

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

STAFF RECOMMENDATION 2517 Blair Boulevard January 20, 2021

Application: New Construction—Addition; Setback Determination
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: RS7.5
Map and Parcel Number: 10415002700
Applicant: Blaine Bonadies, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: A proposal to construct a rear addition to an historic house. The addition will match the height of the historic house and will be four feet (4') narrower. A setback determination is required on the right side of the addition.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition with the reduced right-side setback with the following conditions:</p> <ol style="list-style-type: none">1. Additional information about the foundation material and cladding is approved prior to construction; and2. The window and door selections are approved prior to purchase and construction. <p>With these conditions, staff finds that the proposal will meet the design guidelines for new construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments</p> <ul style="list-style-type: none">A: Site PlanB: FloorplansC: Elevations
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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 primary entrances should have full to half-lite doors. 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.

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.

i. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street. Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

2. ADDITIONS

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. 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 exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material. Generally, one-story rear additions should inset one foot, for each story, from the side wall.

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

Additions that tie into the existing roof should be at least 6" off the existing ridge.

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

- No matter its use, an addition should 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.*
 - Additions should 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.*

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side Additions

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

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.

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

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

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

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

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

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

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

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 D of the historic zoning ordinance.

Background: The structure at 2517 Blair Boulevard is a one and one-half-story Craftsman style house, constructed circa 1930. The house is contributing to the historic character of the district because of its age and architectural character.

Analysis and Findings: The applicant proposes to enlarge the house with a rear addition. The addition will not be taller or wider than the historic house, but a setback determination is required because the existing house is less than five feet (5') from the right-side property line.



Figure 1: 2517 Blair Boulevard

Demolition: Portions of the rear wall and rear roof slope of the house will be removed to accommodate the new rear addition, along with an uncovered rear deck. These portions of the building do not contribute to the historic character of the house.

A small stoop on the left side of the house near the front will be removed, with the door being converted to a window. The stoop is constructed of concrete block, whereas the house's foundation is limestone (Figure 2), and the stoop is not shown on a Sanborn Map, which suggests that the stoop is not original and is therefore not a contributing element of the historic house.



Figure 2: Non-contributing stoop on left side.

Staff finds that the project meets Section V.B.2 for appropriate partial demolition.

Location & Removability: The addition will attach to the historic house at the rear, stepping in two feet (2') from the side walls on both sides before continuing to the rear. The addition's change in materials, inset, and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, and roof form are all compatible with the historic character of the existing house. Much of the addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

Staff finds that the location and attachment of the addition meets Sections II.B.2.a and II.B.2.e. of the design guidelines for additions.

Design: The character of the addition is compatible to the historic house in its detailing, with a similar roof shape and eave profile, vertically oriented, divided-light windows, and matching exterior materials. The form of the addition will be distinguished from the original building by stepping in from the side walls before continuing back.

Staff finds that the character of the addition does not contrast with the historic house, therefore it meets Sections II.B.2.a and II.B.2.d. of the design guidelines.

Height & Scale: The proposed addition will tie into the ridge of the existing house and extend back without going taller. The addition will be stepped in two feet (2') from the sides of the historic house on both sides, extending the footprint twelve feet (12') to the rear.

Staff finds the height and width of the proposed addition to be subordinate and to meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The orientation of the house is slightly askew from the axis of the property lines, and the rear-right corner of the historic house sits approximately two feet (2') from the right-side property line. Although the addition is stepped in two feet (2') from the right side of the house, the rear-right corner of the addition will be approximately three feet (3') from the property line. Staff finds this setback to be appropriate because of the location and orientation of the historic house. The left side of the addition, which is also stepped in two feet (2') from the side of the historic house, will be more than fifteen feet (15') from the left side property line.

Staff finds that the setbacks of the proposed addition are appropriate and meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Material Not Indicated	Selection Needs Approval		X
Wall Cladding	Cement-Fiber Clapboard	Texture Not Known		X
Trim	Material Not Indicated	Selection Needs Approval		X
Roof	Asphalt Shingle	Match Existing	Yes	
Rear Porch Posts	Material Not Indicated	Selection Needs Approval		X
Windows	3/1 Double Hung	Selection Needs Approval		X
Doors	Not Indicated	Selection Needs Approval		X

Additional information about the materials, including the foundation, siding and trim, and windows and doors is needed.

