



# 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 1701 Sweetbriar Avenue March 21, 2012

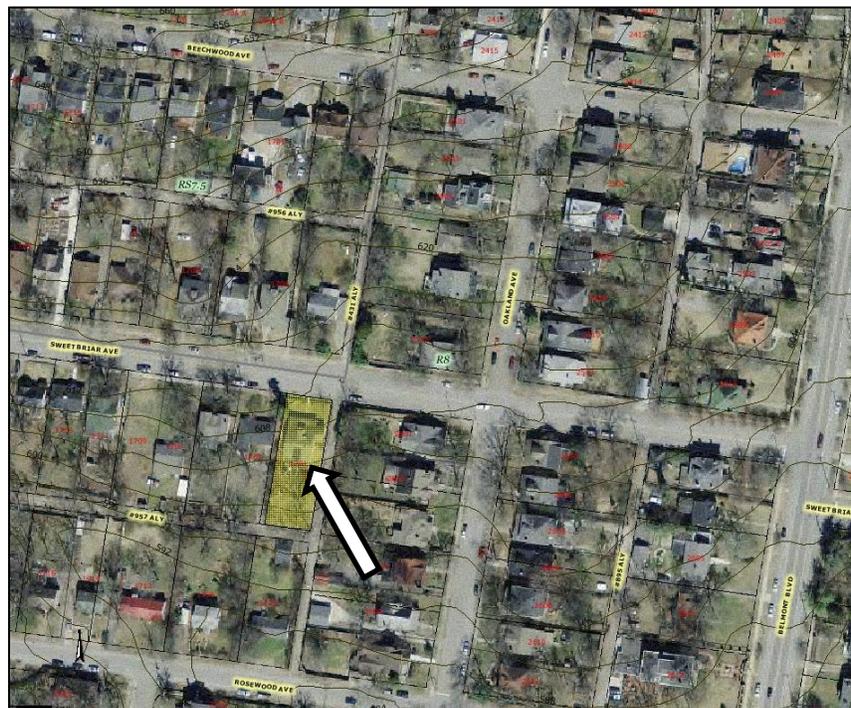
**Application:** Partial demolition and alteration  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704007900  
**Applicant:** William W. Howell  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing make repairs and alterations to improve the energy efficiency of the house. The scope of work includes: replacing original windows, replacing non-original columns, and removing the existing roof and re-framing it with larger rafters in order to accommodate added insulation.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval of the proposal to alter the roof height as not meeting the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines. The remainder of the proposed scope of work is not reviewed in a neighborhood conservation zoning overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Roof plans and sections</p>
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**Vicinity Map:**



**Aerial Map:**



**Background:** 1701 Sweetbriar Avenue is a one-and-one-half story brick Craftsman-style house, constructed circa 1915. It is described in the Belmont Hillsboro Historic District nomination as being a contributing structure.

**Applicable Design Guidelines:**

**III. B.1 Demolition**

- 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.

***I.B. By state law, all design guidelines for neighborhood conservation zoning overlays must comply with the Secretary of the Interior's Standards for Treatment of Historic Properties:***

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future. The essential form and integrity of the historic property and its environment would be unimpaired.*

### **Analysis and Findings:**

The applicant is proposing make repairs and alterations to improve the energy efficiency of the house. The scope of work includes: replacing original windows, replacing non-original columns, and removing the existing roof and re-framing it with larger rafters in order to accommodate added insulation.

Under the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines, repairs that do not alter the shape or volume of the structure would not be reviewed by the MHZC. This would include the replacement of the non-original columns and the original windows. Simply changing the roof material itself would not require review but full removal of the roof is considered partial-demolition which does require MHZC review.

The proposal would remove the original roof and decking, and then either replace or supplementing the original two-by-four inch (2"x 4") rafters with two-by-ten inch (2"x 10") rafters. The purpose of this is to straighten sags in the roofline and to allow for thicker insulation, but it will also result in the roofline being raised approximately six to eight inches (6" to 8") and the fascia being widened from four inches (4") to ten inches (10") thick. The point at which the primary roof meets the porch roof would also be moved forward, as the porch roof would not be altered. The portion of the existing roof in front of the front dormer would not be altered, giving the appearance of that portion being recessed when the rest of the roof is raised around it.

