

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**  
**2529 Fairfax Avenue**  
**March 17, 2021**

**Application:** New Construction—Addition  
**District:** Hillsboro-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Base Zoning:** RS7.5  
**Map and Parcel Number:** 10411013600  
**Applicant:** Alan Dooley, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> A proposal to construct a side addition to an historic house. The addition will replace an existing side addition, increasing the width of the house by ten feet (10'). The addition will be one story, with a roof form and pitch matching the existing roof.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed addition with the following condition:</p> <ol style="list-style-type: none"><li>1. The masonry and window and door selections are approved prior to purchase and construction.</li></ol> <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><b>Attachments</b></p> <ul style="list-style-type: none"><li><b>A:</b> Photographs</li><li><b>B:</b> Site Plan</li><li><b>C:</b> Floorplan</li><li><b>D:</b> Elevations</li></ul>
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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.*

*When an addition needs to be wider:*

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

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

#### *Foundation*

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

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

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

#### *Roof*

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

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

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

*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:** 2529 Fairfax Avenue is a one-story bungalow with Craftsman and Colonial Revival architectural features. The house has been previously enlarged with rear and side additions, but the original form of the house is still intact. The house is on a ninety-two foot (92') wide lot, bounded on the rear and right sides by alleys. The properties across the side alley face Natchez Trace.



Figure 1: 2529 Fairfax Avenue

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 replace an existing side addition on the right side of the house with a new side addition.

**Demolition:** The existing side addition will be demolished to accommodate the new side addition. The side addition was constructed between 1957 and 1968 and does not contribute to the historic character of the historic house. Intact portions of the historic house on the right side will not be impacted by the partial demolition.

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

**Location & Removability:** The new addition will attach to the historic house in exactly the same location as the existing side addition, stepped from the front of the house and sitting four feet, six inches (4'-6") lower than the house's roof. Additions should generally be at the rear of an historic house, but staff finds that the proposed addition is appropriate for two reasons: because the house was previously altered with a side addition, and because 2529 Fairfax Avenue is a wide lot. The guidelines permit side additions on lots sixty feet (60') wide or greater, and this lot is ninety-two feet (92') wide.

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. The addition will have board-and-batten siding, which is appropriate as a secondary material on principle buildings.

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 addition's roof will be a side-oriented gable, tying into the right side wall of the house four feet, six inches (4'-6") below the primary roof of the house. The foundation height of the addition will match that of the historic house, but its eaves will be nine inches (9") lower. Staff finds the height of the addition to be subordinate to that of the historic house.



Figure 2: Existing side addition at 2529 Fairfax Avenue, and existing rear addition beyond.

The addition will be eighteen feet (18') wide, which is half the width of the historic house. Staff finds the width of the addition to be subordinate to the width of the historic house.

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

**Setback & Rhythm of Spacing:** Where the addition extends toward the right, it will have a setback of ten feet, two inches (10'-2") from the right side boundary of the property. The additional width of the addition will not have a negative effect on the rhythm of spacing along the street because the lot at 2529 Fairfax Avenue is more than fifty percent (50%) wider than the typical lot on the block, and because this house is the last house on the street. The alley to the right of this lot serves as the rear alley to houses facing Natchez Trace. In addition, a previous rear addition further back on the lot comes closer to the right side property line, which is angled in toward the rear.

The addition will sit five feet, nine inches (5'-9") back from the front of the house and will not impact the front setback.

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

Roof form: The roof of the addition will be a side-oriented gable, matching the pitch and form of the historic house’s roof.

Staff finds that the roofs of the proposed addition 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 front façade of the addition will have five fixed door panels, with a muntin pattern matching the windows in the historic house. The right side wall of the addition will have a three-part window with double-hung windows matching the front window pattern on the historic house. Staff finds that the windows on the proposed addition are consistent with the pattern and proportions of windows on the historic house.

The proposal shows a stained-glass window in the upper portion of the side-gabled wall. This window will be round with a diameter of less than two feet (2’). Stained glass windows are not typical of historic houses of this age and type, but staff finds that because the size and location are such that the proposed window does not contrast so greatly as to detract from the historic character of the 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.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Brick	Matching Existing	Yes	X
<b>Wall Cladding</b>	Fiber-Cement Board & Batten	Matching Existing	Yes	
<b>Trim</b>	Wood or Fiber-Cement	Matching Existing	Yes	
<b>Roof</b>	Asphalt Shingle	Match Existing	Yes	
<b>Windows and Doors</b>	Fixed Doors, Double Hung	Selection Needs Approval		X

Additional information on the masonry selections and the 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.

