



**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**  
**1518 Sweetbriar Avenue**  
**July 18, 2012**

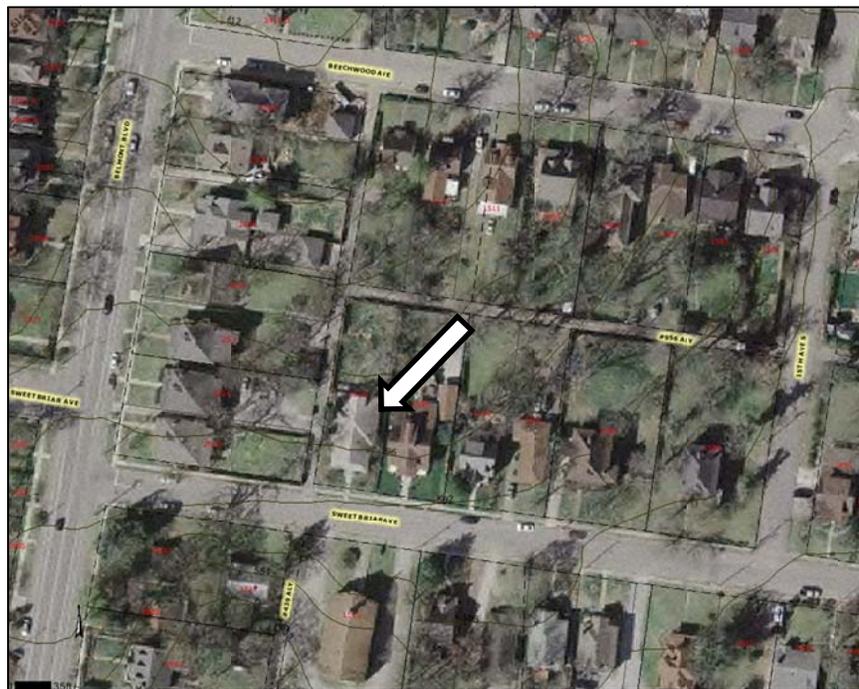
**Application:** New construction – addition  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704003600  
**Applicant:** Mike Briggs, Contractor  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing to construct a new side dormer on the right side of the house.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the application to construct a new dormer with the conditions that staff review the location of the dormer once the roof opening has been cut and staff review and approve the dormer windows prior to purchase and installation.</p> <p>With these conditions, staff finds the dormer to meet Sections II.B.1. and II.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B.1 New Construction

#### 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.

*Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.*

*Foundation lines should be visually distinct from the predominant exterior wall material.*

*Examples are a change in material, coursing or color.*

#### d. Materials, Texture, and Details, and Material Color

The materials, texture, and 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. MHZC does not review the painting of structures.

*T-1-11- type building panels, "permastone", E.I.F.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 minimum of a 5" reveal.*

*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.*

#### e. Roofs

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.*

#### 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. (Brick molding is only appropriate on masonry buildings.)*

*Brick molding is required around doors, windows and vents within masonry walls.*

## **II.B.2 Additions**

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

### *Dormers*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or a decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:*

*It is appropriate to proportionally match the design and dimensions of a historic dormer on a building in the neighborhood that is of similar style and massing as the primary building.*

*The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*

*Dormers should not be added to secondary roof planes.*

*Eave depth on a dormer should not exceed the eave depth on the main roof or be less.*

*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.*

*The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*

*Dormers should generally be fully glazed and aprons below the window should be minimal.*

*The exterior material cladding of front and side dormers should match the primary or secondary material of the main building.*

d. 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, material color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

f. Additions should follow the guidelines for new construction.

**Background:** 1518 Sweetbriar Avenue is a c. 1930 one and one-half story Craftsman style bungalow, with a central-hipped-roof core and a large front-gabled projecting wing and porch. On the left side of the hipped-roof core of the house there is a hipped-roof dormer with exposed rafter tails and scalloped shingle siding. The house is a contributing structure to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



**Analysis and Findings:** The applicant is proposing to construct a new side dormer on the right side of the house.

On the left side of the house is an existing, hipped-roof dormer that is approximately eight feet (8') wide and accommodates two square windows. The existing dormer is located near the rear of the house. (See photos below.)



