



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

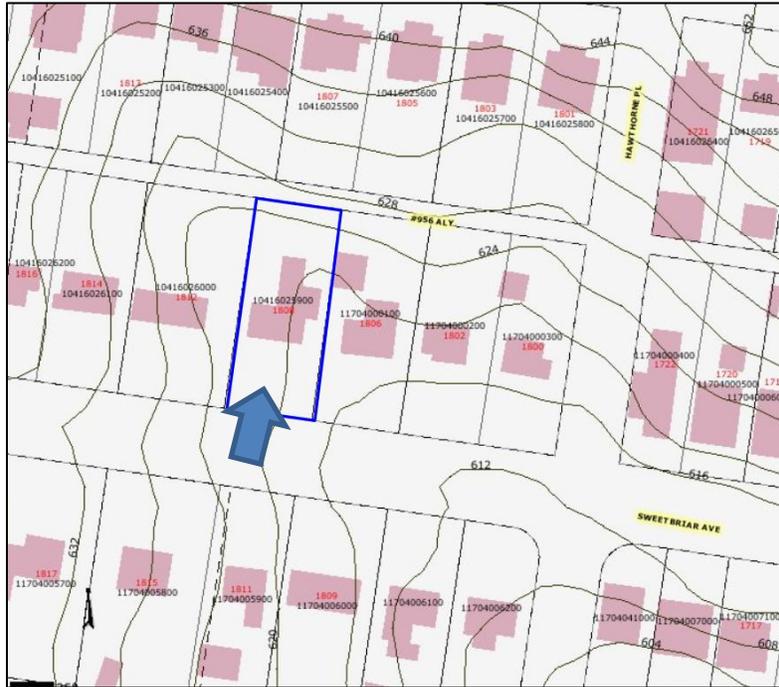
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 1808 Sweetbriar Avenue August 21, 2013

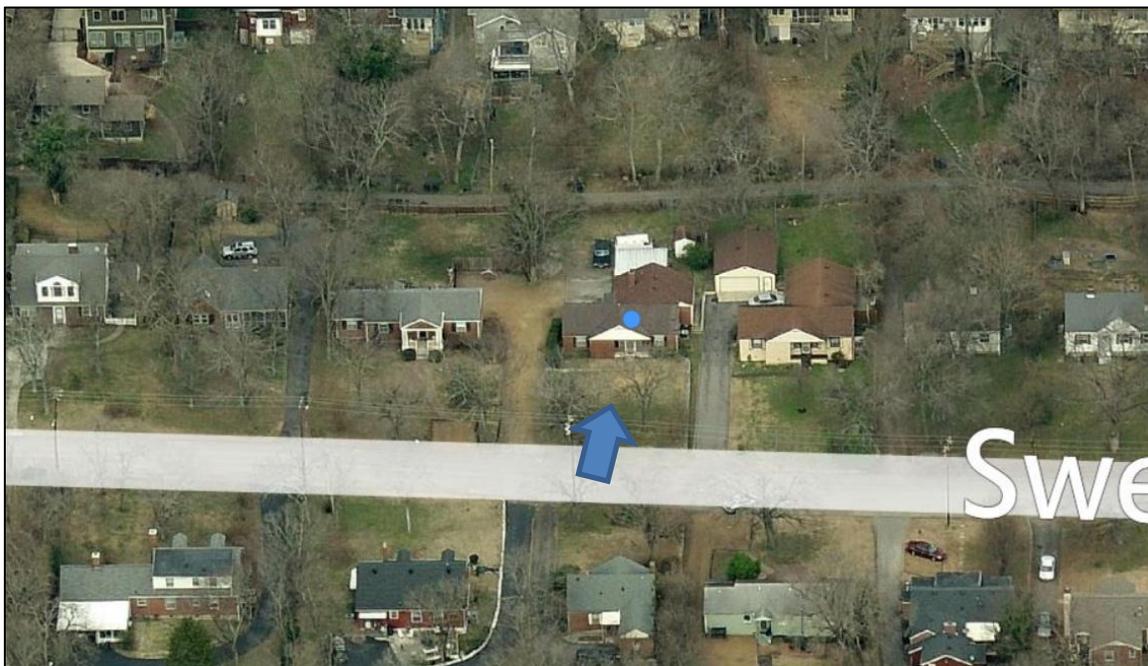
Application: New construction - outbuilding
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416025900
Applicant: Sandi Adams, Rigid Construction
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is seeking approval to construct an outbuilding at the rear of the lot. The building will be one and one-half-stories tall, with a two-car garage on the first story and a “bonus room” with half-bath above. The building will not be used as a separate dwelling. The building will be compatible and subordinate to the primary building in scale. The exterior materials will match those of the house: red brick matching the house, cement-fiber siding, composite shingle roof, and fiberglass-clad windows.</p> <p>Recommendation Summary: Staff recommends approval of the application to construct a new outbuilding at 1808 Sweetbriar Avenue, finding the proposal to meet the design guidelines for new construction of outbuildings in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photograph B: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



