



**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**  
**March 18, 2015**

**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 increase the height on a previously approved addition. The building is non-contributing and the project includes a ridge raise and the enlargement of an existing left side addition.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
<p><b>Recommendation Summary:</b> Staff recommends approval of the proposed additions with the same condition as the December 2014 approval: 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>	

**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.

#### 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.

##### *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.*

- 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.



A ridge raise addition, rear addition, and left side addition were approved by the MHZC in December of 2014.

**Analysis and Findings:** The applicant proposes to revise the ridge raise to extend further than originally approved with the maximum height of the building being five inches (5") taller than what was approved by the Commission in December of 2014. No other substantial changes to the approved plans have been made.

Staff finds that the increased height of the building, resulting in a ridge height of twenty-five feet, seven inches (25'-7") above grade, is still compatible with the heights of surrounding historic buildings. Ridge raise additions on historic houses are limited to

two feet (2') in height, but since the house at 1906 Sweetbriar Avenue is non-contributing Staff finds the proposal to be appropriate.

**Recommendation:**

Staff recommends approval of the proposed addition with the same condition as the December 2014 proposal: 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.



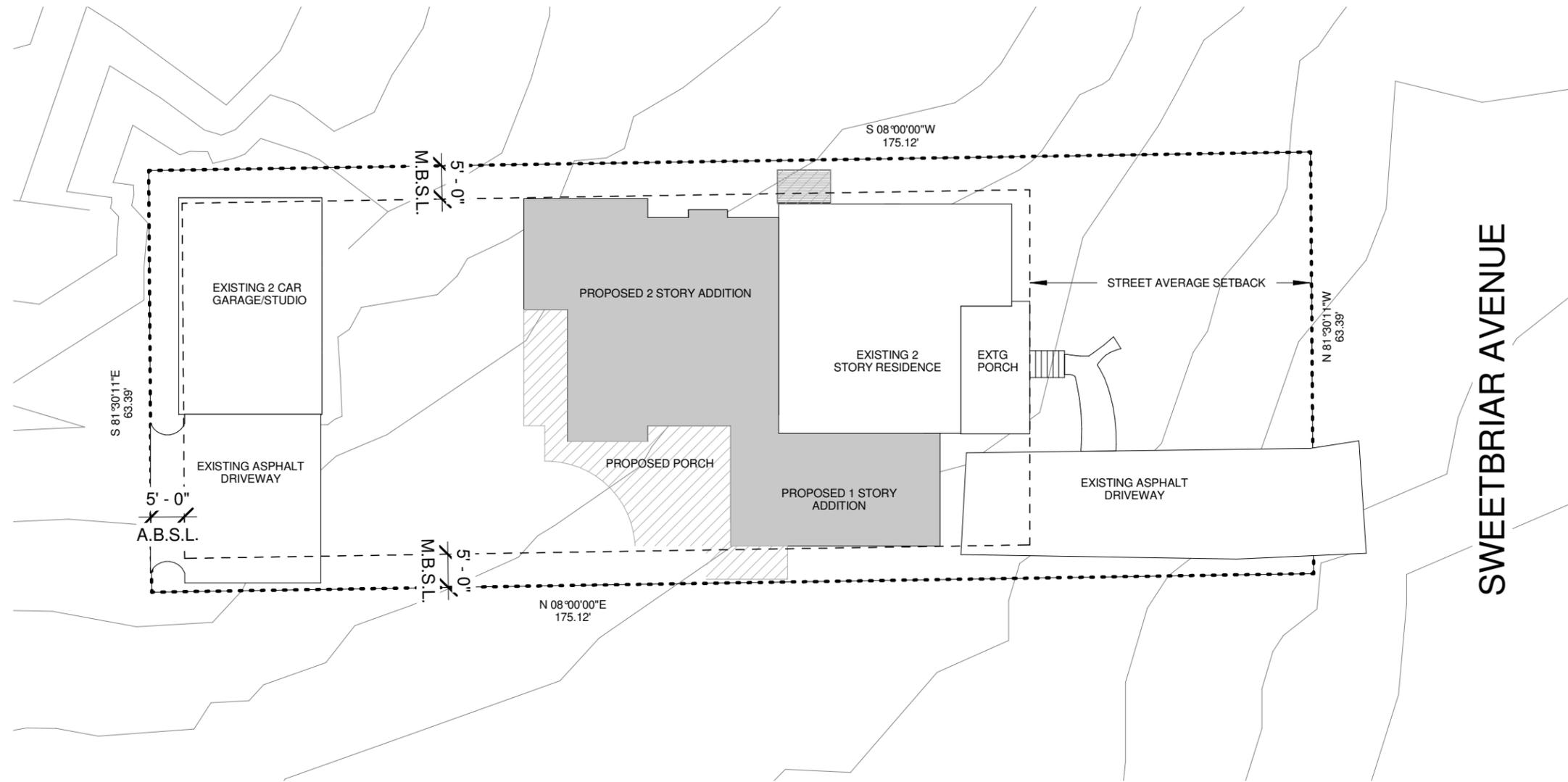
Non-contributing structure at 1906 Sweetbriar Avenue.



