



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

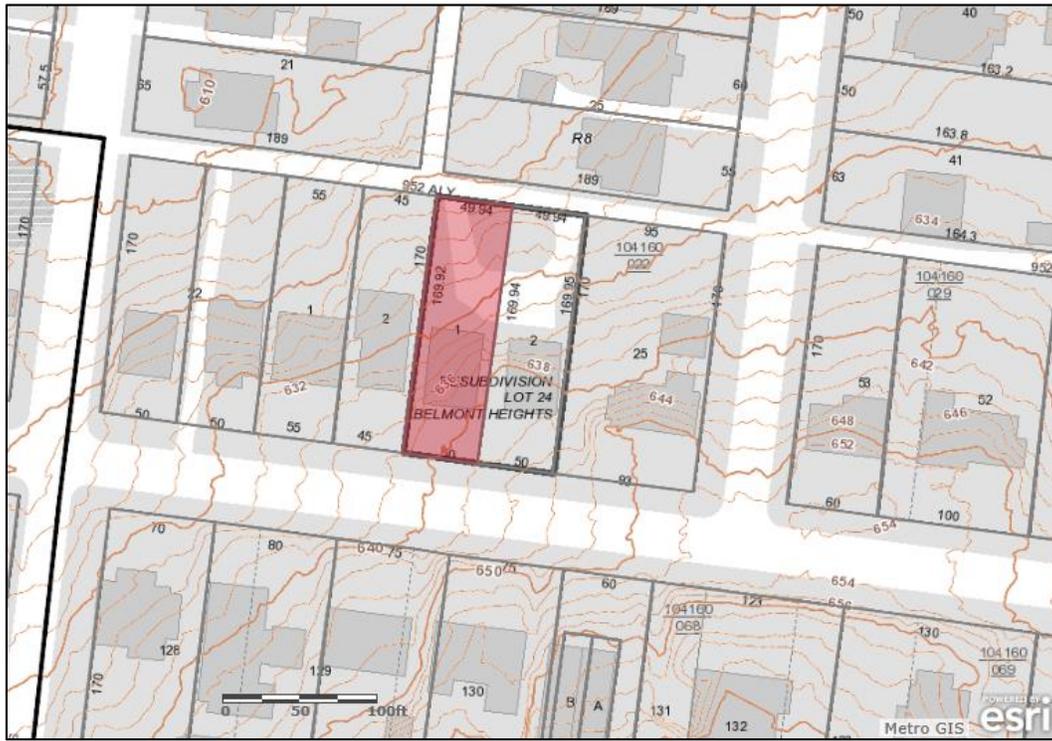
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970

