

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
3916 Cambridge Avenue
March 17, 2021

Application: Demolition—Outbuilding; New Construction—Addition; Setback determination

District: Cherokee Park Neighborhood Conservation Zoning Overlay

Council District: 24

Base Zoning: RS7.5

Map and Parcel Number: 10308018000

Applicant: Dave Purser, Purser Architecture & Design

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

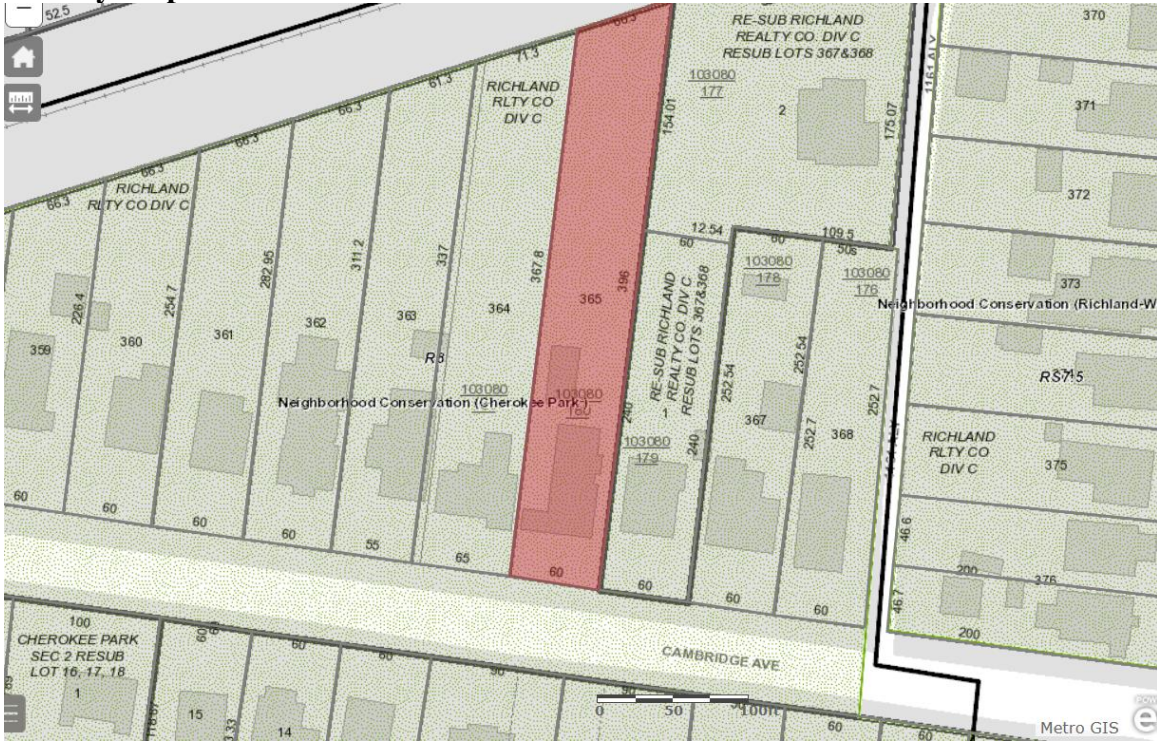
Description of Project: The applicant proposes to construct an addition that extends wider than the historic house, includes attached covered parking, and requires that the left side setback be reduced from five feet (5') to approximately three feet, one inch (3'1").

Recommendation Summary: Staff recommends disapproval of the project, finding that the reduced setback and attached covered parking do not meet the following sections of the design guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay: Sections II.B.1.b. for scale, II.B.1.c. for setback and rhythm of spacing, II.B.1.h. for outbuildings, and II.B.2 for additions.

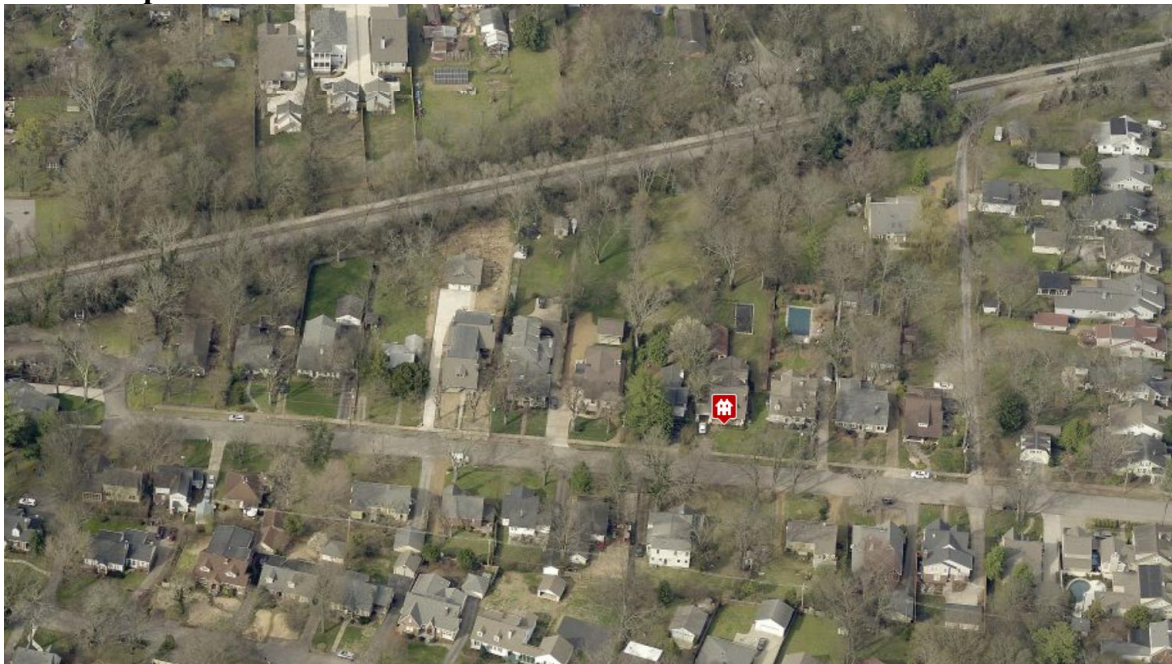
Attachments

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

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

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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. 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:

- 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.*

· There is not enough square footage to legally subdivide the lot but there is enough frontage

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.

With the exception of Cambridge Avenue which was developed earlier than all other streets within the historic district, brick and stone (primarily limestone) are the primary exterior claddings on historic structures in the neighborhood. Only on Cambridge Avenue is wood lap siding a primary exterior cladding on historic structures and considered compatible for infill construction.

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

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.
- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Attached garages may be appropriate when:

- The garage doors face the rear of the lot; or*
- The garage doors face the side of the lot and are setback a minimum of 10' from the existing sidewall of the building; and*
- The garage does not result in an inappropriately massed addition.*

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

Placement

Additions should be located at the rear of 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.

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

- *No matter their 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 width 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.

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 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. 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.

g. Additions should follow the guidelines for new construction.

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: 3916 Cambridge Avenue is a c. 1915 Craftsman bungalow that contributes to the historic character of the Cherokee Park Neighborhood Conservation Zoning Overlay (Figure 1). In 2005, MHZC staff approved a rear addition to the house.



Figure 1. 3916 Cambridge Avenue

Analysis and Findings: The applicant proposes to construct an addition that extends wider than the historic house and an outbuilding.

Demolition: There is an existing garage on the lot which is proposed to be demolished (Figures 2 & 3). The garage's date of construction is not known. It could be the same structure that is seen in the 1951 Sanborn Map, although it is not seen in the 1930-31 Sanborn Map (Figures 4 & 5).



Figures 2 & 3 show the existing garage on the lot that is proposed to be demolished.

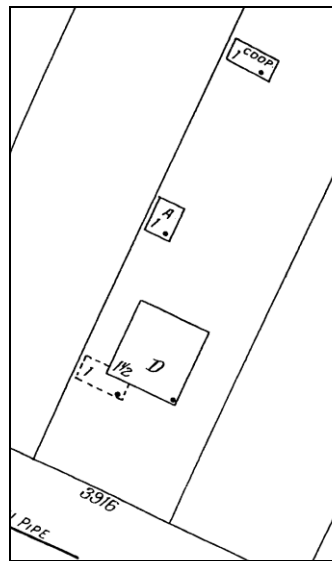
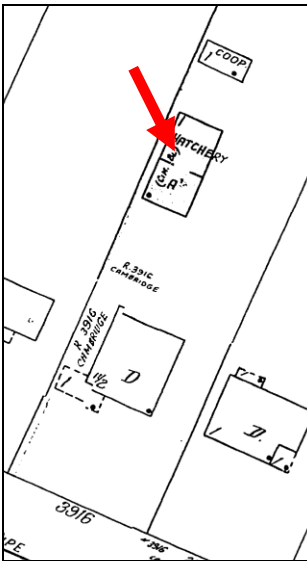


Figure 4 (left) is the 1951 Sanborn map where the outbuilding/garage shown could be the same one that is existing today. Figure 5 (right) is the 1931 Sanborn map, which shows that a different, smaller garage was on the site at that time.

