

DAVID BRILEY  
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 2519 Blair Boulevard March 21, 2018

**Application:** New construction – addition; 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](mailto: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 and demolishing an existing non-contributing addition on the rear.

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

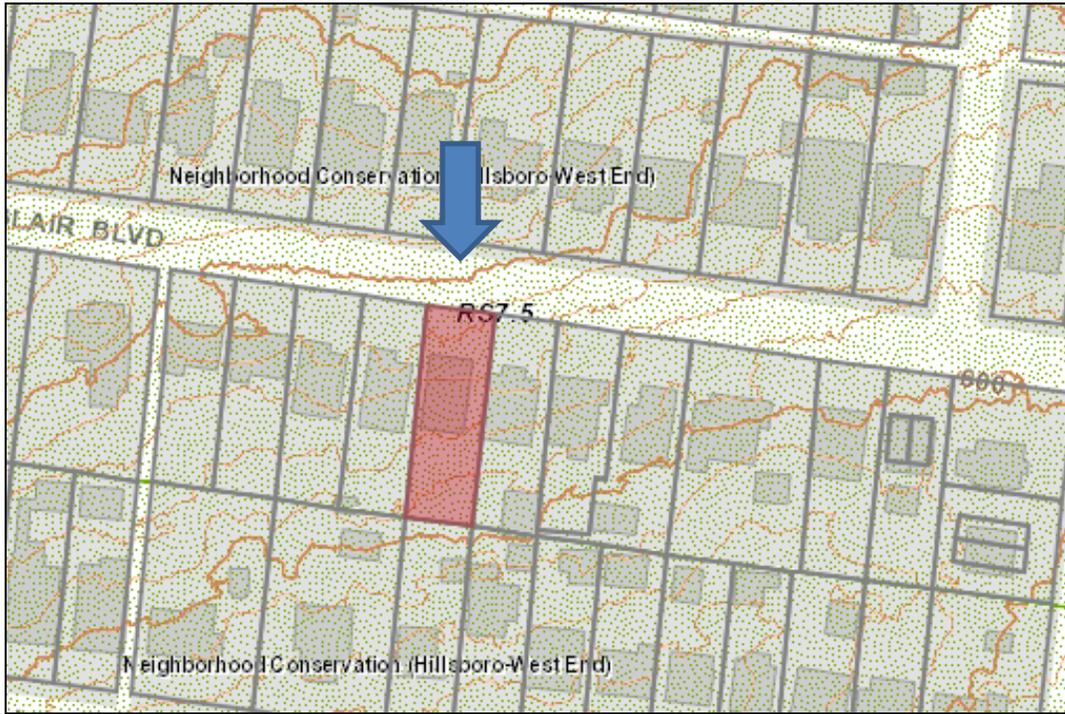
1. Staff approve the final details, dimensions, and materials of the windows, doors, masonry, trim, porch posts, porch steps, and porch railings prior to purchase and installation; and
2. The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house if relocated or added.

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:** Site Plan  
**B:** 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.*

#### **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 be visually 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. This request was deferred from the February meeting, and the plans have been revised to address the concerns of the neighborhood.



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 and demolishing an existing non-contributing addition on the rear. No changes to the windows and doors on the front and side façades are proposed at this time.

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 request also includes demolishing an existing rear sunroom addition. The current building footprint on the Property Assessor’s card shows the enclosed sunroom on the rear while the sunroom is not present on the 1931 Sanborn map (Figures 2 and 3). In addition, the foundation on the addition to be demolished is concrete while the foundation of the historic house is brick, and the foundation on the addition to be demolished is at a different height than the foundation on the historic house (Figure 4). For these reasons, staff finds that the portion of the house to be demolished is non-contributing. Furthermore, staff finds that the proposed partial demolition is appropriate and meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

