

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

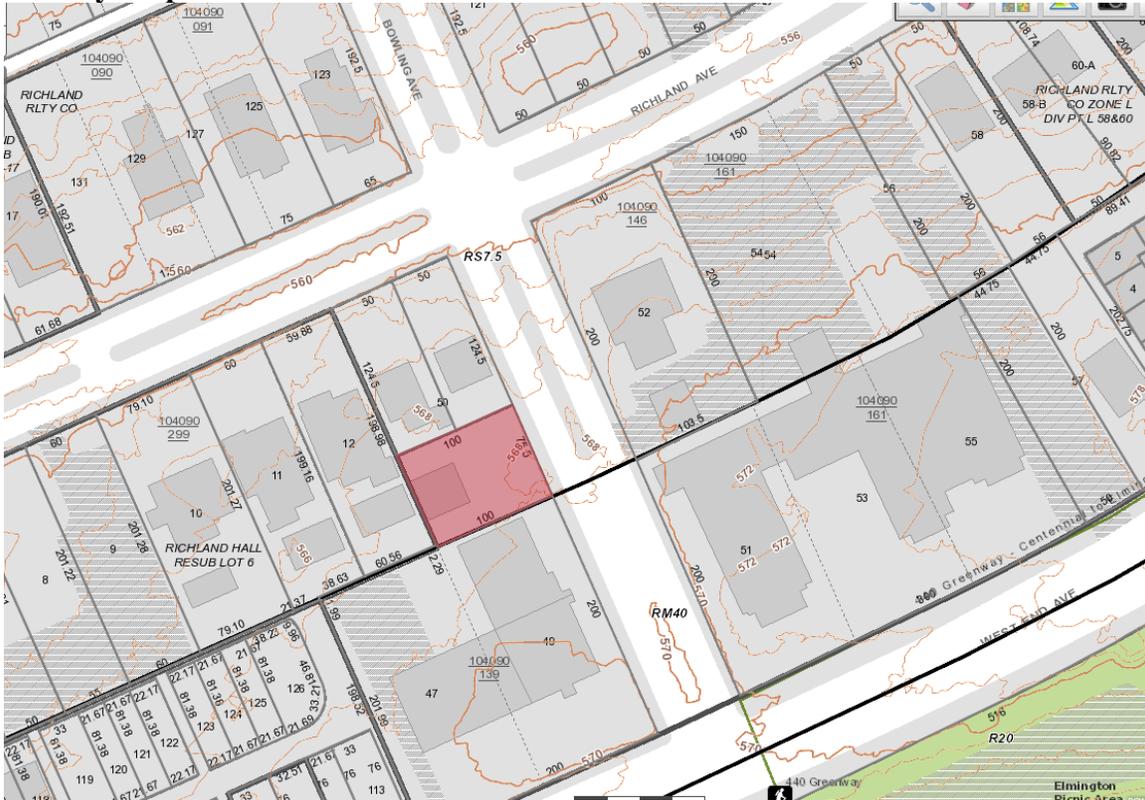
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
133 Bowling Avenue
November 20, 2019

Application: Partial Demolition; New Construction—Outbuildings
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Base Zoning: R7.5
Map and Parcel Number: 10409013800
Applicant: Robert Stewart, owner
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The project is to construct two, ten feet by twenty feet (10' X 20') carports and to alter a window opening on the historic house.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. Staff approve the material of the panel below the window on the historic house;2. Staff approve the roof shingle color, dimension, and texture; and3. Staff approve the material of the driveways. <p>With these conditions, staff finds that the project meets Sections II.B. and III.B. of the design guidelines.</p> <p>The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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.

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that 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.

i. Utilities

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

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

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: 133 Bowling Avenue was constructed c. 1930 (Figure 1). The lot was formerly part of a larger parcel that was one hundred feet (100') wide along Richland Avenue and two hundred feet (200') deep along Bowling Avenue. Today, this large lot is now three lots – 3601 and 3603 Richland Avenue and 133 Bowling Avenue (Figure 2).



