



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
1906 Sweetbriar Avenue
August 20, 2014

Application: New construction- outbuilding
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416024400
Applicant: Bill Johnson, architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a new outbuilding at the rear of the lot. The building will be a one and one-half story garage and will match the ridge and eave heights of the house.

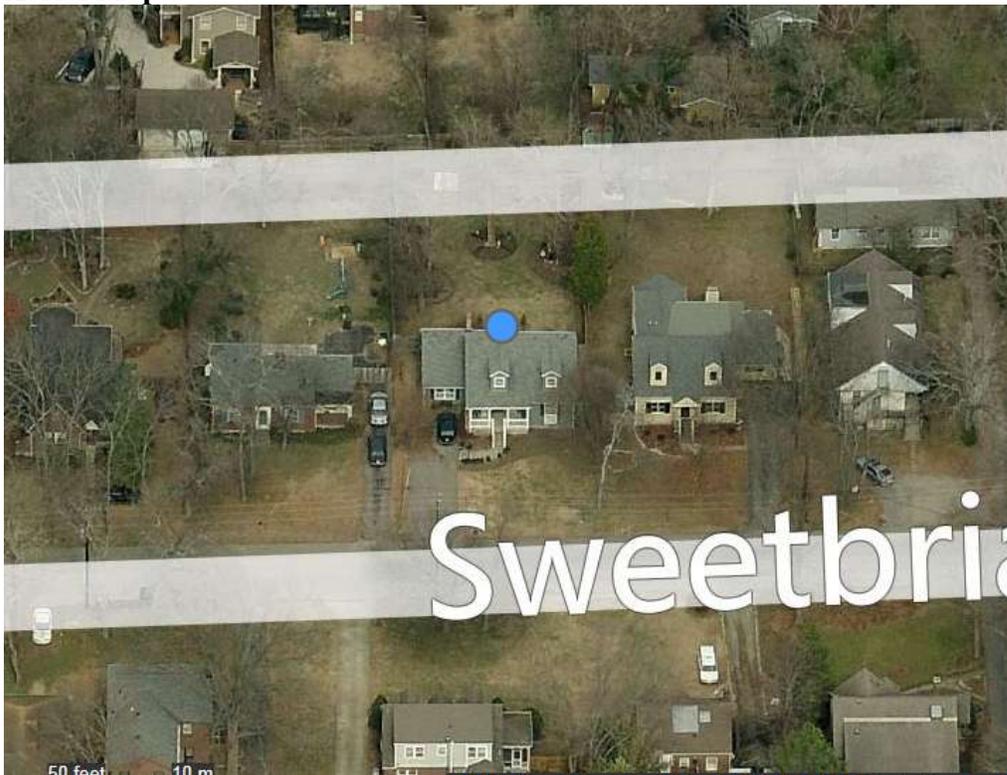
Recommendation Summary: Staff recommends approval of the proposed outbuilding with the condition that the unknown materials are approved by staff. Meeting that condition, Staff finds that the proposal would meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

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.

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

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

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: 1906 Sweetbriar Avenue is a non-contributing building to the Belmont-Hillsboro Neighborhood Conservation Zoning overlay. Although it may have been constructed c. 1940, it has been significantly altered from its original appearance.



Analysis and Findings:

The applicant is proposing to construct a one and one-half story detached outbuilding at the rear of the lot.

Height & Scale:

The new outbuilding will be one and one-half stories tall, and will be a two-car garage with a “bonus area” above. The ridge height of the garage will be twenty-two feet, six inches (22’-6”) above grade, and the eave height will be twelve feet (12’) above grade. These proportions match those of the primary building.

The footprint area of the building will be six hundred, forty square feet (640 s.f.), with a thirty-one feet (31’) wide façade facing the house. By comparison, the footprint area of the house is more than fifteen hundred square feet (1500 s.f.). Even though the ridge and

eave heights are the same as the historic building rather than less, Staff finds the scale of the new outbuilding to be subordinate to the house because of the subordinate footprint and because the heights are not taller than the historic building. The proposed outbuilding is compatible with surrounding historic outbuildings in that it is subordinate to the primary building. Staff finds that the project meets section II.B.1.a. and b.

