

MEGAN BARRY  
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**  
**1807 Blair Boulevard**  
**October 21, 2015**

**Application:** New construction- addition and detached accessory dwelling unit; Partial demolition

**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

**Council District:** 18

**Map and Parcel Number:** 10416006900

**Applicant:** Kaitlyn Smous, Allard Ward Architects

**Project Lead:** **Melissa Sajid**, [Melissa.sajid@nashville.gov](mailto:Melissa.sajid@nashville.gov)

**Description of Project:** The applicant proposes to construct an addition at the rear of the house and to construct a two-story detached accessory dwelling unit behind the house with vehicular access from the alley.

**Recommendation Summary:** Staff recommends approval of the addition and DADU with the following conditions:

1. HVAC and other utilities be located at the rear of the house, or on a side façade beyond the midpoint of the house;
2. Staff approve the final details, dimensions and materials of windows, doors, garage doors, roof color, railing and porch screening prior to purchase and installation; and,
3. Staff approve new masonry for color, dimensions and texture.

With these conditions, staff finds that the proposed addition and DADU meet the design guidelines for outbuildings in Section II.B. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

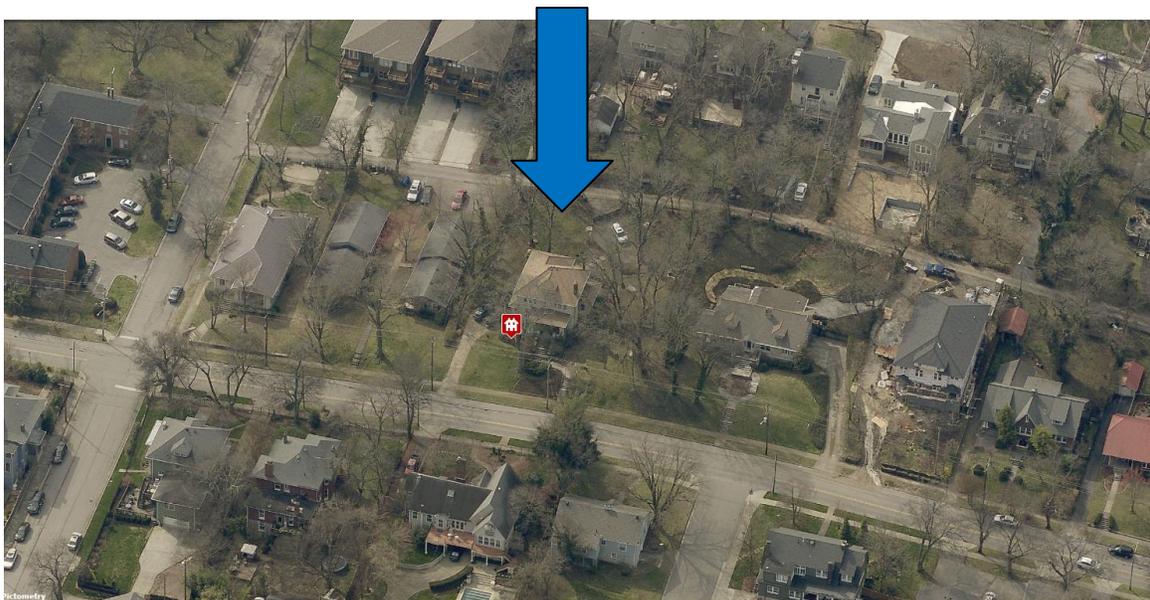
**Attachments**

- A:** Photographs
- B:** Site Plan
- D:** Elevations

## Vicinity Map:



## Aerial Map:



## **Applicable Design Guidelines:**

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

#### **B. GUIDELINES**

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

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

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

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

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

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

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

##### **d. Materials, Texture, Details, and Material Color**

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

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

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

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

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

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

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

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

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

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

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

### **e. Roof Shape**

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

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

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

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

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

### **f. Orientation**

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

#### *Porches*

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

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

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

#### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

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

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

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

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

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

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

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

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

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

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

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

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

## **h. Utilities**

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

## **i. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have 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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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.*

## **2. ADDITIONS**

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

*Placement*

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

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

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

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

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

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

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

- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*

- *Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

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

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

*When an addition needs to be 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).*

#### *Side Additions*

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

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

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

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

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

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

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

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

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

f. Additions should follow the guidelines for new construction.

## **V. DEMOLITION**

### **Demolition is not appropriate**

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

**Demolition is appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** The building at 1807 Blair Boulevard was built c. 1915 and is a four-square house with a pyramidal roof and a flat roof front porch (See Figure 1). The house includes an existing rear addition.

**Analysis and Findings:** The applicant proposes to construct a rear addition; and to construct a two-story detached accessory dwelling unit behind the house with vehicular access from the alley.



Figure 1: 1807 Blair Blvd

**Demolition:** Demolition is proposed for the existing rear addition. As the addition and existing rear corners are not original to the house, staff finds the proposed demolition appropriate. The project also includes changing several openings on the left side façade, which is considered partial demolition. Staff finds that the changes to the openings are appropriate as they will not be visible from the street and will be obscured by the bumped out element on the front façade (See Figure 2). Staff finds the proposed demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.