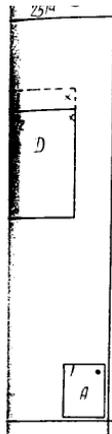


Figure 2: 1931 Sanborn map

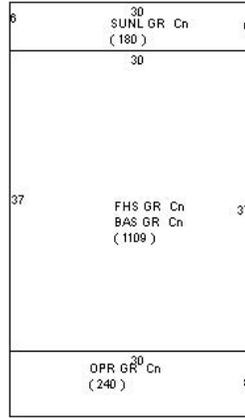


Figure 3: Current Property Assessor's footprint



Figure 4: Photo of left side façade near the rear

Height & Scale: The proposed additional rear footprint is approximately four hundred and seventy square feet (470 sq. ft.), compared to the existing footprint which is approximately one thousand, five hundred and sixty square feet (1560 sq. ft.). The addition adds nineteen feet (19') 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 fifty feet (50') 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. 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 roof form, fenestration, and materials of the addition will complement the historic house. The scale of the addition will be distinguished from the original by stepping in from the side walls 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 all setbacks as required by the base zoning. The addition is located approximately sixty-eight feet (68') from the rear property line, seventeen feet (17') from the left side property line, and seven feet (7') from the right side property line. Staff finds that the project meets section II.B.1.c of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split-faced	Yes	
<b>Cladding</b>	Cement fiberboard lap siding	Smooth, 5” reveal	Yes	
<b>Primary roofing</b>	Fiberglass shingles	Match existing	Yes	
<b>Secondary roofing (rear dormer)</b>	TPO	Gray	Yes	
<b>Trim</b>	Unknown	Not indicated		X
<b>Windows</b>	Double-hung	Marvin Integrity or equal, Needs final approval		X
<b>Door</b>	Full light rear door	Needs final approval		X
<b>Front porch column/base</b>	Unknown (base appears to be masonry)	Not indicated		X
<b>Rear Porch Railings</b>	Unknown	Not indicated		X
<b>Rear Porch Steps</b>	Unknown	Not indicated		X

With a condition that the windows and doors, masonry, trim, porch posts, 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 that ties into the roof form of the historic house via a saddle that sits six inches (6”) below the ridge of the existing roof. The pitch of the proposed side gable is 5:12, which is the same as the existing side gable. 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.

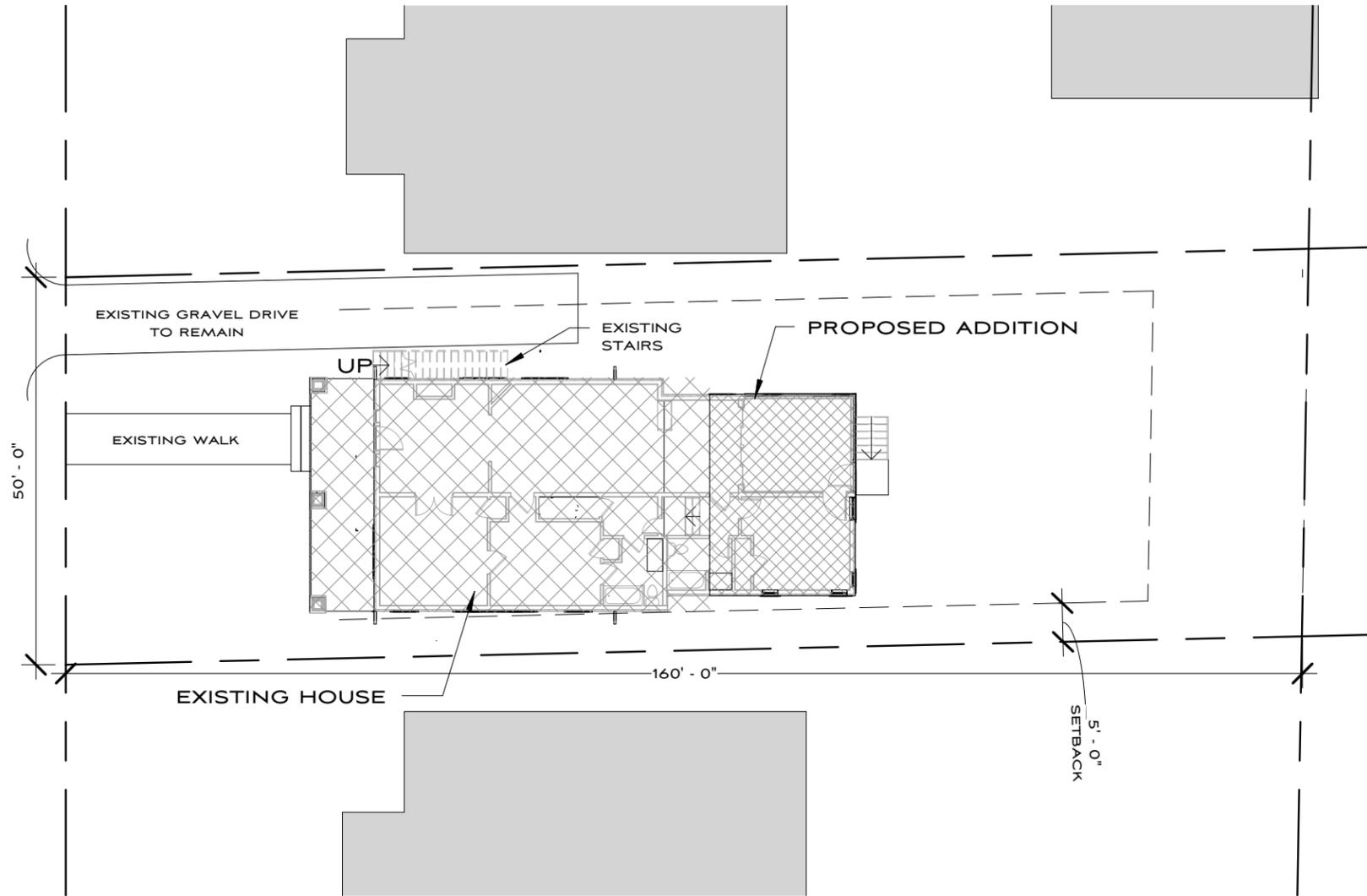
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. Staff asks that if the HVAC is moved that it be located on the rear façade, or on a side façade beyond the midpoint of the house to meet section II.B.1.i of the design guidelines.