Appurtenances & Utilities: The HVAC unit is currently on the left side of the house, and is not indicated as being moved.

Staff finds that the project meets section II.B.1.i. of the design guidelines.

**Recommendation:** Staff Recommends approval of the proposed addition with the following condition:

1. The masonry selection and 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.









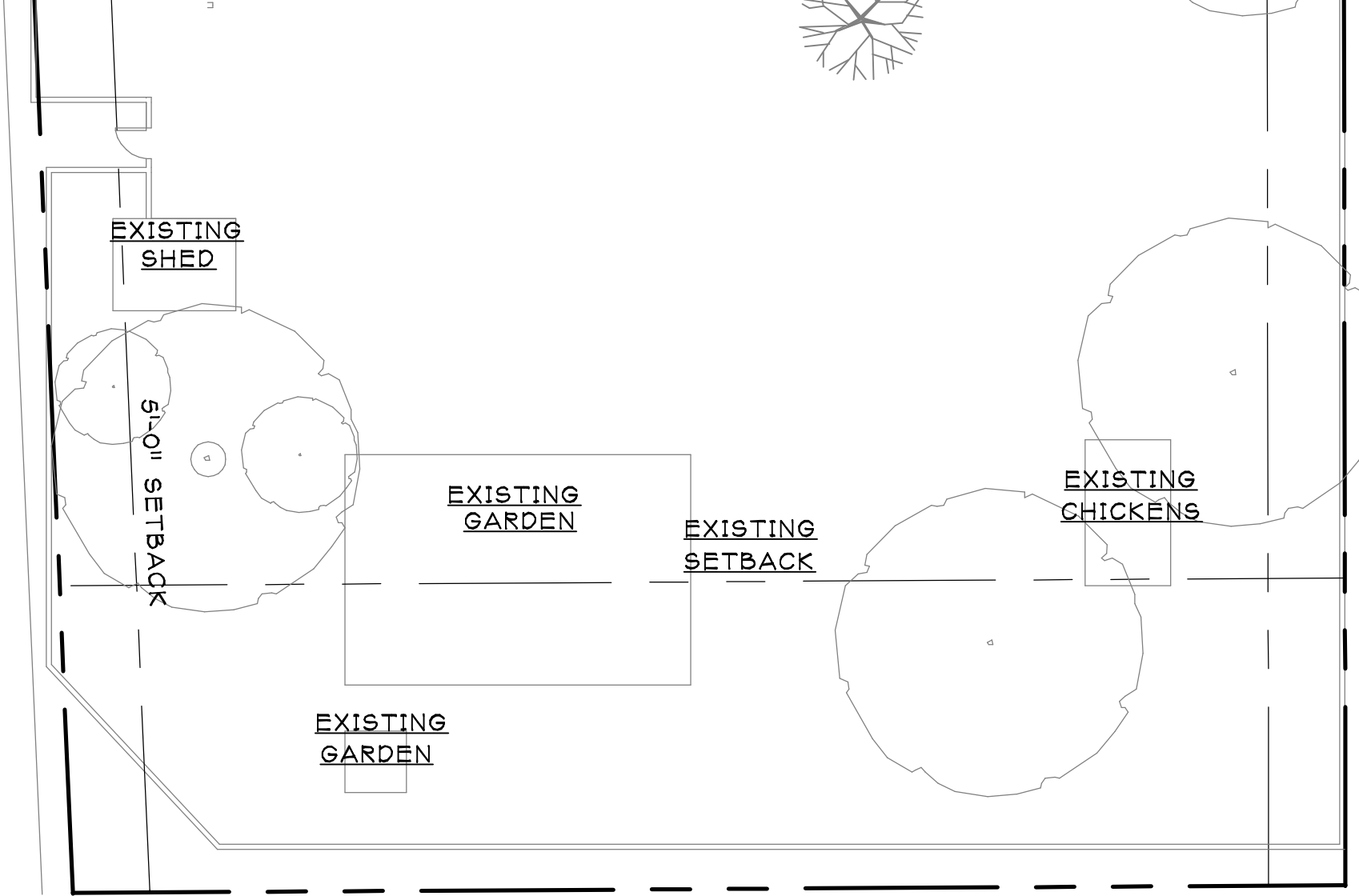
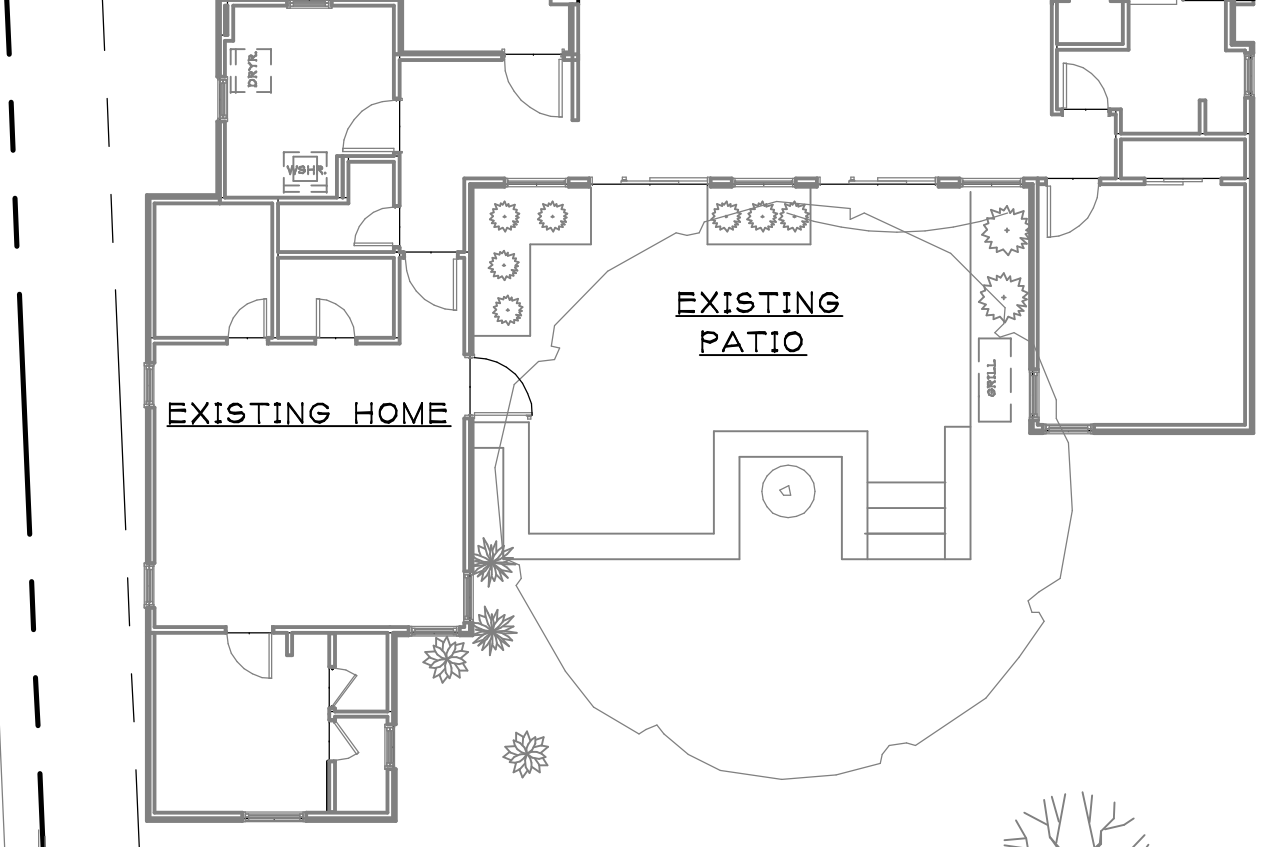
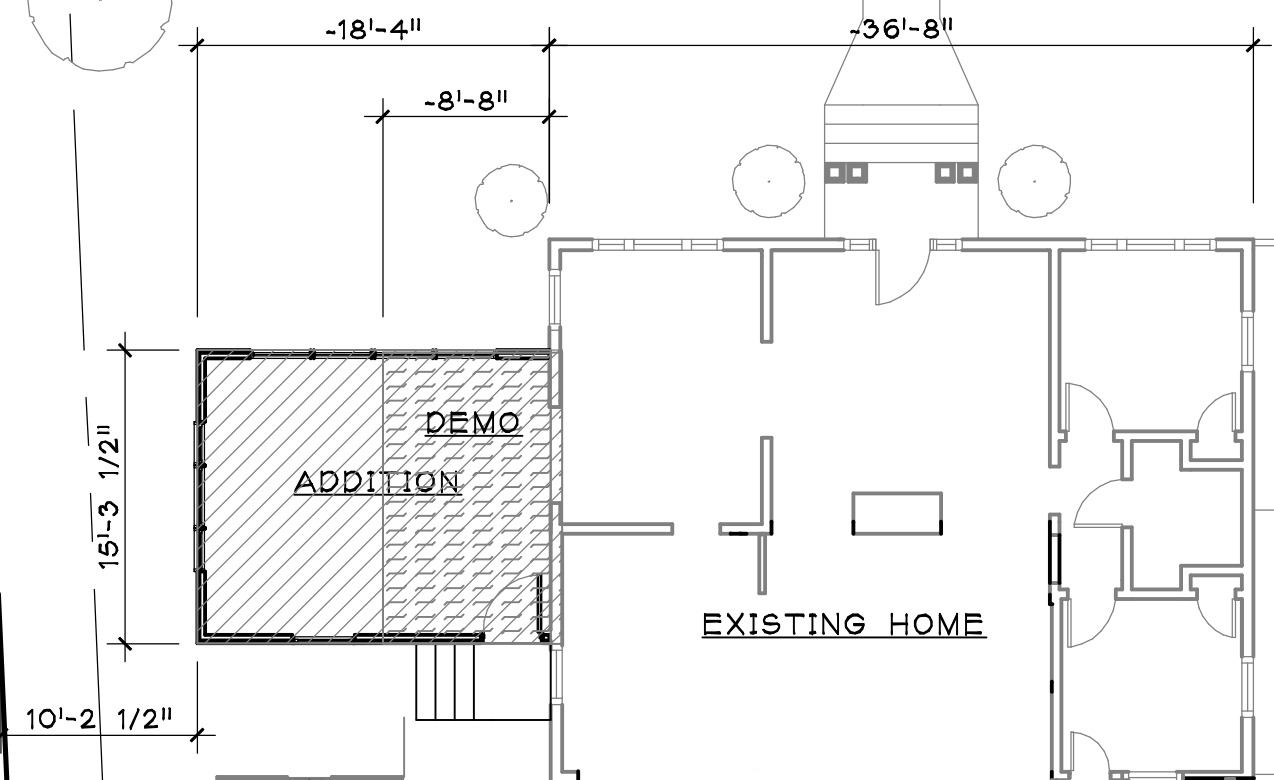
90' +/-

