



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 1504 Sweetbriar Avenue August 21, 2013

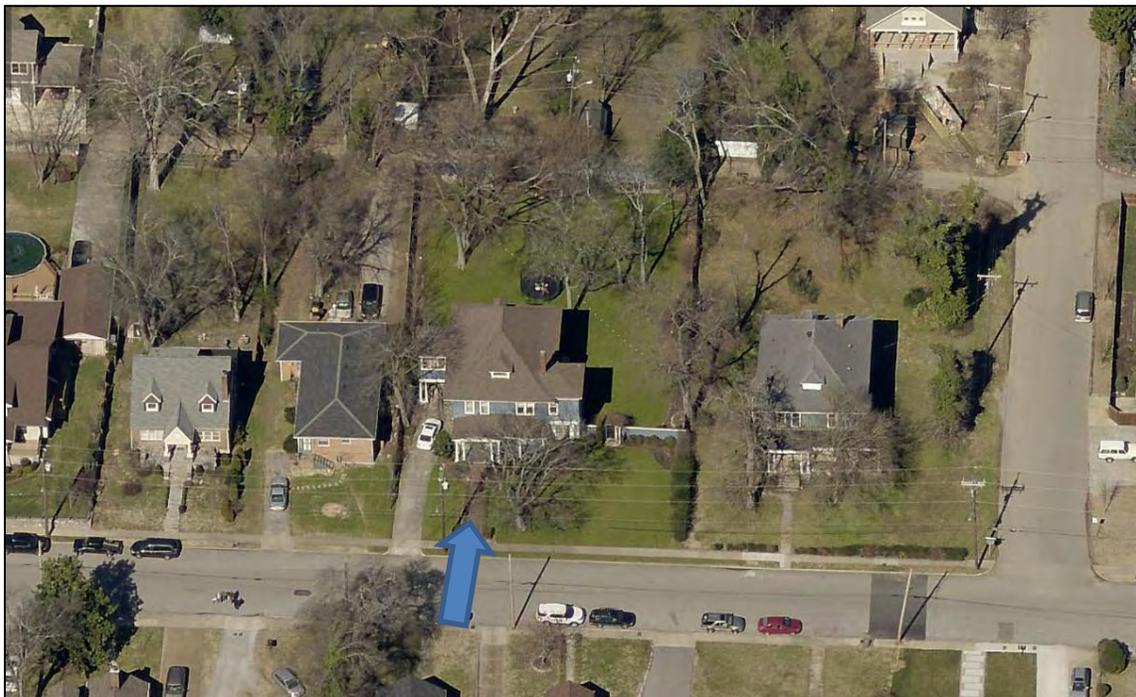
Application: New construction-addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704003200
Applicant: Kim Sabatini, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to enclose a porte cochere on the left side of the house. The port cochere is not original to the house, but was an early addition that has acquired historic significant in its own right. The enclosure would be largely solid and opaque in nature, with clapboard siding and a paneled door comprising more than eighty percent (80%) of the front façade and more than ninety percent (90%) of the side.</p> <p>Recommendation Summary: Staff recommends disapproval of the application, finding it does not meet the Design Guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Because of the significant alterations required for the proposed design to meet the design guidelines, approval with conditions is not recommended.</p>	<p>Attachments A: Photographs B: Sanborn Map C: Floor Plan D: Elevations</p>
--	---

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. 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.

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.

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.

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.

f. Orientation

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

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.

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 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.

- b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

- c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

- 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, 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.

- f. Additions should follow the guidelines for new construction.

Background: 1504 Sweetbriar Avenue is a two-story house with a hipped roof and four-square form (two bays on each story). The house, constructed circa 1910, has a combination of architectural details common to the Folk Victorian, Shingle, and Colonial Revival styles. The first story of the house has wood clapboard siding, the upperstory is clad with wooden shingles.



Between 1914 and 1950, the house was enlarged with a two story addition on the right side and a porte cochere with a sun-room above it on the left. This space was most likely a “sleeping porch,” a popular addition to houses in the 1920s.

The existing porte cochere is square, each side being thirteen feet, six inches (13’-6”) wide, open on three sides with slender columns at the corners. The original columns have been replaced, but the number and arrangement of columns has not changed. The upperstory sunroom or sleeping porch has four large, abutted windows on each side, with the corners and walls clad with wood shingle siding matching the rest of the house.

Although not original to the structure, Staff finds that because of their early date of construction and matching architectural detail, these additions contribute to the historic character of the house and to the larger historic context of the neighborhood. This determination is consistent with the Secretary of Interior’s Standards for the Treatment of Historic Properties, particularly Standard 4.

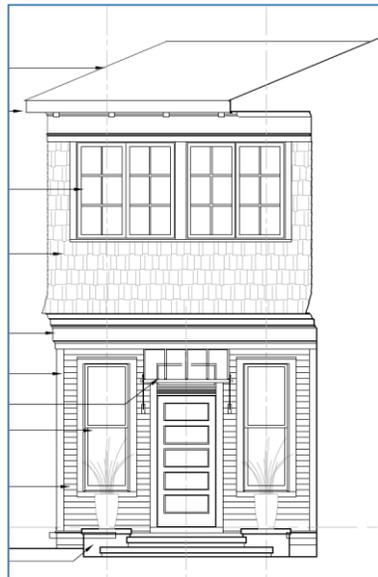
Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Analysis and Findings:

The applicant is proposing to enclose the existing porte cochere with frame walls with siding, cornerboards, and windows to match the existing structure. The front elevation will have a pair of double hung windows with a panel door in the center. The side elevation will have a single fixed window with a Victorian diamond-pane ornamental sash. The columns will be removed.