Figure 1. 133 Bowling Avenue c. 1996

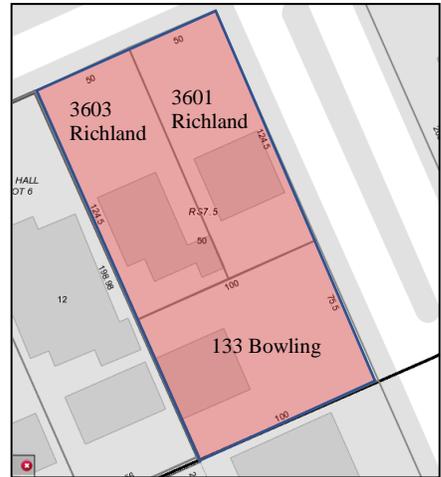


Figure 2. shows the dimensions of the original lot and the current three lots.

133 Bowling Avenue first appears in the City Directory in 1931. A Sanborn map from that same year shows the larger lot with the structure at 133 Bowling in the back corner of the lot (Figure 3). The Sanborn map conveys that the structure was a two-story structure, with a dwelling and automobile storage on the ground floor. It is the only structure on the lot at that time.

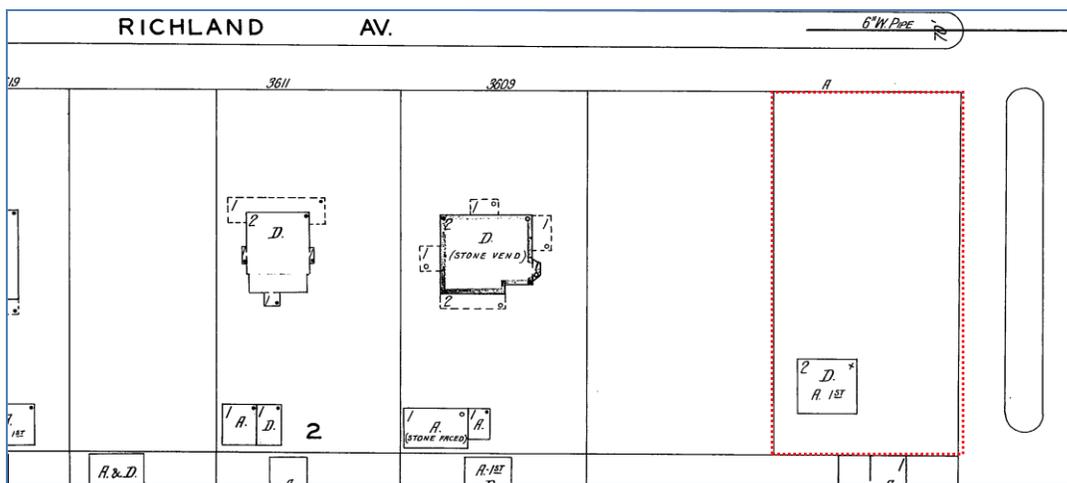


Figure 3 is the 1931 Sanborn map which shows a two-story dwelling with an automobile garage on the first floor.

The large lot began to be subdivided starting in 1935. The house at 3603 Richland Avenue first appears in the City Directory in 1938; the following year, the house at 3601

Bowling first appears in the City Directory. Today, the house at 133 Bowling is situated at the back of its lot, with no rear yard and a deep front yard. The wood siding seen in the c. 1968 Property Assessor is likely still underneath the existing, non-historic metal siding (Figure 4).



Figure 4. 133 Bowling Avenue c. 1968.

Analysis and Findings: The project is to construct two, ten feet by twenty feet (10' X 20') carports and to alter a window opening on the historic house. The applicant plans to replace the material in the gable field with a fiber cement shake, and may replace the siding on the house. These material changes are not reviewed by MHZC in a Neighborhood Conservation Zoning Overlay like the Richland-West End neighborhood.

Demolition: The applicant intends to alter a window opening on the left façade, second floor, towards the back of the house (Figure 5). This alteration is considered to be partial-demolition. In this case, the applicant will leave the opening largely intact, but will insert a panel in the window opening in order to have a shorter kitchen window on the interior. Staff finds that the alteration to the window opening to be appropriate because it is located on a side façade, in the back half of the façade, where it will not be highly visible



Figure 5. Window alteration on the left façade.

from the street. In addition, the window opening will remain largely intact and will be filled with a panel. Staff recommends approval of the panel material.

