

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
Fax: (615) 862-7974

STAFF RECOMMENDATION 2519 Blair Boulevard February 21, 2018

Application: New construction – addition; Setback determination; Partial demolition

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10415002600

Applicant: Manuel Zeitlin, Architect

Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: The applicant proposes to construct a rear addition. The application also includes replacing the center porch post to match the other two existing porch posts, replacing an existing double hung window on the right side façade with a door, and removing the existing second-level door and stairs on the left side façade.

Recommendation Summary: Staff recommends approval of the proposed addition, setback determination, and partial demolition at 2519 Blair Boulevard with the following conditions:

1. Staff approve the final details, dimensions, and materials of the windows, doors, masonry, walkway material, roof color, trim, front porch post, porch floors, porch steps, and porch railings prior to purchase and installation; and
2. The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house if relocated or added.

With these conditions, staff finds that the proposal meets the design guidelines for additions in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

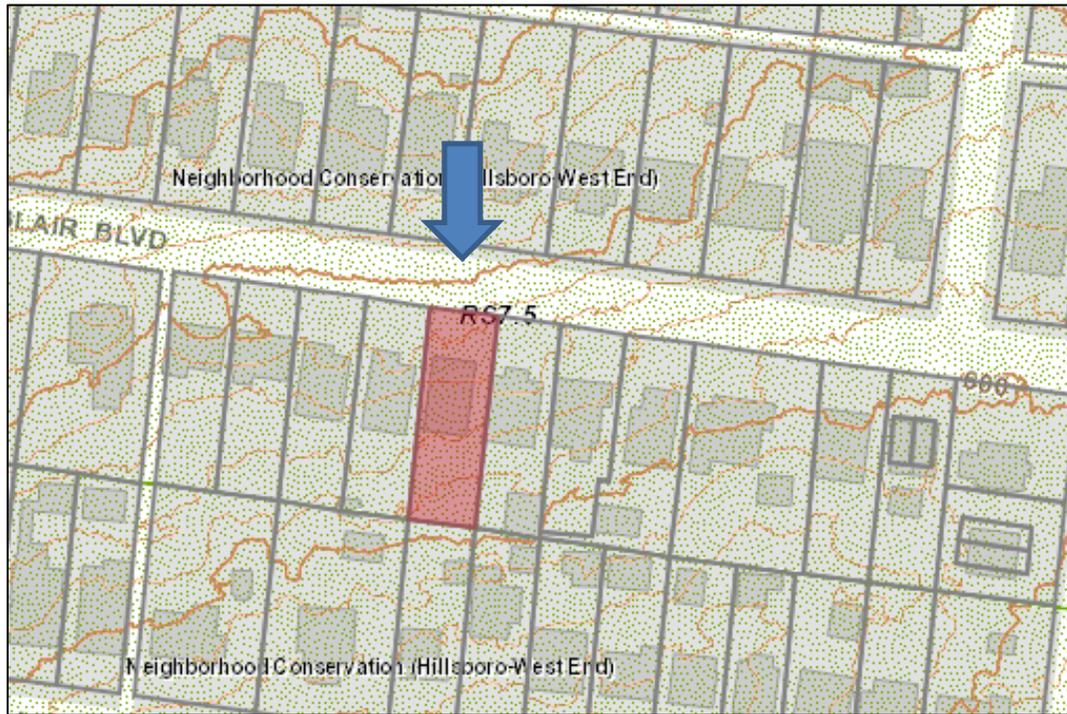
Attachments

A: Photographs

B: Site Plan

C: Floor Plans and Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.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.

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.

Duplexes

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

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

Multi-unit Developments

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

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

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

g. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

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

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

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

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

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

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

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 taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

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.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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 dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*

- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

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.

- f. Additions should follow the guidelines for new construction.

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 house located at 2519 Blair Boulevard was built c. 1931 (Figure 1) and contributes to the character of the Hillsboro – West End Neighborhood Conservation Zoning Overlay.



Figure 1: 2519 Blair Boulevard

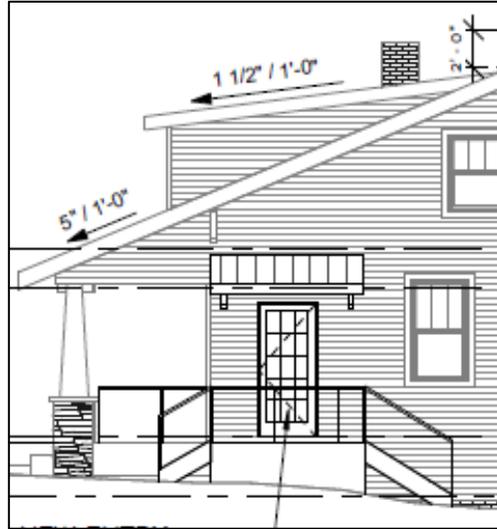
Analysis and Findings: The applicant proposes to construct a rear addition. The application also includes replacing the center porch post to match the other two existing porch posts, replacing an existing double hung window on the right side façade with a door, and removing the existing second-level door and stairs on the left side façade.

Partial demolition: The application includes replacing the center metal porch post with a new porch column and base to match the other two existing porch posts (Figure 1). Staff finds that this is appropriate as metal porch posts were not typically used during this period of construction and is likely not original to the house.