Before



After



Example of appropriate enclosure

Of the existing openings, approximately one hundred, ten square feet (110 sq. ft.) in area on each elevation, the frame walls and solid door will leave less than twenty percent

(20%) of the front and less than ten percent (10%) of the side openings remaining, albeit as windows. The rear elevation will also have less than twenty-percent (20%) of the existing area remaining open.

Although the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* does not specifically address the enclosure of a port cochere, staff is able to apply the guidelines for enclosing porches in reviewing the project. Porch enclosure guidelines have been used previously in reviewing the enclosure of a porte cochere in a Neighborhood Conservation Overlay, most recently at 3832 Whitland Avenue.

The design guidelines allow for an enclosure “if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.” The Commission has consistently interpreted this to mean that an enclosure primarily of clear glass windows and/or doors with minimal framing that retains original columniation may be appropriate. Low bulkheads or knee-walls have been also been approved. Substantial enclosures with clapboard or bricked-in walls, however, have not been approved.

Staff finds that the proposed enclosure of the porte cochere would disrupt the form and appearance of the structure in a significant and negative way, and that doing so would not meet guideline II.B.2.c.

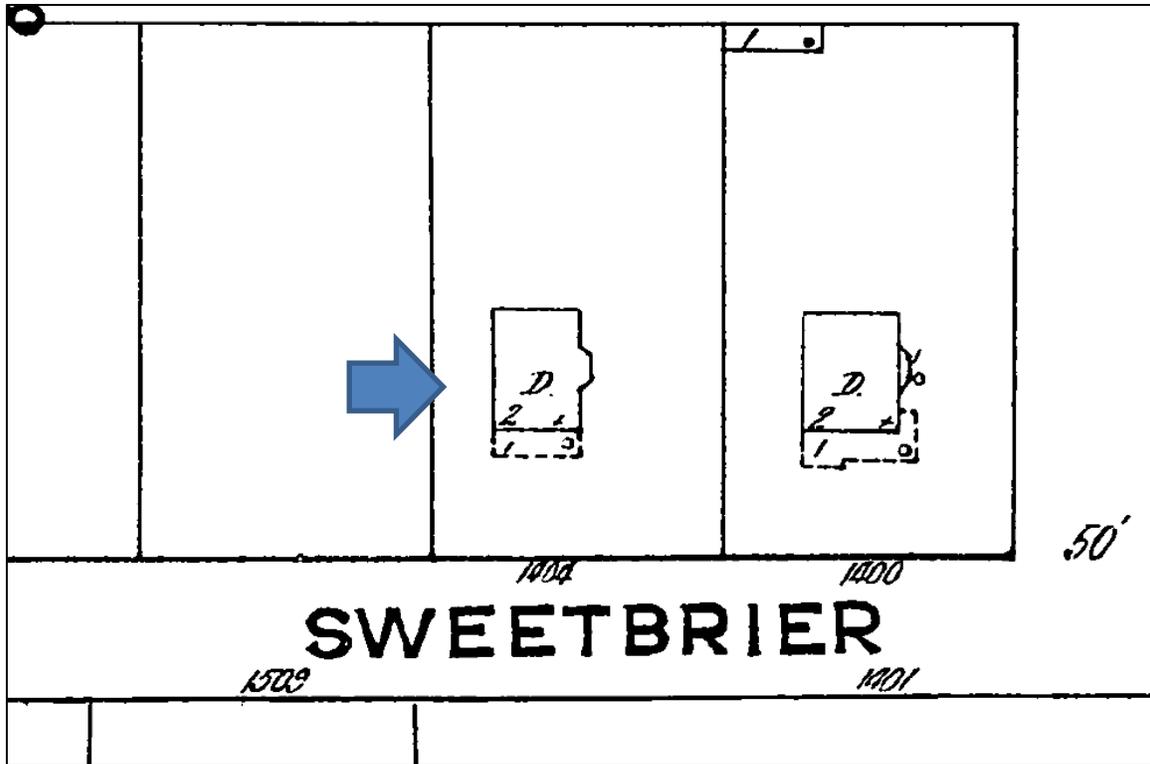
Additionally, the enclosure of an historically significant open space with solid and opaque materials would not meet guideline II.B.1.d and II.B.1.g. An enclosure primarily of glass with minimal framing elements as necessary, retaining the original columniation and the open nature of the space, would meet these guidelines.

Sections II.B.1.a.-c., II.B.1.e.-f., and II.B.1.h.-i. are not applicable to this project.

