



**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  
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**STAFF RECOMMENDATION**  
**1511 Ferguson Avenue**  
**February 18, 2015**

**Application:** Partial demolition; New construction—addition with ridge raise  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11708014000  
**Applicant:** Brian Layton  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is to demolish an existing rear addition, reconfigure an existing side porch, and construct a rear addition and ridge raise.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> <li>1. The applicant retain and restore the historic wood siding if it is revealed when the vinyl siding is removed, or the applicant retain the historic windows;</li> <li>2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;</li> <li>3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and</li> <li>4. Staff approve the roof color, dimensions and texture.</li> </ol> <p>With these conditions, staff finds that the project meets Sections II.B.1., II.B.2., and V. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. GUIDELINES**

#### **B. GUIDELINES**

##### **a. Height**

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

##### **b. Scale**

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

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

##### **c. Setback and Rhythm of Spacing**

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

##### **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.*

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

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

*Stud wall lumber and embossed wood grain are prohibited.*

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

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

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

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

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

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

##### **e. Roof Shape**

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

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

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

*Generally, two-story residential buildings have hipped roofs.*

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

## **f. Orientation**

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

### *Porches*

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

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

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*

*Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

## **g. Proportion and Rhythm of Openings**

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

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

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

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

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

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

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

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

## **h. Utilities**

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

#### ***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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

#### *Placement*

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

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

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

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

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

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

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

- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- *An extreme grade change*
- *Atypical lot parcel shape or size*

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

*When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.*

*In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*

*When an addition needs to be wider:*

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

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

*Ridge raises*

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

*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*

b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

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

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

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

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

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

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

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

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

f. Additions should follow the guidelines for new construction.

## **V. DEMOLITION**

### **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.

### **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:**

1511 Ferguson is a c. 1925 cottage style structure that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1). The side porch appears to be a historic feature, as it appears on the 1951 Sanborn Map (Figure 2). However, a c. 1968 photograph of the house shows that the side porch's current roof and columns are not original (Figure 3).

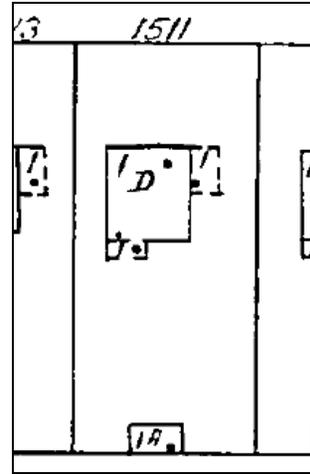


Figure 1 (left) shows the current conditions of 1511 Ferguson and Figure 2 shows the 1951 Sanborn Map.



Figure 3. A c. 1968 photograph of 1511 Ferguson Avenue showing the historic side porch.

**Analysis and Findings:**

Application is to demolish an existing rear addition, reconfigure an existing side porch, and construct a rear addition and ridge raise.

Demolition: The applicant is proposing to demolish a non-historic rear addition (Figures 4 & 5). The addition does not appear on the 1951 Sanborn map and does not contribute to the historic character of the house. Staff therefore finds that its removal meets the design guidelines.



Figures 4 & 5 show the rear addition that is to be demolished.

The applicant is also proposing to remove the roof and columns of the side porch (Figures 6, 7, and 8). The current metal roof and columns do not appear in a c.1968 photo of the building, and therefore their removal and replacement will not affect the historic character of the structure. The porch's reconstruction will bring it closer to the historic condition of the house. Staff therefore finds that the removal of the metal porch roof and columns to meet the design guidelines.



Figures 6, 7, and 8 show the current, non-historic metal porch roof and columns.

The existing house is clad in vinyl siding. The drawings indicate that the applicant is proposing to remove the non-historic vinyl siding and replace it with four inch (4") Hardie plank. The windows and roof on the historic house will also be replaced. When an applicant removes the siding, windows, and roof from a historic structure, the

Commission considers the work to be an inappropriate partial demolition of the house. Staff therefore asks that a condition of approval be that the applicant retain and restore the historic wood siding if it is revealed when the vinyl siding is removed. Or conversely, if the historic siding is removed, then the historic windows should remain.

The applicant is proposing to relocate one window opening on the right elevation and alter the size of a window opening on this same façade, and this is also considered partial demolition. The relocated window opening will be situated closer to the front of the house than the existing, and will be at least twice as tall as it is wide. Staff finds it to be appropriate since it is not on the front façade and most of the remaining window openings on the house will be unchanged. The window opening that is to be altered is located towards the back of the right façade, where it will not be highly visible. Staff therefore finds it to be appropriate.

With the condition that the applicant either retain the historic siding or the historic windows, staff finds that the proposed partial demolition meets Section V.2. of the design guidelines for appropriate demolition and does not meet Section V.1. of the design guidelines for inappropriate demolition.

Height & Scale: The proposed addition will be taller than the historic house, but it will not be wider. The addition will step in two feet (2') from each of the back corners of the house. On the right side, after a depth of about four feet (4'), the addition steps back out eighteen inches (18") so that it is inset six inches (6") from the historic house's side wall. On the left side, the bulk of the addition remains inset at two feet (2'), except a screened porch at the rear will step back out eighteen inches (18") and will be just six inches (6") inset from the house's side wall.

