

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
Fax: (615) 862-7974

STAFF RECOMMENDATION
2531 Blair Boulevard
April 17, 2019

Application: Demolition--Partial
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: R-8
Map and Parcel Number: 104110312.00
Applicant: Doug & Sherri Lackey
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Application for partial demolition of the historic house including relocating the front door, removing windows on the front elevation and changing windows in a non-historic dormer.

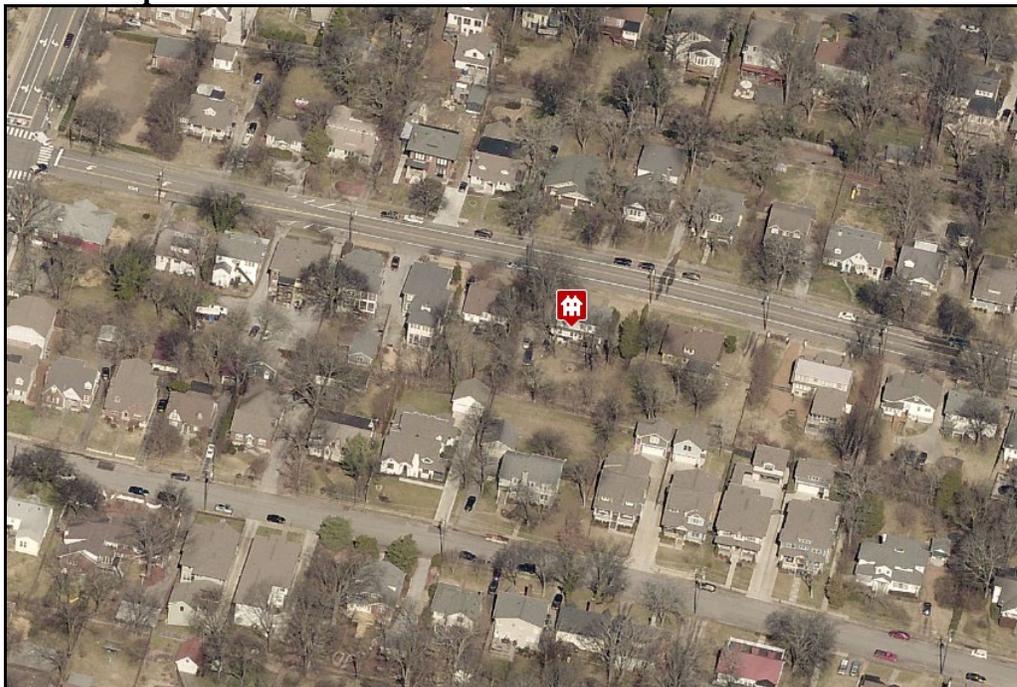
Recommendation Summary: Staff recommends approval of the window changes within the non-historic front dormer and disapproval of the proposed changes on the front porch, including relocation of the front door and removal of the front windows.

Attachments
A: Photographs
B: Plans
C: Elevation

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

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 2531 Blair Boulevard is a circa 1920 bungalow that contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay. The house was remodeled prior to the

overlay. The current configuration (Figure 1) reflects changes to the roofline, including the addition of a non-historic dormer.

Analysis and Findings:

The applicant is remodeling the house and would like to make several changes.

Changes proposed for the front of the house include:

- 1) changing the window configuration in the front dormer
- 2) relocating the door from the side-facing wall to the street-facing wall and
- 3) removing the paired street-facing windows on the porch, to accommodate the new door.

Partial Demolition: The applicant is proposing several changes to the primary façade of the house, which qualify as partial demolition (Figure 3).

First, they would like to replace the existing triple window in the non-historic front dormer with a single double hung window. While changing window openings on a primary façade typically is not permitted, in this instance, the dormer itself is not historic and the current fenestration pattern is not compatible with the historic house. Given this, staff finds that removing the triple



