



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
2007 Sweetbriar Avenue
September 19, 2012

Application: Demolition—accessory structure; New construction—accessory structure;
Setback reduction

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

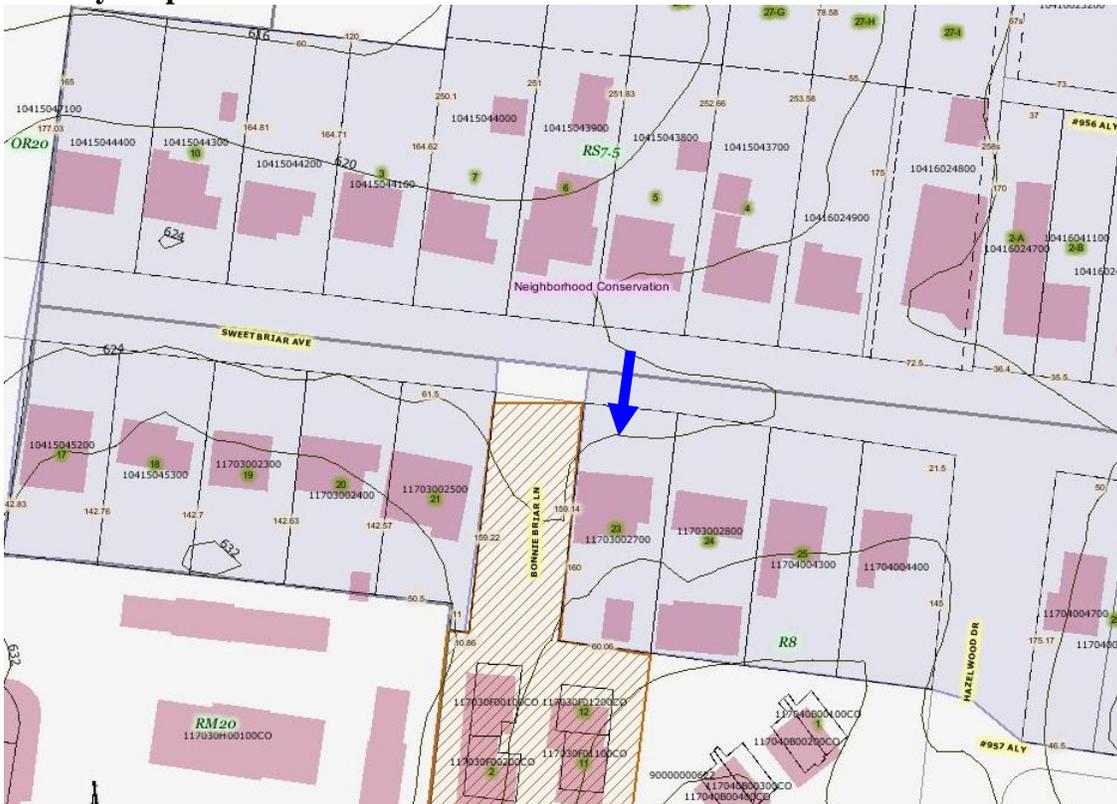
Map and Parcel Number: 11703002700

Applicant: Michael Ward, Allard Ward Architects

Project Lead: Melissa Baldock, melissa.baldock@nashville.com

<p>Description of Project: Applicant proposes to demolish an existing one-story accessory structure and construct a new one-and-a-half story accessory structure that requires a reduction to the side setback.</p> <p>Recommendation Summary: Staff recommends approval of the demolition of the existing accessory structure, the construction of the new accessory structure, and the setback reduction with the conditions that Staff review and approve the asphalt shingle color and the materials and specifications for all windows and doors prior purchase and installation. With this condition, staff finds that the project meets Sections II.B.1. and III.B. 2. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photos B: Site Plan C: 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.

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. MHZC does not review the painting of structures.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

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. **O r i e n t a t i o n**

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. **P r o p o r t i o n a n d R h y t h m o f O p e n i n g s**

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.

i. **O u t b u i l d i n g s**

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.

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.

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 original 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.*

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 91.65 of the historic zoning ordinance.

Background: The primary structure at 2007 Sweetbriar Avenue is a Tudor-Revival single-family house constructed c. 1938. The date of the existing accessory structure is unknown, but it does not contribute to the historic character of the site or the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Analysis and Findings:

Applicant proposes to demolish an existing one-story accessory structure and construct a new one-and-a-half story accessory structure that requires a reduction to the side setback.

Demolition: The existing accessory structure is one-story and approximately six hundred and seventy-two square feet (672 sq. ft.). The structure is utilitarian in nature and lacks architectural interest (see photo on next page). It does not contribute to the architectural or historical significance of the site, or the district as a whole. Staff therefore finds that the demolition of the existing accessory structure meets Section III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.



Height & Scale: The proposed new accessory structure is one-and-a-half stories, with an eave height of approximately eleven feet, two inches (11'2") and a ridge height of twenty-three feet, five inches (23'5"). The historic house is also one-and-a-half stories, with an eave height of approximately ten feet (10') and a ridge height of approximately twenty-six feet (26'), when measured from grade at the front of the house. Because the site slopes several feet down from the front to the back of the lot, the accessory structure's ridge height will be six feet, eight inches (6'8") lower in height than the historic structure. Staff finds that height of the accessory structure is therefore subordinate to the primary structure and meets the design guidelines.