The applicant is proposing a two foot (2') ridge raise. Since the ridge raise is inset two feet (2') from each of the side walls, staff finds that it meets the design guidelines. At a distance of forty feet (40') from the front wall of the house, the addition increases in height by another foot so that in total, the addition is three feet (3') taller than the historic house. The portion of the addition that is taller than the historic house has a clipped roof, and will be inset appropriately from the sidewalls of the historic house. It will be at most minimally visible from the street.

The existing house has an eave height of approximately eleven feet (11'), but the addition's eave height will be significantly taller at approximately twenty feet (20'). Staff finds the taller eave height to be acceptable in this instance because the addition is separated from the historic house with an inset. The foundation height of the addition will match that of the historic house. Staff finds that the addition meets sections II.B.1.a. and b. and II.B.2. of the design guidelines.

Location & Removability: The bulk of the addition will be located behind the historic house, and the addition does not significantly alter the historic house's form. The ridge raise will be set in appropriately so that the original roof line of the house can still be discerned. The ridge raise and rear addition could be removed in the future without significantly altering the historic house's form and character.

The applicant is proposing to alter the non-historic conditions of the highly visible side porch. Because these changes are based on photographic evidence and will bring the porch closer to its historic condition, staff finds them to be appropriate. Staff finds that the addition meets sections II.B.2.a and e. of the design guidelines.

Design: The ridge raise and rear addition are differentiated from the historic house with the inset, while the addition's roof form, materials and window pattern ensure that it does not contrast greatly with the historic house. The alterations to the side porch's roof and columns are based on photographic evidence of the porch's historic conditions. Staff therefore finds that the project meets sections II.B.2.a and f. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It will be over twelve feet (12') from the right side property line and over nineteen feet (19') from the left side property line. It will be over forty feet (40') from the rear property line. Staff therefore finds that the addition meets sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: The addition will primarily be clad in smooth face cement fiberboard with a four inch reveal. The trim will be wood or cement fiberboard. The foundation will be split face concrete block, and the roof will be asphalt shingles. The windows will be Marvin Integrity windows, which the Commission has approved in the past. The materials of the side porch columns and roof structure were not specified, and staff asks to approve those materials. The rear porch will be screened. With the staff's final approval of the doors, roof color, and side porch materials, staff finds that the known materials meet sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The applicant plans a two foot (2') ridge raise that is appropriately set in two feet (2') from the side walls. The applicant also plans to replace the existing metal porch roof and columns with a new design that matches historic photographic evidence. The new porch roof will be flat. The rear addition's roof form will be clipped at the front and gabled at the rear and meets the design guidelines. Staff finds that the project's roof forms meet sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The alterations to historic house will not affect the house's orientation. Its primary entrance will remain on the left elevation, behind the side porch. Vehicular access to the site will be via an existing driveway on the left side of the site, and via the alley. Staff finds that the project's orientation meets sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds that the project's proportion and rhythm of openings meet sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: The applicant will be replacing the existing driveway on the left side of the property, and will be adding new sidewalks from the driveway to the side porch steps. The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

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

1. The applicant retain and restore the historic wood siding if it is revealed when the vinyl siding is removed, or the applicant retain the historic windows;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house; and
4. Staff approve the roof color, dimensions and texture.

With these conditions, staff finds that the project meets Sections II.B.1., II.B.2., and V. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

# PROPOSAL FOR HISTORICAL RENOVATION AT 1511 FERGUSON AVE



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TODAY'S DATE:  
2/8/2015

ORIG. DATE:

HISTORICAL  
PRELIM.:  
1/30/15

HISTORICAL  
PRELIM. REV.:  
2/8/15

CONSTRUCTION  
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DRAWN BY:  
SANDI ADAMS

PREPARED FOR: BRITT DEVELOPMENT

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"  
24 X 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN: HISTORICAL RENOVATION  
SITE ADDRESS: 1511 FERGUSON AVE



COVER

SHEET NO.:

Page #  
1 of 8



**PROPOSED FRONT**

(NOT TO SCALE)



**EXISTING FRONT**

(NOT TO SCALE)



**PROPOSED FRONT LEFT**

(NOT TO SCALE)



**EXISTING FRONT LEFT**

(NOT TO SCALE)

TODAY'S DATE:  
2/8/2015

ORIG. DATE:

HISTORICAL  
PRELIM.:  
1/30/15

HISTORICAL  
PRELIM. REV.:  
2/8/15

CONSTRUCTION  
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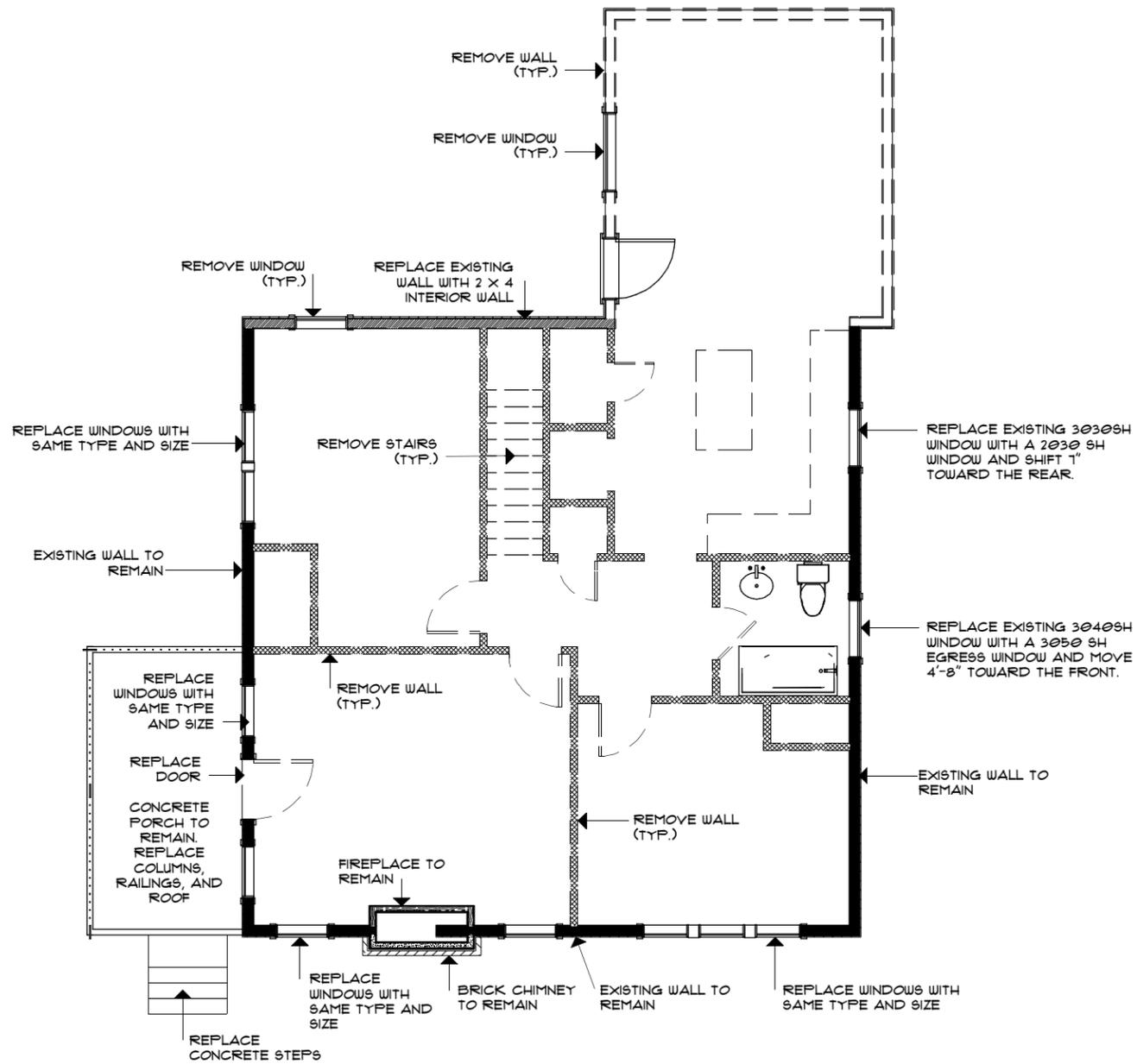
HOUSE PLAN: HISTORICAL RENOVATION  
SITE ADDRESS: 1511 FERGUSON AVE



