

MEGAN BARRY
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

813 Boscobel Street

April 20, 2016

Application: New construction-addition; Partial demolition

District: Edgefield Historic Preservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08216029400

Applicant: Amanda McCreary, Chisel Workshop

Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: The applicant proposes rear and side dormer additions to the historic house. The request also includes various alterations to the historic house.

Recommendation Summary: Staff recommends approval of the proposed additions with the condition that:

1. Staff approve the final selection of the foundation material and door selections prior to purchase and installation.

Meeting this condition, Staff finds the proposed addition meets the design guidelines for additions in the Edgefield Historic Preservation Zoning Overlay.

Attachments

A: Photographs

B: Site Plan

C: Elevations

Applicable Design Guidelines:

II.B.1 Roof Shape and Roofing Materials

- a. Original roof pitch and shape shall be retained.
- b. The original size and shape of dormers shall be retained.
Adding a new dormer increases the habitable space of a building and is considered to be an addition.
- c. Original roof materials and color should be retained. If replacement is necessary, original materials should be used. Asphalt/fiberglass shingles may be substituted for original roofing when it is not economically feasible to repair or replace with original materials. The color and texture of asphalt/fiberglass shingles should *not contrast with the architectural style and period of the house.*
Original roofing materials may include, but are not limited to, slate, metal, and, on twentieth century buildings, asphalt shingles.
- d. Skylights should be located on portions of roofs not visible from public rights-of-way.
Roof elements may include, but are not limited to, eaves, cornice, rafters, soffits, cresting, gutter systems, brackets, finials, vents, and chimneys.

II.B.3 Windows

- a. Original details, size, shape, number and arrangement of panes, and all other visual characteristics should be retained.
- b. Where replacement is necessary, new windows should match the design, dimension, details, and all other visual characteristics of the original windows.
- c. Original window openings should not be filled in.
- d. "Blind stop" storm windows, painted or anodized, are appropriate. Raw aluminum storm windows are not appropriate.
A "blind stop" storm window is attached to the inside of a window jamb (frame) rather than to the face of a window casing (trim). In this way, the storm window obscures as little of original features of a window as possible.
- e. Shutters, unless original to the building, should not be added. Where replacement is appropriate, new shutters should match the design, dimension, location, and other visual characteristics of the originals.
- f. Generally, security bars and grilles are not appropriate.
- g. Awnings should be appropriate to the style of the building.
Window elements may include, but are not limited to, sash, casings (trim), aprons, number and configuration of lights (panes), hoods, lintels, mullions and muntins.

II.B.4 Doors

- a. The original size and shape of door openings, transoms, sidelights, and doors should be retained.
- b. Where replacement is necessary, new doors should match the design, details, dimension, material and other visual characteristics of the originals.
- d. Original door openings should not be filled in.
- e. Generally, new door openings should not be introduced.
- f. Full-view storm doors, painted or anodized, are appropriate. New, plain wood screen doors should be appropriate to the style of the house.
- g. On front doors, full-view, painted or anodized security doors are appropriate. On other publicly visible doors, full-view or glazing proportionate, painted or anodized security doors are appropriate. Raw aluminum security doors are not appropriate.
- h. Generally, security bars and grilles are not appropriate.
Door elements may include, but are not limited to, panels, casings (trim), transoms, side lights, and number and configuration of lights (window panes).

II.B.5 Materials

- a. Original building materials should be retained.

- b. Where replacement is necessary, new materials should match the design, dimension, detail, and all other visual characteristics of the originals, based on physical or historical documentation.

Original building materials may include, but are not limited to, wood, brick, stone, terra cotta, stucco, cast stone and concrete.

- c. Masonry

- 1) Mortar for re-pointing should match original color, joint width, depth, and tooling profile.

When repointing brick, new mortar with a high concentration of portland cement should be avoided. Temperature and moisture cause brick and mortar to expand and contract. During expansion, the two materials press against each other, and over time, the softer of the two deteriorates. Typical "redi-mix" type mortar, which contains a high concentration of portland cement, is harder than historic brick. In such circumstances, its use can damage brick. Mortar for repointing should have a low concentration of portland cement.

- 2) Cleaning of masonry should be done with the gentlest means possible. Sandblasting causes severe damage to brick, stone, and mortar, and is not appropriate.
- 3) Generally, the use of paint, stain, water repellent, or any other type of coating on brick is not appropriate.

If brick is mismatched due to insensitive repairs, paint or stain on mismatched areas may be appropriate. If brick is so deteriorated that it cannot withstand the weather, a water repellent or paint may be appropriate. In such circumstances, the paint or stain must approximate the natural material color of the original brick. Previously painted brick may be repainted using a color which approximates the natural material color of the original brick.

- 4) Previously unpainted stone should not be painted. Waterproof coatings shall not be used. *If stone is so deteriorated that it can no longer withstand the weather, a water repellent or consolidant may be appropriate. Previously painted stone may be repainted using a color which approximates the natural color of the stone.*

- d. Wood

- 1) Original wood siding and wall shingles should be retained.
- 2) Where replacement is necessary, new wood siding or shingles should match the dimension, profile, course width, texture, orientation, and all other visual characteristics of the original material.

Hardboard (Masonite) siding is not approved for use on historic buildings.

- 3) Aluminum and vinyl sidings are not appropriate.

Aluminum and vinyl are bad ideas when it comes to historic buildings for a lot of reasons. Here are a few: 1. Aluminum and vinyl don't look like real wood siding. Among other visual problems, the artificial sidings cup, have distracting seams, use visible channels at intersections, and often cover important architectural details. 2. A building's original materials are almost invariably damaged by the installation of fake siding. 3. Too frequently, artificial siding is used to cover up a deterioration problem. Even if the vinyl or aluminum is installed over sound wood, fake siding will frequently hide new moisture or infestation problems until serious damage is done. And 4. Realtors who work in the historic neighborhoods know that a house that retains its original character sells faster than one that has been significantly altered.

II.B.6 Architectural Details

- a. Original architectural details should be retained.
- b. Where replacement is necessary, new architectural details should match the design, dimension, materials, and all other visual characteristics of the originals, based on physical or historical documentation.
- c. Architectural details of a period or style not original to the building shall not be introduced.

III.B.1 Additions

- a. Generally, an addition should be situated at the rear of a building in a way that will minimize the visual impact upon both public 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.

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.

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).

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.

- c. An addition should be compatible, by not contrasting greatly, with the height, scale, roof form, proportion and rhythm of openings, materials, texture, details, and material color of the associated building.
- d. The creation of an addition through enclosure of a front porch is not appropriate.
- e. The enclosure of side porches may be appropriate if the visual openness and character of the porch is maintained.
- f. Dormers generally should not be introduced where none existed originally.