The proposed new accessory structure is twenty-four feet (24') wide and thirty-seven feet (37') deep, not including a two-story side porch which is seven feet, ten inches (7'10") wide and ten feet (10') deep. The total footprint of the structure is nine hundred and sixty-six square feet (966 sq. ft.), which includes the footprint of the two-story side porch. By comparison, the historic house is approximately forty-three feet (43') wide and thirty-nine feet (39') deep, and has a footprint of approximately one thousand, three hundred, and ninety-seven square feet (1,397 sq. ft.). Staff finds the width, depth, and footprint of the accessory structure to be subordinate to the primary historic structure.

The existing percentage of open space for the lot is approximately eighty-two percent (82%). After the demolition of the existing accessory structure and the construction of the new accessory structure, the percentage of open space will be approximately seventy-five percent (75%). Staff finds this reduction in open space to match the historic context, where percentages of open space range from seventy to eighty-five percent (70% - 85%).

Staff finds that the proposed accessory structure meets Sections II.B.1. a., II.B.1.b., and II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Orientation, Location and Setback: The proposed accessory structure is located towards the rear of the lot, as is appropriate for accessory structures. The site does not have an alley. The vehicular access for the structure will be via an existing curb cut and driveway, which will be expanded as part of the project. The garage doors will face the street, which is appropriate when there is no alley access and there is an existing front driveway.

The structure will be located twenty feet (20') from the rear property line, three feet (3') from the left side property line, and more than thirty-feet (30') from the right side property line. The location of the garage does require a reduction to the base zoning setbacks. Base zoning requires that accessory structures with footprints greater than seven hundred square feet (700 sq. ft.), or greater than fifty percent (50%) of the primary structure's footprint, be located five feet (5') from the side property line. Staff finds that the reduction in the side setback from five feet (5') to three feet (3') to be appropriate in this instance because there are other large accessory structures in the immediate vicinity that have side setbacks of three feet (3') or less. Historically, accessory structures were often located close to the side and rear property lines.

Staff finds that the proposed accessory structure meets Sections II.B.1. c., II.B.1.f., and II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Materials: The primary cladding material for the accessory structure will be cement fiberboard with a four inch (4') reveal. The roof will be asphalt composite shingle, and staff asks to review the roof color prior to purchase and installation of the shingles. The windows will have wood trim. The materials for the windows and doors were not specified, and staff asks to review and approve all window and door materials and specifications prior purchase and installation. The porch will be constructed of wood and will have a wood railing. The second story of the porch will be screened.

With the staff's final approval of the asphalt shingle color and all windows and doors, staff finds that the materials for the accessory structure meet Sections II.B.1.d. and II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Roof: The accessory structure's primary roof form will be a side gable with a slope of 10/12. The side porch will also have a gabled roof with a 10/12 slope. The east elevation will have a shed dormer with a slope of 4/12, and the west elevation will have two gabled dormers with slopes of 10/12. Staff finds that the roof forms are appropriate for an accessory structure and meet Sections II.B.1.e. and II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The accessory structure has no large expanses of wall space without a door or window opening. Vehicular access will be through two separate garage bays, rather than one large opening, as is appropriate for garages with doors that face the street. Staff therefore finds that the accessory structure's proportion

and rhythm of openings meet Sections II.B.1.g. and II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

