

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

1403 Sharpe Avenue

June 19, 2019

Application: New Construction—Outbuilding/Detached Accessory Dwelling Unit;
Setback Determination

District: Eastwood Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

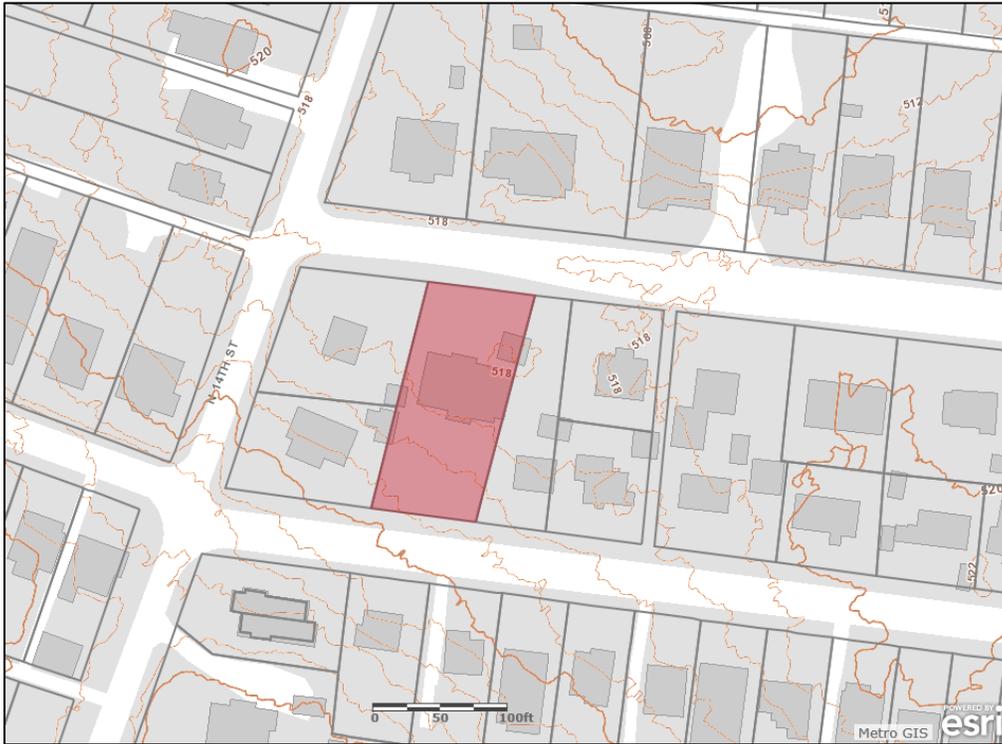
Map and Parcel Number: 08301034400

Applicant: Craig Kennedy, Bootstrap Architecture + Construction

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

<p>Description of Project: The applicant is proposing to construct a new outbuilding in the rear yard of the property, replacing an existing outbuilding. The new outbuilding will be one and one-half stories and will contain a Detached Accessory Dwelling Unit component.</p> <p>Recommendation Summary: Staff recommends approval of the proposed outbuilding and Detached Accessory Dwelling Unit with a setback determination, with the following conditions:</p> <ol style="list-style-type: none">1. A restrictive covenant for the Detached Accessory Dwelling Unit shall be filed with the Register of Deeds before a building permit is issued, and2. The window and door selections shall be approved by MHZC staff prior to construction. <p>With those conditions met, staff finds that the proposal will meet the design guidelines for outbuildings in the Eastwood Neighborhood Conservation Zoning Overlay and section 17.16.030 of Metro Code.</p>	<p>Attachments</p> <p>A: Sanborn Maps B: Photographs C: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

1. NEW CONSTRUCTION

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

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

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

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

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

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

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

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

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

g. Proportion and Rhythm of Openings

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

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

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

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

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

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

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

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

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

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 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.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials and Details

- *Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 clad buildings.*

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.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.

- To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
 - On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- The DADU may not exceed the maximums outlined previously for outbuildings.*
- No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

Density.

- A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*

Ownership.

- a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- b. The DADU cannot be divided from the property ownership of the principal dwelling.*
- The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

- The living space of a DADU shall not exceed seven hundred square feet.*

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.

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 of the historic zoning ordinance.

Background: The building at 1403 Sharpe Avenue is a Folk Victorian style house, constructed circa 1910. Although the house historically faced North 14th Street to the west, the south side facing Sharpe Avenue has become the de facto front of the house because the front yard has since been subdivided off. The right side of the house, which faces the Roberts Avenue, has become the de facto rear.



Figure 1: 1403 Sharpe Avenue

There is a detached outbuilding between the house and Roberts Avenue in what would be considered the rear yard.