Figure 1: 2531 Blair Boulevard in 2019



Figure 2: 2531 Blair in 1968



Figure 3: Proposed changes to the front elevation

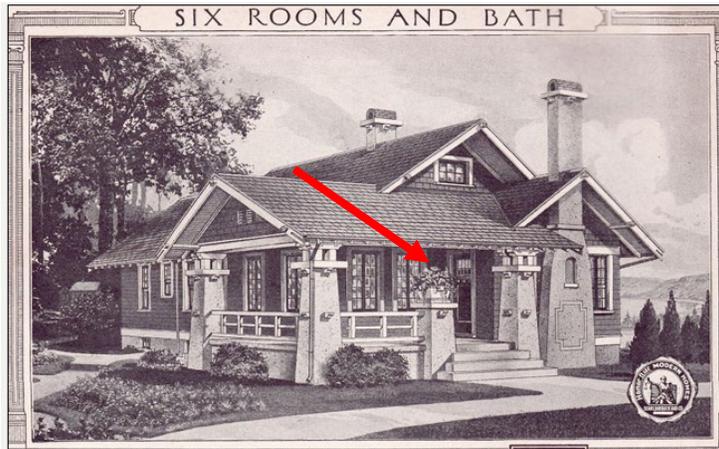
windows in the dormer and replacing them with a single double hung window is appropriate.

The applicant would also like to relocate the front door from the side-facing wall of the porch, to the street-facing wall. They propose to install a new custom-made craftsman-style door with sidelights. The current configuration, with the paired street-facing windows and the door turned sideways to the street, is a character-defining feature of this house and was a purposeful design decision. Many bungalows in the 1920s were designed with a similar porch



Figure 4: Existing fenestration on porch

configuration. The Sears Roebuck catalog sold several home designs with this feature including ‘The Avalon’ (Figures 5 & 6). And the house immediately next door to the subject property has an identical layout (Figure 7). Further examples can be seen on both Blair Boulevard and Essex Place in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.



Figures 5 & 6: Plans for ‘The Avalon’, a home offered by Sears Roebuck in 1923. Notice the side entry door off the porch.

Relocating the front door would also require the removal of the original paired windows on the street-facing wall of the front porch. Like the door, these windows are original to the house and are considered contributing features to the architectural significance of the house. Together with the windows at the other end of the facade, they create a symmetry that would be broken by their removal.



Figure 7: 2529 Blair Boulevard is a ‘twin’ house, sitting to the immediate left

It may be that the new door, already purchased, could be installed without the side-lights, depending on how closely the dimensions match the dimensions of the current entry.

Staff finds that the current placement of the door and front windows contribute to the architectural and historical character and significance of 2531 Blair Boulevard and that altering these features does not meet Section III.B.2 for appropriate demolition and does meet section III.B.1 for inappropriate demolition.

Recommendation:

Staff recommends approval of the window changes within the non-historic front dormer and disapproval of the proposed changes on the front porch, including relocation of the front door and removal of the front windows.

To: Metro Historic Zoning Commission

From: Doug and Sherri Lackey

Subject: 2531 Blair Blvd entry door change request

Date: April 1, 2019

On behalf of the Lackey family, thank you for considering our proposal to move the entry door on 2531 Blair Blvd. We would like to relocate the entry from the hidden side of the front porch 5 feet over to the left to allow the door to be visible and inviting from the street.

We are long time residents of the area. We greatly value the history and charm of all our older homes and neighborhoods. We have personally restored and lived in houses in our area that were originally built in 1815, 1825, 1858, 1896, 1920 and 1925.

Fortunately, our restorations have been featured in national publications and won awards for historical preservation. We share that information not to boast but to let you know our heart, desire and finances have been used for the historical integrity and charm of our properties. They are our local treasures. Our request is based on the following reasoning:

1. **Safety:** As you can imagine, safety is paramount to us. A front facing door has been proven to be much safer than a side entry door.
2. **Historically Consistent:** Over 90% of the homes in our local neighborhood that were built in the same timeframe have front facing doors. Thus, our request for a front facing door is more consistent with homes that were built during that timeframe in our neighborhood than a side facing door.
3. **Improve Curb Appeal:** We've never had this concern raised in the past thus we've already spent over \$5,000 purchasing a custom historic reproduction front door and side lights to match the windows and style of this particular house. We feel the house will have better curb appeal with a front facing door. When you consider the house to the immediate left of this house is the same identical home, detail changes to differentiate these two homes will create a more appealing neighborhood. That might be why the front dormer was changed sometime in the past.
4. **Precedent for Change:** In the past, the front dormer was changed on this house. It is not the same as originally built and shown in the 1960s photo. Thus, at some point the previous governing bodies approved this change even though it was not the original dormer style. We assume that approval was made because they felt it was consistent with the other historical homes in the area. Our request is similar to that prior approval since over 90% of the homes in our neighborhood have front facing doors.