Rear Dormers

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.

- g. Additions should follow the guidelines for new construction.

Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one building or site may not be appropriate for another.

6. Every building, structure, and site shall be recognized as a product of its own time. Alterations that have not historical basis and which seek to create an earlier appearance are not appropriate.

This principle precludes the "theme park effect." Fake old buildings are not appropriate. New buildings inspired by historic styles, but identifiable as new construction, can be appropriate.

It is important to note the variety of historic architectural styles and house types represented in Edgefield. Although roofs, windows, doors, porches, and other elements, may be common to all, each house possesses particular details and features that distinguishes it from others. The unique character of each historic building should be preserved in order to maintain the integrity of the district as a whole.

7. Changes which have taken place over the course of time are evidence of the history and development of a building, structure, or site and its environment. If the changes have acquired significance in their own right, they should be retained.

For example, as tastes changed in the first quarter of the twentieth century, Victorian Era styles were replaced by Colonial Revival and Bungalow styles. An addition or major remodel in a new style to an earlier house can sometimes be as architecturally important as an unaltered historic house.

III.B.2 NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS.

a. 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 reinforce 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*

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.*

b. 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.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

c. Building Shape

The shape of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

d. 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.

e. 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.

f. 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 new buildings 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.

g. Materials, Texture, Details, and Material Color

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

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

V . DEMOLITION GUIDELINES

- 1 . Demolition is not appropriate
 - a. if a building, or major portion of a building, contributes to the architectural or historical significance or character of the district.
- 2 . Demolition is appropriate
 - a. if a building, or major portion of a building, does not contribute to the architectural or historical character or significance of the district; or
 - b. if a building, or major portion of a building, has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; 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, as amended, of the historic zoning ordinance.

Background: 813 Boscobel Street is a one-story brick bungalow with a clipped side-gabled roof. The house was constructed circa 1930 and contributes to the character of the neighborhood. The house was recently damaged by fire, and a permit was issued administratively in June 2015 to replace the fire damaged windows and vents.



Analysis and Findings: The applicant proposes a rear addition and side dormer additions to the historic house. The request also includes various alterations to the historic house to repair fire damage as well as changes to appurtenances.

Demolition: Demolition is proposed for a portion of the rear wall of the house. However, the plan proposes to keep the rear corners intact. The existing rear patio and exterior stairs will also be demolished. No changes to the dimension and design of the existing openings are proposed. Staff finds the proposed demolition of the rear wall is appropriate as it is a partial demolition which would allow for an addition and does not propose demolition of a major portion or a character defining portion of the building.

The plan includes repair and replacement of materials on the historic house which was damaged by fire last year. This work includes replacing the existing asphalt shingle siding in the gable fields and the asphalt shingled roof. Gable end vents on the second floor will be replaced with like sized vents. Also, all existing trim will be replaced with cementitious trim board. All existing historic windows will be retained and repaired as necessary, and all exterior brick and foundations will be cleaned and repointed as necessary. These changes to the historic house are necessary to repair damage caused by the fire sustained in 2015. (Photos of the fire damage are at the end of the staff recommendation.)

Staff finds that the project meets Section V of design guidelines as appropriate demolition.

Height & Scale: The addition has a maximum ridge height of approximately twenty-four feet, six inches (24' 6"), which is three feet, six inches (3' 6") taller than the ridge height of the historic house. The maximum foundation height is approximately two feet, six inches (2' 6") and is found at the rear of the addition as the site slopes down from the front of the lot to the back. Eave height on the addition is approximately twelve feet, four inches (12' 4") compared to twelve feet (12') on the existing house. The additional three feet, six inches (3' 6") in height proposed at the rear by the addition is less than the additional four feet (4') permitted by the guidelines and extends for a minimal width. In addition, the additional height is located approximately fifty feet (50') back from the front of the house, which is more than the forty feet (40') required by the guidelines.

The portion of the addition that is wider than the house is only one-story, with extends ten feet (10') wider on the right side. The rear portion of the addition is three feet, six inches (3' 6") taller than the historic house, and the additional height begins fifty feet (50') from the front of the house, which is farther back than the forty feet (40') required by the design guidelines.

The proposed additional footprint is approximately one thousand, one hundred, and twenty square feet (1120 sq. ft.), compared to the existing footprint which is approximately one thousand, four hundred, and twenty-eight square feet (1428 sq. ft.). The addition adds thirty-one feet, two inches (31' 2") to the depth of the house, which increase the depth of the house by approximately seventy percent (70%).

Staff finds that project is appropriate with regard to height and scale and meets section III.B.1 of the guidelines.

Design, Location & Removability: The proposed addition is located at the rear and is inset from both rear corners by two feet (2'). The addition then goes back on both sides by five feet, six inches (5' 6") before coming back out twelve feet (12') on the right side and one foot (1') on the left side. On the right side, the addition is ten feet (10') wider than the existing house. The addition is no wider than the existing house on the left side. The addition meets the requirement of the design guidelines for additions to be inset at least two feet (2') for two-story additions. Also, it is appropriate for the addition to go wider than the existing house given that the house is thirty feet (30') wide at the front and is shifted to the left side of the lot. Staff finds the location of the proposed addition to meet sections III.B.1 of the design guidelines.

Setback: The side setbacks of the addition will be six feet (6') on the left side, and nine feet (9') on the right side. The rear wall of the addition will be approximately sixty-eight feet (68') from the rear property line. The setbacks for the addition meet the bulk zoning standards and are consistent with the historic context of the surrounding area. Therefore, staff finds that the project meets section III.B.2.a for setbacks.

Materials: The walls of the addition will be smooth-faced cement board siding with a five inch (5") reveal, and the trim will be cementitious board trim. The side and rear gable fields will be asphalt shingle siding, similar to the material used on the gable fields of the historic house. The roof will be asphalt shingles. Windows will be three-over-one muntin design in the Wood Double Hung series by Hurd; these windows have been previously approved by the Commission. The details of the foundation material and doors are not indicated on the plans, and staff asks to approve the foundation material and door selections prior to purchase and installation.

With the staff's final approval of the foundation material and doors, staff finds that the known materials meet section III.B.g of the design guidelines.

Roof form: The existing house has a clipped cross-gabled roof form, and the roof of the addition is also clipped with a 9:12 roof pitch that complements that of the historic house.

