KARL F. DEAN
MAYOR

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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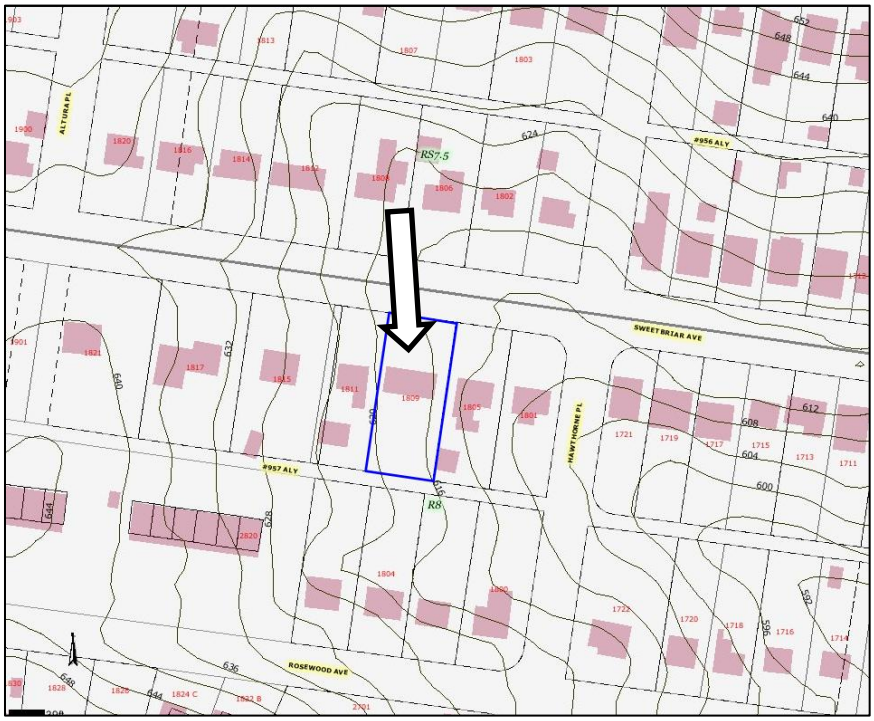
STAFF RECOMMENDATION
1809 Sweetbriar Avenue
May 16, 2012

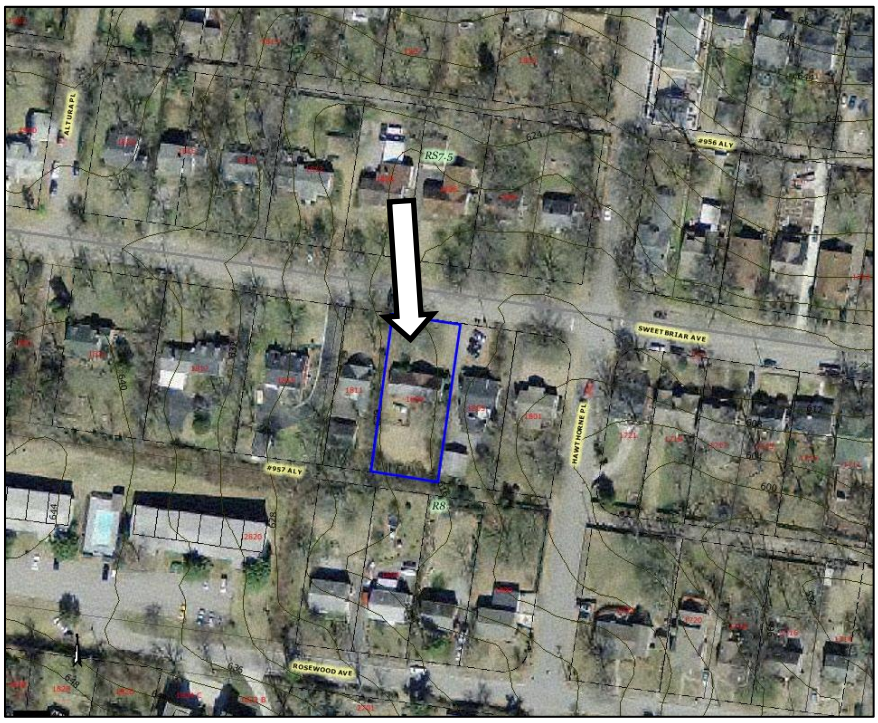
Application: Infill and Accessory structure
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704006000
Applicant: Brent Craig, Rigid Development
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a new two-story house and a detached accessory structure. The house will be comparable in form and size with historic Foursquare houses in the district, and will have a brick exterior with fiberglass-asphalt shingles and wood windows. The accessory structure will have smooth cement-fiber clapboard siding with fiberglass shingles and wood windows to match new house. **Recommendation Summary:** Staff recommends disapproval of the new structure and garage, finding their massing, height, and scale to be incompatible with surrounding historic houses. Staff finds that the project does not meet section II.B.1 for new Construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Departmental Comments **B.** Photographs **C:** Site Plan **D:** Elevations

Vicinity Map:



Aerial Map:



Background: 1809 Sweetbriar Avenue is a non-contributing structure, which the MHZC approved for demolition in April, 2012. The lot is seventy-five feet (75') wide, which is twenty-five feet (25') wider than most lots in the vicinity.

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.

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, 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.

f. Orientation

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

New buildings shall incorporate at least one front street-related porch that is accessible from the front street.
Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.
Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than those that front the street.
For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.
Generally, curb cuts should not be added.

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.

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.

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

i. Outbuildings

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

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Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Roof

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

Siding and Trim

- *Exterior siding may match the existing contributing building's <u>original</u> siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

1. *where they are a typical feature of the neighborhood*
2. *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Analysis and Findings:

The applicant is proposing to construct a new single family dwelling and a detached accessory structure.

Height: The proposed new house will be two-stories with a pyramidal-roof. It will have a thirty inch (30") tall foundation, with an eave height of nineteen feet, four inches (19'4") above the foundation line and a pyramidal roof peak at thirty-one feet, six inches (31'-6") above the foundation line. The maximum height of the structure, as shown from grade, will be thirty-four feet (34').

Although the elevations show the lot as being flat, there is actually a considerable drop from right to left. On historic houses where the lot slopes side-to-side, typically the foundation at the highest corner will be one course of stone or block and get taller along the foundation as the grade drops. Staff is concerned that without accurate elevations, the actual height of the structure and the foundation itself cannot be determined.

The height and roof form of the proposed structure are similar to that of a two-story Foursquare house. Foursquare houses are found in the Belmont-Hillsboro Neighborhood, primarily near the center of the district along Belmont Boulevard and Oakland Avenue. The houses towards the perimeter of the district on the streets running east-west are more commonly smaller one to one and one-half story houses. There are Foursquare houses on the eastern half of the 1700 block of Sweetbriar Avenue, but they become all one and one-half story houses toward the west. The western-most two-story Foursquare house on Sweetbriar Avenue is located at 1717 Sweetbriar. A two story house at 1721 Sweetbriar is non-contributing.

All but one of the historic structures on the 1800 and 1900 blocks of Sweetbriar are one or one and one-half story houses, ranging from eighteen feet (18') to twenty-four feet (24') tall from grade. The tallest house on this part of the street is 1913 Sweetbriar Avenue, a twenty-five foot (25') tall Colonial Revival style house constructed c. 1930. Staff finds that the height of the proposed new structure, approximately ten feet (10') taller than the tallest historic house on the street, is not compatible with the historic context and would not meet guideline II.B.1.a.