Figure 2: 1807 Blair Blvd, left side façade

Height & Scale: The addition has a maximum ridge height that is about three feet (3') lower than the ridge of the house, and the foundation height changes with the grade which is compatible with the foundation on the historic house. Eave height on the additions is similar to that on the existing house.

The addition is wider than the existing house by approximately fifteen feet (15') on the left side and by about seventeen feet (17') on the right side. The parts of the addition that extend beyond the side walls of the existing house are primarily single-story and are located behind the front corners of the existing house by a significant distance (40' on the right side and 55' on the left side). Although an addition extending out both sides of the historic home is generally not appropriate, staff found it to be so in the case for several reasons. The grade rises from front to back so to add to the height of the addition, rather than out each side would likely require an addition that is taller than the existing house. The side additions will have less impact than a tall addition as the proposed are mostly below the ridgeline of the main house and setback significantly from the front of the house and the right side is partially open in design with a screened porch. With the addition of an outbuilding, there is less space to have the addition continue into the back yard, rather than side yards. In addition, the design guidelines allow for additional width when the lot is wider than sixty feet and when there is an extreme grade change; this lot meets those criteria as it is approximately one hundred and thirty feet (130') wide at the street.

The proposed additional footprint is approximately one thousand, four hundred and forty-eight square feet (1448 sq. ft.), compared to the existing footprint which is about one thousand, six hundred and fifty-five square feet (1655 sq. ft.). The addition adds twenty-six feet (26') to the depth of the house, in an irregular shape. The actual additional footprint area and depth is less, as the existing addition is to be removed.

Staff finds that project is appropriate with regard to height and scale and meets section II.B.1.a. and b. of the guidelines.

Design, Location & Removability:

The proposed addition is two stories behind the house and drops down to a single-story as it extends beyond the side walls of the existing house. The single-story addition on the right side will be a new enclosed porch whereas the single-story addition visible on the left side incorporates a rooftop deck that is screened by a brick parapet to match the existing house and metal railing. The new addition will be located at the rear of the house, flush with the left side and inset one foot (1') on the right. Typically a minimum of a one-foot inset is required for one-story addition. However, in this case, the existing rear corners are not original to the building as they were demolished with a previous addition. Therefore meets sections II.B.2.a and II.B.2.e of the design guidelines.

Setback: The setbacks will be nineteen feet, seven inches (19'7") on the left side, and thirty-seven feet, three inches (37'3") on the right. The rear wall of the addition will be fifty-six feet, five inches (56'5") from the rear property line. The project meets bulk zoning requirements and section II.B.i.c for setbacks.

Materials: The addition will be brick to match the historic house with a parged foundation. Trim will be wood. The roof for most of the addition will be dimensional asphalt shingles with a metal roof for the new porch addition on the left side of the house. The windows will be Marvin clad or Integrity Ultrex/wood windows, which have been approved in the past. Staff recommends administrative approval of the final window design. Information on materials for windows, doors, roof color and the screening for the porch has not been provided. Staff recommends including a condition that staff approve the final window, door, roof color and screening selections prior to purchase and installation. The new chimney will be finished with brick. With the condition that staff approve the final selection of the windows, doors, roof color and screening, staff finds that the project meets section II.B.1.d.

Roof form: The addition will have a hipped roof, with a pitch of 7/12 complement the existing hipped pyramidal roof. The plan includes a set of two-story bay windows on the rear elevation. The roof form and pitch do not contrast with those of neighboring historic buildings, and are compatible with those of the house. The project meets section II.B.1.e.

Orientation: The addition will not change the historic orientation of the house. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows on the proposed addition meet the historic proportion of openings, being generally twice as tall as they are wide. The rear elevation also includes two two-story bay windows. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings is consistent with Section II.B.1.g.

Utilities: The drawings do not indicate the location of HVAC or other utilities. If a new location is needed, Staff requests the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.h.

Outbuildings:

Location, Setback: The new DADU will be located at the rear of the lot with vehicular access from the alley. The applicant asks the Commission to determine the appropriateness of a ten foot (10') between the addition and the outbuilding, rather than the twenty-foot (20') called out in the design guidelines. DADUs should have a separation of at least twenty feet (20') between it and the principle dwelling; however, staff finds that the proposed ten feet (10') separation to be sufficient as there is less rear yard area available for development than there is side yard.

Height, Scale: The two-story DADU is proposed to have a ridge height of approximately twenty-four feet, four inches (24'4") which includes the foundation which is a maximum of ten inches (10") tall and varies with the grade. The eave height will be approximately fifteen feet (15') above grade. In comparison, the average eave height of the principle dwelling is approximately eighteen feet (18') above grade and the ridge height is taller

than twenty-nine feet (29'). Therefore, the DADU is subordinate to the historic house in terms of height and also does not exceed the maximum eave and ridge heights established in the Zoning Code.

