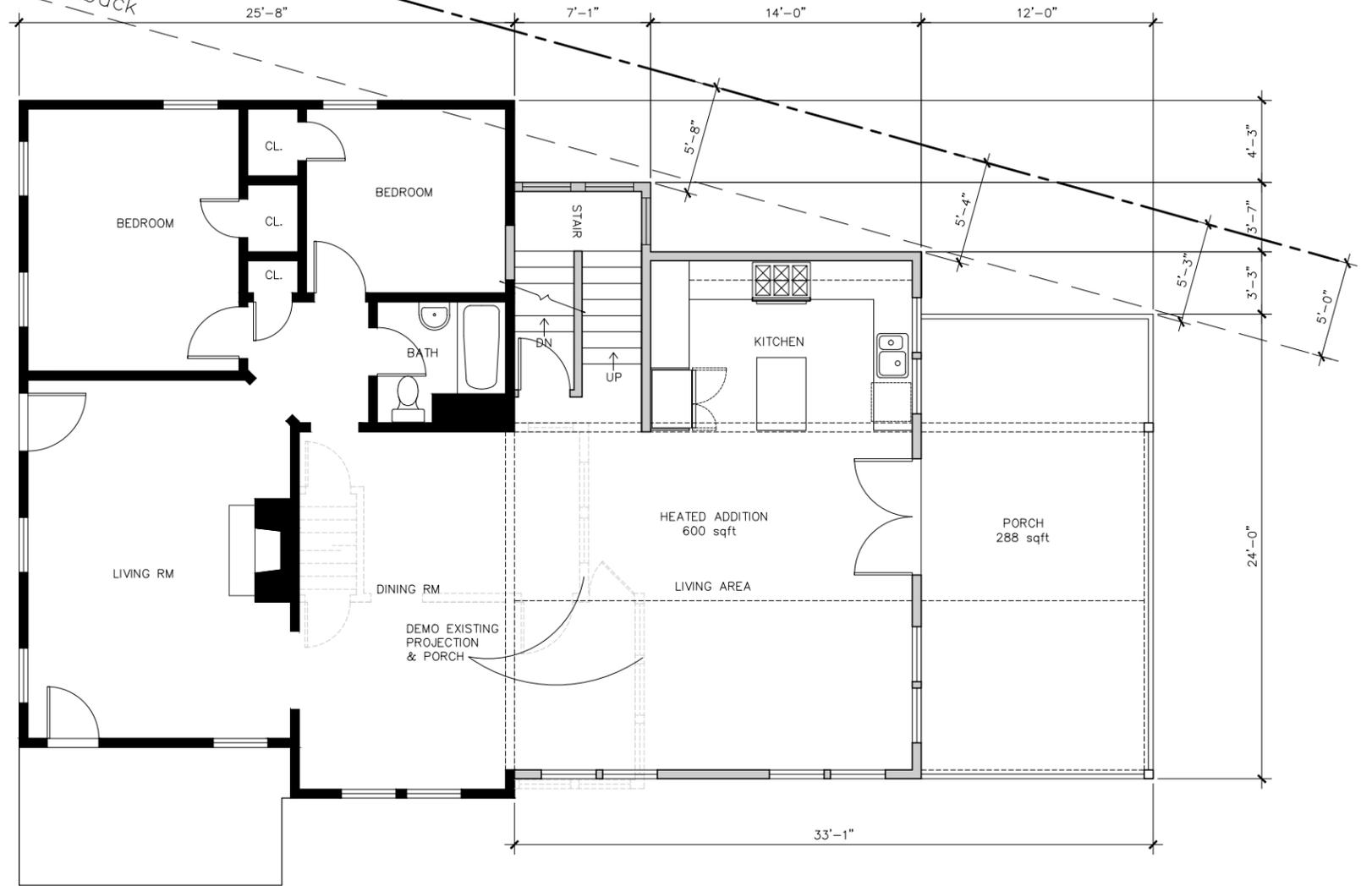
1 PROPOSED BASEMENT PLAN
A2 SCALE: 1/8" = 1'-0"