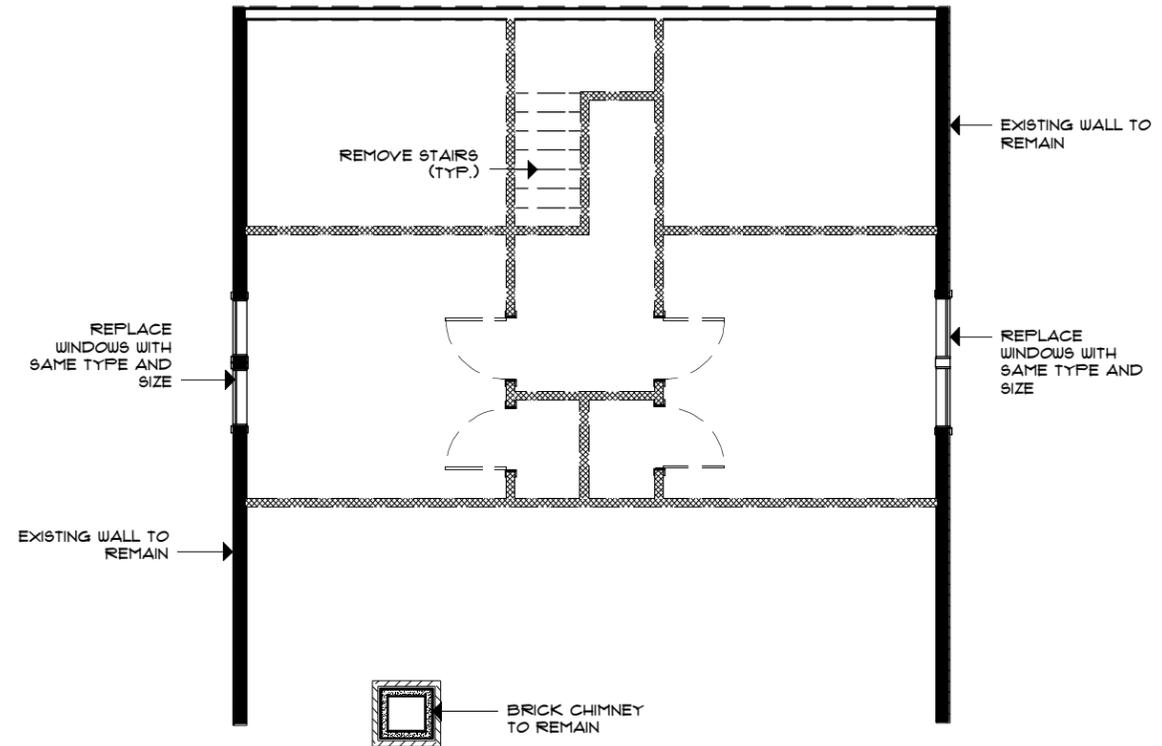
SKETCHES

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FIRST FLOOR DEMO PLAN



SECOND FLOOR DEMO PLAN

TODAY'S DATE:  
2/8/2015

ORIG. DATE:

HISTORICAL  
PRELIM:  
1/30/15

HISTORICAL  
PRELIM. REV.:  
2/8/15

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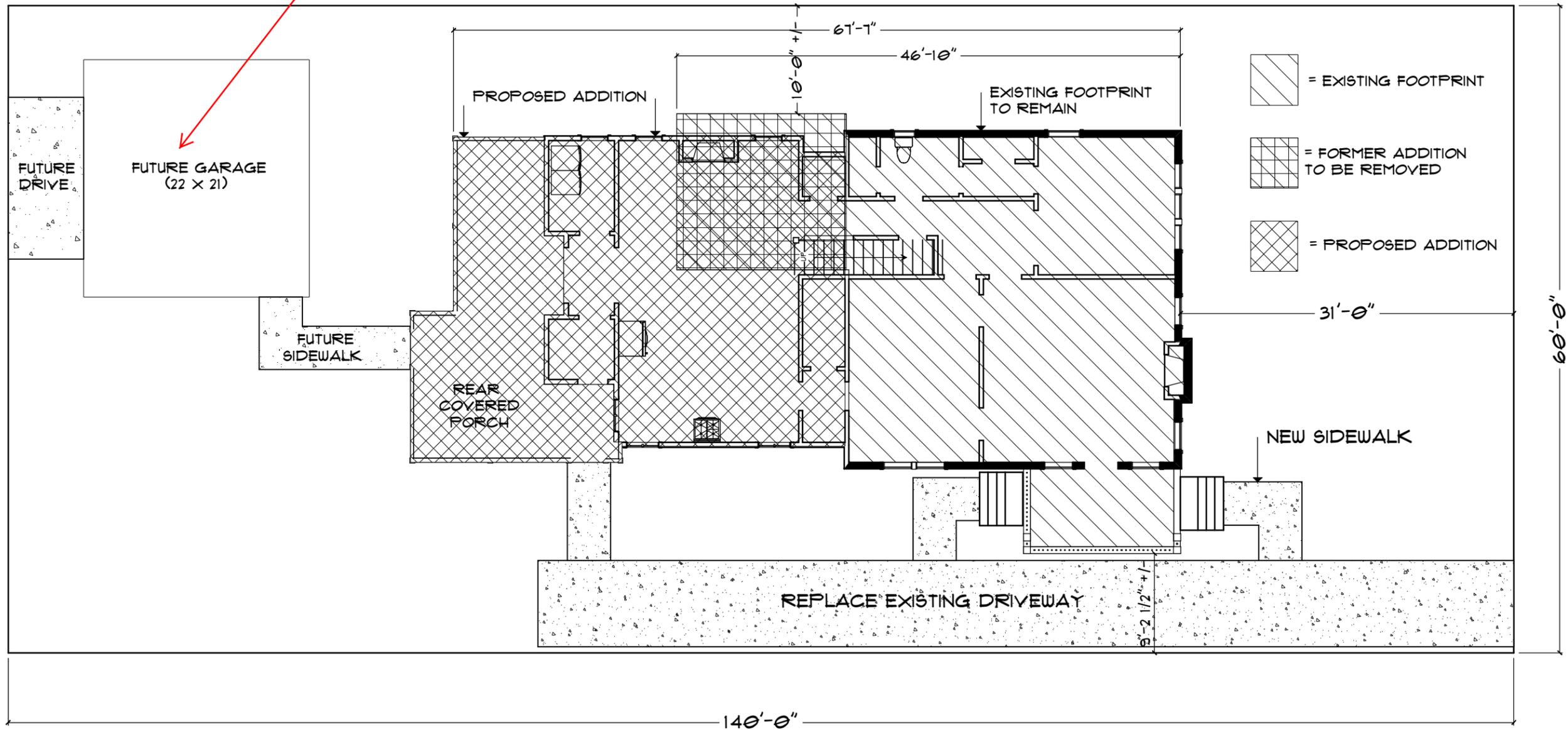
HOUSE PLAN: HISTORICAL RENOVATION  
SITE ADDRESS: 1511 FERGUSON AVE