Even if the existing garage is the same as the structure seen on the 1951 Sanborn map, staff finds that the garage is not architecturally or historically significant to the site. It does not contribute to the historic character of the house or the overall neighborhood.

Staff therefore finds that the demolition of the garage to meet Section III.B.2 for appropriate demolition.

Height & Scale: The proposed addition will be one-and-half stories in scale and will be approximately one foot (1') lower in height than the historic house. The addition will connect to the 2005 addition and will be inset approximately six feet (6') from the back-left corner and fourteen feet (14') from the back right corner. This narrow connector will extend back approximately sixteen feet (16'), at which point the addition steps wider than the historic house. The Commission has approved additions to extend wider than the historic house when the lot is sixty feet (60') wide or wider, which this one is. However, the addition will be approximately ten feet, six inches (10'6") wider than the historic house. Staff finds that a wider addition could be appropriate here, but this design for a wider addition does not meet the design guidelines in two ways. One, the addition extends into the five-foot (5') side setback, and two, the addition contains front facing covered parking.

The addition's footprint will be approximately one thousand, four hundred and eighty square feet. By comparison, the historic house has a footprint of approximately fifteen hundred square feet (1,500 sq. ft.) and the 2005 addition had a footprint of approximately eight hundred and seventy square feet (870 sq. ft.). If an addition shouldn't more than double the historic building and eight hundred and seventy square feet (870 sq. ft.) was approved in 2005, a second addition should not exceed six hundred and thirty square feet (630 sq ft). This smaller footprint might be achievable if the outbuilding portion of the building is detached.

Because of the size of the addition and the fact that the width of the addition extends to the base zoning setback on the left side, staff finds that the addition's height and scale do not meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The addition is located at the rear of the historic house and attached to a non-historic addition. As such, it could be removed in the future without affecting the historic and architectural integrity of the historic house.

Staff finds that the addition's location and removability to meet Sections II.B.2.a and II.B.2.d. of the design guidelines.

Design: Because the addition does not meet the base zoning setback on the left side and because the addition includes attached, covered parking that is not located on a rear or side façade, staff finds that the design does not meet the design guidelines.

Staff finds that the proposed addition does not meet Sections II.B.2.a and II.B.2.e. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets the right and the rear setbacks. It will be over be approximately twenty-eight feet (28') from the right-side property line and over two hundred feet (200') from the rear property line. The addition requires a setback determination on the left side. Base zoning requires a five-foot setback, but a portion of the building will be approximately three feet, one inch (3'1") from the side property lines. Although the house has a porte cochere at the front that does not meet the five foot (5') side setback, staff finds that the extending into the side setback does not meet the design guidelines The lot is very deep so there is ample opportunity to extend an addition and/or a detached garage into the rear of the property without the need to encroach into the left-side setback.

Staff finds that the proposed left side setback does not meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufact urer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Stone Veneer	Match Existing	Yes	Yes
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Secondary Cladding	Board-and- batten	Smooth face	Yes	No
Roofing	Architectural Shingles	Match existing	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	X
Column bases	Stone	Match existing foundation	Yes	Yes
Column Posts	Wood	Typical	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes

If the Commission approved the addition, staff recommends approval of a masonry sample, all windows and doors, and the roof shingle color. With this condition, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The historic house and the 2005 addition have gambrel roof forms. The proposed addition ties into the house with a one-story 3/12 gable connector. The main form of the addition will be a front facing gambrel roof with slopes similar to those on the historic house. The right-side facade includes 8/12 gabled dormers that are inset at least two feet (2') from the wall below. Staff finds that these roof forms are compatible with the roof forms of the historic house.

Staff finds that the proposed roof forms to meet Sections II.B.1.e. and II.B.2. of the design guidelines.

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. The left façade does not have any window openings. However, this wall is over one hundred and fifty feet (150') back from the front property line and will not be highly visible from the street. The paired triple window openings do not have four to six-inch (4"-6") mullions in between them, as is typically required. If the Commission approves the addition, staff recommends that all double and triple window openings have a four to six-inch (6") mullion in between them.

With the condition that all double and triple window openings have a four to six-inch (6") mullion in between them, 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: The proposed addition includes vehicular parking facing Cambridge Avenue. The Cherokee Park design guidelines allow for attached garages and carports when the garage doors face the rear of the lot, garage doors face the side of the lot and are setback a minimum of ten feet (10") from the existing sidewall, and the garage does not result in an inappropriately massed addition. In this case, staff finds that the attached vehicular parking area faces the street and will be highly visible and does not meet the design guidelines since it is not accessed from the rear or side. Any covered parking on

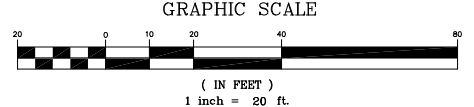
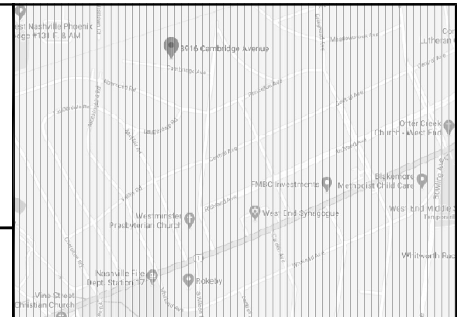
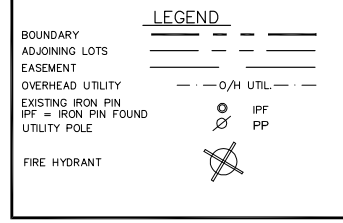
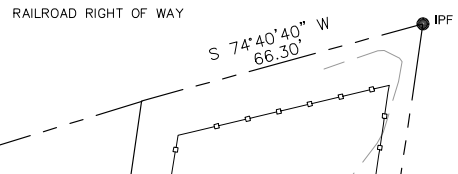
this lot should be fully detached, with a minimum distance of twenty feet between the back of the house and the garage or carport.

Staff finds that the proposed addition does not meet Sections II.B.1.h. and II.B.2. of the design guidelines.

Recommendation Summary: Staff recommends disapproval of the project, finding that the reduced setback and attached covered parking do not meet the following sections of the design guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay: Sections II.B.1.b. for scale, II.B.1.c. for setback and rhythm of spacing, II.B.1.h. for outbuildings, and II.B.2 for additions.

GENERAL NOTES:

1. THIS PLAN WAS COMPLETED UNDER THE AUTHORITY OF T.C.A. 62-18-126 AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820.03-7 CHAPTER 0820-3 STANDARDS OF PRACTICE, RULES OF THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.
2. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
3. INFORMATION SHOWN HEREON WAS DERIVED FROM RANDOM SHOTS, CROSS SECTIONS, AND RADIAL SHOTS.
4. ALL DISTANCES BASED ON A SURVEY MADE USING E.D.M. EQUIPMENT WHICH WERE ADJUSTED FOR TEMPERATURE AND/OR GPS/GNSS RTK, GEOID03 (NAD83/NAVD88)
5. THIS PROPERTY IS CURRENTLY ZONED: OV-NHC



