

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

1111 Shelby Avenue

October 21, 2020

Application: New Construction—Addition and Outbuilding; Setback Determination

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

Map and Parcel Number: 08309046300

Applicant: Laura Hollier, Owner and Architect

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a new rear addition to an historic house. The addition will match the width of the historic house, and the roof and eaves will be one foot shorter. A setback determination is requested to allow the addition to align with the left side of the historic house, which is closer to the left side property line than the current zoning regulations allow.

Recommendation Summary: Staff recommends approval of the proposed rear addition with a reduced left side setback and a detached outbuilding, with conditions that:

1. The window and door selections shall be approved by MHZC Staff; and,
2. The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade.
3. The roof height of the outbuilding shall not exceed the height of the house, from floor to roof peak; and
4. The eave height of the outbuilding shall not exceed ten feet (10’).

With those conditions met, Staff finds that the project will meet the design guidelines for additions and outbuildings in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Site Plan
- B:** Floorplans
- C:** Elevations

Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

- a. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

- b. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
- c. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
- d. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setback reductions will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or*

- photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

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

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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.

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

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

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually

compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

7. 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.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.

10. 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 must be at least 6" below the existing ridge line.

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.*
- Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- An extreme grade change*

- Atypical lot parcel shape or size*

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

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).

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.*

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.

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

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

e. Additions should follow the guidelines for new construction.

Background: The structure at 1111 Shelby Avenue is a one-story gabled-ell house, constructed circa 1910. Because of the age and character of the house, it is a contributing structure.

The house is shifted toward the left side of the lot and is closer to the adjacent property boundary than the minimum current bulk zoning setback requirement.



Figure 1: 1111 Shelby Avenue

Analysis and Findings: The applicant is proposing to construct a new rear addition, replacing an earlier rear addition, and to construct an outbuilding at the rear of the lot. The addition will match the width of the existing building, but because the house is shifted to the left side of the lot, the rear the addition requires a setback determination on the left side.



Figure 2: Rear, showing portions to be demolished.

Demolition: The project involves demolishing the existing rear addition, and uncovered rear deck, and a detached pergola structure. This portion of the building is not historic and does not contribute to the historic character and significance of the building.

Staff finds that this partial demolition also meets section III.B.2 of the design guidelines.

Location & Removability: The addition will be located at the rear of the historic house. The side walls will not be stepped in from the sides of the existing house where they attach, as is typically required for rear addition, but staff finds the attachment to the existing building to be appropriate here for two reasons. First, where the addition attaches on the right is a wall that is stepped in from the primary right side wall of the house. Second, the earlier addition that is being replaced does not step in on the left side. The roof ridge and eaves will be stepped down one foot (1') lower than the original roof, which helps to differentiate the addition from the historic house on the left side.

By not impacting the front or sides of the historic house and stepping the roof and eaves down one foot (1') from the existing ridge and eaves, staff finds that the location and attachment of the addition to be appropriate and to meet sections II.B.2.a and II.B.2.d of the design guidelines.

Design: The design of the addition is similar to the historic house in its form, with a matching roof form and compatible exterior materials. The historic house is clad with typical clapboard siding, however, the addition will be clad with vertical and diagonally oriented tongue-and-

groove cement-fiber siding. Staff finds that this cladding is appropriate, as the material has been approved and the orientation would be considered a contemporary interpretation of an approved substitute material.

Staff finds that the character of the addition will be generally compatible with the historic house; therefore, it will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: The first-story addition will tie into both sides of the existing house where it attaches at the rear. The wall that the addition ties into on the right is stepped in seven feet, ten inches (7'-10") from the primary side wall. After extending back nine feet (9'), the addition will step out seven feet, ten inches (7'-10") to the right, aligning with the primary right side wall of the house. The left side will be aligned with the original left side wall. The roof ridge and eaves will be stepped down one foot (1') lower than the original roof. The depth of the addition will be twenty-six feet, nine inches (26'-9"), approximately half the depth of the historic house.

With a massing that is shorter than the existing house, matching the width, and only extending the depth of the house by fifty percent, Staff finds the scale of the proposed addition to be subordinate to the historic house and to meet sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: Although the addition matches the width of the historic house, the left side of the addition will not meet the current setback requirement because the house is shifted to the left side of the lot. The left side setback of the addition will be three feet, ten inches (3'-10"), matching that of the historic house. The right side setback will be six feet (6'), which also matches the historic house and meets the standard requirement.

Because the addition matches the width of the existing house, the addition will not impact the perceived rhythm of spacing between houses, therefore staff finds that the setbacks for the proposed addition will meet section II.B.3 of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Smooth Concrete Block	Matching Existing	Yes	
Primary Cladding	Cement-Fiber Clapboard	Smooth, Vertical and Tongue & Groove	Yes	
Trim	Cement-Fiber Clapboard	Smooth	Yes	
Roofing	Asphalt Shingle	Match Existing	Yes	
Windows	Not indicated	Not indicated	Unknown	X
Doors	Not indicated	Not indicated	Unknown	X

Staff recommends that the window and door selections are approved administratively to ensure that they are compatible with historic houses and meet section II.B.4 of the design guidelines.

Roof form: The gabled roof of the addition will be a cross-gable form, matching the form and pitch of the original roof.

These roofs are compatible with the historic house and meet section II.B.5 of the design guidelines.

Proportion and Rhythm of Openings: The right side wall of the addition will have one window, in the wall stepped in seven feet, ten inches (7'-10") from the primary wall. This window opening will be vertically oriented, matching the size of the original window openings. The left wall of the addition will not have any windows, whereas the historic house has windows spaced every ten feet (10') to twelve feet (12'). Staff finds that the span of wall without a window is appropriate because it is so far toward the rear, and because the left side wall has a property-line setback of less than four feet (4'). No changes to existing openings was noted on the plans.