property line
5' side setback



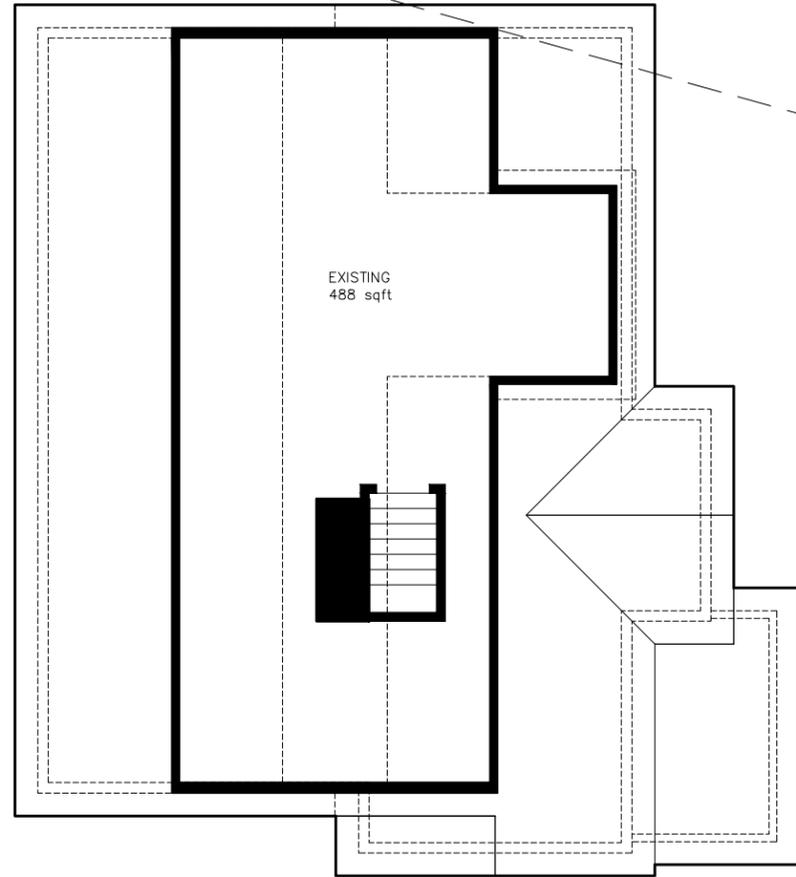
1
A3 EXISTING MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0"