Removal of the roof and reconstructing in a different form does not meet sections III.B.1.a or III.B.1.b as the reconstruction removes a major portion of the building in a manner that alters its historic appearance and would make the original form costly and difficult to reproduce.

Staff finds that altering the roof also does not meet sections I.B.3, 6, 11 and 12 of the design guidelines. The additional height, alteration of the porch rack, and newly recessed dormer changes the historic character of the property and requires the removal or alteration of distinctive features. In addition, the alteration will destroy historic materials and form.

Although increased energy efficiency is encouraged, it can be accomplished in a way that does not require the reconstruction of the roof. In addition, roof sags to historic buildings is common and not necessarily an indication of poor structural integrity.

### **Recommendation:**

Staff recommends disapproval of the proposal to alter the roof height as not meeting the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines sections III.B.1 and I.B.



1701 Sweetbriar Avenue, front.



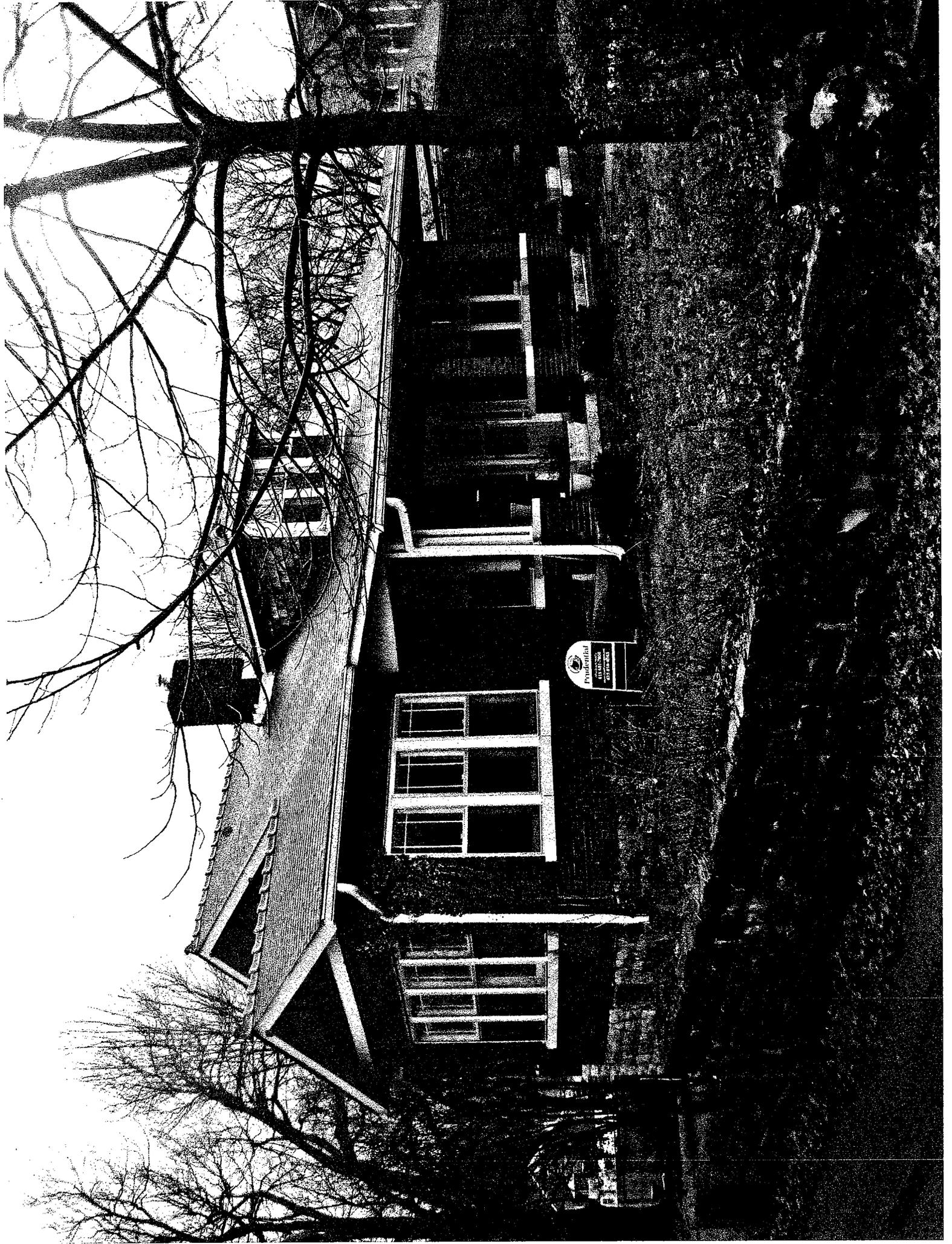
1701 Sweetbriar Avenue, front-left.