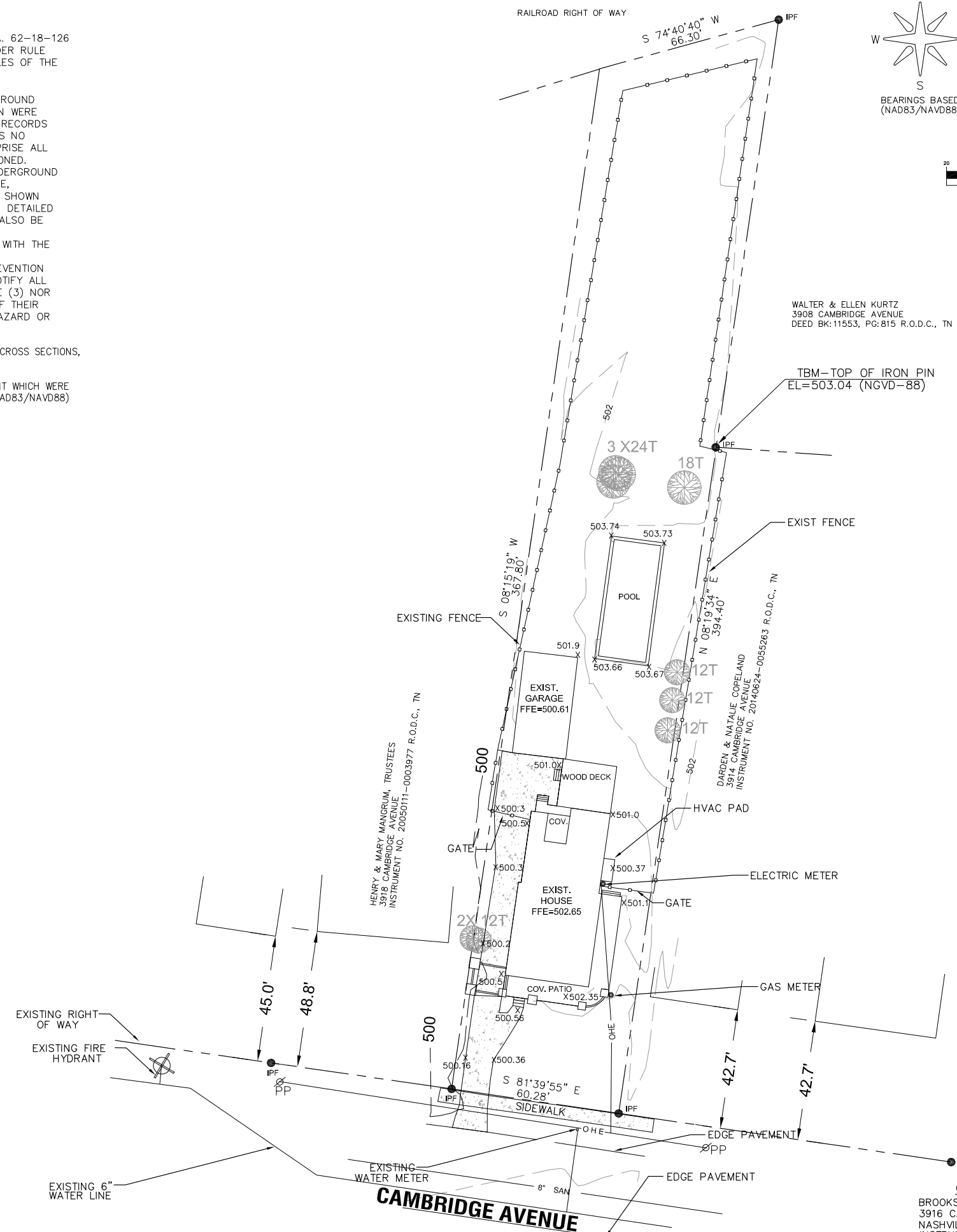
VICINITY MAP
N.T.S.

ZONING OV-NHC SETBACKS

FRONT 44.80' (AVERAGE 4 ADJACENT HOUSES)

SIDE PER CODES

REAR PER CODES



WALTER & ELLEN KURTZ
3908 CAMBRIDGE AVENUE
DEED BK:11553, PG:815 R.O.D.C., TN

TBM-TOP OF IRON PIN
EL=503.04 (NGVD-88)

HENRY & MARY MANGRUM, TRUSTEES
3918 CAMBRIDGE AVENUE
INSTRUMENT NO. 20050111-0003977 R.O.D.C., TN

DARDEN & NATALIE COPELAND
3914 CAMBRIDGE AVENUE
INSTRUMENT NO. 20140624-0055263 R.O.D.C., TN



EXISTING SITE PLAN			
3916 CAMBRIDGE AVENUE PARCEL ID: 10308018000 R.O.D.C., TN.			
NASHVILLE		DAVIDSON COUNTY, TENNESSEE	
RAM ENGINEERING, INC. <i>Solutions for a Greener Environment</i>			
102 HAZEL PATH, CONCORD BUILDING, SUITE 6 OFFICE F, HENDERSONVILLE, TN 37075 PHONE: 615-348-8282 FAX: 615-447-5314			
SCALE: 1" = 20'	DRAWN BY KWS CHECKED BY GMC	DATE 10-21-20 JOB NO. 20-184	DRAWING NO. 1 OF 1

OWNER
BROOKS & MAJORIE QUIN
3916 CAMBRIDGE AVENUE
NASHVILLE, TN 37205
INSTRUMENT NO. 20050421-0044524 R.O.D.C TN
BOOK: 421, PG: 31 R.O.D.C., TN.



View from Cambridge Ave.



View from Cambridge Ave.