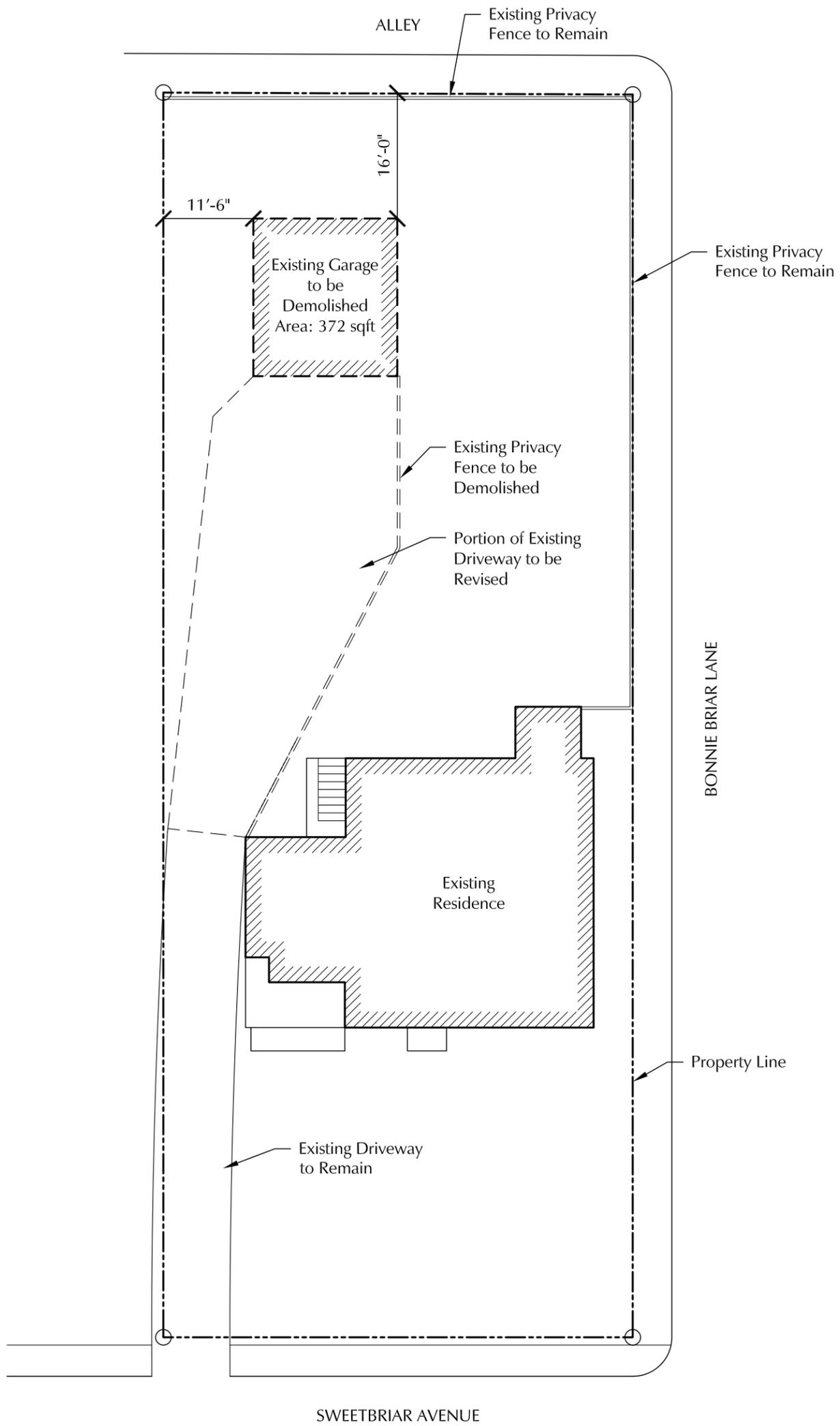
Appurtenances: As part of the project, the existing driveway will be extended beyond the house to the garage. Staff finds this expansion of the driveway to be appropriate because it does not occur until beyond the midpoint of the house.

Building Use: The Metro Historic Zoning Commission does not regulate use. The use of structures is regulated through the Codes Department. According to the plans the building appears to be planned as a dwelling, which does not meet zoning for this lot. It is staff's understanding that dwelling units or living spaces are not permitted in an accessory structure unless the structure meets the regulations for a Detached Accessory Dwelling Unit (Ordinance No. BL2011-900). While staff finds the proposed accessory structure to meet the design guidelines for the Belmont-Hillsboro conservation overlay, it does not meet the more restrictive regulations for a Detached Accessory Dwelling Unit. Staff would like to make it clear that the recommendation for approval does not include use.

Recommendation Summary: Staff recommends approval of the demolition of the existing accessory structure, the construction of the new accessory structure, and the setback reduction with the condition that Staff review and approve the asphalt shingle color and the materials and specifications for all windows and doors prior purchase and installation. With this condition, staff finds that the project meets Sections II.B.1. and III.B. 2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Additional Photos





1

Existing Conditions & Demolition Plan



Scale: 1/16"=1'-0"