Staff finds that the window proportion and rhythm of openings are generally compatible with the historic house and that the project will meet section II.B.7 of the design guidelines.

Appurtenances & Utilities: Relocation of the HVAC unit or other appurtenances has not been indicated. Staff asks that if the HVAC is relocated that it shall be located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition, Staff finds that the project meets section II.B.9 of the design guidelines.

Outbuilding: The proposal also includes a one and one-half-story detached outbuilding at the rear of the lot. The outbuilding is not proposed to include a detached accessory dwelling unit.

Massing/Planning:

	Maximum footprint for an outbuilding on a lot smaller than 10,000 sq. ft.	Proposed footprint
Maximum Square Footage	750 sq. ft.	715 sq. ft.

	Potential 1-Story or 1.5-Story Outbuilding	Proposed Outbuilding
Ridge Height	22' (floor-roof ridge)	23'-10" (floor-roof ridge)
Eave Height	10'	9'-6" on carport side 12' on garage side

The footprint size of the proposed outbuilding meets the design guidelines, but the eave height and roof height are taller than the design guidelines permit for outbuildings behind one-story houses.

With the condition that the roof height does not exceed twenty-two feet (22'), which is the height of the house from floor level to roof peak, and that the eave height does not exceed ten feet (10') above the outbuilding floor level, Staff finds that the application meets Section II.B.8.a. of the design guidelines for height and scale.

Roof Form:

Proposed Element	Proposed Form	Typical or Appropriate?
Primary Form	Gable	Yes
Primary Roof Slope	14/12	Yes
Dormer Form	Gable	Yes
Dormer Roof Slope	9/12	Yes

The proposed outbuilding will have a gabled roof, with pitches matching those of the house.

Staff finds that the roof forms of the proposed outbuilding meets Section II.B.8.a. of the design guidelines for roof form.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Concrete Block	Matching House	Yes	
Cladding	Fiber-cement Clapboard	Smooth, 5" Exposure	Yes	
Trim	Cement-Fiber, Wood	Smooth-Faced	Yes	
Roofing	Asphalt Shingles	Matching House	Yes	
Windows	Not indicated	Selection Needs Approval	Unknown	X
Pedestrian Doors	Not indicated	Selection Needs Approval	Unknown	X
Garage Door	Not indicated	Selection Needs Approval	Unknown	X

With a condition that the window and door selections are approved prior to purchase and installation, Staff finds that the project meets section II.B.8.a. for new construction-materials on outbuildings.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	47'
Rear setback	5'	5'
Left side setback	3'	16'
Right side setback	3'	3'
How is the building accessed?	-	Alley Access
Two different doors rather than one large door (if street facing)?	-	One Door

Staff finds that the location and setbacks for the proposed outbuilding will be appropriate and that the proposal meets Section II.B.8.b. of the design guidelines.

Overall, staff finds that the outbuilding meets section II.B.8. of the design guidelines for outbuildings.

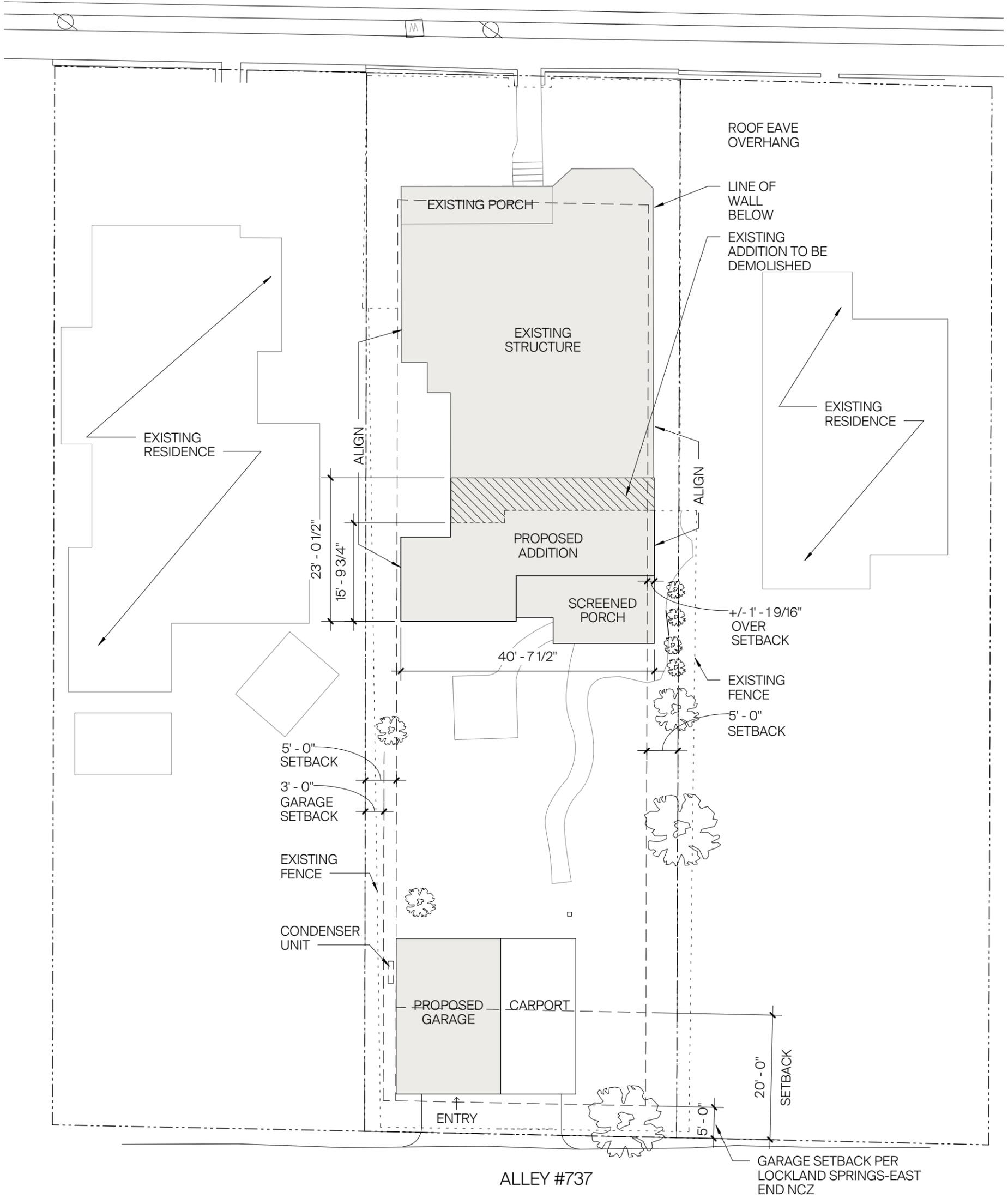
Recommendation: Staff recommends approval of the proposed rear addition with a reduced left side setback and a detached outbuilding, with conditions that:

1. The window and door selections shall be approved by MHZC Staff; and,
2. The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade.
3. The roof height of the outbuilding shall not exceed the height of the house, from floor to roof peak; and
4. The eave height of the outbuilding shall not exceed ten feet (10').

With those conditions met, Staff finds that the project will meet the design guidelines for additions and outbuildings in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

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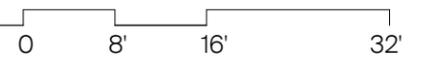
SHELBY AVENUE



GROSS AREA

SCREENED PORCH	222 SF
ADDITION	699 SF

GARAGE	
GARAGE FIRST FLOOR	418 SF
BONUS ROOM	320 SF



HOLLIER RESIDENCE
1111 SHELBY AVENUE

SITE PLAN

WALL TYPE LEGEND

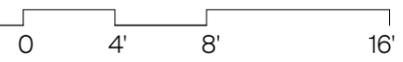
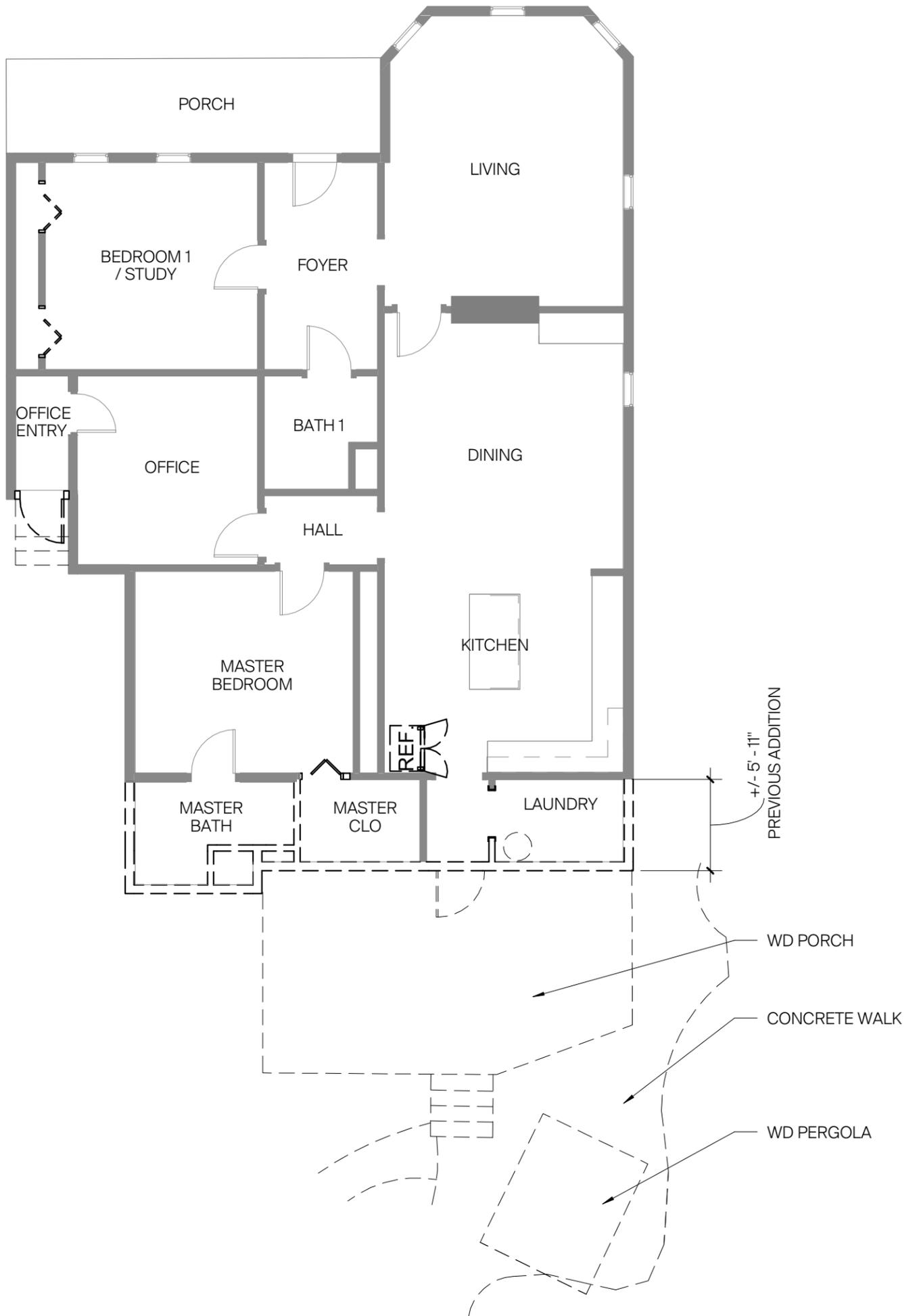
- EXISTING WALL TO REMAIN
- EXISTING ELEMENT TO BE DEMOLISHED
- NEW CONSTRUCTION

REASON FOR DEMOLITION

UPON HOME INSPECTION AND FOLLOW-UP FOUNDATION INSPECTION, THE NORTH WALL AND FOUNDATION WERE FOUND TO HAVE STRUCTURAL AND ACTIVE WATER INTRUSION ISSUES. RECOMMENTATIONS ARE TO DEMOLISH AND REBUILD THIS PORTION OF THE HOME.