Scale: The front façade of the structure will be forty-two feet (42') wide with a full-width porch. The front porch will project eight feet (8') forward of the front wall. The structure will have a nearly square footprint, extending back forty-two feet (42') along the left wall and fifty-six feet (56') on the right. The width of the house is similar to

surrounding one-story houses, but is wider than a typical Foursquare. Although a one or one and one-half story house of this width may be appropriate, the massing of a forty-two foot (42') wide two-story house would not be compatible with the historic context and would not meet guideline II.B.1.b.

Setbacks, Orientation: The face of the front wall of the house will match the orientation of surrounding houses and the front setback will align with the front setbacks of nearby historic structures, meeting guideline II.B.1.f. The side setbacks will be five feet, six inches (5'-6") on the left and twenty-seven feet, six inches (27'-6") on the right. Historic houses in the surrounding area are typically more centered on a lot. Staff finds that the proposed location would not be compatible with the established setback pattern on the street, and that it does not meet guideline II.B.1.c.

The details of the design and materials were not analyzed since the form, height, scale and setback of the building are inappropriate. In addition, the submittal needs further clarifications for a full review:

- Elevations show building on flat ground but there is a significant change in grade
- The double windows cannot be constructed as shown.
- The site and floor plans indicate that there will be a covered deck at the rear of the structure, but it is not drawn on the elevations.
- Not all materials are noted.

Recommendation:

Staff recommends disapproval of the new structure and garage, finding their massing, height, and scale to be incompatible with surrounding historic houses. Staff finds that the project does not meet section II.B.1 for new Construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Departmental Comments

Planning: As redevelopment occurs on this street, an effort should be made to construct the alley.

MDHA: No comment.

Non-contributing house at 1809 Sweetbriar Avenue, approved for demolition on 4/18/2012.

Heights of 1809 Sweetbriar and surrounding structures.

Surrounding Context

1800 Sweetbriar Avenue.

1801 Sweetbriar Avenue.

1806 Sweetbriar Avenue.

1807 and 1809 Sweetbriar Avenue.

1814 Sweetbriar Avenue.

1815 Sweetbriar Avenue.

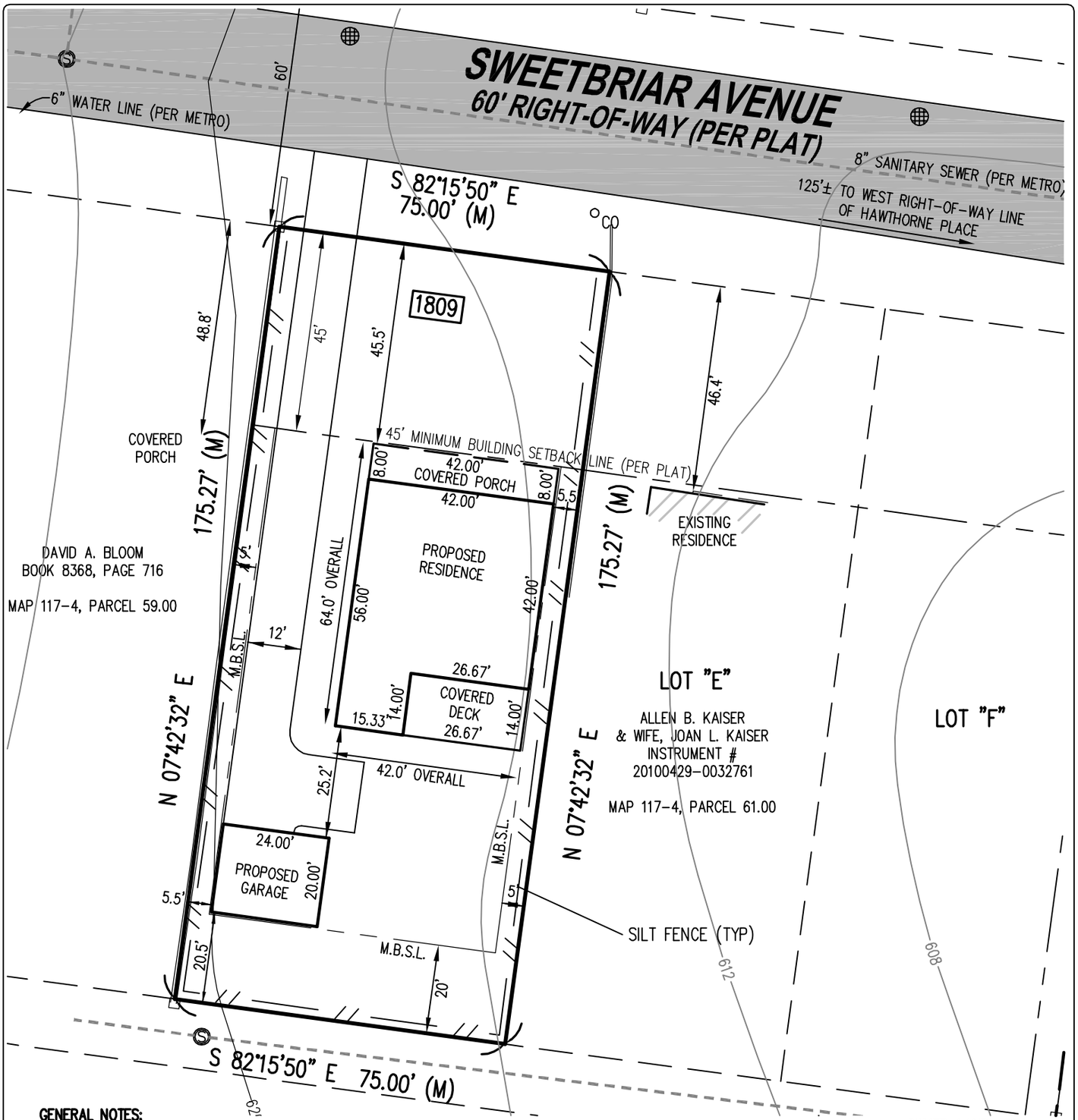
1900 Sweetbriar Avenue.

1905 Sweetbriar Avenue.

1913 and 1915 Sweetbriar Avenue.

Elite Surveying Services, LLC
4036 Elizabeth Drive
Hermitage, TN 37076
Cell: (615) 636-7738
Fax: (615) 444-9229
Email: jfisher@elitesurveying.com
Website: www.elitesurveying.com

"SUBJECT PROPERTY"
MAP 117-4, PARCEL 60.00



GENERAL NOTES:

1. The within plat and survey were prepared without benefit of current evidence of source of title for the subject tract or adjoiners and are therefore subject to any statement of facts revealed by examination of such documents.

2. In Tennessee it is a requirement of the "Underground Utility Damage Prevent Act" that anyone who engages in excavation must notify all known underground utility owner(s) no less than three nor more than ten working days prior to the date of their intent to excavate and also to avoid any hazard or conflict. The Tennessee One Call telephone number is 1-800-351-1111.

3. The surveyor's liability for this document shall be limited to those parties identified in the certification and does not extend to any unnamed party.

4. Contours shown are taken from Metro GIS website, no field work was performed.

5. All setbacks are shown per Metro Codes Department.
Front – 20' Min.-40' Max. /Average
Side – 5'
Rear – 20'

OWNER-LAND AREA FOR SUBJECT TRACT

AREA
13,145 Sq. Ft.
0.30 Acres

LOT "D"

NOBLE PROPERTIES, INC.
INSTRUMENT #20120413-0031564

MAP 117-4, PARCEL 60.00

This PLOT PLAN is not a general property survey as defined under Rule 0820-3-07. This document represents a limited accuracy non-monumented survey of the property described hereon performed under the authority of TCA 62-18-126. It should not be relied upon for the construction of fences or other improvements or for establishing the location of property lines. No boundary corners were set with this work.