(Non-contributing house recently demolished shown)

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.

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.

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

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.

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.

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.

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.

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 street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

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.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (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.

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 clad buildings.

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:

- Where they are a typical feature of the neighborhood; or*
- 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.*

Background: A non-contributing house at 1808 Sweetbriar Avenue was approved for demolition in February, 2013. A new house was approved by the MHZC and is currently under construction.

Analysis and Findings: The applicant is proposing to construct a new detached garage behind the house.

Height, Scale, Relation to Primary Building.

The building will be one and one-half stories tall, with a ridge height of twenty-two feet, four inches (22'-4") and an eave height of ten feet, six inches (10'-6"). The eave height matches the eave line of the house, and the ridge is more than five feet (5') lower than the ridge of the roof of the house. The footprint of the new garage will be nearly square, with a twenty-four foot (24') wide street-side elevation. The total first-floor area of the garage will be five hundred, twenty-eight square feet (528 sq. ft.). The height and scale are compatible with surrounding historic buildings and meet guideline II.B.1.a. and II.B.1.b. In being subordinate to the house to which it is related, the new building will also meet guideline II.B.1.i.1.

Location, Setbacks, Rhythm of Spacing

The building will be located behind the primary building, five feet (5') from the rear property line and five feet (5') from the right property line. This location is consistent with the typical location of historic accessory buildings, and meets guideline II.B.1.i.2. This location also meets the bulk zoning setback requirements because the garage doors do not face the alley. The building will be accessed from the left side, using a driveway the remains from the previous structure. Because of a sudden rise in grade at the rear of the lot, alley access is not feasible. A retaining wall will be built at the rear and right side of the garage in order to allow it to be closer to the rear of the lot and to have a lower finished floor level. Given the circumstances of the lot, staff finds the location of the new outbuilding meets guidelines II.B.1.c. and II.B.1.f.

Roof

The roof of the new outbuilding will be a gable with the ridge running front-to-back, with a gabled dormer on the left side and a shed-roofed dormer on the right. The primary roof pitch will be 8:12, matching the pitch of the roof on the house, with the gable and shed dormers having 10:12 and 3:12 pitches, respectively. These roofs are typical of surrounding historic buildings and are compatible with those of the house to which the structure relates. These roofs meet guideline II.B.1.e.



Materials

The materials of the new outbuilding will match those of the house: red brick, cement-fiber "stucco" panels and clapboard siding, cement-fiber trim, a split-faced block

foundation, and a composite shingle roof. The windows will be Fiberglass-clad wood, matching those on the house. These materials are compatible with those of surrounding historic buildings and meet guideline II.B.1.d.