**STAFF RECOMMENDATION**  
**1906 Blair Boulevard**  
**August 19, 2020**

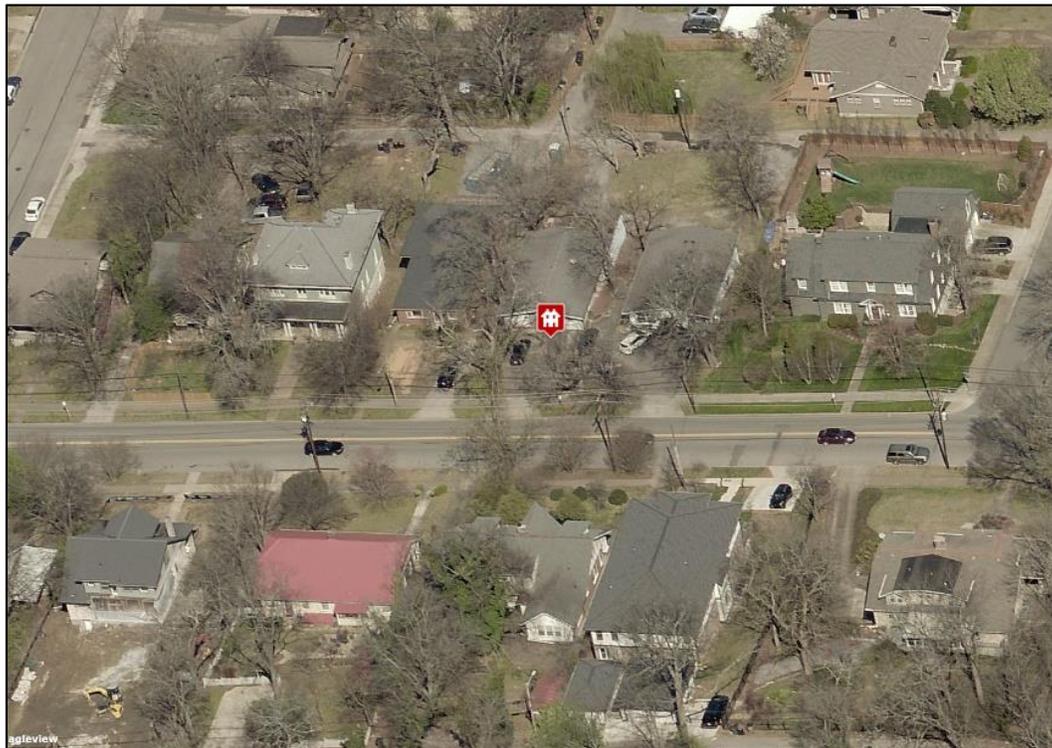
**Application:** Demolition; New Construction—Infill  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Base Zoning:** R6  
**Map and Parcel Number:** 10416002100  
**Applicant:** Will Jenner of Jenner Design, LLC  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> A proposal to demolish a non-contributing building and construct a new one. The new building will be two-and-one-half-stories tall with a cross-gabled form.</p> <p><b>Recommendation Summary:</b> Staff Recommends approval of the proposed infill construction with the following conditions:</p> <ol style="list-style-type: none"><li>1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; and</li><li>2. The front setback shall be consistent with the setbacks of the adjacent historic houses, to be verified by MHZC staff in the field; and</li><li>3. The width of the building shall be reduced to thirty-five feet (35'); and</li><li>4. The window and door selections and roof color shall be approved prior to purchase and construction; and</li><li>5. The HVAC units shall be located on the rear of the building or on the side behind the midpoint.</li></ol> <p>With these conditions, staff finds that the proposal will meet the design guidelines for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Context Photographs <b>B:</b> Site Plan <b>D:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. NEW CONSTRUCTION**

#### **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. BL2007-45).*

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

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

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

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

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

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

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

#### **f. Orientation**

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

*Porches*

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

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

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

#### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

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

#### *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. Utilities**

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

**i. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

**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.*

**V. DEMOLITION**

**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.

**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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** The structure at 1906 Blair Boulevard is a one-story brick duplex, constructed circa 1960. The building is considered “non-contributing” because it was constructed after the significant period of development for the surrounding area.



Figure 1: 1906 Blair Boulevard

**Analysis and Findings:** The applicant proposes to demolish the existing building and replace it with a new building. The new building will be a two-story duplex.

**Demolition:** The existing structure at 1906 Blair Boulevard does not contribute to the historic character of the district.

Staff finds that demolition of the non-contributing building meets V.B.2.b of the design guidelines for appropriate demolition.

**Height & Scale:** The proposed new structure will have a two-and-one-half story form with a height of thirty-two feet, six inches (32’-6”) from grade at the front, with an eave height of twenty feet (20’) from grade and a two foot (2’) tall foundation. The historic context includes one-and-one-half-story and two-and-one-half-story houses, ranging from twenty-two feet (22’) to thirty-six feet (36’) tall. The structure will gain an additional story in the rear due to a significant drop in grade. This condition is typical of houses on similarly sloped lots. Staff finds the height of the proposed building will be compatible with this context.

The new building will be forty feet (40’) wide overall, with porches and a projecting “ell” breaking the front façade up into smaller components.

Nearby houses on fifty-foot wide lots (the same width as 1906 Blair Boulevard) are thirty feet (30’) and thirty-two feet (32’) wide. The two-and-one-half-story house two lots to the left at 1916 Blair Boulevard is thirty-nine feet (39’) wide, on a lot that is fifty-five feet (55’) wide. Staff finds the width of the proposed house to be inappropriate as it is wider than even 1916 Blair Boulevard which is on a wider lot.



Figure 2: 1916 Blair Boulevard, 39’ wide structure on a 55’ wide lot.

The lot at 1906 Blair Boulevard is ten percent (10%) narrower than 1916 Blair Boulevard, but the lot is otherwise very

similar. Therefore, staff suggests that the structure at 1906 Blair Boulevard should be ten percent (10%) narrower as well, or thirty-five feet (35') wide.

The lots across the street from this property are generally twenty-five percent (25%) wider, or more, and so are not good comparisons for determining appropriate width.