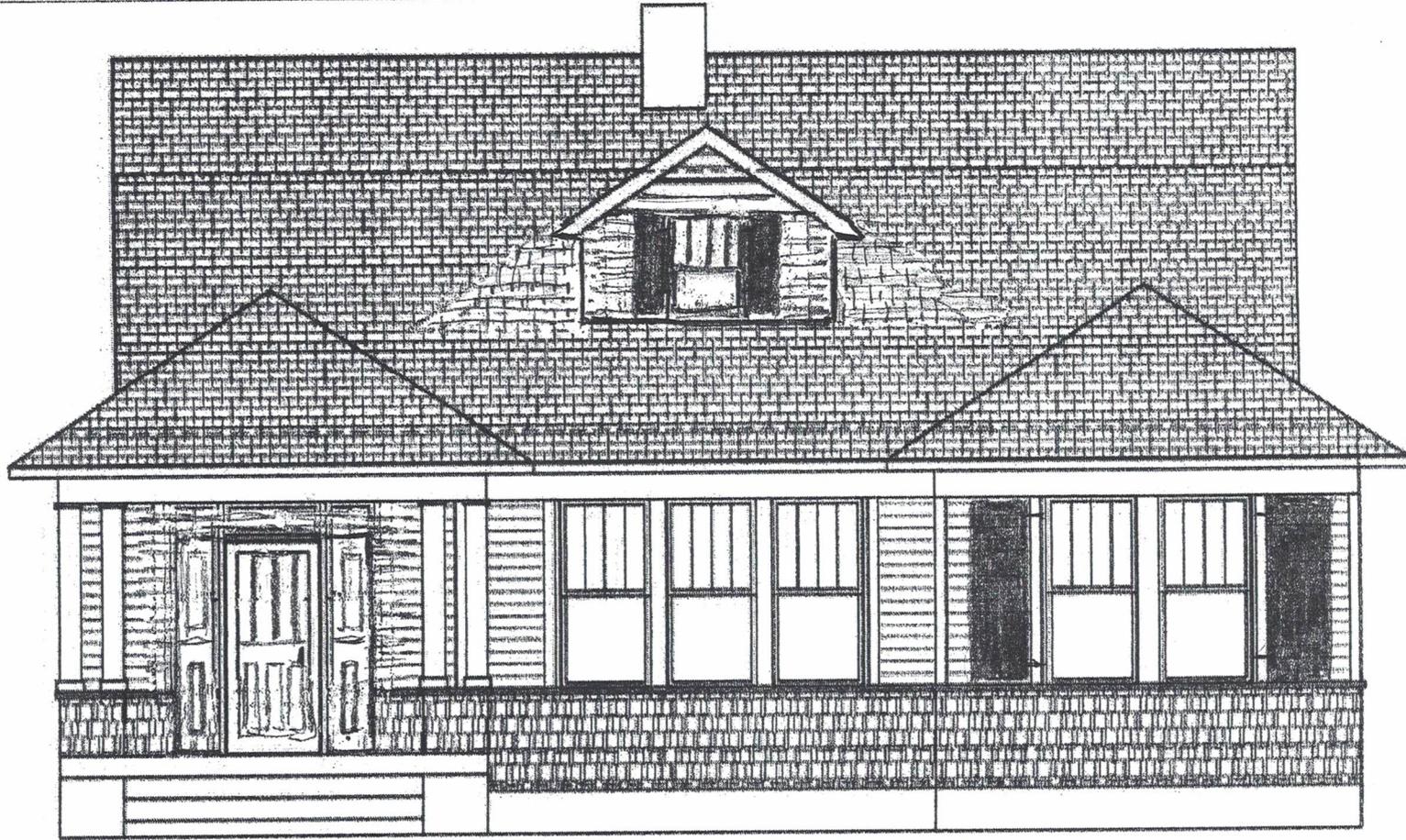
We sincerely request you permit us to have our entry door be an actual front door that faces the street. Approving a front facing door will create greater safety, be historically consistent, improve curb appeal and there is precedent for this change. Please let us know if you have any questions or if we can assist you in any way in this approval process. Thank you.



