

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**  
**2121 Blair Boulevard**  
**September 19, 2018**

**Application:** New Construction - Addition; Setback Determination  
**District:** Hillsboro-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10415017700  
**Applicant:** Candis Carroll  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant proposes to construct a rear addition to the house. The addition will match the height of the existing building. The first story of the addition will match the width of the building on the left side and will be wider on the right. The applicant is requesting a rear setback of ten feet (10'), half of the standard twenty foot (20') requirement, because the lot is atypically shallow.

**Recommendation Summary: Recommendation:** Staff recommends approval of the proposal to construct an addition and outbuilding at 2121 Blair Boulevard with the conditions that:

1. The window and door selections, are approved administratively prior to construction; and,
2. The HVAC units and utilities are behind the midpoint or on the rear of the building.

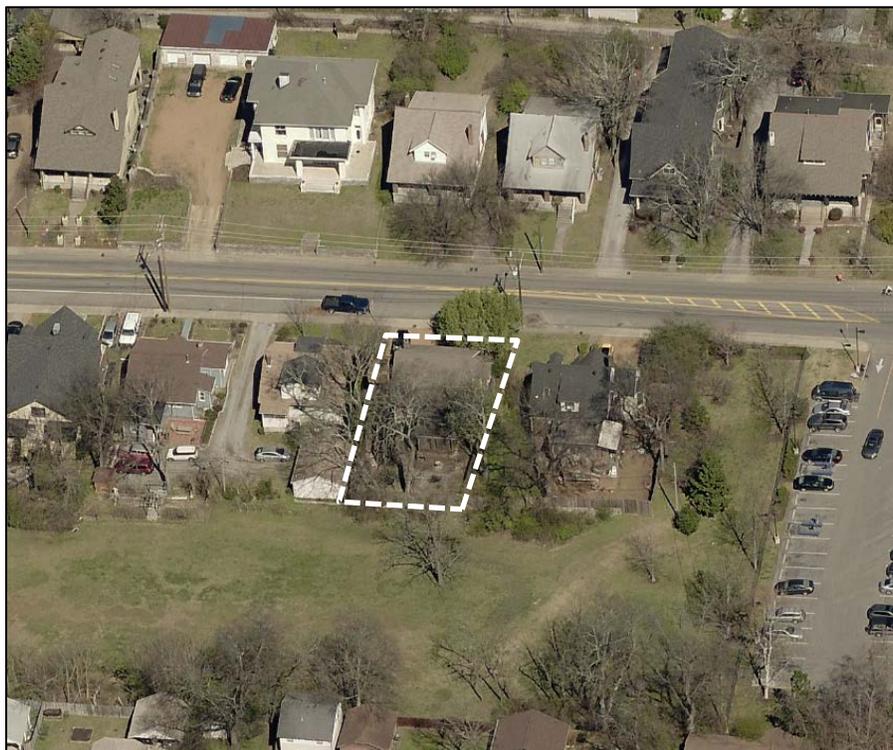
With those conditions, Staff finds that the proposal would meet the design guidelines for additions in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**C:** Floor Plans and Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

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

#### **1. NEW CONSTRUCTION**

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

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

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

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

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

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

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

*The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).*

*Appropriate setbacks will be determined based on:*

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

*Appropriate height limitations will be based on:*

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

*In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:*

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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

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

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.*

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

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

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

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

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

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

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

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

*Generally primary entrances should have full to half-lite doors. Faux leaded-glass is inappropriate.*

#### **e. Roof Shape**

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

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

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

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

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

#### **f. Orientation**

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

##### *Porches*

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

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

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

#### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

#### *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.*

### **h. Outbuildings**

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.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic 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.*

**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 than 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.*

#### *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 at 2121 Blair Boulevard is a one and one-half story Minimal Traditional house, constructed circa 1935. The house has clapboard siding, with a stone foundation and a side-gabled asphalt shingle roof. A left side porch on the house has been partially enclosed, but the original form and appearance of the house otherwise is largely intact.



