

JOHN COOPER
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

2517 Fairfax Avenue

December 16, 2020

Application: Violation: Partial Demolition

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10411014200

Applicant: Harish C. Prasad

Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The applicant seeks to retain alterations to the front and side window openings.

Recommendation Summary: Staff recommends disapproval of the partial demolition of the window openings, finding that the proposal does not meet Section III.B. for appropriate demolition and does meet section III.B. for inappropriate demolition. Further, staff recommends that the window openings be returned to their historic condition within 60 days of the Commission's decision.

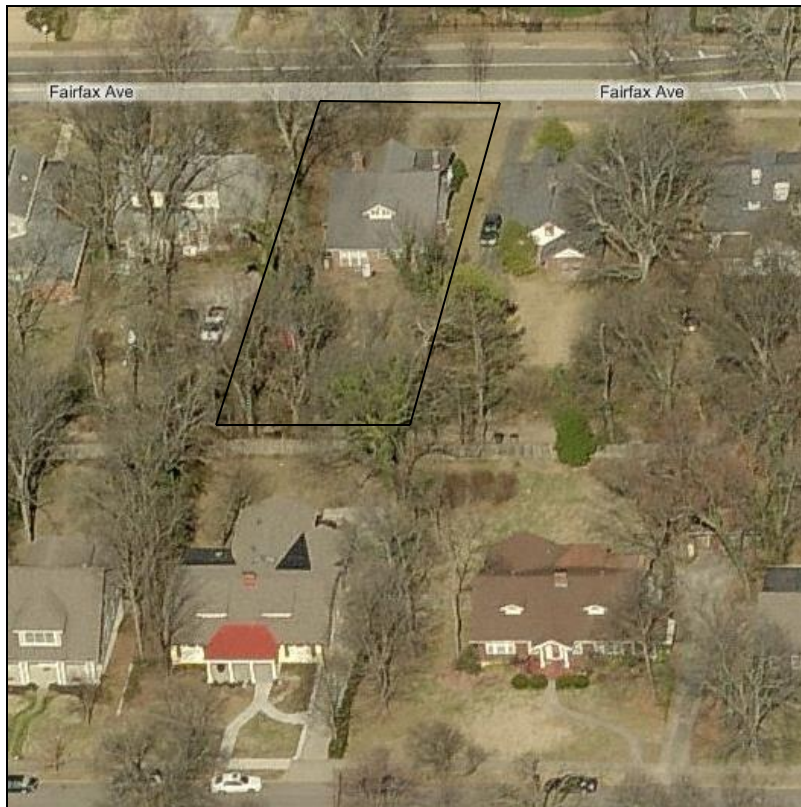
Attachments

A: Photographs

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. Demolition

A. PRINCIPLE

The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate and should be avoided.

B. GUIDELINES

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.

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: 2517 Fairfax Avenue is listed as a historically contributing structure in the National Register Nomination for the Hillsboro – West End Neighborhood. It is a one and a half story brick home built during the early twentieth century in a classic Bungalow style.

In October of 2020 it was noticed that changes were being made to the building's window opening configurations. Although the Commission does not review replacement windows, changes to an opening's location or dimension is considered partial-demolition and so reviewed.

A letter of abatement was sent to the owner on October 27, 2020. The owner requests to keep the changes as installed.

Analysis and Findings:

On the left-side three windows on the projecting bay have been altered to be two windows with a large trim board in between.



Figures 1-3: The left image shows the original 3-window configuration as seen in 2010 and the two images to the right show the change, under construction.

On the front, all windows have been shortened.



Figures 4-6: The image to the left shows the tall windows in 2016 and the two images to the right show the change under construction.

Similarly the window openings on the right side were shortened with one or two rows of brick added to compensate for the shorter windows that were installed. Windows are considered character-defining features of historic buildings; therefore, alterations to the dimensions and location would be detrimental to the public interest and meet section III.B for inappropriate demolition.

Recommendation:

Staff recommends disapproval of the partial demolition of the window openings, finding that the proposal does not meet Section III.B. for appropriate demolition and does meet section III.B. for inappropriate demolition. Further, staff recommends that the window

openings be returned to their historic condition within 60 days of the Commission's decision.

ATTACHMENT A: PHOTOGRAPHS



1987



2010



2016



Triple window on left side filled in inappropriately



Triple window from interior.



Paired window on front porch. Brick mold was retained, but a row of brick was added to compensate for the incorrect window size.



Front of house, 2020.



Windows on right side had two rows of brick added to compensate for the difference in height of new windows.