



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

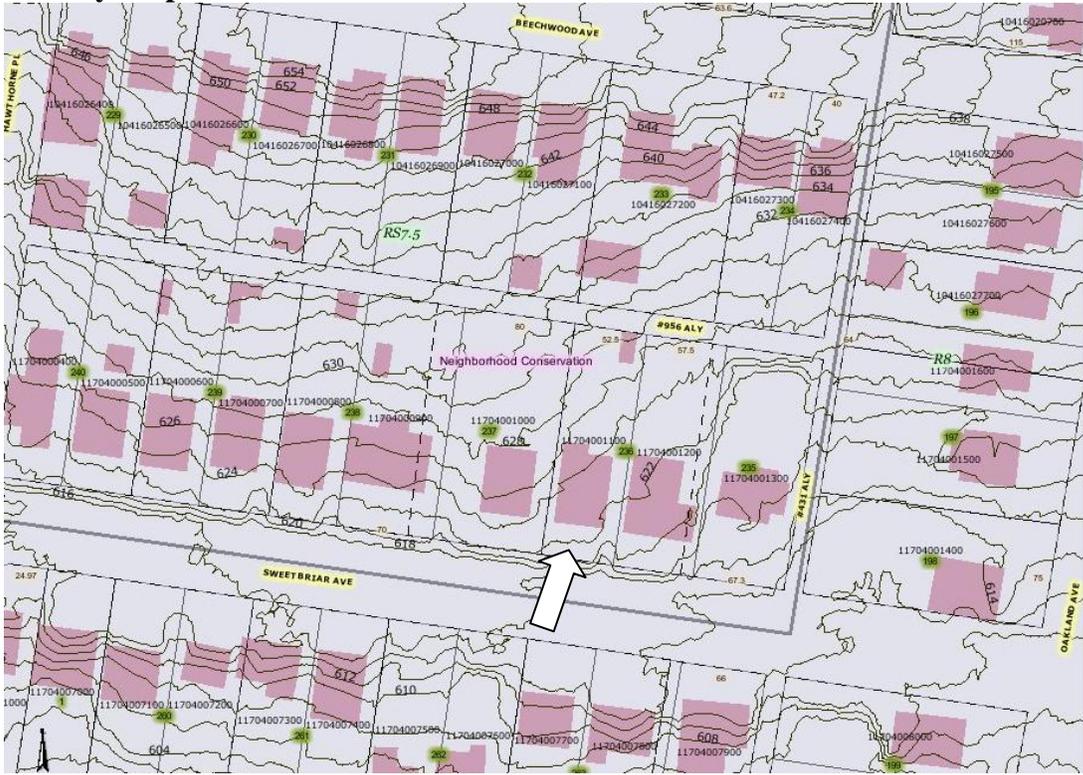
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 1706 Sweetbriar Avenue August 21, 2013

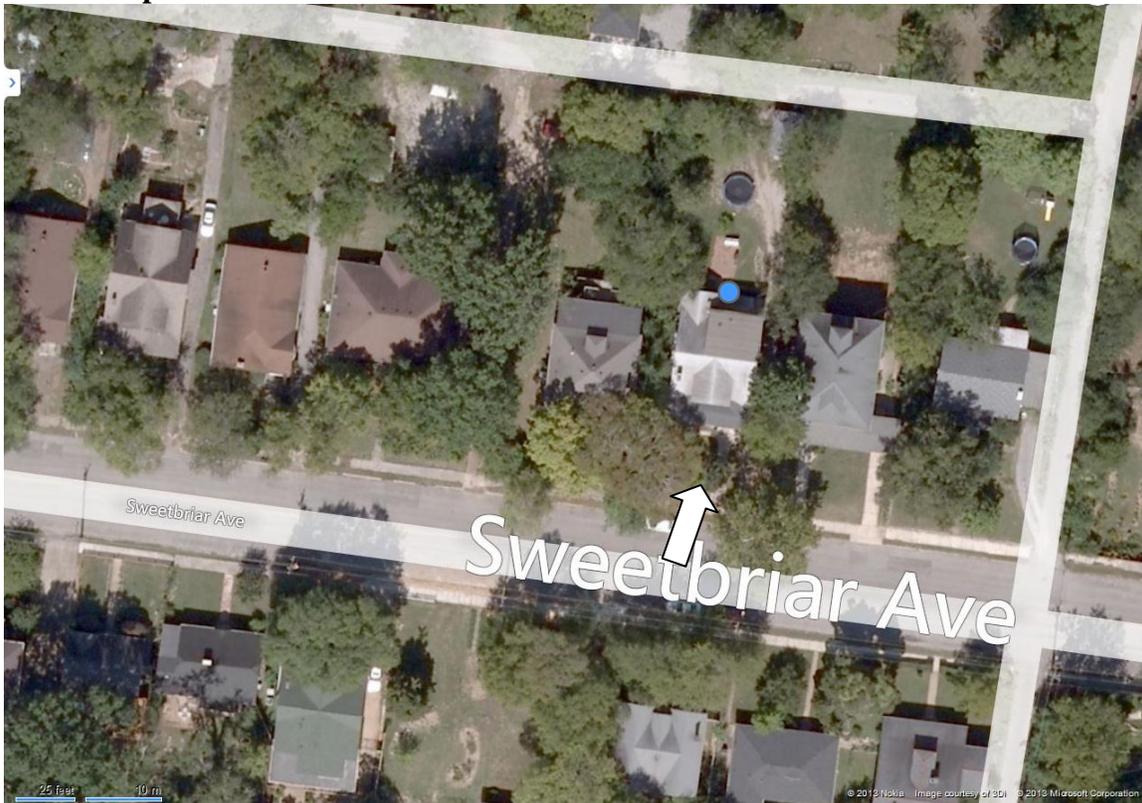
Application: New construction--addition; Demolition--outbuilding
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704001100
Applicant: Van Pond, Architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The application is to construct a new one-story addition to a one-and-a-half story house. The application also involves demolishing a non-contributing outbuilding.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
<p>Recommendation Summary: Staff recommends approval of the project with the conditions that staff approve a brick sample and all window and door specifications, and that the utility connections be located at the rear or on a side façade beyond the midpoint of the house.</p>	
<p>With these conditions, staff finds that the new addition and the demolition of the outbuilding meet Sections II.B. and III.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation District Handbook and Design Guidelines</i>.</p>	

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. 1. 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.

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.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

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.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

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.

h. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

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.

Placement

Additions should be located at the rear of an existing structure.

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

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

- An extreme grade change*
- Atypical lot parcel shape or size*

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

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.