Setback & Rhythm of Spacing:

The new outbuilding will be located behind the house, five feet (5') from both the rear and right side property lines. This location is an appropriate location for an outbuilding and meets the required minimum setbacks. The project meets section II.B.1.c.

Materials:

The addition will primarily be clad cement fiberboard clapboard siding with board and batten siding in the gable fields. These materials are appropriate, but more information on the siding reveal and texture is needed. Additional information is also needed on the trim as well as the materials of the foundation, shutters, awning, roof, windows, and doors. With the staff's final approval of the unknown materials, Staff finds that the building will meet guideline II.B.1.d

Roof form:

The roof of the outbuilding will be a side-oriented gable with a 10:12 pitch, with a shed-roofed wall dormer with a 3:12 pitch. This roof form is compatible with historic outbuildings, and meets section II.B.1.e.

Location:

The building will be located at the rear of the lot, accessed from the alley. There is a curb cut and driveway at the front of the lot, but it will not be extended to the rear. Staff finds that the project meets section II.B.1.f.

Design, Texture and Details:

The outbuilding does not match the character of the primary building because the primary building is not historic. Although it is also not "utilitarian," either since it includes features such as an awning, shutters and two different cladding materials it is similar in design to historic outbuildings and therefore meets section II.B.i.1.

Staff finds the proposed outbuilding to be appropriate in location, scale and character, and with the conditions that the materials are approved and the shutters are operable, that it would meet section II.B.I of the design guidelines.

Recommendation:

Staff recommends approval of the proposed outbuilding with the condition that the unknown materials are approved by staff. Meeting this condition, Staff finds that the proposal would meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

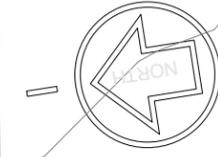


Non-contributing structure at 1906 Sweetbriar Avenue.

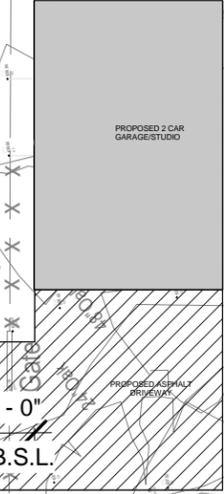
ALLEY #956

Asphalt Pavement

ALLEY



MAG. NORTH



LOT SURVIVAL
KATHERINE L. YOUNG PROJECT
1906 SWEETBRIAR AVENUE
NASHVILLE, TENNESSEE

175.12'

175.12'

Parcel 245.00
Tax Map 104-16
P/O LOTS 248 & 249
BELMONT LAND COMPANY'S
SUBDIVISION
Book 421, Page 34,
R.O.D.C., Tennessee

Parcel 244.00
TAX MAP 104-16

Parcel 243.00
Tax Map 104-16
P/O LOT 247
BELMONT LAND COMPANY'S
SUBDIVISION
Book 421, Page 34,
R.O.D.C., Tennessee

DAVID SEACHRIST
Book 3793, Page 887,
R.O.D.C., Tennessee

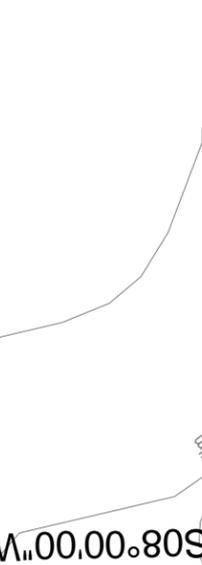
NANCY NORTHINGTON
Book 3762, Page 277,
R.O.D.C., Tennessee

N08°00'00"E

S08°00'00"W

EXISTING RESIDENCE

Crawlspace



M.B.S.L.

Asphalt Drive

Asphalt Drive



1
A.1
SITE PLAN
1" = 20'-0"

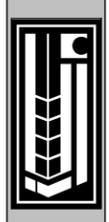
N81°30'11"W
63.39'

60' R.O.W.