property line
5' side setback



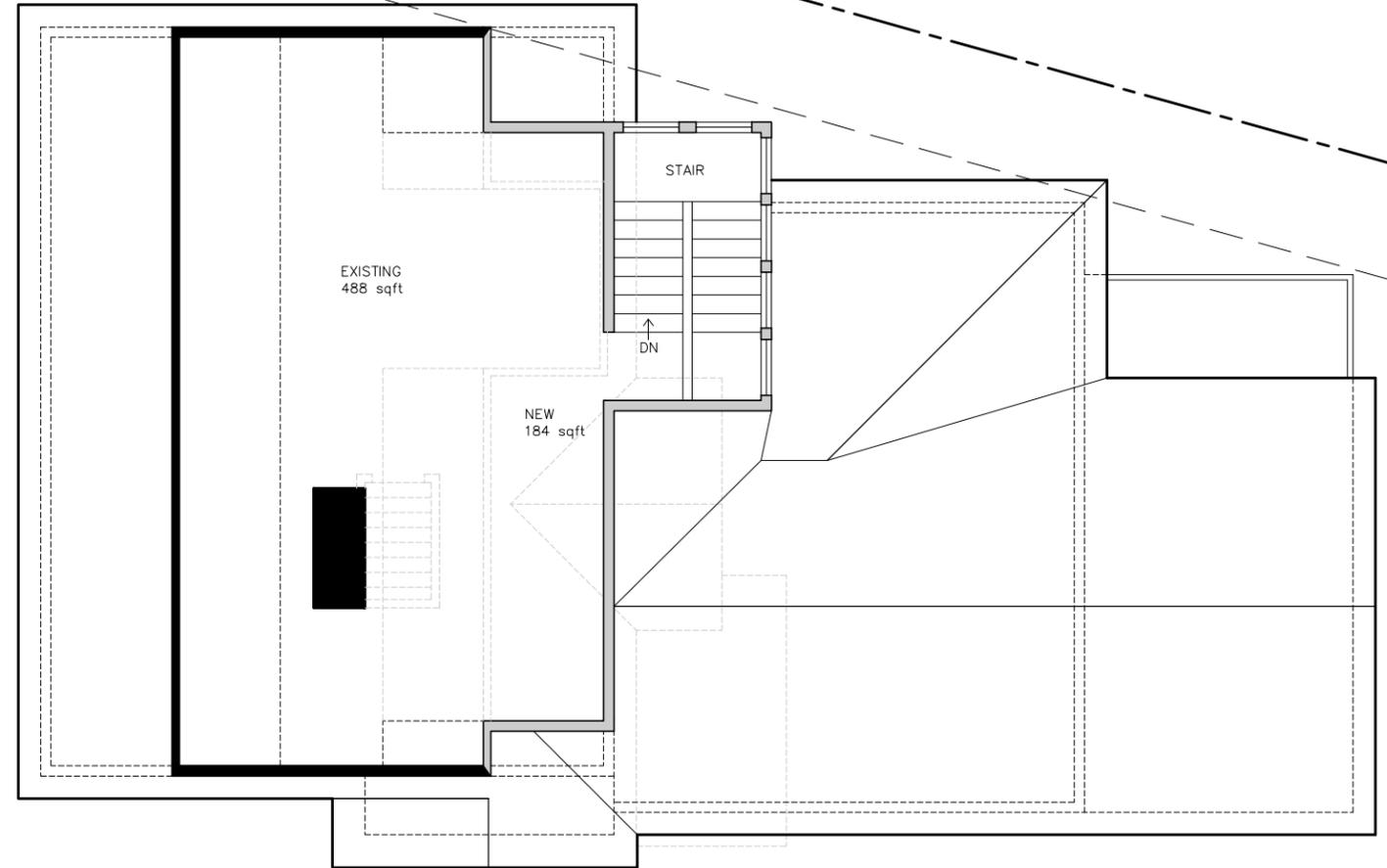
1
A3 PROPOSED MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0"

property line
5' side setback



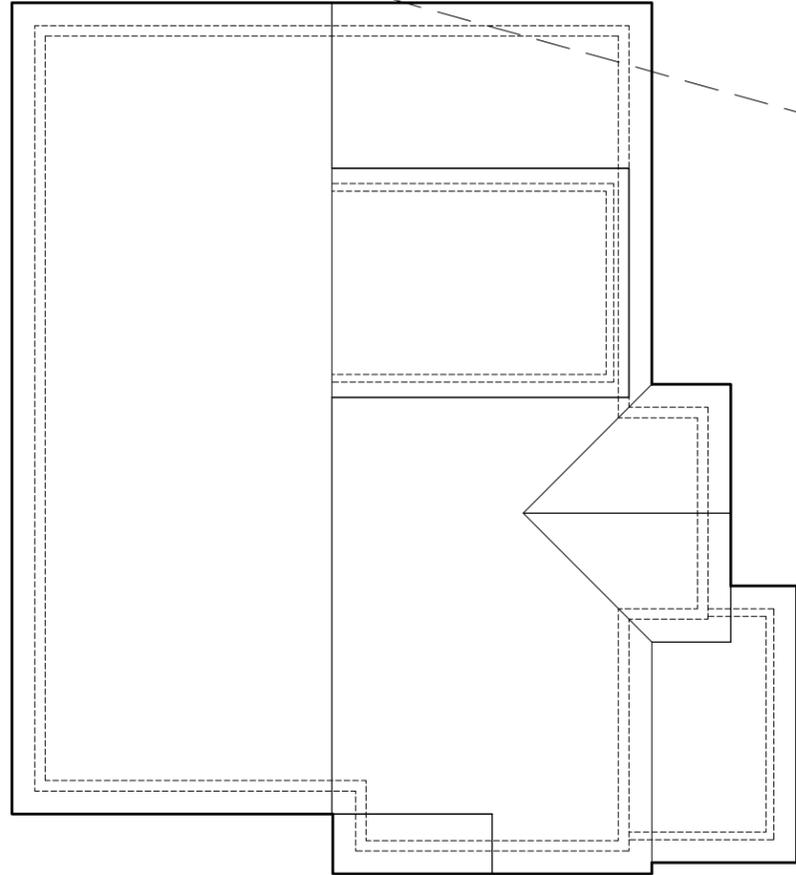
1
A4 EXISTING 2ND LEVEL PLAN
SCALE: 1/8" = 1'-0"