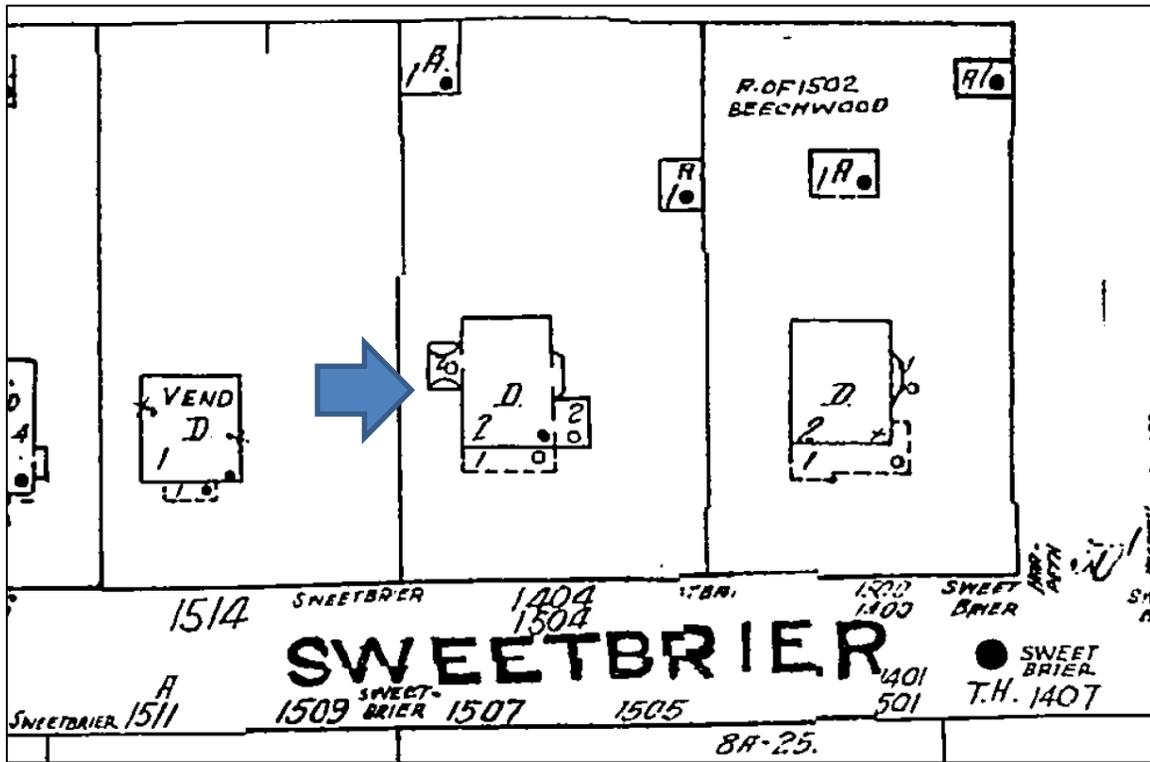
Recommendation:

Staff recommends disapproval of the application, finding it does not meet the Design Guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Because of the significant alterations required for the proposed design to meet the design guidelines, approval with conditions is not recommended.

Staff has had discussions with the applicant about what type of enclosure would meet the design guidelines. One option would be a sunroom that retained the majority of the existing openings with the existing columniation, with the enclosure materials being primarily glass with minimal framing.



1914 Sanborn Map, detail.



1951 Sanborn Map, detail.



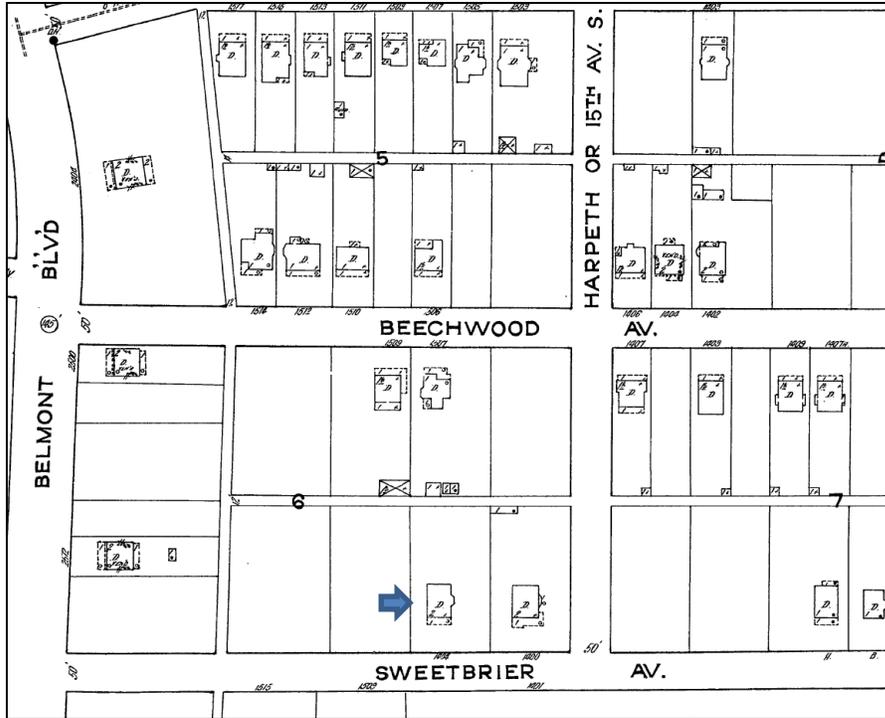
Current photo.



Current photo.