Analysis and Findings: This application includes demolition of the existing outbuilding and a new outbuilding in the rear yard for use as a detached accessory dwelling unit (DADU).

Demolition: The existing outbuilding is not historic and does not possess exemplary architectural character. Staff finds that the structure to be non-contributing and that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Massing/Planning:

	Maximum footprint for an outbuilding on a lot greater than 10,000 sq. ft.	Proposed footprint
Maximum Square Footage	1000 sq. ft.	996 sq. ft.

	Potential maximums, per Metro Ordinance for a 1.5 Story Outbuilding	Proposed DADU
Ridge Height	25' (not to exceed principal building height)	25'
Eave Height	10'	10'

The footprint of the new DADU will be nine hundred and ninety-six square feet (996 sq. ft.), which is less than the one-thousand square feet (1,000 sq. ft.) maximum permitted by the design guidelines for a lot the size of 1403 Sharpe Avenue. The twenty-five-foot (25') roof height is shorter than the roof of the thirty-three-foot (33') tall historic house, and the ten-foot (10') eave height is also less than that of the house's eaves. Staff finds that the application meets Section II.B.2.h.1. of the design guidelines and meets Section 17.16.030.G.7 of the DADU Ordinance for height and scale.

Roof Form:

Proposed Element	Proposed Form	Typical or Appropriate?
Primary Form	Cross-gable	Yes
Primary Roof Slope	12/12	Yes

The proposed roof form has a cross-gabled form with a 12/12 pitch on all slopes. This roof form is compatible with the hip and gable roofs on the historic house. Staff finds that the application will meet Section II.B.2.h.1 for roof shape and Section 17.16.030.G.8 for design standards of the DADU Ordinance.

Design Standards

The proposed structure has a simple design that is appropriate for outbuildings. The form and character do not contrast greatly with the historic home. Staff finds the proposed design meets Section II.B.2.h.1 of the design guidelines or Section 17.16.030.G.8 of the Ordinance.

Materials:

	Proposed	Color/Texture	Appropriate or Meets Guidelines?	Needs Final Approval?
Foundation	Concrete Slab	Typical	Yes	
Cladding	Cement-fiber Clapboard	5" Exposure, Smooth	Yes	
Roofing	Asphalt Shingle	Match Existing	Yes	
Trim	Cement-fiber	Smooth	Yes	
Windows	Casement	Wood, Aluminum, or Fiberglass		Yes
Doors	Full-glass	Wood, Aluminum, or Fiberglass		Yes
Garage door	Overhead Panel Door	Not Indicated		Yes

The known materials are appropriate. As a condition of approval, staff recommends the requirement window and door selections be approved prior to construction to be certain that they meet Section II.B.1.d. of the design guidelines.

General requirements for Outbuildings/DADUs:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	10'
Rear setback	20'	10'
Left side setback	5'	48'
Right side setback	5'	5'
How is the building accessed?	-	From Roberts Avenue
Two different doors rather than one large door (if street facing)?	-	Yes

The proposed outbuilding will be located ten feet (10') from the house with a ten foot (10') setback from Roberts Avenue. The Commission generally requires that the distance between a house and an outbuilding is twenty feet (20'). Additionally, the bulk zoning regulations require an outbuilding with garage doors facing a street to have a street setback of twenty feet (20'). Staff finds that in this instance, however, the shorter separation and a lesser rear setback are appropriate because the front yard of the house was subdivided off, which changed the orientation of the house resulting in a shallow de facto rear yard on a lot double-fronted with no alley.