The addition proposes a side shed dormer on both sides of the existing house with pitches of 1.5:12. The design guidelines for the Edgefield state that dormers generally should not be introduced where none existed originally. Side dormers are routinely allowed in neighborhood conservation zoning overlays if they are of a similar scale and size to historic dormers on the building or on buildings of a similar form and massing, but not in historic overlays like this one. Because the proposed dormers are located on a secondary roof form of the historic building, staff finds that the introduction of dormers could meet the design guidelines in this case as they are appropriately scaled and do not tie into the primary roof form. As proposed, the side dormers are approximately five feet (5') wide, sit below the ridge by two feet (2') and sits back from the wall below by two feet (2').

As the roof form on the addition is compatible with the historic house, Staff finds that, with the conditions proposed, the project can meet section III.B.d of the design guidelines.

Orientation: The addition will not change the historic orientation of the house, which is oriented toward Boscobel Street. This design guideline is not applicable.

Proportion and Rhythm of Openings: Most of the windows on the proposed addition have generally the same proportions as the original windows on the historic building. There are no large expanses of wall space in the addition without a window or door opening. No changes to the window and door openings on the existing house were indicated on the plans. Staff finds the project's proportion and rhythm of openings is consistent with Section III.B.f.

Appurtenances & Utilities: The plans include removing the existing driveway from Boscobel Street and infilling that area with a stone retaining wall to match the existing wall that is located next to the sidewalk. A new walkway will connect the front porch to the public sidewalk. Vehicular access will be limited to the alley, and a new driveway and parking pad will be located behind the addition to provide access to the alley. Staff finds that the proposed changes to the driveway and sidewalk are appropriate as it will remove an existing curb cut on a site that has access to an improved alley.

The location of the HVAC and other utilities was not noted. Staff asks that, if it is to be relocated, that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With that condition, Staff finds that the project meets section III.B.i and IV.2 of the design guidelines.

Recommendation: Staff recommends approval with a condition:

1. Staff approve the final selection of the foundation material and door selections prior to purchase and installation;

With this condition, Staff finds the proposed addition meets the design guidelines for additions in the Edgefield Historic Preservation Zoning Overlay.