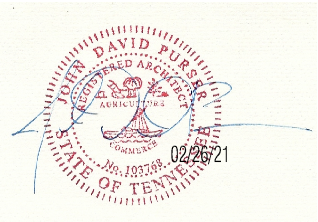
Garage/shed structure to be demolished



View of house rear where proposed addition will connect

Quin Residence Addition

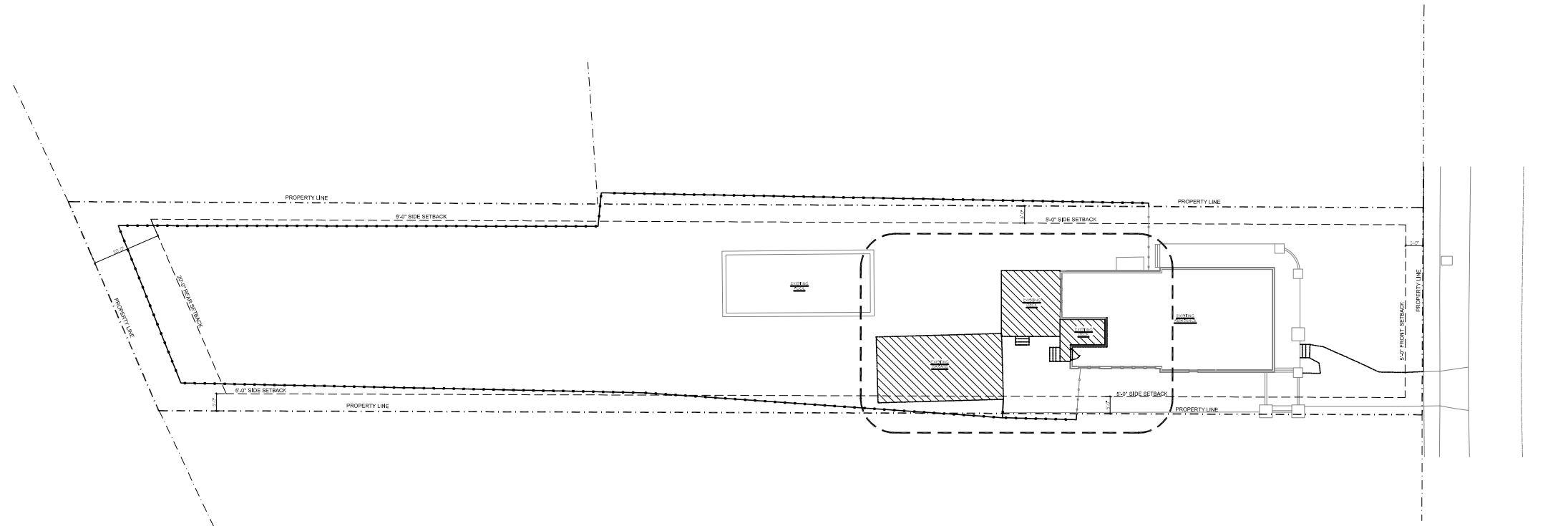
3916 Cambridge Ave
 Nashville, TN 37205



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 Checked by: DP
 Issue: 02/26/2021
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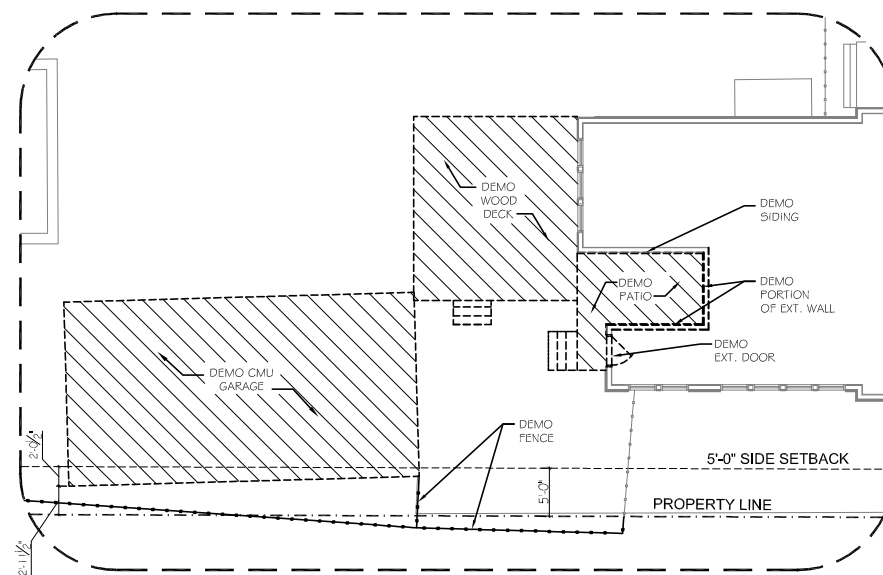
Sheet Title & Number:
 Demolition Arch. Site Plan



DEMO. ARCH. SITE PLAN
 SCALE: 1:40



DEMO PLAN LEGEND	
DEMOLITION	---
EXISTING	---
NEW	---



ENLARGED DEMO. ARCH. SITE PLAN
 SCALE: 1:20



PAD

Purser Architecture + Design, PLLC
2819 Columbine Place, Suite 5
Nashville, TN 37204
615.943.8615
www.padpllc.com

Quin Residence
Addition

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Nashville, TN 37205

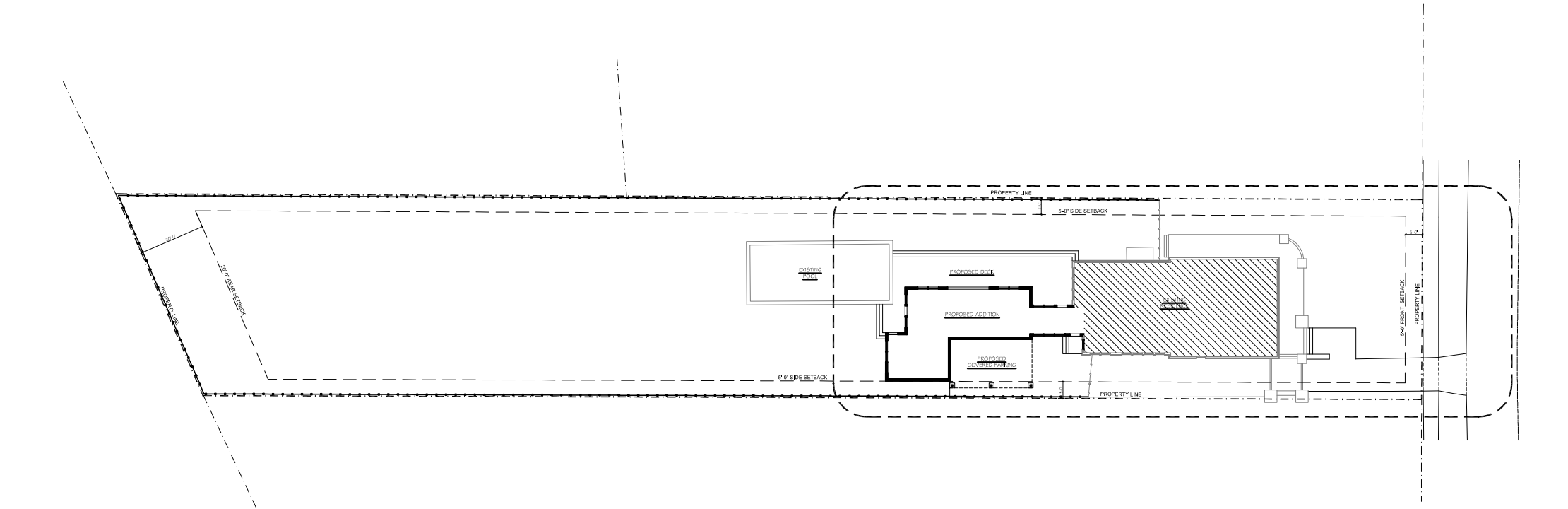


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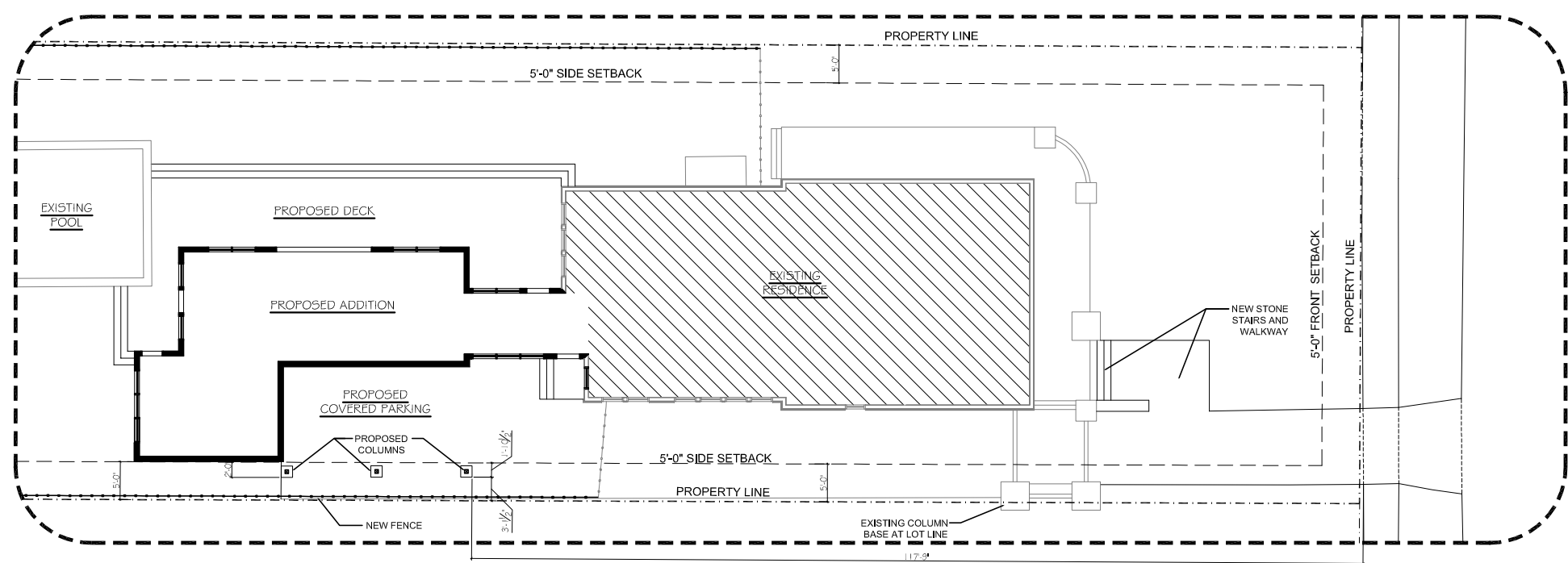
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Sheet Title & Number:
Arch. Site Plan