The house is currently a duplex with one unit accessed via exterior stairs to a second-level door (Figure 2). The applicant proposes to remove the existing exterior stairs and second-level door on the left side façade and relocate the second unit access to a proposed side door on the right side façade. To accommodate the proposed side door, the applicant proposes to convert an existing window opening to a door and to install a new metal overhang and walkway to access the entrance (Figures 3 and 4).



Figure 2: Existing exterior stairs and second-level door to be removed.



Figures 3 and 4: Existing window opening and proposed door opening with metal roof overhang

The 1931 Sanborn map indicates that the house originally included only one dwelling unit (Figure 5). Since the house was not historically a duplex, the exterior stairs and second-level door are not original, and staff finds that removing those elements is appropriate. Staff also finds that changing the window opening to a door on the right side façade is appropriate since the location and the width of the proposed door opening are similar to that of the existing window. The Commission has permitted roof overhangs that do not include posts to the ground since this type of alteration is removable. For these reasons, staff finds the proposed partial demolition to be appropriate and to meet Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.



Figure 5: 1931 Sanborn map

Height & Scale: The proposed additional rear footprint is approximately one thousand, five hundred and four square feet (1504 sq. ft.), compared to the existing footprint which is approximately one thousand, five hundred and sixty square feet (1560 sq. ft.). The addition adds forty feet (40') to the depth of the house, which does not more than double the depth of the existing house. The new construction is located at the rear of the historic house, in accordance with design guidelines, and is no wider than the historic house.

The proposed addition adds two feet (2') of additional height to the historic house, and the additional height is located fort-five feet (45') from the front of the house, which meets the requirement that the additional height be located at least forty feet (40') behind the front wall. Staff finds the additional height to be appropriate since it is no more than two feet (2') and meets the distance requirement for additional height. Since the primary roof form is a side gable, a ridge raise would be possible at this location. The proposed design, however, provides an alternative to a ridge raise which not only maintains the existing ridge line of the historic house but is much less visible from the street.

The proposed rear addition does not more than double the footprint or depth and does not extend wider than the historic house. Furthermore, staff finds the proposed additional height to be appropriate as it is located more than forty feet (40') back from the front of the house and is only two feet (2') taller than the historic house. Staff finds that the height and scale of the proposed addition are compatible with the historic house and that the project, therefore, meets sections II.B.1.a and II.B.1.b of the design guidelines.

Location & Removability: The new addition will be at the rear of the existing building, stepped in from the side walls of the original house by two feet (2') on each side before extending fifteen feet (15') and then stepping back to match the original house's width. The roof of the new addition will tie into the rear slope of the original roof approximately six inches (6") below the ridge. By attaching in this manner, the addition does not impact the original building and if it were to be removed in the future the original form would be left intact. Staff finds this to be appropriate and to meet sections II.B.2.a and II.B.2.e of the design guidelines.

Design: The addition will complement the historic house, with windows that are compatible with the style, rhythm, and proportion of the existing windows while incorporating modern elements such as fiber cement panel siding and a flat roof form with crickets at the rear of the addition. The scale of the addition will be distinguished from the original by stepping in from the side walls before continuing back and by not being wider than the original house. Staff finds that the project is compatible with the existing house and will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Setbacks: Because the addition is stepped in and clearly differentiated from the original house, it will not have a significant impact on the perceived rhythm of spacing between the house and the adjacent houses on either side. The new addition meets the rear and left side setbacks as required by the base zoning but does not meet the right side setback. The applicant requests a setback determination to reduce the right side setback from five feet (5') to four feet (4'). The addition is located approximately thirty-six feet (36') from the rear property line and fifteen feet (15') from the left side property line. On the right side, the addition is approximately four feet (4') from the property line. Staff finds that the proposed right side setback is appropriate as the addition will be no closer to the property line than the existing house. Staff finds that the project meets section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split-faced	Yes	
Cladding	Cement fiberboard lap	Smooth, 5" reveal	Yes	

	siding			
Secondary Cladding	Fiber cement panels (2' x 4')	Smooth	Yes	
Roofing	Fiberglass shingles	Not indicated	Yes	X
Trim	Unknown	Not indicated		X
Windows	Divided light casements and double-hung	Marvin Integrity or equal, Needs final approval		X
Doors	Divided light side door; full light rear door	Needs final approval		X
Front porch column/base	Unknown (base appears to be masonry)	Not indicated		X
Side Porch Roof	Metal		Yes	
Side Porch Floor and Steps	Unknown	Not indicated		X
Side Porch Railing	Unknown	Not indicated		X
Rear Porch Railings	Unknown	Not indicated		X
Rear Porch Steps	Unknown	Not indicated		X
New Walkway	Unknown	Not indicated		X

With a condition that the windows and doors, masonry, walkway material, roof color, trim, front porch post, porch floors, porch steps, and porch railings are administratively approved, staff finds that the known materials of the project will meet section II.B.1.d of the design guidelines.

Roof form: The roof of the addition will be a side-gable tying into the existing roof. A flat roof form with side crickets ties into the side gable of the addition. The pitch of these roofs will be 3:12 and 4:12. This is a slightly lower slope than the existing house, but because of the distance and separation from the main roof the difference will not be greatly perceptible. Staff finds the roofs of the proposed addition to be compatible with the existing building and to meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed addition are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. At this time, there is no plan to replace the existing windows and doors. Staff finds the

project's proportion and rhythm of openings to meet section II.B.1.g of the design guidelines.