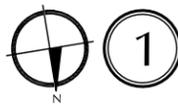
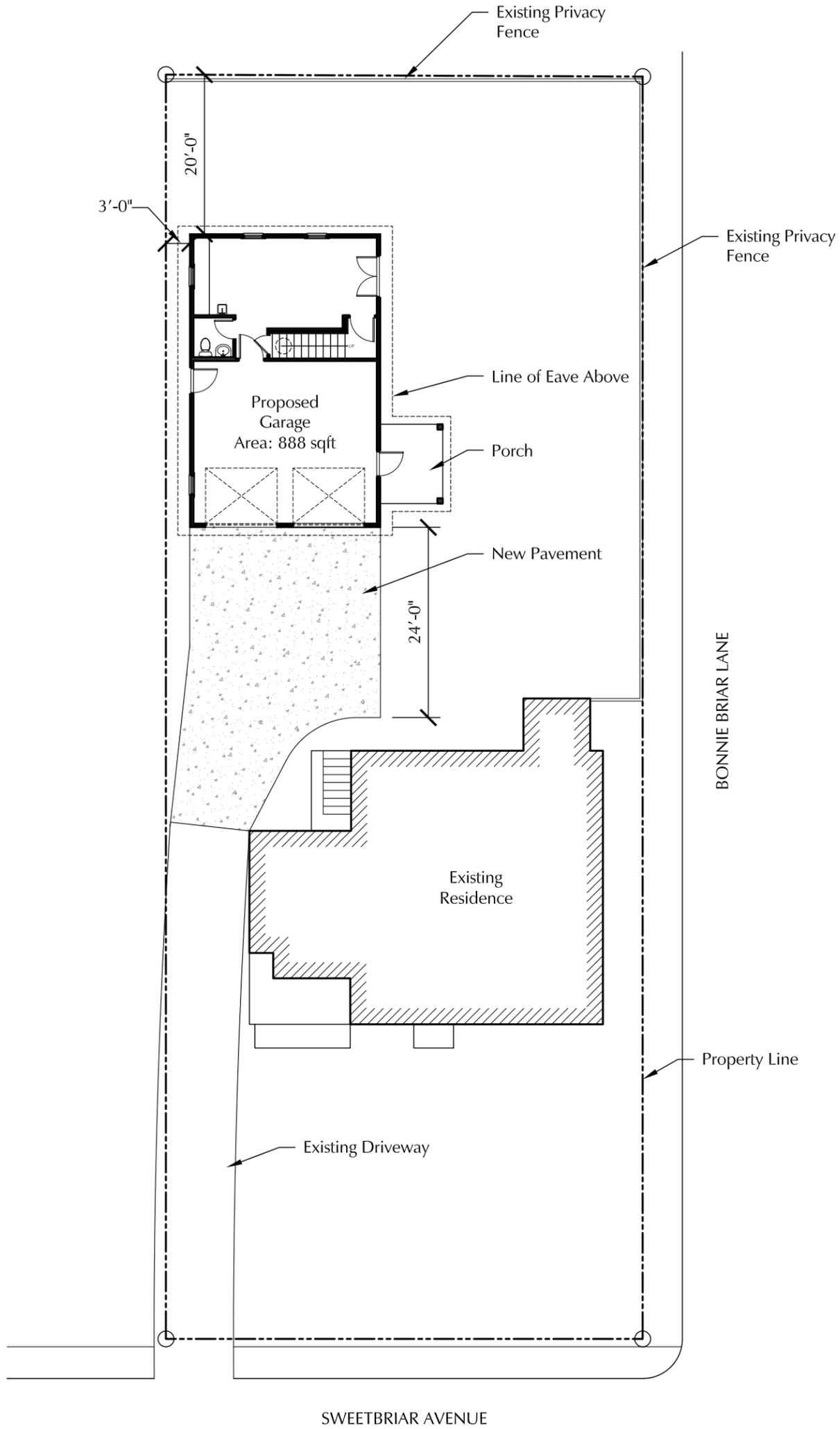
A0.0

Drawings:
EXISTING SITE CONDITIONS
DEMOLITION PLAN
Date:
09.05.12

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A New Garage for:
The Young Residence
2007 Sweetbriar Avenue
Nashville, Tennessee 37212

MHZC Note: MHZC approval of this accessory structure does not imply approval of its use. The use must be approved by the Codes Department.



Site Plan



Scale: 1/16"=1'-0"

A1.0

Drawings:

SITE PLAN

Date:

09.05.12

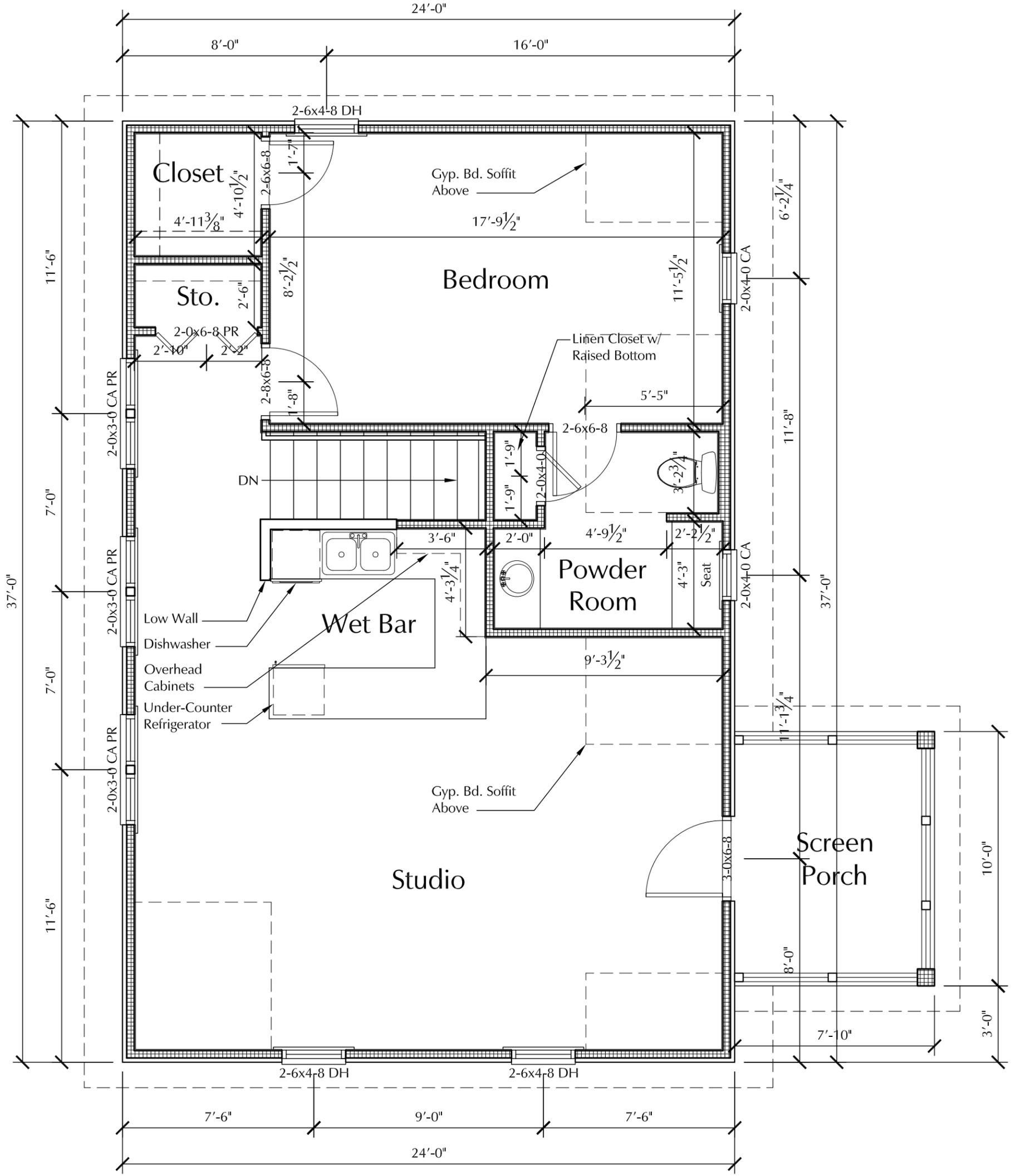


A New Garage for:

The Young Residence

2007 Sweetbriar Avenue
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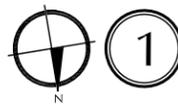
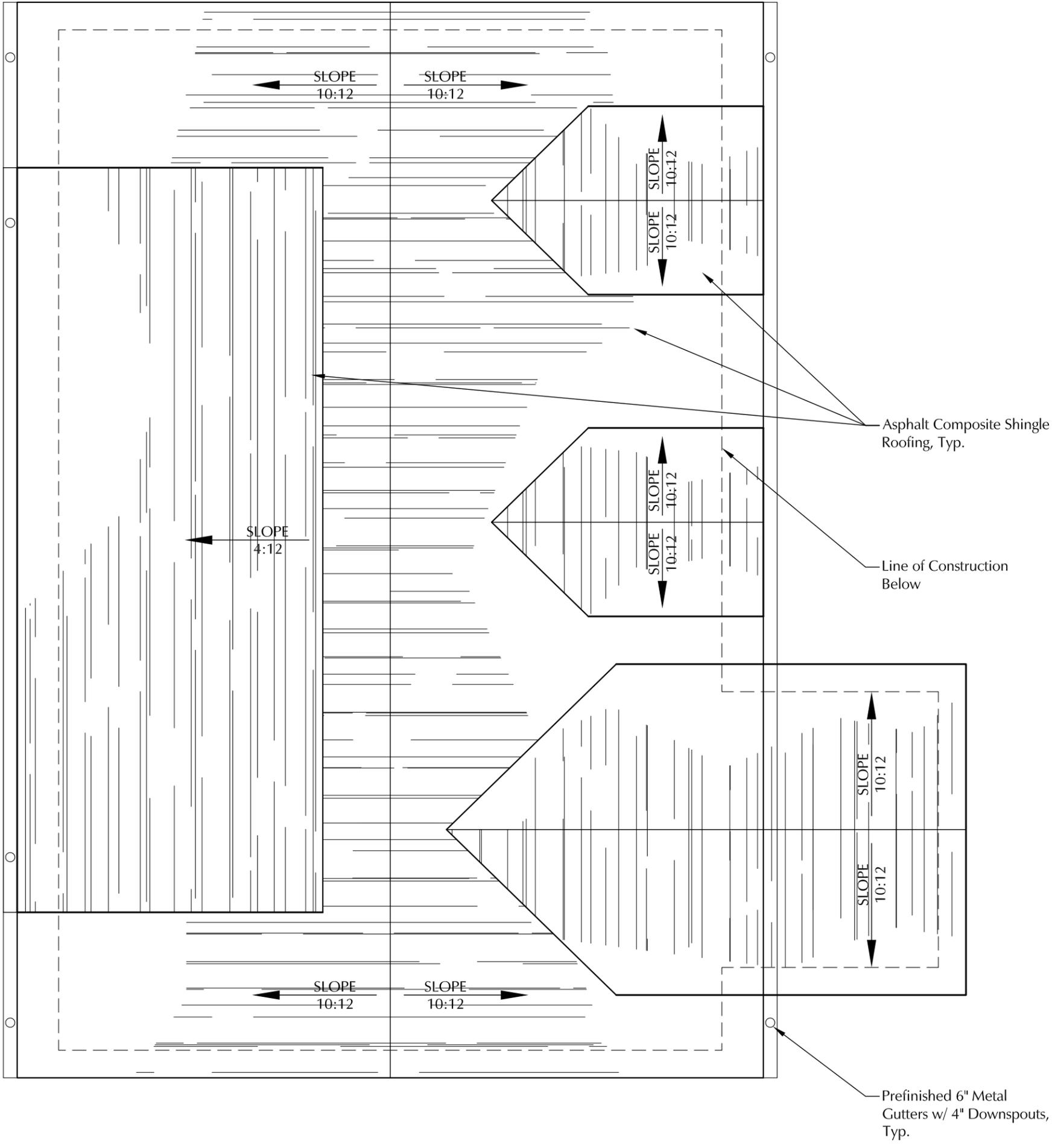
① Second Floor Plan
 Scale: 1/4"=1'-0"