**Recommendation:** Staff recommends approval of the proposed addition 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, trim, porch posts, 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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- A7 VIEWS

1 SITE PLAN - PROPOSED  
1" = 20'-0"



EXISTING HOUSE -	
MAIN LEVEL	1300 SF
UPPER LEVEL	560 SF
TOTAL EXISTING	1860 SF
PROPOSED	
FIRST FLOOR	305 S.F.
SCREEN PORCH	180 SF
UPPER FLOOR	900 S.F.
TOTAL NEW	1385 SF

CONTACT / ARCHITECT:

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NASHVILLE, TN 37203

(615) 256-2880



2519 BLAIR AVE  
NASHVILLE, TN 37212  
SITE PLAN

**A0**

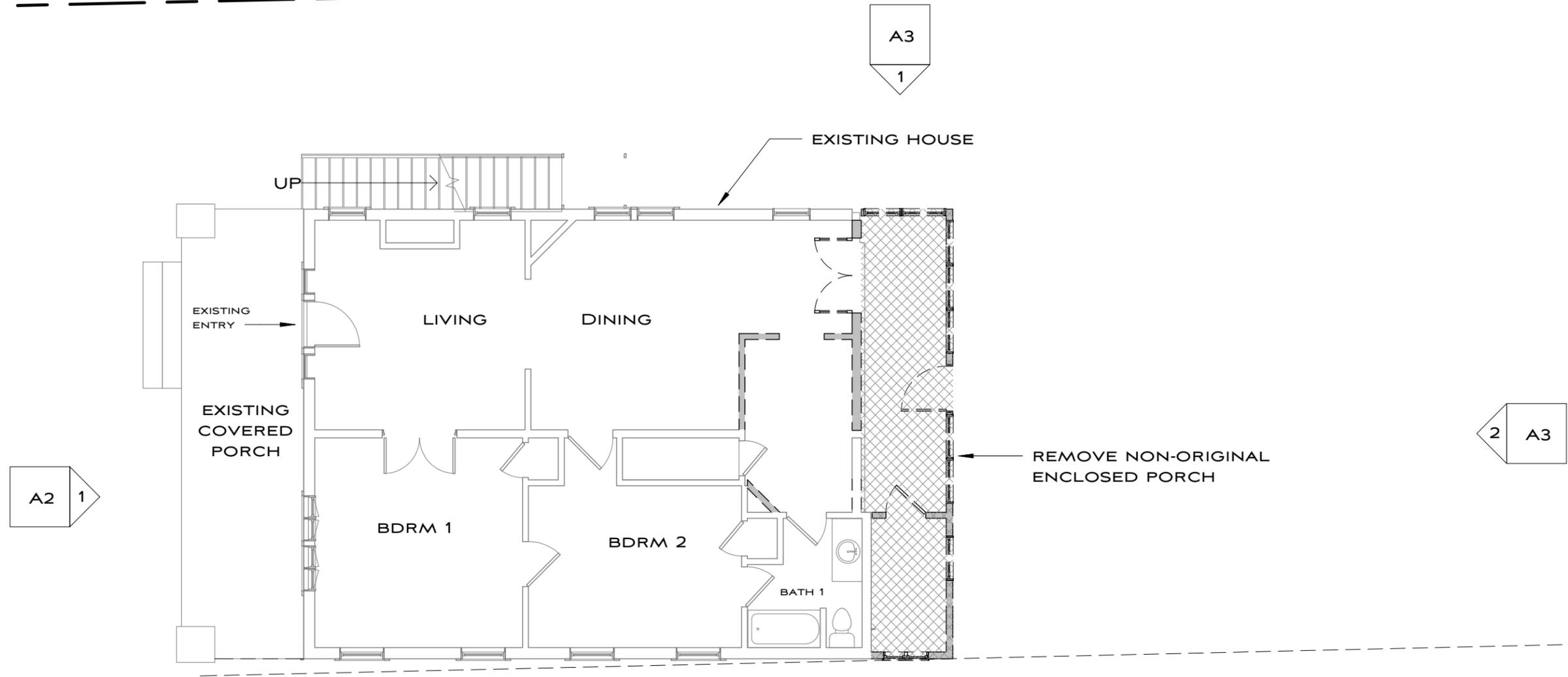
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MANUEL ZEITLIN ARCHITECTS