Existing side dormer from the front (the photo dates to the 1960s, but the dormer has remained unchanged since then).



Existing side dormer from the rear (dotted line clarifies the location).

The proposed new dormer on the right side will also be located towards the rear of the house (see photo on next page), and will match the existing right side dormer in hipped roof form and height. It will have a 12/12 roof slope, matching the slope of the house's roof. However, it will be wider than the existing left side dormer; it will be fourteen feet (14') in width and will accommodate three windows. The new dormer will be inset two feet from the wall of the house below and more than two feet (2') from the back wall of

the house. The ridge of the dormer will be two feet (2') below the ridge of the house. The dormer will not sit near any roof ridges, chimneys or other significant roof features.



Approximate location of the new dormer on the right side of the house.

New side dormers should be compatible with the scale and design of the house and should generally match the design and dimensions of any historic dormer on the house. Although this dormer is approximately six feet (6') wider than the existing side dormer, staff finds its size to meet the design guidelines because it is situated so far back on the house's roof, that its extra width will not be easily perceived. As with all new dormers, staff will want to approve the location of the dormer once it has been cut into the roof and before construction begins.

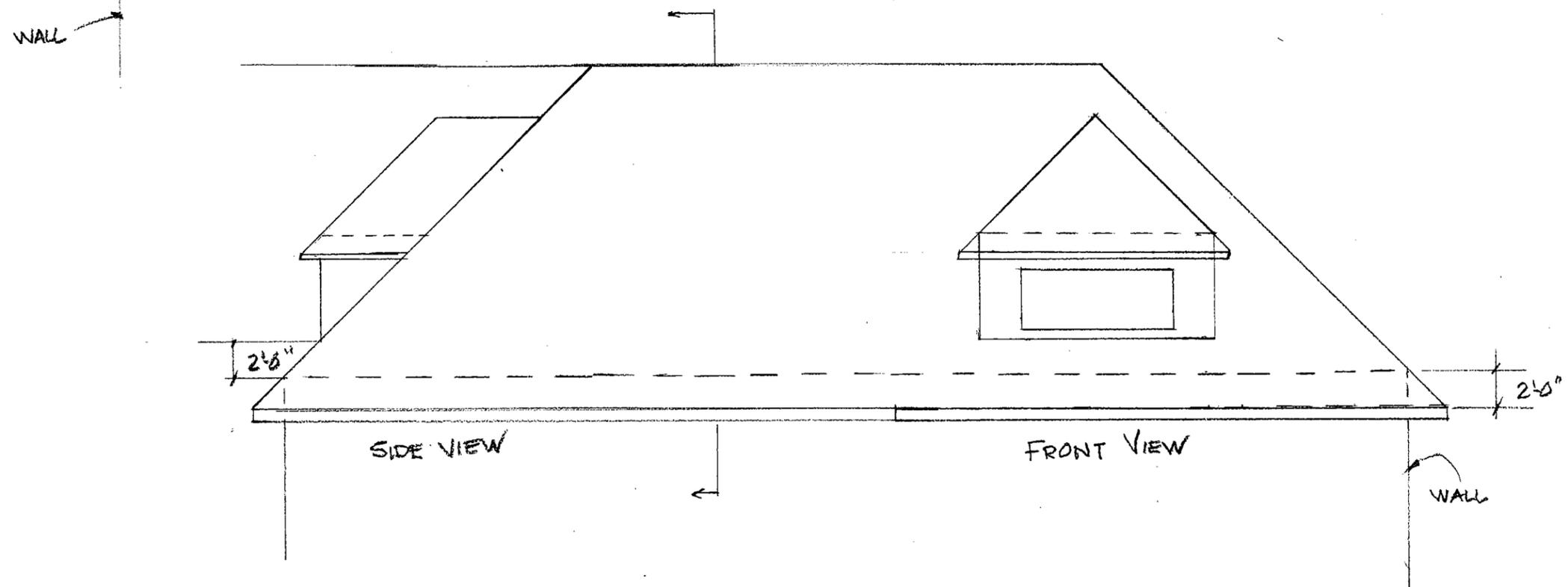
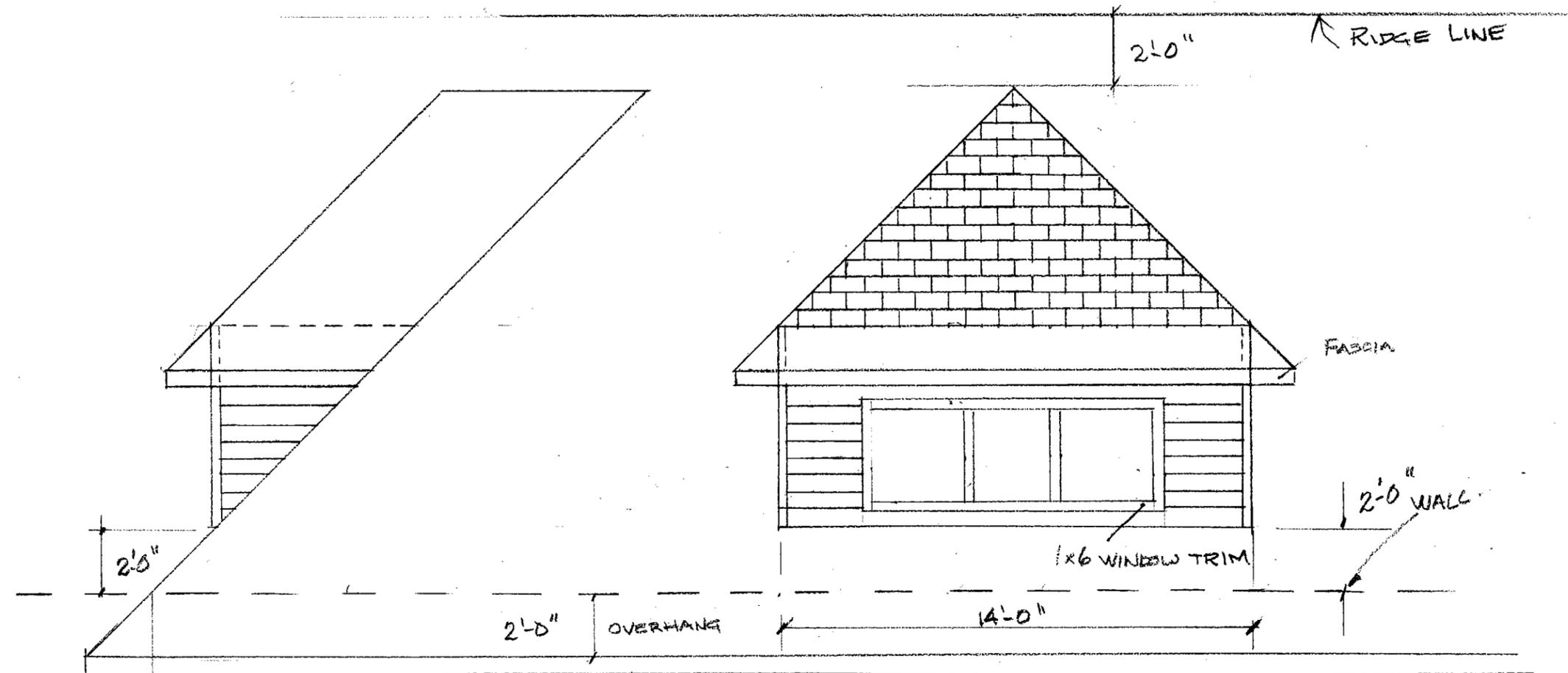
The dormer will be clad in wood or cement fiberboard siding to match the siding on the historic house. The materials for the windows were not specified and staff asks to review and approve the window material and specification prior to purchase and installation. The dormer's roof will be asphalt shingle to match the existing roof.

Staff finds that the proposed side dormer meets Sections II.B.1. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Recommendation Summary:**

Staff recommends approval of the application to construct a new dormer with the conditions that staff review the location of the dormer once the roof opening has been cut and staff review and approve the dormer windows prior to purchase and installation.

With these conditions, staff finds the dormer to meet Sections II.B.1. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



CARIA LEE		APPROVED BY:	
1518 SWEETBRIAR AVE.		DRAWN BY: M	
SCALE: 1/8" = 1/4"		DATE: 7/5/12	REVISED
DRAWING NUM			