A1.2

Drawings:
 SECOND FLOOR PLAN
 Date:
 09.05.12



A New Garage for:
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Roof Plan

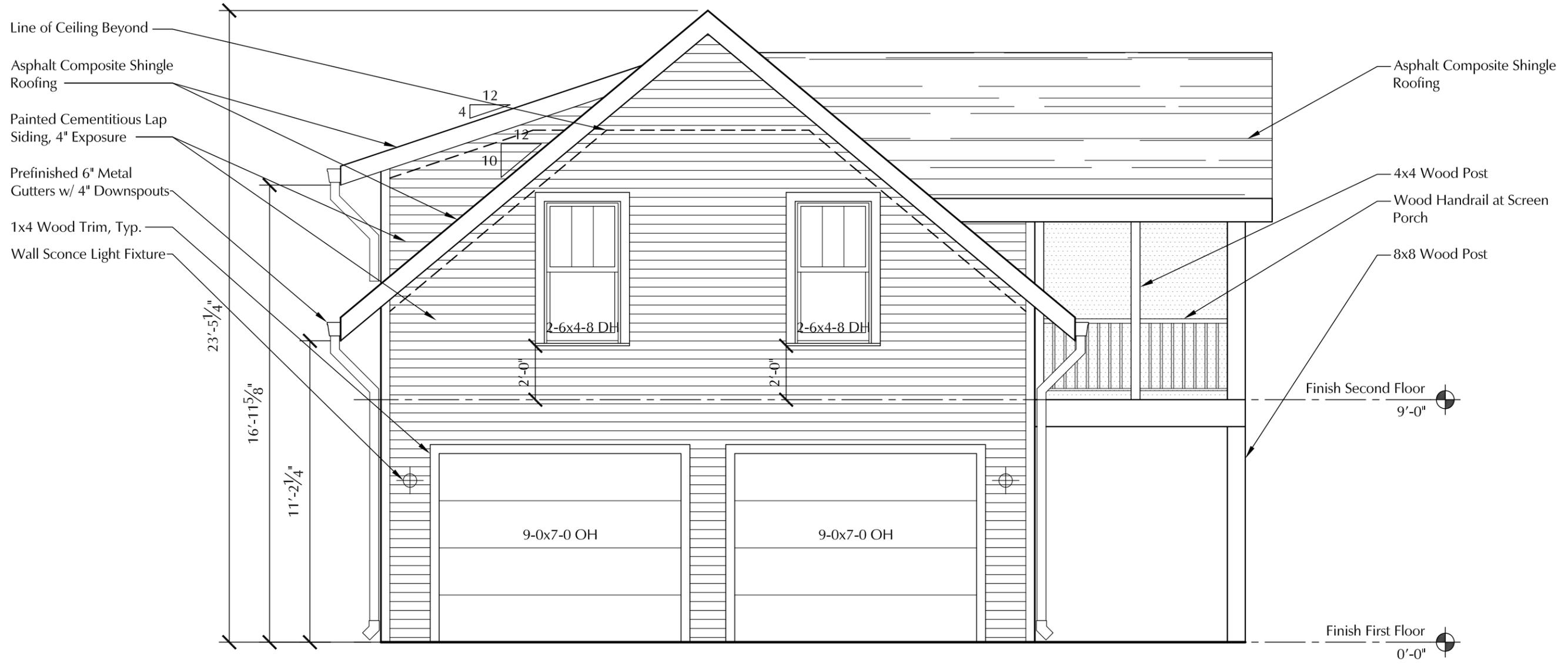
Scale: 1/4"=1'-0"

A1.3

Drawings:
ROOF PLAN
Date:
09.05.12



A New Garage for:
The Young Residence
2007 Sweetbriar Avenue
Nashville, Tennessee 37212



- Line of Ceiling Beyond
- Asphalt Composite Shingle Roofing
- Painted Cementitious Lap Siding, 4" Exposure
- Prefinished 6" Metal Gutters w/ 4" Downspouts
- 1x4 Wood Trim, Typ.
- Wall Sconce Light Fixture

- Asphalt Composite Shingle Roofing
- 4x4 Wood Post
- Wood Handrail at Screen Porch
- 8x8 Wood Post

23'-5 1/4"
16'-11 5/8"
11'-2 1/4"

2-6x4-8 DH

2-6x4-8 DH

9-0x7-0 OH

9-0x7-0 OH

Finish Second Floor
9'-0"

Finish First Floor
0'-0"

1

North Elevation

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

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Fax: 615.345.1011

Drawings:
ELEVATIONS
Date:
09.05.12

A2.1



- Line of Ceiling Beyond
- Painted Cementitious Lap Siding, 4" Exposure
- Asphalt Composite Shingle Roofing
- 4x4 Wood Post
- Wood Handrail at Screen Porch
- 8x8 Wood Post

- Asphalt Composite Shingle Roofing
- Prefinished 6" Metal Gutters w/ 4" Downspouts
- Painted Cementitious Lap Siding, 4" Exposure

- Wall Sconce Light Fixture
- 1x4 Wood Trim, Typ.