JAMES RYAN FISHER
REGISTERED LAND SURVEYOR XVI
AGRICULTURE
COMMERCE
02 MAY 12
TENNESSEE NO. 2538

PLOT PLAN
Prepared For: BRENT CRAIG CONSTRUCTION
Subdivision: PLAN OF SWEETBRIAR
Recording Info: PLAT BOOK 1835, PAGE 18
County: DAVIDSON
Street Address: 1809 SWEETBRIAR AVENUE
Buyer/owner: NOBLE PROPERTIES, INC.
Prepared By: JRF DATE: 02 MAY 12

Job# 0920.64
LOT# "D"
State: TN

SCALE: 1" = 30'
0 15 30

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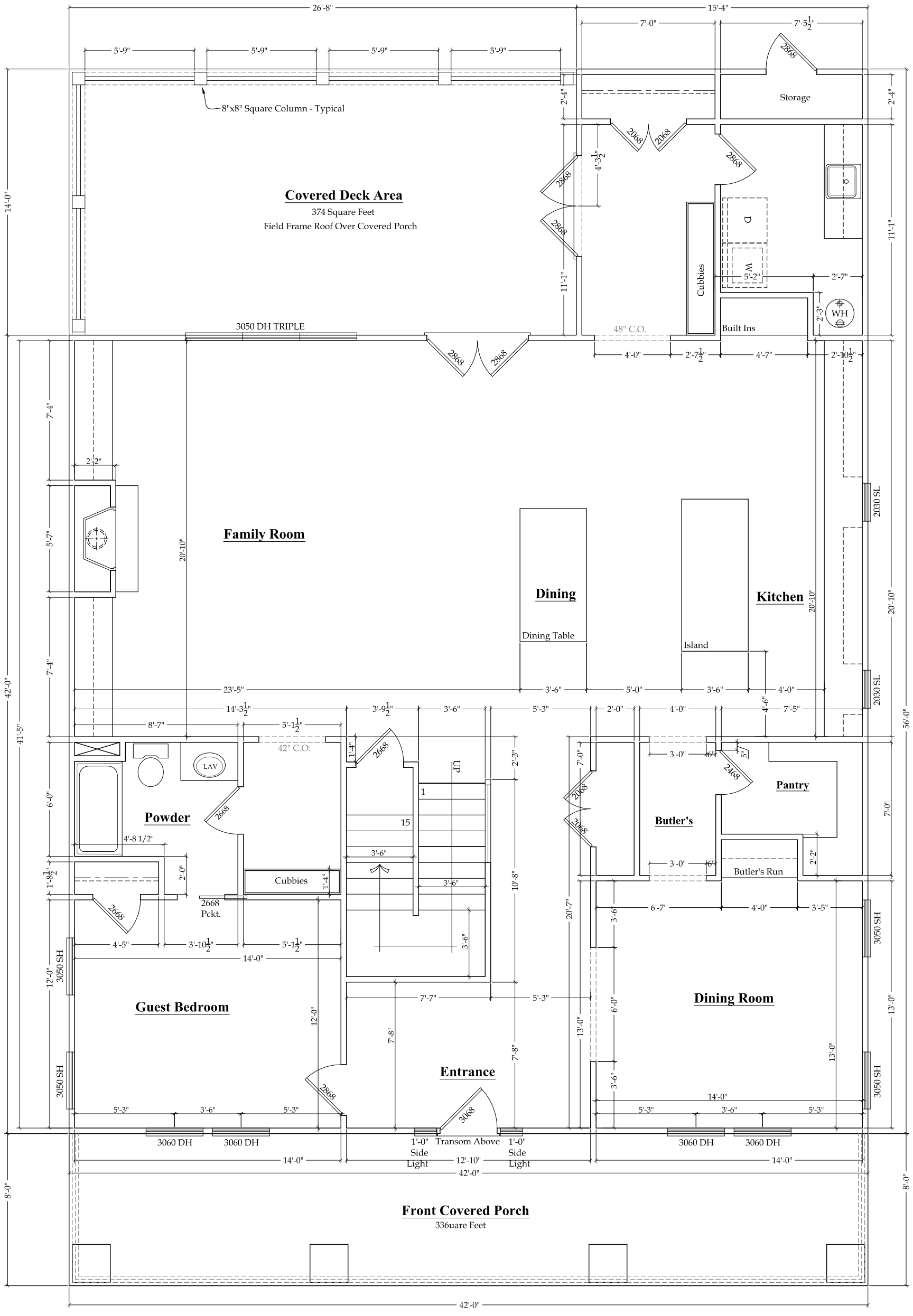
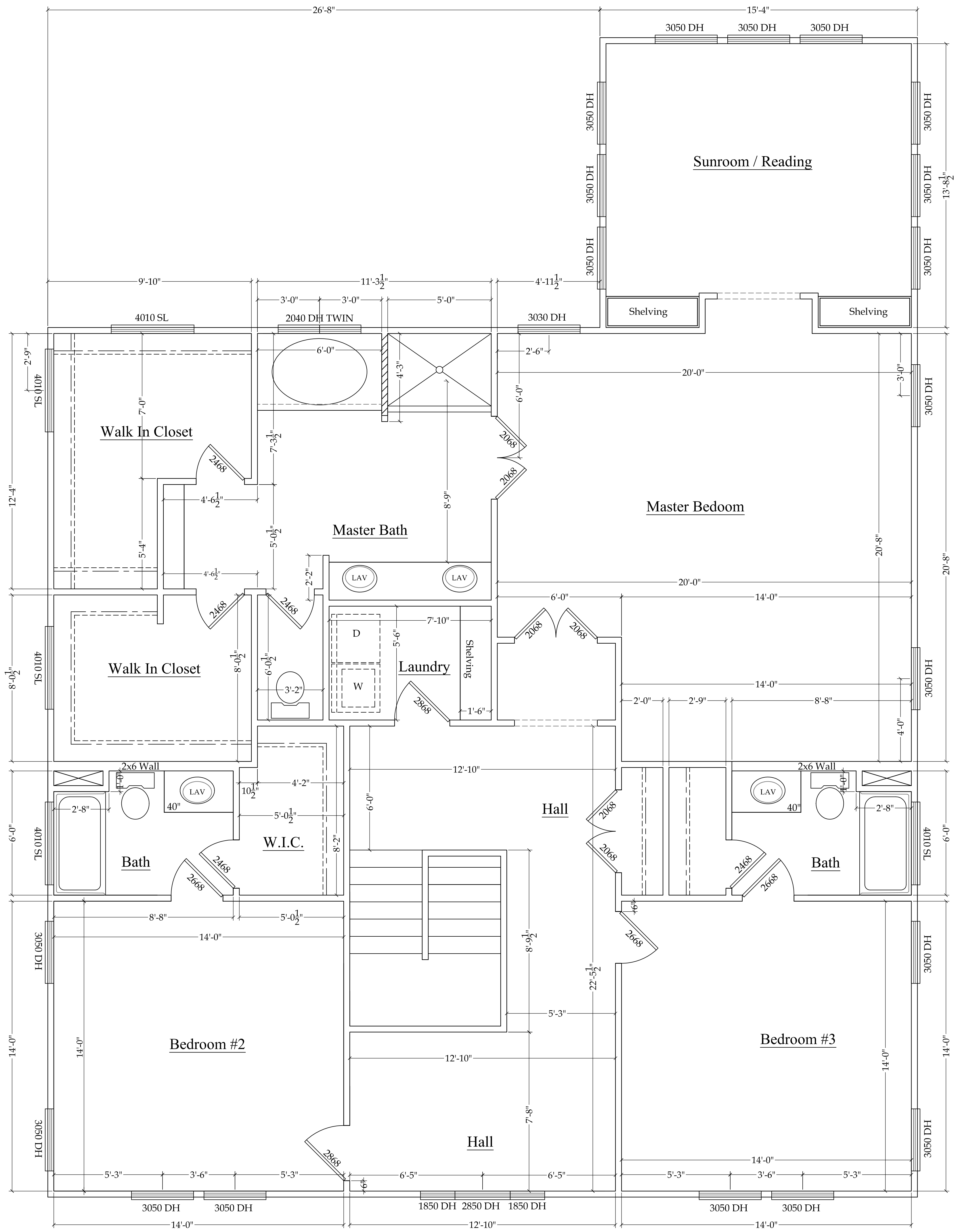
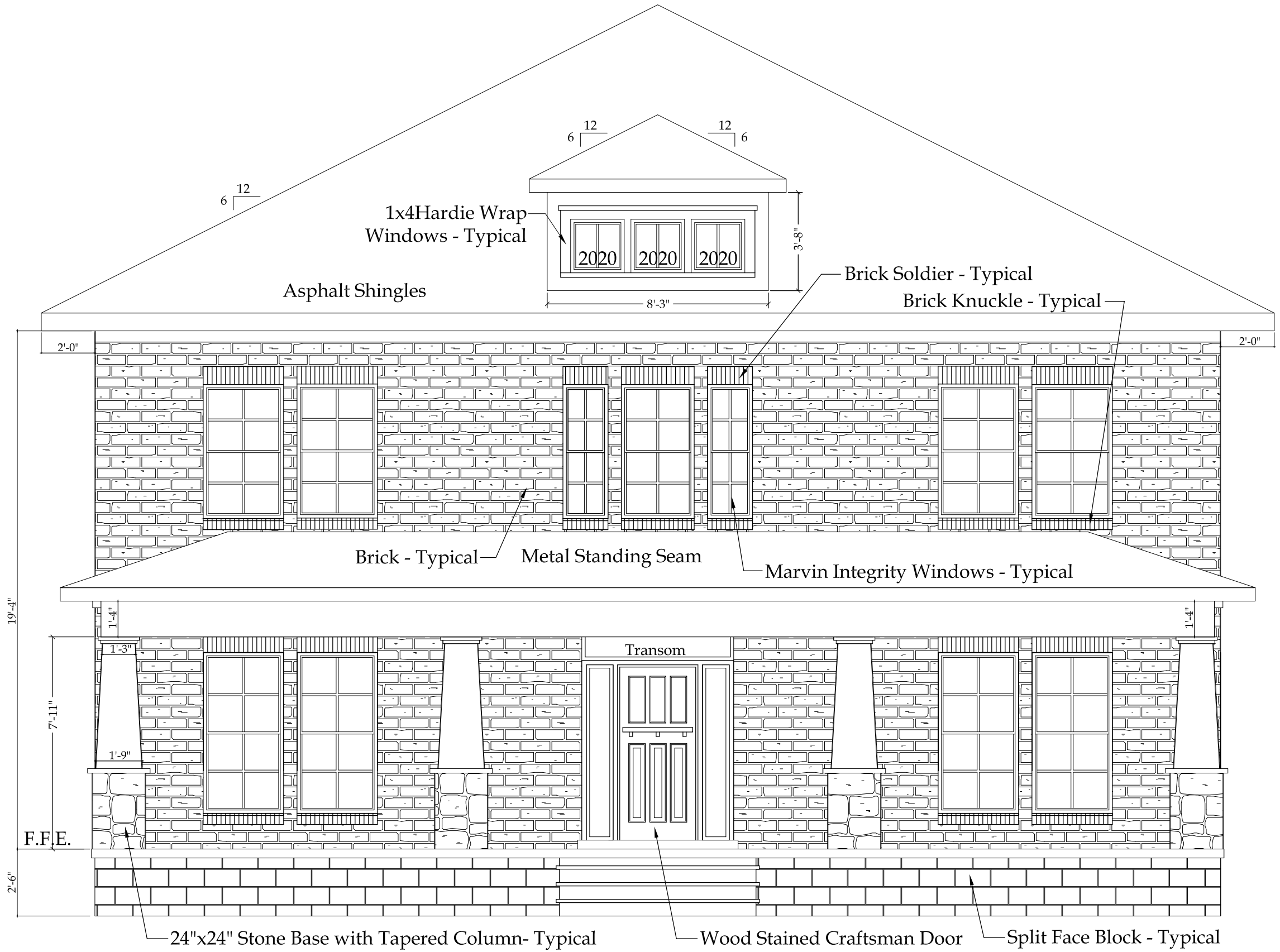