SWEETBRIAR AVENUE

A.1
of Architects

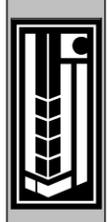
Revisions
Issue Date
08.07.2014
Sheet Title
SITE PLAN



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GRIFFITH/YOUNG RESIDENCE
1906 SWEETBRIAR AVE. NASHVILLE, TN 37212

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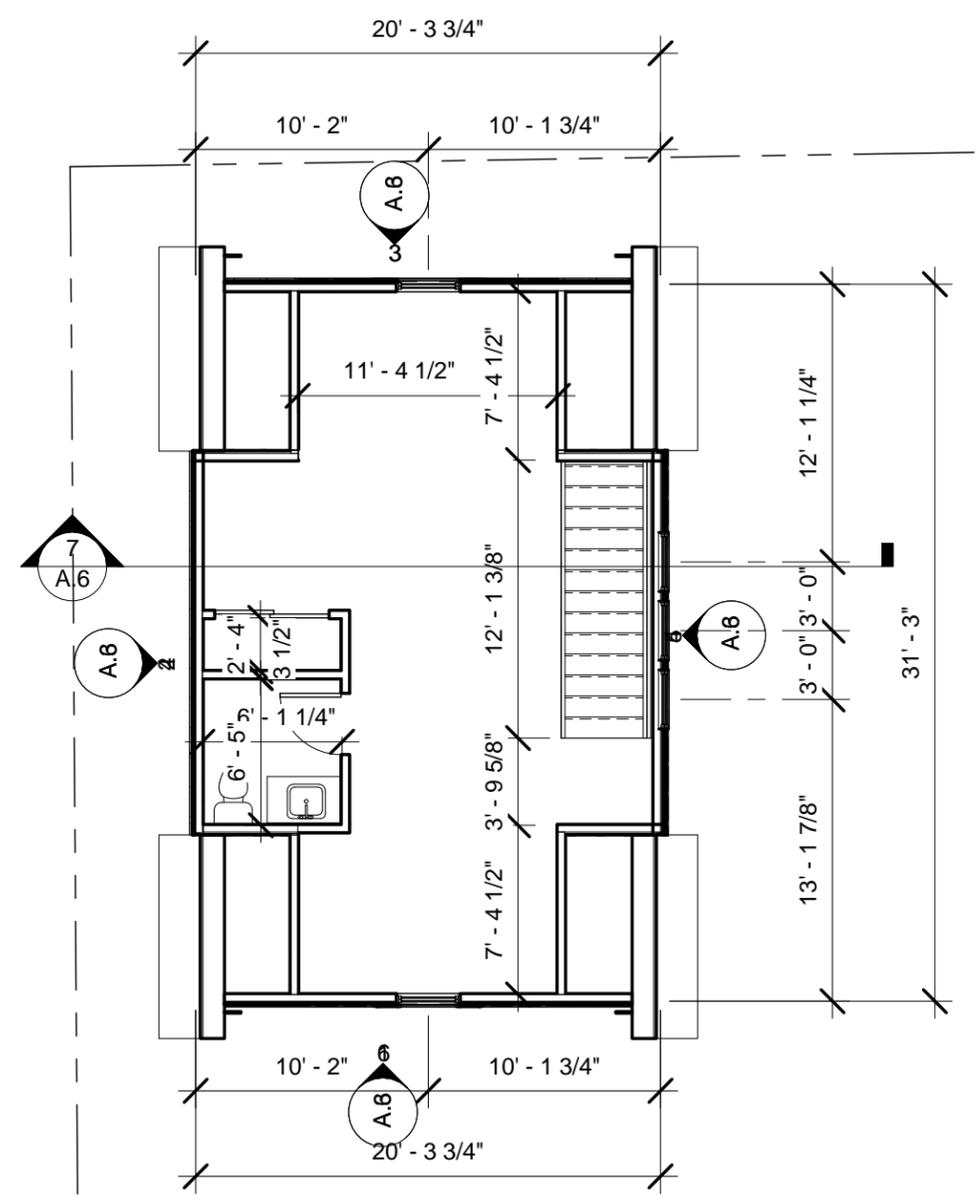