813 Boscobel Street – 2015 fire damage



813 Boscobel Street – 2015 fire damage



PHOTO - FRONT FROM SIDEWALK



PHOTO - FRONT FROM DRIVEWAY



PHOTO - RIGHT SIDE



PHOTO - REAR AND LEFT SIDE



PHOTO - REAR



PHOTO - EXISTING RAILING

2016.04.07

CHISEL
workshop

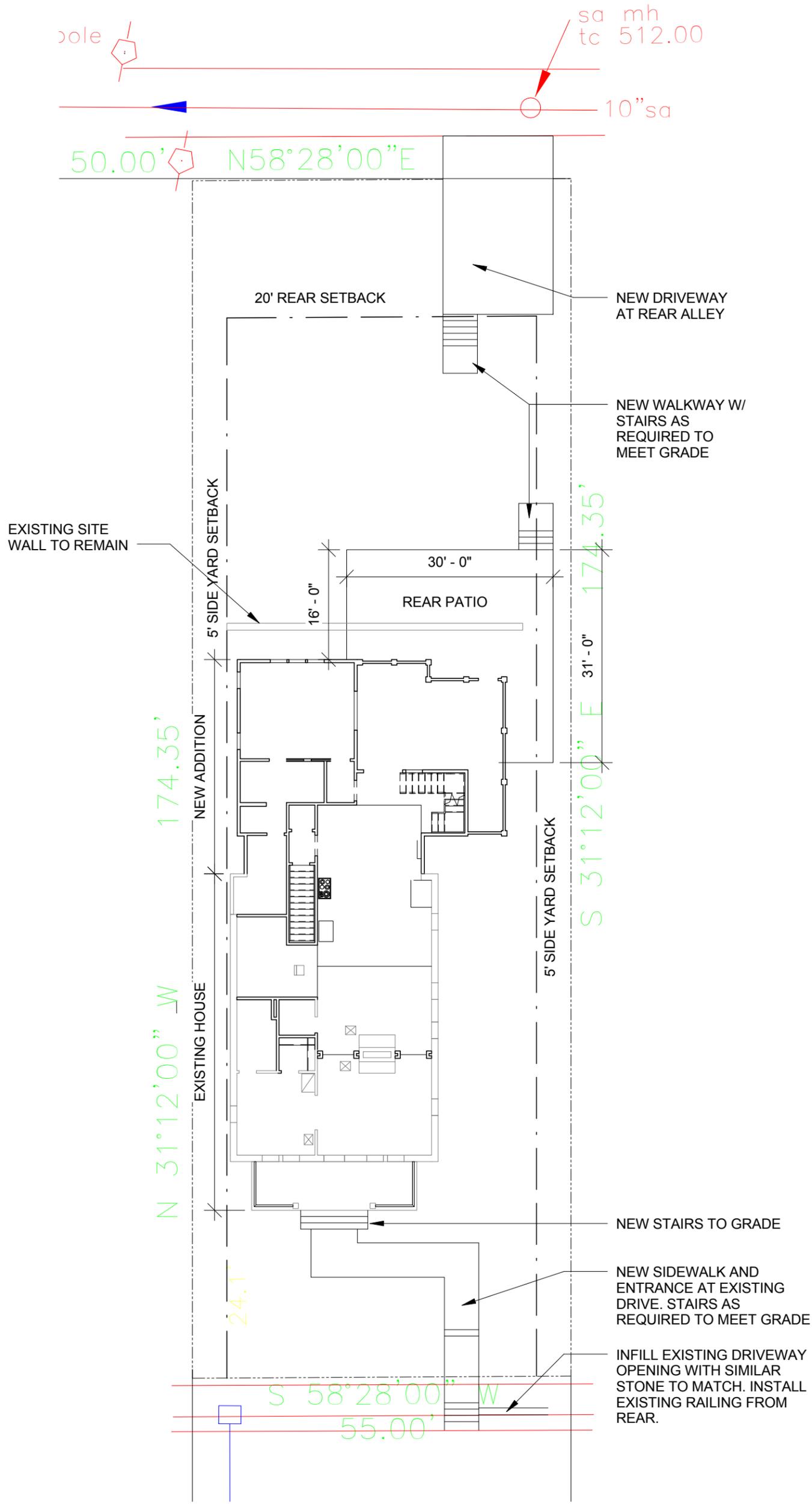
PO BOX 680566 | FRANKLIN, TN 37068

813 BOSCOBEL STREET
RENOVATION AND ADDITION

EXISTING PHOTOS

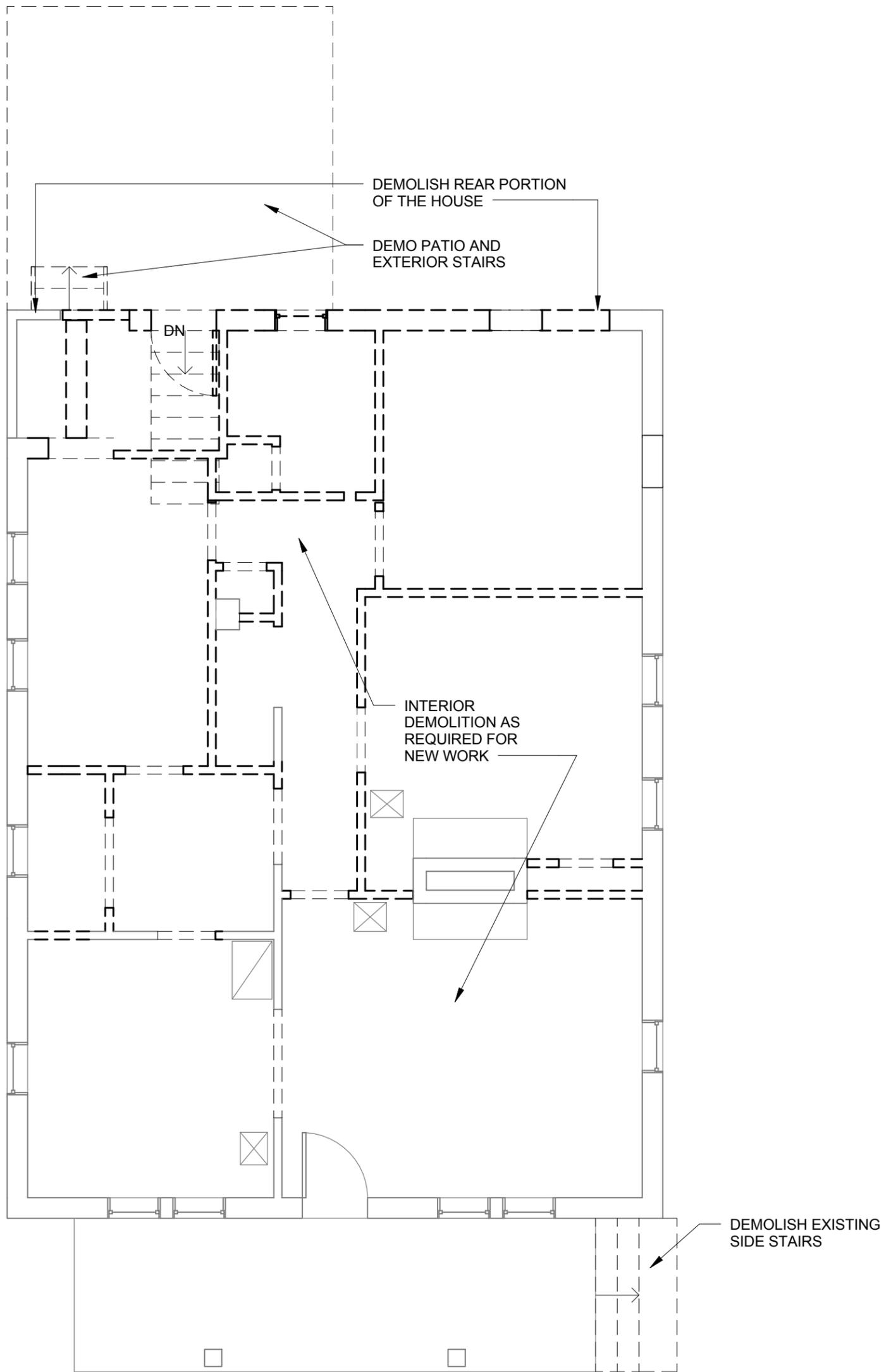
SK01

SCALE: 12" = 1'-0"



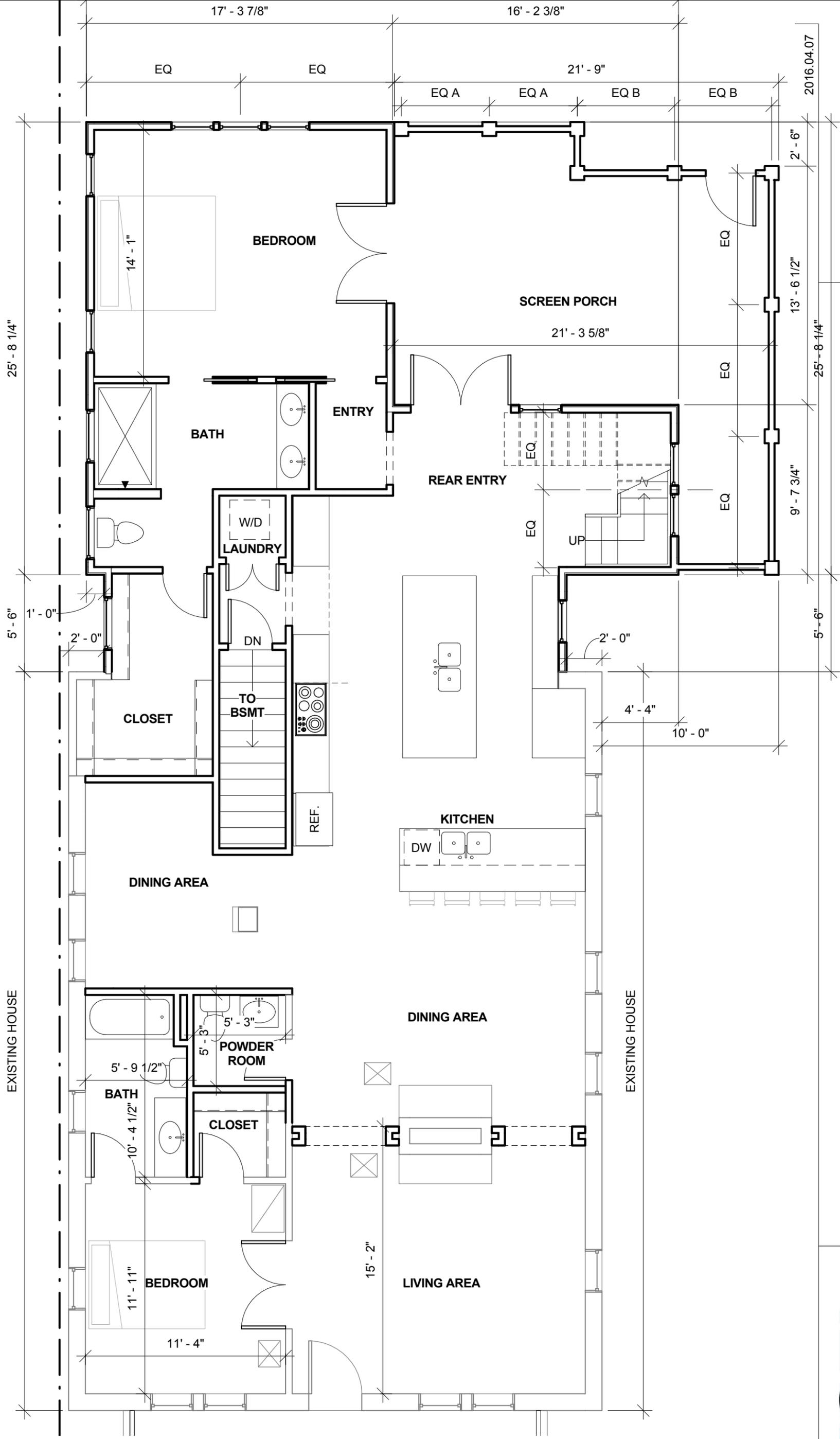
1 SITE PLAN
1/16" = 1'-0"