A1.1

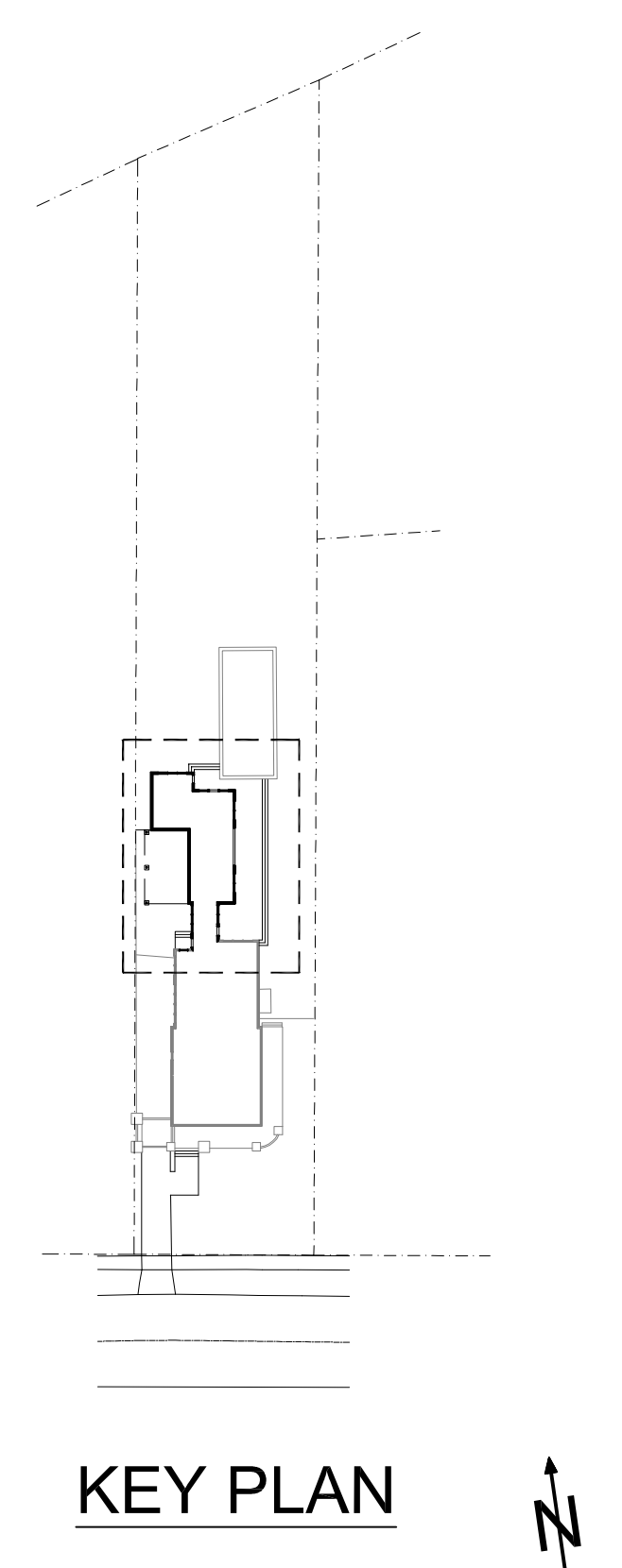
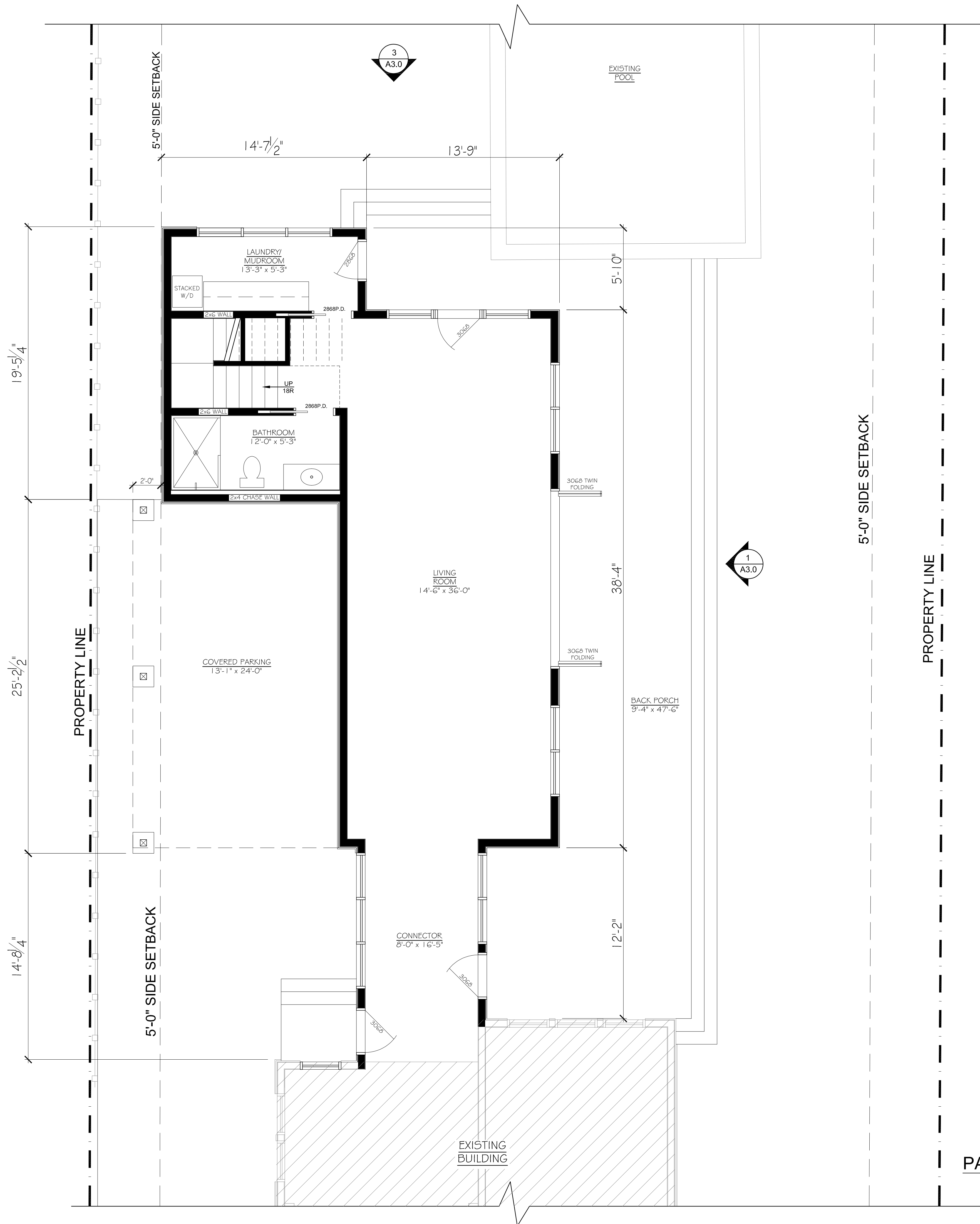


ARCH. SITE PLAN
SCALE: 1:40



ENLARGED ARCH. SITE PLAN
SCALE: 1:20





PARTIAL FLOOR PLAN- FIRST LEVEL
SCALE: 1/8" = 1'-0"

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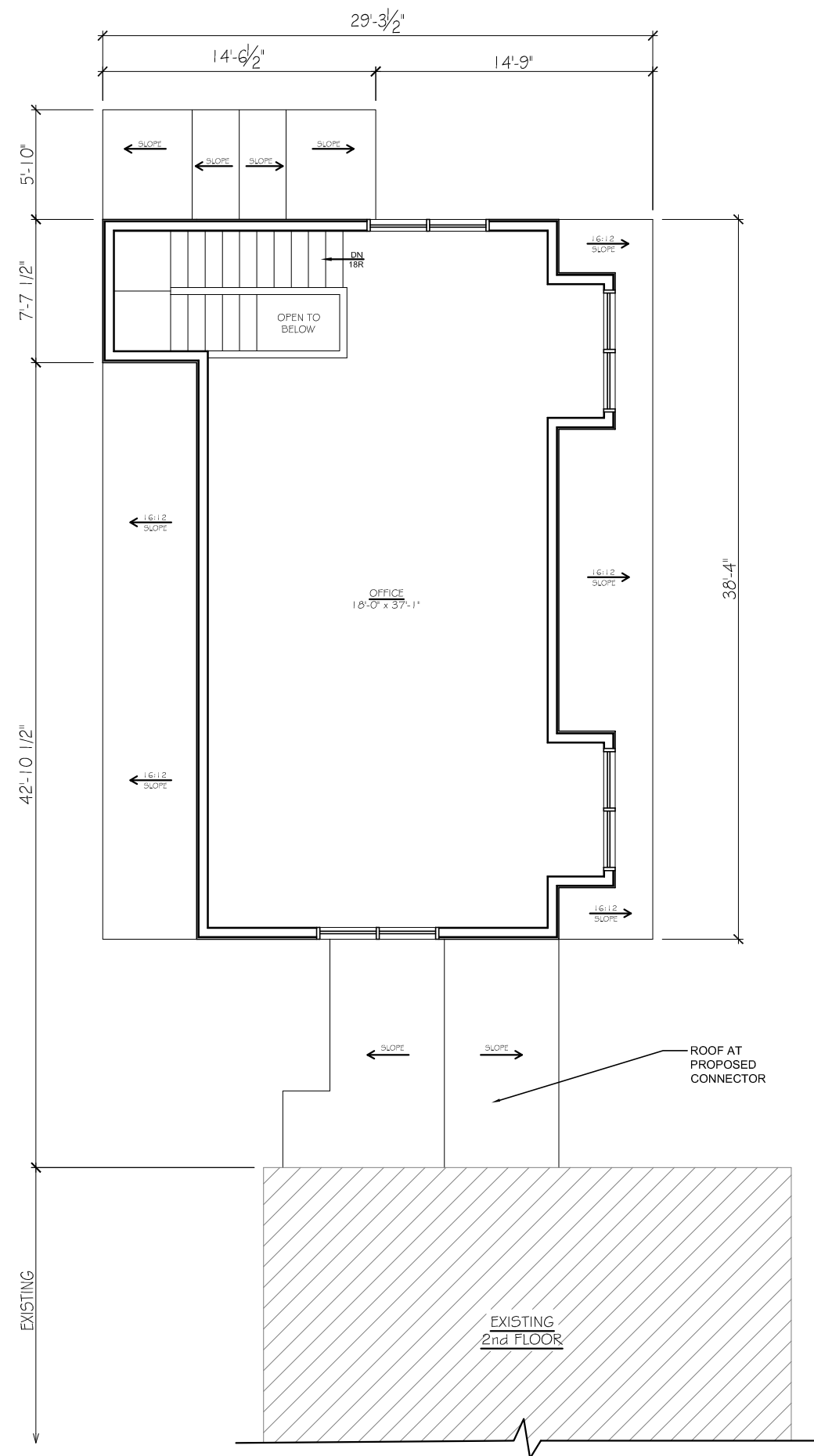