With a condition that the infill at 1906 Blair Boulevard is reduced to thirty-five feet (35') wide, staff finds that the height and width of the infill will be compatible with the surrounding context and that it will meet section II.B.1.a. and b.

Setback & Rhythm of Spacing: The infill is proposed to be located with its front wall in line between the fronts of the two adjacent buildings houses, matching their setbacks. The house will be centered on the lot with side setbacks of five feet (5') on both sides. Typically, historic houses on comparable lots have side setbacks of eight feet (8') to ten feet (10'). Staff finds that the rhythm of spacing between the infill and the adjacent buildings will be narrower than is typical of the surrounding area. Staff recommends that the width of the structure shall be reduced to thirty-five feet (35'), resulting in side setbacks of seven feet, six inches (7'-6").

With the width of the building reduced to thirty-five feet (35'), resulting in side setbacks of seven feet, six inches (7'-6"), staff finds that the setbacks of the infill would be consistent with those of surrounding historic houses nearby and would meet 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 Face	Yes	
<b>Cladding</b>	5" Cement-Fiber Clapboard	Smooth-faced	Yes	
<b>Secondary Cladding</b>	Board-and-batten	Smooth-faced	Yes	
<b>Trim</b>	Cement-Fiber	Smooth-faced	Yes	
<b>Front Porch Floor</b>	Cast-In-Place Concrete	Natural Color	Yes	
<b>Front Porch Stairs</b>	Cast-In-Place Concrete	Natural Color	Yes	
<b>Front Porch Posts</b>	Wood	Typical	Yes	
<b>Front Porch Roof</b>	Standing Seam Metal	Selection Needs Approval		X

<b>Rear Porch Floor</b>	Wood	Typical	Yes	
<b>Rear Porch Posts</b>	Wood	Typical	Yes	
<b>Rear Porch Railing</b>	Wood	Typical	Yes	
<b>Primary Roofing</b>	Asphalt Shingle	Color Needs Approval		X
<b>Windows</b>	Not indicated	Selection Needs Approval		X
<b>Principle Entrance Doors</b>	Paired Full-Glass Doors, Divided Lights	Selection Needs Approval		X
<b>Secondary Entrance Door</b>	Full-Glass Door, Divided Lights	Selection Needs Approval		X
<b>Driveway</b>	Rear Access	Typical	Yes	
<b>Walkway</b>	Concrete	Typical	Yes	

With the condition that roof color and the window and door selections are approved administratively, Staff finds that the proposal meets section II.B.1.d. of the guidelines.

Roof form: The roof of the new building will have a cross-gabled form with a pitch of 14/12 on the primary front and side-gabled components. The front slope of the roof will have a shed dormer with a pitch of 4:12. These forms and pitches are consistent with the roofs of historic houses in the surrounding area.

Behind the side-gabled form, extending to the rear over the majority of the building, there will be a hipped roof a pitch of 5:12. This component will not be greatly visible from the right-of-way, and will not contrast greatly with the primary roof forms at the front of the building.

Staff finds that the roofs of the proposed infill are compatible with the surrounding context and meet section II.B.1.e. of the design guidelines.

Orientation: The new house will be oriented with the primary entrance facing the street, within a front porch on the right and a secondary entrance set back fifteen feet (15') on the left. This orientation is consistent with that of surrounding houses along Blair Boulevard. A pair of concrete walkways will be added to connect the building to the sidewalk at the front of the lot.

Staff finds the orientation of the proposed new building to be compatible with the surrounding context and to meet section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the front and sides of the proposed infill are all generally twice as tall as they are wide, consistent with the proportions of openings on historic houses nearby. There are no large expanses of wall space without a window or door opening.

Staff finds the project's proportion and rhythm of openings is compatible with the surrounding historic context, which meets Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The proposal includes two walkways from the front of the building to the sidewalk at the front of the lot, which are common features in the neighborhood. The location of the HVAC and other utilities was not indicated in the proposal. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.h.

**Recommendation:** Staff Recommends approval of the proposed infill construction with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; and
2. The front setback shall be consistent with the setbacks of the adjacent historic houses, to be verified by MHZC staff in the field; and
3. The width of the building shall be reduced to thirty-five feet (35'); and
4. The window and door selections and roof color shall be approved prior to purchase and construction; and
5. The HVAC units shall be located on the rear of the building or on the side behind the midpoint.