The applicant plans to replace the material in the gable field with a fiber cement shake, and may replace the siding on the house. These material changes are not reviewed by MHZC in a Neighborhood Conservation Zoning Overlay like the Richland-West End neighborhood.

Staff finds that proposed partial demolition of the window opening on the left façade meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Outbuildings: The applicant is proposing two, ten feet by twenty feet (10' X 20') carports on either side of the historic house.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot		Yes*
Space between principal building and DADU/Garage	20'	3'6''*
Rear setback	5'	Between 10' and 10'2''
L side setback	3'	5'1''
R side setback	5'	7'9''
How is the building accessed?		From existing driveways/curb cuts**
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

* Because of the historic house’s location at the back of the lot, lacking a rear yard, the carports are located to the side of the historic house rather to the rear. There is no way to locate the carports behind the historic house. The applicant has situated the carports as being just three feet, six inches (3’6’’) from the house, allowing the carport on the left side to meet the five foot (5’) easement on that side and allowing a symmetrical look for the right side carport. Staff finds this to be appropriate. The carports will be connected to the historic house with a four foot (4’) wide covered walkway; the Commission has approved such covered walkways in the past.

** 133 Bowling has two existing curb cuts and driveways, and the applicant plans to retain these two curb cuts and driveways, each leading to a separate carport (Figure 6).



Figure 6. The two existing curb cuts will remain.

Staff finds this to be appropriate, as the two curb cuts are existing. Also, if only one curb cut is used, then a driveway will have to cross in front of the existing house to reach the carport on the other side.

Massing Planning:

	Historic House (from foundation line)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	29'6"	25'	12'3"
Eave Height	15'6"	17'	7'7"

The proposed outbuilding is one story on a lot that is approximately seven thousand square feet (7,000 st. ft.)

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	480 sq. ft.	400 sq. ft. combines; 200 sq. ft. each

Staff finds that the outbuilding's height and scale meet the design guidelines

Roof Shape & Elements:

Proposed Element	Proposed Form	Typical of district?
Primary form	Side gable	Yes
Primary roof slope	8/12	Yes

	YES	NO
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	

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires final Review
Foundation	Concrete Slab	Typical	Yes	No
Cladding	Fiber Cement Lap Siding	5” Reveal	Yes	No
Roofing	Asphalt shingle	Unknown	Yes	Yes
Trim	Cement fiber or wood	Smooth	Yes	No
Driveway	Not indicated	Unknown	Unknown	Unknown

With the final approval the roof shingle color and texture and the driveway material, staff finds that the proposed materials meet the design guidelines.