2016.04.07



① FIRST FLOOR DEMOLITION PLAN
3/16" = 1'-0"

2016.04.07



SKO4

SCALE: 3/16" = 1'-0"

813 BOSCOBEL STREET
 RENOVATION AND ADDITION

FIRST FLOOR PLAN

CHISEL
 workshop

PO BOX 680566 | FRANKLIN, TN 37068

2016.04.07

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SK05

SCALE: 3/16" = 1'-0"

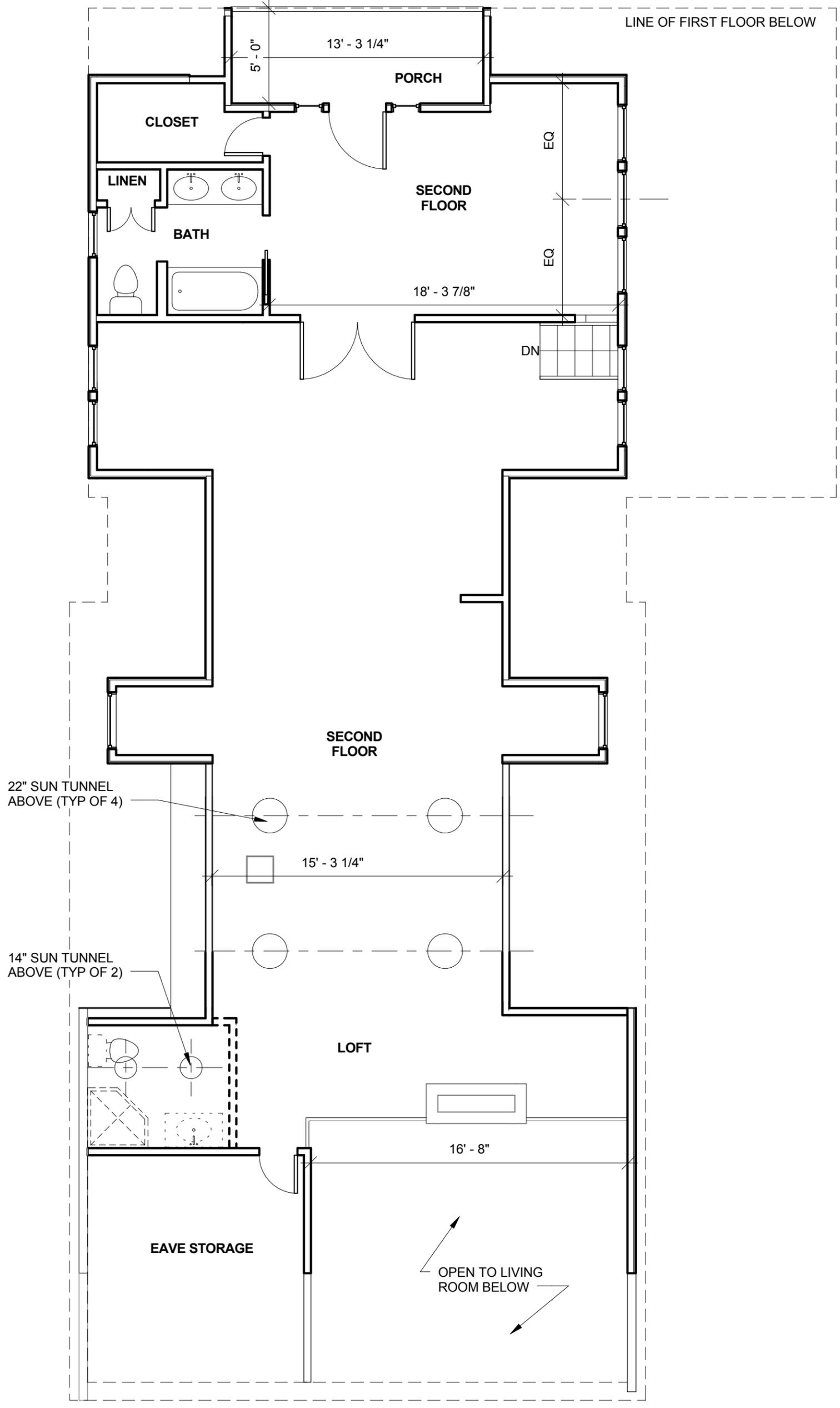
813 BOSCOBEL STREET RENOVATION AND ADDITION