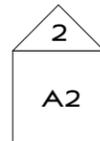
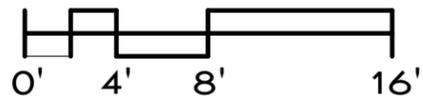


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516 HAGAN ST., STE. 100, NASHVILLE, TN 37203



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



2519 BLAIR AVE  
 NASHVILLE, TN 37212  
 DEMO PLAN

HISTORIC REVISION  
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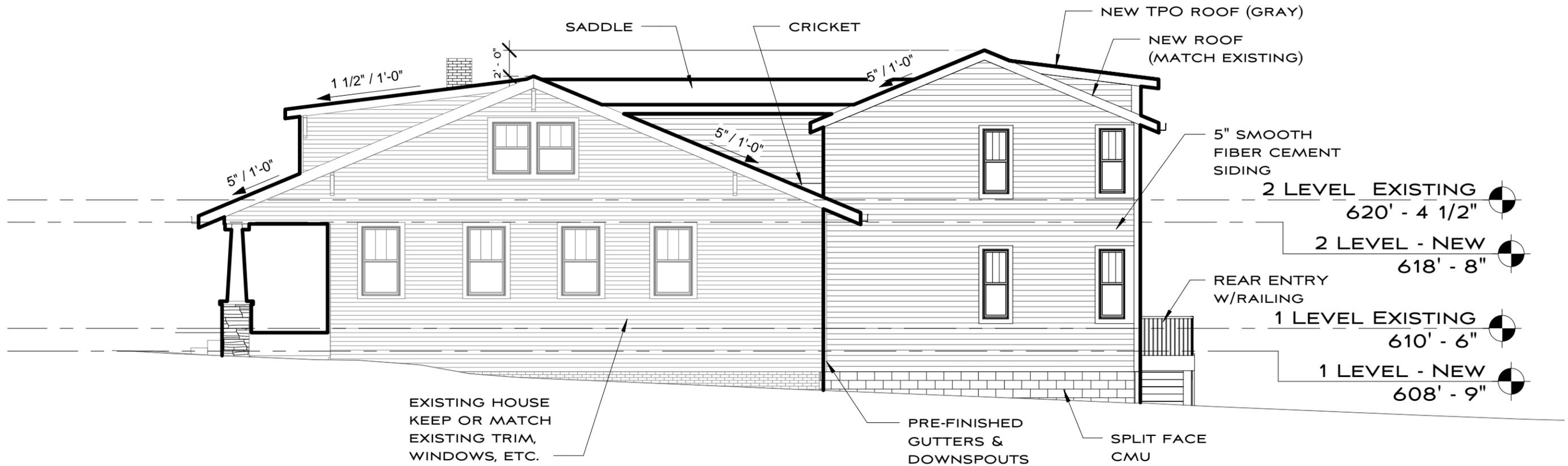
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MANUEL ZEITLIN ARCHITECTS

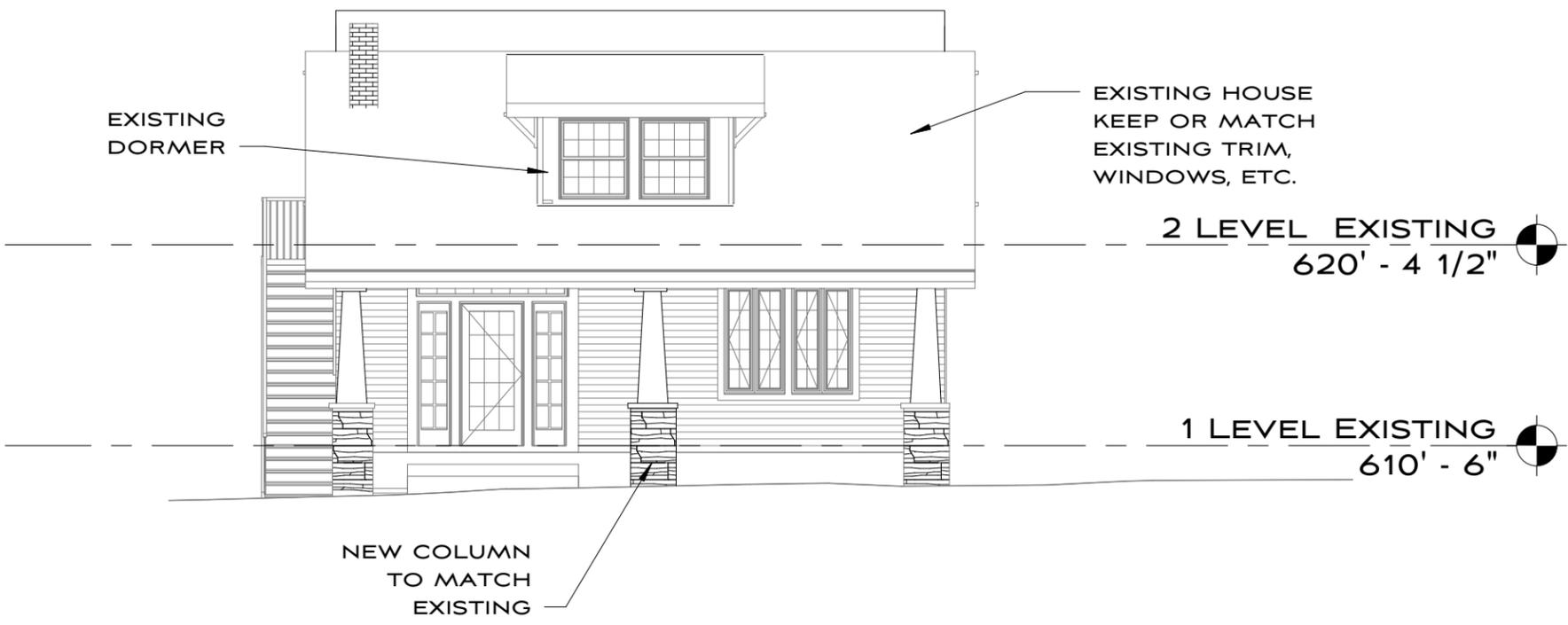
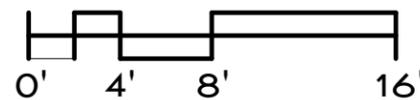