EXISTING  
FLOOR PLAN

SHEET NO.:  
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MHZC Note:  
Garage not part of  
this application



**PRELIMINARY SITE PLAN**  
SCALE: 3/32" = 1'-0"

TODAY'S DATE:  
2/8/2015

ORIG. DATE:  
HISTORICAL PRELIM.:  
1/30/15

HISTORICAL PRELIM. REV.:  
2/8/15

CONSTRUCTION DRAWINGS:

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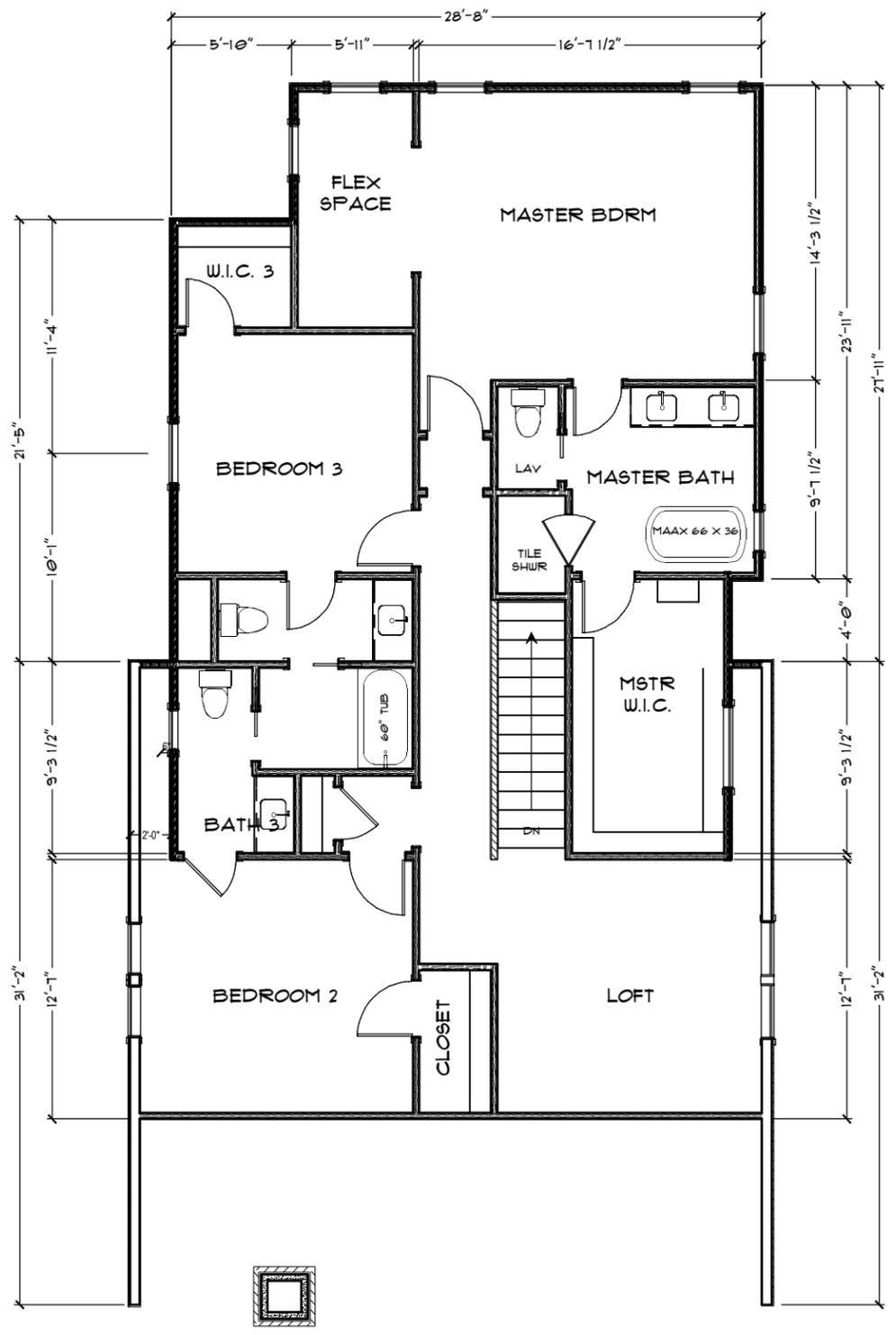
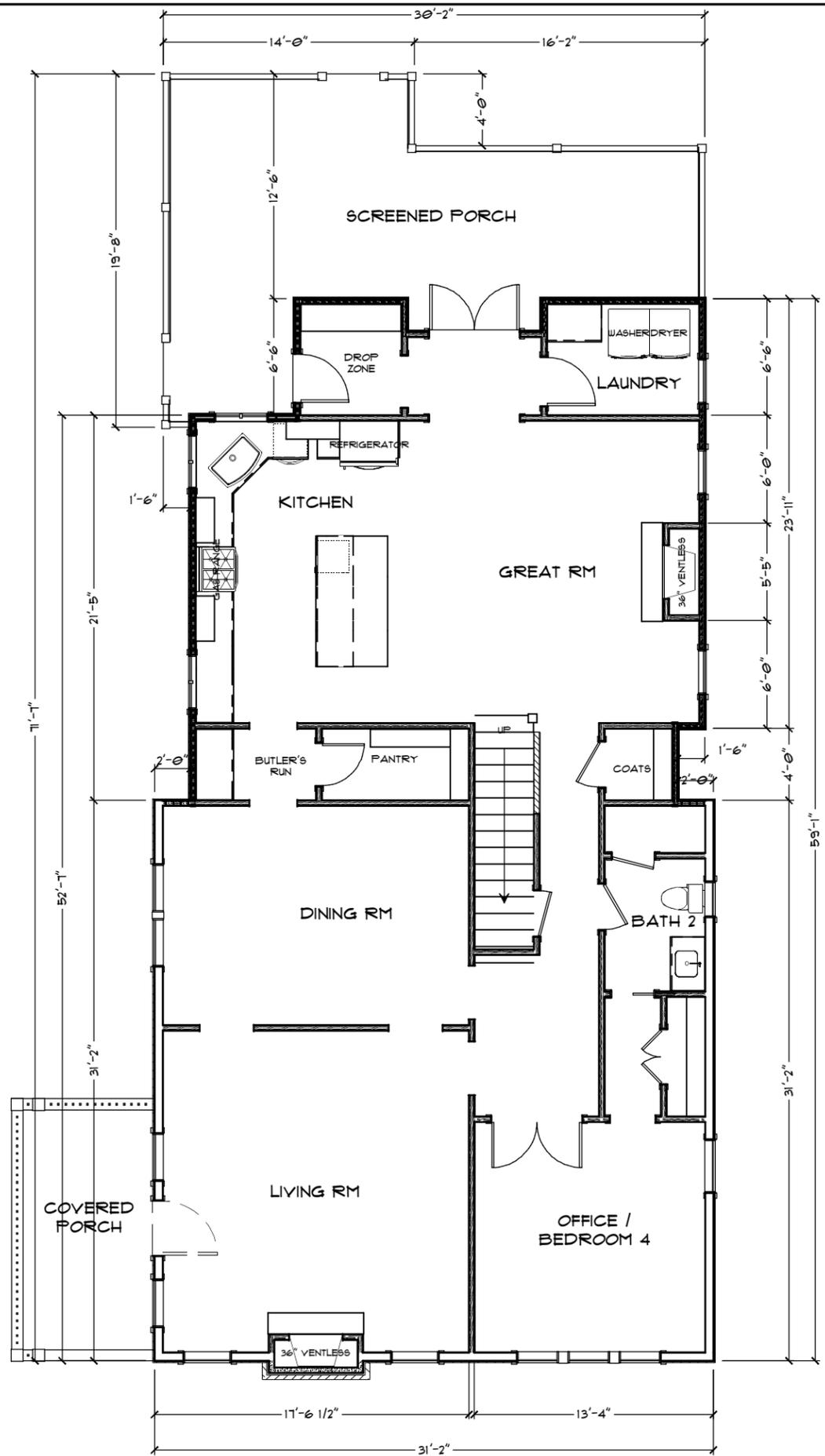
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SANDI ADAMS