With these conditions, staff finds that the proposal will meet the design guidelines for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

**ATTACHMENT A: CONTEXT PHOTOGRAPHS**



1920 Blair Boulevard. Thirty-two foot (32') wide structure on a fifty foot (50') wide lot.



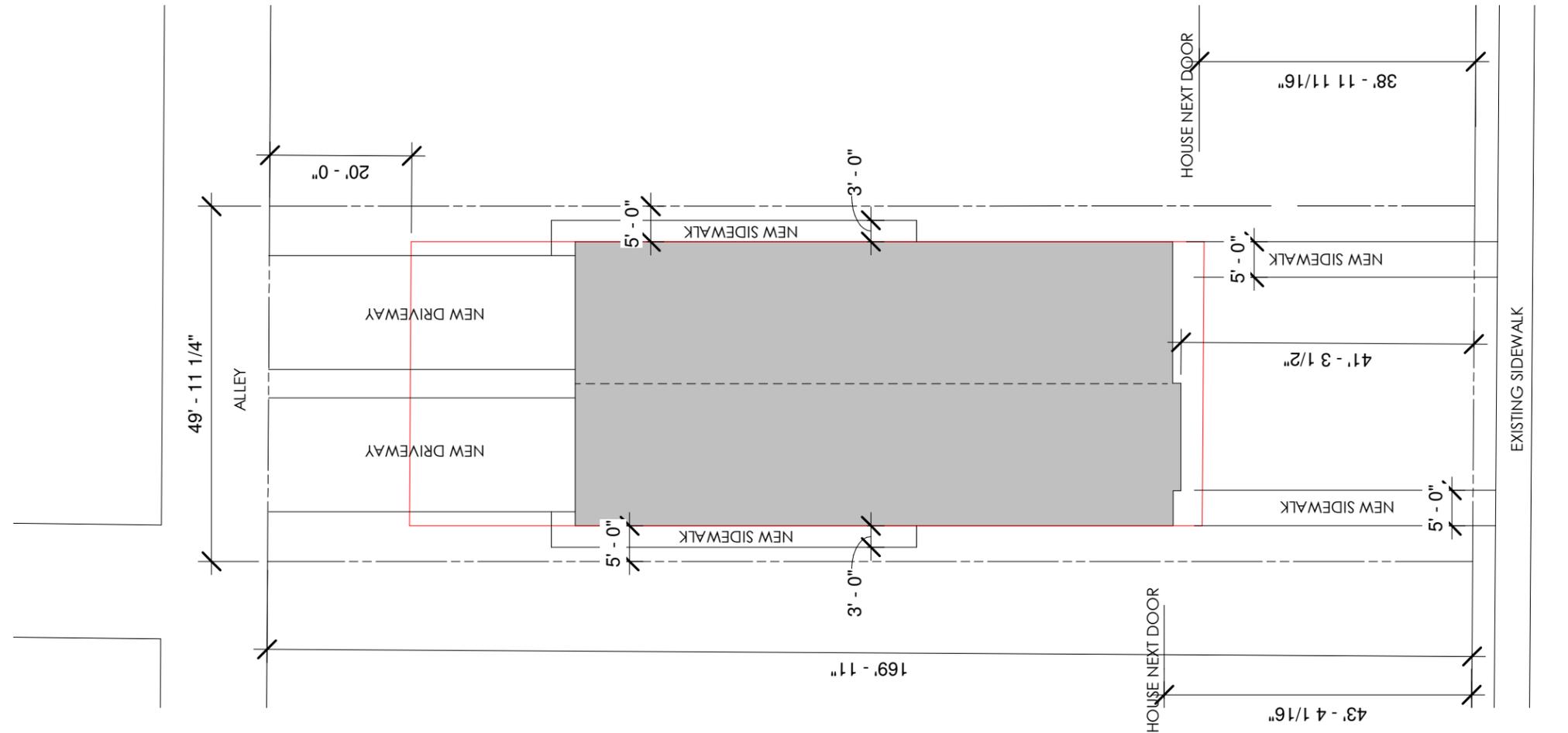
1918 Blair Boulevard. Thirty foot (30') wide structure on a fifty foot (50') wide lot.