WILLIAM C. JOHNSON ARCHITECT

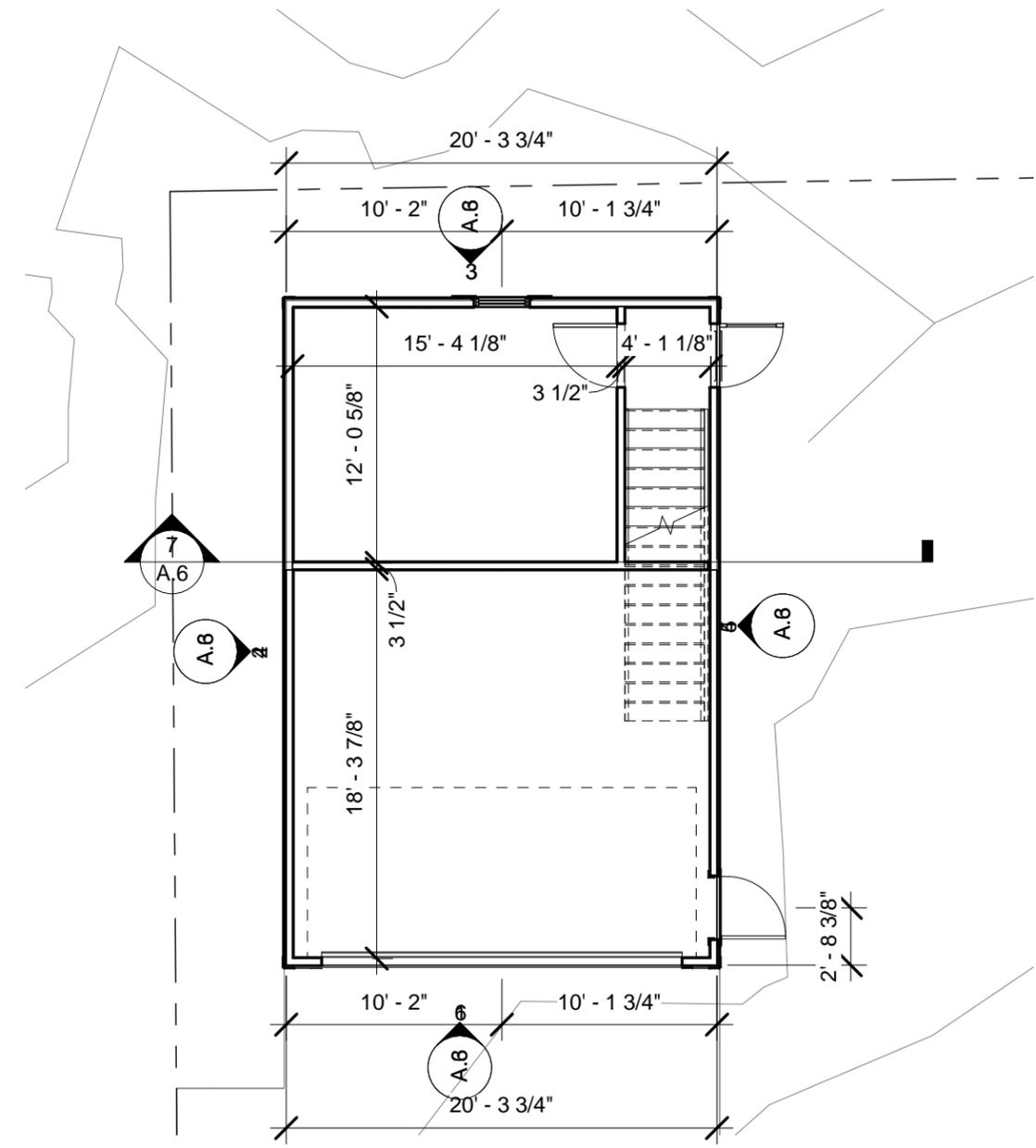
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3 SECOND FLOOR PLAN
A.2 1/8" = 1'-0"



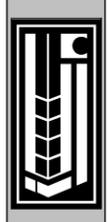
1 FLOOR PLAN
A.2 1/8" = 1'-0"