The lot is approximately twenty-two thousand one hundred square feet (22,100 SF). Because it exceeds ten thousand square feet (10,000 SF), the design guidelines allow for a footprint of up to a thousand square feet (1000 SF). The structure's footprint will be approximately nine hundred eighty-nine square feet (989 sq. ft.), under the maximum. By comparison, the primary structure has a proposed footprint of approximately three thousand, one hundred feet (3,100 sq. ft.). Staff therefore finds that the accessory structure is subordinate in size and does not exceed the height of the primary structure nor the maximum eave and ridge heights specified in the design guidelines.

Materials, Roof Form: The roof will have a 7:12 gable matching the existing building with a two story bay window on the right side façade, similar to those proposed on the rear addition. The exterior materials of the DADU include a brick, a parged foundation and a dimensional asphalt shingle roof. These materials match the historic building.

Staff finds the proposed DADU with ten foot (10') between it and the principle dwelling to meet section II.B.1.h of the design guidelines.

**Recommendation:**

Staff recommends approval with the conditions:

1. HVAC and other utilities be located at the rear of the house, or on a side façade beyond the midpoint of the house;
2. Staff approve the final details, dimensions and materials of windows, doors, garage doors, roof color, railing and porch screening prior to purchase and installation; and,
3. Staff approve new masonry for color, dimensions and texture.

Staff finds the proposed addition and DADU meet the design guidelines for additions and outbuildings in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



# PRESERVATION PERMIT APPLICATION

## METROPOLITAN HISTORIC ZONING COMMISSION

3000 Granny White Pike, Nashville, TN 37204

615-862-7970, 615-862-7974 fax, histlap1@nashville.gov, http://nashville.gov/Historical-Commission.aspx

**DEADLINE:** Complete applications must be received a minimum of 16 days prior to the next MHZC hearing which takes place on the third Wednesday of the month. Please visit [www.nashville.gov](http://www.nashville.gov) for the schedule. Incomplete applications will not be scheduled until all information has been received.

**PROPERTY ADDRESS:** 1807 Blair Blvd, Nashville, TN 37212

**APPLICANT** (All communication by phone, fax, email or mail will be with the applicant.)

Name Kaitlyn Smous - Allard Ward Architects

Mailing Address 1618 16th Ave S.

City Nashville Zip Code 37212

Contact Phone 615.345.1010 Fax Number \_\_\_\_\_ Email ksmous@allardward.com

Owner  Contractor  Architect/Designer  Other \_\_\_\_\_

**PROPERTY OWNER** (If different from applicant.)

Name David Morgan + Karen Bloch

Mailing Address 3714 Wimbledon Road

City Nashville Zip code 37215

Contact Phone 615.497.1097 Fax Number \_\_\_\_\_ Email Morganbloch@gmail.com

615.292.3431

**TYPE OF WORK**  New Construction (Addition)  Demolition  Renovation  Other \_\_\_\_\_

(Only exterior projects are reviewed.)

**DESCRIPTION OF WORK** (Please use a separate sheet of paper for longer descriptions.)

Application is for a rear addition. It is 2-stories with a 1-story porch and 1-story portin. Application also includes a 1,000 SF PATIO.

Any substitution or deviation from the approved work items listed on the Preservation Permit requires further review and approval by the Historic Zoning Commission prior to being undertaken. Accurate scale elevations, drawings, and site plans are needed for project review. The MHZC retains copies of all materials submitted.