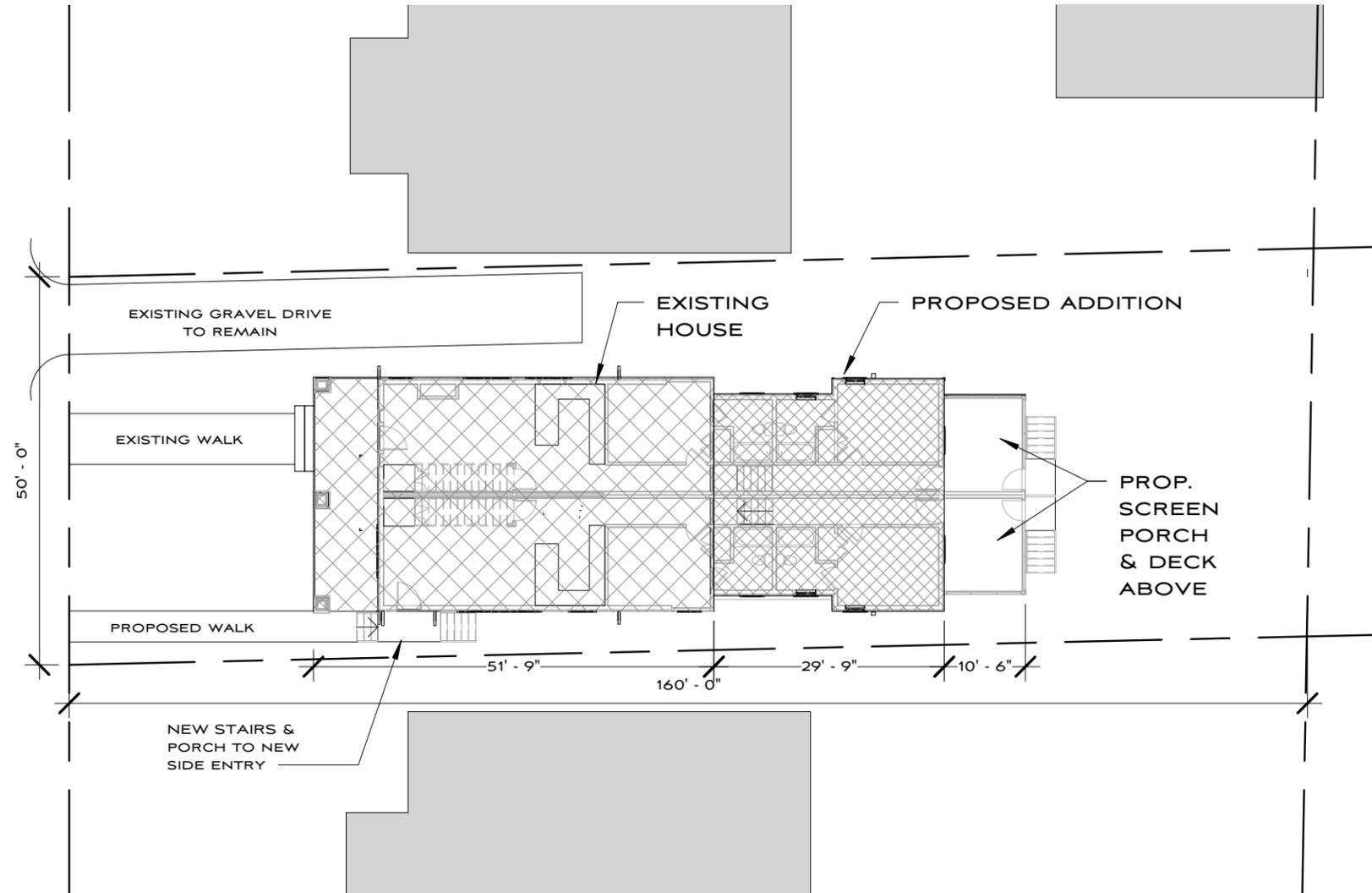
Appurtenances & Utilities: A new walkway will be added from the side porch to the street. No other changes to the site's appurtenances were indicated on the drawings. Staff asks that if the HVAC is moved that it be located on the rear façade, or on a side façade beyond the midpoint of the house to meet section II.B.1.i of the design guidelines.

Recommendation: Staff recommends approval of the proposed addition, setback determination, and partial demolition at 2519 Blair Boulevard with the following conditions:

1. Staff approve the final details, dimensions, and materials of the windows, doors, masonry, walkway material, roof color, trim, front porch post, porch floors, porch steps, and porch railings prior to purchase and installation; and
2. The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house if relocated or added.

With these conditions, staff finds that the proposal meets the design guidelines for additions in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

BLAIR BLVD.



SHEET INDEX

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① SITE PLAN - PROPOSED
1" = 20'-0"



EXISTING HOUSE -
1300 SF MAIN LEVEL
560 SF UPPER LEVEL

PROPOSED SIDE BY SIDE
TWO FAMILY RESIDENCES
AT 1814 S.F. EACH
FIRST FLOOR 1067 S.F.
UPPER FLOOR 747 S.F.