With a condition that these materials are reviewed and approved by Staff prior to construction, Staff finds that the proposal meets section II.B.1.d. of the guidelines.

Roof form: The roof of the addition will comprise a side-oriented gable with clipped ends, matching the pitch and form of the historic house's roof. The original and new side-oriented gables will be connected by a cross-gable ridge. The rear slope of the addition's roof will have a shed-roofed dormer, stepped in ten feet (10') from the left side and eight feet (8') from the right. The dormer will stack directly over the rear wall of the addition. While dormers are typically required to step in from the first story walls on the side, they are not required to step in from the rear because the rear cannot be seen from the right-of-way.

Staff finds that the roofs of the proposed infill are compatible with the roof of the historic house and meet section II.B.1.e. of the design guidelines.

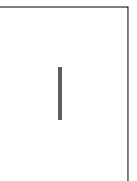
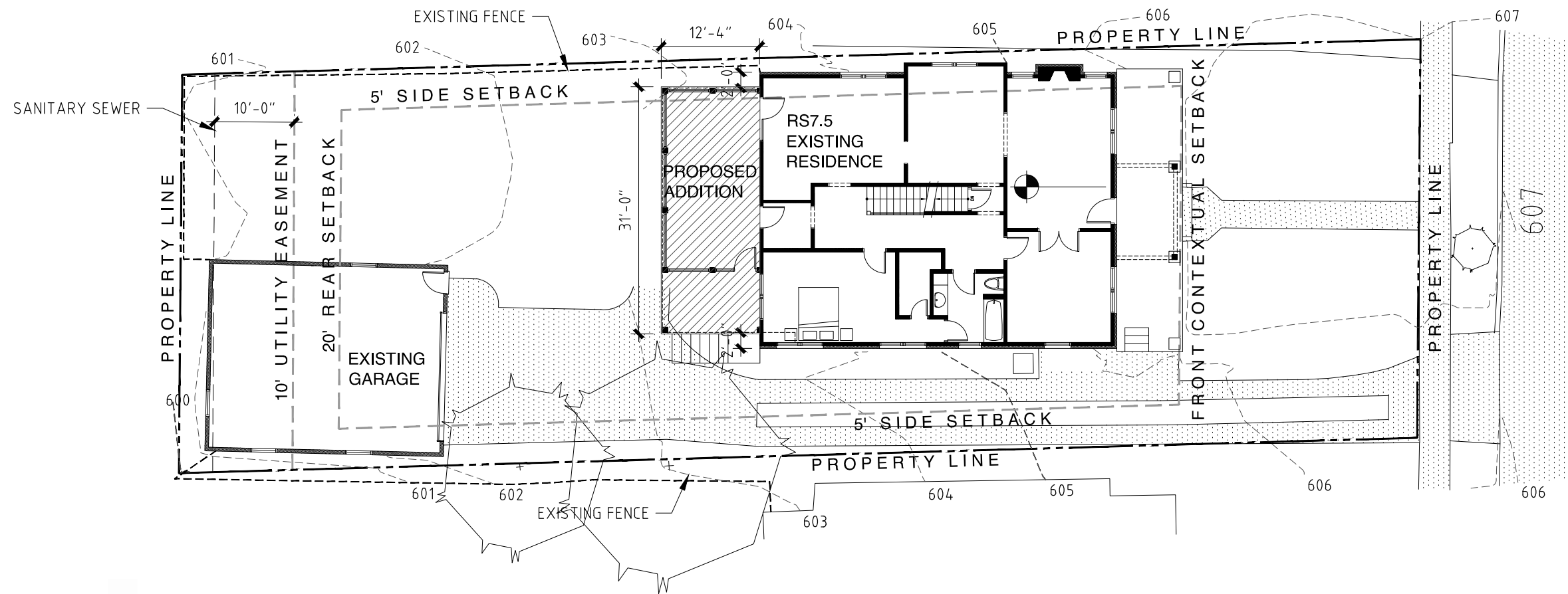
Proportion and Rhythm of Openings: The windows on the sides of the proposed addition will be consistent with the pattern and proportions of windows on the historic house.