property line
5' side setback



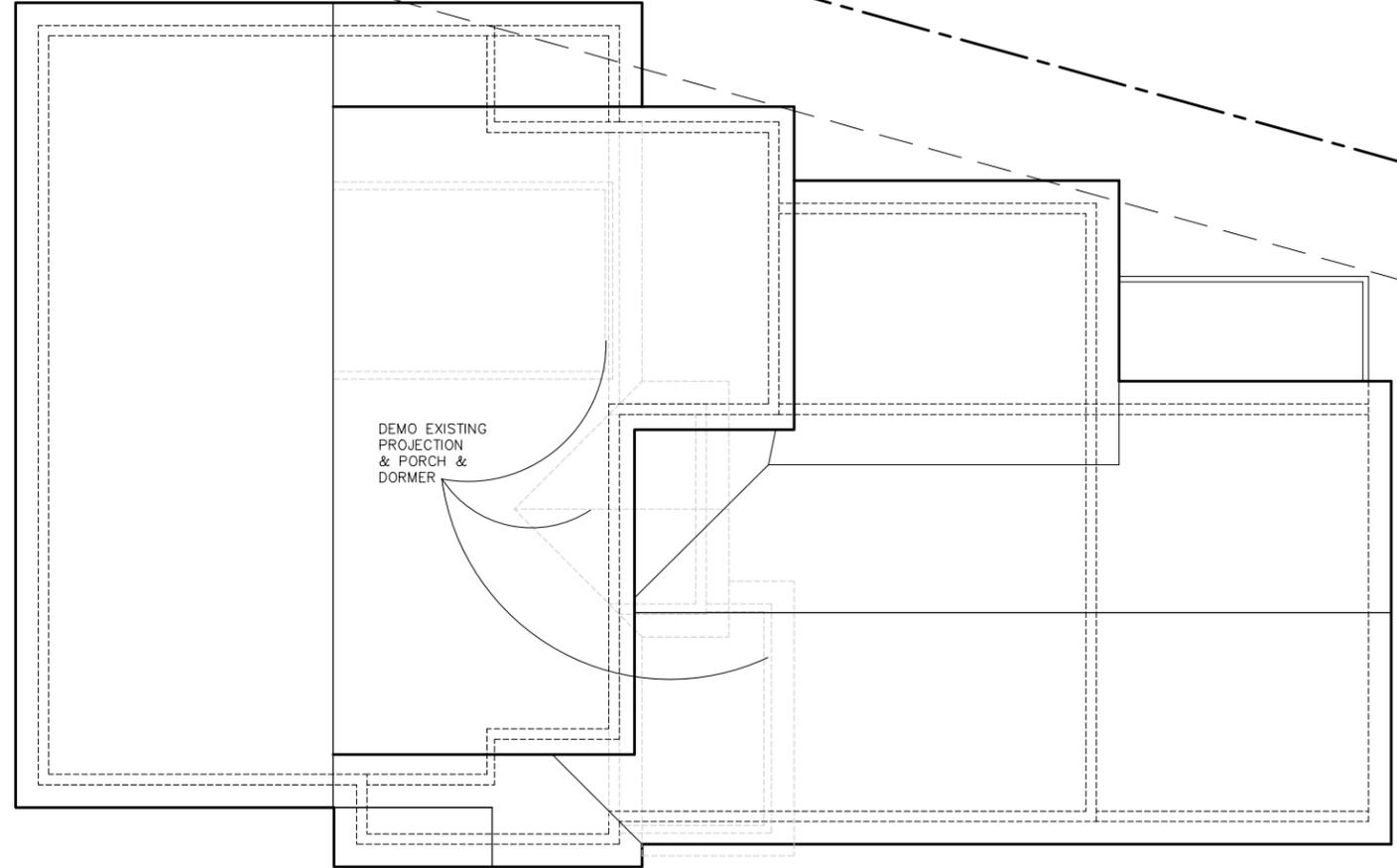
1
A4 PROPOSED 2ND LEVEL PLAN
SCALE: 1/8" = 1'-0"