CONTACT / ARCHITECT:

MANUEL ZEITLIN
MANUEL ZEITLIN ARCHITECTS
516 HAGAN ST., STE. 100
NASHVILLE, TN 37203

(615) 256-2880



2519 BLAIR AVE
NASHVILLE, TN 37212
SITE PLAN

HISTORIC SUBMITTAL
1-19-18 1783

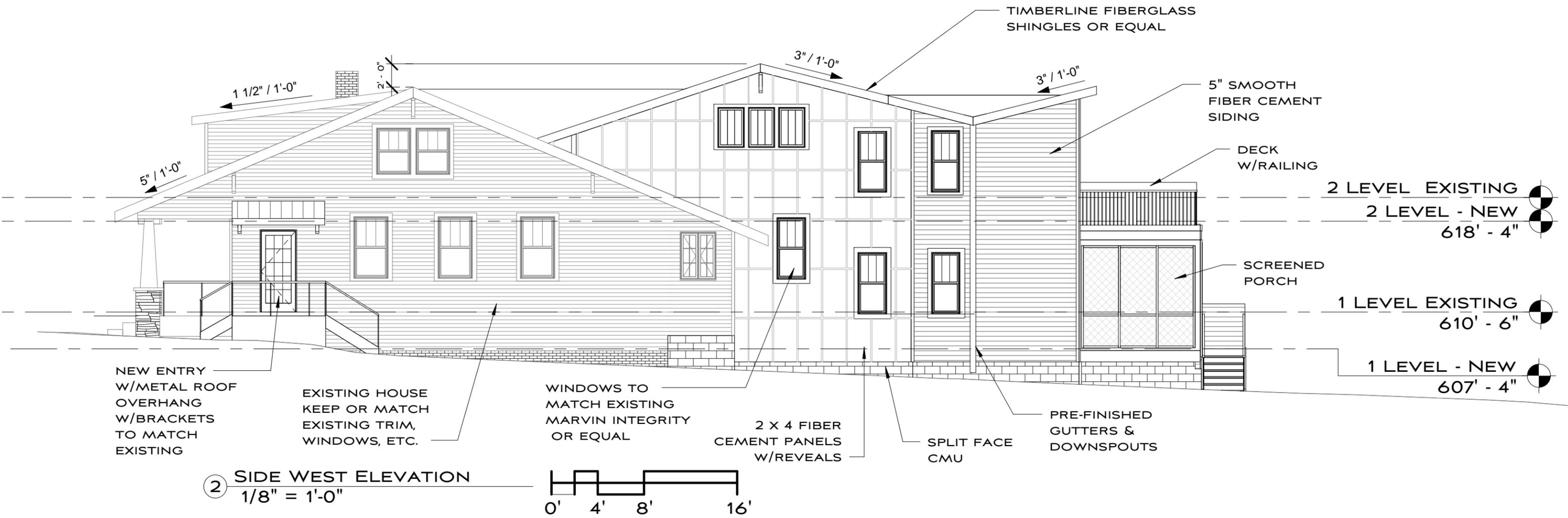
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MANUEL ZEITLIN ARCHITECTS

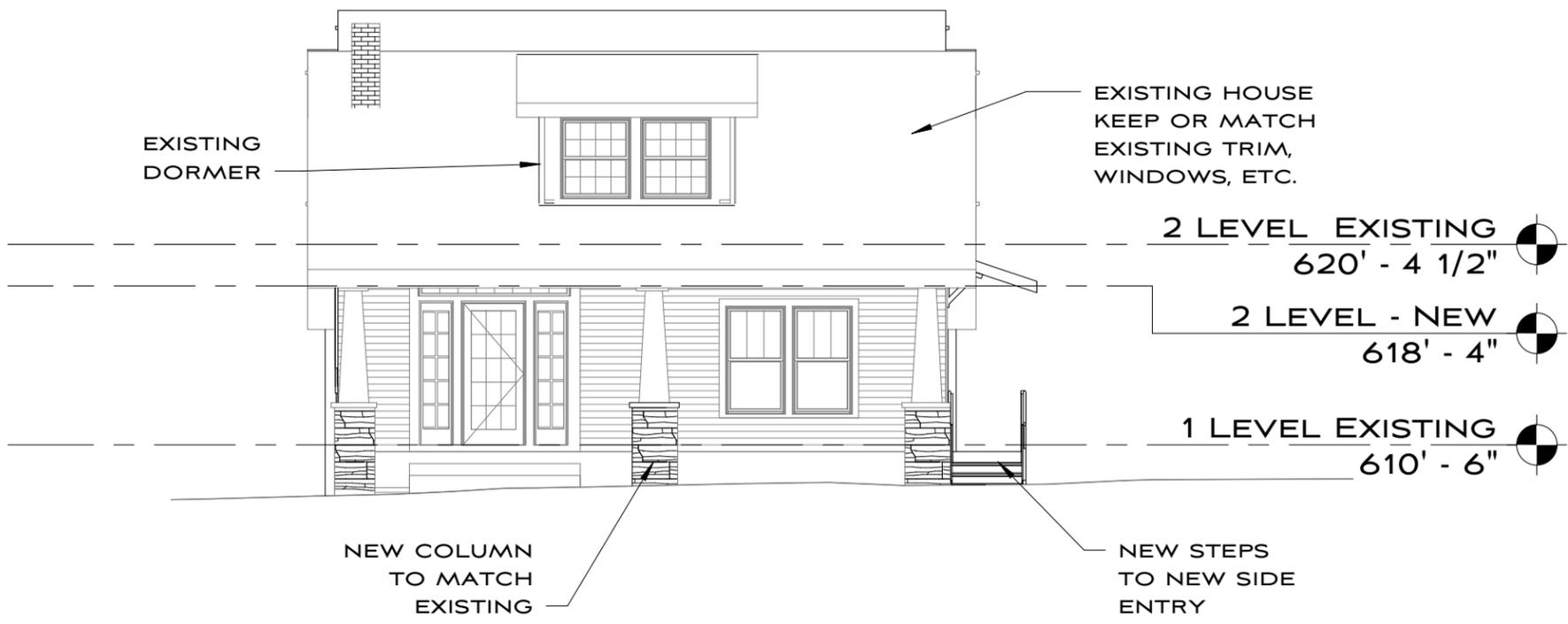
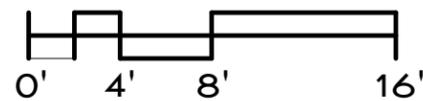