1916 Blair Boulevard. Thirty-nine foot (39') wide structure on a fifty-five foot (55') wide lot.

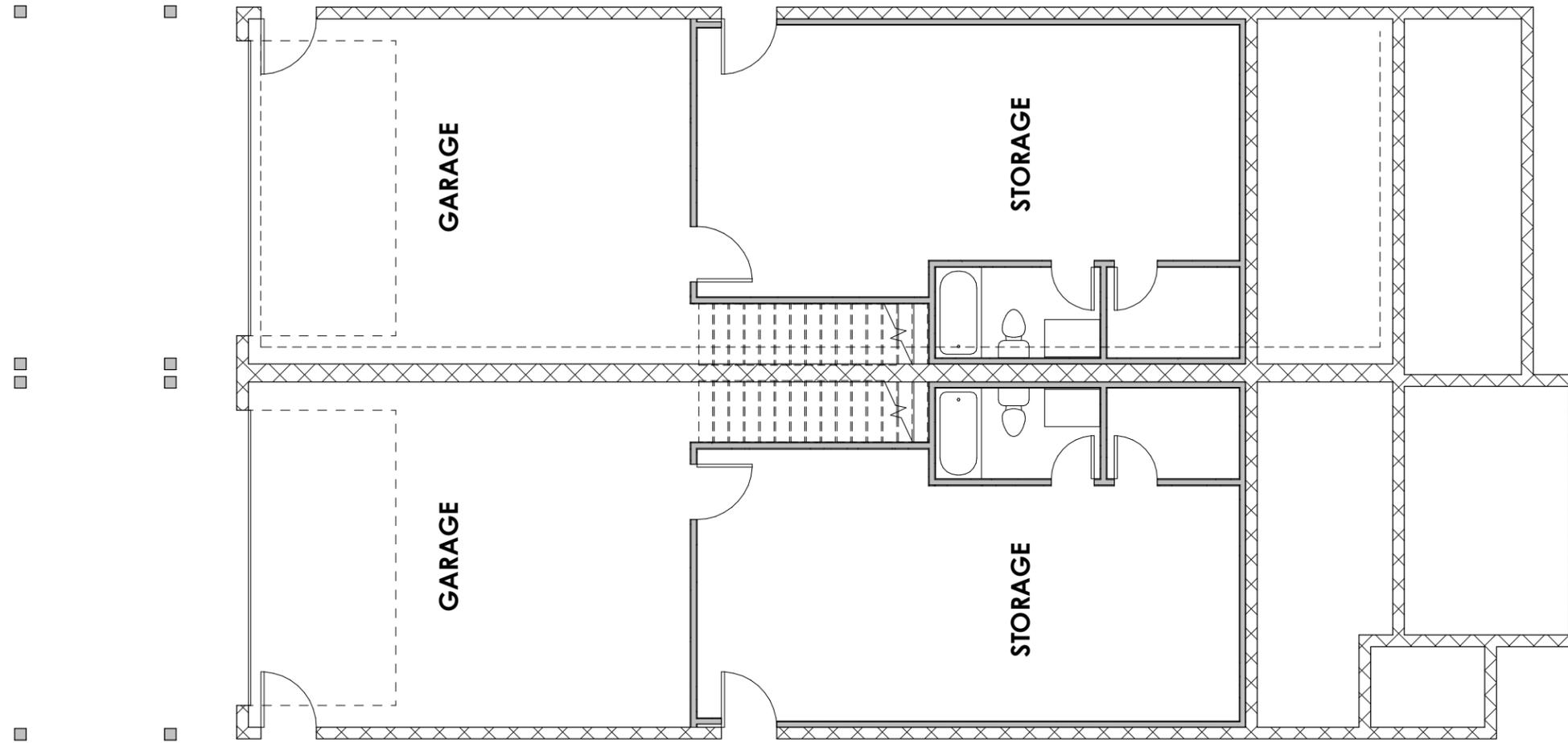


1913 Blair Boulevard. Fifty-two foot (52') wide structure on a