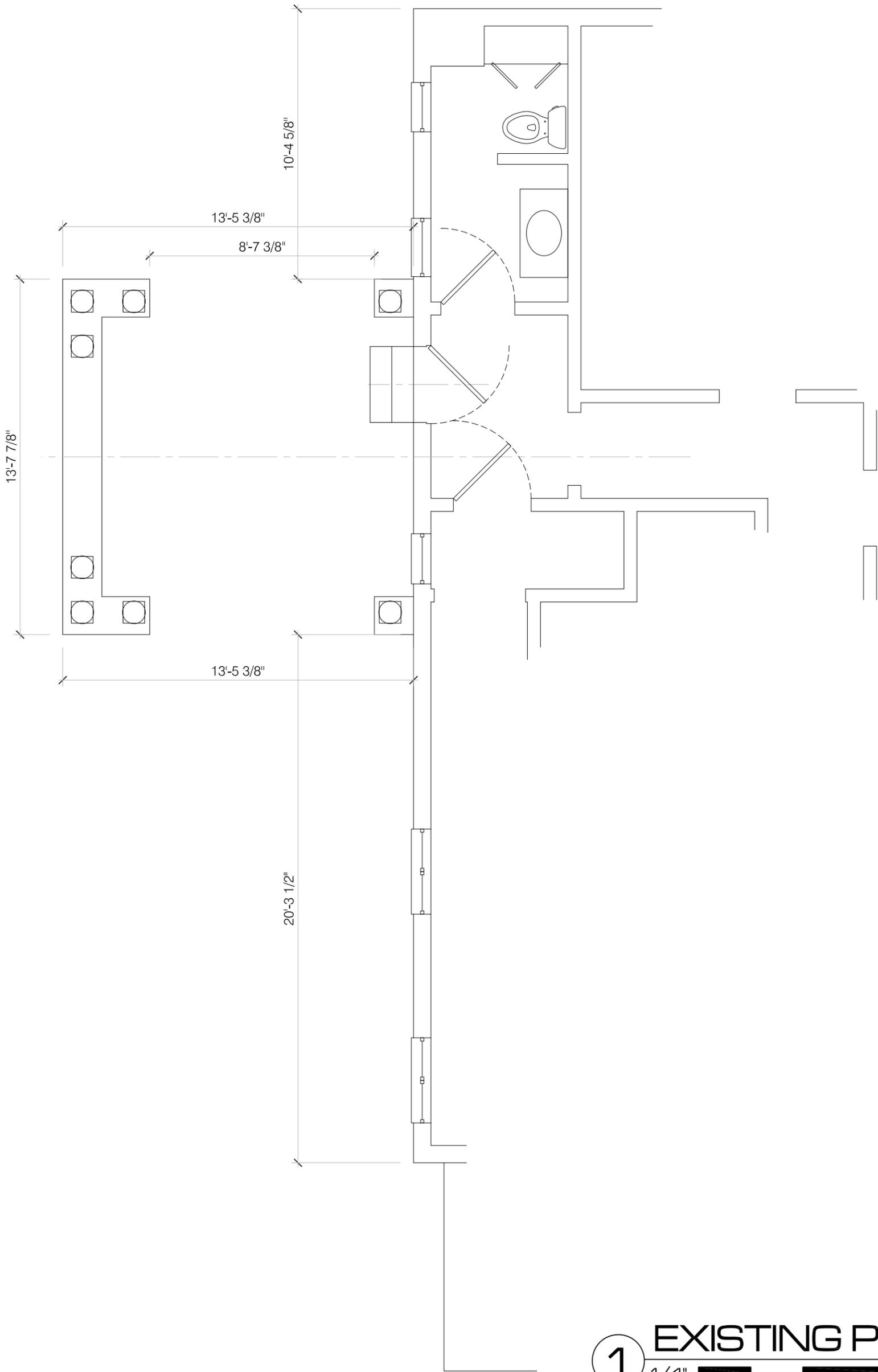
1976 NR Photo, showing original Ionic columns. The flat roof on the sleeping porch was converted to a gable in 1982.



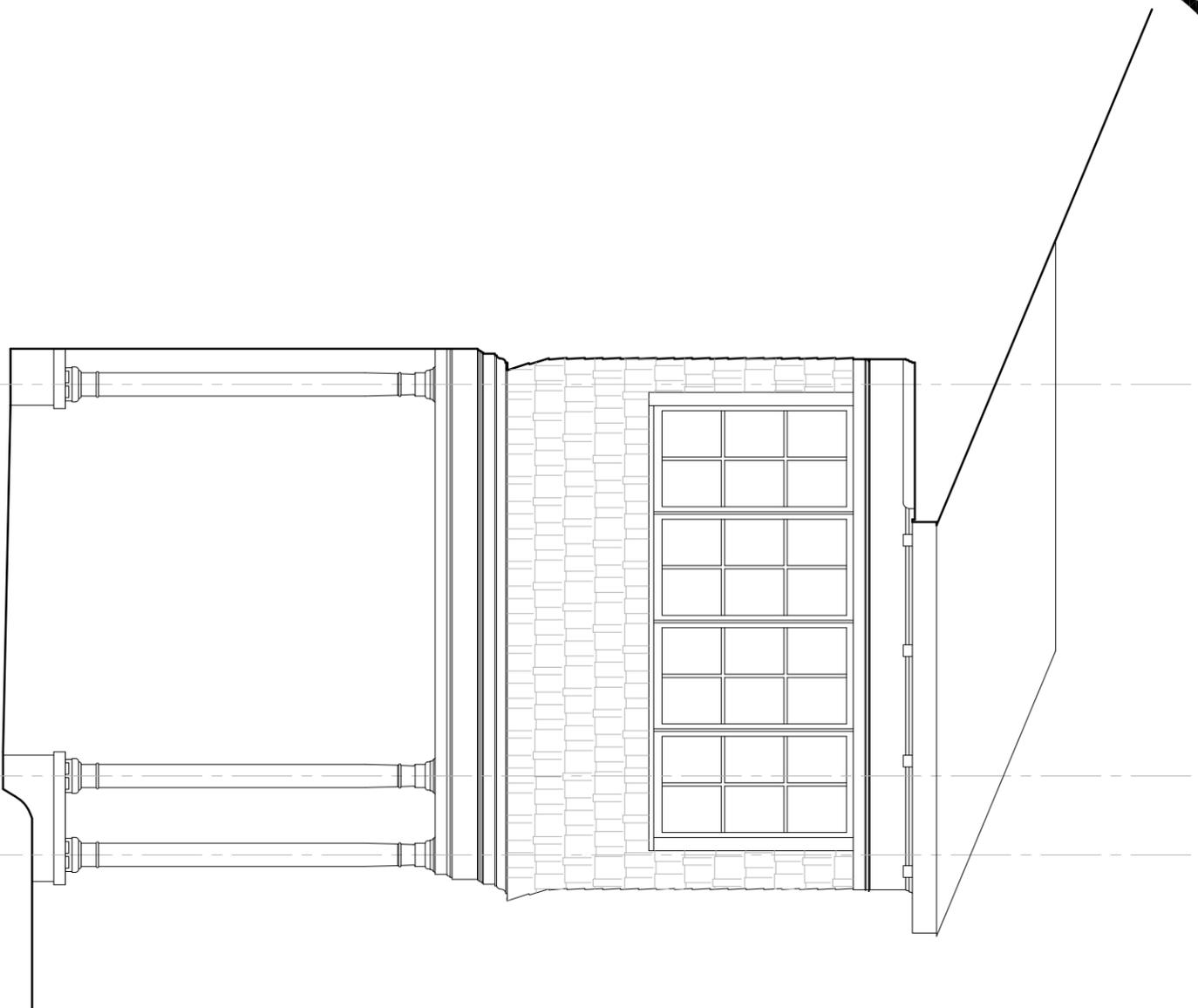
1914 Sanborn Map.