Side Additions

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

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.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

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.

d. 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.

e. Additions should follow the guidelines for new construction.

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 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1706 Sweetbriar is a c. 1915 one-and-half-story bungalow that is listed as contributing in the Belmont-Hillsboro Historic District National Register nomination. (Figure 1)



Figure 1.

Analysis and Findings:

Demolition: The application involves demolishing a rear yard shed that is approximately two hundred and fifty square feet (250 sq. ft.) (Figure 2). The date of construction of the shed is unknown, but staff finds that it lacks historic or architectural integrity and that it does not contribute to the historic character of the site or district. Staff therefore finds

that the demolition of the shed meets Section III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.



Figure 2. The shed that is to be demolished.

Location, Height and Scale: The addition is located fully to the rear of the historic house and is not wider or taller than the existing house. On the right side, the addition steps in two feet (2') from the back wall of the house. After a depth of fifteen feet, two inches (15'2"), the addition steps back out to match the line of the house. On the right side, the addition only steps in six inches (6") from the back side wall of the house. Typically, staff asks that one-story additions step in a minimum of twelve inches (12"). In this case, staff finds that the six inch (6") inset is appropriate for several reasons. The house is stone, and the addition will be clad in siding, so there will be a change in material to differentiate the historic house from the addition. Also, because the addition will be more than seven feet (7') shorter than the historic house, the addition will be visually distinct from the historic house and a shallow inset is acceptable.

The addition will have a maximum width of thirty-five feet, four inches (35'4") and a maximum depth of thirty-eight feet, three inches (38'3"), which includes a screen porch at the rear. By comparison, the historic house is also thirty-five feet, four inches (35'4") wide, and is approximately fifty-four feet (54') deep. The historic house has a maximum ridge height of twenty-five feet (25'). The addition will be lower in height, with a ridge height of approximately seventeen feet (17'). The eave height of the addition will match that of the historic house.

Staff finds that the addition's location, height and scale are appropriate and meet sections II.B.a and b. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Setback and Rhythm of Spacing: The addition meets all bulk zoning setback

requirements and the existing home's setbacks and location on the lot will not be altered. The project meets sections II.B.c and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Materials, Texture, Details, and Material Color: The historic house is clad in stone and has a stone foundation. The gable fields are filled with asphalt shingle, and the project involves replacing that shingle with sierra shake. No other changes were indicated for the materials on the historic house.

The addition will be clad in cement fiberboard siding with a five inch (5") reveal. The trim will be wood. The foundation will be constructed of concrete block with a parge coat, and a limestone water table will be installed to match the one on the existing house. The roof will be architectural fiberglass shingles that will match the color of the historic house's roof. The chimney will be clad in brick, and staff asks to approve a brick sample. The windows will be wood, and the porch will be enclosed with bronze screens. Staff asks to approve all window and door specifications. With the staff's final approval of all materials, staff finds that the project's materials meet sections II.B.d and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Roof Shape: The historic house's primary roof form is a side gable with a slope of approximately 7.5:12. The addition will have various roof forms, including a cross gable with a 7.5:12 roof slope, and a shed transitional roof with a slope of 3:12. Staff finds that the addition's roof forms are compatible with the historic house and meet sections II.B.e and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Orientation: The orientation of the existing building will not change. The proposed driveway will be in the same general location as the existing driveway. The project meets sections II.B.f and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Proportion and Rhythm of Openings: The dimension of window openings on the addition varies but maintains a proportion of twice as tall as they are wide for primary windows and maintains a rhythm consistent with the existing house. There are no large expanses of wall space without a door or window opening. Staff therefore finds that the proportion and rhythm of openings meet sections II.B.g and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Utilities: Utility connection is unknown. Staff recommends a condition that utilities be located at the rear or on either side past the midpoint of the house.

Recommendation Summary:

Staff recommends approval of the project with the conditions that staff approve a brick sample and all window and door specifications, and that the utility connections be located at the rear or on a side façade beyond the midpoint of the house.

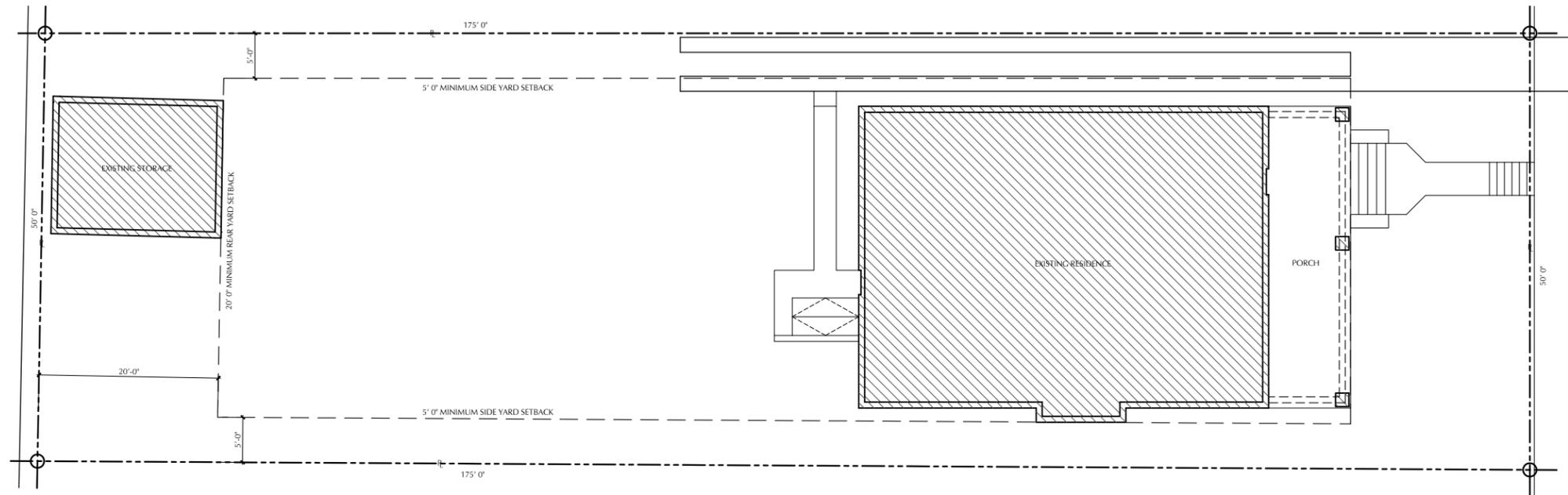
With these conditions, staff finds that the new addition and the demolition of the outbuilding meet Sections II.B. and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