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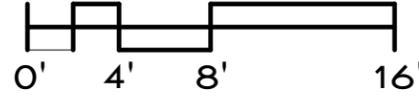
516 HAGAN ST, STE. 100, NASHVILLE, TN 37203



② SIDE WEST ELEVATION
1/8" = 1'-0"



① FRONT NORTH ELEVATION
1/8" = 1'-0"



2519 BLAIR AVE
NASHVILLE, TN 37212
ELEVATIONS

HISTORIC SUBMITTAL
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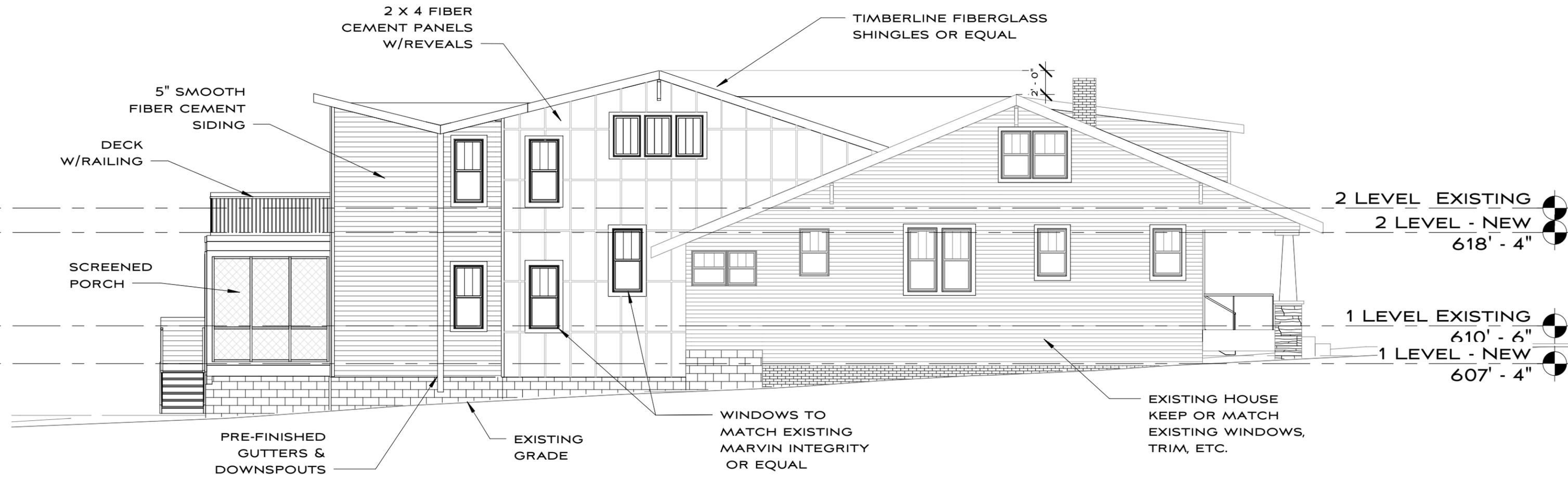
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MANUEL ZEITLIN ARCHITECTS