seventy-five foot (75') wide lot.

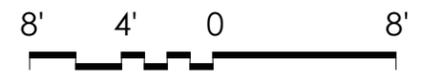


1906 BLAIR BLVD.

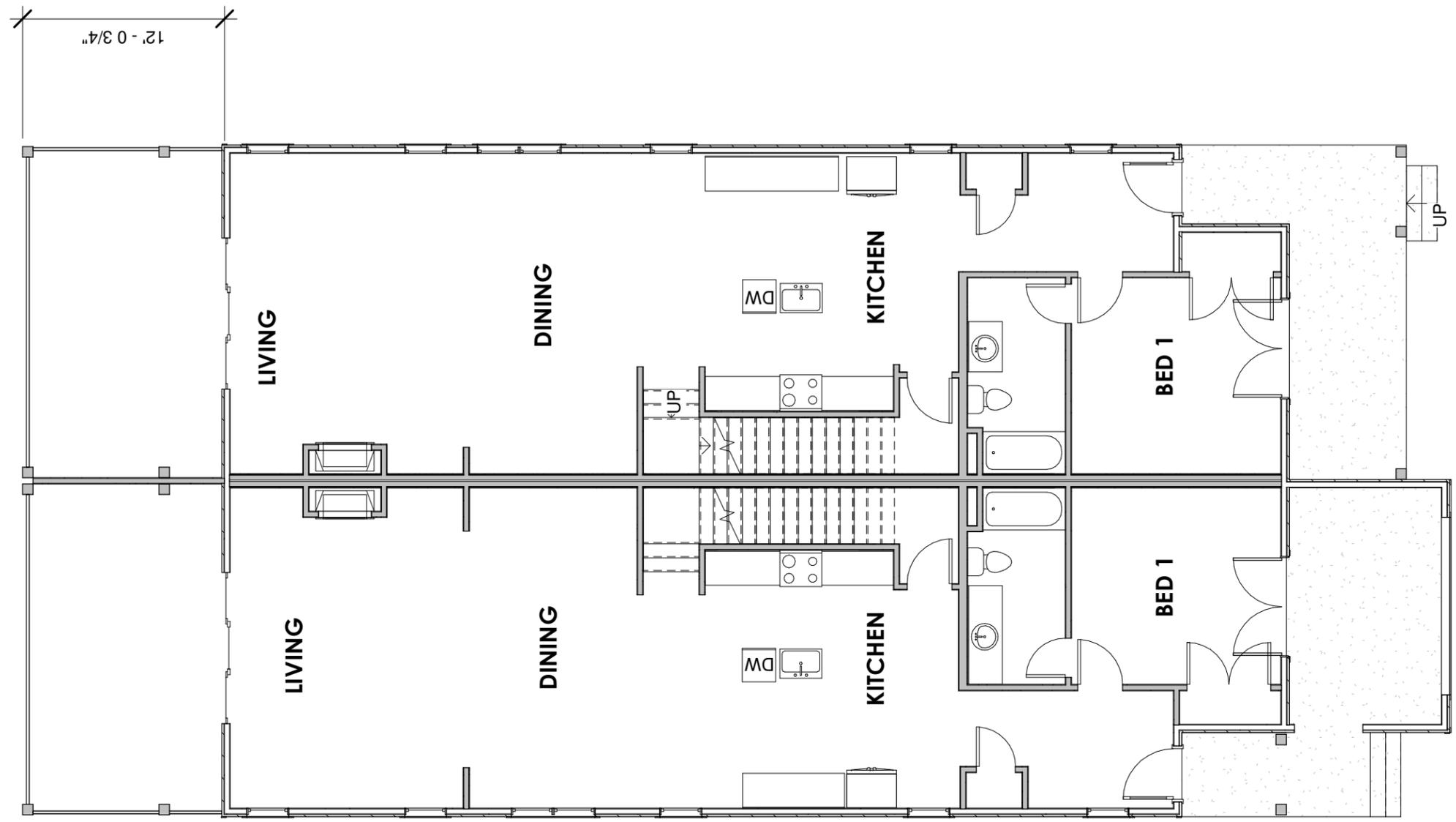
SITE PLAN



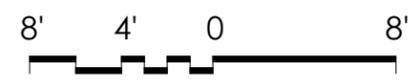
1906 BLAIR BLVD.