**Does the project require an alteration to base zoning?** Please see bottom of page 2 for more information.

Yes  NO

**Estimated Cost of Work** \$ 150,000

**Code Administration's Temporary Bldg Permit #** \_\_\_\_\_

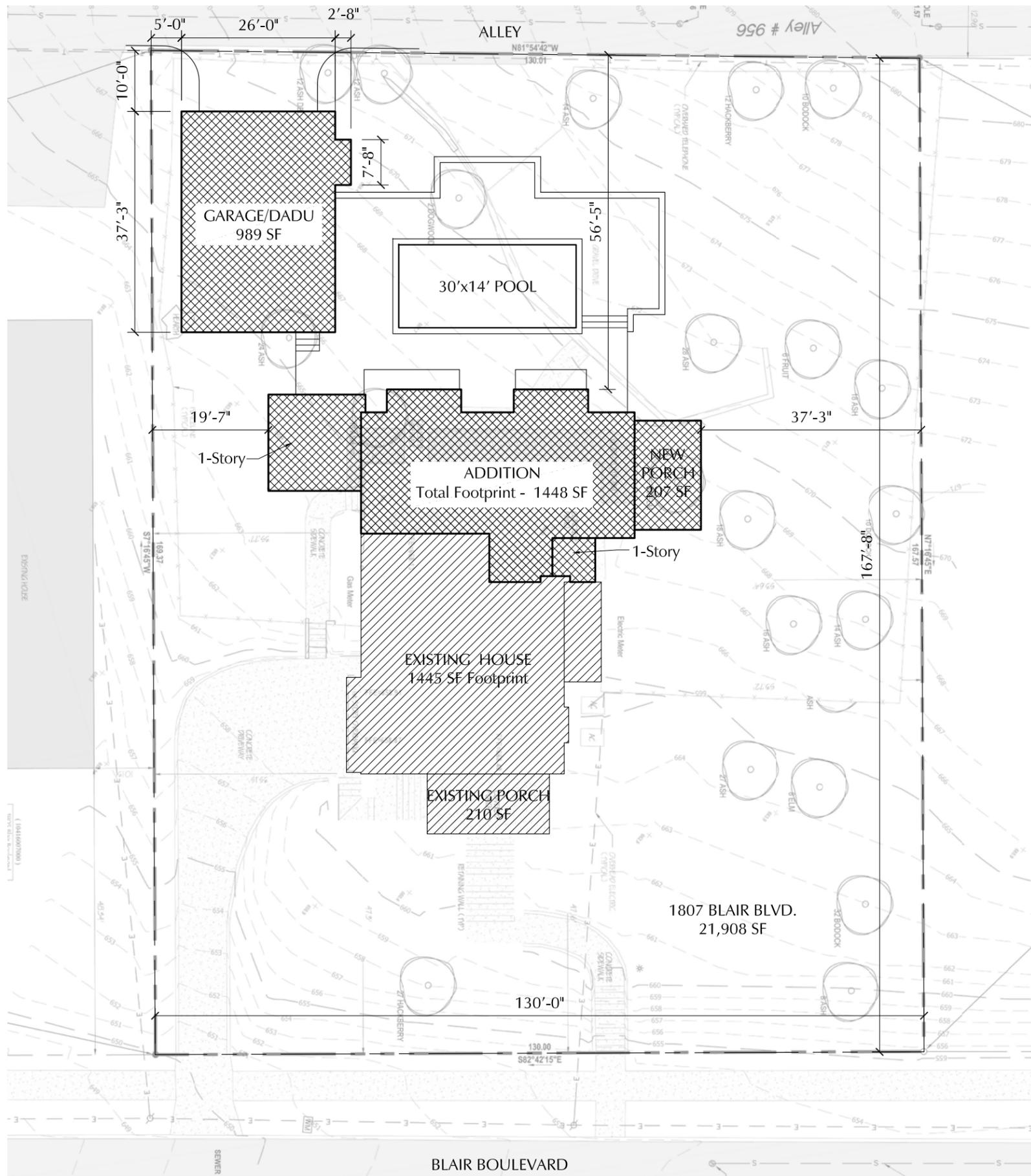
(This number starts with a "T" followed by the year. It may also be obtained later.)

**Covenant Instrument #** \_\_\_\_\_

(Required for Detached Accessory Dwelling Units)

**SIGNATURE** Kaitlyn Smous **DATE** 10/5/15

I/We the above signed do hereby make application for a Preservation Permit following plans and proposals to be undertaken within the boundaries of an historic preservation overlay pursuant to Article IX of the Metropolitan Code.



**Site Plan**

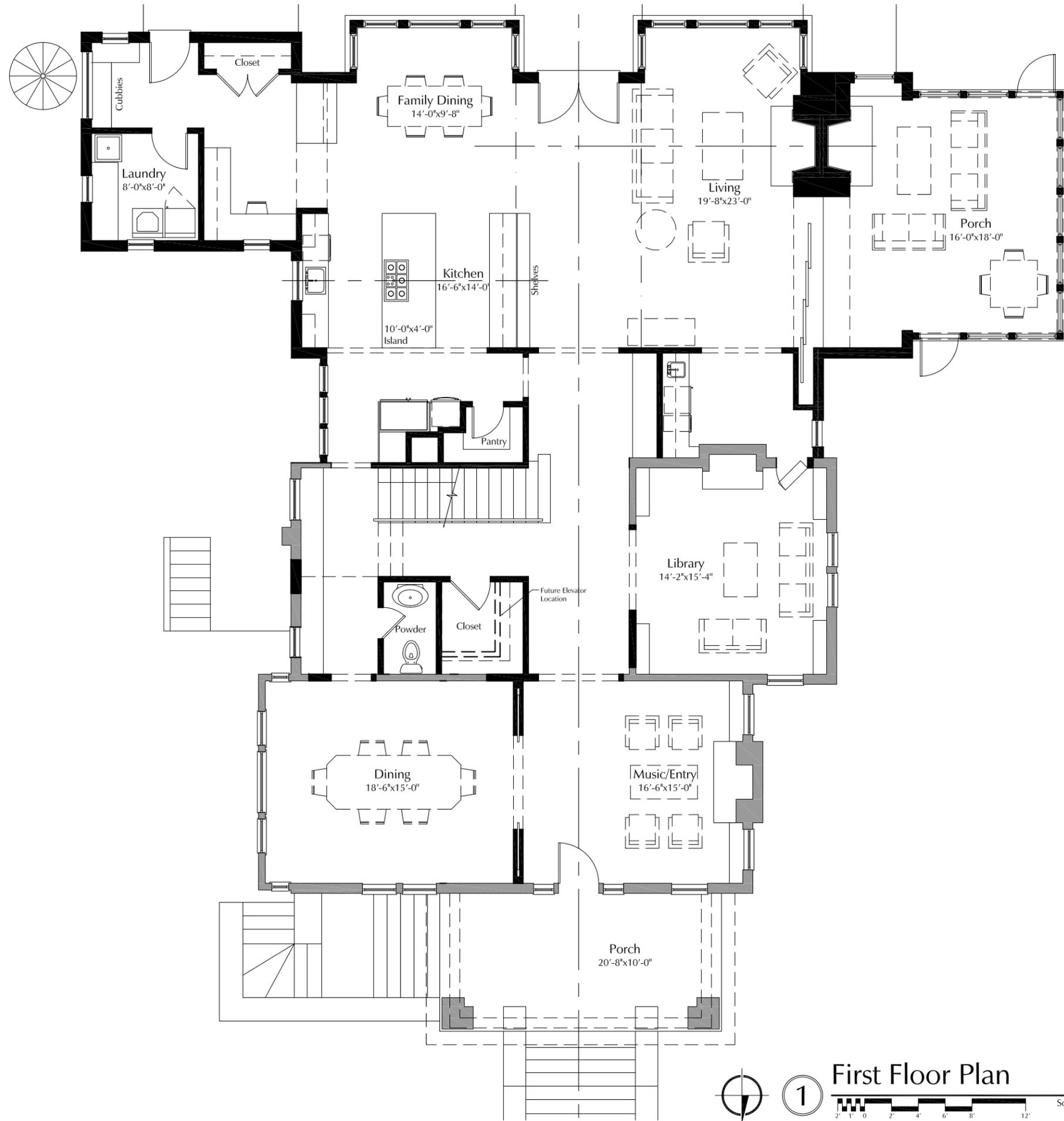
Addition and Renovations for:  
**The Morgan-Bloch Residence**  
 1807 Blair Blvd  
 Nashville, TN 37212