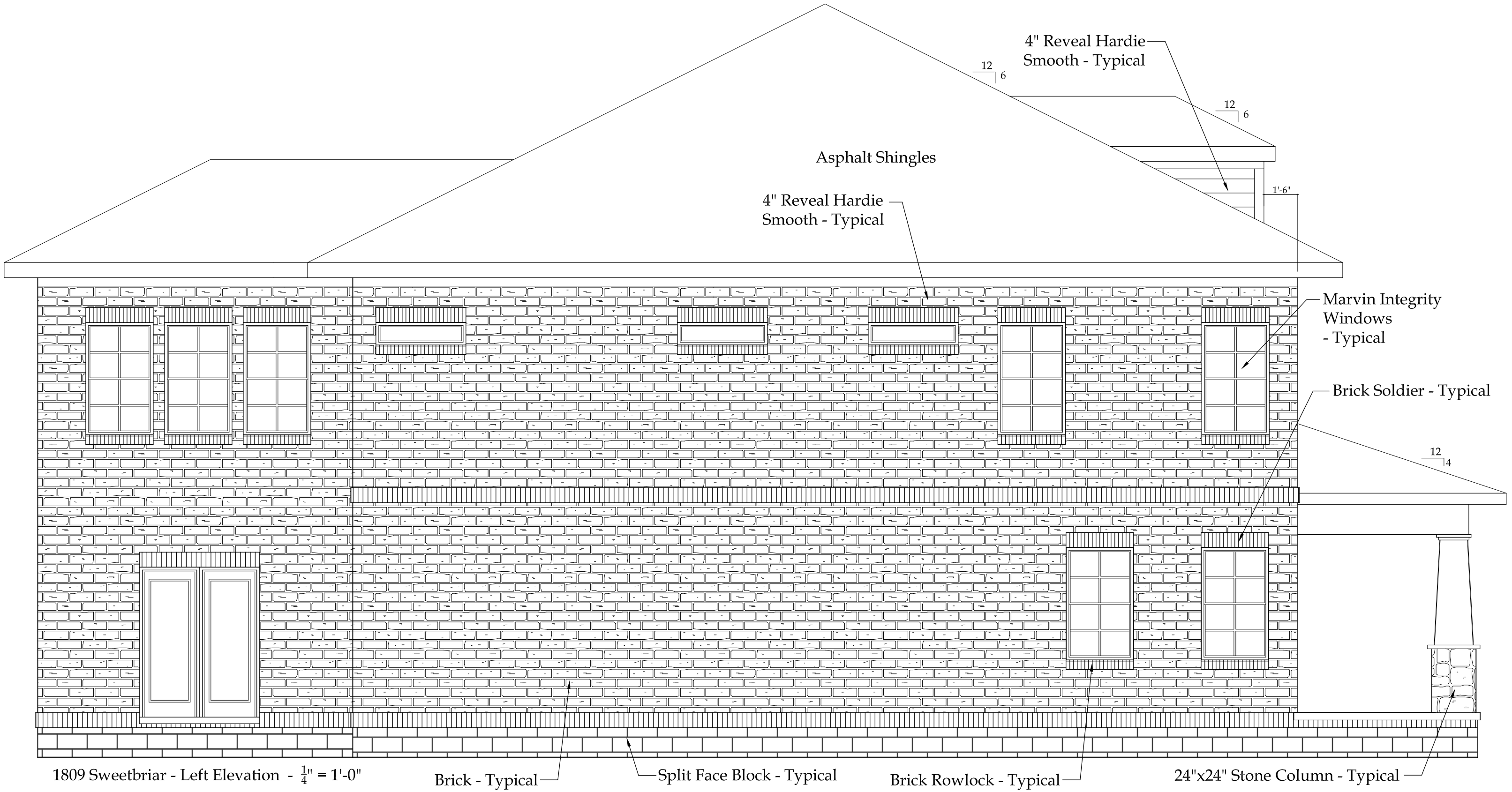
1809 Sweetbriar - First Floor Plan - $\frac{3}{16}$" = 1'-0" 1,978 Square Feet 5-1-2012



