



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**  
**1906 Sweetbriar Avenue**  
**December 17, 2014**

**Application:** New construction- addition  
**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

<p><b>Description of Project:</b> The applicant proposes to enlarge a non-contributing structure with a rear addition, and to enlarge an existing side addition on the left side of the house.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed additions 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.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>D:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. Guidelines**

#### **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.

*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.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

##### **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.

##### *Porches*

*New buildings should 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.*

#### **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.

## **2. ADDITIONS**

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

#### *Placement*

*Additions should be located at the rear of an existing structure.*

*Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

*Generally, one-story rear additions should inset one foot, for each story, from the side wall.*

*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

*Additions should be a minimum of 6" below the existing ridge.*

*In order to assure that an addition has achieved proper scale, the addition should:*

*No matter its use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*

*· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*

*· Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

*· An extreme grade change*

*· Atypical lot parcel shape or size*

*In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.*

*When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.*

*In this instance, the side walls and roof of the addition must set in as is typical for all additions.*

*The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*

*When an addition needs to be wider:*

*Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

*In addition, a rear addition that is wider should not wrap the rear corner.*

#### *Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

#### *Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.*

*Foundation height should match or be lower than the existing structure.*

*Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.*

#### *Roof*

*The height of the addition's roof and eaves must be less than or equal to the existing structure.*

*Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

*Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).*

#### *Side Additions*

b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

*Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*

*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

f. Additions should follow the guidelines for new construction.

**Background:** 1906 Sweetbriar Avenue is a non-contributing building to the Belmont-Hillsboro Neighborhood Conservation Zoning overlay. Although Metro records indicate that it was constructed c. 1940, it has been significantly altered from its original appearance. An outbuilding was recently constructed at the rear of the lot.



**Analysis and Findings:**

The applicant is proposing to enlarge the house with a ridge raise, rear addition, and side addition.

Height & Scale:

The front slope of the roof will be extended up two feet, ten inches (2'-10"), with one foot (1') of the existing ridge on each side remaining intact. Typically ridge raises are only allowed to be raised two feet (2'), with two feet (2') on each side unaltered in order to preserve an indication of the original form. However, Staff finds the proposed ridge raise to be appropriate in this case because the existing house is non-contributing. The height of the new ridge will be twenty-two feet, seven inches (22'-7") above the finished floor level, which is consistent with the heights of surrounding historic houses. There are one and two story historic houses in the surrounding area, ranging from twenty feet (20') to twenty-nine feet (29') tall.

From the right-rear corner of the existing house, the addition will sit in two feet, two inches (2'-2") and extend twenty feet (20') back before stepping back out two feet, eleven inches (2'-11") to the right, which is nine inches (9") wider than the existing house. From there the addition continues back another eighteen feet (18'). While additions should generally not be wider than an historic house, staff finds the width of the proposed addition to be appropriate because the house is non-contributing. Although the addition will be two stories tall at the rear, the upperstory will sit in one foot (1') from the first story, keeping the two walls inside the silhouette of the existing house.

On the left side of the house, there is an existing gabled wing that was originally a street-facing garage that has been converted to living space. This wing is currently thirteen feet (13') wide, and will be expanded to be seventeen feet (17') wide. While side additions are generally not appropriate for historic houses, Staff finds this addition to be appropriate because the building is non-contributing.

Behind the ridge raise and the primary roof, the addition will be two stories tall on the left side as it is on the right, sitting in one foot (1') from the side of the existing structure. Again, this addition is appropriate because it sits inside the silhouette of the historic house, and because the house is non-contributing. Staff finds that the project meets section II.B.1.a. and b.

### Location & Removability:

The addition is at the rear, and although it would alter the existing house in a manner not appropriate for an historic house, Staff finds it to be appropriate because the house is non-contributing. The project meets section II.B.2.a and e.

### Design:

The design and character of the proposed addition will be compatible with the existing structure which, although not historic, has many architectural features similar to that of a Cape Cod style house. The project meets section II.B.2.a and f.

### Setback & Rhythm of Spacing:

The additions will expand the structure to be fifty-two feet (52) wide, with the sides five feet (5') from the left and right side property lines. The lot is sixty-three feet (63') wide, but the existing structure is slightly off-axis which accounts for the one foot (1') difference. The additional width on the left side of the house begins fourteen feet (14') back from the front of the house, and fifty-six feet (56') back from the front of the property. The additional width on the right side begins fifty-eight feet (58') back from the front of the house and over one hundred feet (+100') from the front of the property. Because the additional width is minimal, four feet (4') on the left and nine inches (9") on the right, and because it is so far back from the street, it will not have a significant impact on the rhythm of spacing between houses on the street. The rear of the addition will be fifty-three feet (53') from the rear property line, and will be twenty-seven feet (27') from the existing outbuilding. These setbacks are appropriate and meet section II.B.1.c of the design guidelines.