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HOUSE PLAN: HISTORICAL RENOVATION  
SITE ADDRESS: 1511 FERGUSON AVE



SITE PLAN

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TODAY'S DATE:  
2/8/2015

ORIG. DATE:  
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1/30/15

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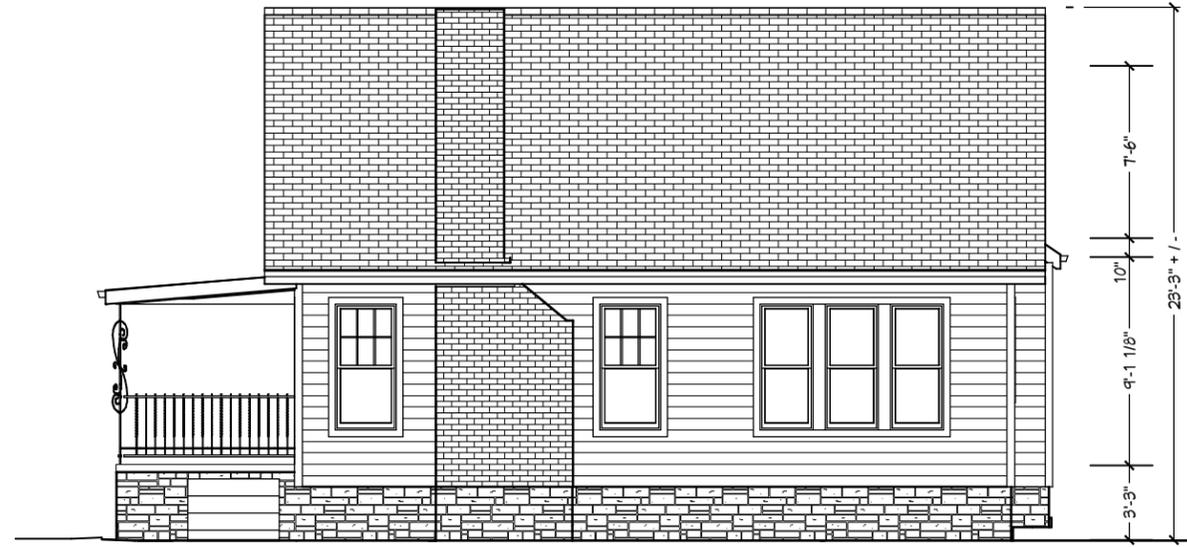