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Drawings:
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1 West Elevation
 Scale: 1/4"=1'-0"

A2.2



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Drawings:
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 Date:
 09.05.12

① **South Elevation**
 Scale: 1/4"=1'-0"

A2.3

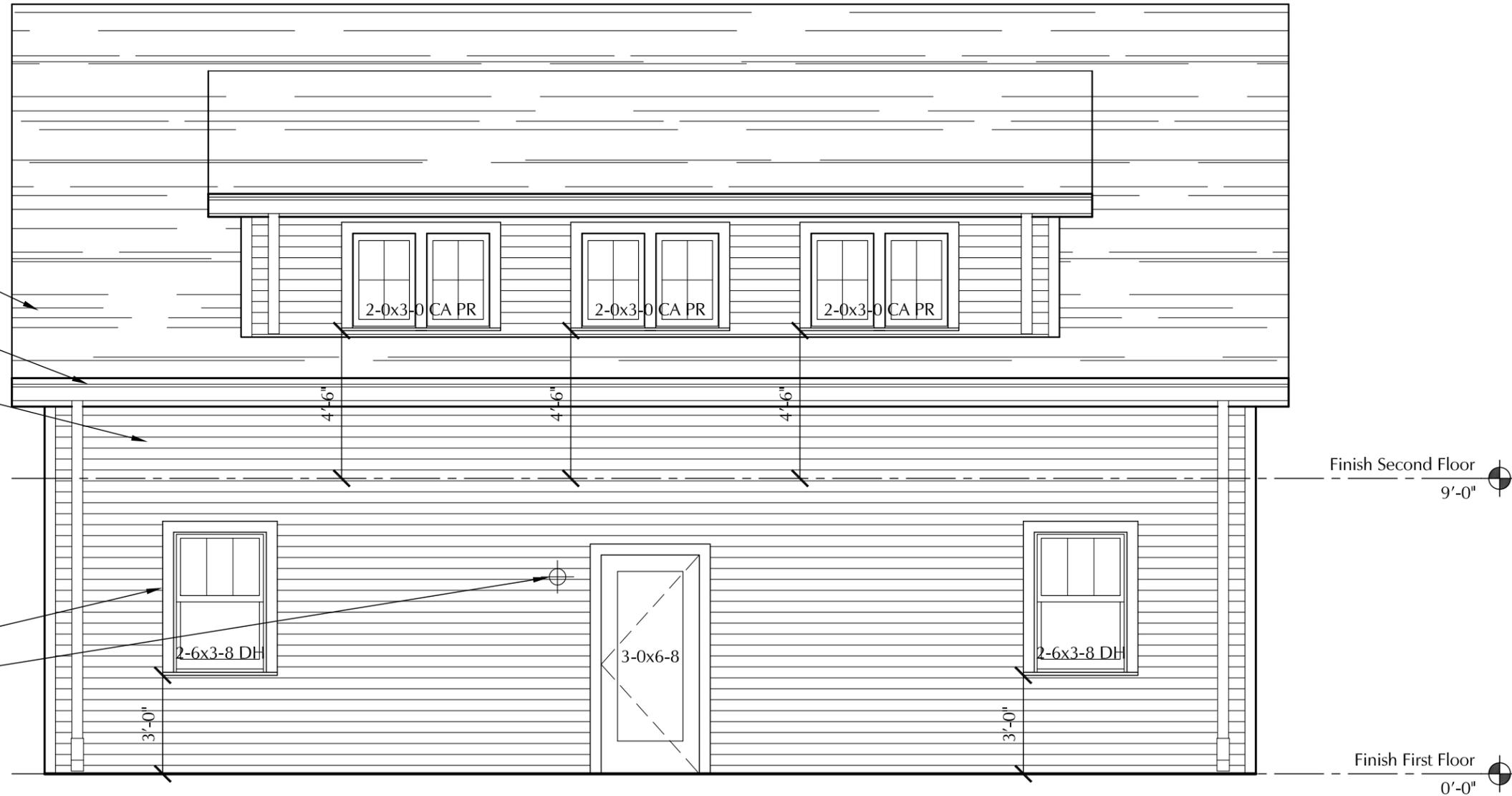
Asphalt Composite Shingle Roofing

Prefinished 6" Metal Gutters w/ 4" Downspouts

Painted Cementitious Lap Siding, 4" Exposure

1x4 Wood Trim, Typ.