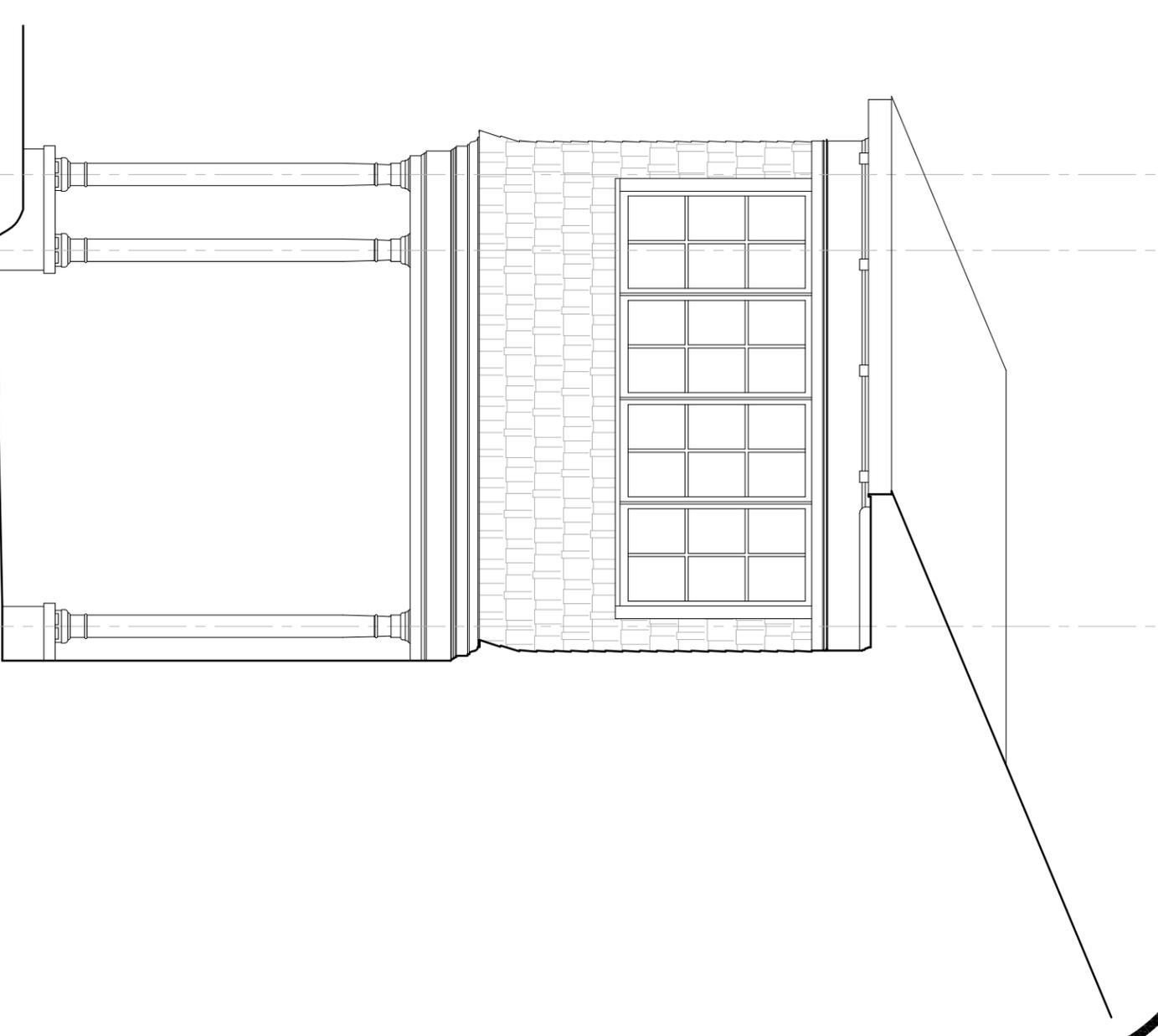
1951 Sanborn Map.