**ALLARD WARD**  
 ARCHITECTS  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 Tel: 615.345.1010  
 Fax: 615.345.1011

Drawings:  
 Site Plan  
 Date:  
 10.08.15

**AS1.0**

MHZC PRESERVATION PERMIT APPLICATION



1

First Floor Plan



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

Drawings:  
First Floor Plan

Date:  
10.08.15

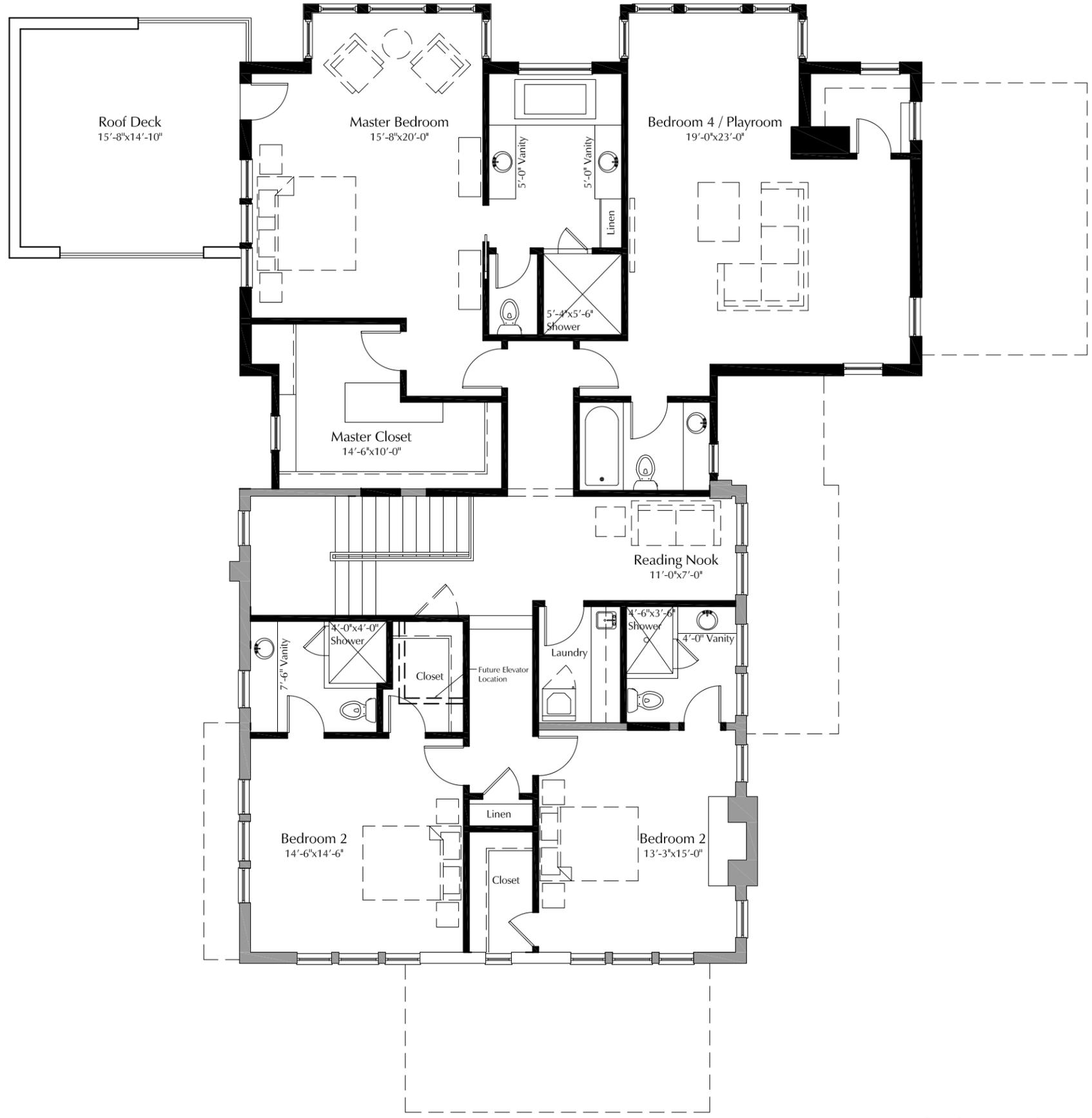
**ALLARD WARD**  
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Nashville, Tennessee 37212  
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**A1.1**