property line
5' side setback



1
A5 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

property line
5' side setback



1
A5 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



1
A6 EXISTING FRONT (south) ELEVATION
SCALE: 1/8" = 1'-0"

ALUMINUM 8"
EXPOSURE
SIDING TYP.



1
A6 EXISTING SIDE (east) ELEVATION
SCALE: 1/8" = 1'-0"



1
A6 PROPOSED REAR (south) ELEVATION
SCALE: 1/8" = 1'-0"

REFURBISH EXISTING 6"
EXPOSURE WOOD SIDING
(IF CONDITION MAKES
FEASIBLE)

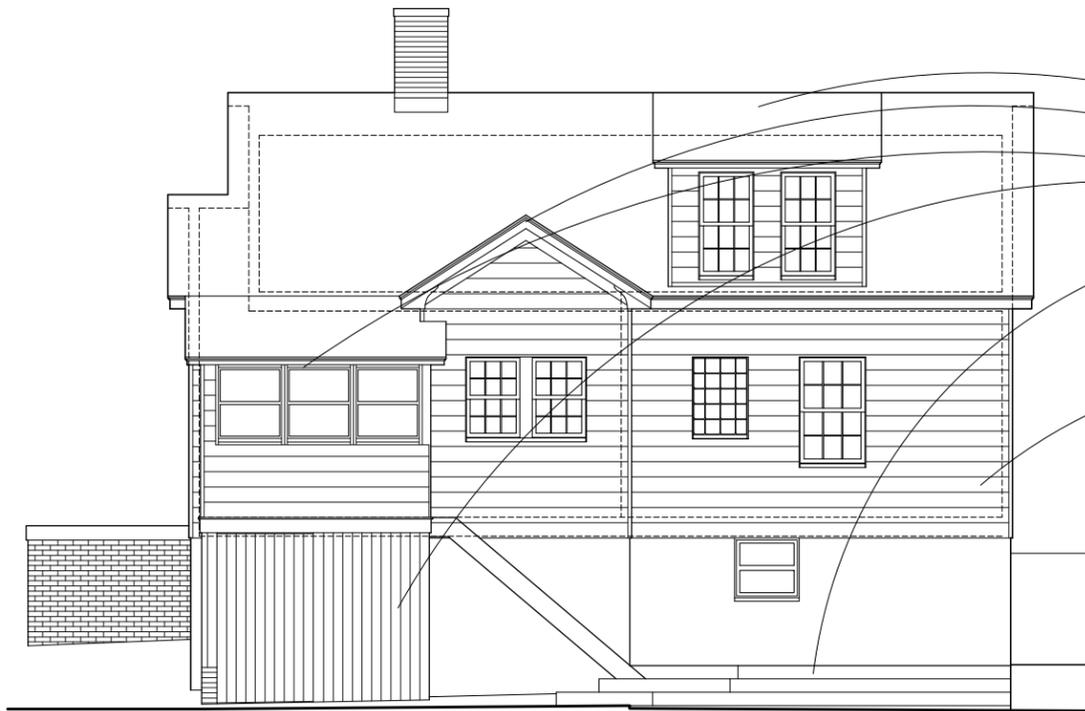
ADD WOOD PLANK PICKET
LOW WALL TO EXISTING
TERRACE PAD. NOTCH
DIAMOND PATTERN INTO
1X6 PLANKS