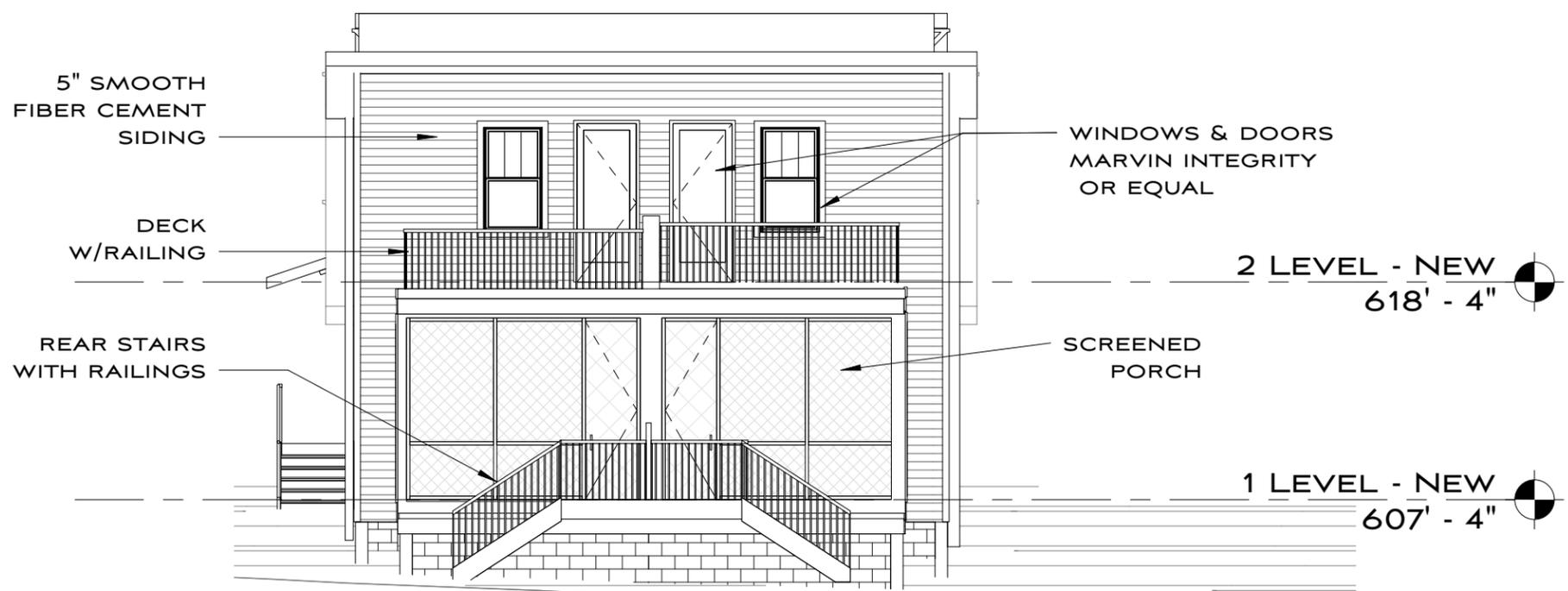
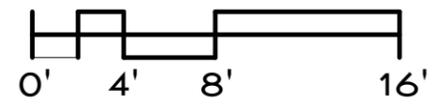


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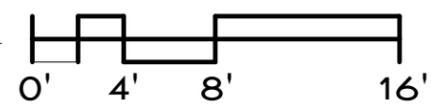
516 HAGAN ST., STE. 100, NASHVILLE, TN 37203



① SIDE EAST ELEVATION
1/8" = 1'-0"



② REAR SOUTH ELEVATION
1/8" = 1'-0"



2519 BLAIR AVE
NASHVILLE, TN 37212
ELEVATIONS

HISTORIC SUBMITTAL
1-19-18 1783

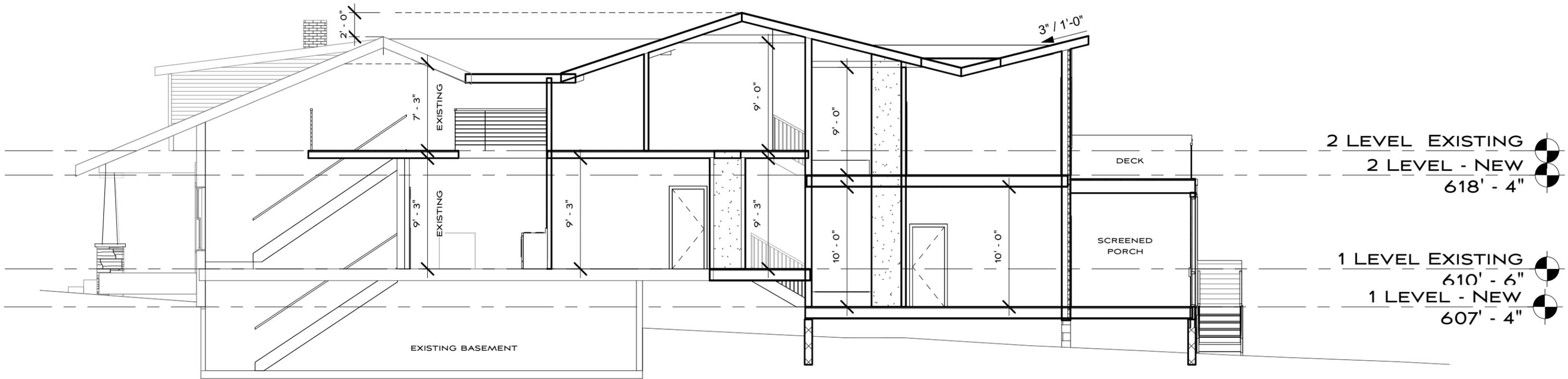
A3

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① PROPOSED SECTION THRU
 1/8" = 1'-0"
 0' 4' 8' 16'