**1** Second Floor Plan  
 Scale: 1/8"=1'-0"



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**ARCHITECTS**  
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 Nashville, Tennessee 37212  
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 Fax: 615.345.1011  
 allardward.com

Drawings:  
 Second Floor Plan  
 Date:  
 10.08.15

Addition and Renovations for:  
**The Morgan-Bloch Residence**  
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 Nashville, TN 37212  
 MHZC PRESERVATION PERMIT APPLICATION

# A1.2





Dimensional Asphalt Shingles. Confirm Color with Architect.  
 Paulownia Wood Trim, Typical  
 Metal Roof. Confirm Selection with Architect

Addition Second Floor Ceiling  
 Aluminum Prefinished Gutters and Downspouts. Confirm Profile and Color.

Addition Second Floor  
 Addition First Floor Ceiling  
 Modular Brick. Match Size and Texture of Existing.  
 Marvin Clad or Integrity Ultrax/Wood Windows. Confirm Color and Casing Options with Architect.  
 Aluminum Spiral Staircase  
 Parged Foundation

New Windows

Stair Landing

7'-7" Window Head Height

1

East Elevation



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

Drawings:  
 North Elevation  
 Date:  
 10.08.15

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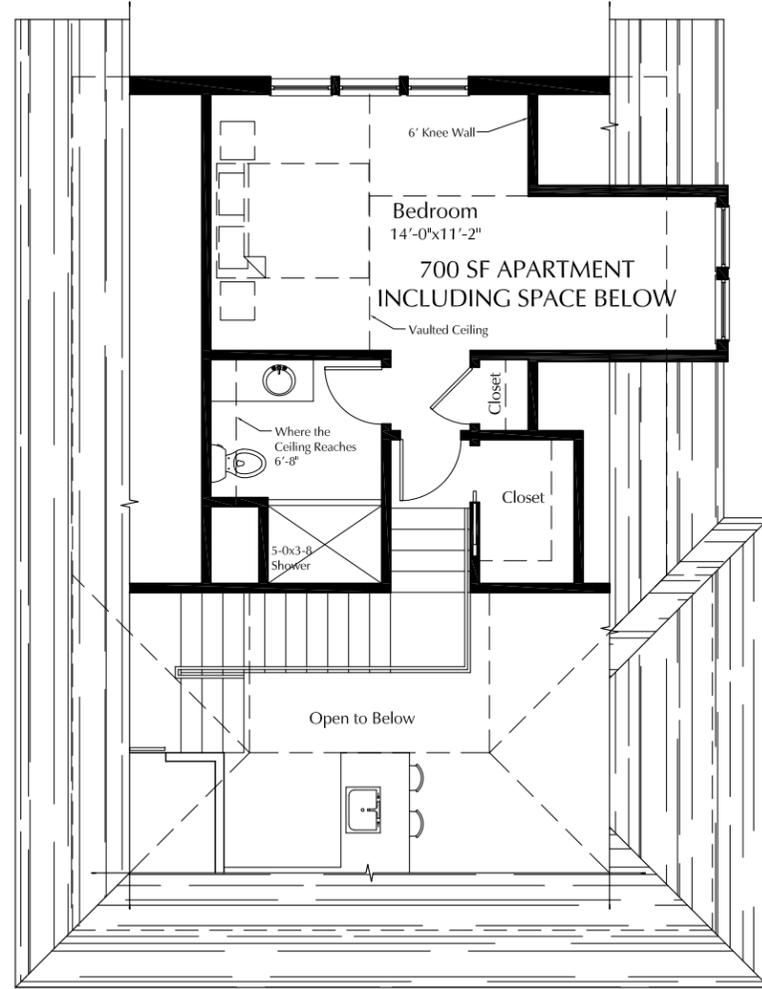
**A2.1**

Addition and Renovations for:  
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MHZC PRESERVATION PERMIT APPLICATION