Windows and Doors

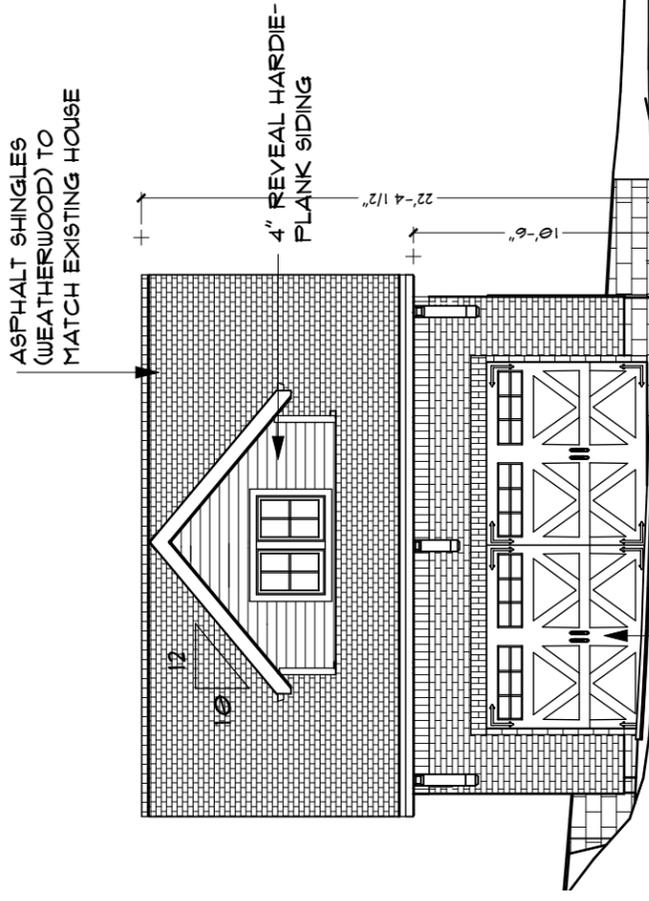
The proportion and location of windows and a pedestrian door on the proposed outbuilding will be compatible with surrounding historic buildings. The vehicle door will be a two-bay, sixteen foot (16') wide door designed to look like two separate doors. Typically, historic outbuildings would have door and window openings proportioned to single bays. Because the garage will be located at the rear of the lot and will be accessed from the side, this opening will be obscured from the public right-of-way by the house and will therefore not be visible. Staff finds the windows and doors to meet guideline II.B.1.g.

Recommendation:

Staff recommends approval of the application to construct a new outbuilding at 1808 Sweetbriar Avenue, finding the proposal to meet the design guidelines for new construction of outbuildings in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



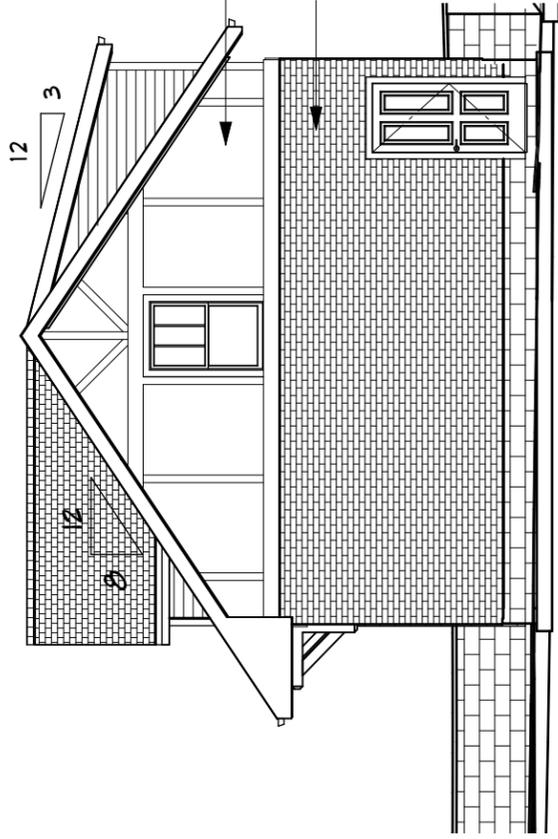
New construction at 1808 Sweetbriar Avenue.



GARAGE DOOR STYLE AND SELECTION TO BE APPROVED BY HISTORICAL

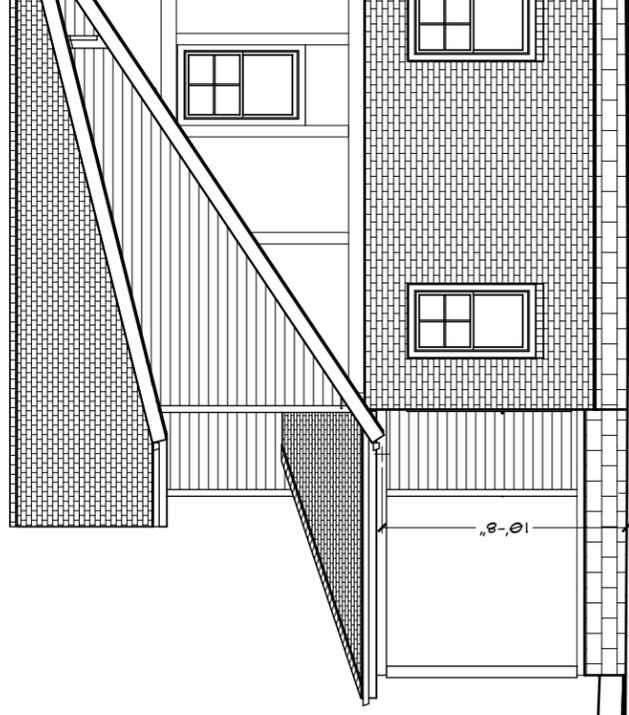
APPROX. GRADE

WEST ELEVATION (EXISTING HOUSE)