SIDEWALK

ALLEY

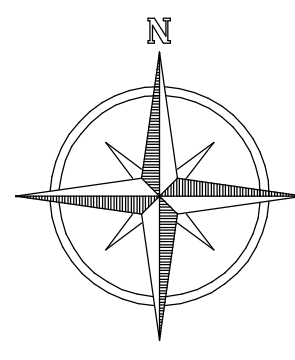
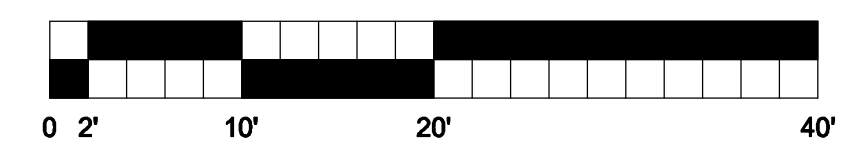
5'-0" SETBACK

SETBACK  
PROPERTY LINE



# SITE PLAN

1"=20'-0" @ 11X17    1"=10'-0" @ 24X36



FOR CODE APPROVAL. NOT FOR CONSTRUCTION

No.	Revision	Date

No.	Revision	Date
1	HIST. COMM. APPROVAL	3-1-21

An Addition to the  
**Mike and Natalie Morosi Home**  
 2529 Fairfax Avenue, Nashville, TN 37212