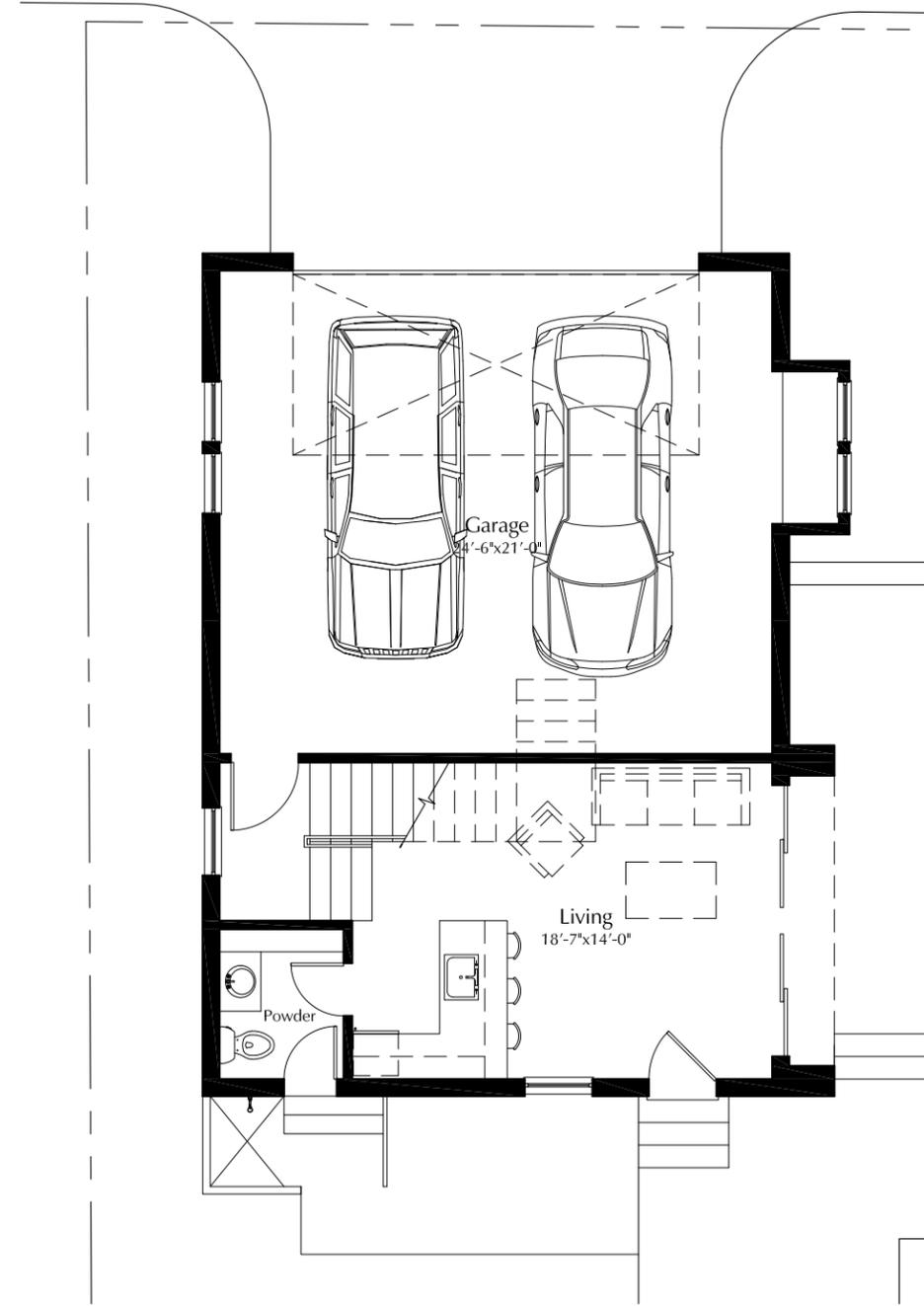







2
**Garage Second Floor Plan**  

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




1
**Garage First Floor Plan**  

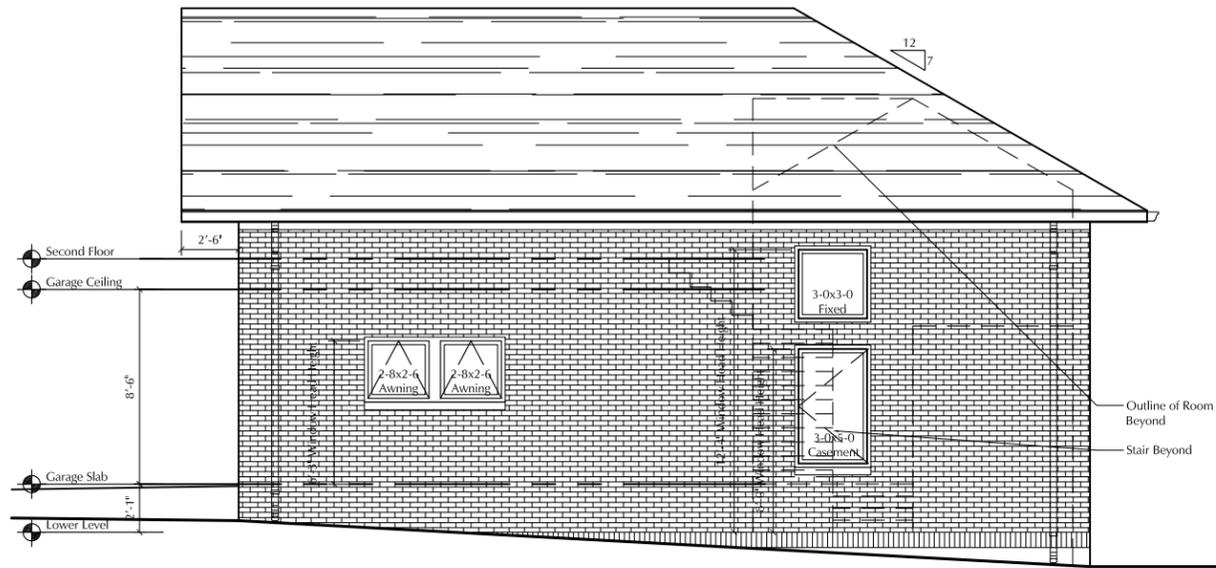
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**ARCHITECTS**  
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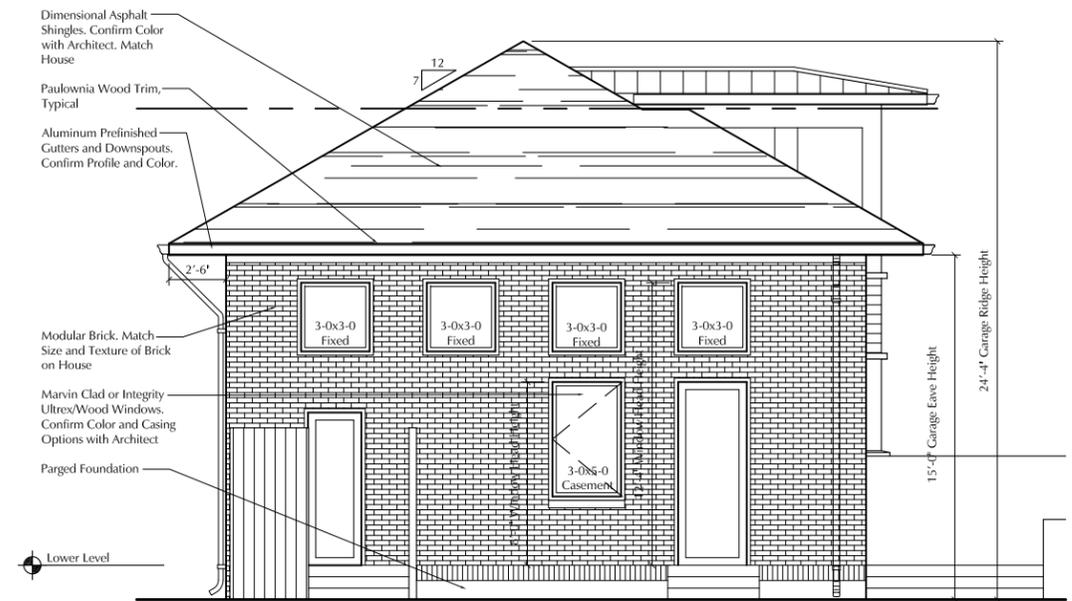