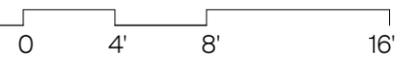
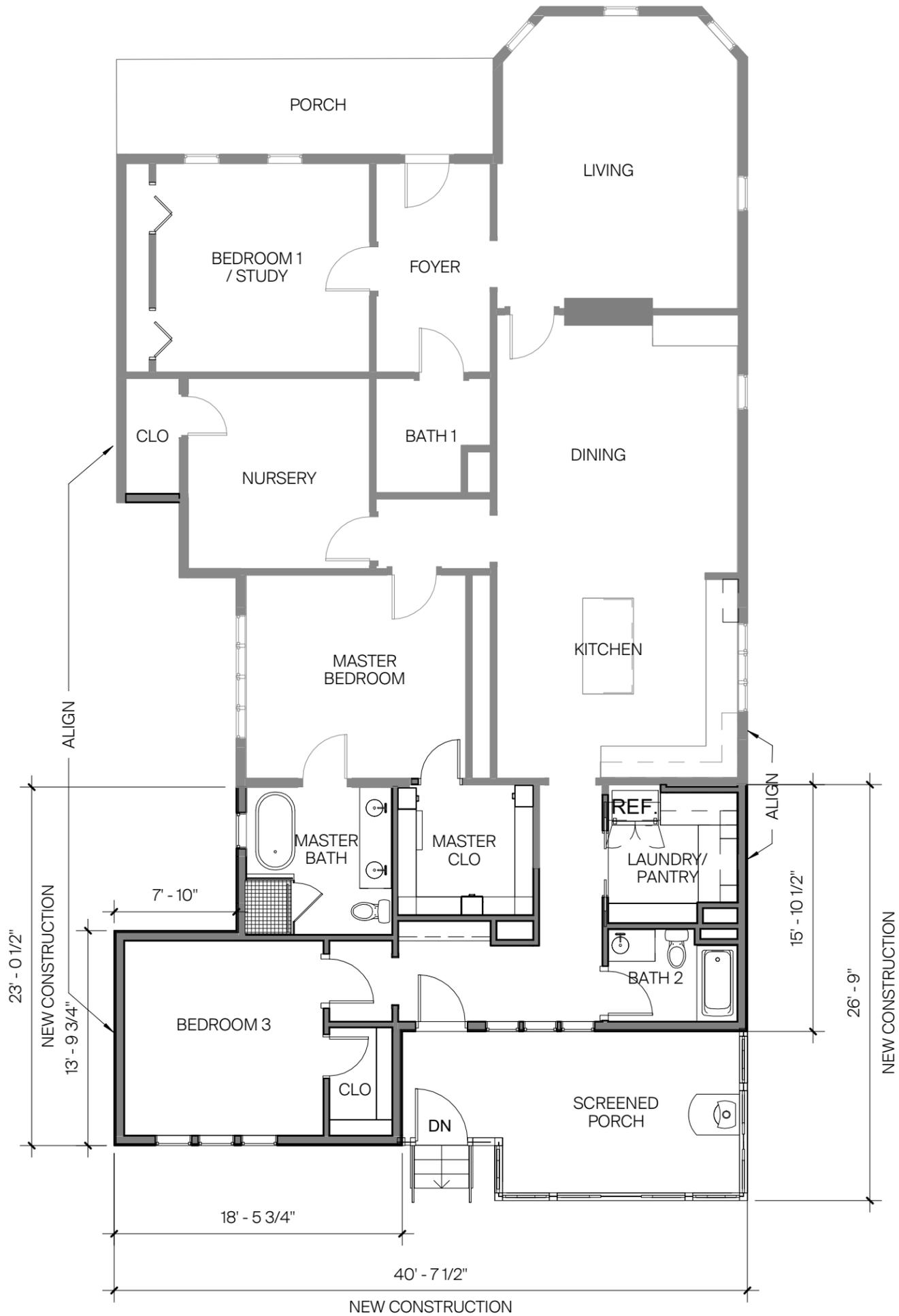
DEMOLITION OF THIS AREA WILL ELIMINATE THE PROBLEM WALL AND FOUNDATION AS WELL AS ALLOW FOR NEW GEOMETRY THAT ACCOMODATES A LARGER REAR ADDITION.