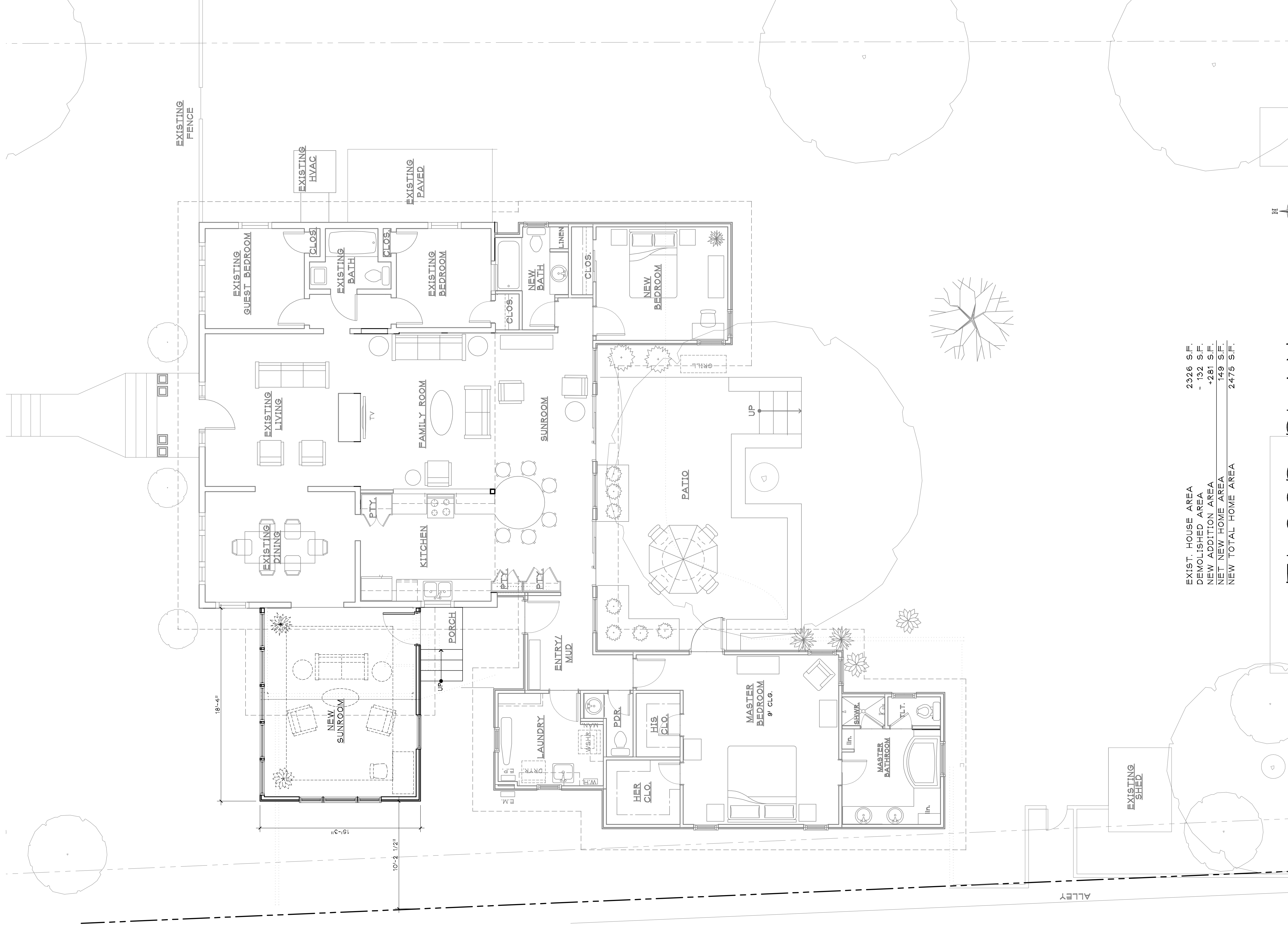
**DOOLEY ASSOCIATES**  
 6319 PERCY DRIVE, NASHVILLE, TN 37205  
 (615) 356-0882  
 ADOOLEY@DOOLEYASSOC.COM