REPLACE EXISTING WINDOW
WITH TALLER REPLACEMENT
WINDOW

6" EXPOSURE CEMENT BOARD
LAP SIDING W/ 1-1/4" X 5.5"
CORNER TRIM BOARDS AND
1-1/4" X 3.5" WINDOW TRIM
TO MATCH EXISTING BEHIND
CURRENT ALUMINUM SIDING



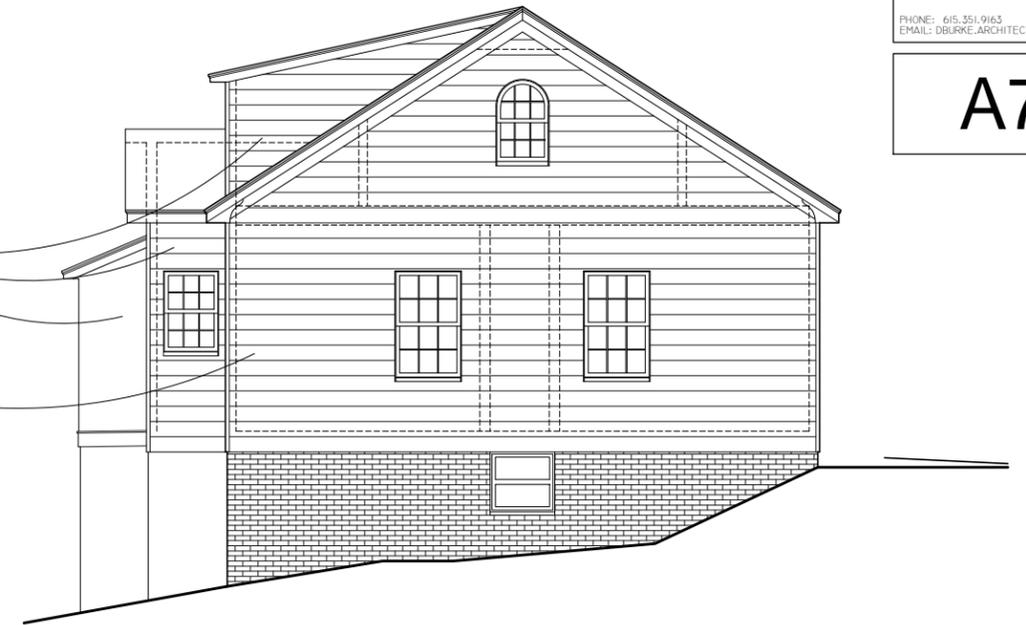
1
A6 PROPOSED SIDE (east) ELEVATION
SCALE: 1/8" = 1'-0"



1
A7 **EXISTING REAR (north) ELEVATION**
SCALE: 1/8" = 1'-0"

REMOVE EXISTING DORMER
KITCHEN PROJECTION,
ENCLOSED BACK PORCH,
AND GROUND LEVEL
PRESSURE TREATED DECK

ALUMINUM 8"
EXPOSURE
SIDING TYP.