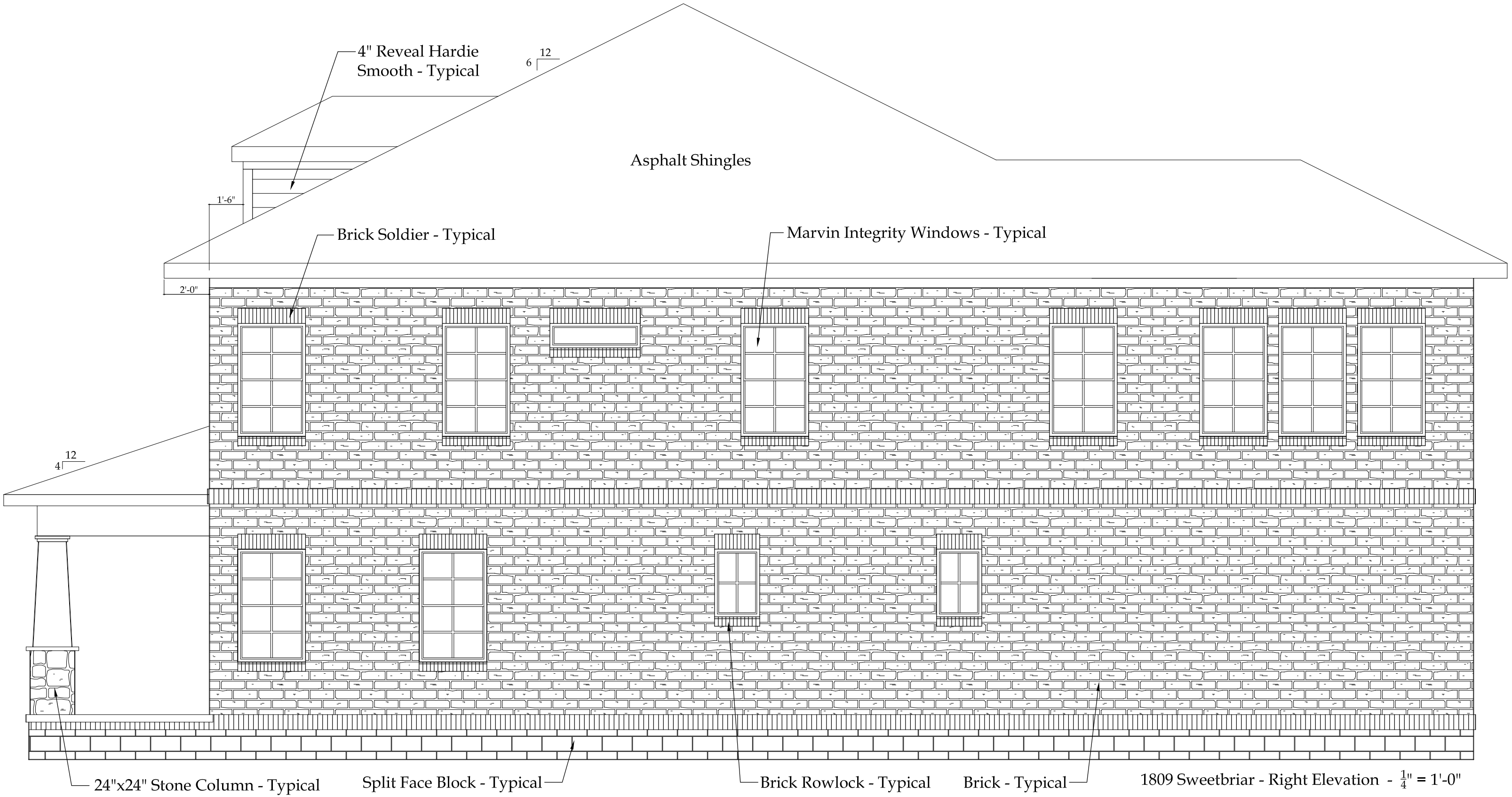
1809 Sweetbriar - Second Floor Plan - $\frac{3}{16}$" = 1'-0"   1,722 Square Feet   5-1-2012