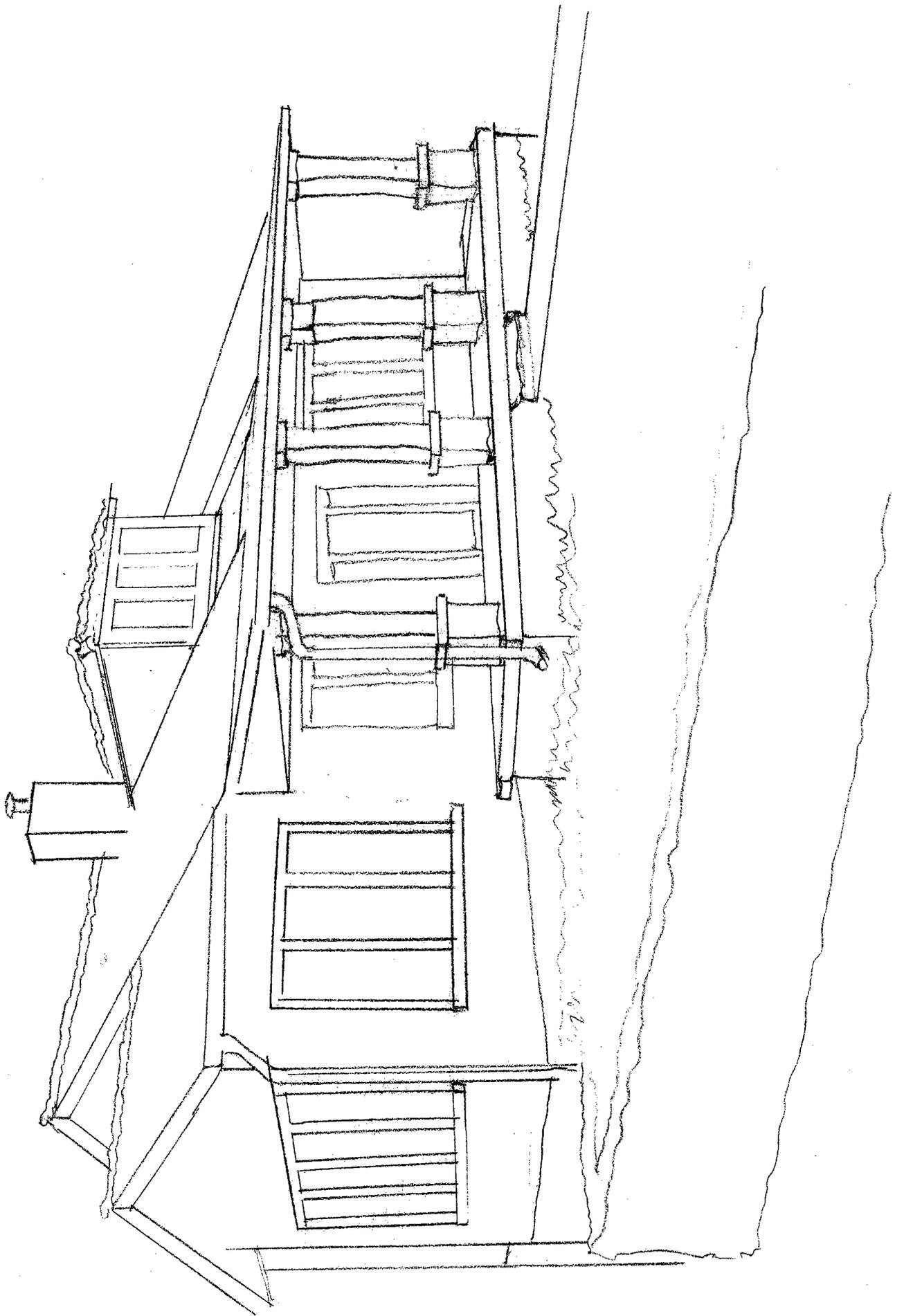


1701 Sweetbriar Avenue, front-left close-up.