1
A7 **EXISTING SIDE (west) ELEVATION**
SCALE: 1/8" = 1'-0"

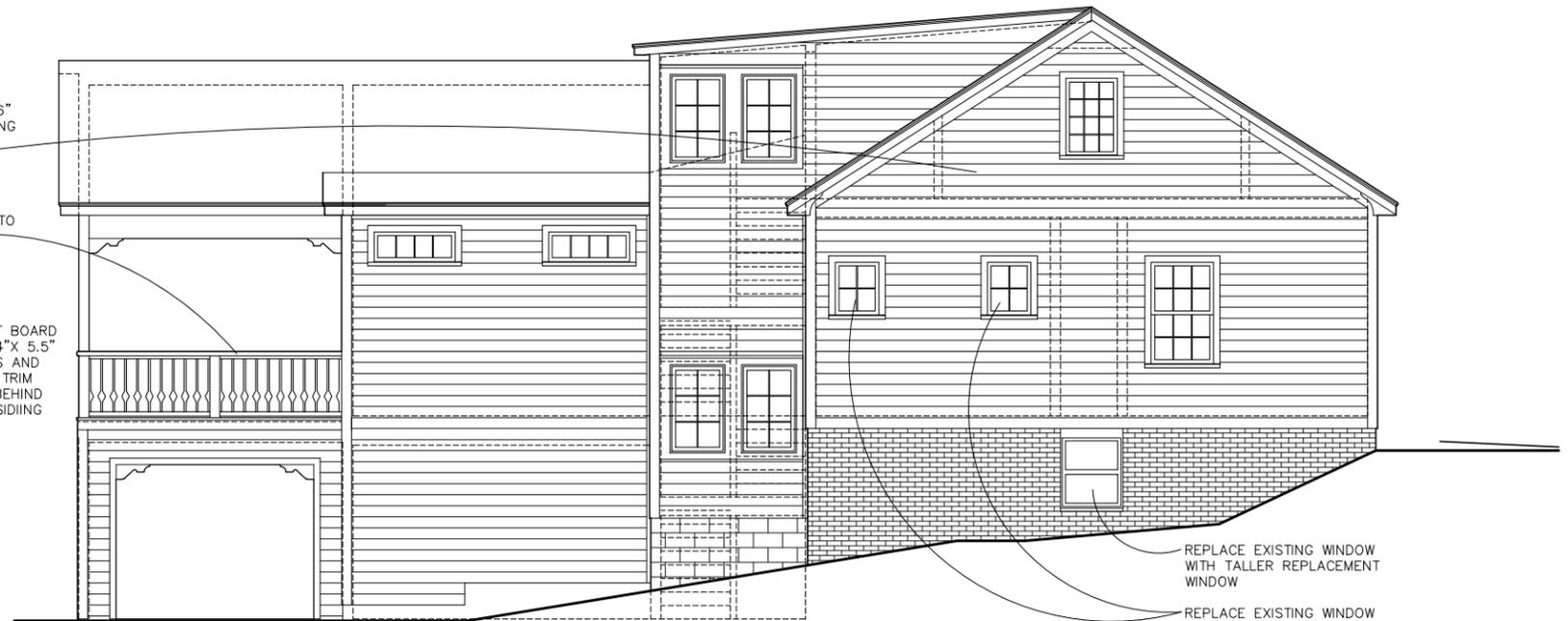


1
A7 **PROPOSED REAR (north) ELEVATION**
SCALE: 1/8" = 1'-0"

REFURBISH EXISTING 6"
EXPOSURE WOOD SIDING
(IF CONDITION MAKES
FEASIBLE)

WOOD PLANK PICKET
LOW WALL, NOTCH
DIAMOND PATTERN INTO
1X6 PLANKS

6" EXPOSURE CEMENT BOARD
LAP SIDING W/ 1-1/4"X 5.5"
CORNER TRIM BOARDS AND
1-1/4"X3.5" WINDOW TRIM
TO MATCH EXISTING BEHIND
CURRENT ALUMINUM SIDING



1
A7 **PROPOSED SIDE (west) ELEVATION**
SCALE: 1/8" = 1'-0"

REPLACE EXISTING WINDOW
WITH TALLER REPLACEMENT
WINDOW

REPLACE EXISTING WINDOW
WITH TWO SMALLER WINDOWS