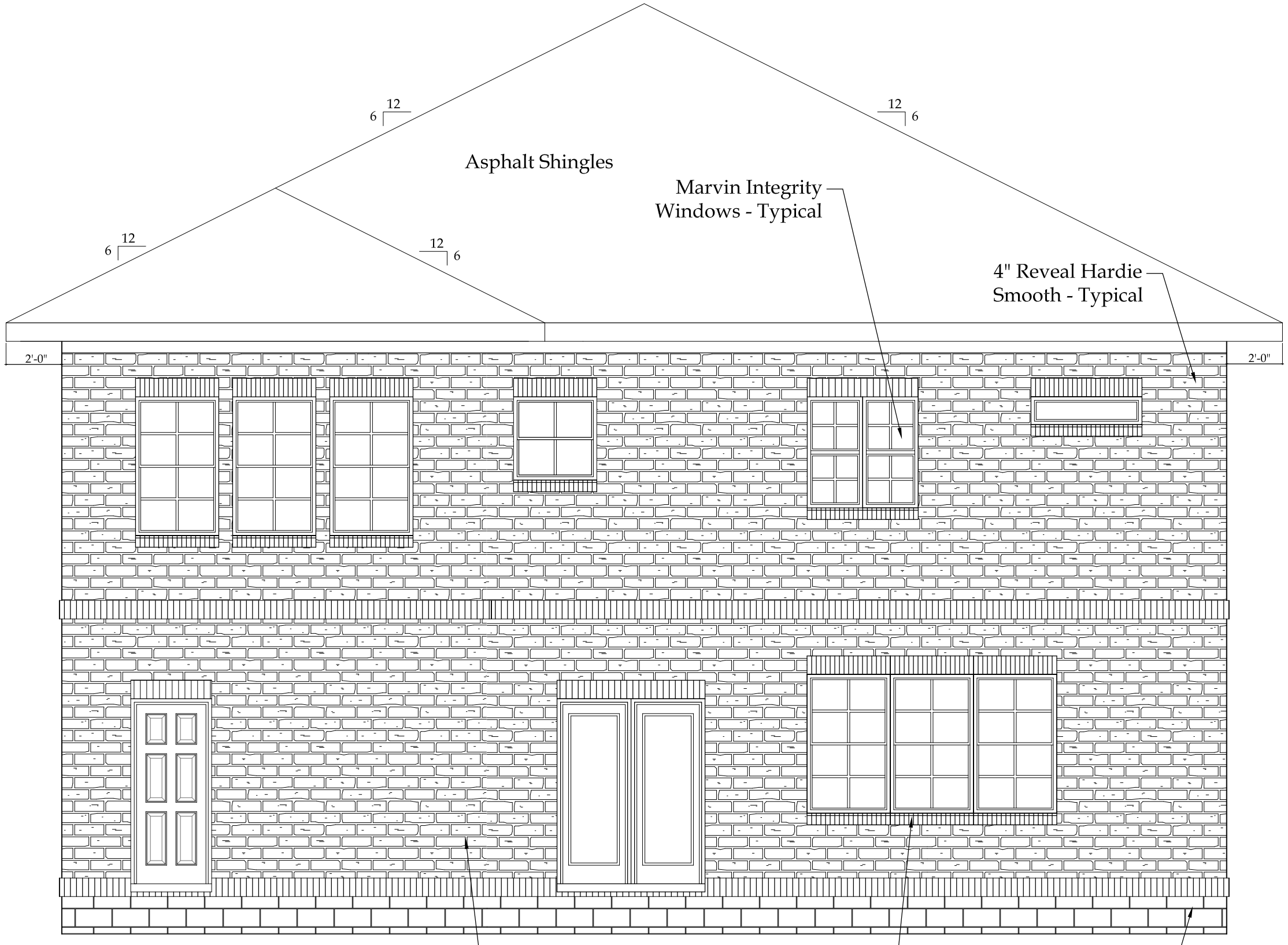
1809 Sweetbriar - Front Elevation - $\frac{1}{4}$" = 1'-0"



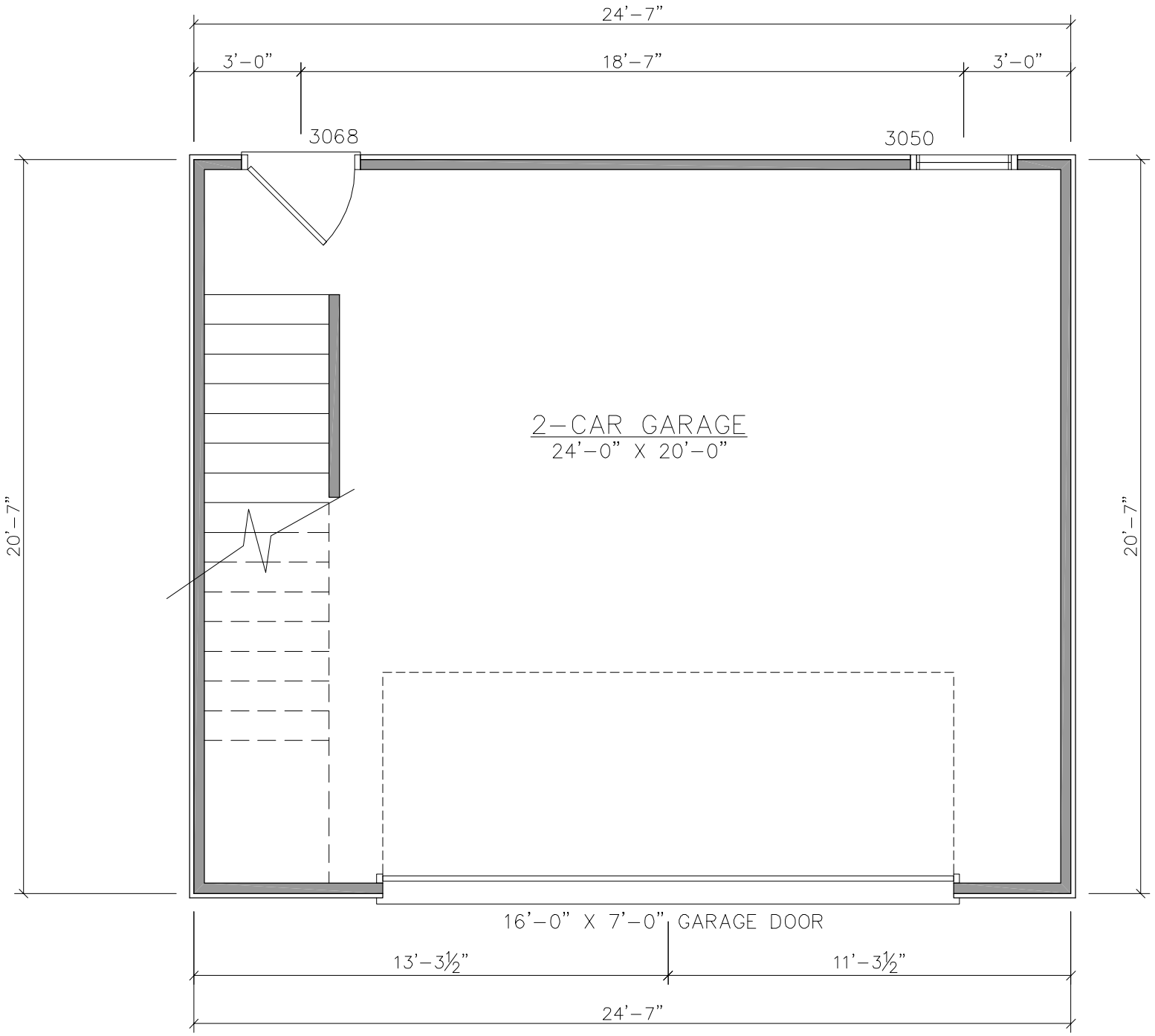
1809 Sweetbriar - Left Elevation - $\frac{1}{4}$" = 1'-0"