SECOND FLOOR PLAN

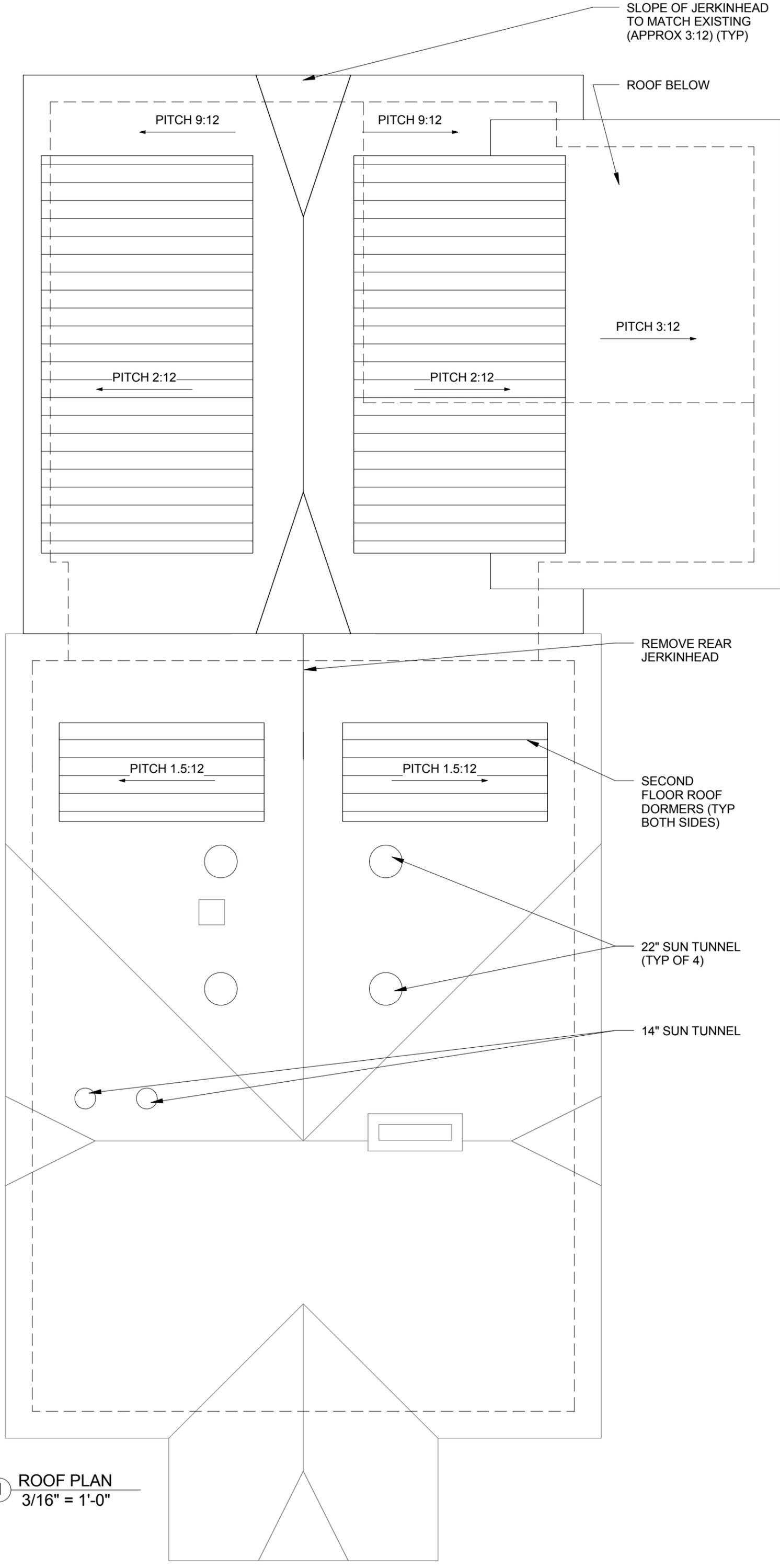
CHISEL

workshop

PO BOX 680566 | FRANKLIN, TN 37068



1 ROOF PLAN
3/16" = 1'-0"



SLOPE OF JERKINHEAD
TO MATCH EXISTING
(APPROX 3:12) (TYP)

ROOF BELOW

PITCH 9:12

PITCH 9:12

PITCH 2:12

PITCH 2:12

PITCH 3:12

PITCH 1.5:12

PITCH 1.5:12

REMOVE REAR
JERKINHEAD

SECOND
FLOOR ROOF
DORMERS (TYP
BOTH SIDES)

22" SUN TUNNEL
(TYP OF 4)

14" SUN TUNNEL

2016.04.07

SK06

SCALE: 3/16" = 1'-0"