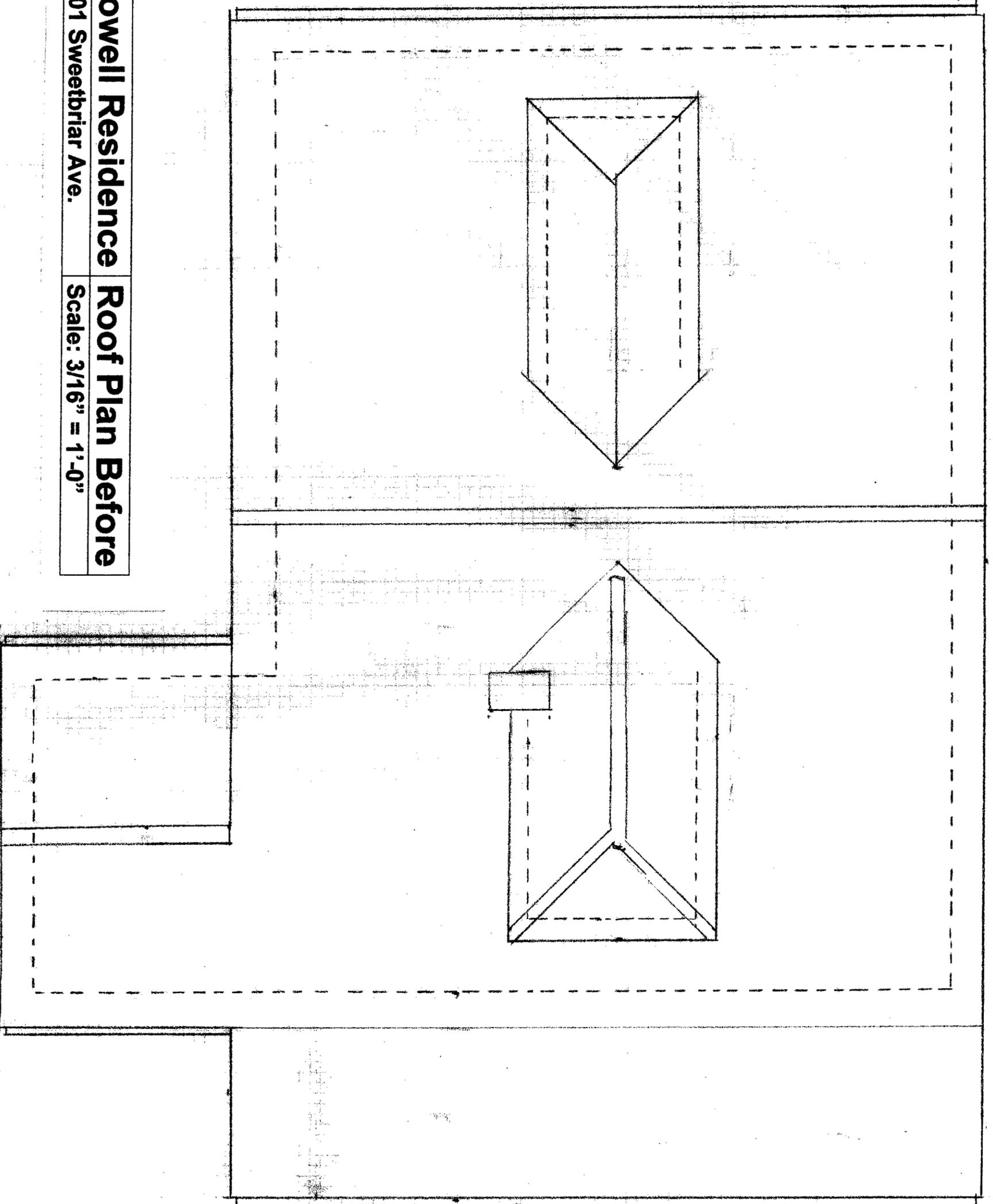


1701 Sweetbriar Avenue, rear-left.