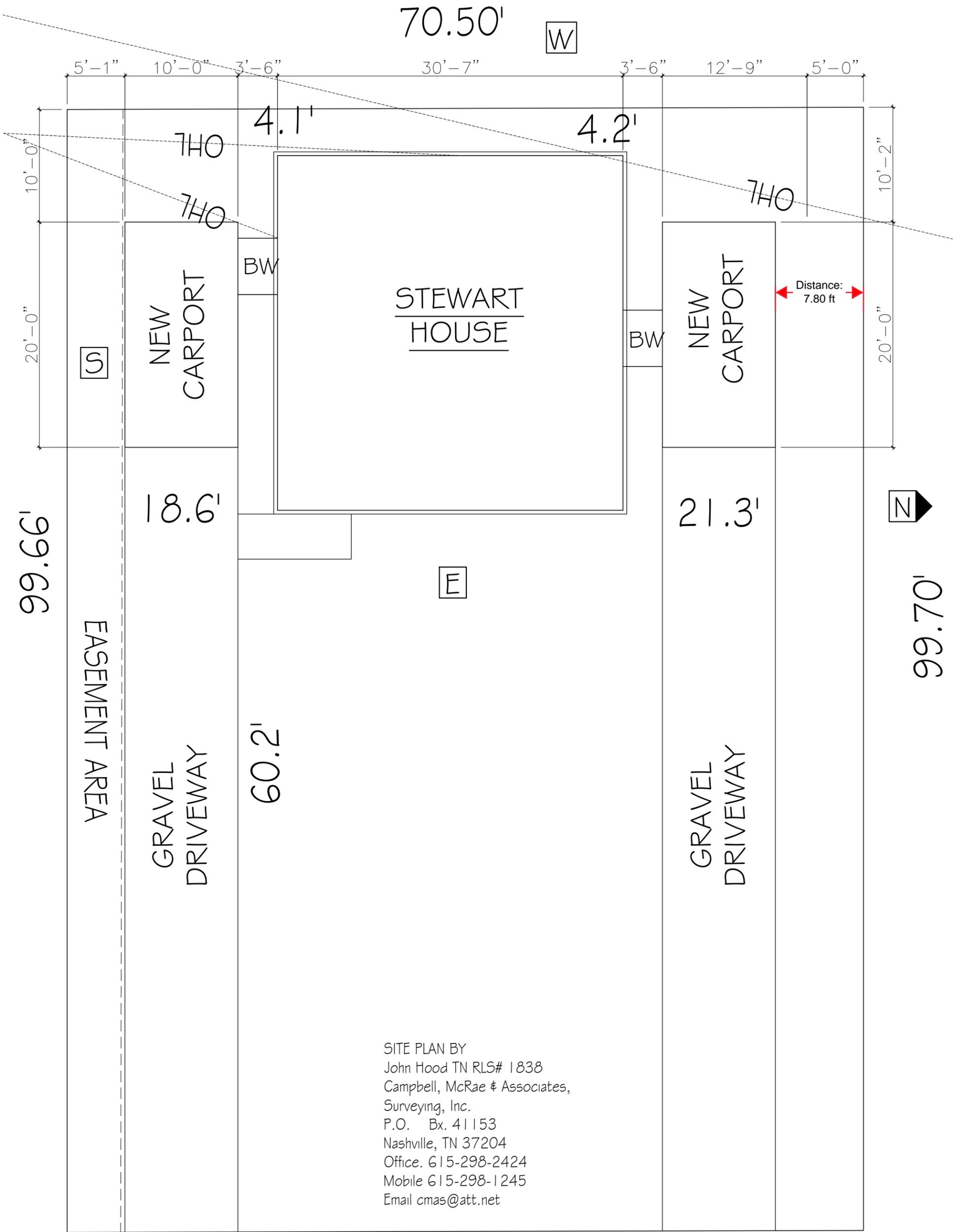
Staff finds that the outbuilding’s location, height, scale, setbacks, roof form, and known materials meet Section II.B.1.c., II.B.1.d., and II.B.1.h. of the design guidelines.

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

1. Staff approve the material of the panel below the window on the historic house;
2. Staff approve the roof shingle color, dimension, and texture; and
3. Staff approve the material of the driveways.

With these conditions, staff finds that the project meets Sections II.B. and III.B. of the design guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



SITE PLAN BY
 John Hood TN RLS# 1838
 Campbell, McRae & Associates,
 Surveying, Inc.
 P.O. Bx. 41153
 Nashville, TN 37204
 Office. 615-298-2424
 Mobile 615-298-1245
 Email cmas@att.net

70.50' PRELIMINARY

GENERAL NOTES:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.

DRAWING SET FOR DESIGN INTENT ONLY. FOR STRUCTURAL & MEP REQUIREMENTS, CONTRACTOR TO CONSULT W/ SUCH LICENSED ENGINEERS.

LUMBER OR STRUCTURAL ENGINEER TO DETERMINE ALL LOADBEARING. ENGINEER TO CONTACT DESIGNER FOR CHANGES AS NEEDED.

DO NOT SCALE DRAWINGS.