**Analysis and Findings:** The applicant proposes to construct a new rear addition to the house.

Demolition: A non-historic upper level deck and stairs on the right side of the house and much of the rear wall of the historic house will be demolished where the new addition will be attached. The deck and stairs are not historic and the impacted area on the rear cannot be seen from the front or side, therefore it does not contribute significantly to the historic character of the house. Staff finds the partial demolition to be appropriate and to meet section III.B.2.b of the design guidelines.

Location & Removability: The new addition will have a two story mass that begins behind the rear wall of the historic house, stepped in two feet (2') from the primary walls of the house on both sides, with sections of the first story stepping back out on both sides.

By attaching to the historic house on the rear only and not impacting the front and side facades, the addition will not impact the integrity of the original building and could be removed without compromising the form. 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 design of the addition is minimal in its detailing, in keeping with the Minimal Traditional character of the historic house. The form of the addition will be distinguished from the original building by stepping in from both side walls before continuing back. Staff finds that the character of the addition does not contrast with the historic house, therefore it will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: The sides of the addition will step in two feet (2') from the sides of the house and extend back thirty-one feet (31'). The upperstory walls will remain stepped in two feet (2') but after extending back five feet (5'), the first story of the addition will step back out two feet (2') to the left to align with the house's primary side wall and the right side will step out seven feet (7') to the right. The wider portion will be a single story, beginning thirty-nine feet (39') back from the front of the house, stepping five feet (5') wider than the historic house and going back a depth of twenty-one feet (21'). In general, additions should not be wider than historic houses except when the house is narrower than thirty feet (30') wide, shifted on the lot, or the lot is greater than fifty feet (50')

wide. The primary mass of the historic house at 2121 Blair Boulevard is less than thirty-foot (30') wide the lot is significantly shallower than lots typically are in the neighborhood which limits how deep an addition could otherwise be.

The roof of the addition will tie in to the historic house's roof ridge with a rear-oriented cross gable, matching the height of existing roof. The two-story component of the addition will have an eave height seven feet (7') higher than the house's primary eave height, but the higher eaves will not read as having a larger scale than the house because they are stepped in two feet (2') on both sides. This will help keep the massing of the addition from appearing larger than that of the original building.

Staff finds that the height and scale of the proposed addition will be subordinate and 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.

Setback & Rhythm of Spacing: The addition will meet the required five foot (5') side setbacks, and even with the additional width on the right side the project will be compatible with the rhythm of spacing between existing buildings.

The applicant is requesting a ten foot (10') rear setback for the addition. Although the depth of the addition is not unusual, the proposed addition would not meet the standard twenty-foot (20') rear setback requirement because the lot at 2121 Blair Boulevard is shallower than typical lots nearby at only one hundred, five feet (105') deep.

Staff finds that the setbacks of the project are appropriate and that it 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-Fiber Clapboard	Smooth, 5" reveal	Yes	
<b>Roofing</b>	Asphalt Shingle	Match Color of Existing Roof		
<b>Trim</b>	Wood, Cement-Fiber	Smooth	Yes	
<b>Windows</b>	Not Known	Needs Approval		X
<b>Doors</b>	Not Known	Needs Approval		X

With a condition that the window and door selections 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 addition's roof will be a rear-oriented cross-gable, tying in to the rear of the existing roof at the ridge. The pitch of the new second story gable will be 6:12, which is lower than the original roof's 8:12 pitch but not so different as to be visually disrupting. The wider one story sections will have shed roofs with a 2:12 pitch. These roofs are not unlike those on similar small side projections on historic houses nearby. Staff finds the roofs of the proposed addition meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: The windows on the left side and both upperstory facades of the proposed addition are to be vertically oriented, with no large expanses of wallspaces between openings, which is in keeping with the window patterns on historic houses. The wider one story projection on the right side will have only a single square window toward the rear. Because of its location the visibility of this window will be minimal and will not contrast greatly with the historic house. Staff finds the project's proportion and rhythm of openings will meet section II.B.1.g of the design guidelines.

Utilities: The plans do not indicate the HVAC units or utilities being relocated. If they are to be relocated, Staff asks they are located behind the midpoint of the building or on the rear in order to meet section II.B.1.i of the design guidelines.