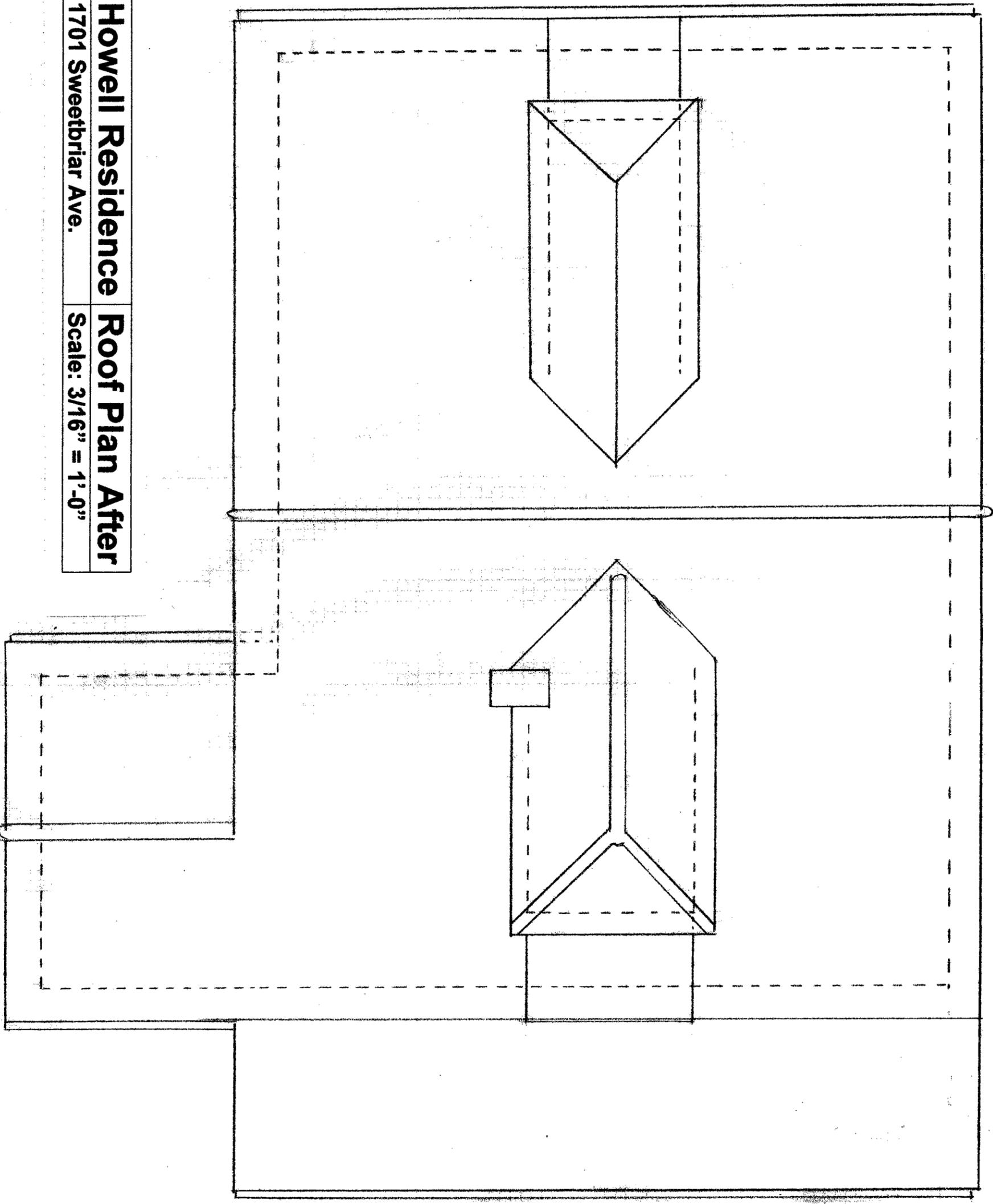


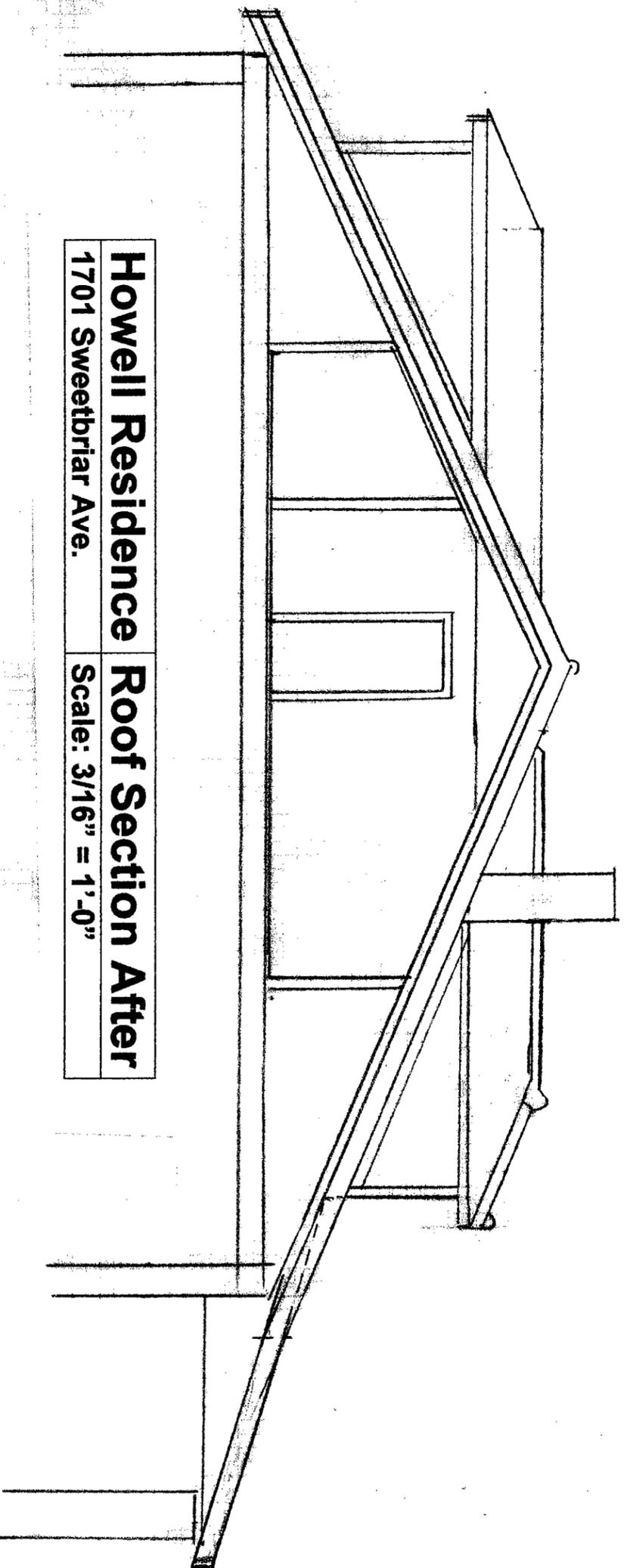
**Howell Residence** **Roof Plan Before**  
1701 Sweetbriar Ave. Scale: 3/16" = 1'-0"