Additional Photos









SWEETBRIAR AVENUE



1

Existing Site Plan

Proposed Renovations + Extensions to:
1706 Sweetbriar Avenue

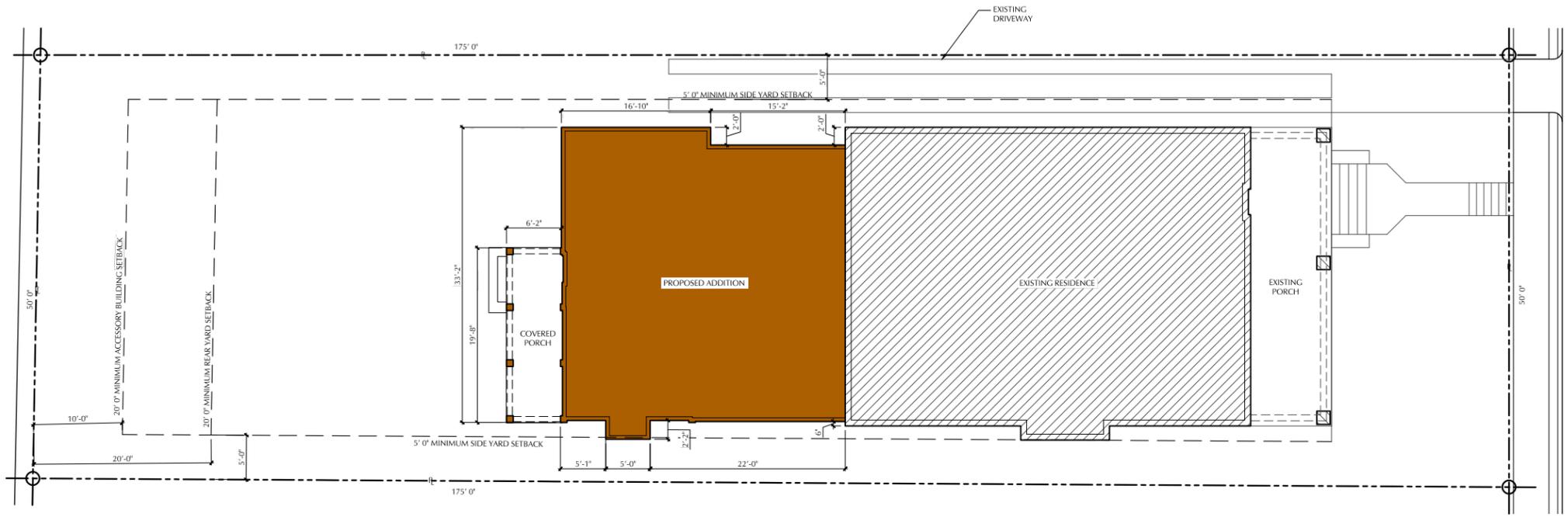
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SWEETBRIAR AVENUE

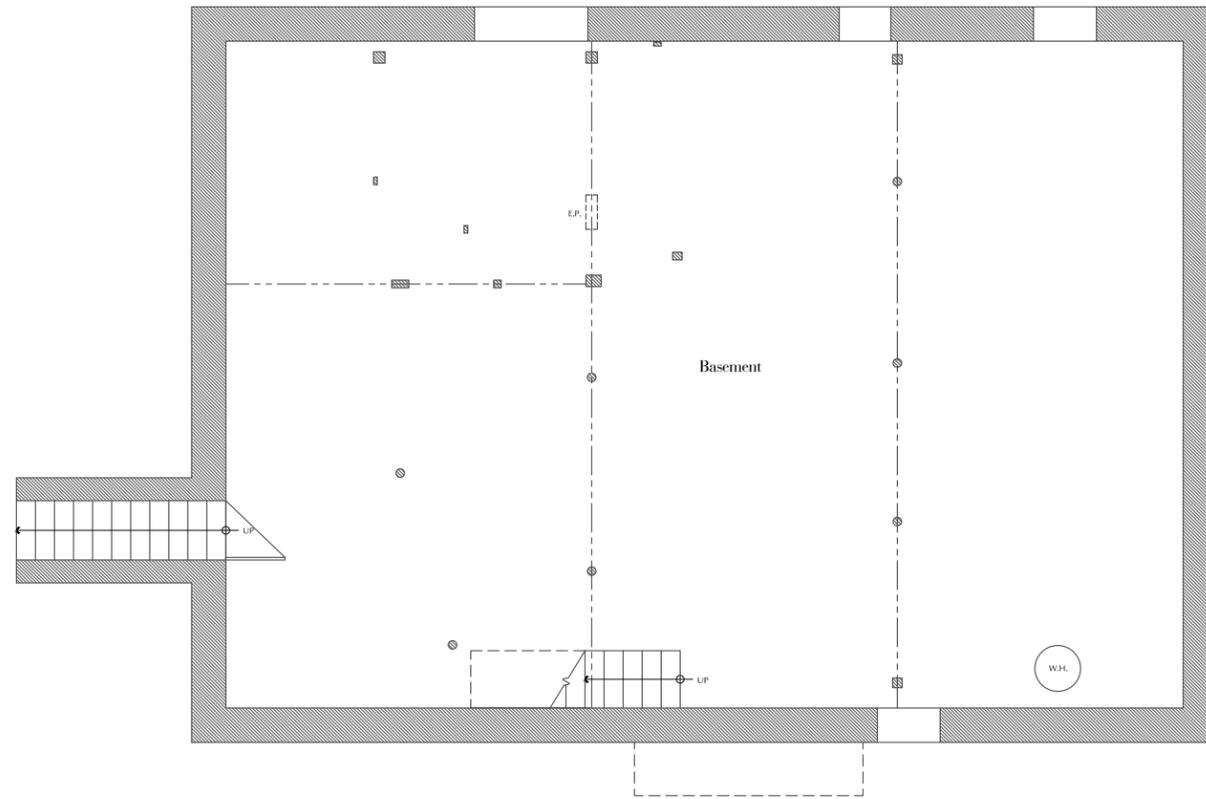
North
 1 Proposed Site Plan

Proposed Renovations + Extensions to:
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Existing Basement Plan