**Recommendation:** Staff recommends approval of the proposal to construct an addition and outbuilding at 2121 Blair Boulevard with the conditions that:

1. The window and door selections, are approved administratively prior to construction; and,
2. The HVAC units and utilities are behind the midpoint or on the rear of the building.

With those conditions, Staff finds that the proposal would meet the design guidelines for additions in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

**PHOTOGRAPHS**



2121 Blair Boulevard, 1987.



2121 Blair Boulevard, 2016.

Nashville, Tennessee  
601.466.3715

Renovation and Addition to:

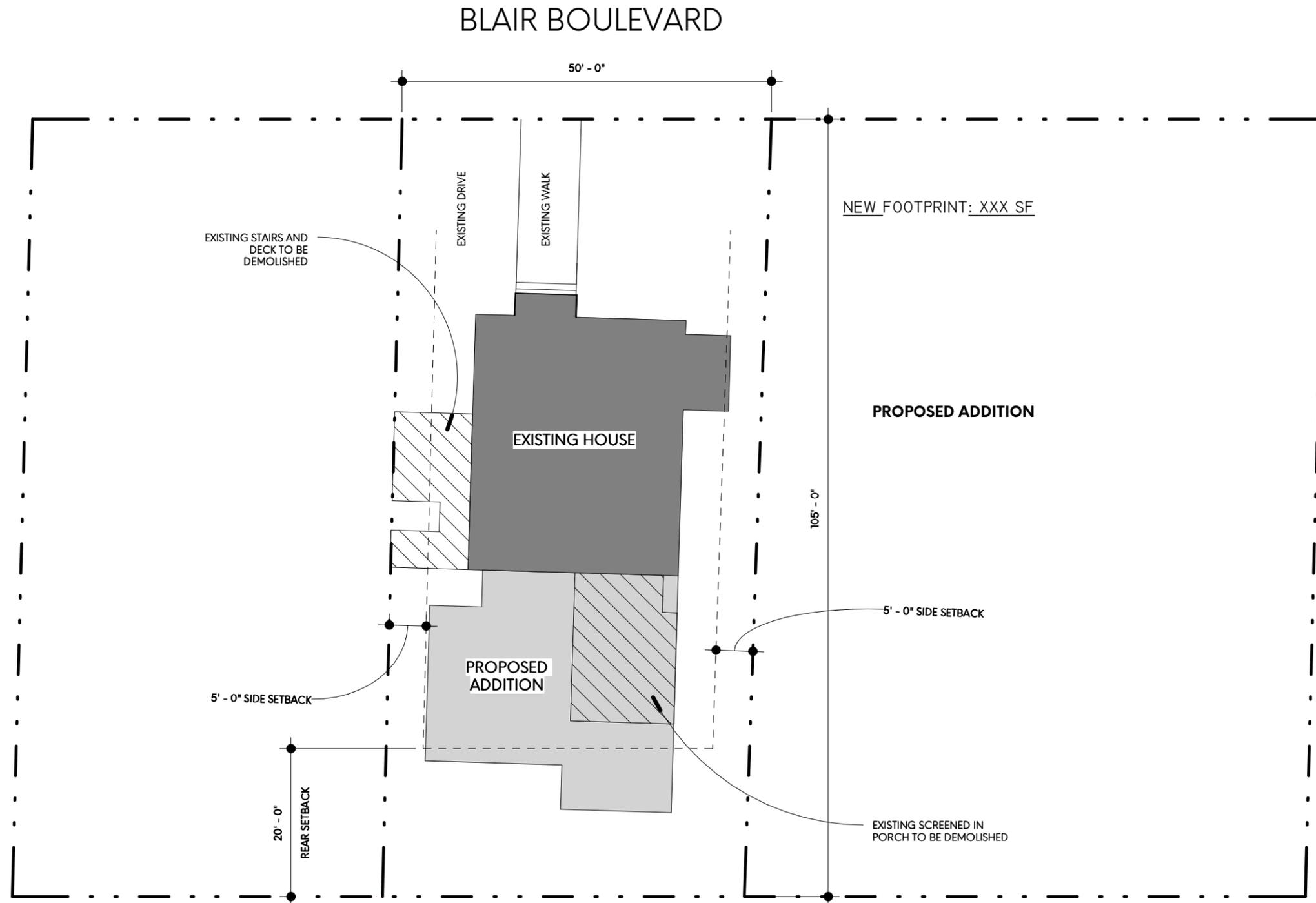
# 2121 BLAIR BLVD

HISTORICAL SUBMISSION

SITE PLAN

# A0.0

2018 AUGUST 28



**SITE PLAN**  
1/16" = 1'-0"

Nashville, Tennessee  
601.466.3715

Renovation and Addition to:

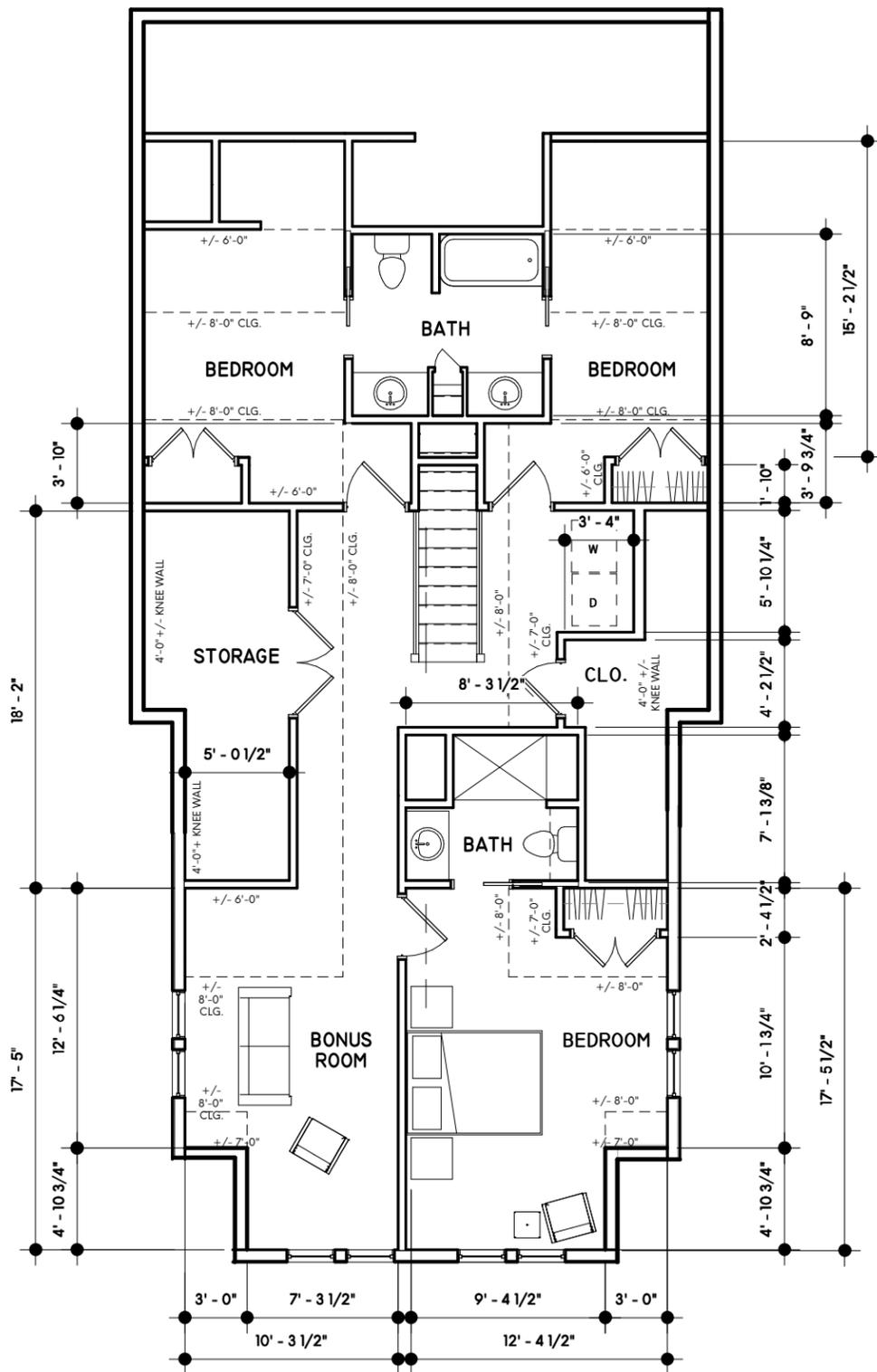
**2121 BLAIR BLVD**

HISTORICAL SUBMISSION

FLOOR PLANS