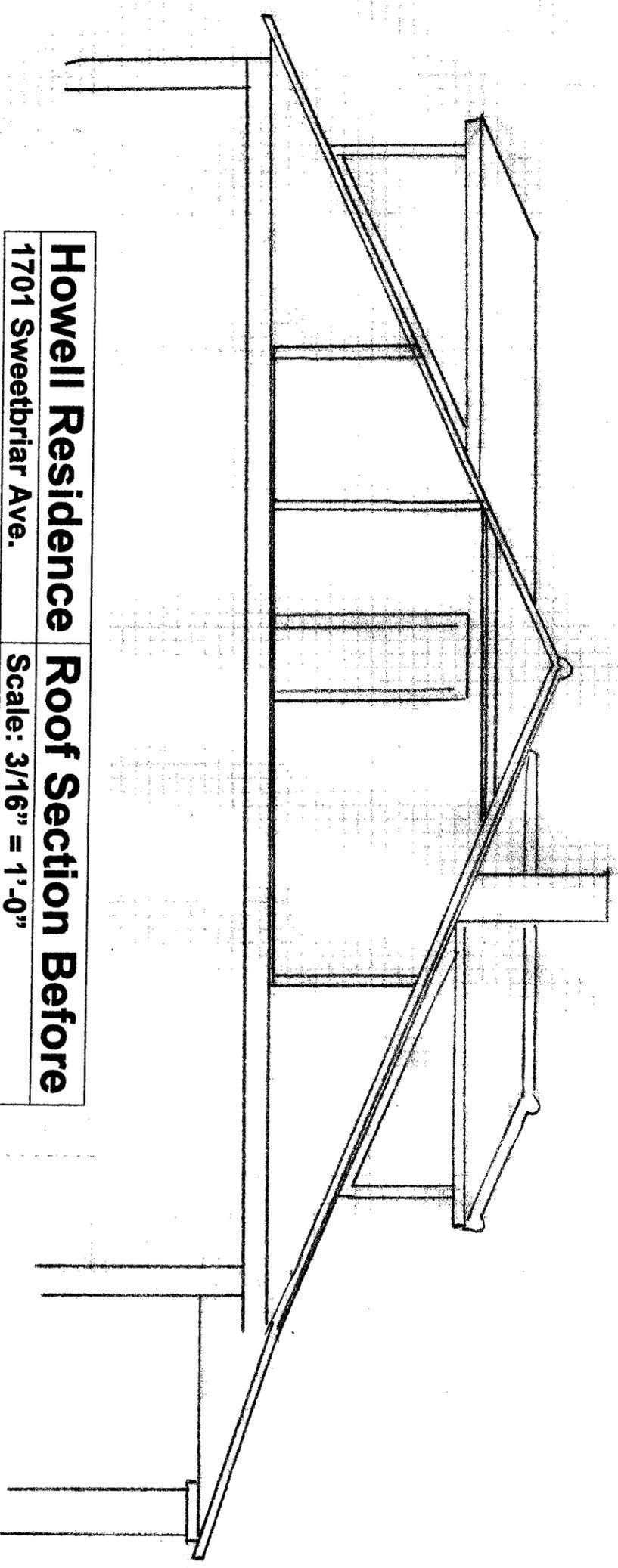
**Howell Residence**  
1701 Sweetbriar Ave.

**Roof Plan After**  
Scale: 3/16" = 1'-0"





**Howell Residence Roof Section After**  
1701 Sweetbriar Ave. Scale: 3/16" = 1'-0"



**Howell Residence Roof Section Before**  
1701 Sweetbriar Ave. Scale: 3/16" = 1'-0"