

Staff Report

Agenda No.: IV.A.
Case No.: HZC2024-5
Staff: Mary Samaniego, Planning Director
Applicant: Michael Hoff
Request: Certificate of Appropriateness for an addition
Location: 303 Jackson Boulevard

Summary:

The applicant on behalf of the property owners (George and Ellen Wright) is requesting Certificate of Appropriateness approval for an addition to the existing residence. The specific additions/renovations include an a new screened in porch and enclosed breezeway.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 0.74 acres (32,794 square feet) and the residence is 4,049 square feet in size.
2. The residence was originally constructed in 1925 and is architecturally designated as Tudor. The residence does not appear to have an addition and is in original condition.
3. The allowable building area per the Zoning Code is 7,379 square feet with 4,662 square feet proposed.
4. The allowable building footprint of 3,935 square feet with 3,476 square feet proposed.
5. The proposed partially enclosed additions to the rear will increase the overall residence area by 613 square feet.
6. The dwelling has been identified in the 1993 historical survey (DV-21571) as having: stone construction type; casement windows; two brick & stone chimneys; stone foundation; and a gabled asphalt roof.
7. The architectural firm that constructed the residence was Tisdale & Stone (1924-1926) and the residence was named the Alfred Sharp House. Alfred Sharp was known as a football hero for Vanderbilt University from 1920 -1923 (center). After the Sharp family owned the residence, it was sold to Mrs. Louis Farrell.
8. There are two existing small accessory structures in the rear yard of the property.
9. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
10. The addition does not impact the placement of the structure on the lot regarding Zoning Code compliance.

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-209(4), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to per Section 14-202(1)(c):

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used;
4. Any other factor, including aesthetic, which is reasonably related to the purpose of this part.

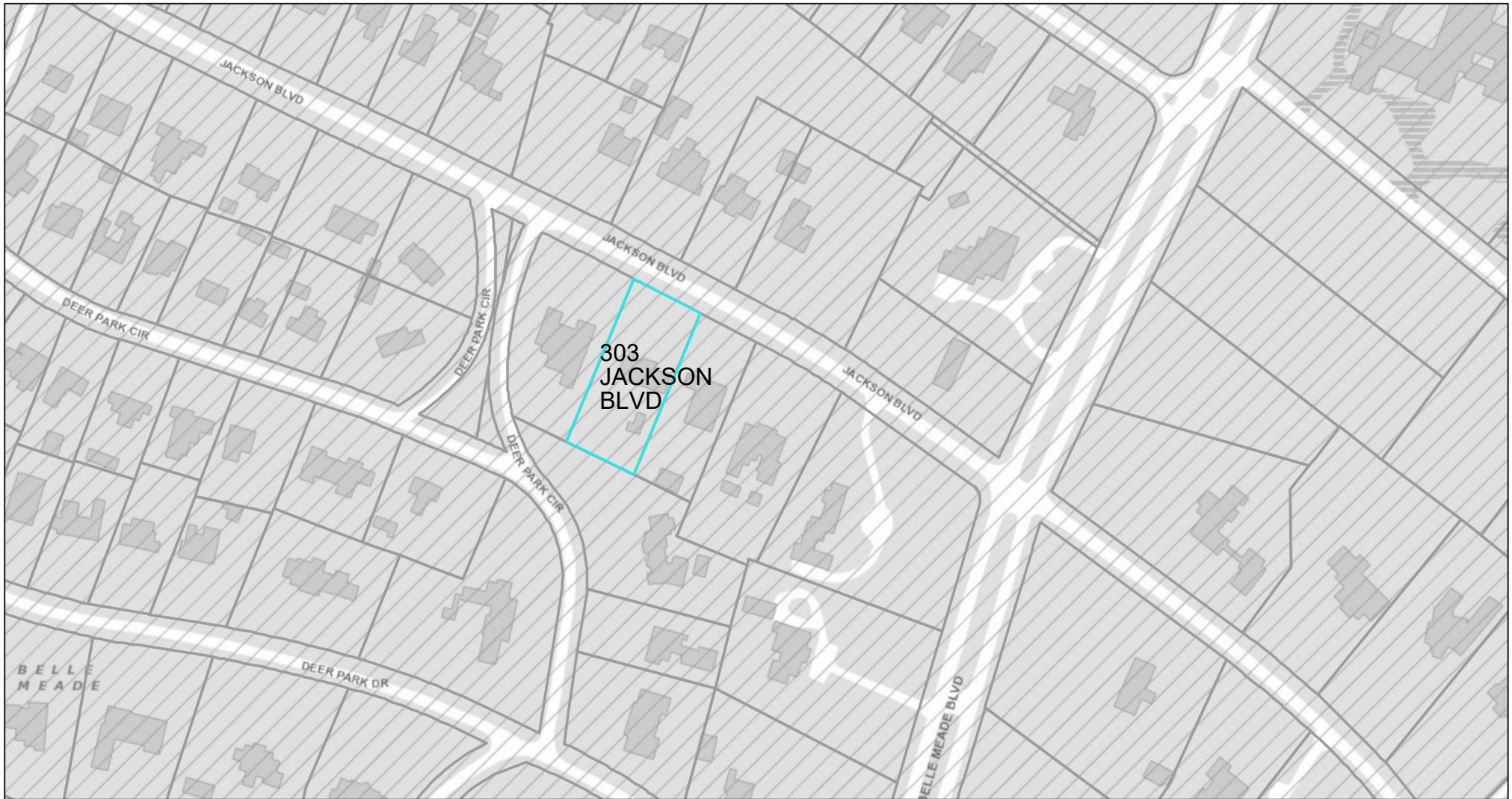
Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. 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.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original 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.
6. 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.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachments:

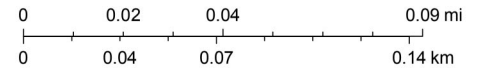
1. Location Map



February 21, 2024

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Nashville Maps