APPROX. GRADE

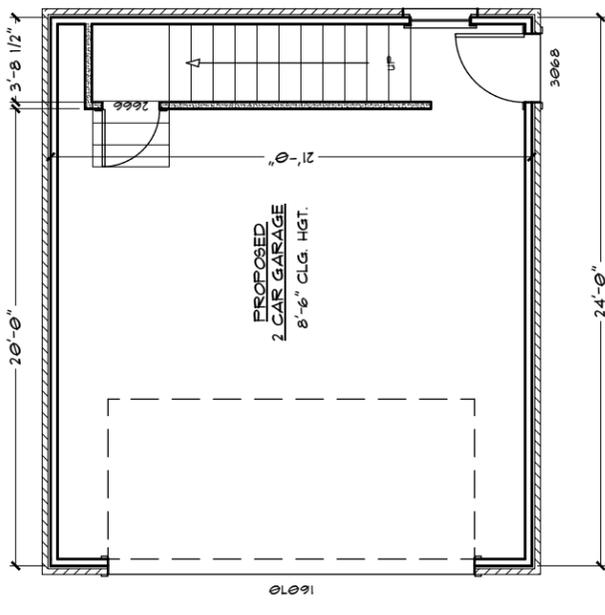
SOUTH ELEVATION



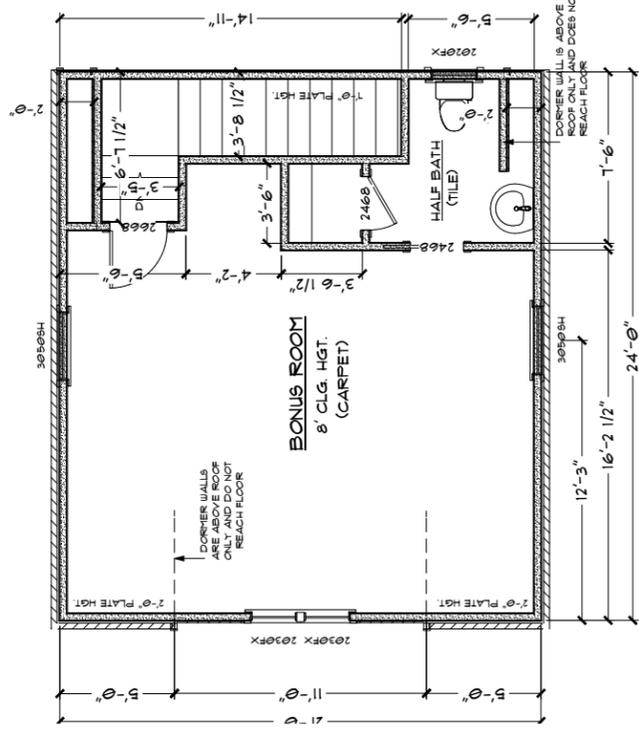
HARDIE STUCCO BOARD SIDING TO MATCH EXISTING HOUSE

BRICK SIDING - TO MATCH EXISTING HOUSE

EAST ELEVATION



2 CAR DETACHED GARAGE



BONUS ROOM

TODAY'S DATE:
8 AUG 13

ORIG. DATE:	2/5/13
MOD. DATES:	2/18/13
APP. GARAGE:	3/6/13
7/29/13	
GARAGE MOD:	12/12/13

DRAWN BY: **SANDI**

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PREPARED FOR: **MR. & MRS. SHERYIN EFFEKHAN**

SCALE: **11 X 17 PRINT: 1/8" = 1'-0"**
24 X 36 PRINT: 1/4" = 1'-0"

SITE ADDRESS: **1808 SWEETBRIAR AVE**



GARAGE

SHEET NO.:

7 OF 7