2519 BLAIR AVE
 NASHVILLE, TN 37212
 PROPOSED
 SECTION
 HISTORIC SUBMITTAL
 1-19-18 1783

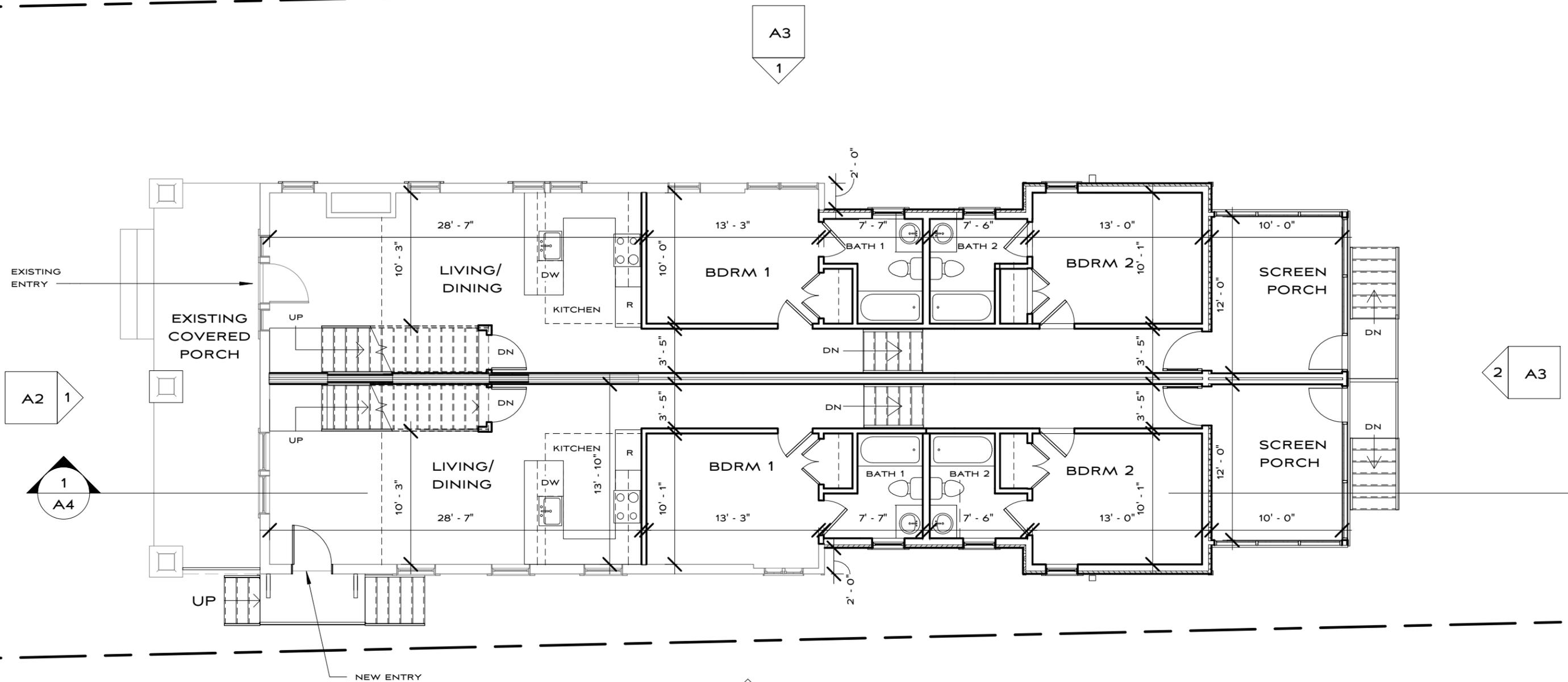
A4

MANUEL ZEITLIN ARCHITECTS

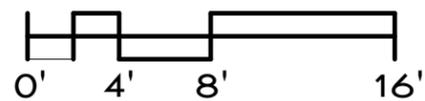


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1 1 LEVEL - PROPOSED PLAN
 1/8" = 1'-0"