1809 Sweetbriar - Right Elevation - $\frac{1}{4}$" = 1'-0"

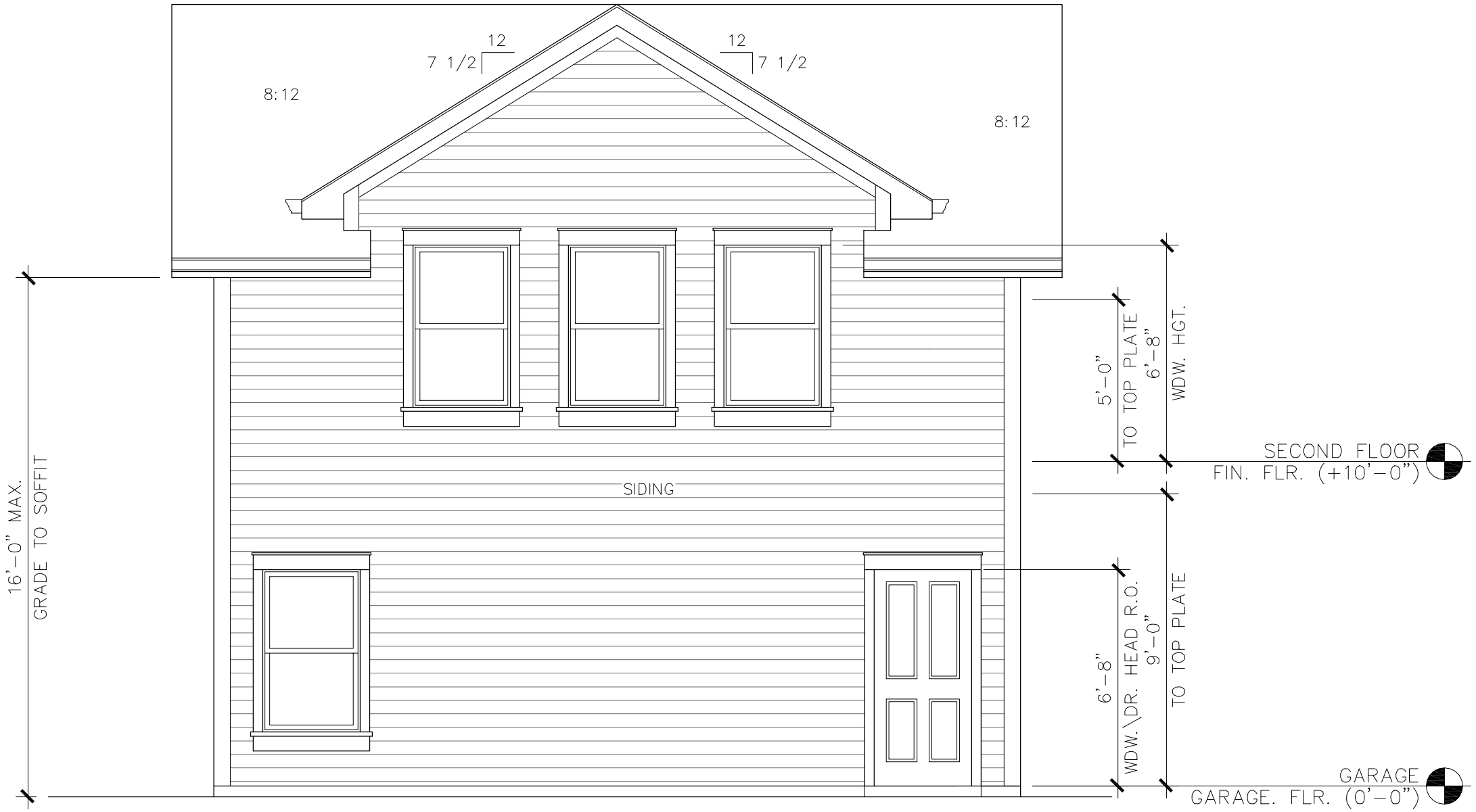


1809 Sweetbriar - Rear Elevation - $\frac{1}{4}$" = 1'-0"



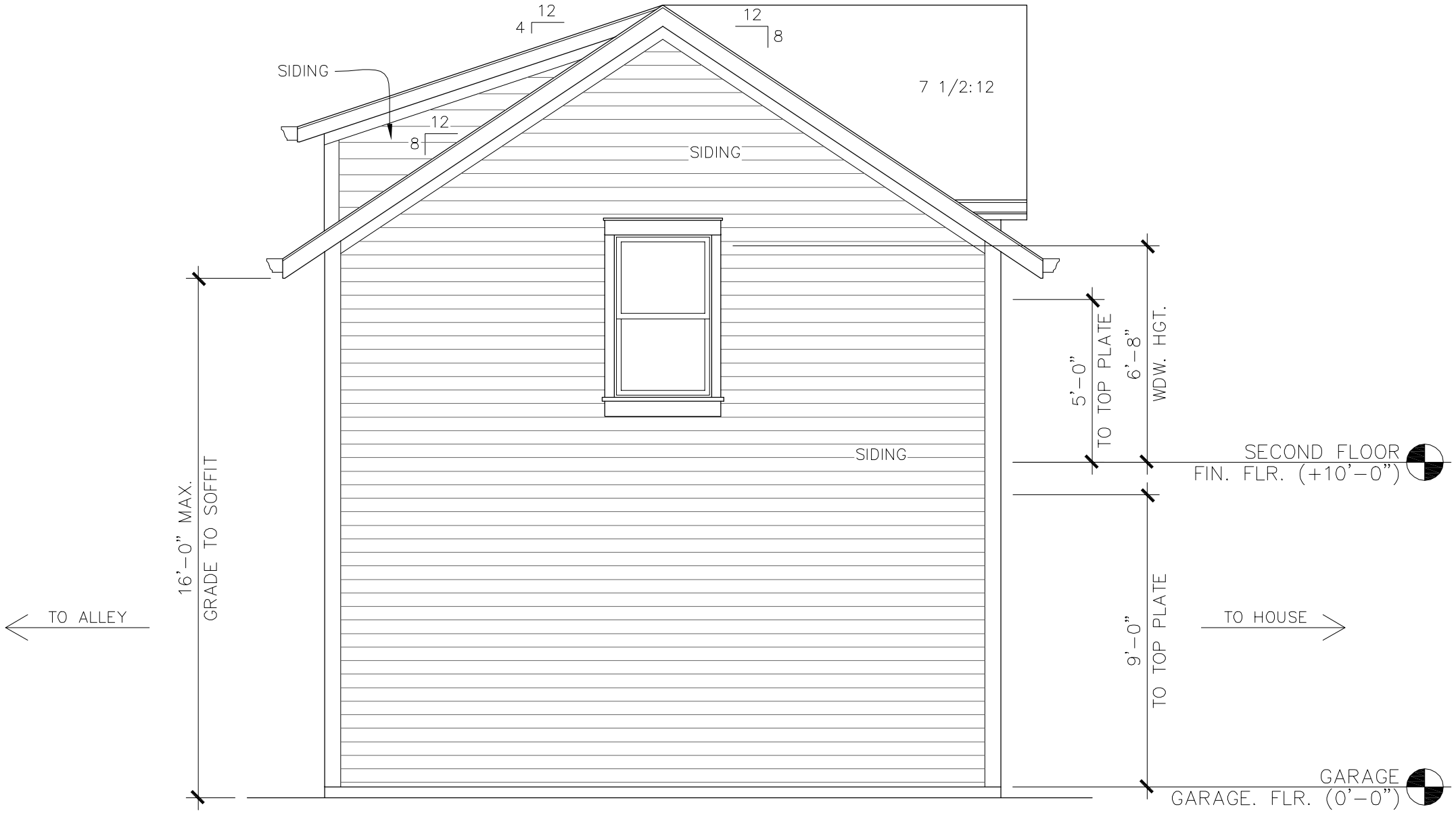
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

RIGID DEVELOPMENTS, LLC
DETACHED GARAGE
20x24 SQ FT.: 434
DATE: 06/05/11



FRONT ELEVATION
SCALE: 1/4"= 1'-0"

