



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 1809 Sweetbriar Avenue April 18, 2012

Application: Demolish Structure
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704006000
Applicant: Brent Craig, Rigid Development
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to demolish a non-contributing structure in order to clear the lot for redevelopment.</p> <p>Recommendation Summary: Staff recommends approval of the application to demolish the non-contributing structure, finding the proposal to meet the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p>Attachments A: Photograph</p>
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Background: 1809 Sweetbriar Avenue is a one story minimal brick ranch house, constructed circa 1950. Because of the recent construction date and the lack of architectural features common to historic houses nearby, the house is not considered to be contributing to the historic character of the district.

Applicable Design Guidelines:

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 91.65 of the historic zoning ordinance.

Analysis and Findings:

Because the house does not contribute to the historic character of the district, demolishing the structure would meet guideline III.B.2.b.

Subsequent new construction will need to meet the design guidelines for new construction and be approved by the MHZC.

Staff recommends approval of the application to demolish the non-contributing structure, finding the proposal to meet the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.



1809 Sweetbriar Avenue, front.