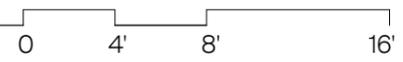
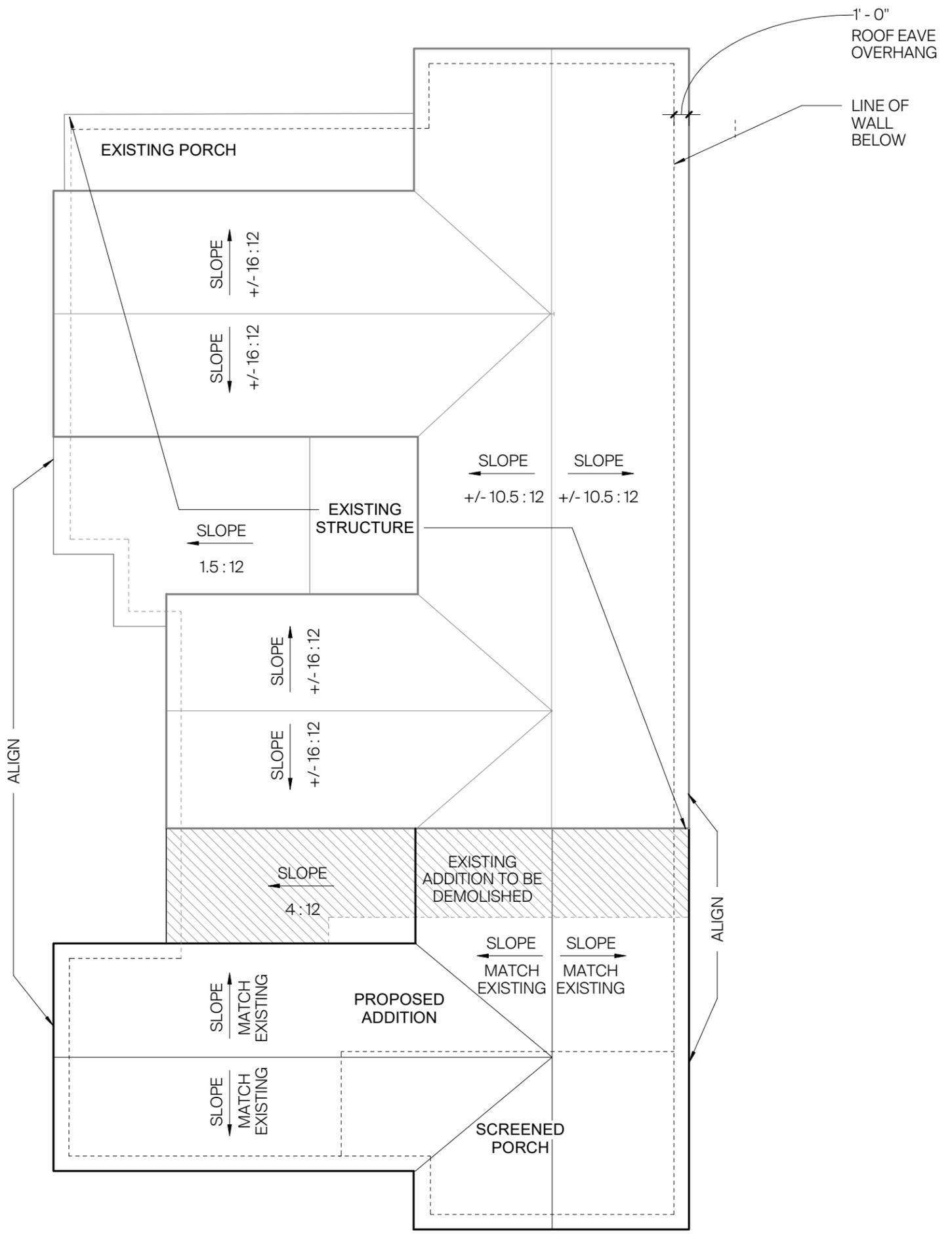
THIS REAR WALL PLUS +/- 6'-0" TO 7'-0" OF ADJACENT WALL APPEAR TO BE A PREVIOUS ADDITION TO THE HISTORIC HOME.

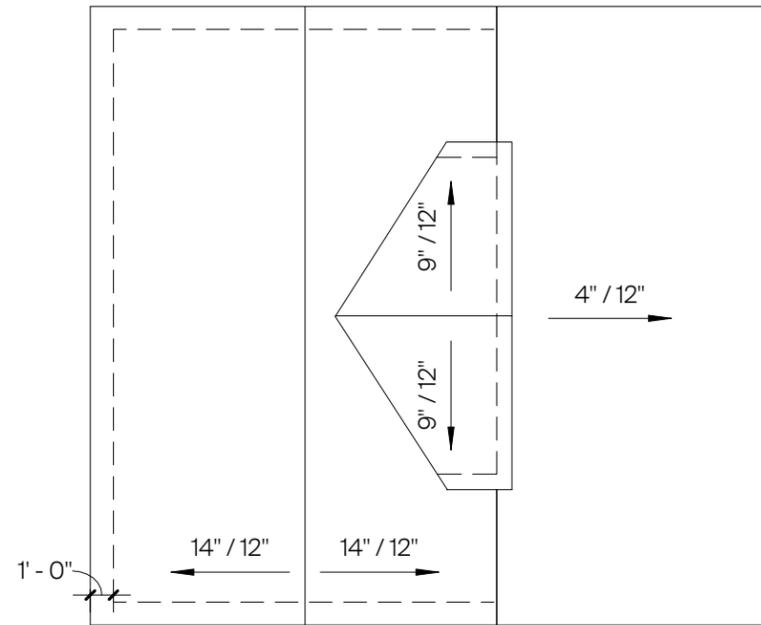


WALL TYPE LEGEND

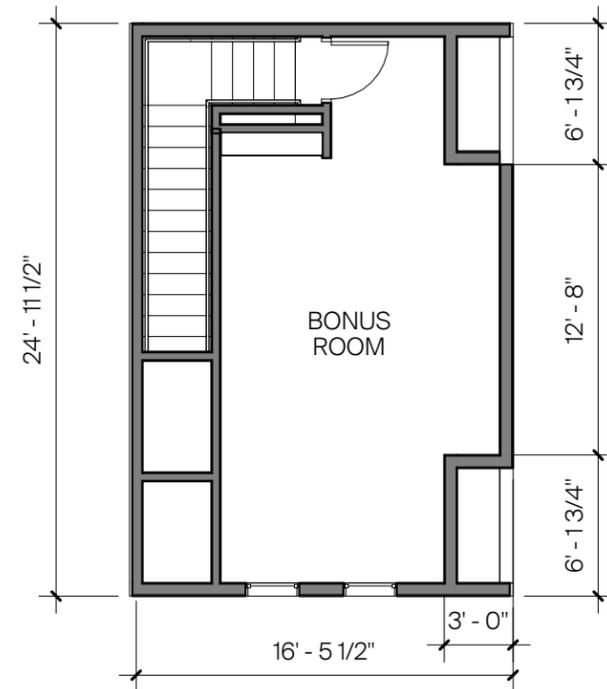
- EXISTING WALL TO REMAIN
- EXISTING ELEMENT TO BE DEMOLISHED
- NEW CONSTRUCTION