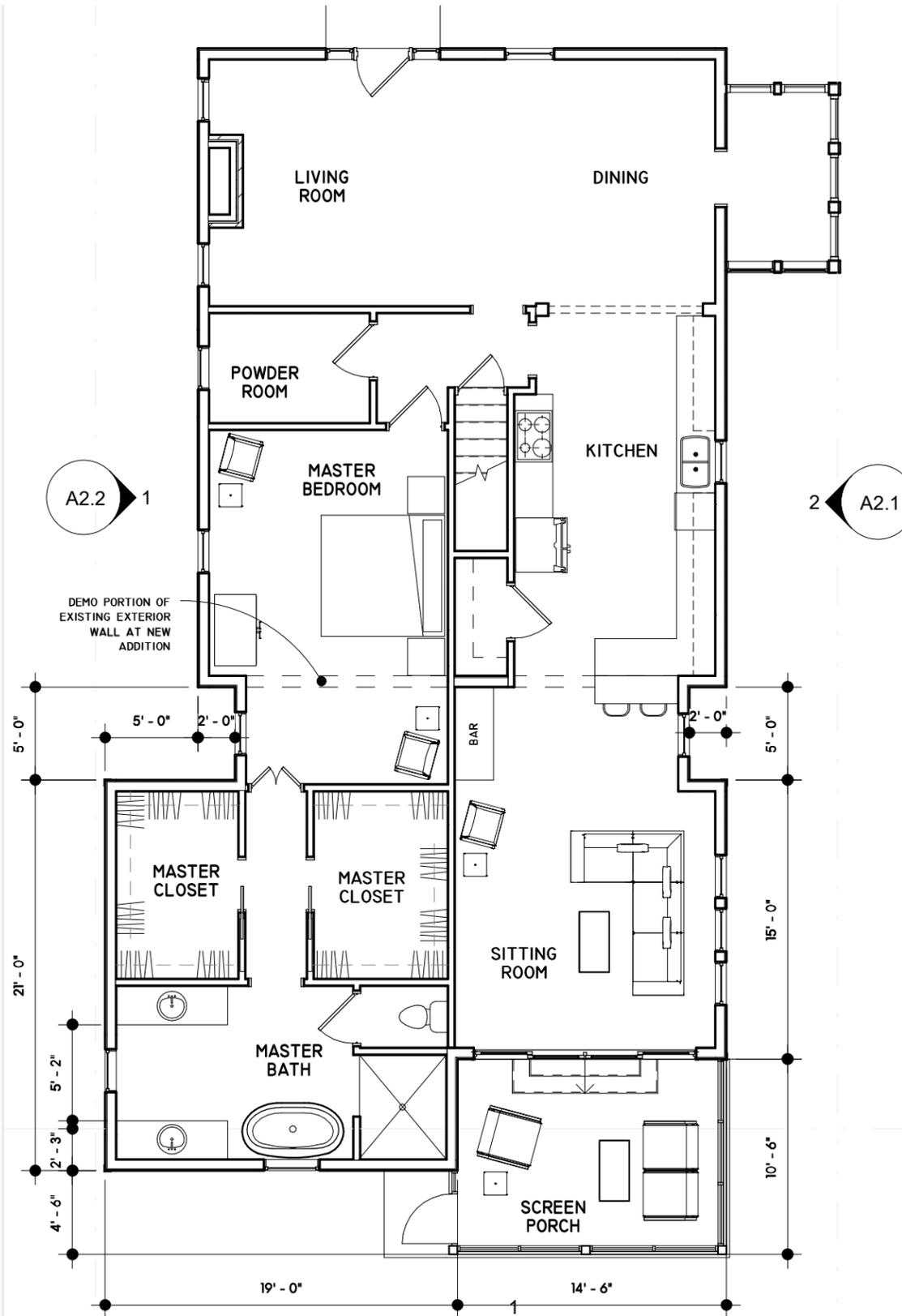
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2018 AUGUST 28