813 BOSCOBEL STREET
RENOVATION AND ADDITION

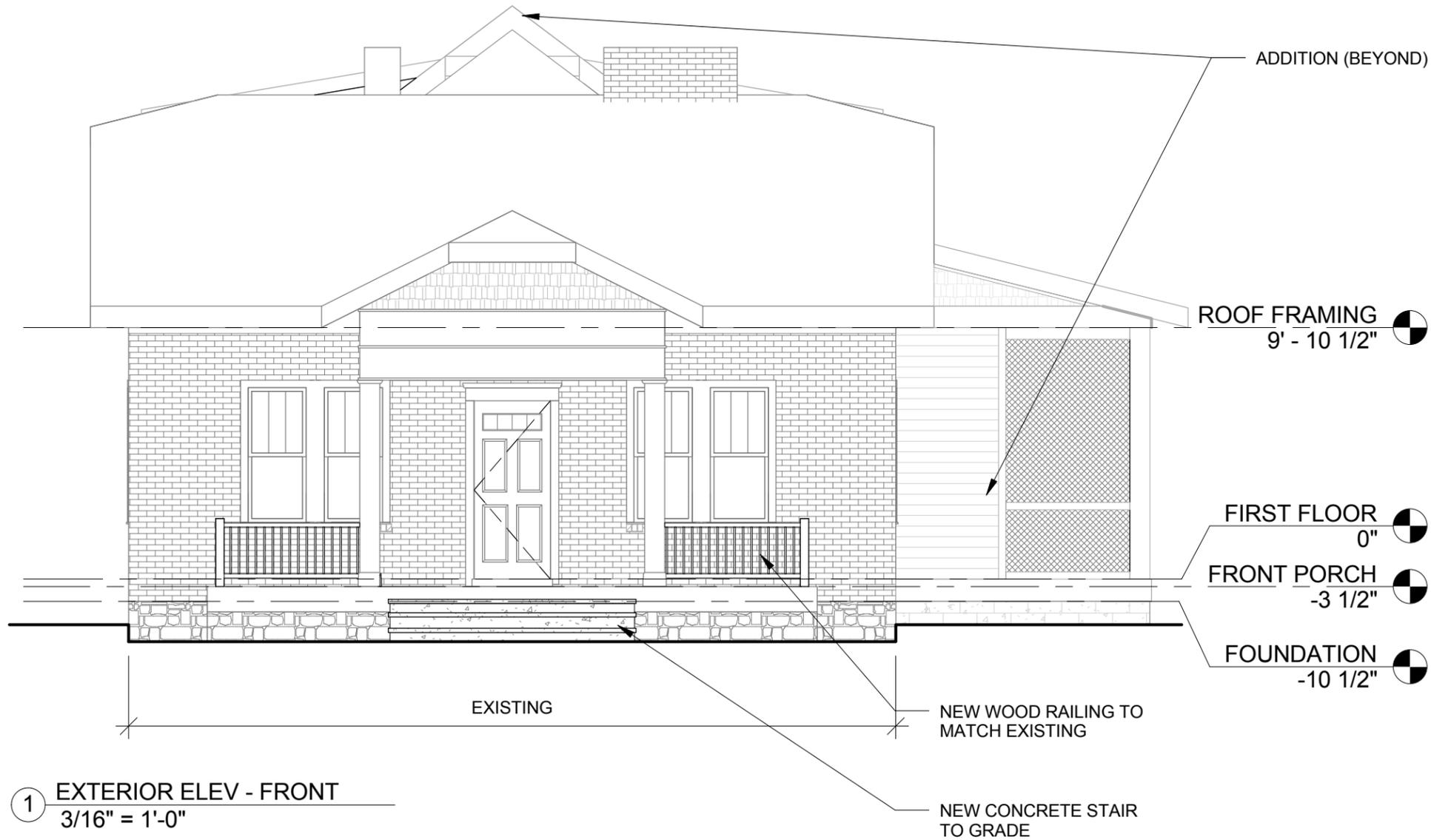
ROOF PLAN

CHISEL
workshop

PO BOX 680566 | FRANKLIN, TN 37068

GENERAL NOTES

1. ALL EXISTING TRIM, INCLUDING BUT NOT LIMITED TO, FASCIA BOARDS, SOFFITS, AND TRIM BOARDS, SHALL BE REPLACED WITH CEMENTITIOUS TRIM BOARD OF SIMILAR SIZE.
2. ALL EXISTING GABLE END VENTS ON SECOND FLOOR TO BE REPLACED WITH LIKE SIZED VENT.
3. NEW ASPHALT SHINGLED ROOF TO BE INSTALLED. ROOF SLOPE TO REMAIN EXISTING UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BRICK AND FOUNDATIONS TO BE CLEANED AND REPOINTED AS NECESSARY.
5. ALL EXISTING ASPHALT SHINGLE SIDING TO BE REPLACED WITH SIMILAR ASPHALT SHINGLE SIDING.
6. ALL EXISTING HISTORIC WINDOWS TO REMAIN. REPAIR AS NECESSARY.
7. ALL NEW WINDOWS TO BE ALL-WOOD HURD WINDOWS, DOUBLE HUNG. THREE OVER ONE MUNTIN DESIGN.
8. SEE FLOOR PLANS FOR ADDITIONAL DIMENSIONS.
9. ALL CEMENT BOARD SIDING TO HAVE A MAXIMUM EXPOSURE (REVEAL) OF 5".



2016.04.07

CHISEL
workshop

PO BOX 680566 | FRANKLIN, TN 37068

813 BOSCOBEL STREET
RENOVATION AND ADDITION

EXTERIOR ELEVATION - FRONT

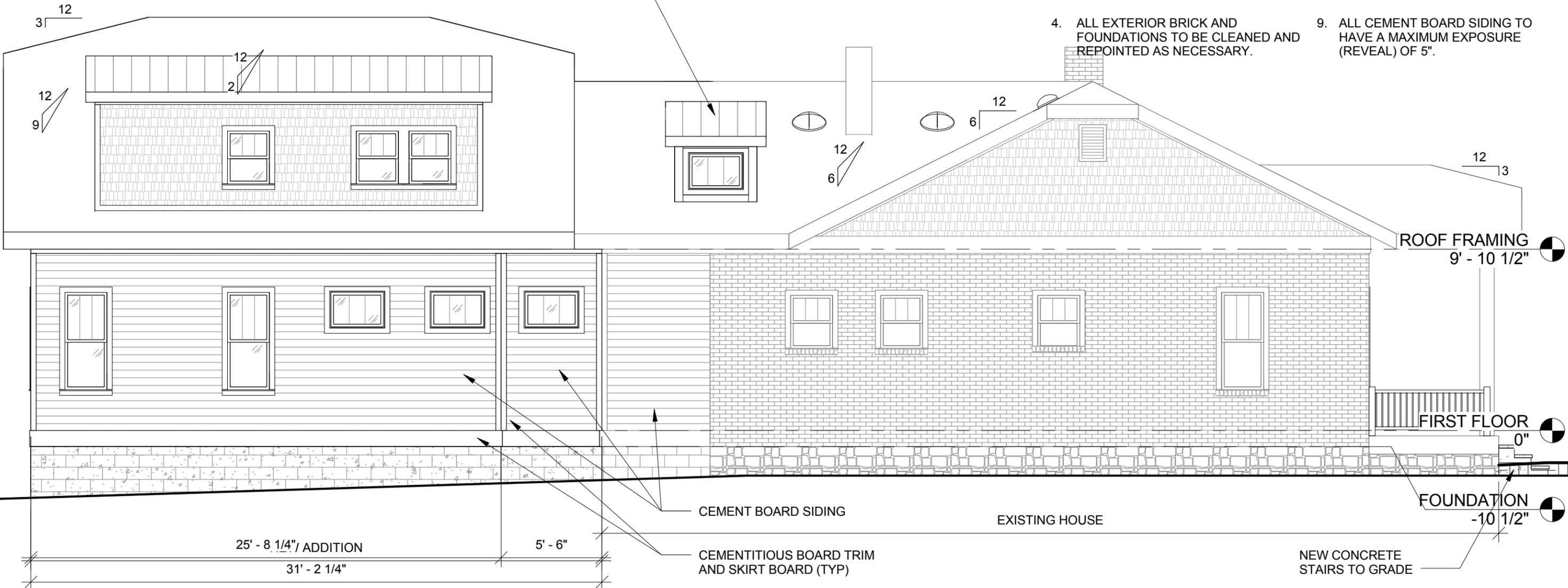
SK07

SCALE: As indicated

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SECOND FLOOR DORMER UNDER EXISTING ROOF LINE (TYP)