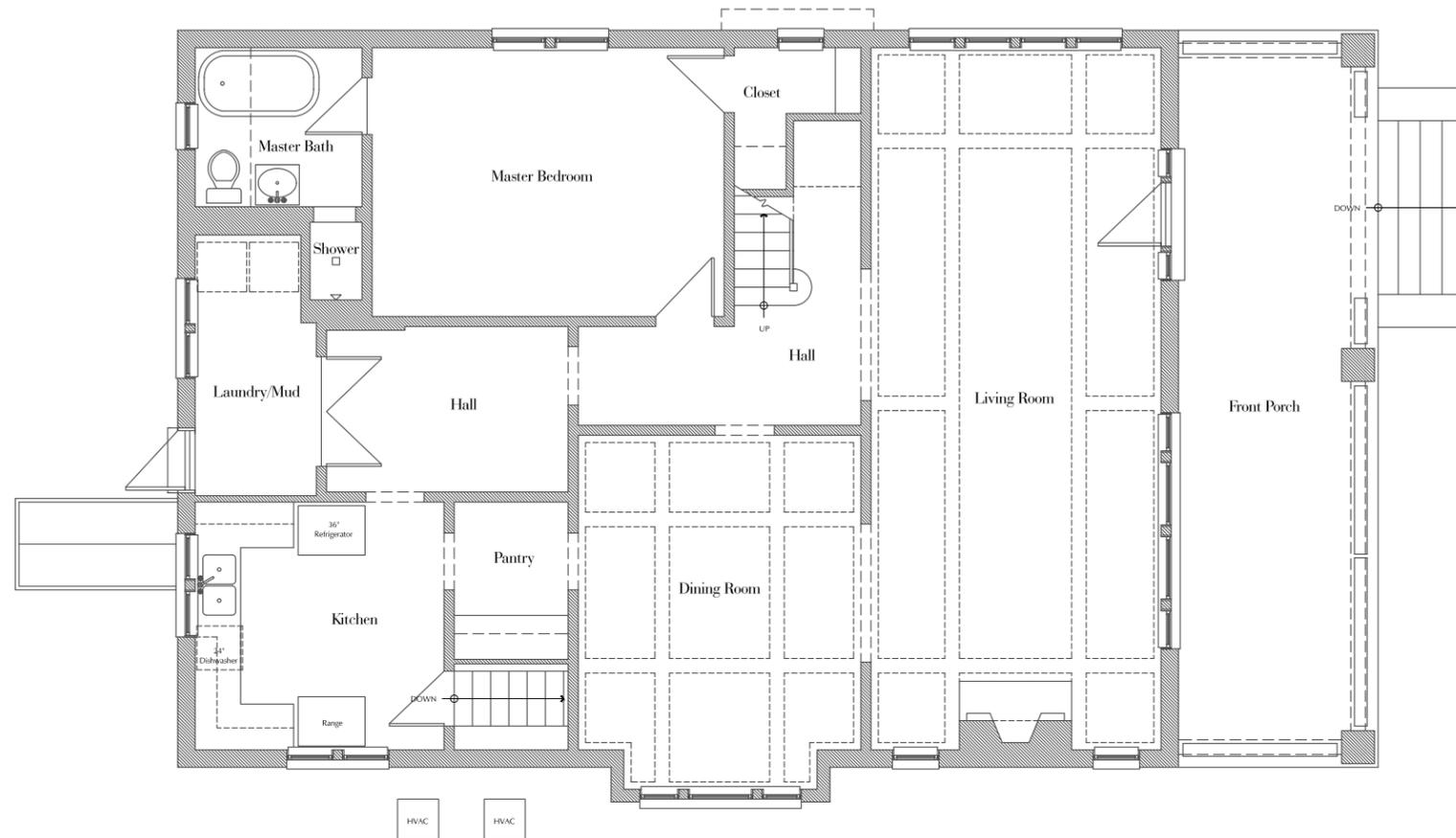
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1 Existing Main Plan

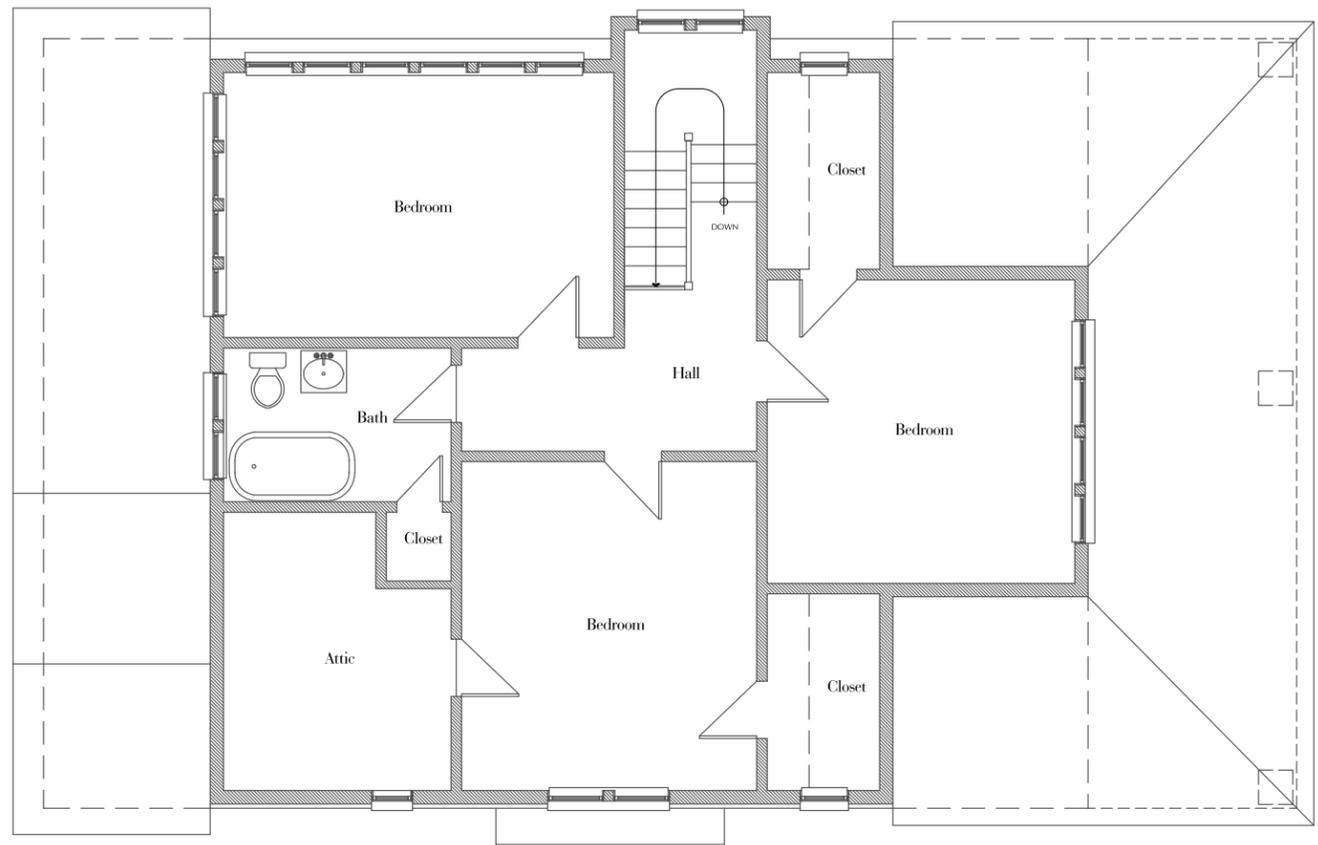
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Existing Upper Plan