SHEET NO:

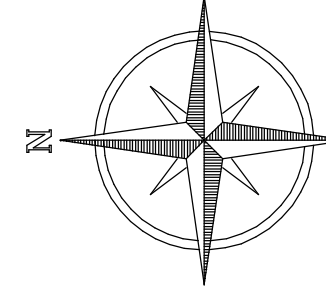
# C1

OF: -



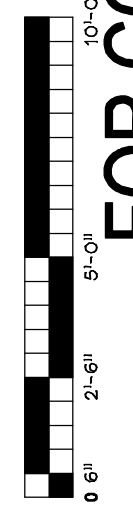


EXIST. HOUSE AREA 2326 S.F.  
 DEMOLISHED AREA - 132 S.F.  
 NEW ADDITION AREA +281 S.F.  
 NET NEW HOME AREA 149 S.F.  
 NEW TOTAL HOME AREA 2475 S.F.



# FLOOR PLAN

1/8"=1'-0" @ 11X17. 1/4"=1'-0" @ 24X36



**FOR CODE APPROVAL. NOT FOR CONSTRUCTION**

SHEET NO:

**A1**

OF: -

**DOOLEY ASSOCIATES**  
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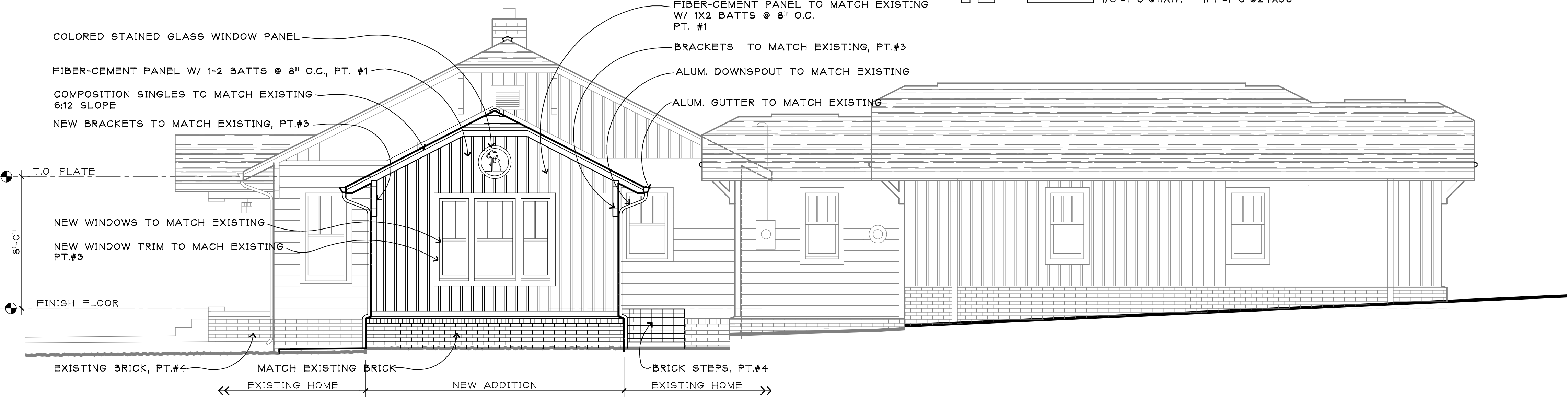
No.	Revision	Date
1	HIST. COMM. APPROVAL	3-1-21
2	HISTORICAL APPROVAL	3-4-21