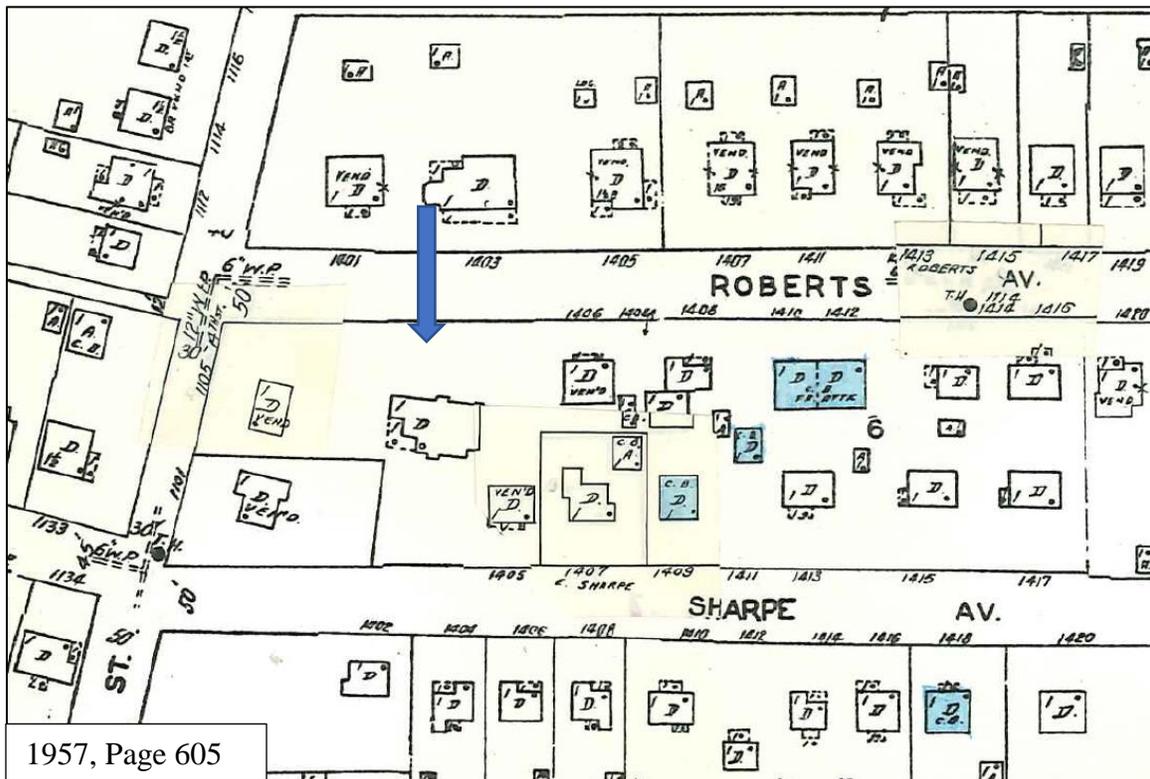
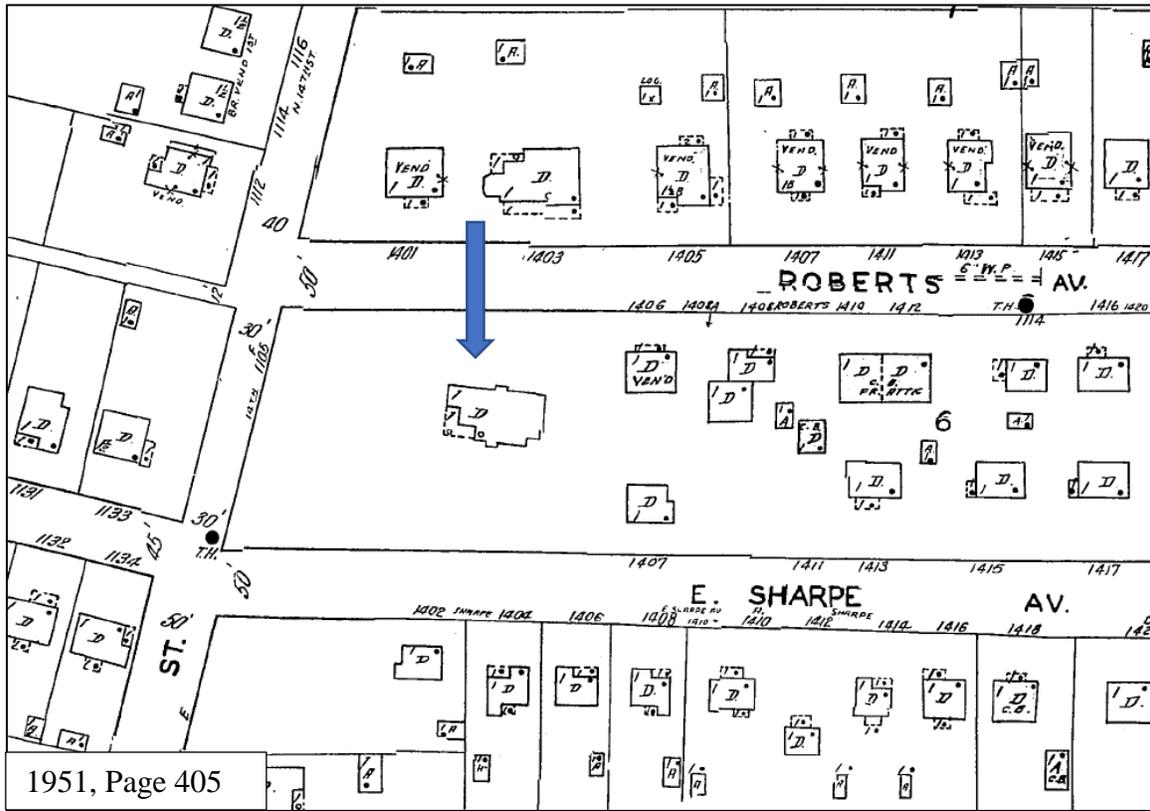
The proposed outbuilding will include a residential use; therefore, in addition to meeting the design guidelines for outbuildings it must also meet the standards of ordinance 17.16.030 for a detached accessory dwelling unit. Staff finds that the proposal does meet all the standards and design guidelines with the exception of the rear setback. The restrictive covenant has not been received and Staff recommends that receipt of the document be a condition of approval. The project meets section II.B.2.h of the design guidelines and ordinance 17.16.030 for detached accessory dwelling units.