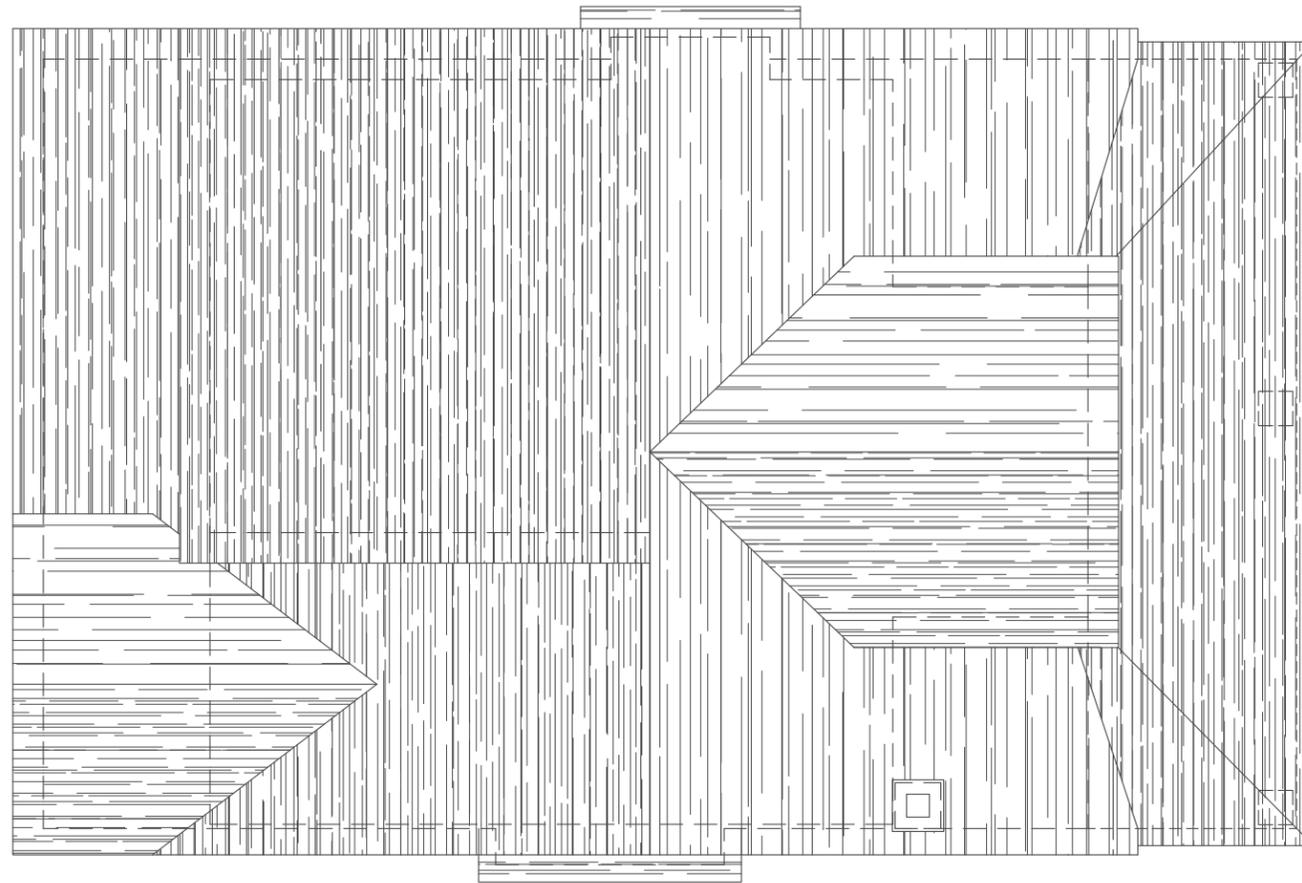

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North **1** Existing Roof Plan

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① Existing Front (South) Elevation

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① Existing Side (West) Elevation

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① Existing Rear (North) Elevation

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① Existing Side (East) Elevation

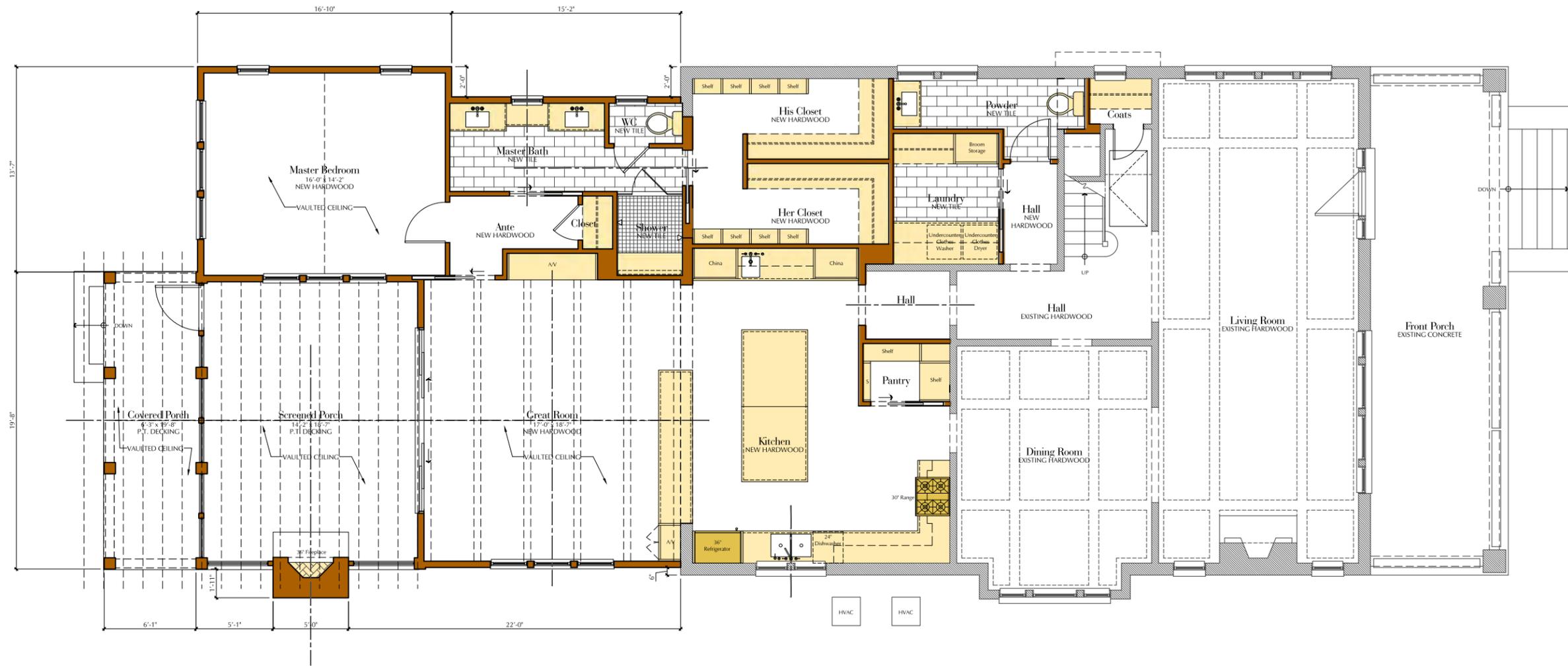
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Proposed Main Floor Plan