PROPOSED FLOOR PLAN

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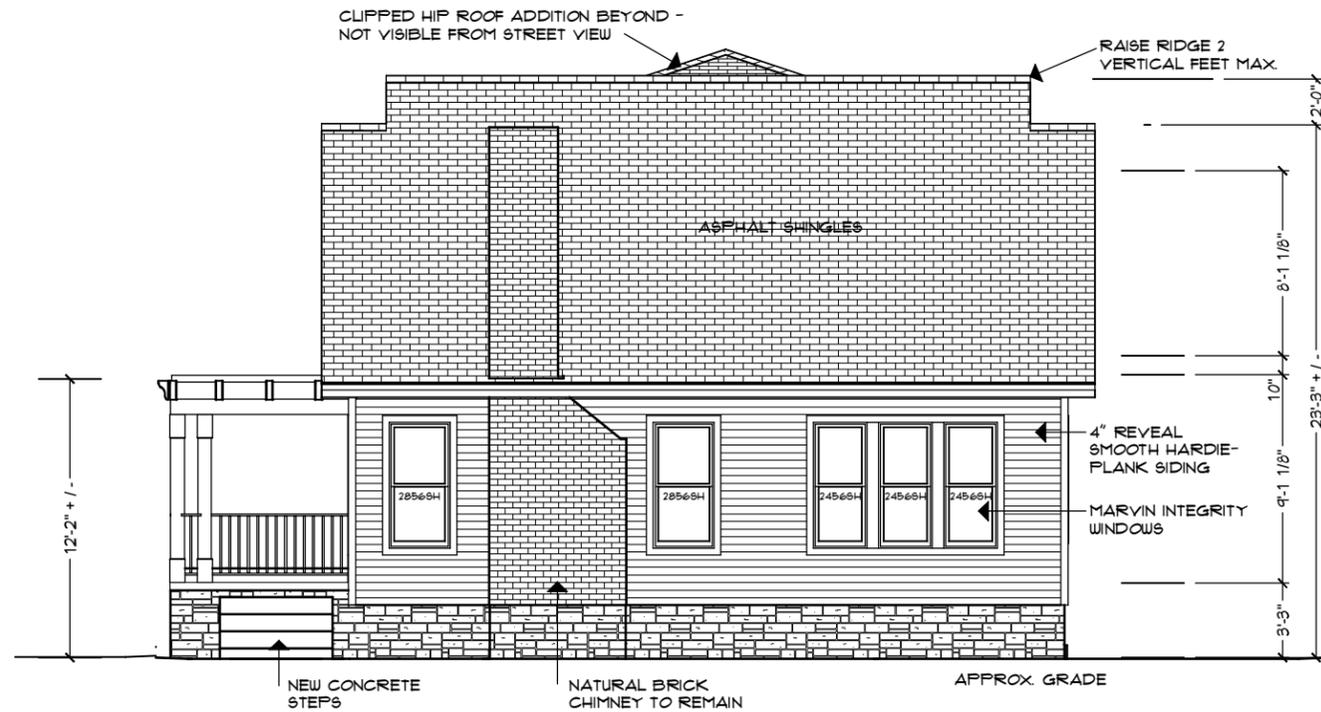
EXISTING FRONT



EXISTING FRONT ELEVATION



PROPOSED FRONT



PROPOSED FRONT ELEVATION

TODAY'S DATE:  
2/8/2015

ORIG. DATE:

HISTORICAL PRELIM.:  
1/30/15

HISTORICAL PRELIM. REV.:  
2/8/15

CONSTRUCTION DRAWINGS:

THESE PLANS ARE PROTECTED FROM PLAGIARISM. ANY USE, REUSE, REPRODUCTION, OR USE FOR CONTRACTING OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF SANDI ADAMS WILL BE PROSECUTED.