Wall Sconce Light Fixture



A New Garage for:
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 2007 Sweetbriar Avenue
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Drawings:
 ELEVATIONS
 Date:
 09.05.12

A2.4

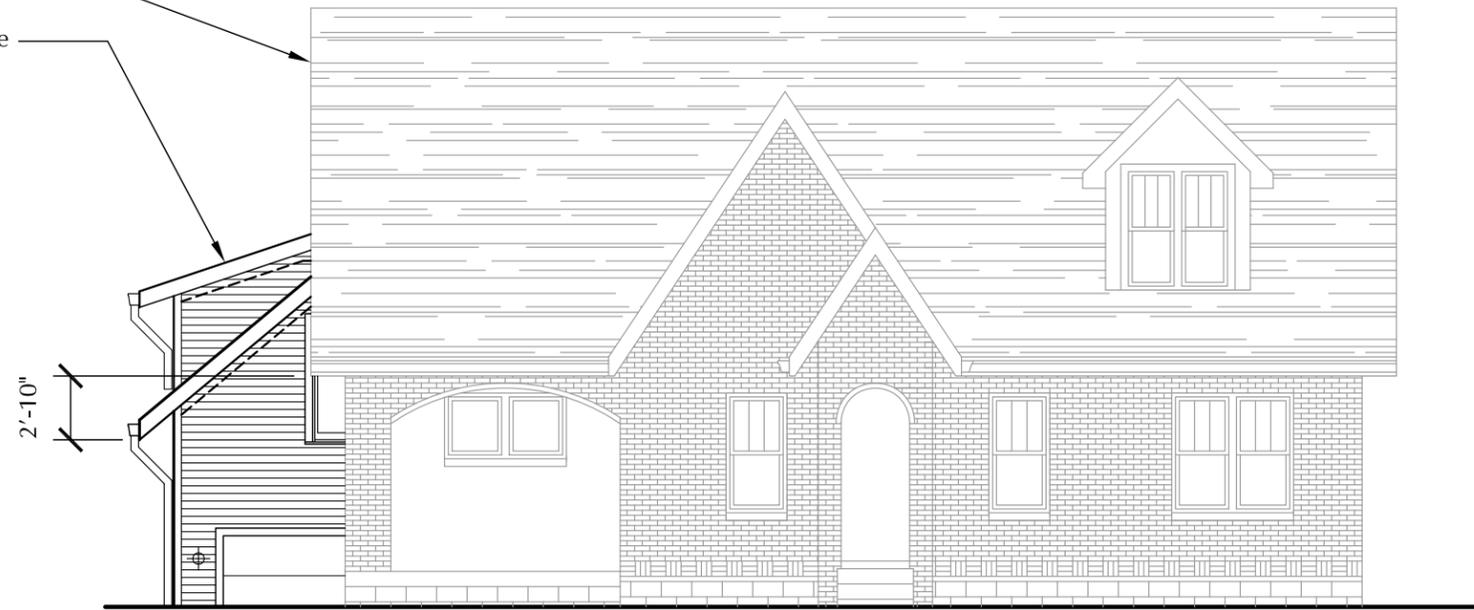
1

East Elevation

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

Existing Residence

Proposed Garage



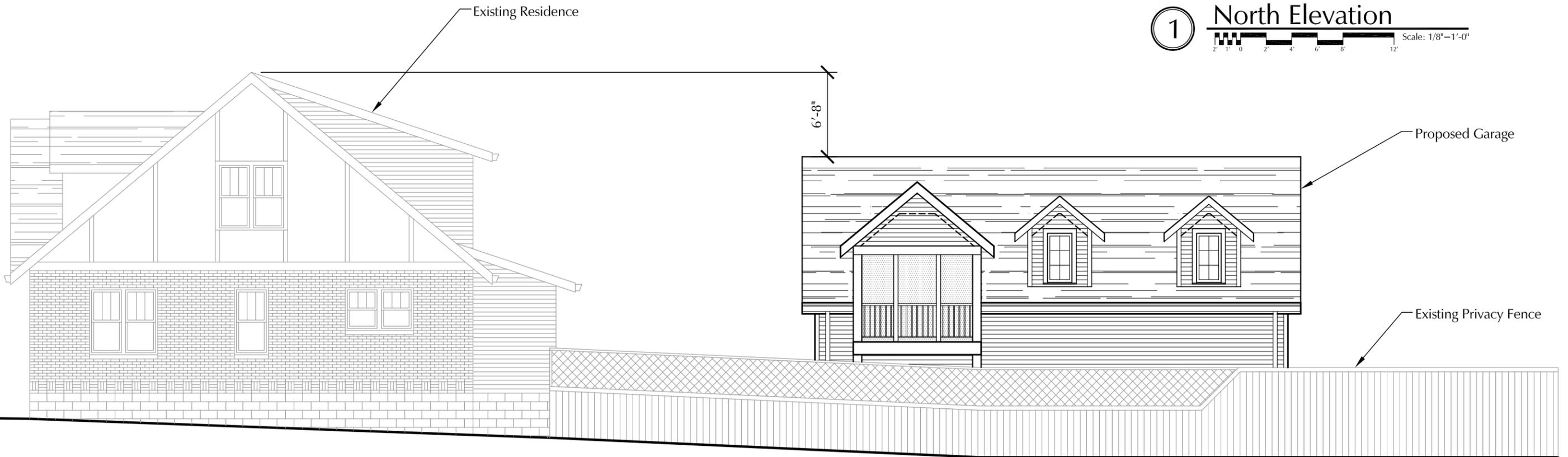
SWEETBRIAR AVENUE

1

North Elevation

Scale: 1/8"=1'-0"

Existing Residence



Proposed Garage

Existing Privacy Fence

BONNIE BRIAR LANE

2

West Elevation

Scale: 1/8"=1'-0"

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 2007 Sweetbriar Avenue
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Drawings:
 ELEVATIONS
 Date:
 09.05.12

A2.5