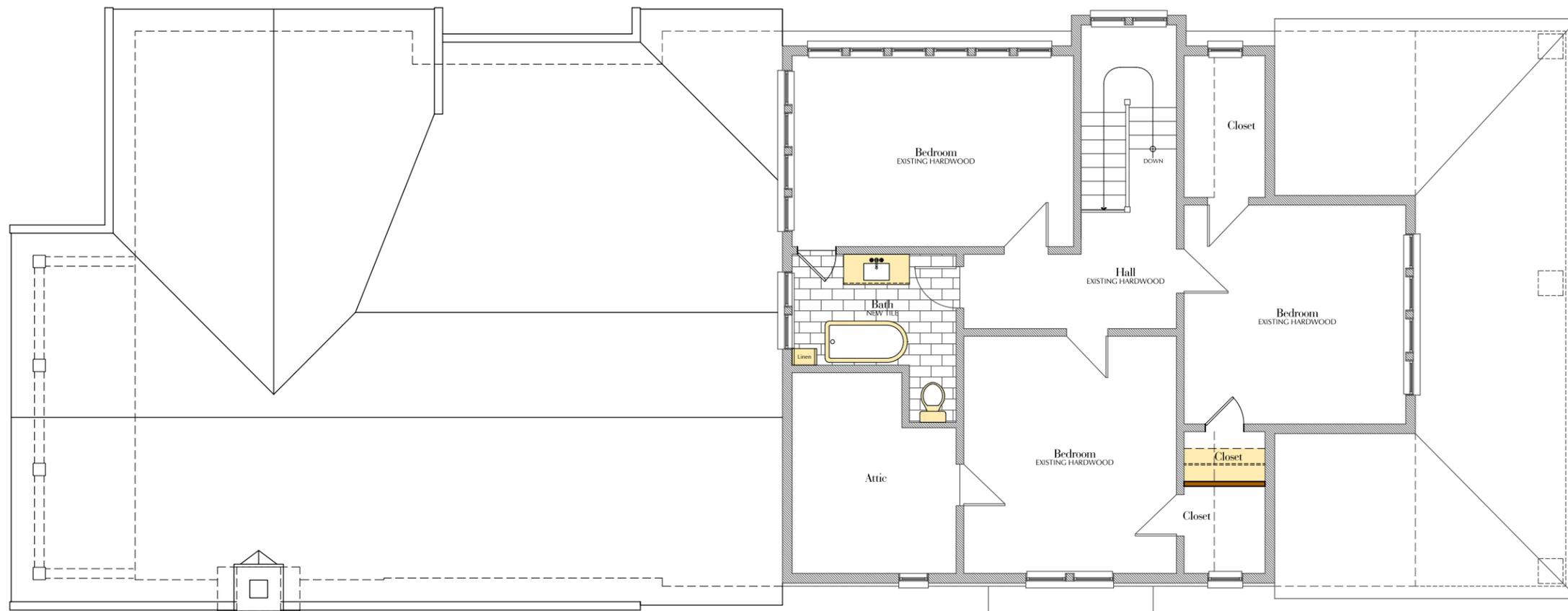

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1 Proposed Upper Floor Plan

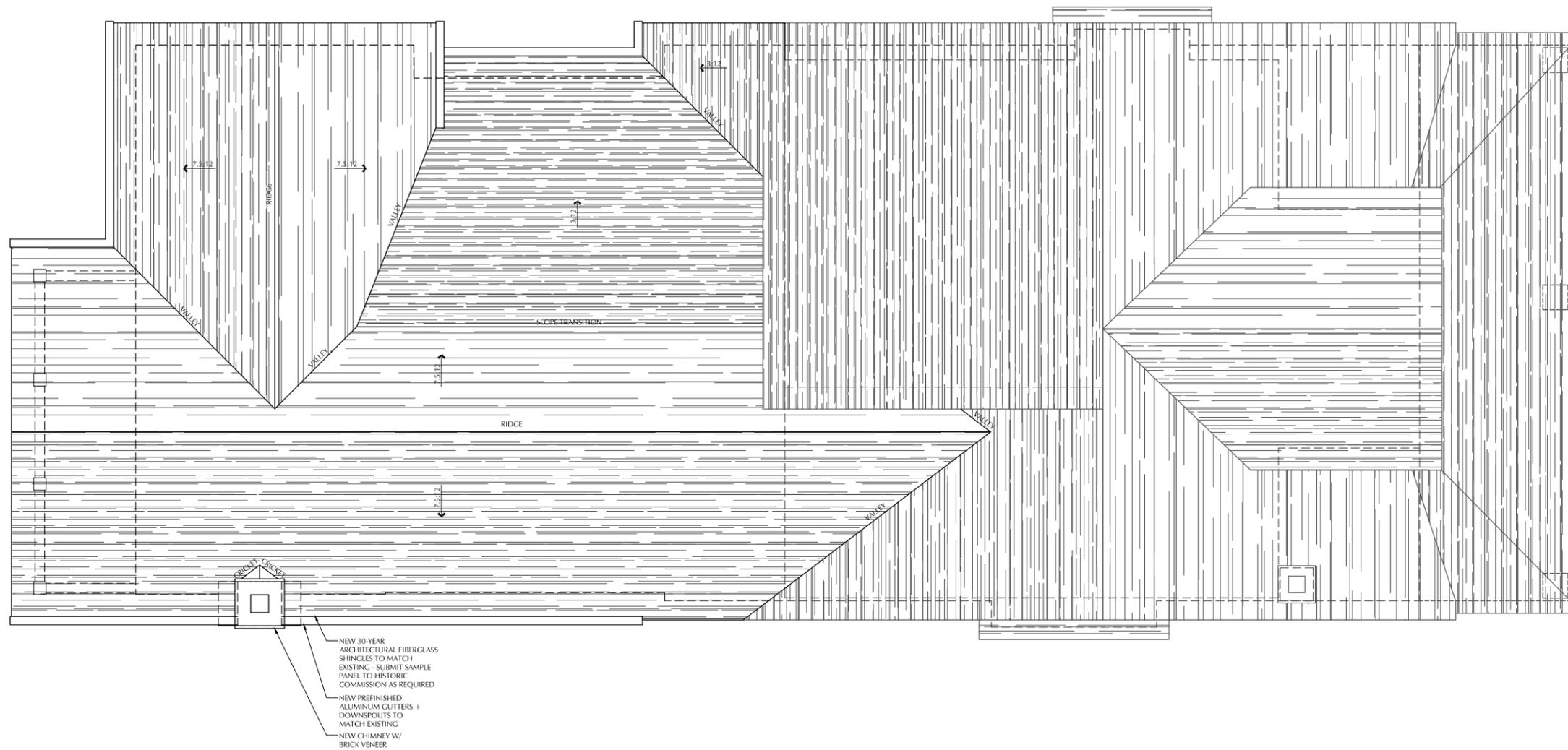
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- NEW 30-YEAR ARCHITECTURAL FIBERGLASS SHINGLES TO MATCH EXISTING - SUBMIT SAMPLE PANEL TO HISTORIC COMMISSION AS REQUIRED
- NEW PREFINISHED ALUMINUM GUTTERS + DOWNSPOUTS TO MATCH EXISTING
- NEW CHIMNEY W/ BRICK VENEER