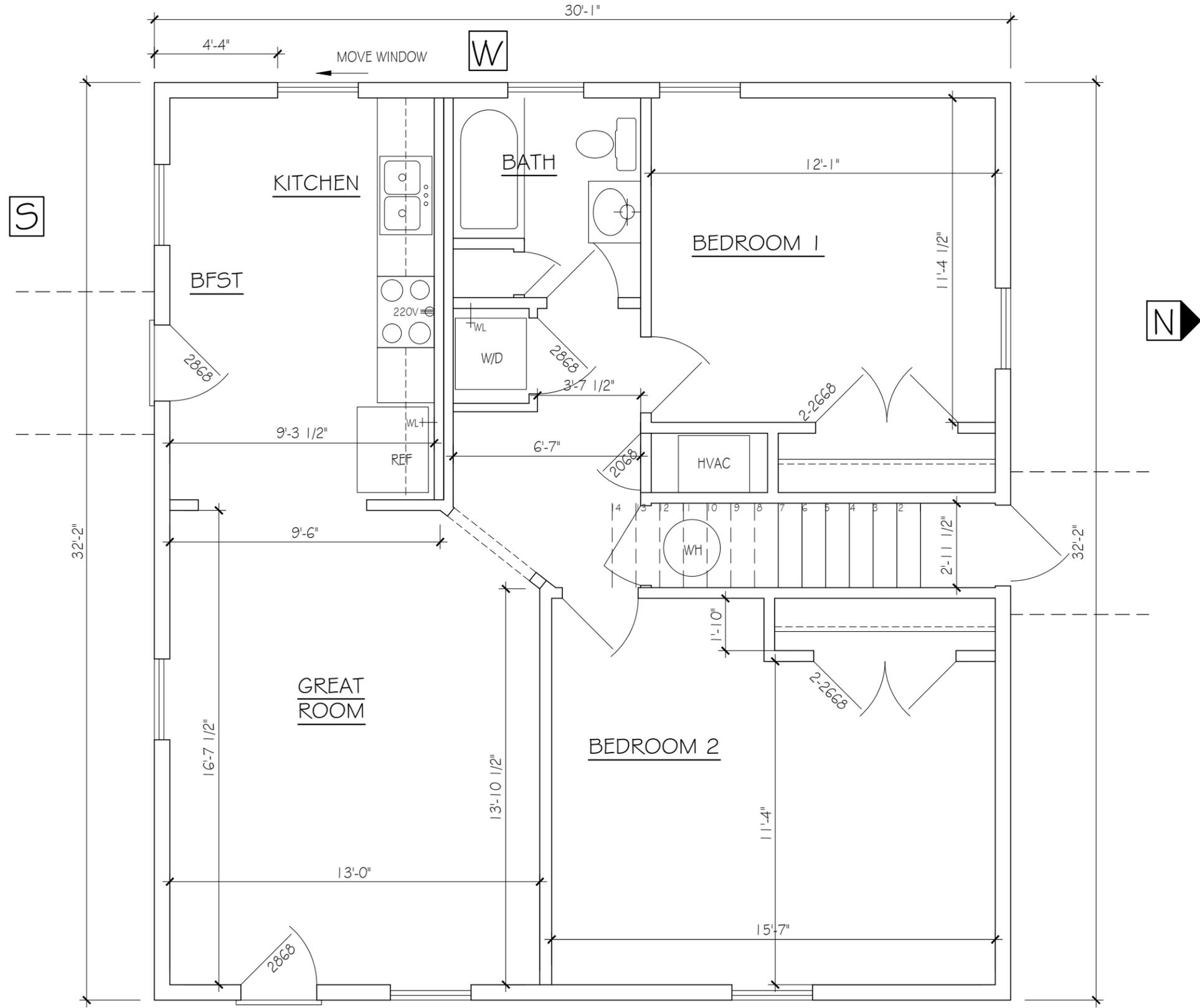
MEASUREMENTS TAKEN AND PLAN DRAWN TO THE BEST OF DESIGNER'S KNOWLEDGE & ABILITY.

THIS HOUSE CONTAINS PRIOR RENOVATIONS WHICH MAY OR MAY NOT HAVE BEEN PROFESSIONALLY DONE.

CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS INCLUDING RELATED FIRST FLOOR FRAMING & FIELD ADJUST FOR VARIABLES.

DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES BY THE OWNER OR BUILDER NOT SHOWN ON THE DRAWINGS.