1 EXISTING PLAN
 1/4" 0 2' 4' 8'



2 EXISTING REAR ELEVATION



1 EXISTING FRONT ELEVATION



ZINC ARCHITECTURE

615.837.4092

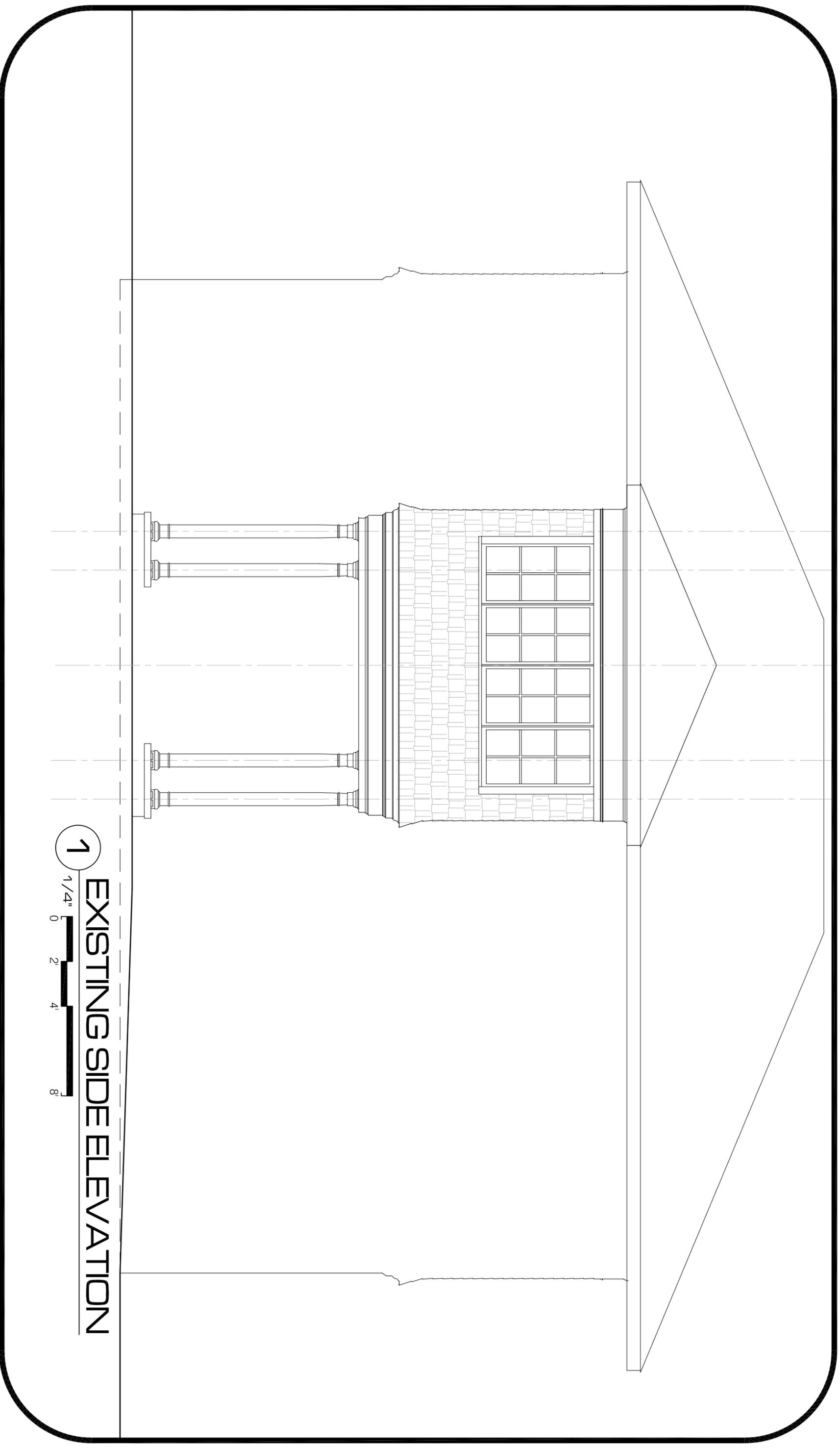
CONTACT: ZACH PROVONCHIEE

www.zincarch.com

SABATINI RESIDENCE

1504 SWEETBRIAR AVE NASHVILLE TN

30 JULY 2013

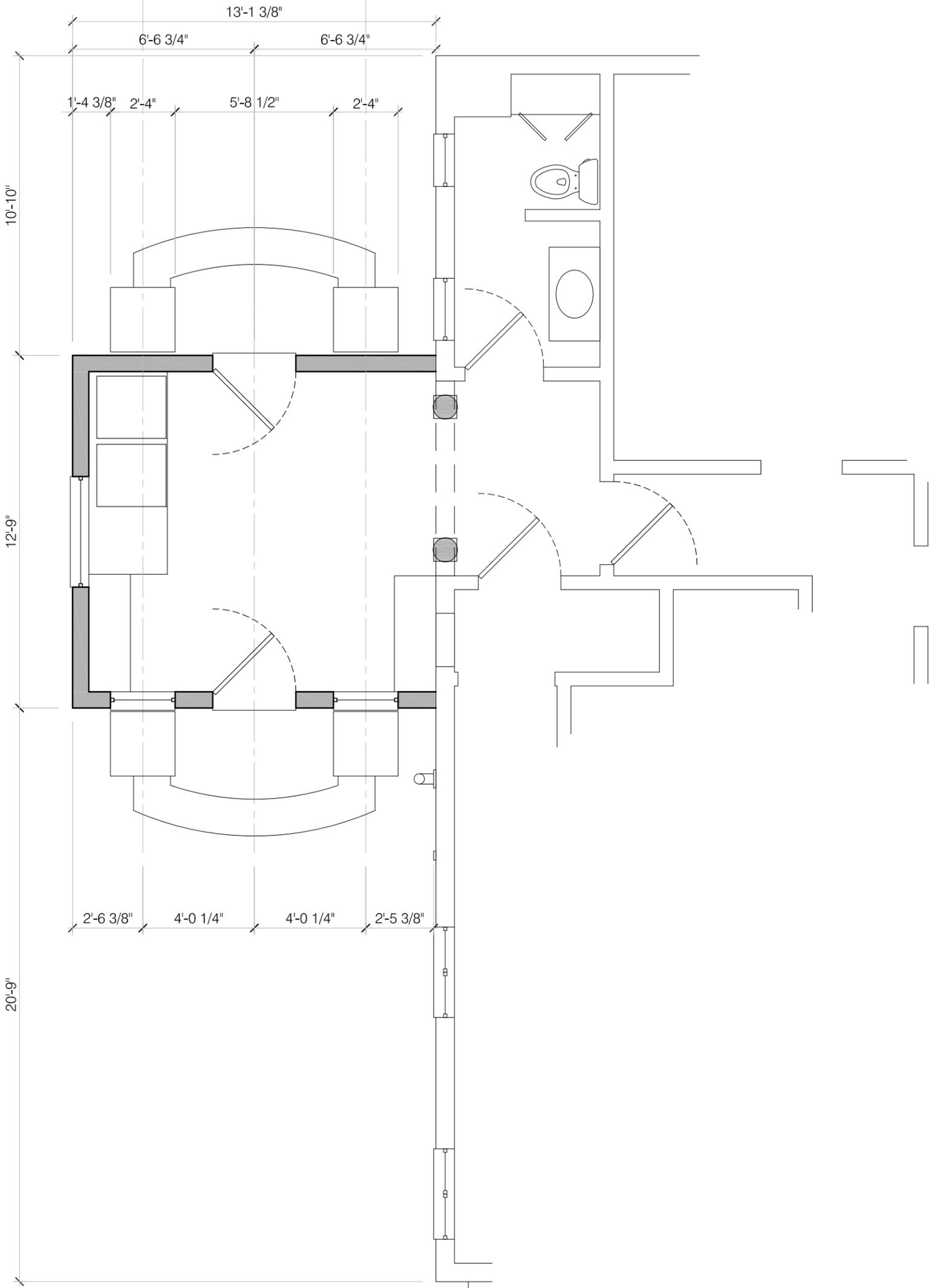


1 EXISTING SIDE ELEVATION

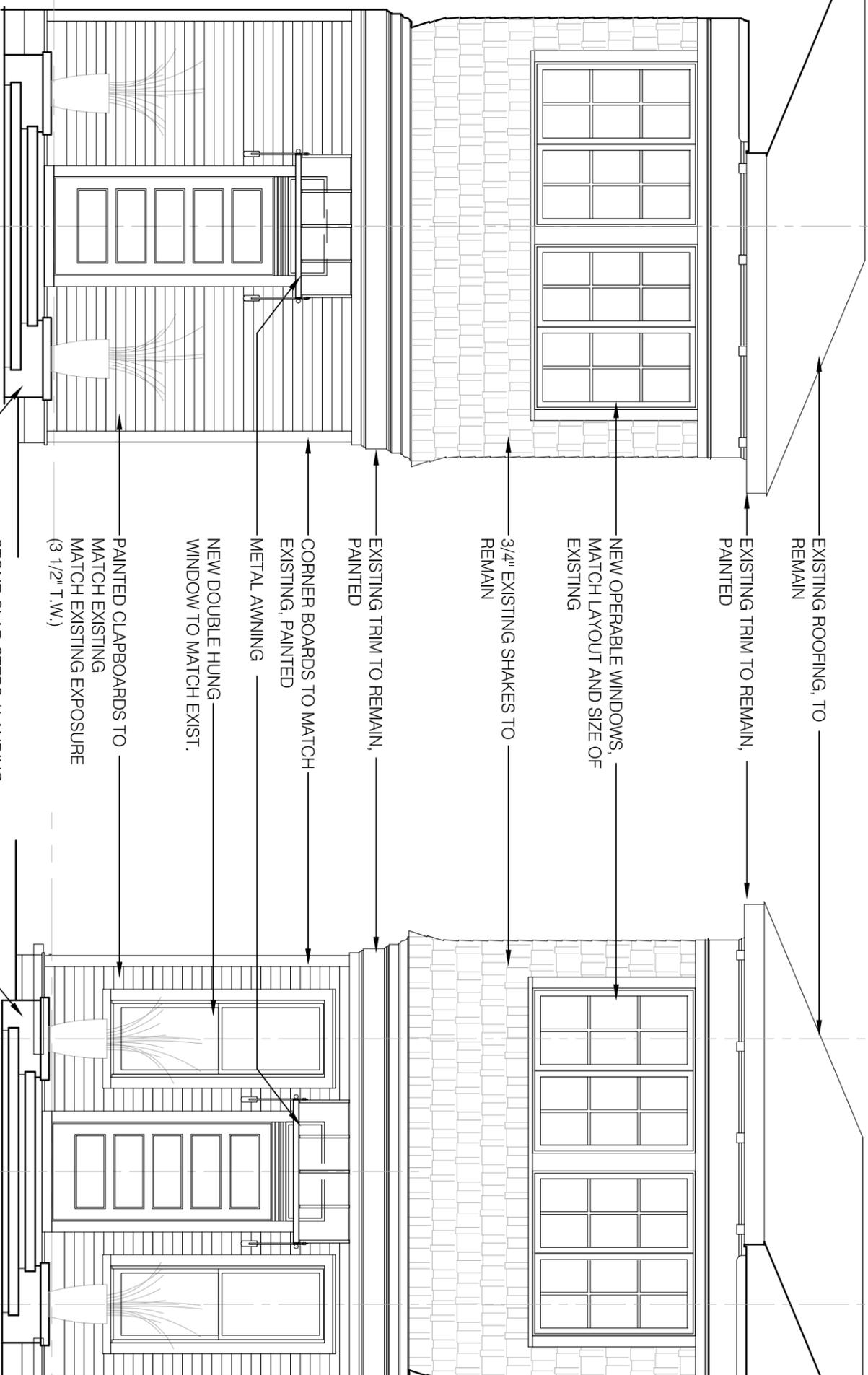


ZINC ARCHITECTURE
615.837.4092
CONTACT: ZACH PROVONCHIEE
www.zincarch.com

SABATINI RESIDENCE
1504 SWEETBRIAR AVE NASHVILLE TN
30 JULY 2013



1 PROPOSED PLAN
 1/4" 0 2' 4' 8'



EXISTING ROOFING, TO