Revisions

Issue Date
08.07.2014

Sheet Title
FLOOR
PLAN

A.2
of Architects



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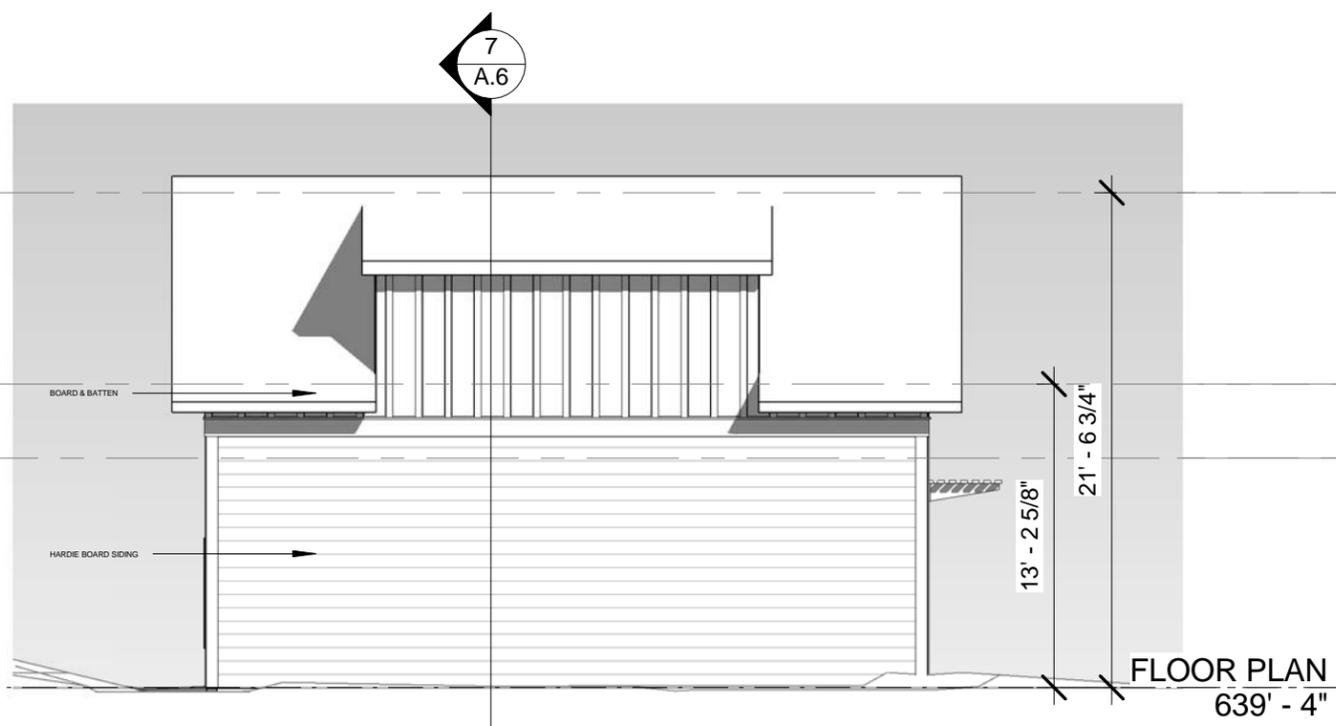
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Revisions