Existing Condition

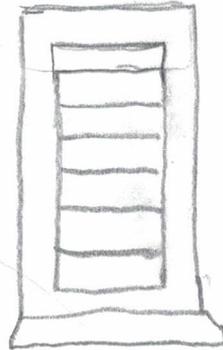


Proposed front door and sidelights



FRONT

GREAT ROOM SHELVES

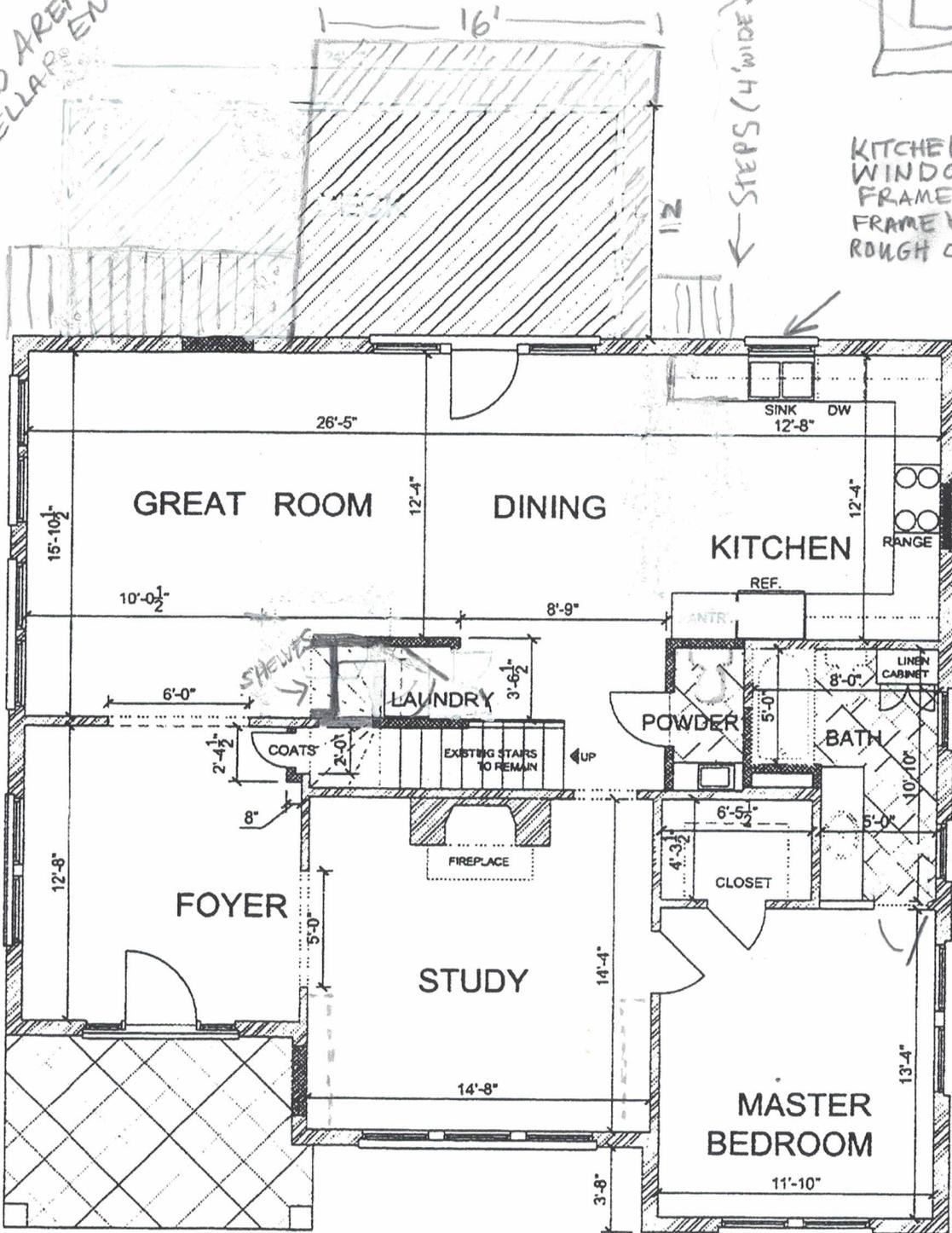


COVERED PORCH

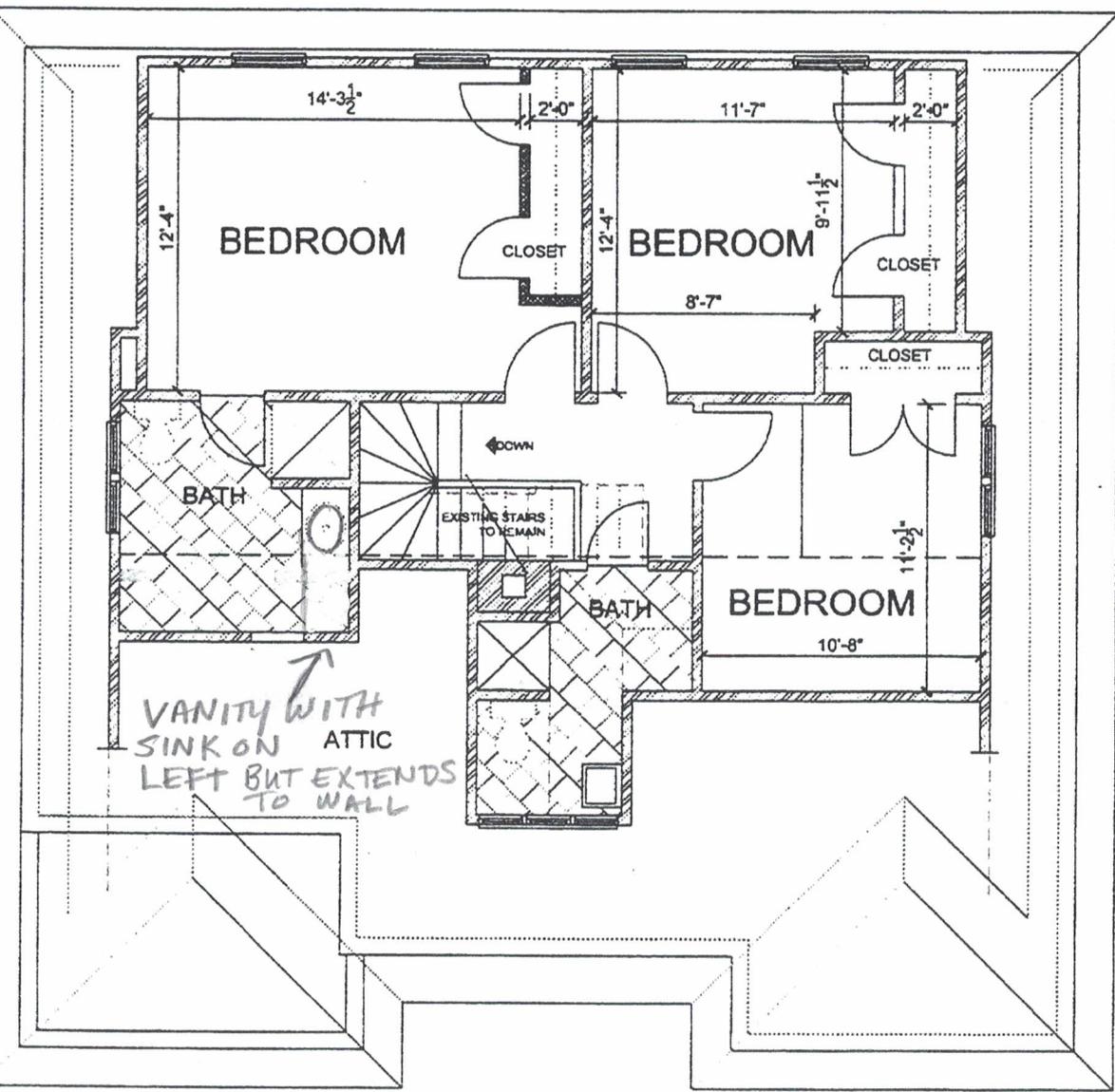
STEPS (4' WIDE)

KITCHEN WINDOW:
FRAME WIDTH = 31.468"
FRAME HEIGHT = 48.625"
ROUGH OPENING: 32.21875" X 49.125"

ROOFED AREA OVER CELLAR ENTRANCE



MAIN FLOOR



SECOND FLOOR

798 HEATED S. F.