### Materials:

The addition will primarily be clad cement fiberboard clapboard siding with the exposure matching that on the existing house, with wood trim and brackets. The windows and doors will be wood with flat wood casings. The roof will be asphalt shingle matching the existing roof. The existing structure, which is primarily concrete block, will get a cast-stone veneer. These materials are appropriate, but more information on the veneer color and texture is needed. Staff also asks to approve the final selection of windows and doors. With the Staff's final approval of the unknown materials, the proposal will meet guideline II.B.1.d

### Roof form:

The roof on the left side gable will be 7:12, matching the pitch and form of the primary roof. The rear addition will have a gable extending toward the rear with a pitch of 8:12, with dormers giving a portion of the upperstory roof a pitch of 2:12. The majority of the new roofs will not be visible as they'll be obscured by the side-facing gable of the existing building. These roof forms are compatible with historic outbuildings, and meets section II.B.1.e.

### Proportion and Rhythm of Openings:

No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are

wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities:

No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.h.

**Recommendation:**

Staff recommends approval of the proposed addition 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.



Recent photo, showing extent of proposed side addition.

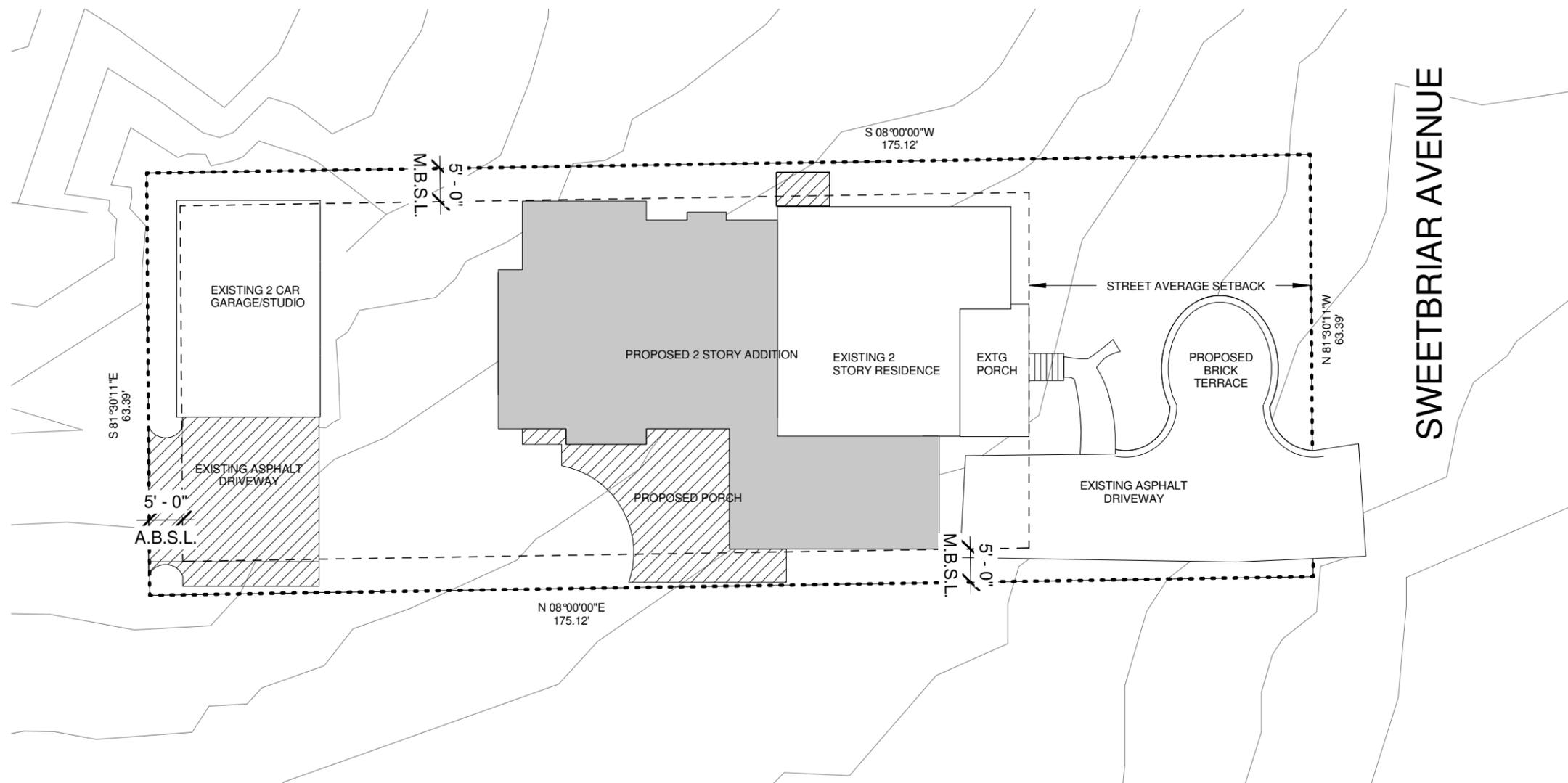


1906 Sweetbriar, rear.



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**SWEETBRIAR AVENUE**

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

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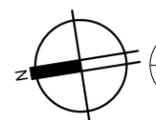
Revisions