No. Revision/Issue	Date

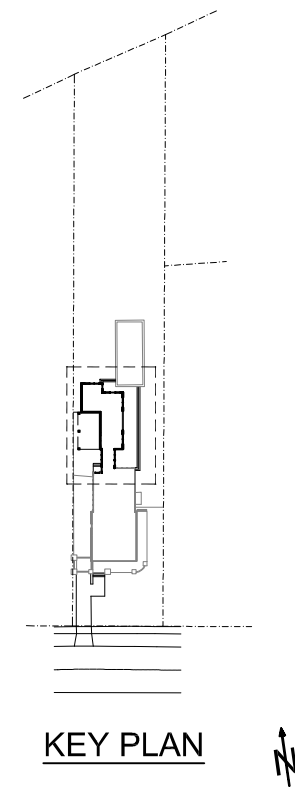
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Sheet Title & Number:
Floor Plan- First Level

A2.0



PARTIAL FLOOR PLAN- SECOND LEVEL
SCALE: 1/8" = 1'-0"



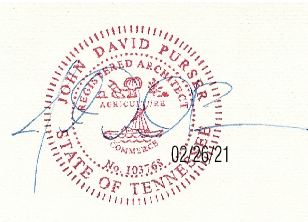
KEY PLAN

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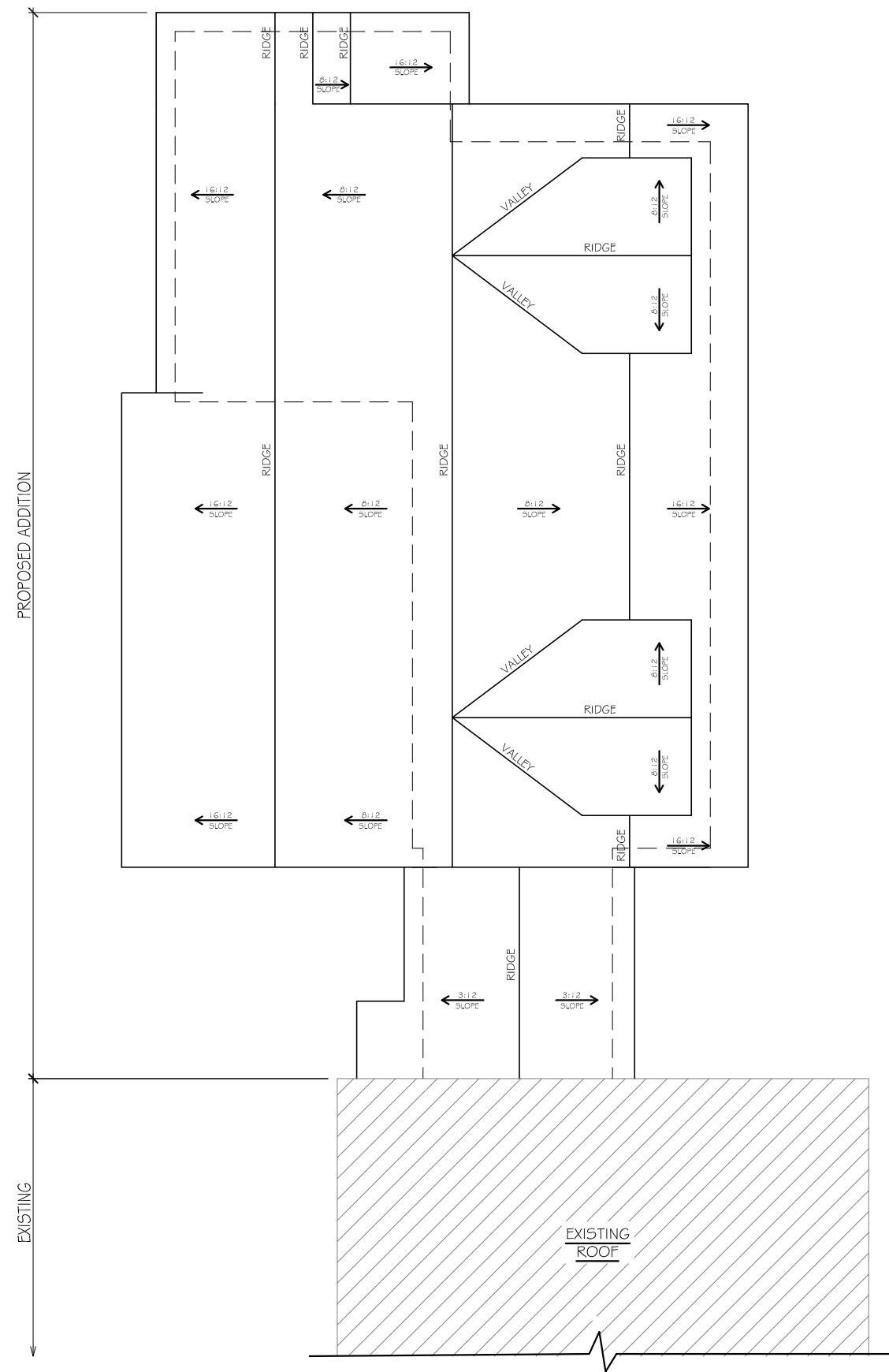


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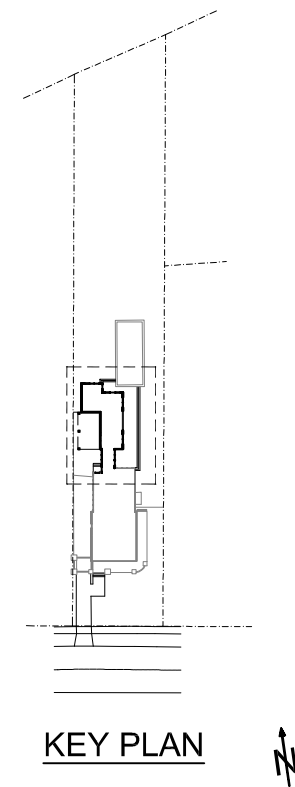
Project Number:
Drawn by: TVH
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Sheet Title & Number:
Floor Plan- Second Level

A2.1



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



KEY PLAN

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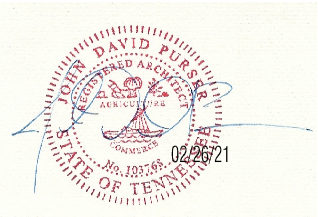
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Sheet Title & Number:
Roof Plan