Recommendation: Staff recommends approval of the proposed detached accessory dwelling unit outbuilding with a setback determination with the following conditions:

1. A restrictive covenant for the Detached Accessory Dwelling Unit shall be filed with the Register of Deeds before a building permit is issued, and
2. The window and door selections shall be approved by MHZC staff prior to construction.

With those conditions met, staff finds that the proposal will meet the design guidelines for outbuildings in the Eastwood Neighborhood Conservation Zoning Overlay and section 17.16.030 of Metro Code.

ATTACHMENT A: SANBORN MAP DETAILS



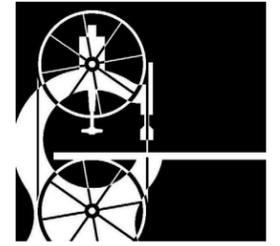
ATTACHMENT B: PHOTOGRAPHS



1403 Sharpe Avenue, viewed from Sharpe Avenue.

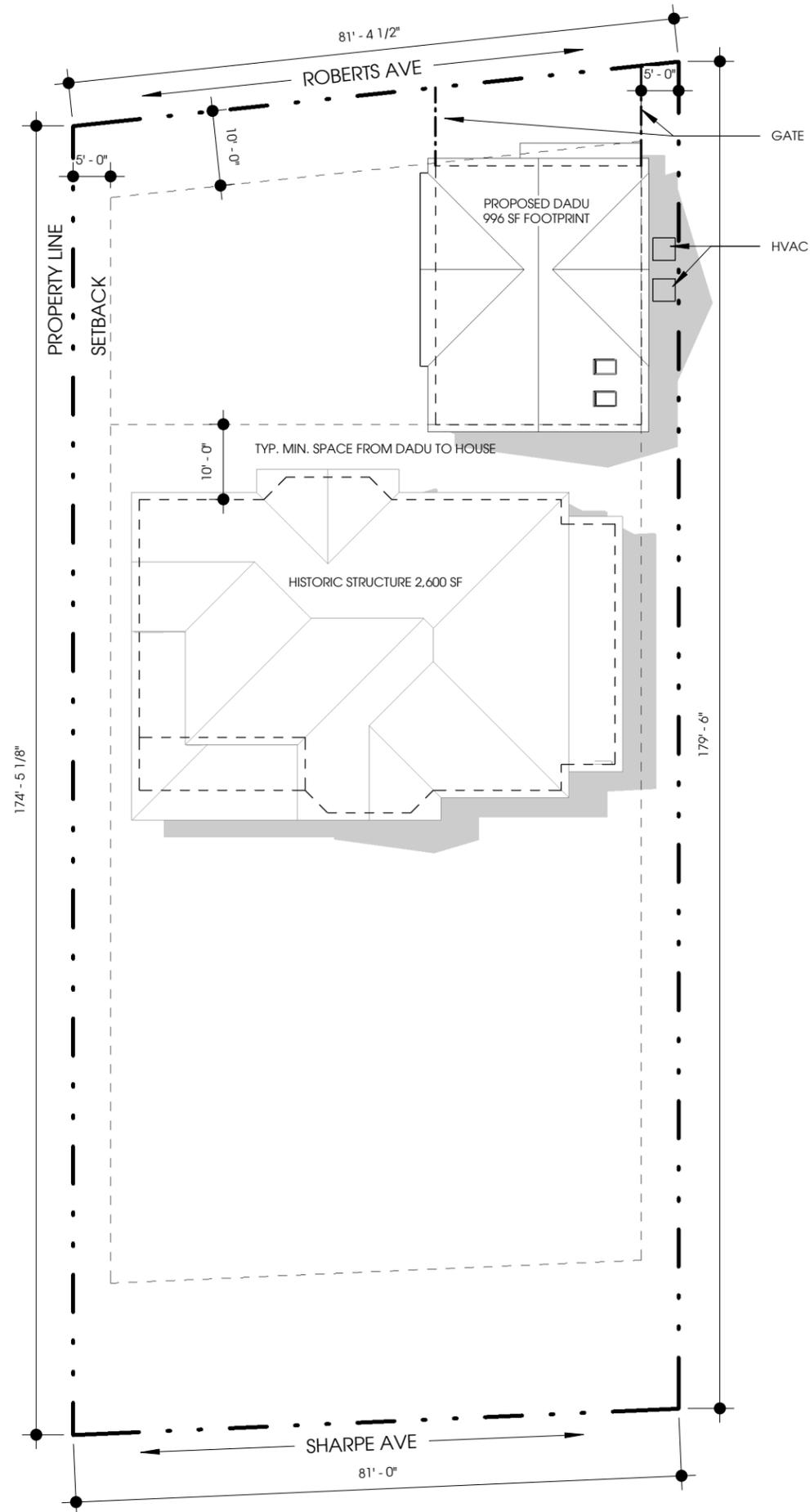


1403 Sharpe Avenue, viewed from Roberts Avenue.



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(615) 715-4078
CRAIG KENNEDY, AIA