1 Proposed Roof Plan

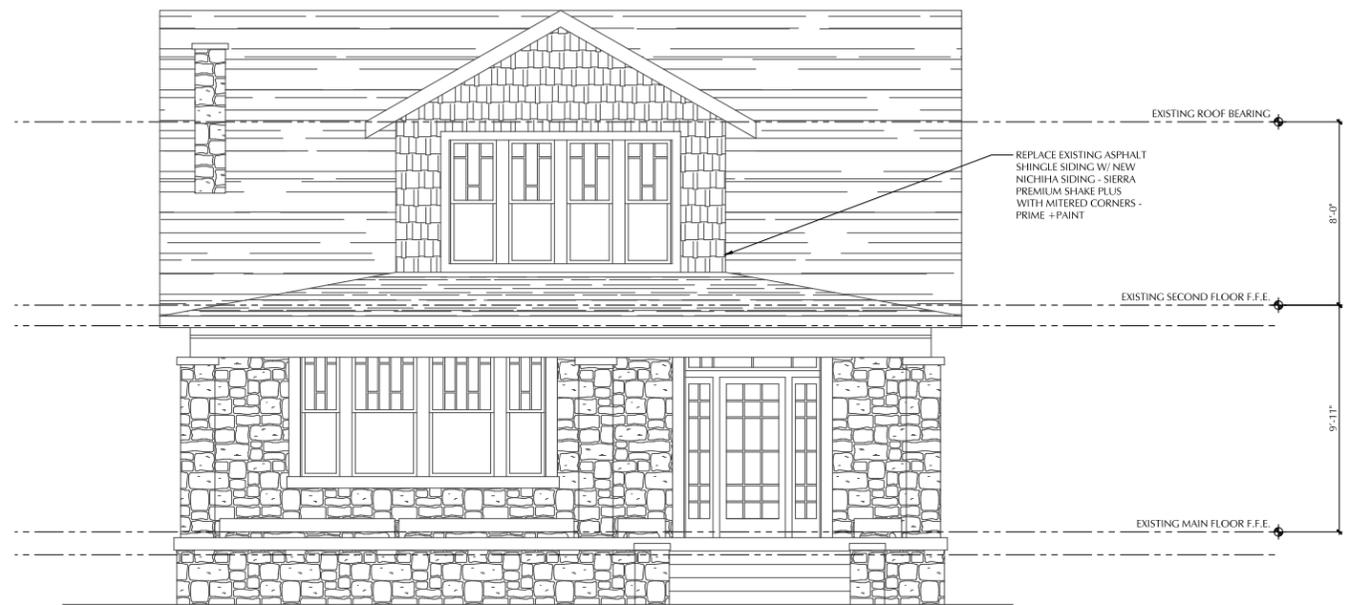

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① Proposed Front Elevation

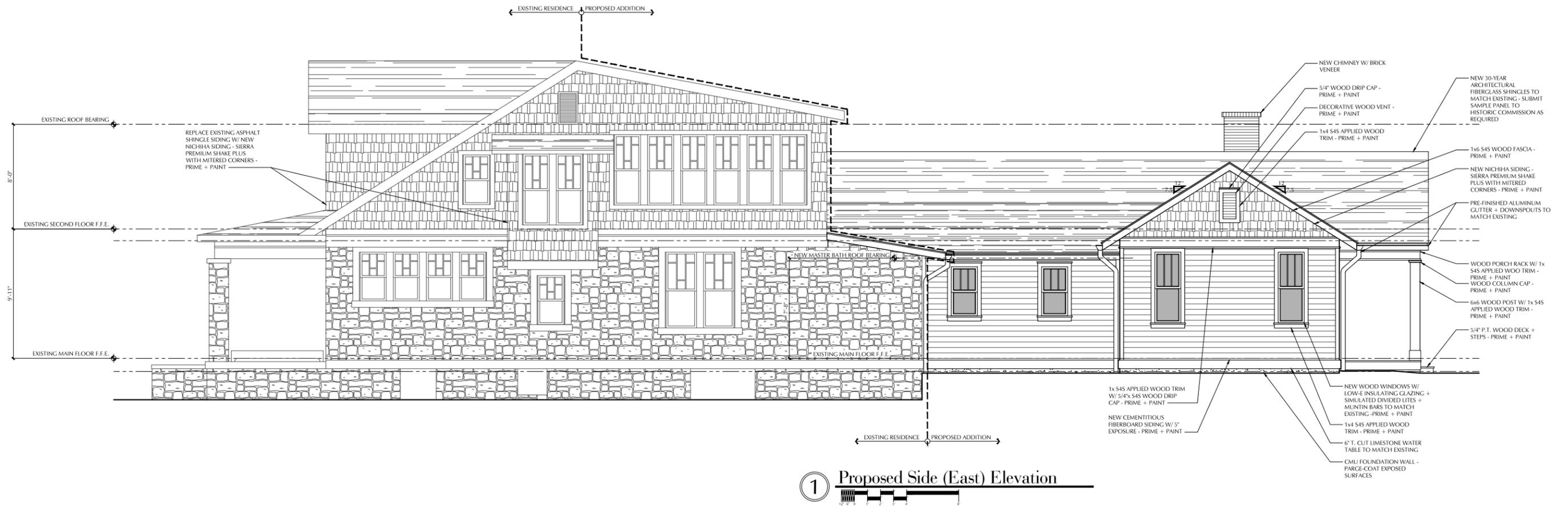
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