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516 HAGAN ST., STE. 100, NASHVILLE, TN 37203



② SIDE WEST ELEVATION  
1/8" = 1'-0"



① FRONT NORTH ELEVATION  
1/8" = 1'-0"



2519 BLAIR AVE  
NASHVILLE, TN 37212  
ELEVATIONS

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3-05-18 1783

**A2**

MANUEL ZEITLIN ARCHITECTS



TEL 615256.2880  
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516 HAGAN ST., STE. 100, NASHVILLE, TN 37203

5" SMOOTH FIBER CEMENT SIDING

SKYLIGHTS

SADDLE

EXISTING HOUSE  
KEEP OR MATCH  
EXISTING WINDOWS,  
TRIM, ETC.

2 LEVEL EXISTING  
620' - 4 1/2"

2 LEVEL - NEW  
618' - 8"

1 LEVEL EXISTING  
610' - 6"

1 LEVEL - NEW  
608' - 9"

SCREENED PORCH

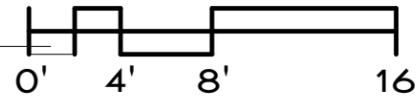
STAIRS  
W/RAILING

EXISTING GRADE

WINDOWS TO  
MATCH EXISTING  
MARVIN INTEGRITY  
OR EQUAL

KEEP EXISTING STAIRS  
TO LEVEL 2  
REPAIR OR REBUILD

① SIDE EAST ELEVATION  
1/8" = 1'-0"