1 SITE PLAN



VECCHIO RESIDENCE

HISTORIC

2019 JUNE 3
PROJECT #19.009

SITE PLAN

H0.1

PROJECT INFORMATION

ZONING:

- PARCEL #08301034400
- R-6
- EASTWOOD NEIGHBORHOOD CONSERVATION OVERLAY
- URBAN ZONING OVERLAY

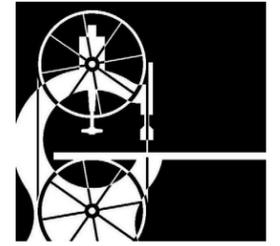
PROJECT SUMMARY:

THE PROJECT SCOPE INCLUDES A NEW DADU

PARCEL: 14,375 SF (.33 ACRE)

FOOTPRINT: 996 SF
LIVING SPACE: 586 SF

STUDIO: 391 SF
GARAGE: 437 SF



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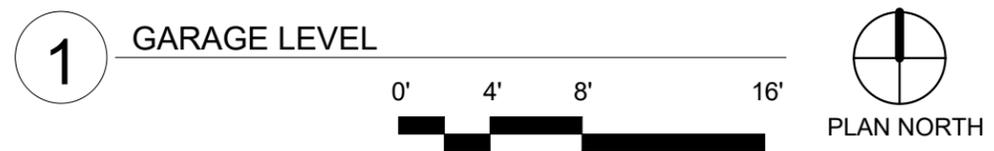
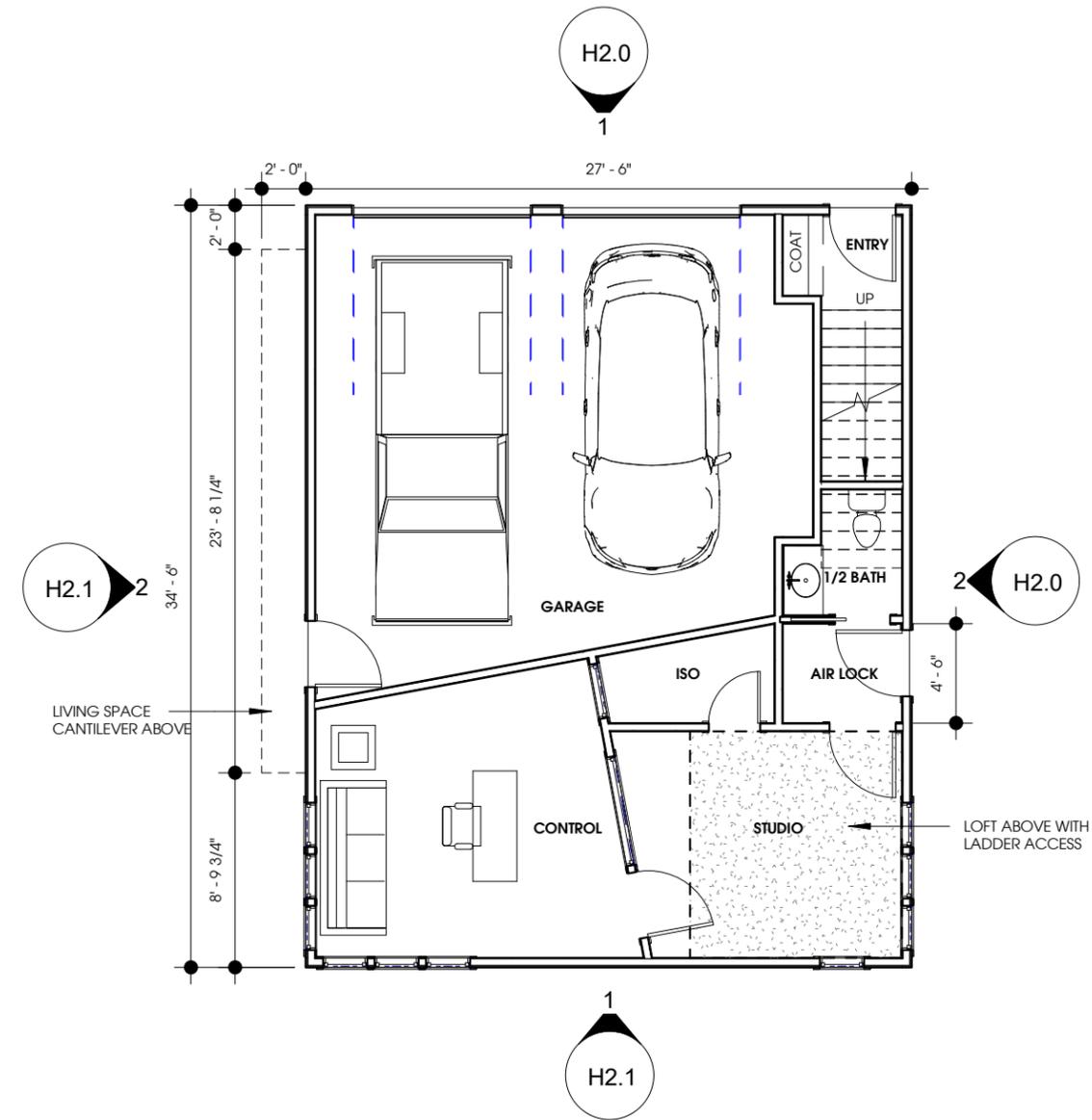
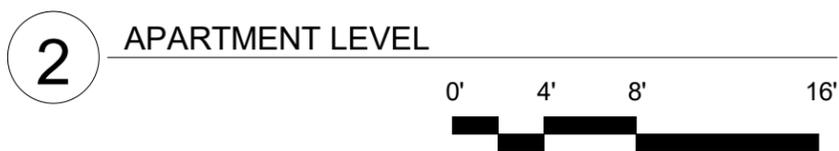
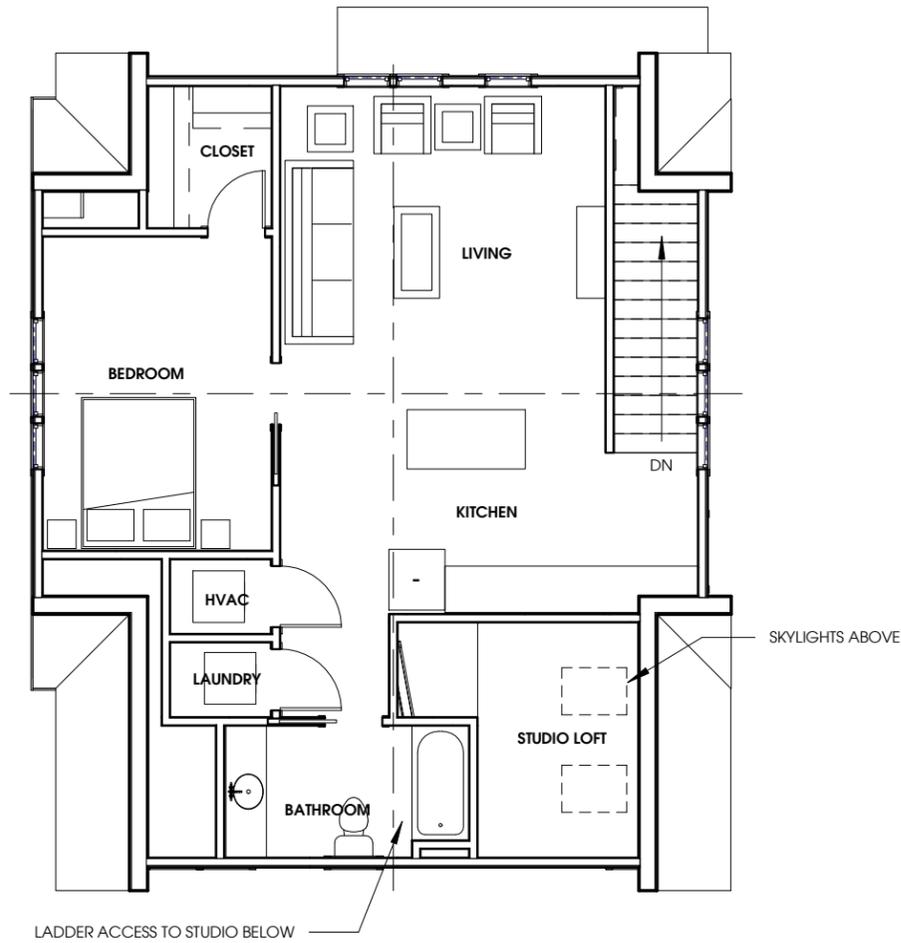
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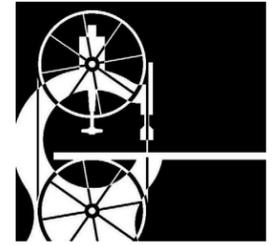
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2019 JUNE 3
PROJECT #19.009