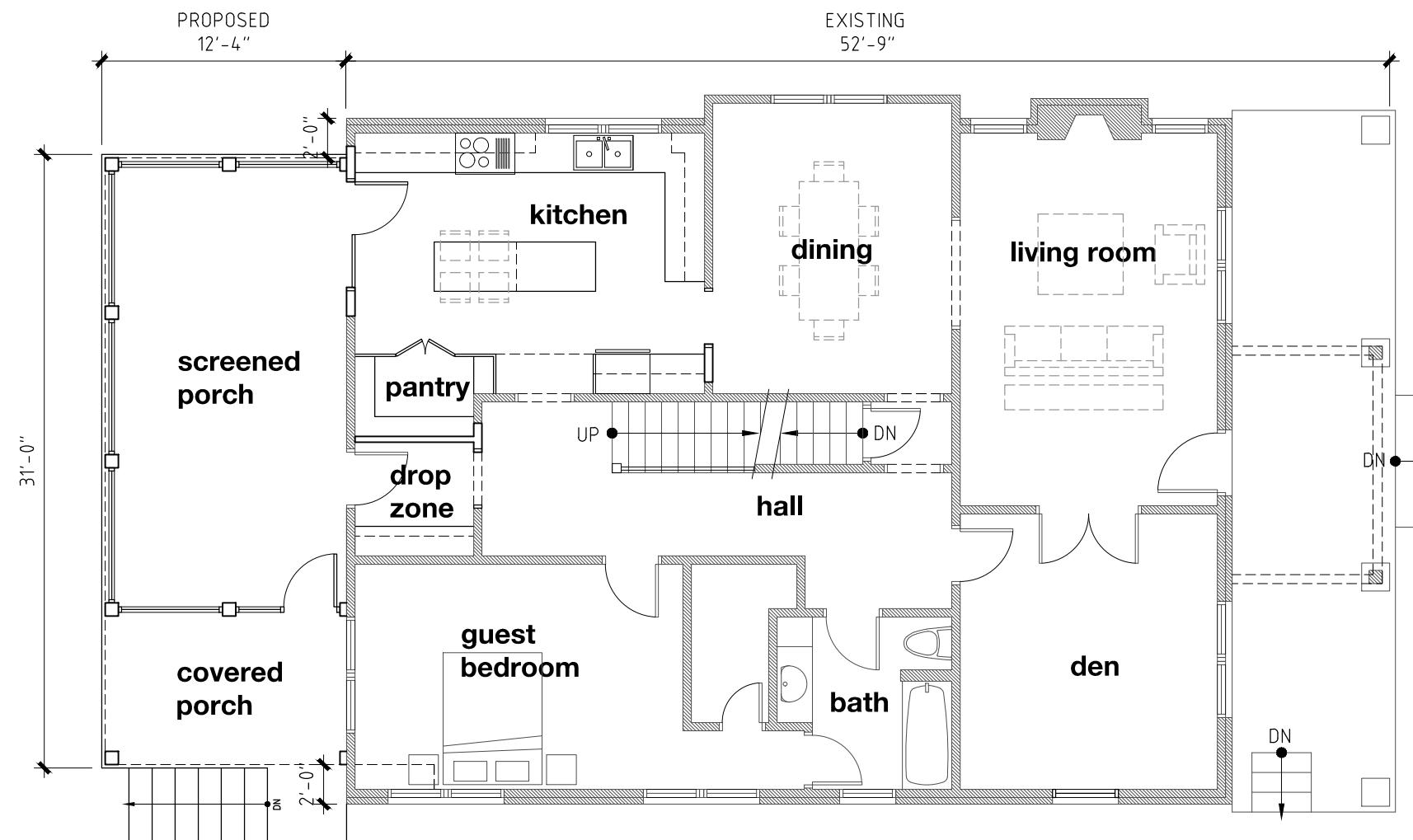
Staff finds the project's proportion and rhythm of openings is compatible with the historic house, meeting Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The HVAC unit is currently on the left side of the house, behind the stoop that is to be removed. The HVAC is not indicated as being moved.



Recommendation: Staff Recommends approval of the proposed addition with the reduced right-side setback with the following conditions:

1. Additional information about the foundation material and cladding is approved prior to construction; and
 2. The window and door selections are approved prior to purchase and construction.
- With these conditions, staff finds that the proposal will meet the design guidelines for new construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.