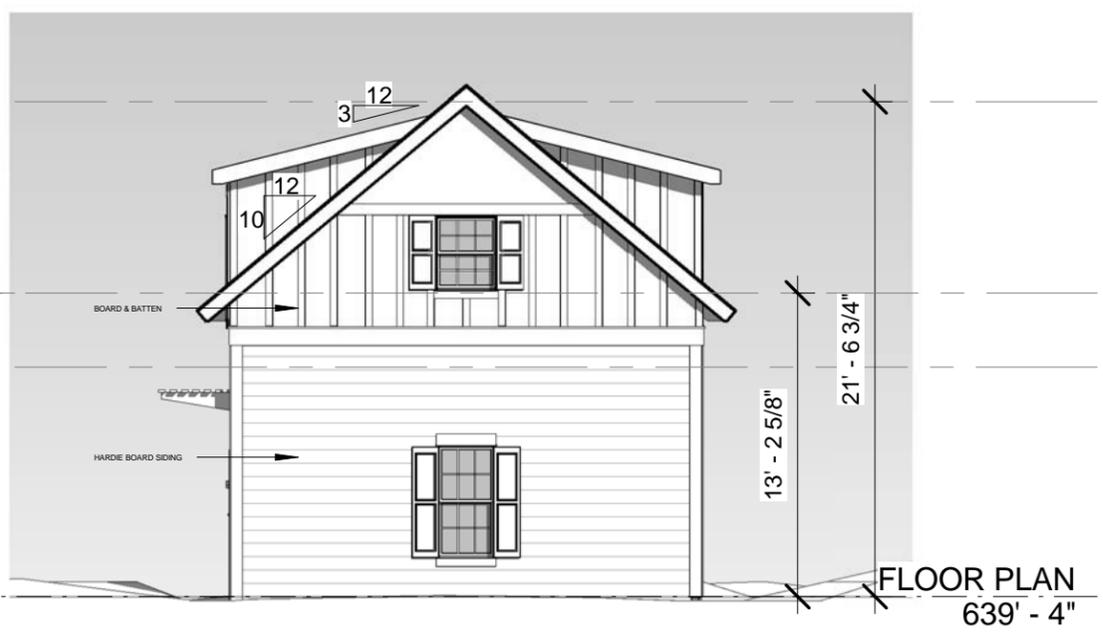
Issue Date
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Sheet Title
ELEVATIONS

A.3
of Architects



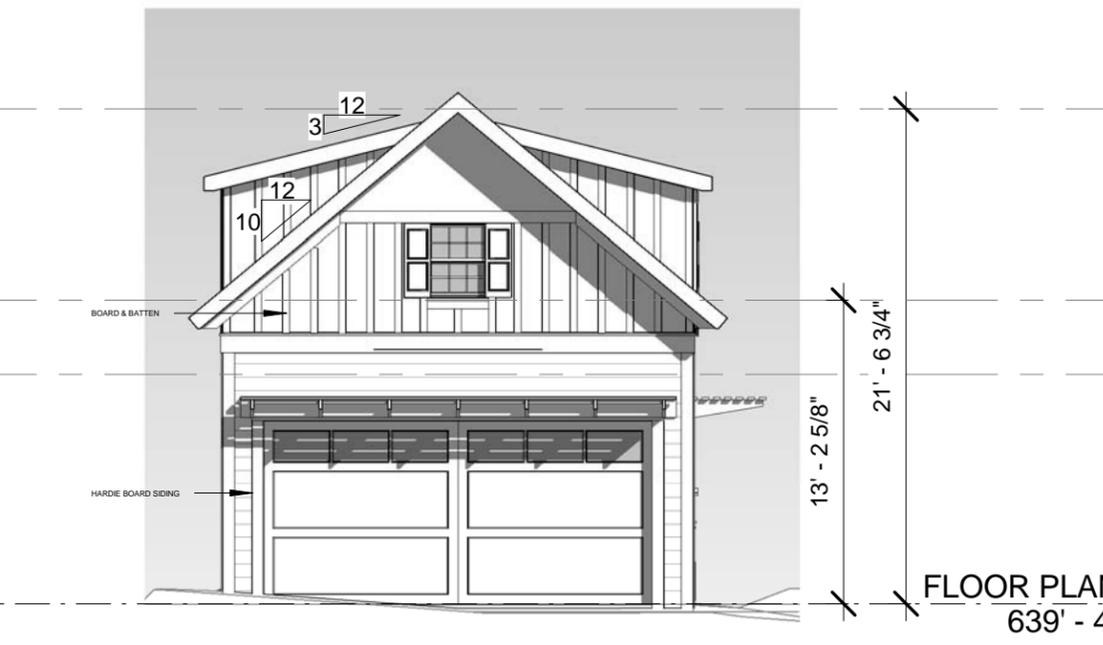
2 NORTH ELEVATION
A.3 1/8" = 1'-0"



3 EAST ELEVATION
A.3 1/8" = 1'-0"



4 SOUTH ELEVATION
A.3 1/8" = 1'-0"



1 WEST ELEVATION
A.3 1/8" = 1'-0"