FLOOR PLAN

H1.0





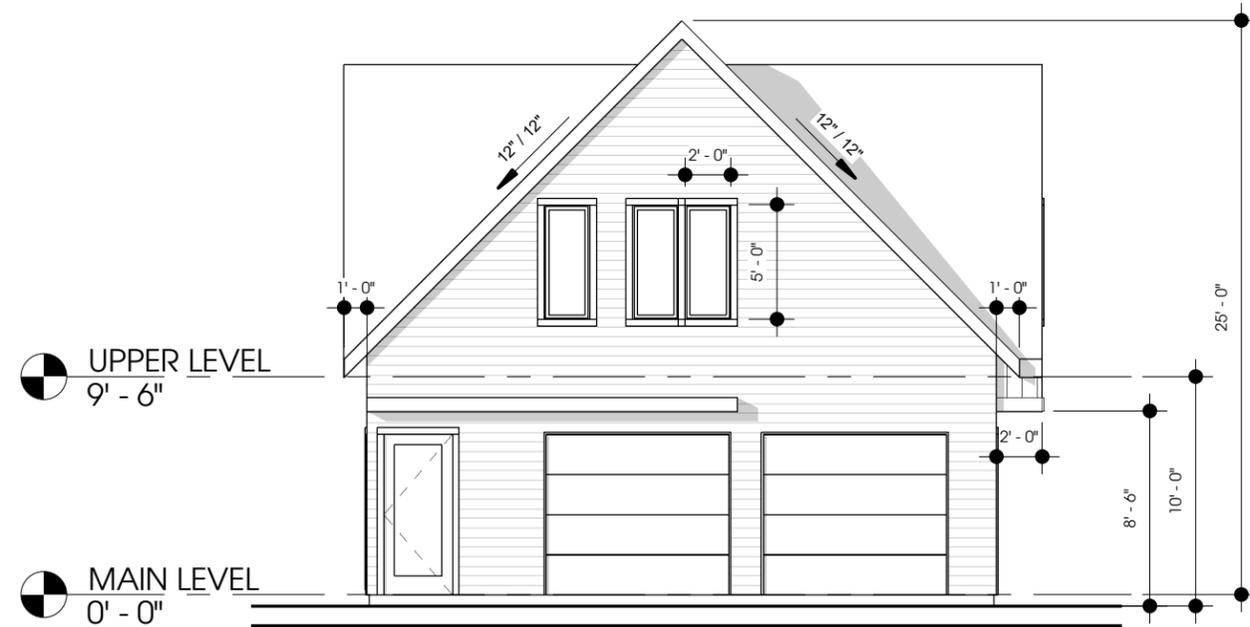
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2 EAST ELEVATION

0' 4' 8' 16'



1 NORTH ELEVATION

0' 4' 8' 16'

MATERIAL SYMBOLS

- SIDING
- VERTICAL SIDING OR BOARD AND BATTEN

MATERIAL NOTES

- ALL TRIM SHALL BE SMOOTH FACED FIBER CEMENT.
- WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS.
- BAND BOARD SHALL BE 5/4X8 FIBER CEMENT BOARD WITH SLOPED DRIP CAP.
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS.
- NEW WINDOWS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ROOFING WILL BE ASPHALT SHINGLES.