ALL DOORS & WINDOWS ARE EXISTING UNLESS NOTED OTHERWISE



PRELIMINARY

E FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

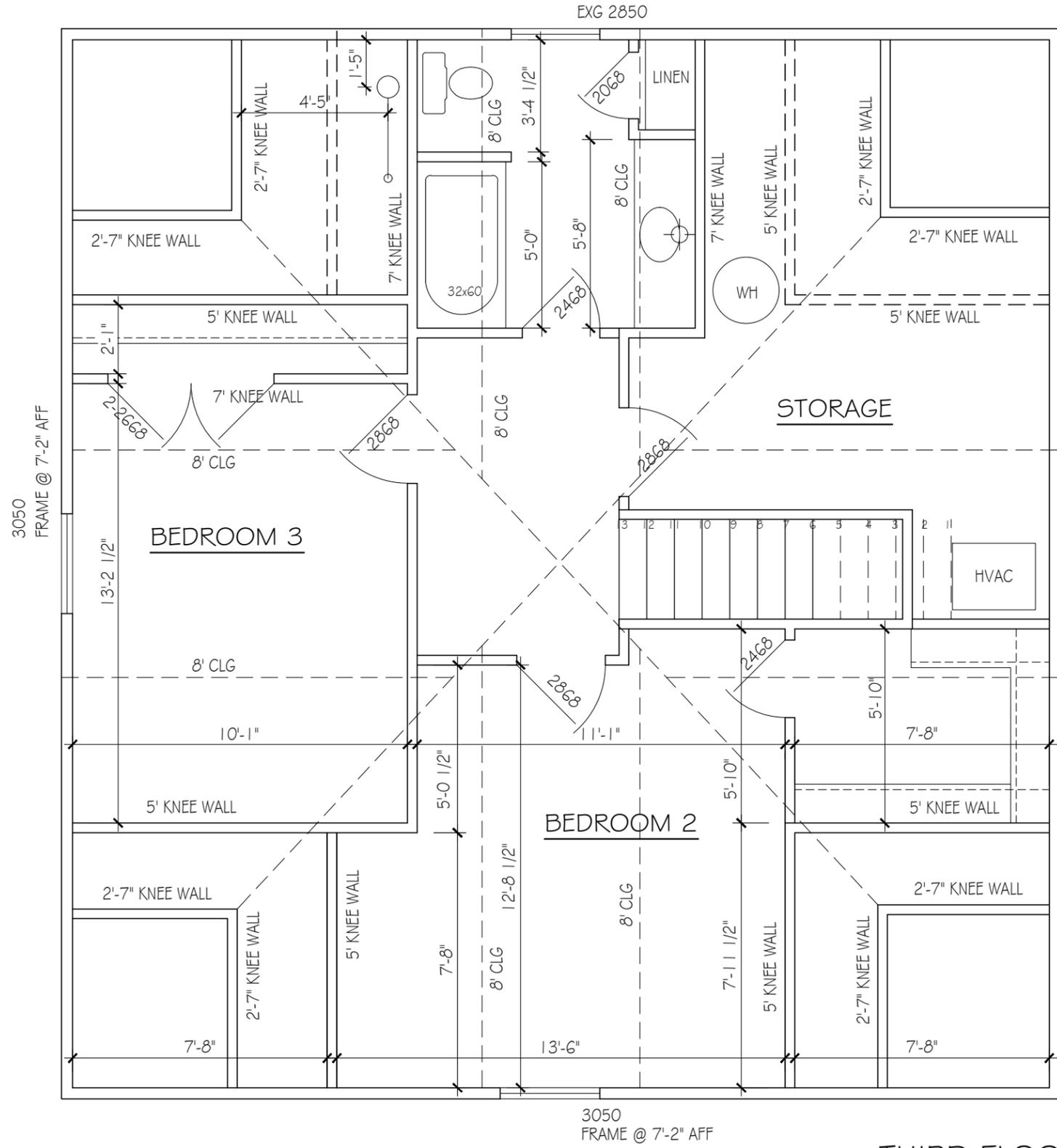
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REVISIONS:

Robert Stewart
133 Bowling Ave
Nashville, TN 37205
MHCZ Hillsboro- West End
Conservation Overlay

Purlin & Pearl Design
Julie Warwick, Designer
purlinpearl@gmail.com
615.485.0937
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

A.2



PRELIMINARY

THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

A.4

**METRO HISTORIC ZONING COMMISSION
GENERAL NOTES**

CALL 862-7970 IF QUESTIONS

1. STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ATTACHED SCALED SITE PLAN AND ELEVATIONS. ANY DEVIATION FROM THE APPROVED PLANS COULD RESULT IN CHANGES BEING REVERSED.
2. ALL MEASUREMENTS AND RELATIONSHIPS OF EXISTING CONDITIONS AND NEW CONSTRUCTION SHALL BE FIELD CHECKED FOR ACCURACY WITH APPROVED PLANS AT THE RESPONSIBILITY OF THE APPLICANT. INACCURACIES OR DIFFERENCES SHOULD BE REPORTED TO MHZC STAFF PRIOR TO CONTINUING.
3. EXTERIOR FINISH MATERIALS SHALL BE TRIM GRADE (SMOOTH AND SQUARE). STUD WALL LUMBER OR EMBOSSED WOOD GRAIN IS NOT APPROPRIATE.
4. WINDOWS SHALL BE SINGLE-LIGHT OR FULLY SIMULATED, DIVIDED LIGHT SASHES. MUNTINS ARE TO BE FACTORY INSTALLED WITH AN EXTERIOR MUNTIN, INTERIOR MUNTIN AND A SPACER BAR WITHIN THE DOUBLE PANED-GLASS. SNAP-IN OR BETWEEN THE GLASS MUNTINS ARE NEVER APPROPRIATE. DOUBLE AND TRIPLE WINDOWS SHALL HAVE 4" TO 6" MULLIONS BETWEEN.
5. FOUR (4) INCH (NOMINAL) WOOD CASINGS ARE REQUIRED AROUND DOORS, WINDOWS AND VENTS WITHIN CLAPBOARD WALLS. WINDOWS ON CLAPBOARD STRUCTURES SHALL NOT HAVE BRICK-MOLD.
6. HVAC/MECHANICAL/UTILITY VENTS, PIPES, LINES, AND ALL ASSOCIATED COMPONENTS, CONDENSERS OR BOXES SHALL BE LOCATED BEHIND THE MIDPOINT OF THE STRUCTURE ON A NON-STREET FACADE.
7. SIDING AND TRIM SHALL BE WOOD OR SMOOTH-FACED, CEMENT-FIBERBOARD (E.G.: HARDIPLANK). SIDING EXPOSURE SHALL HAVE A MAXIMUM REVEAL OF FIVE (5) INCHES.
8. FOUR INCH (NOMINAL) WOOD CORNER-BOARDS ARE REQUIRED AT THE FACE OF EACH EXPOSED CORNER.

OPTION FOR
FIBER CEMENT SHAKE
(HARDIE OR SIMILAR)



SIDING-
HARDEPLANK OR
SMOOTH-FACED,
CEMENT-FIBERBOARD
TO MATCH MAIN HOUSE



E ELEVATION: FRONT
SCALE: 1/4" = 1'-0"

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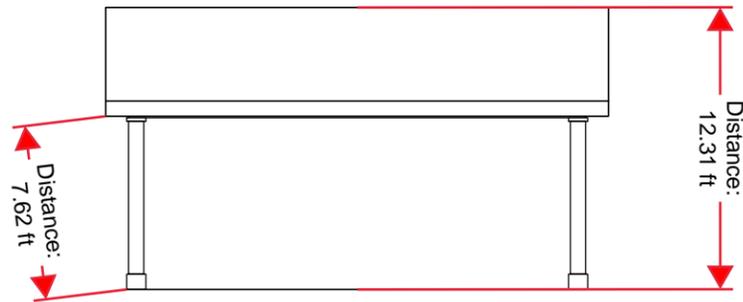
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ELEVATION & ROOF NOTES