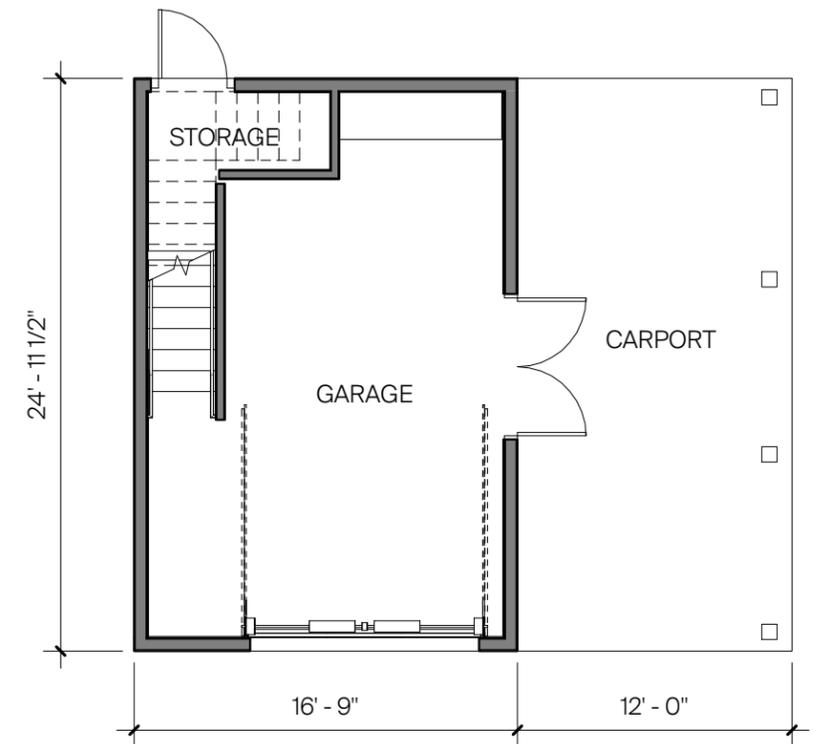




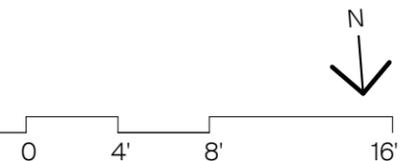
ROOF PLAN - GARAGE



BONUS ROOM FLOOR PLAN - GARAGE



FIRST FLOOR PLAN - GARAGE





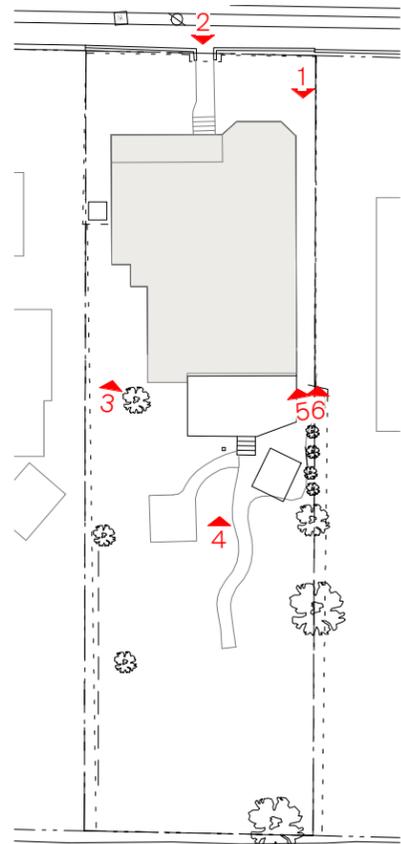
VIEW 1



VIEW 2



VIEW 3



KEY



VIEW 4



VIEW 5

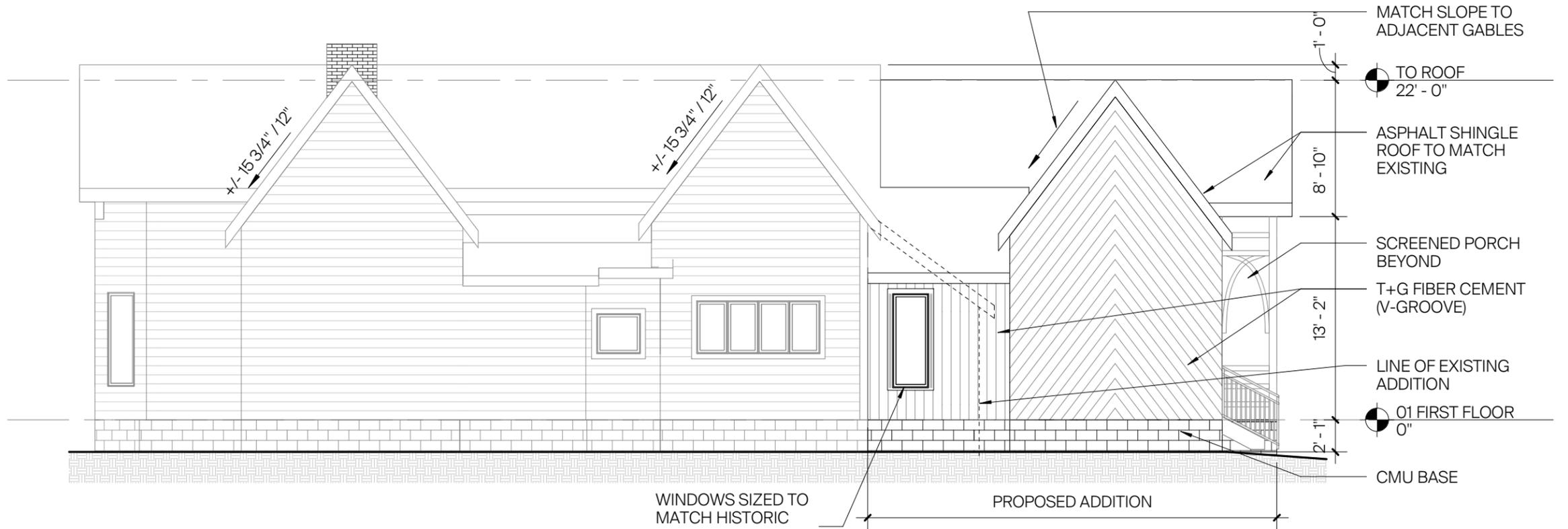


VIEW 6