RIGID DEVELOPMENTS, LLC
DETACHED GARAGE
20x24 SQ FT.: 434
DATE: 06/05/11



LEFT ELEVATION

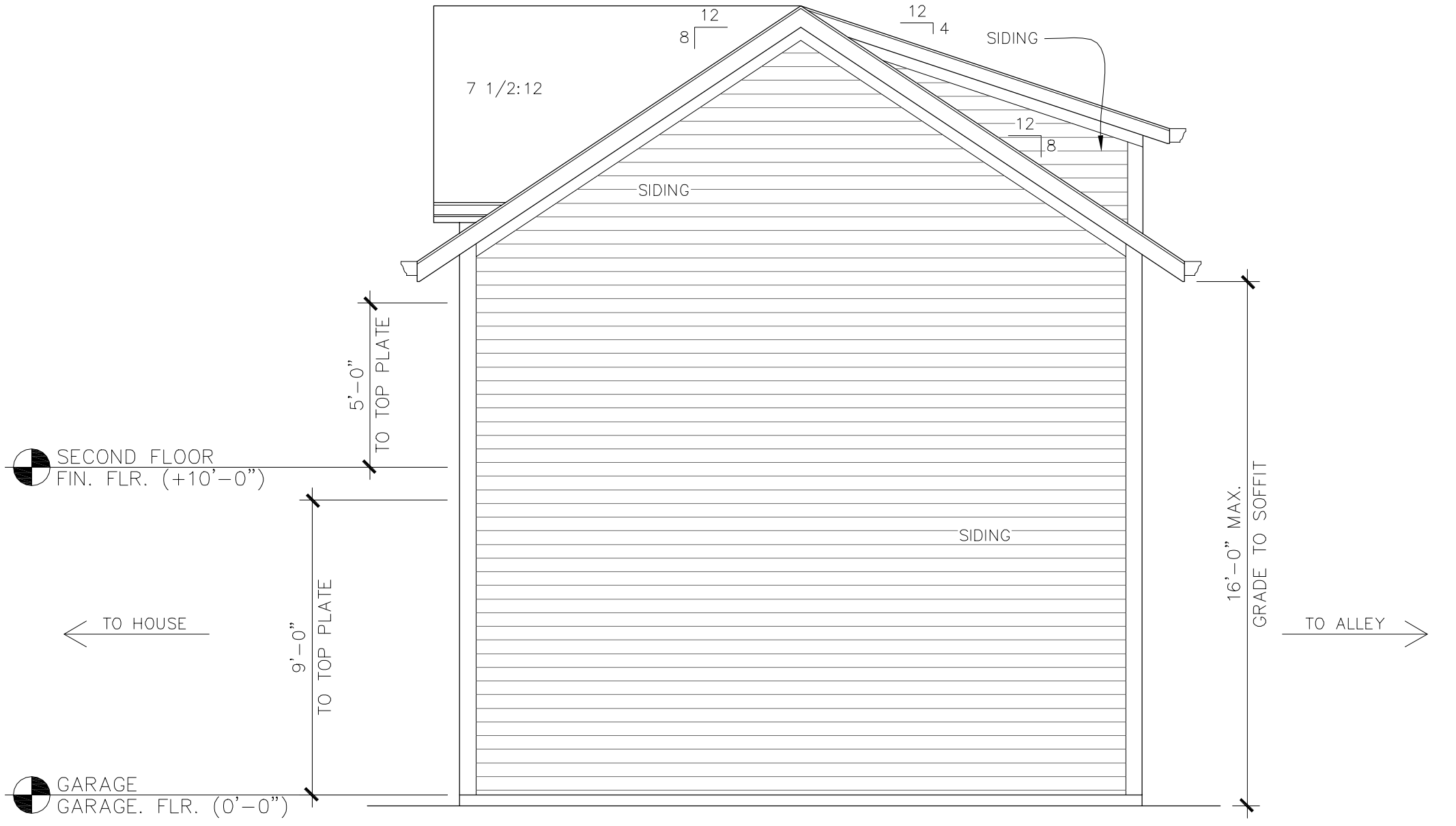
SCALE: 1/4"= 1'-0"

RIGID DEVELOPMENTS, LLC

DETACHED GARAGE

20x24 SQ FT.: 434

DATE: 06/05/11



RIGHT ELEVATION

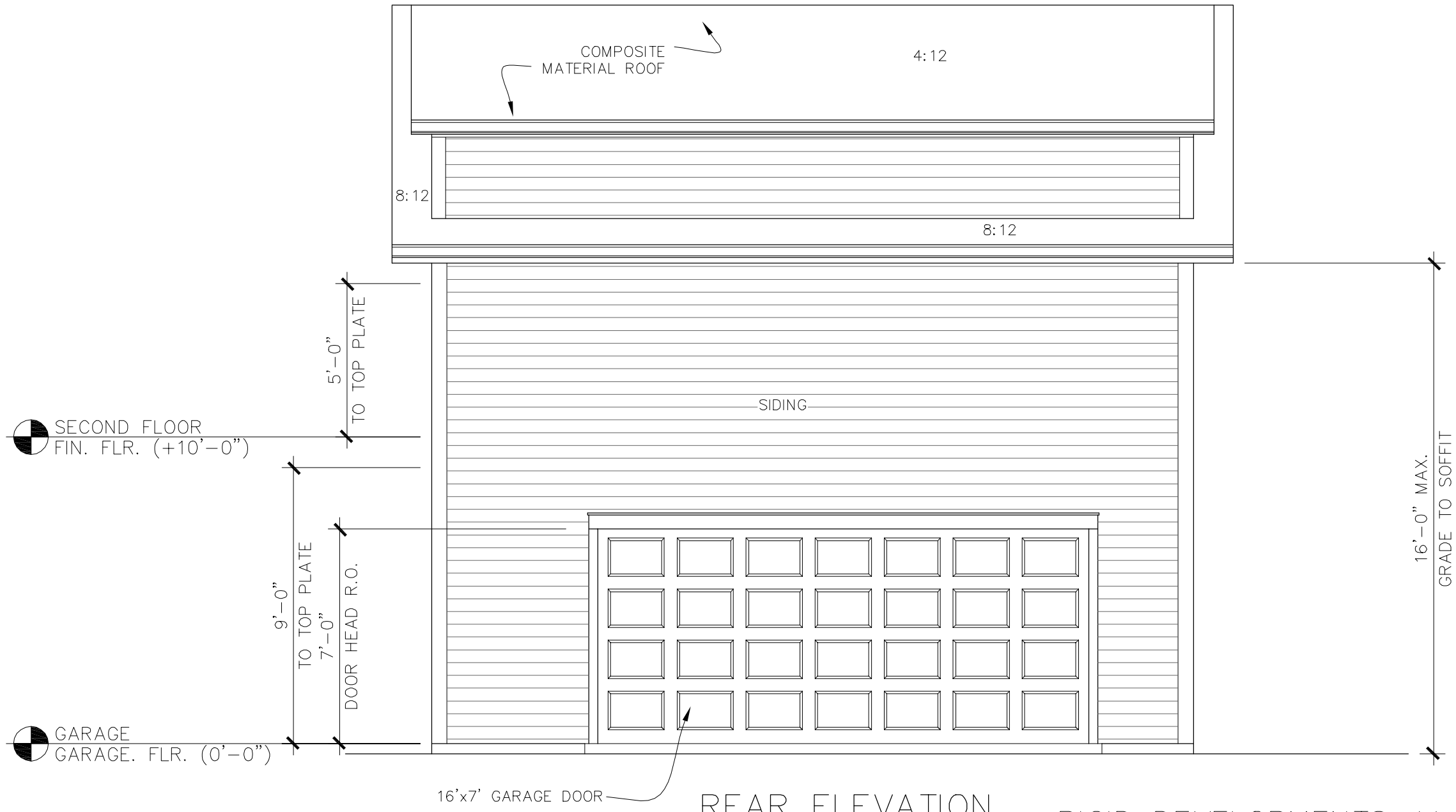
SCALE: 1/4"= 1'-0"

RIGID DEVELOPMENTS, LLC

DETACHED GARAGE

20x24 SQ FT.: 434

DATE: 06/05/11



REAR ELEVATION
SCALE: 1/4"= 1'-0"

RIGID DEVELOPMENTS, LLC
DETACHED GARAGE
20x24 SQ FT.: 434
DATE: 06/05/11