DRAWN BY:

SANDI ADAMS

PREPARED FOR: BRITT DEVELOPMENT

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"  
24 X 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN: HISTORICAL RENOVATION  
SITE ADDRESS: 1511 FERGUSON AVE



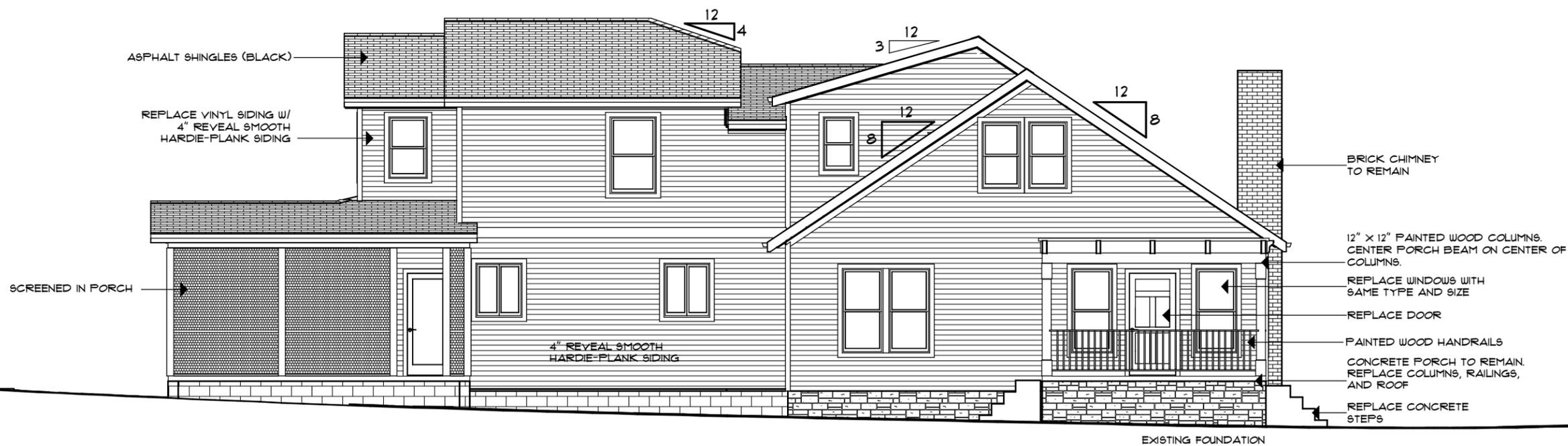
ELEVATIONS

SHEET NO.:

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EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

TODAY'S DATE:  
2/8/2015

ORIG. DATE:  
HISTORICAL PRELIM.: 1/30/15  
HISTORICAL PRELIM. REV.: 2/8/15  
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HOUSE PLAN: HISTORICAL RENOVATION  
SITE ADDRESS: 1511 FERGUSON AVE

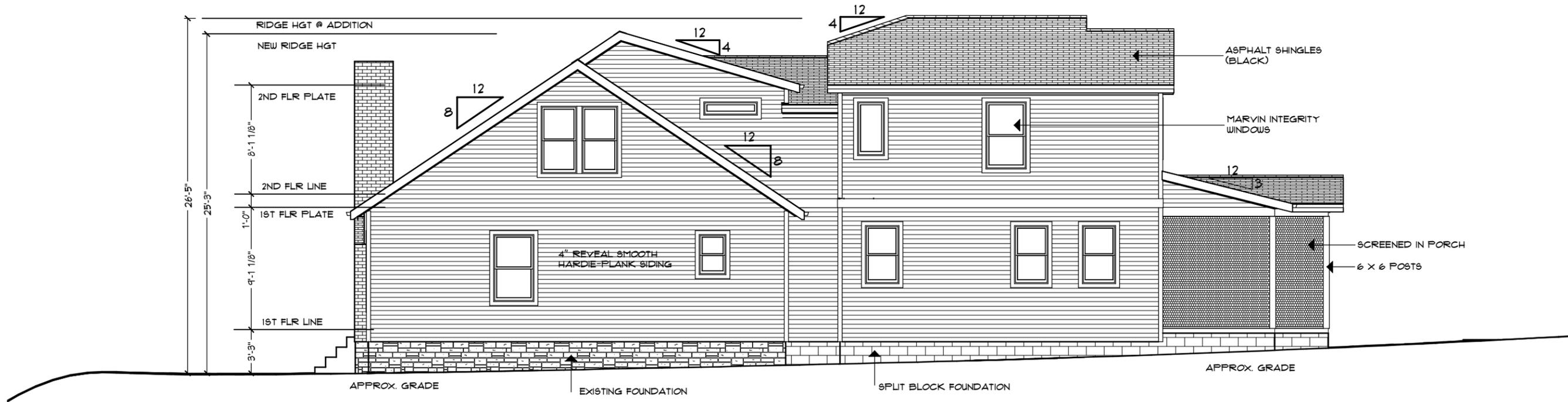


ELEVATIONS

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EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

TODAY'S DATE:  
2/8/2015

ORIG. DATE:  
HISTORICAL PRELIM.:  
1/30/15

HISTORICAL PRELIM. REV.:  
2/8/15

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DRAWN BY:  
SANDI ADAMS

PREPARED FOR: BRITT DEVELOPMENT

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"  
24 X 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN: HISTORICAL RENOVATION  
SITE ADDRESS: 1511 FERGUSON AVE



ELEVATIONS

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