**Drawings:**  
 Garage First Floor Plan  
 Garage Second Floor Plan  
**Date:**  
 10.08.15



Addition and Renovations for:  
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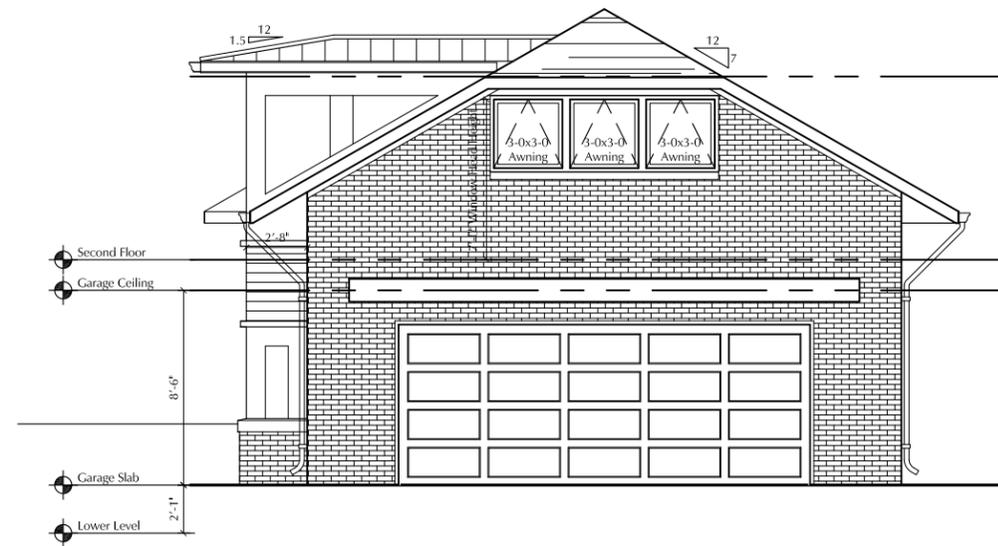
④ Garage East Elevation  
 Scale: 1/8"=1'-0"



③ Garage North Elevation  
 Scale: 1/8"=1'-0"



② Garage West Elevation  
 Scale: 1/8"=1'-0"



① Garage South Elevation  
 Scale: 1/8"=1'-0"