Issue Date  
12.01.2014

Sheet Title  
SITE PLAN

**A.1**

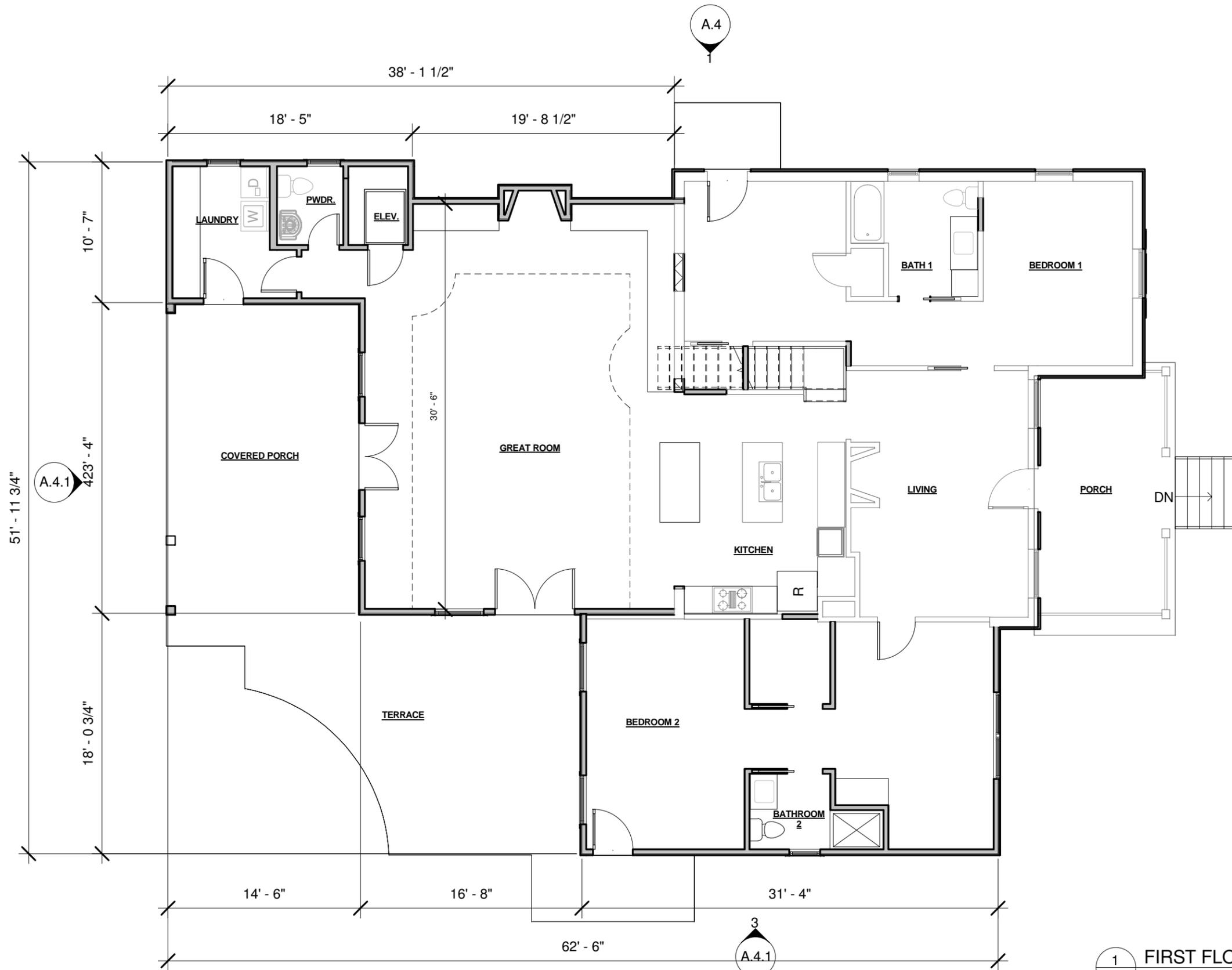
of 5 sheets



1  
A.1

**ARCHITECTURAL SITE PLAN**

1" = 20'-0"