WALL LEGEND

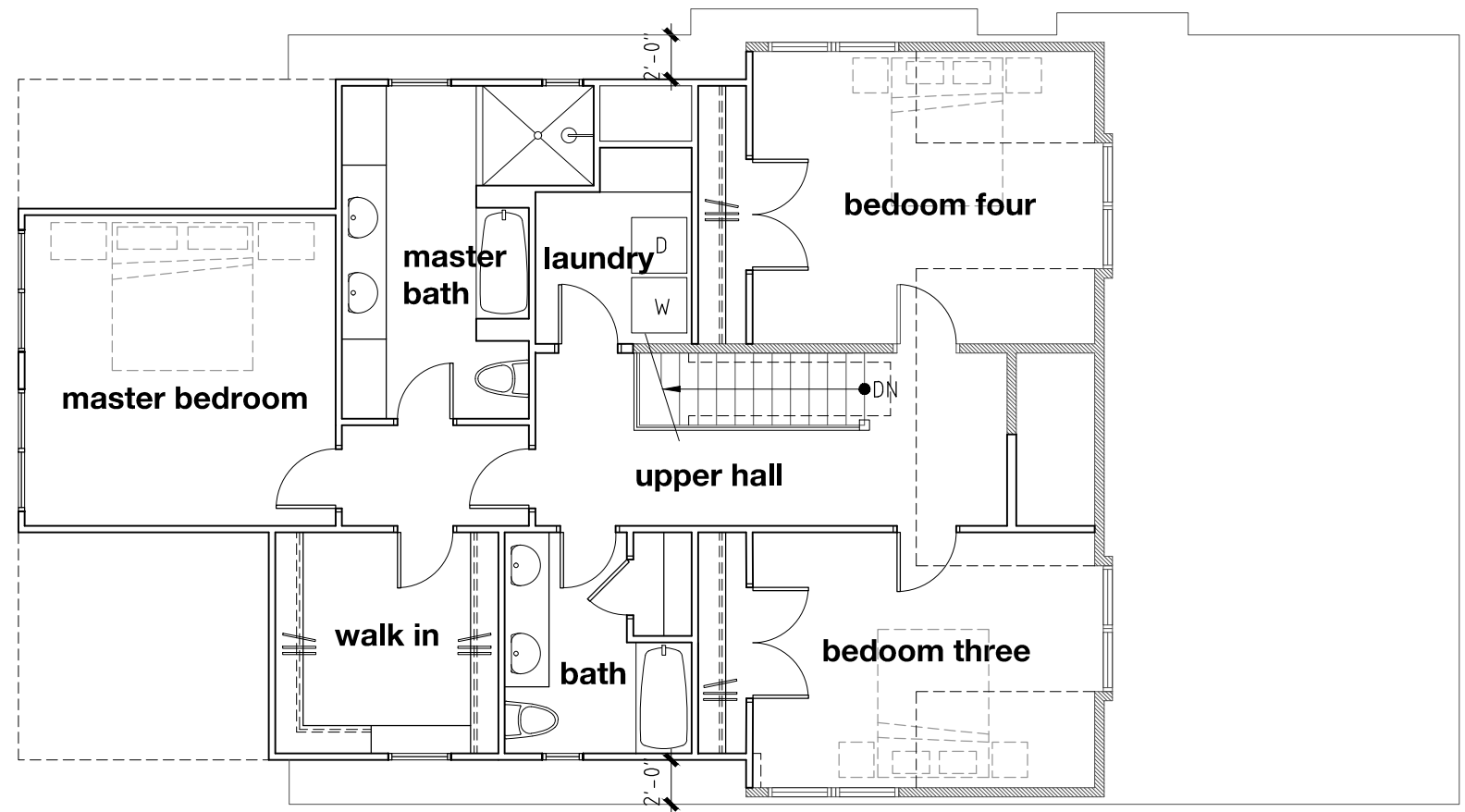
-  EXISTING WALL TO REMAIN
-  NEW WALL

first floor plan


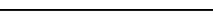
scale: 1/8" = 1'-0"

2517 blair blvd

nashville tn



WALL LEGEND

-  EXISTING WALL TO REMAIN
-  NEW WALL