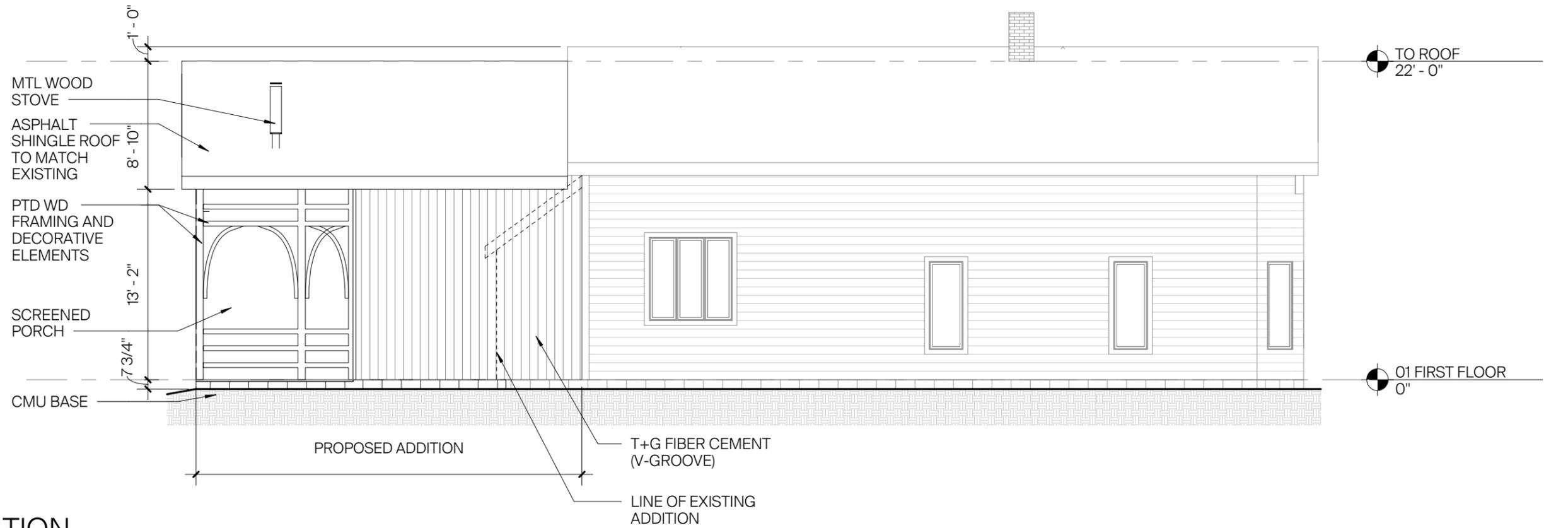
GENERAL NOTE

THE ADDITION'S ELEVATIONS SHALL MATCH EXISTING HISTORIC CONDITIONS.

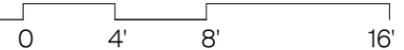
ELEVATION DIMENSIONS NOTED ARE APPROXIMATED BASED UPON SELF-PERFORMED MEASUREMENTS AND TO THE BEST OF THE OWNER'S ABILITY. THE OWNER IS NOT A PROFESSIONAL SURVEYOR.