No.	Revision	Date



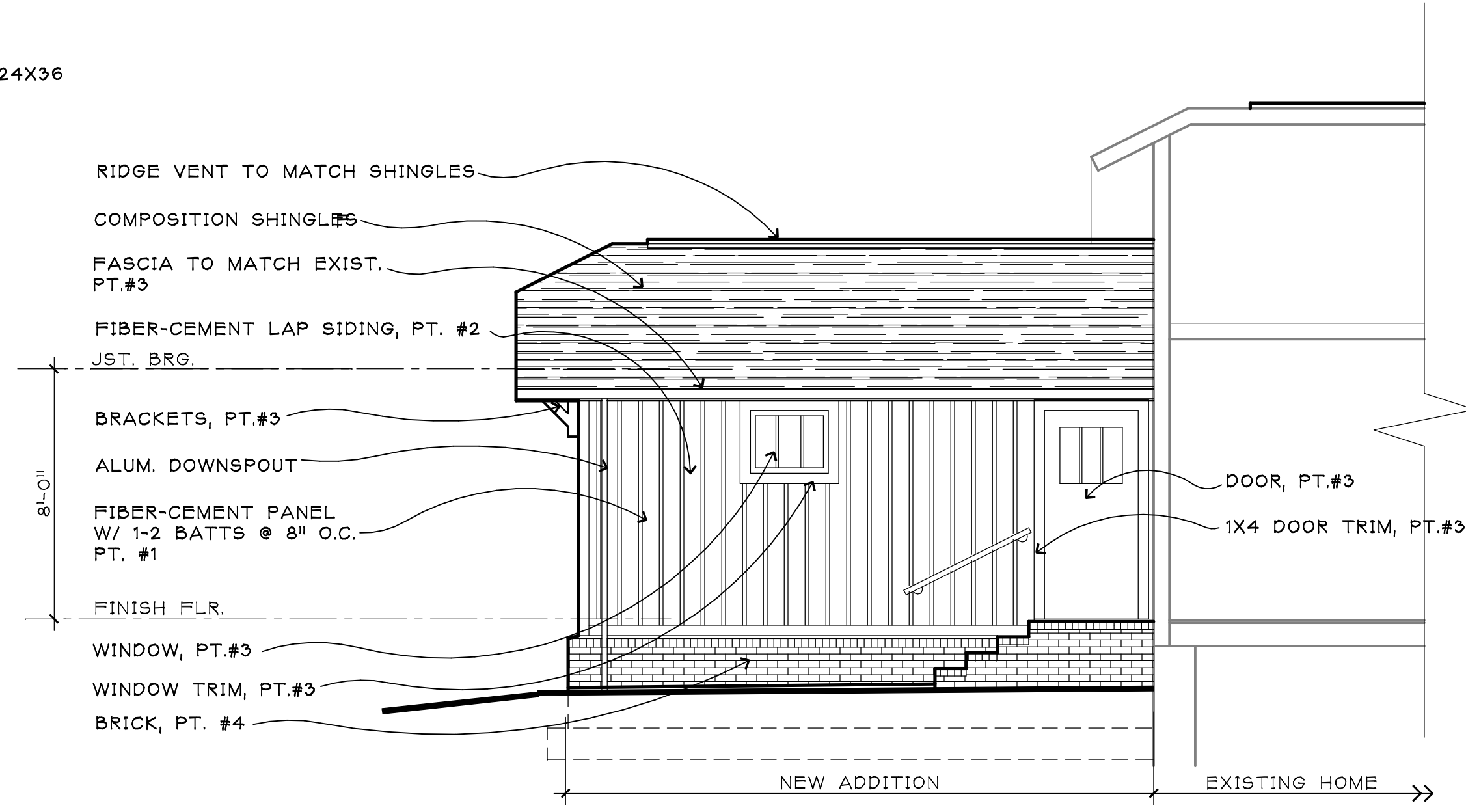
**NORTH ELEVATION**

0 2' 4' 8' 1/8"=1'-0" @ 11X17. 1/4"=1'-0" @ 24X36



**WEST ELEVATION**

0 2' 4' 8' 1/8"=1'-0" @ 11X17. 1/4"=1'-0" @ 24X36



**SOUTH ELEVATION**

0 2' 4' 8' 1/8"=1'-0" @ 11X17. 1/4"=1'-0" @ 24X36

**MATERIAL SCHEDULE**

- PAINTS:
- PT. #1: To be approved before construction
  - PT. #2: To be approved before construction
  - PT. #3: To be approved before construction
  - PT. #4: To be approved before construction
- SHINGLES: To be approved before construction
- ALUMINUM: To be approved before construction

**FOR CODE APPROVAL. NOT FOR CONSTRUCTION**

No.	Revision	Date

No.	Revision	Date
1	HISTORICAL APPROVAL	3-1-21
2	HISTORICAL APPROVAL	3-4-21

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**DOOLEY ASSOCIATES**  
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SHEET NO:  
**A3**  
 OF: -