WINDOWS & DOORS  
MARVIN INTEGRITY  
OR EQUAL

2 LEVEL EXISTING  
620' - 4 1/2"

2 LEVEL - NEW  
618' - 8"

1 LEVEL EXISTING  
610' - 6"

1 LEVEL - NEW  
608' - 9"

SCREENED PORCH

REAR STAIRS  
WITH RAILINGS

5" SMOOTH FIBER CEMENT SIDING

2519 BLAIR AVE  
NASHVILLE, TN 37212  
ELEVATIONS

HISTORIC REVISION  
3-05-18 1783

A3

MANUEL ZEITLIN ARCHITECTS

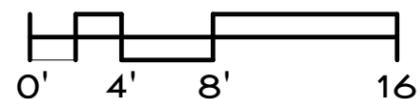


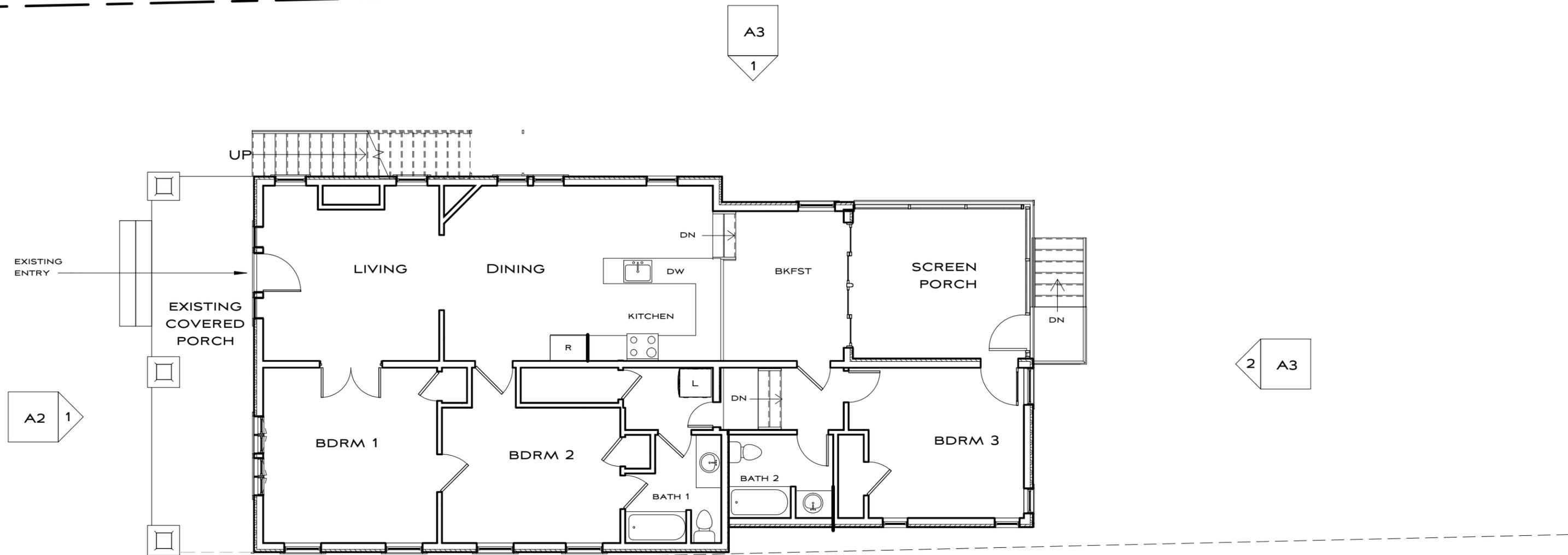
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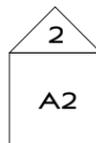
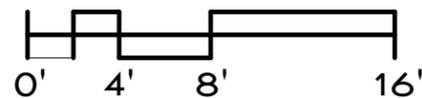


② REAR SOUTH ELEVATION  
1/8" = 1'-0"