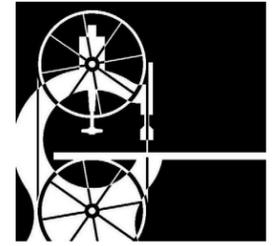
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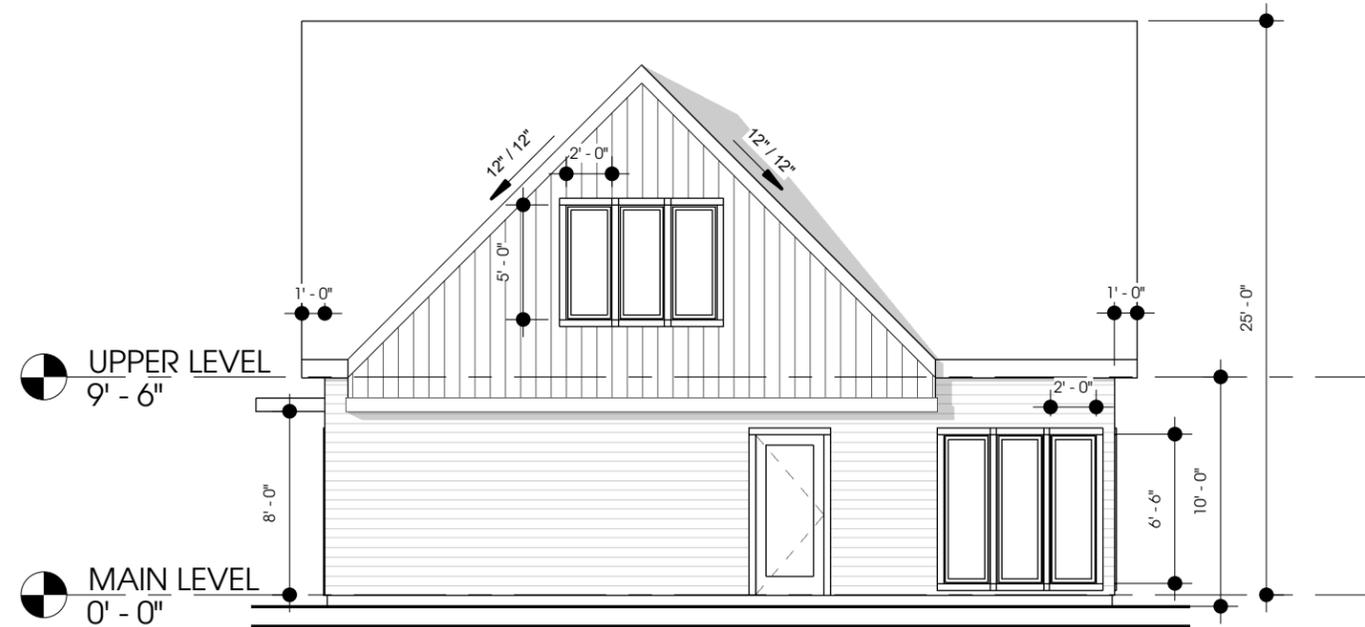
ELEVATIONS

H2.0

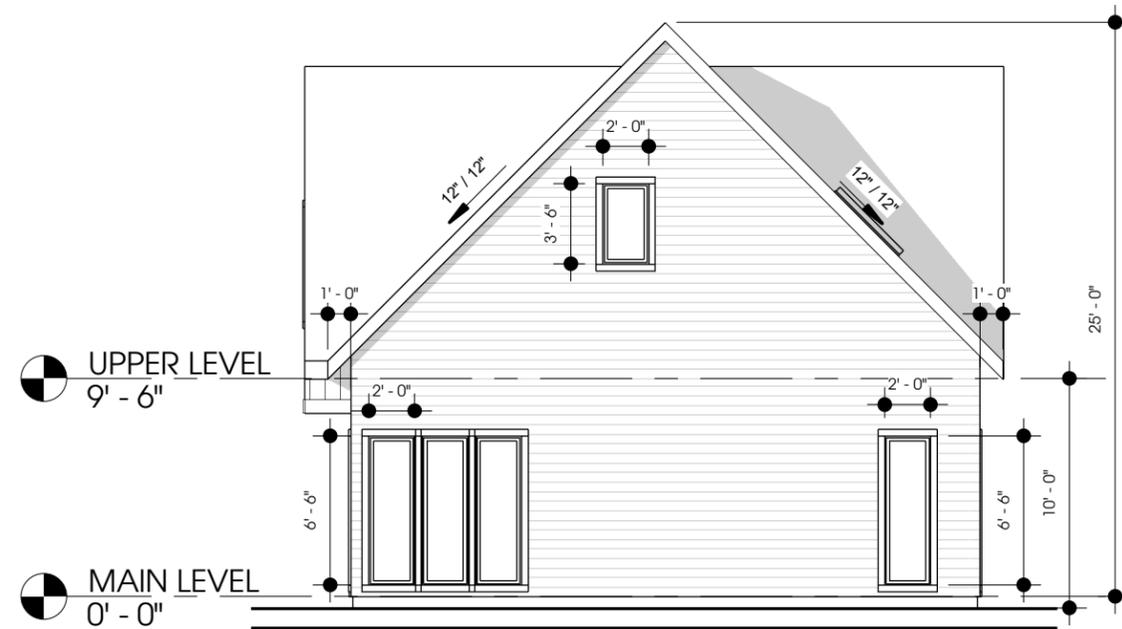


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2 WEST ELEVATION



1 SOUTH ELEVATION



MATERIAL SYMBOLS

- SIDING
- VERTICAL SIDING OR BOARD AND BATTEN

MATERIAL NOTES

- ALL TRIM SHALL BE SMOOTH FACED FIBER CEMENT.
- WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS.
- BAND BOARD SHALL BE 5/4X8 FIBER CEMENT BOARD WITH SLOPED DRIP CAP.
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS.
- NEW WINDOWS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ROOFING WILL BE ASPHALT SHINGLES.

VECCHIO RESIDENCE

HISTORIC

2019 JUNE 3
PROJECT #19.009

ELEVATIONS

H2.1