1. DO NOT SCALE ELEVATIONS
2. ADDITION ROOF OVERHANGS TO MATCH EXISTING
3. VENTS & RIDGE VENTS PER BUILDER
4. GUTTERS & DOWNSPOUTS PER BUILDER
5. FLASHING AS REQ'D PER BUILDER
6. ICE & WATER SHIELD ON 3:12 & 4:12 ROOFS AS REQ'D



**ELEVATION: CARPORT
RIGHT / LEFT SIDE**

SCALE: 1/8" = 1'-0"

ORIGINAL SIDING-
RESTORE OR REPLACE W/
HARDEPLANK OR
SMOOTH-FACED,
CEMENT-FIBERBOARD
OF SIMILAR SIZE OR
PER MHC NOTES

4" CORNERBOARD
HARDEPLANK OR
SMOOTH-FACED,
CEMENT-FIBERBOARD- TYP



ORIGINAL WINDOW & DOOR
CASING- RESTORE OR
REPLACE WITH SIMILAR

N ELEVATION: LEFT SIDE
SCALE: 1/8" = 1'-0"

PAPER SIZE: TABLOID 11x17

DATE ISSUED: 11.06.19

REVISIONS:

ELEVATIONS
SCALE: 1/8" = 1'-0"

A.I.I.

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5. FOUR (4) INCH (NOMINAL) WOOD CASINGS ARE REQUIRED AROUND DOORS, WINDOWS AND VENTS WITHIN CLAPBOARD WALLS. WINDOWS ON CLAPBOARD STRUCTURES SHALL NOT HAVE BRICK-MOLD.
6. HVAC/MECHANICAL/UTILITY VENTS, PIPES, LINES, AND ALL ASSOCIATED COMPONENTS, CONDENSERS OR BOXES SHALL BE LOCATED BEHIND THE MIDPOINT OF THE STRUCTURE ON A NON-STREET FACADE.
7. SIDING AND TRIM SHALL BE WOOD OR SMOOTH-FACED, CEMENT-FIBERBOARD (E.G.: HARDIPLANK). SIDING EXPOSURE SHALL HAVE A MAXIMUM REVEAL OF FIVE (5) INCHES.
8. FOUR INCH (NOMINAL) WOOD CORNER-BOARDS ARE REQUIRED AT THE FACE OF EACH EXPOSED CORNER.

GENERAL NOTES:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.

DRAWING SET FOR DESIGN INTENT ONLY. FOR STRUCTURAL & MEP REQUIREMENTS, CONTRACTOR TO CONSULT W/ SUCH LICENSED ENGINEERS.

LUMBER OR STRUCTURAL ENGINEER TO DETERMINE ALL LOADBEARING. ENGINEER TO CONTACT DESIGNER FOR CHANGES AS NEEDED.

DO NOT SCALE DRAWINGS.

MEASUREMENTS TAKEN AND PLAN DRAWN TO THE BEST OF DESIGNER'S KNOWLEDGE & ABILITY.

THIS HOUSE CONTAINS PRIOR RENOVATIONS WHICH MAY OR MAY NOT HAVE BEEN PROFESSIONALLY DONE.

CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS INCLUDING RELATED FIRST FLOOR FRAMING & FIELD ADJUST FOR VARIABLES.

DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES BY THE OWNER OR BUILDER NOT SHOWN ON THE DRAWINGS.

ELEVATION & ROOF NOTES

1. DO NOT SCALE ELEVATIONS
2. ADDITION ROOF OVERHANGS TO MATCH EXISTING
3. VENTS & RIDGE VENTS PER BUILDER
4. GUTTERS & DOWNSPOUTS PER BUILDER
5. FLASHING AS REQD PER BUILDER
6. ICE & WATER SHIELD ON 3:12 & 4:12 ROOFS AS REQD



W ELEVATION: REAR
SCALE: 1/8" = 1'-0"



S ELEVATION: RIGHT SIDE
SCALE: 1/8" = 1'-0"

PAPER SIZE: TABLOID 11x17

DATE ISSUED: 11.06.19

REVISIONS:

ELEVATIONS

SCALE: 1/8" = 1'-0"

A.1.2

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Conservation Overlay

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