1 FIRST FLOOR  
 A.3 1/8" = 1'-0"



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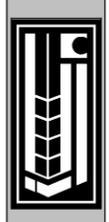
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Sheet Title  
 FLOOR PLAN

**A.3**

of 5 sheets



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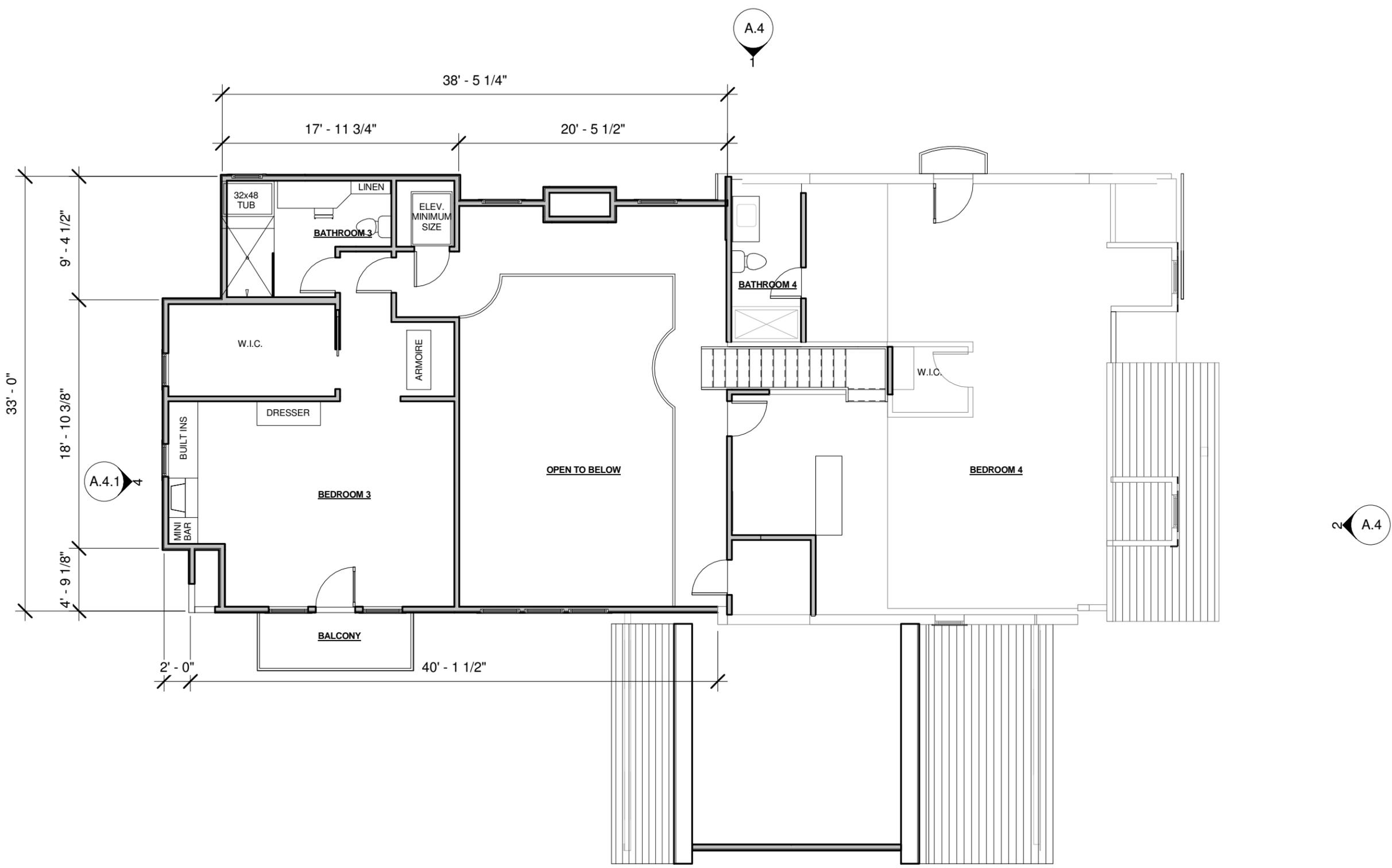
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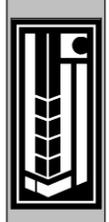
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FLOOR PLAN

**A.3.1**  
of 5 sheets



**1 SECOND FLOOR PLAN**  
A.3.1 1/8" = 1'-0"





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Sheet Title  
ELEVATIONS

**A.4.1**

of 5 sheets



**4 LEFT SIDE ELEVATION**  
A.4.1 1/8" = 1'-0"



**3 SOUTH ELEVATION**  
A.4.1 1/8" = 1'-0"