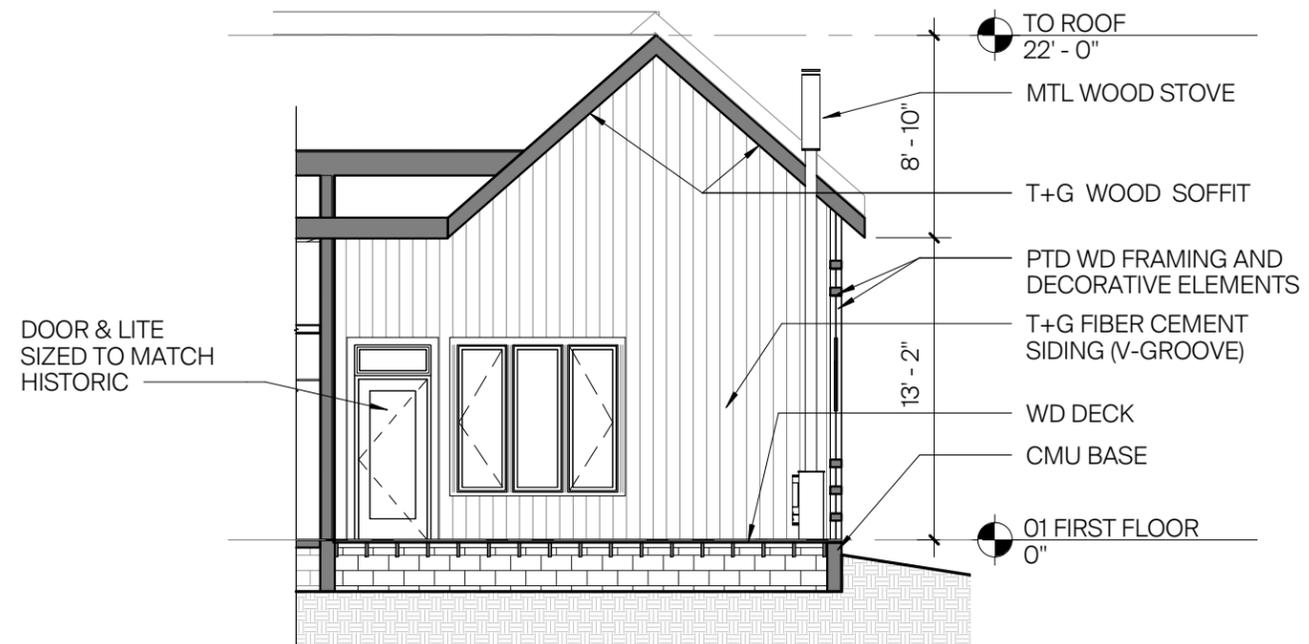


EAST ELEVATION



WEST ELEVATION

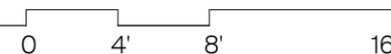


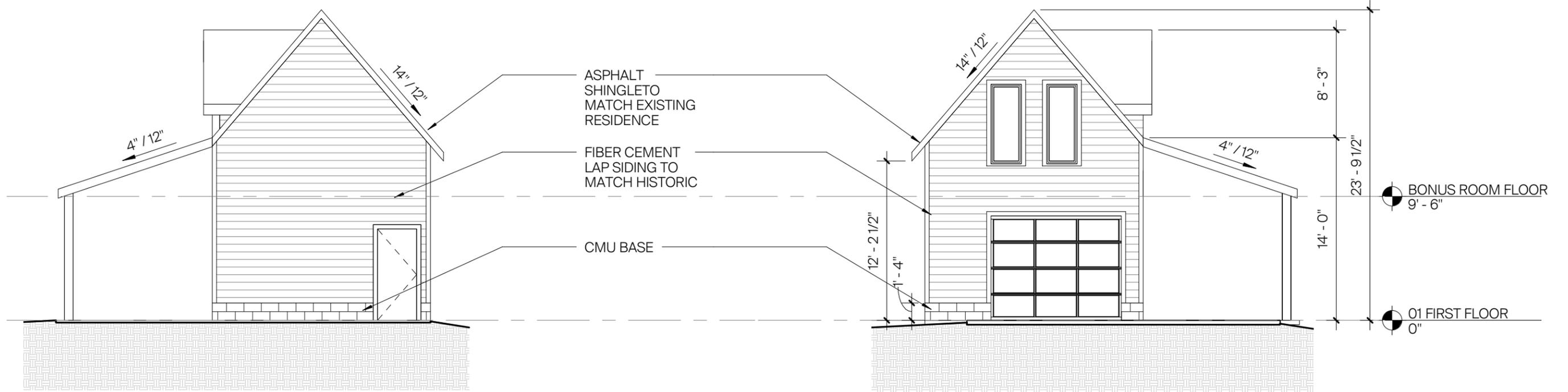


NORTH ELEVATION - BEYOND PORCH



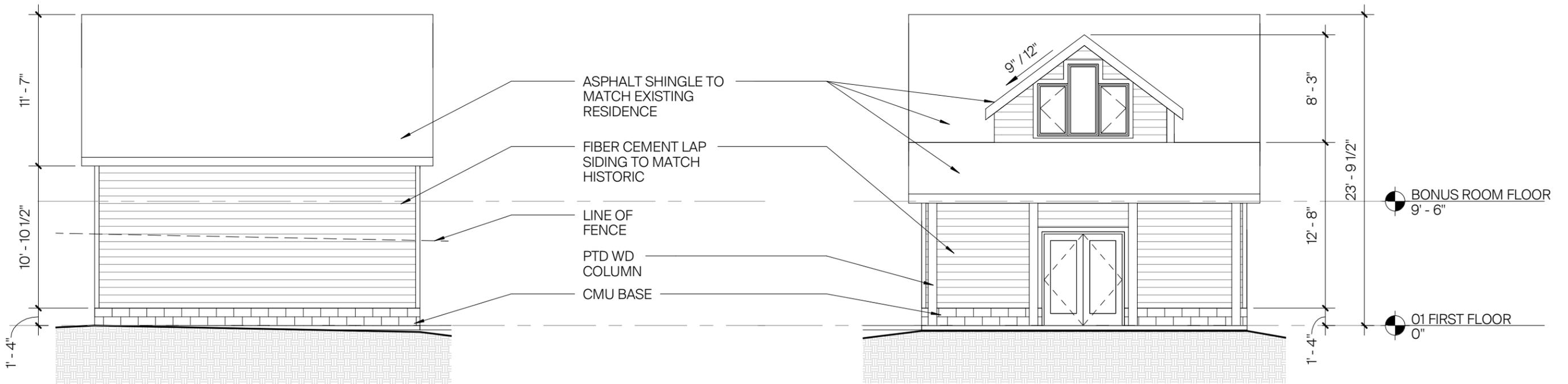
NORTH ELEVATION





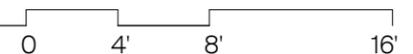
SOUTH ELEVATION - GARAGE

NORTH ELEVATION - GARAGE



WEST ELEVATION - GARAGE

EAST ELEVATION - GARAGE





NW VIEW



WEST VIEW



NE AERIAL VIEW



NW GARAGE VIEW