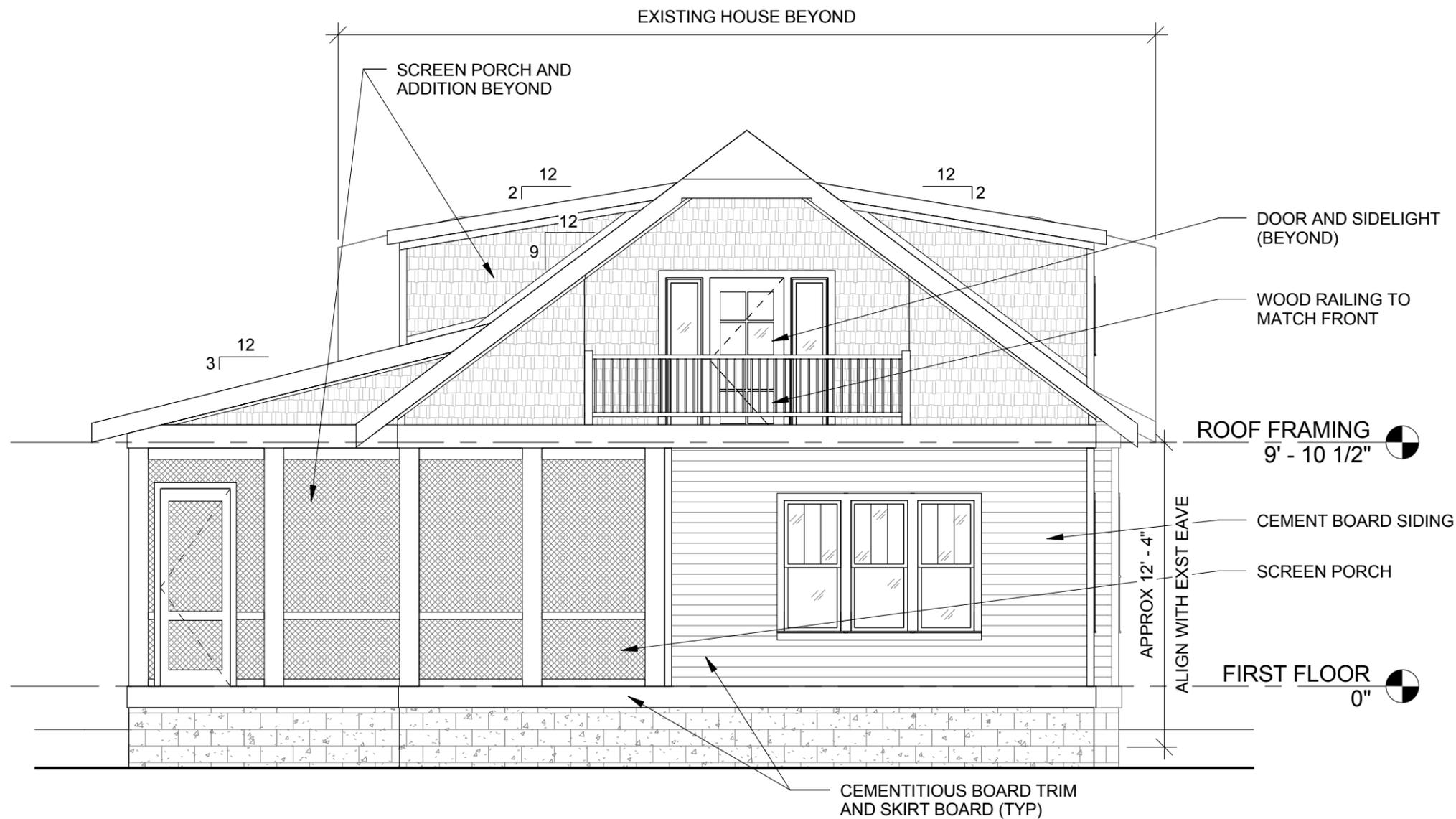


1 EXTERIOR ELEV - LEFT
3/16" = 1'-0"

2016.04.07

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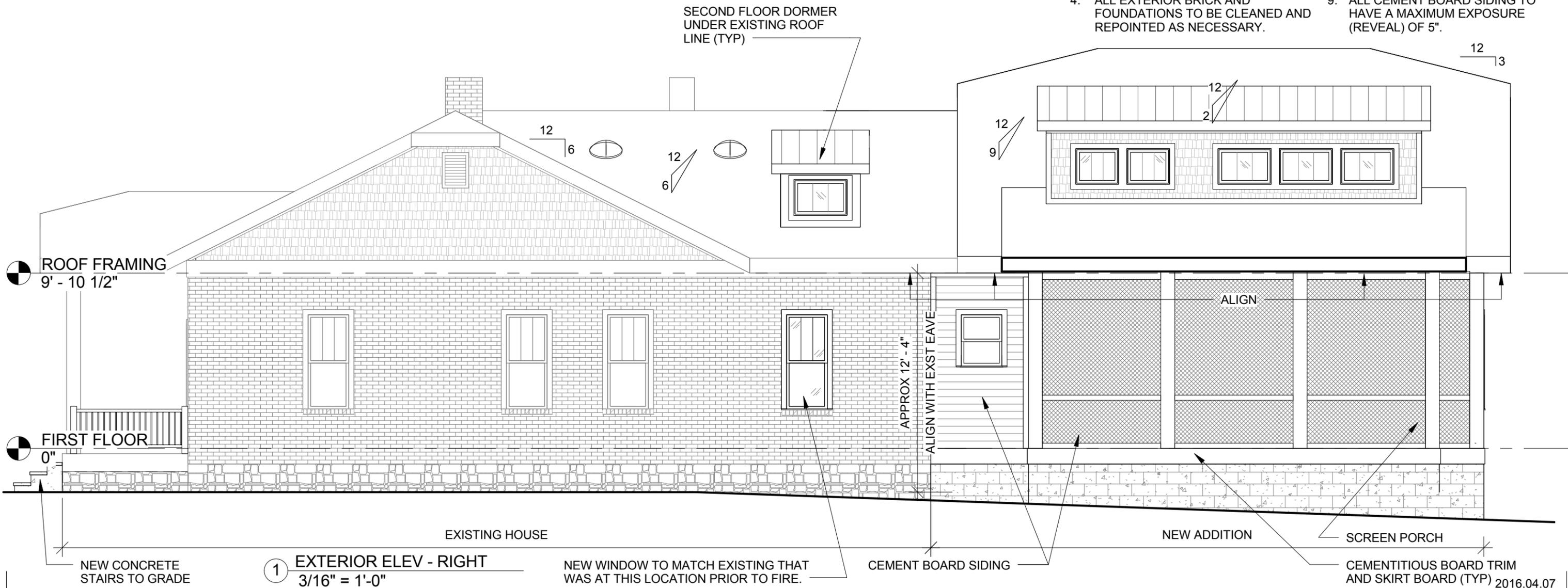


1 EXTERIOR ELEV - REAR
3/16" = 1'-0"

2016.04.07

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1 EXTERIOR ELEV - RIGHT
3/16" = 1'-0"

2016.04.07