A2.2

Quin Residence Addition

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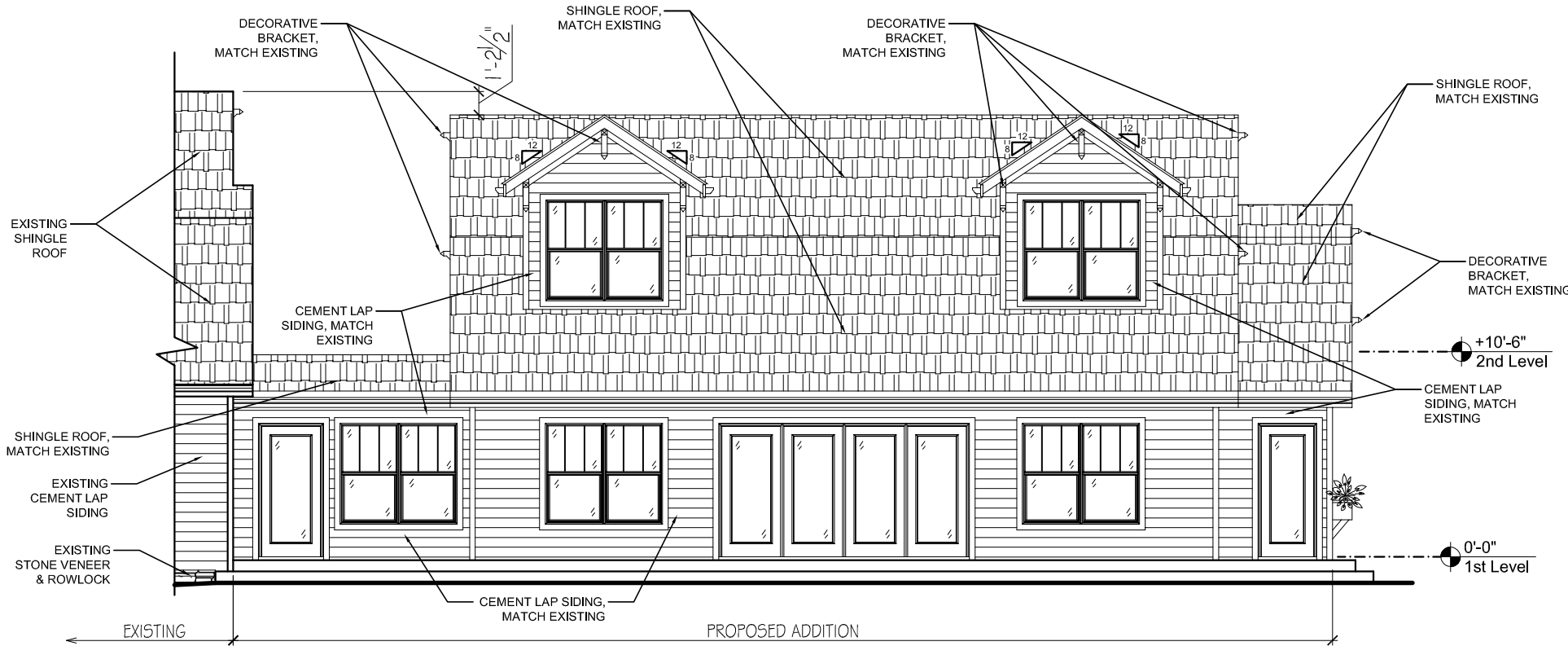
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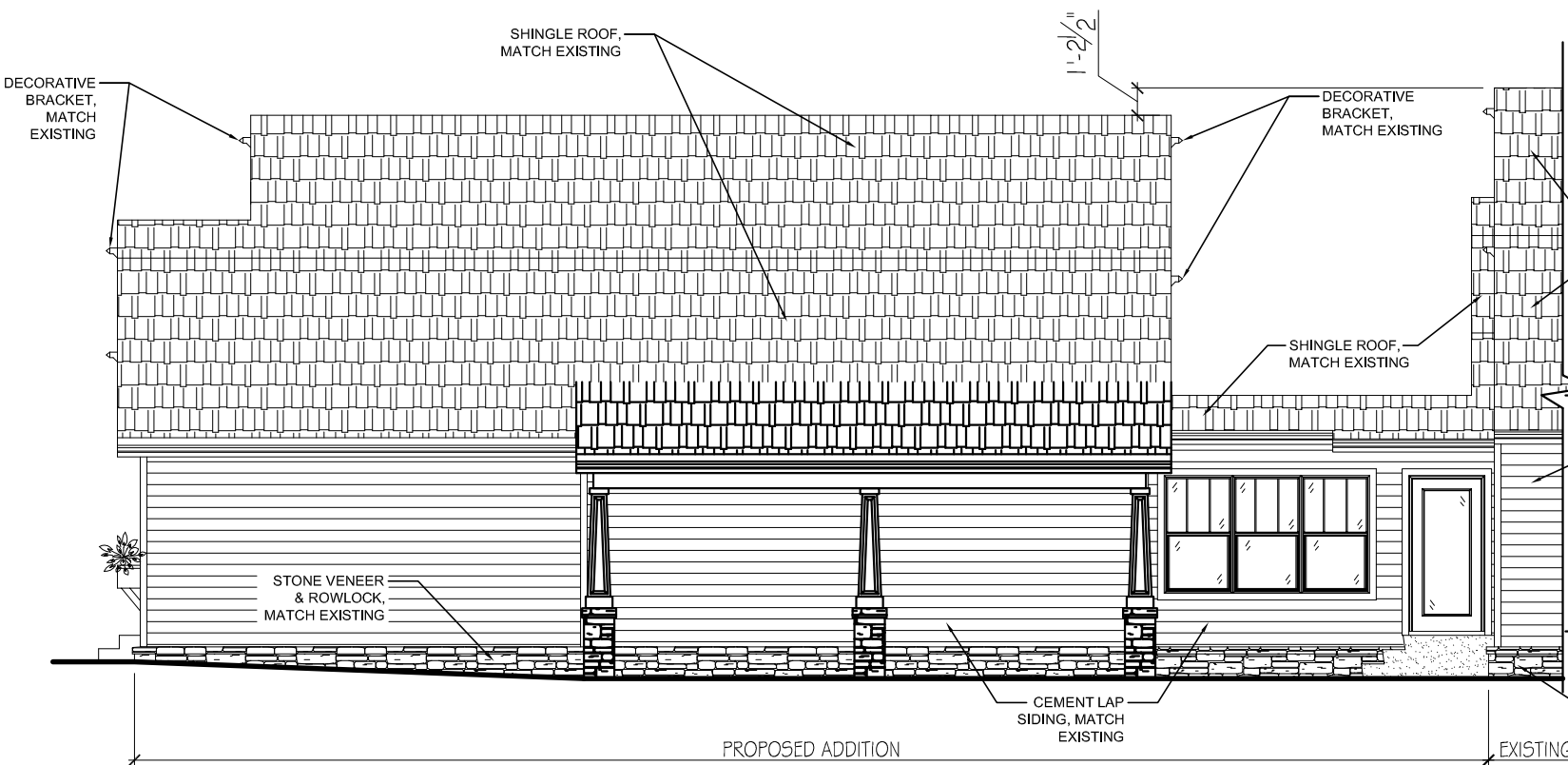
Sheet Title & Number:
 Exterior Elevations

MATERIAL NOTES:

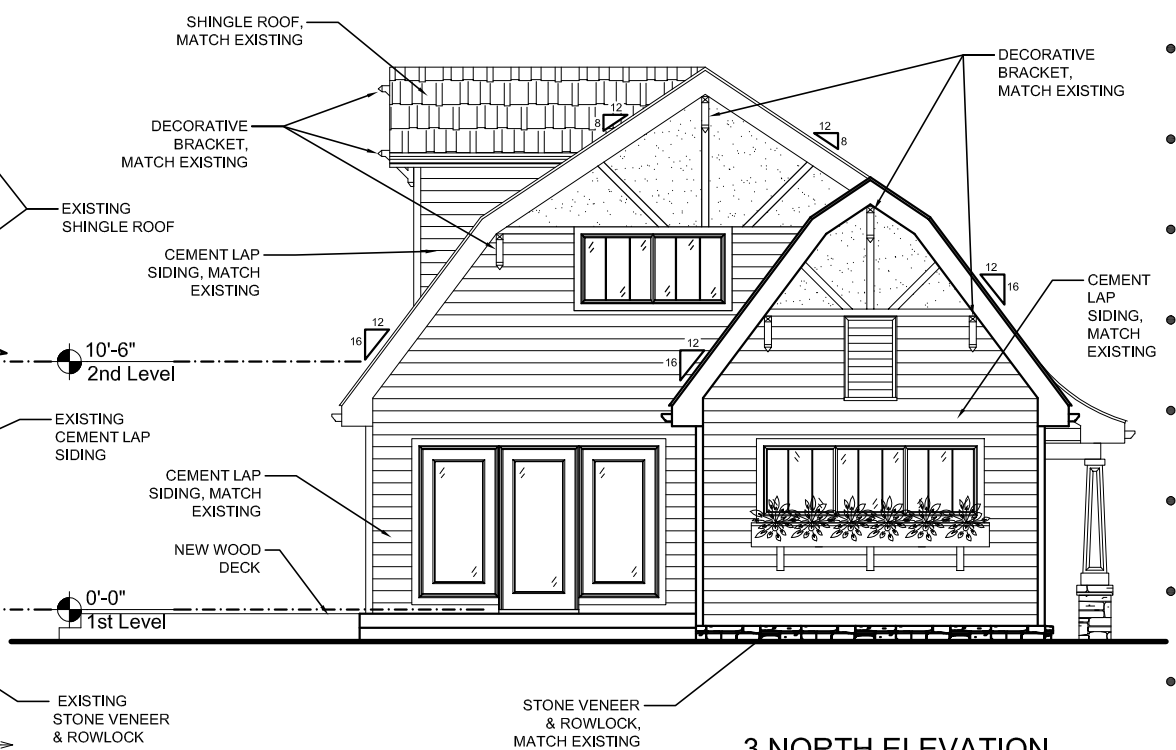
1. EAVE DEPTH, PROFILE AND DETAILS TO MATCH THAT OF THE EXISTING STRUCTURE. GUTTER WORK TO MATCH EXISTING STRUCTURE. ROOF RIDGELINE TO BE A MIN. 6" BELOW THE LEVEL OF THE MAIN STRUCTURE
2. ALL/ANY WINDOWS, DOORS, TRIM, RAILINGS, VENTS AND ASSOCIATED TYPE ELEMENTS ARE TO BE WOOD OR CEMENT FIBERBOARD (HARDI-PLANK). CLAD, VINYL, OR OTHER MANUFACTURED MATERIALS ARE NOT APPROVED. WOOD OR CEMENT FIBERBOARD SHALL BE A SMOOTH FACE MATERIAL VOID OF ANY SIMULATED WOOD GRAIN PATTERN OR ROUGH, UNFINISHED APPEARANCE. ALL EXPOSED EXTERIOR WOOD LUMBER SHOULD BE GRADE NUMBER #1 OR #2, SMOOTH AND FREE OF KNOTS, ROUGH, UNFINISHED APPEARANCE AND OTHER IMPERFECTIONS.
3. EXTERIOR CLADDING MATERIAL TO BE WOOD OR CEMENT FIBERBOARD AND MATCH THE EXPOSURE OF THE EXISTING STRUCTURE. SIDING MATERIAL TO BE SMOOTH AND FREE OF KNOTS, ROUGH, UNFINISHED APPEARANCE AND OTHER IMPERFECTIONS. SIMULATED WOOD STAMP IS NOT APPROPRIATE.
4. WINDOWS AND WINDOW TRIM/FINISH SHALL MATCH THE EXISTING WINDOWS ON THE STRUCTURE IN STYLE, TYPE, PROFILE, COLOR, AND DESIGN. WINDOWS WITH MUNTINS/DIVIDED LIGHTS ARE TO BE APPROVED BY STAFF PRIOR TO INSTALLATION. ONLY FACTORY INSTALLED MUNTINS ARE APPROVED.
5. HVAC/ MECHANICAL/ UTILITY VENTS, PIPES, LINES, AND ALL ASSOCIATED COMPONENTS, CONDENSERS OR BOXES SHALL BE LOCATED AT THE REAR OF THE STRUCTURE (NON-STREET SIDE).
6. WOOD CORNER BOARDS ARE TYPICAL ON THE FACE OF EACH EXPOSED CORNER. LUMBER TO BE OF AN APPROPRIATE TRIM GRADE (SMOOTH AND SQUARE).
7. WOOD CASING TYPICAL AT DOORS AND WINDOWS. LUMBER TO BE OF AN APPROPRIATE TRIM GRADE (SMOOTH AND SQUARE).
8. FOUNDATION WALL SHALL MATCH THE COLOR, MATERIAL AND DETAIL OF THE EXISTING STRUCTURE. FOUNDATION TO BE A MAXIMUM OF TWO (2) FEET IN HEIGHT AT THE LOWEST POINT.
9. WINDOWS ON CLAPBOARD STRUCTURES SHALL NOT HAVE BRICK-MOULD.



1. EAST ELEVATION
 SCALE: 1/8" = 1'-0"



2. WEST ELEVATION
 SCALE: 1/8" = 1'-0"



3. NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

Quin Residence Addition

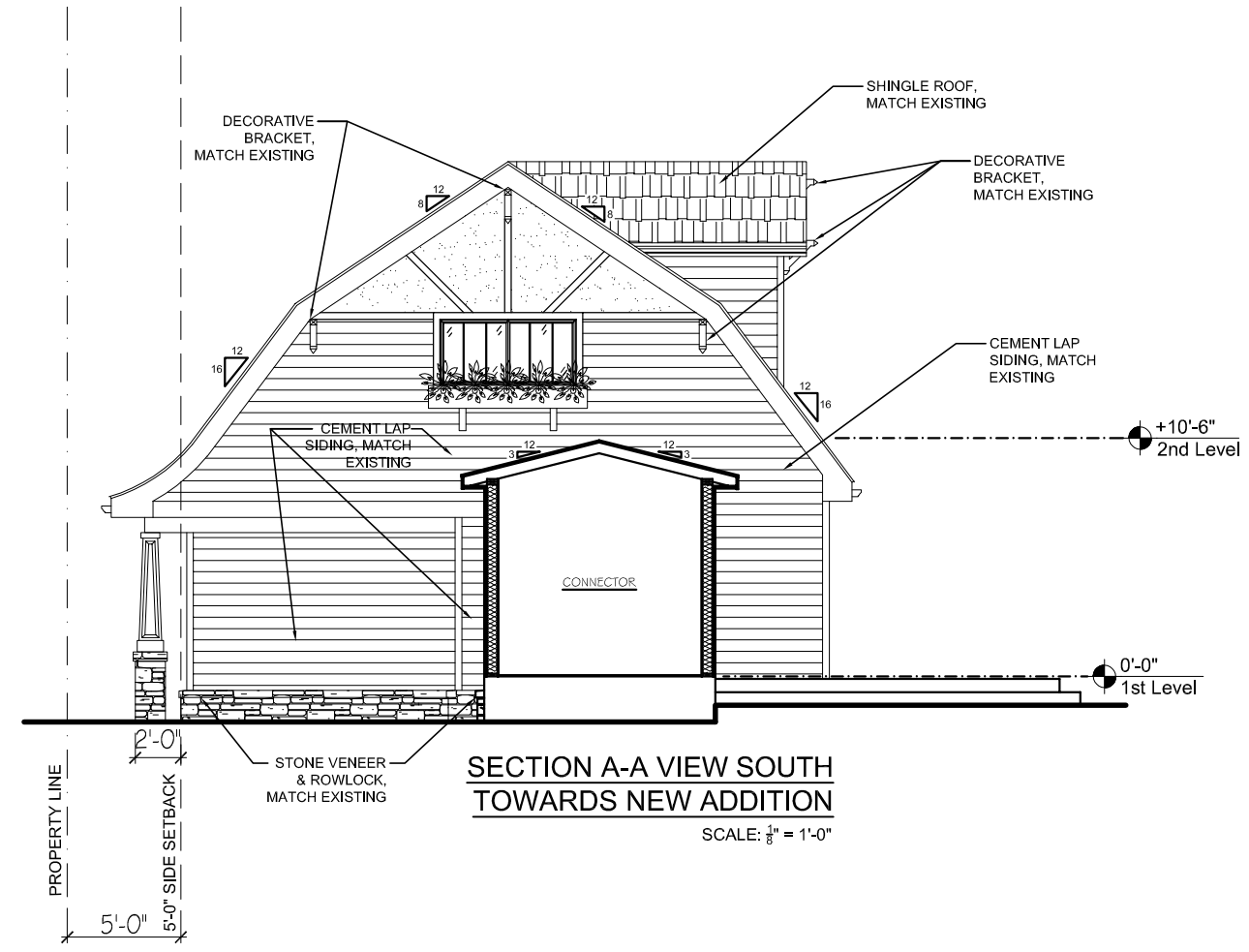
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Sheet Title & Number:
 Sections



MATERIAL NOTES:

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