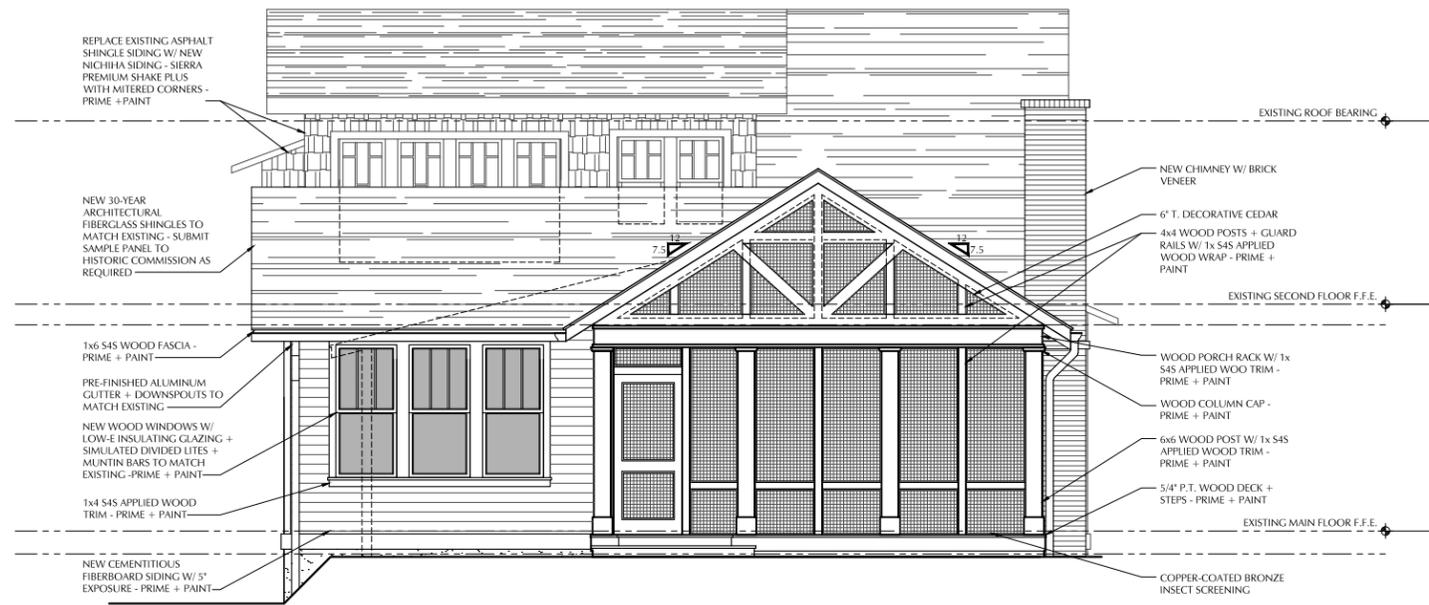
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1 Proposed Rear Elevation

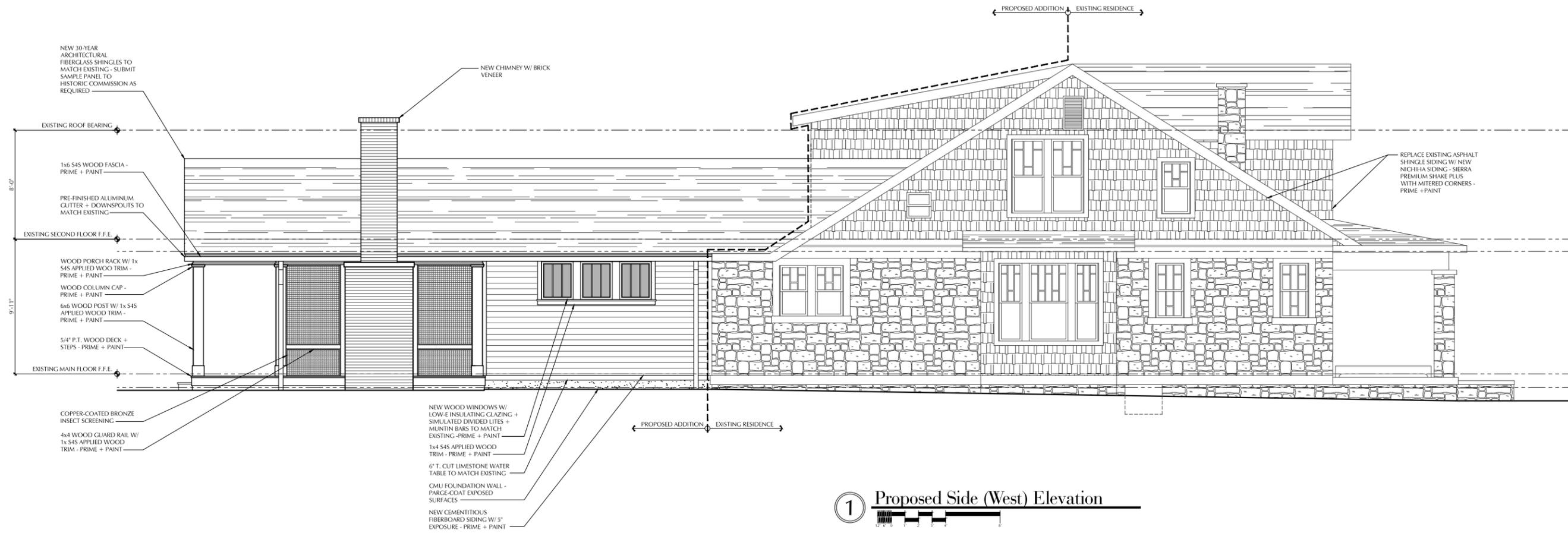
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