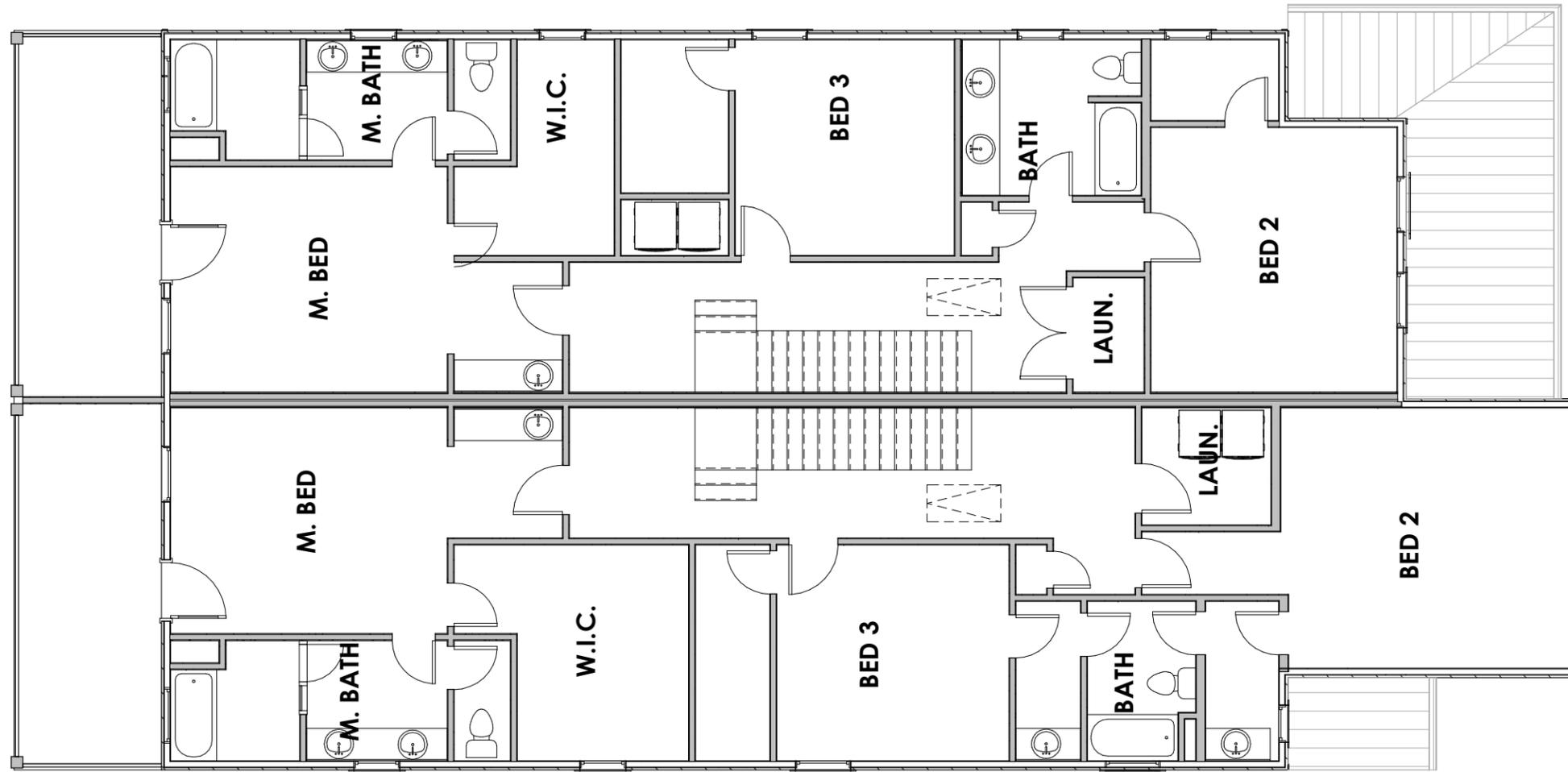
BASEMENT PLAN



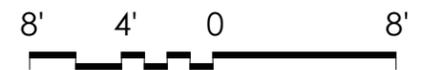
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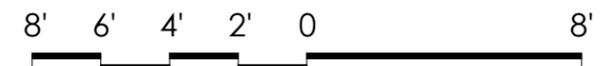
1ST FLOOR



1906 BLAIR BLVD.

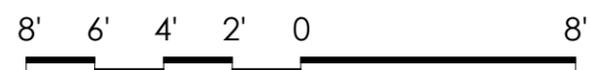


2ND FLOOR



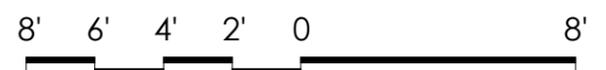
1906 BLAIR BLVD.

FRONT ELEVATION



LEFT ELEVATION

1906 BLAIR BLVD.



1906 BLAIR BLVD.

RIGHT ELEVATION



1906 BLAIR BLVD.



REAR ELEVATION