**2ND FLOOR PLAN**

1/8" = 1'-0"



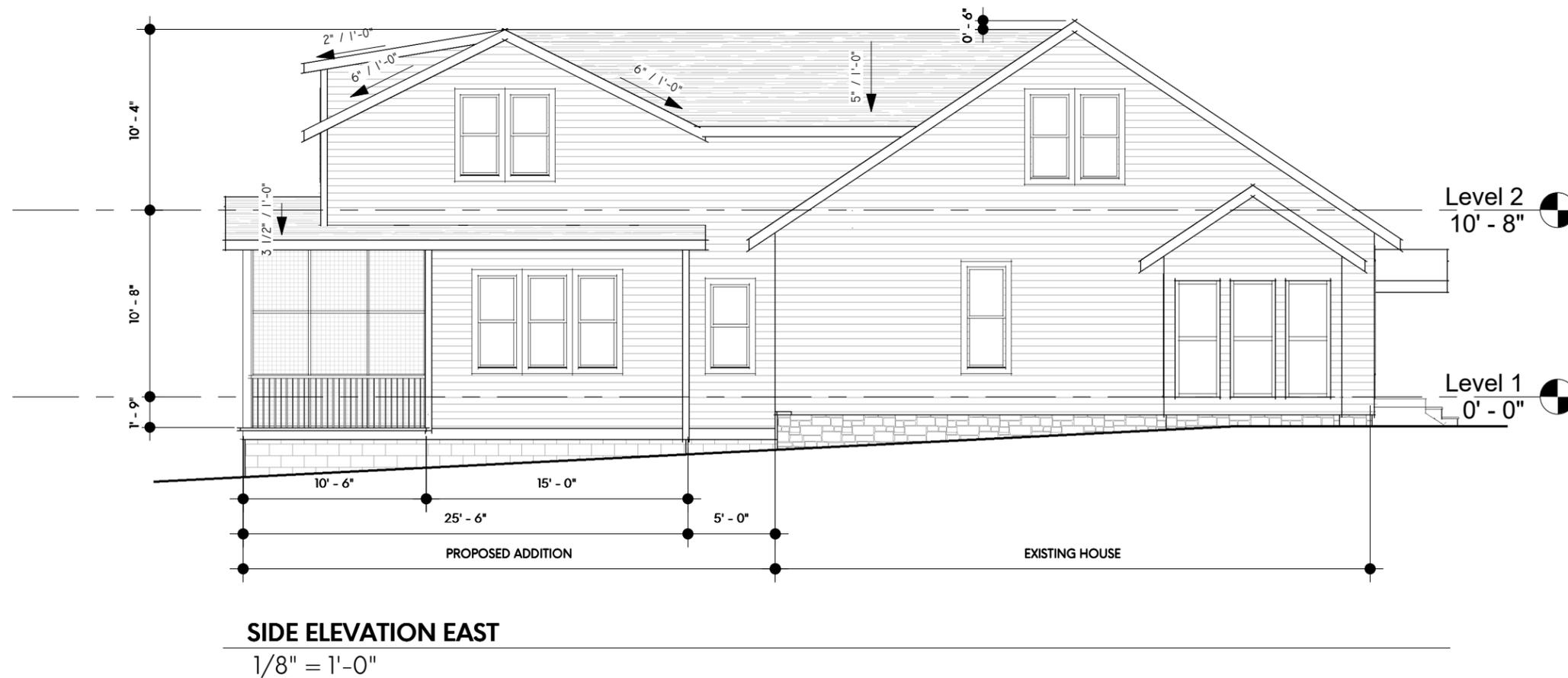
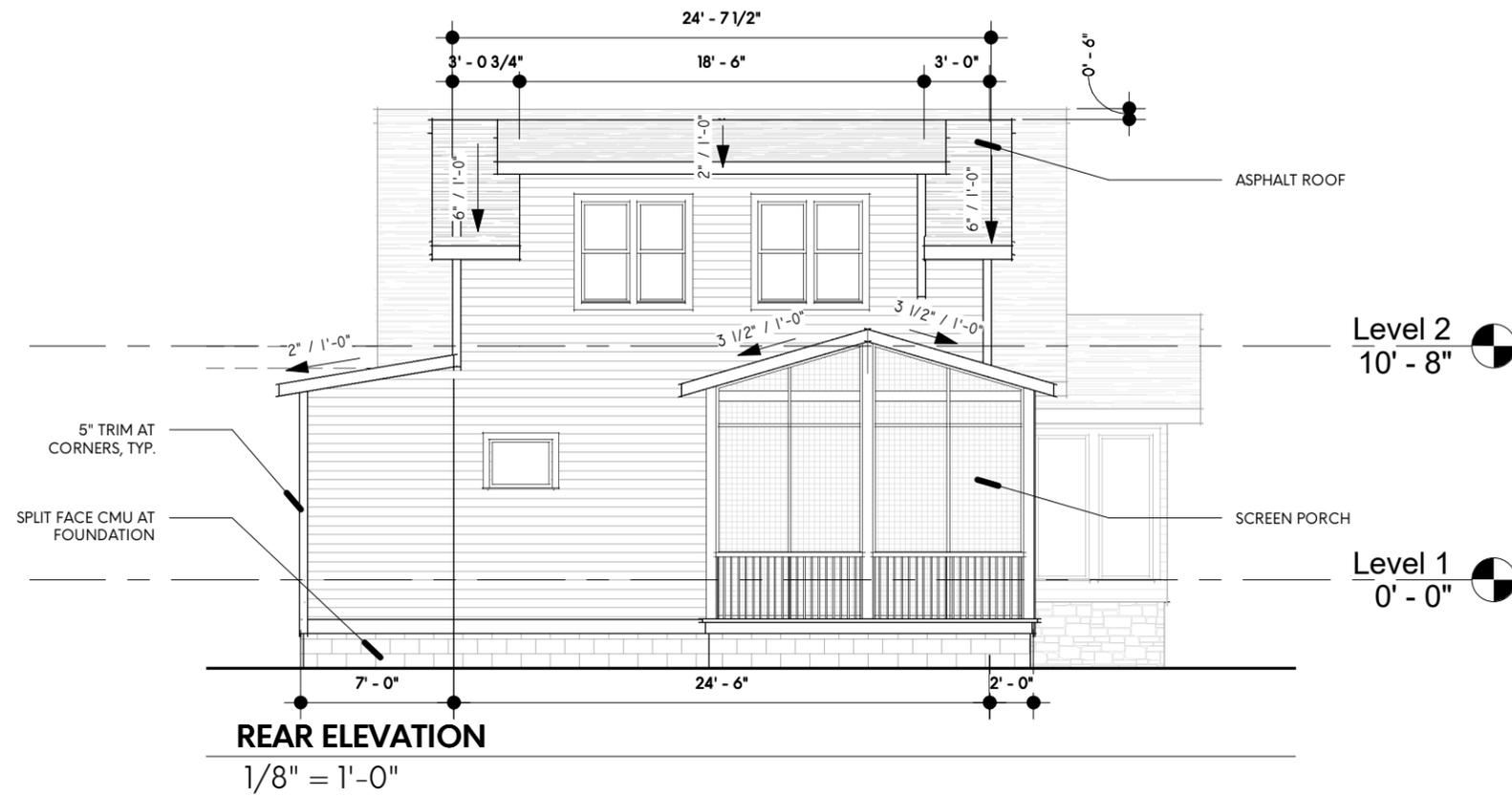
**1ST FLOOR PLAN**

1/8" = 1'-0"

# CANDIS CARROLL ARCHITECT

design +  
consulting

Nashville, Tennessee  
601.466.3715



Renovation and Addition to:

## 2121 BLAIR BLVD

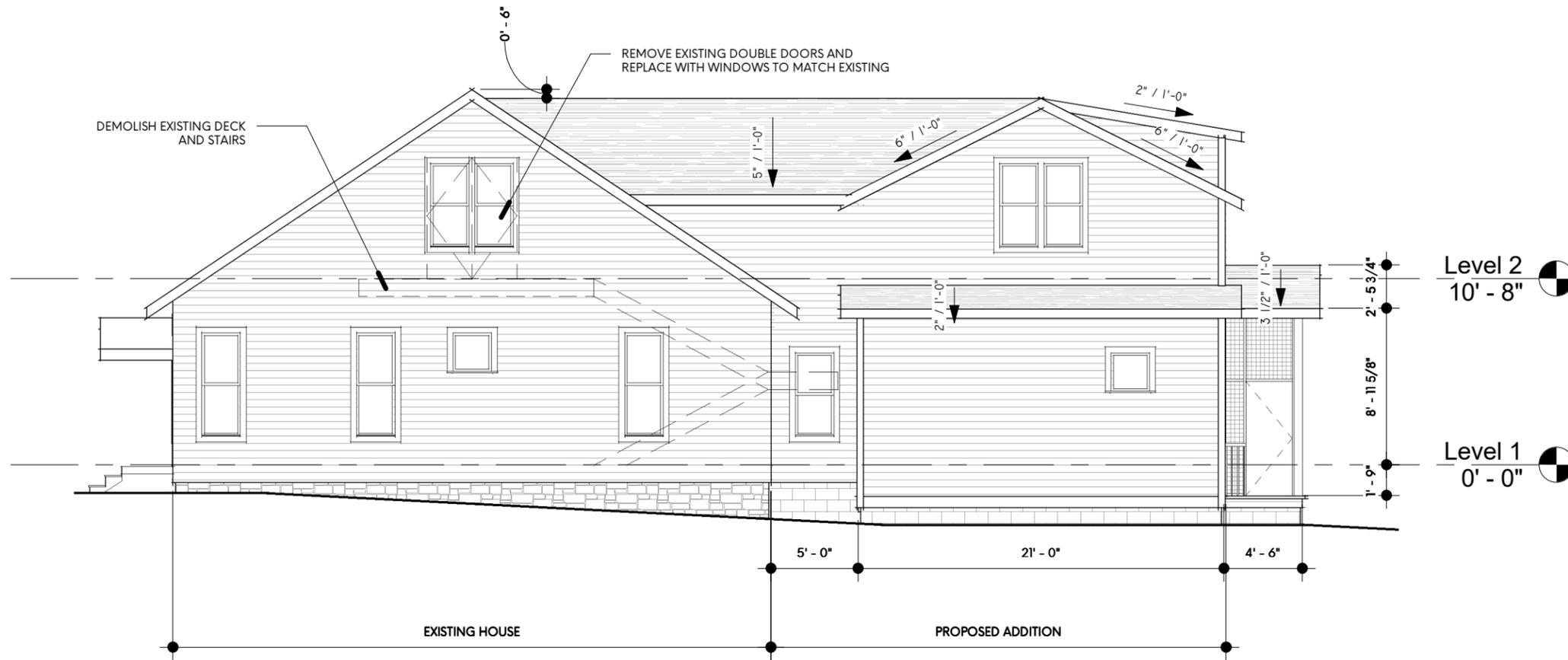
HISTORICAL SUBMISSION

ELEVATIONS

# A2.1

2018 AUGUST 28

Nashville, Tennessee  
 601.466.3715



**SIDE ELEVATION WEST**

1/8" = 1'-0"

Renovation and Addition to:

**2121 BLAIR BLVD**

HISTORICAL SUBMISSION

**MATERIAL LEGEND**

-  SPLIT FACE CMU FOUNDATION
-  5" REVEAL CEMENT BOARD SIDING
-  ASPHALT SHINGLE ROOF
-  SCREEN PORCH PANEL

ELEVATIONS

**A2.2**