REMAIN

EXISTING TRIM TO REMAIN,
PAINTED

NEW OPERABLE WINDOWS,
MATCH LAYOUT AND SIZE OF
EXISTING

3/4" EXISTING SHAKES TO
REMAIN

EXISTING TRIM TO REMAIN,
PAINTED

CORNER BOARDS TO MATCH
EXISTING, PAINTED

METAL AWNING
NEW DOUBLE HUNG
WINDOW TO MATCH EXIST.

PAINTED CLAPBOARDS TO
MATCH EXISTING
MATCH EXISTING EXPOSURE
(3 1/2" T.W.)

STONE CLAD STEPS / LANDING
w/ CONCRETE CAPS

2 PROPOSED REAR ELEVATION



1 PROPOSED FRONT ELEVATION



ZINC ARCHITECTURE

615.837.4092

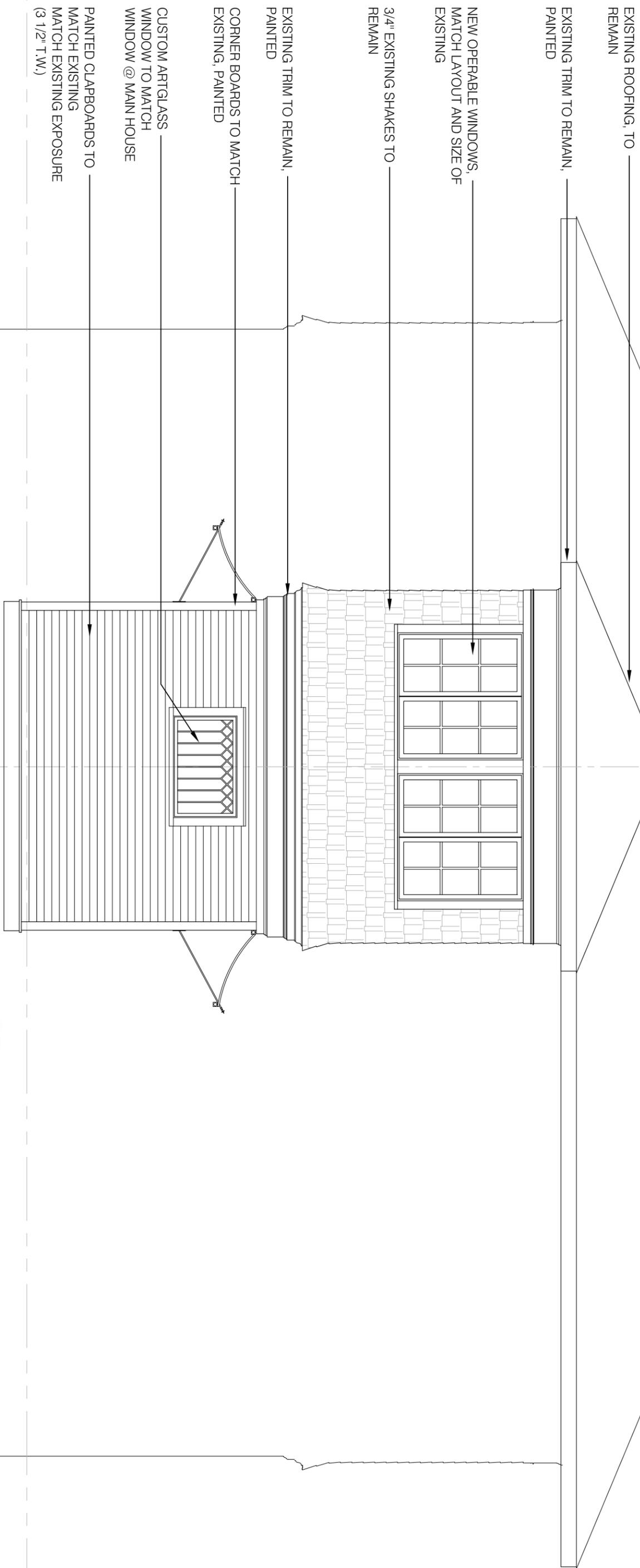
CONTACT: ZACH PROVONCHIEE

www.zincarch.com

SABATINI RESIDENCE

1504 SWEETBRIAR AVE NASHVILLE TN

30 JULY 2013



EXISTING ROOFING, TO REMAIN

EXISTING TRIM TO REMAIN, PAINTED

NEW OPERABLE WINDOWS, MATCH LAYOUT AND SIZE OF EXISTING

3/4" EXISTING SHAKES TO REMAIN

EXISTING TRIM TO REMAIN, PAINTED

CORNER BOARDS TO MATCH EXISTING, PAINTED

CUSTOM ARTGLASS WINDOW TO MATCH WINDOW @ MAIN HOUSE

PAINTED CLAPBOARDS TO MATCH EXISTING MATCH EXISTING EXPOSURE (3 1/2" T.W.)

1 PROPOSED SIDE ELEVATION



ZINC ARCHITECTURE
 615.837.4092
 CONTACT: ZACH PROVONCHIEE
 www.zincarch.com

SABATINI RESIDENCE
 1504 SWEETBRIAR AVE NASHVILLE TN
 30 JULY 2013