2519 BLAIR AVE
 NASHVILLE, TN 37212
 PROPOSED
 MAIN LEVEL
 HISTORIC SUBMITTAL
 1-19-18 1783

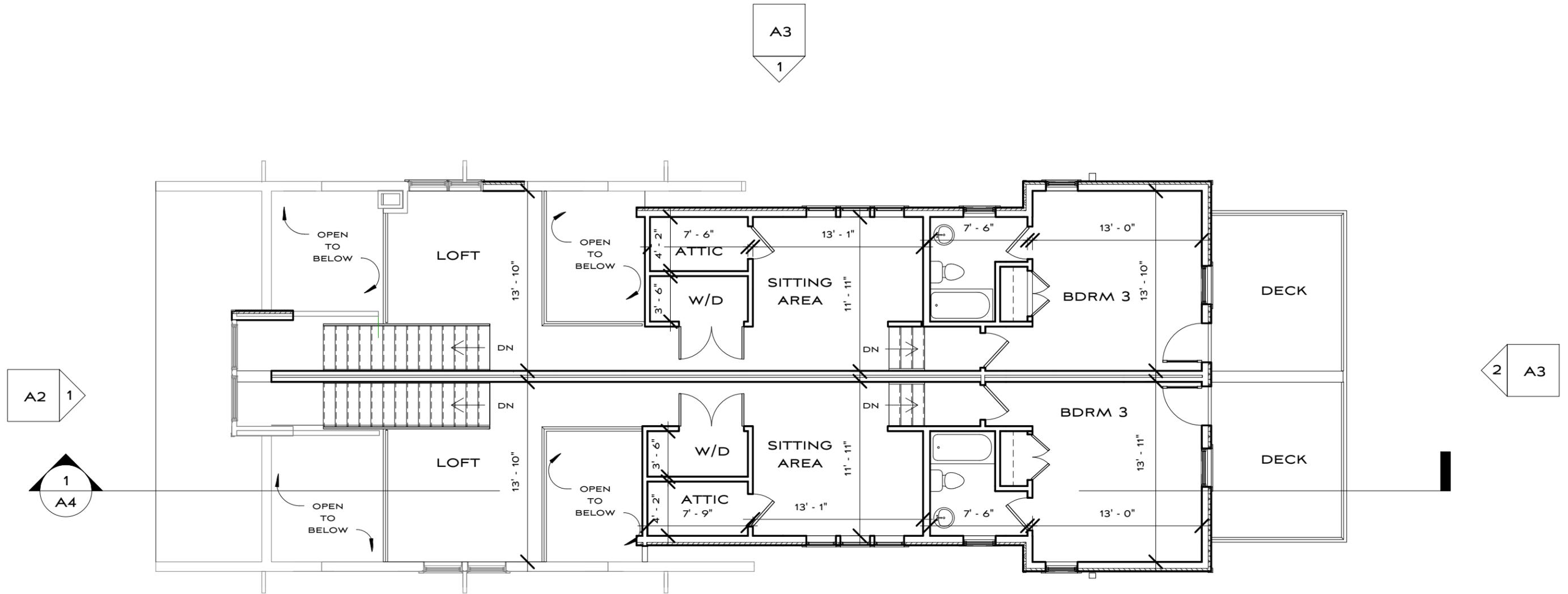
A5

MANUEL ZEITLIN ARCHITECTS

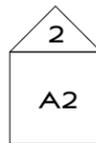
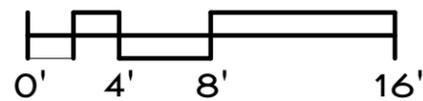


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① 2 LEVEL - PROPOSED PLAN
 1/8" = 1'-0"



2519 BLAIR AVE
 NASHVILLE, TN 37212
 PROPOSED
 UPPER LEVEL
 HISTORIC SUBMITTAL
 1-19-18 1783

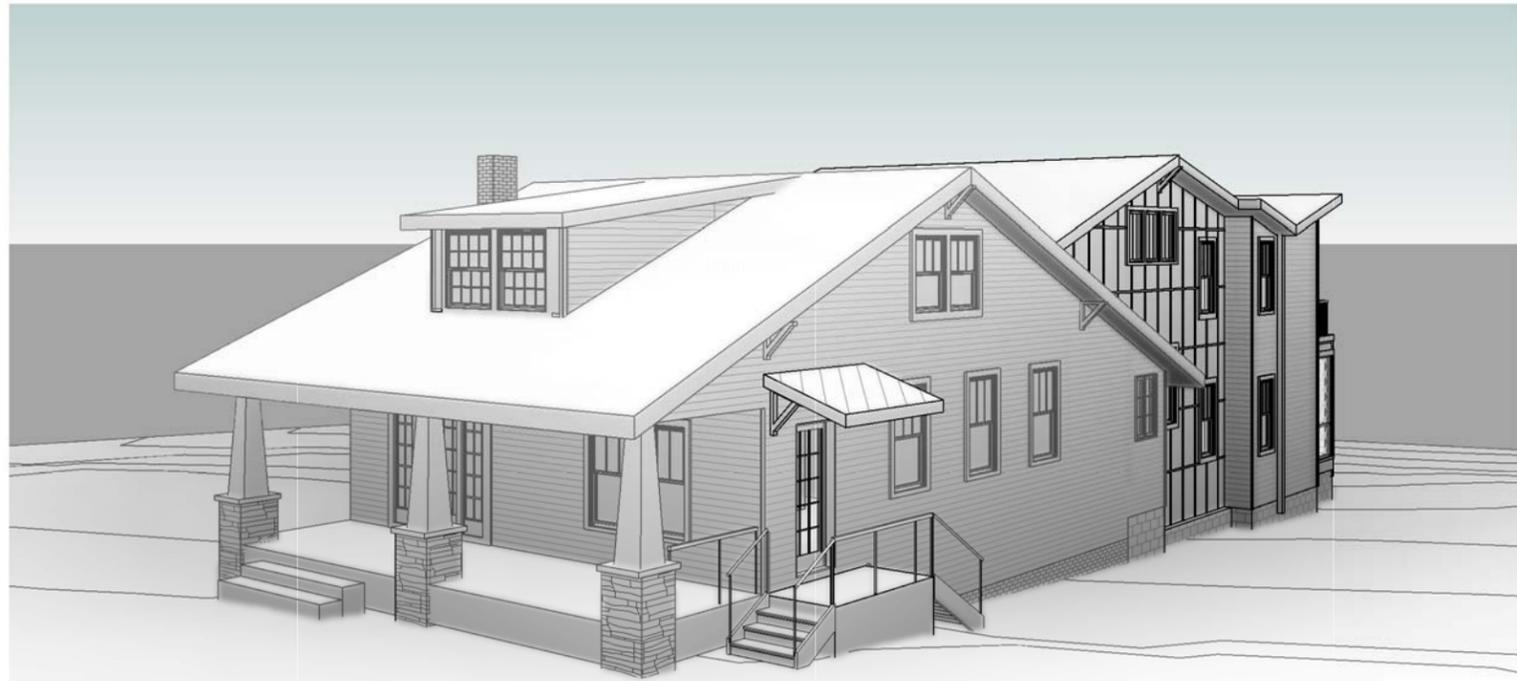
A6

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① VIEW FROM STREET



2519 BLAIR AVE
 NASHVILLE, TN 37212
 PHOTOS & VIEW

HISTORIC SUBMITTAL
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MANUEL ZEITLIN ARCHITECTS



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