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



2519 BLAIR AVE  
NASHVILLE, TN 37212  
PROPOSED  
MAIN LEVEL  
HISTORIC REVISION  
3-05-18 1783

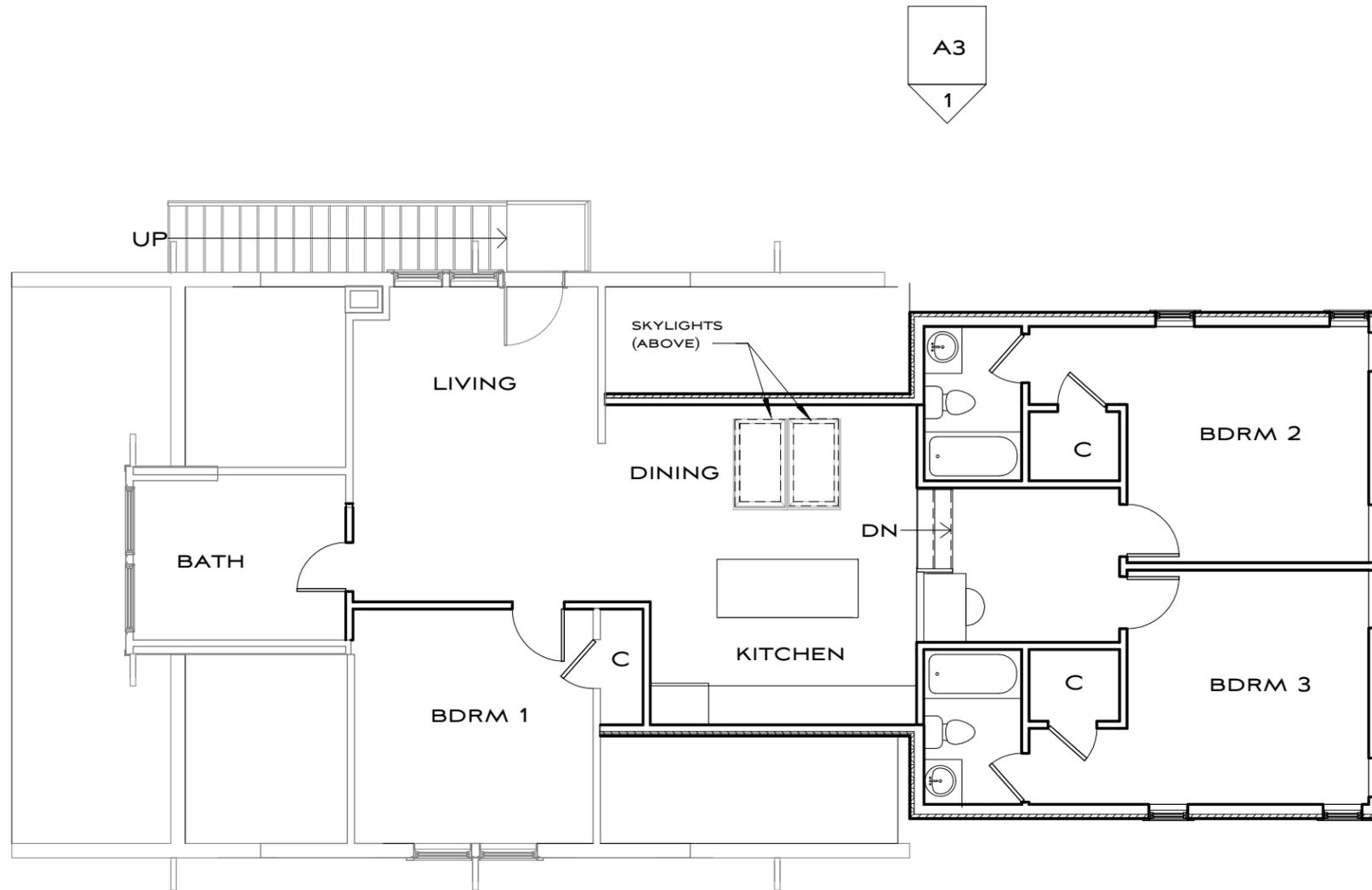
**A4**

MANUEL ZEITLIN ARCHITECTS

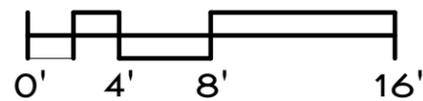


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① 2 LEVEL - PROPOSED PLAN  
 1/8" = 1'-0"



2519 BLAIR AVE  
 NASHVILLE, TN 37212  
 PROPOSED  
 UPPER LEVEL  
 HISTORIC REVISION  
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**A5**

MANUEL ZEITLIN ARCHITECTS



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2519 BLAIR AVE  
NASHVILLE, TN 37212  
PHOTOS

HISTORIC REVISION  
3-05-18 1783

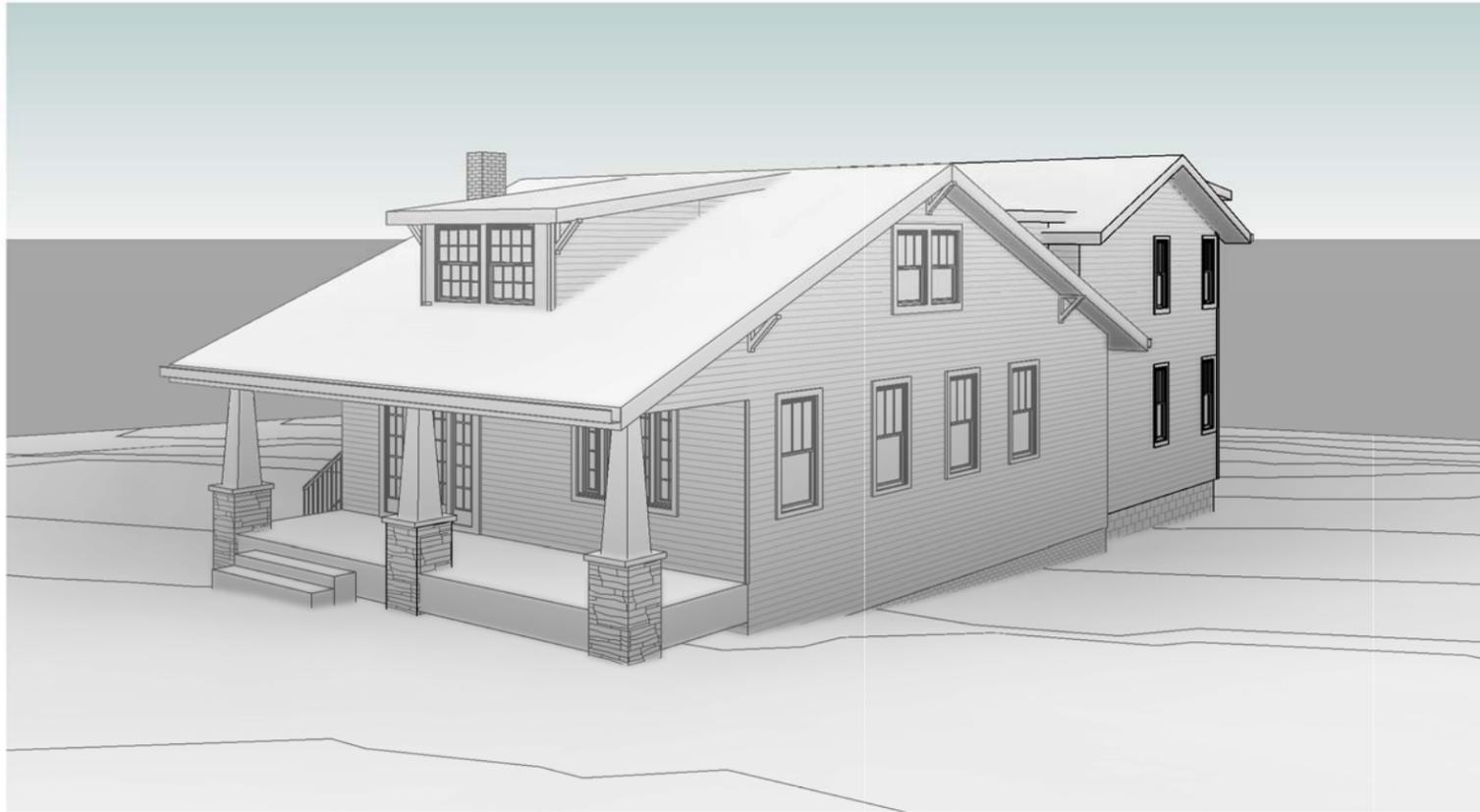
**A6**

MANUEL ZEITLIN ARCHITECTS

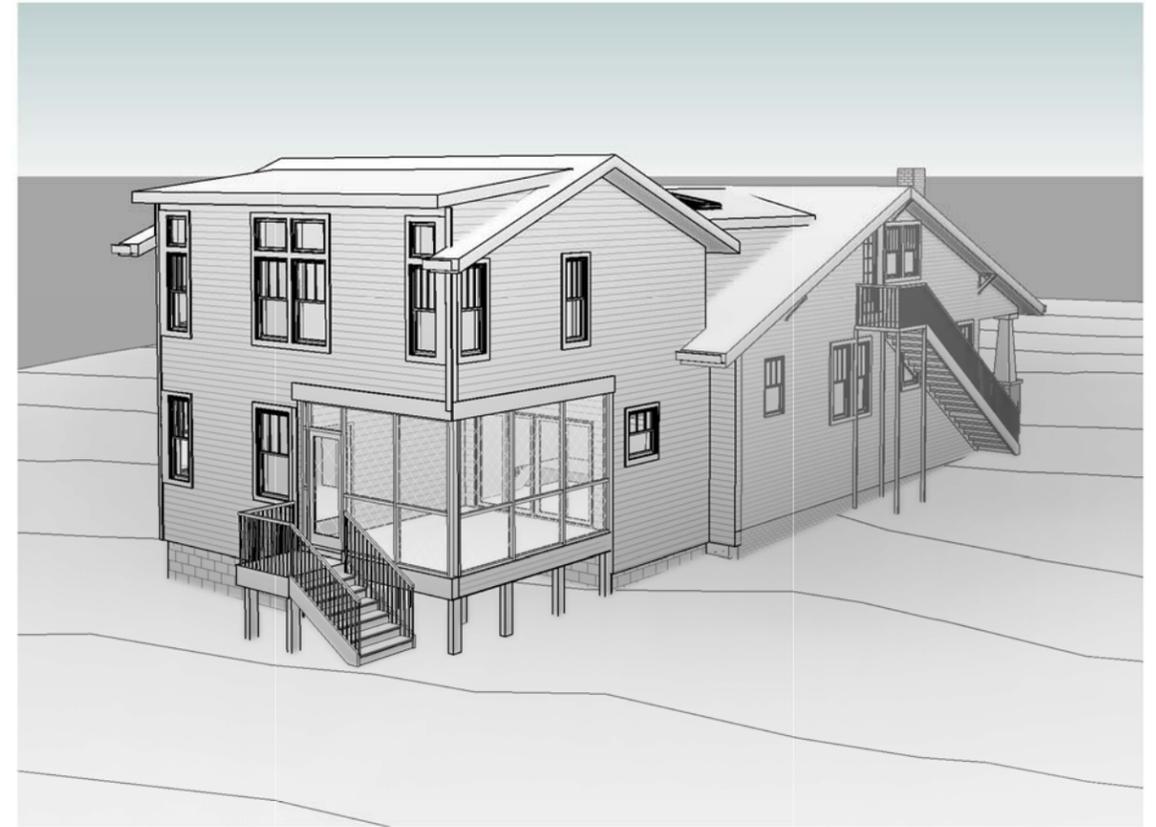


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① VIEW FROM STREET



② VIEW FROM REAR



2519 BLAIR AVE  
NASHVILLE, TN 37212  
VIEWS

HISTORIC REVISION  
3-05-18 1783

**A7**

MANUEL ZEITLIN ARCHITECTS



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