Recent photo, showing extent of proposed side addition.



1906 Sweetbriar, rear.



SWEETBRIAR AVENUE

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

SQUARE FOOTAGE CALCULATION								
1906 SWEETBRIAR AVE NASHVILLE, TN 37212					ZONING: RS7.5			
	ALLOWED		EXISTING		ADDITION		TOTALS	
	%	S.F.	%	S.F.	%	S.F.	%	S.F.
LOT AREA: 11,102 SF	45%		21%				27%	
FIRST FLOOR LEVEL				1,475		917		2,392
SECOND FLOOR LEVEL				1,049		1,026		2,075
COVERED PORCHES				204		387		591
DECK						502		502
EXTG ACCESSORY STRUCTURE				648				648
TOTAL BUILDING COVERAGE		4,996		2,327				3,040
TOTAL EXTERIOR (PORCHES)								1,093



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

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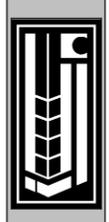
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Issue Date  
02.24.2015

Sheet Title  
SITE PLAN

**A.1**

of 10 sheets



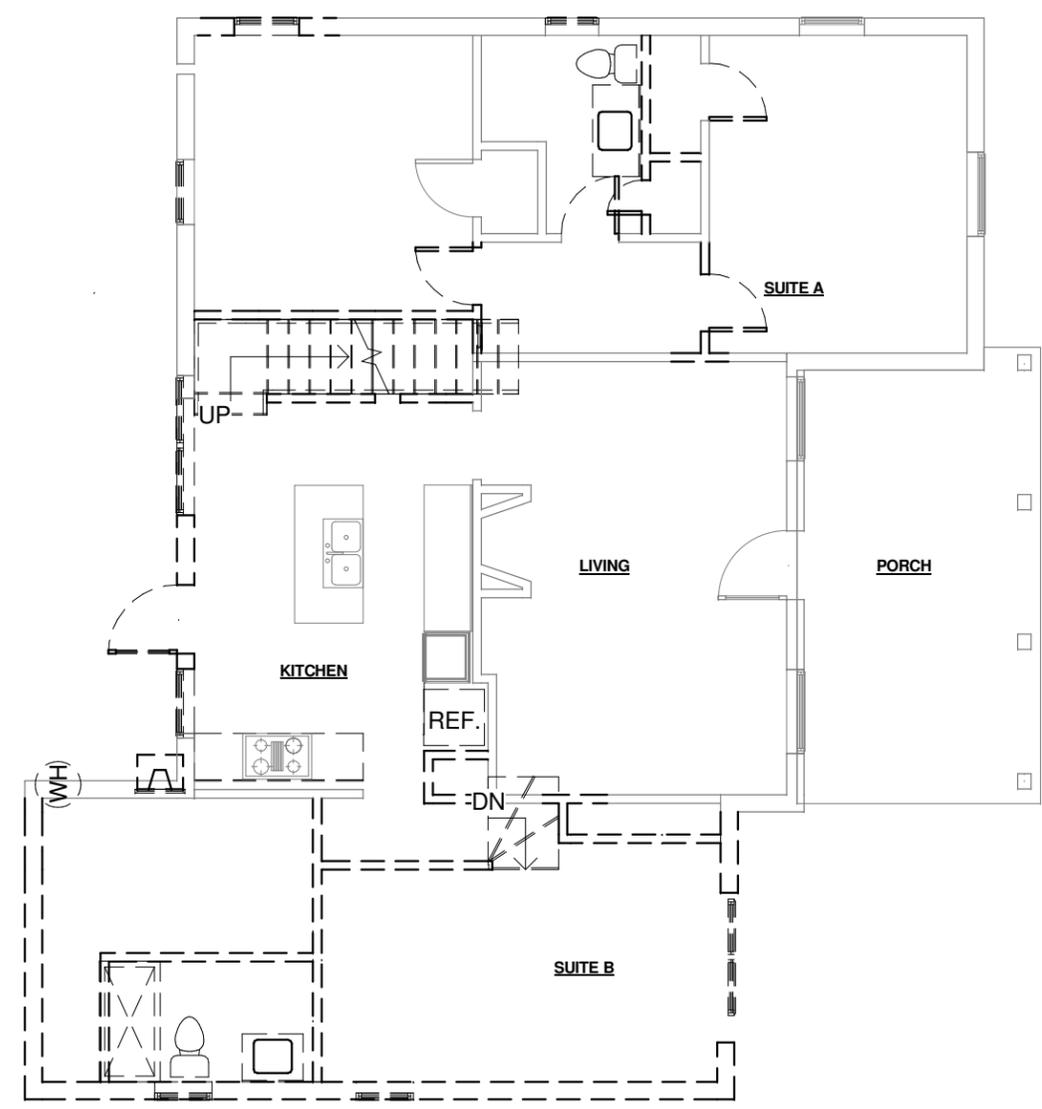
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1 FIRST FLOOR - DEMOLITION PLAN  
A.2 1/8" = 1'-0"

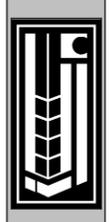
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Sheet Title  
DEMO  
PLAN

**A.2**

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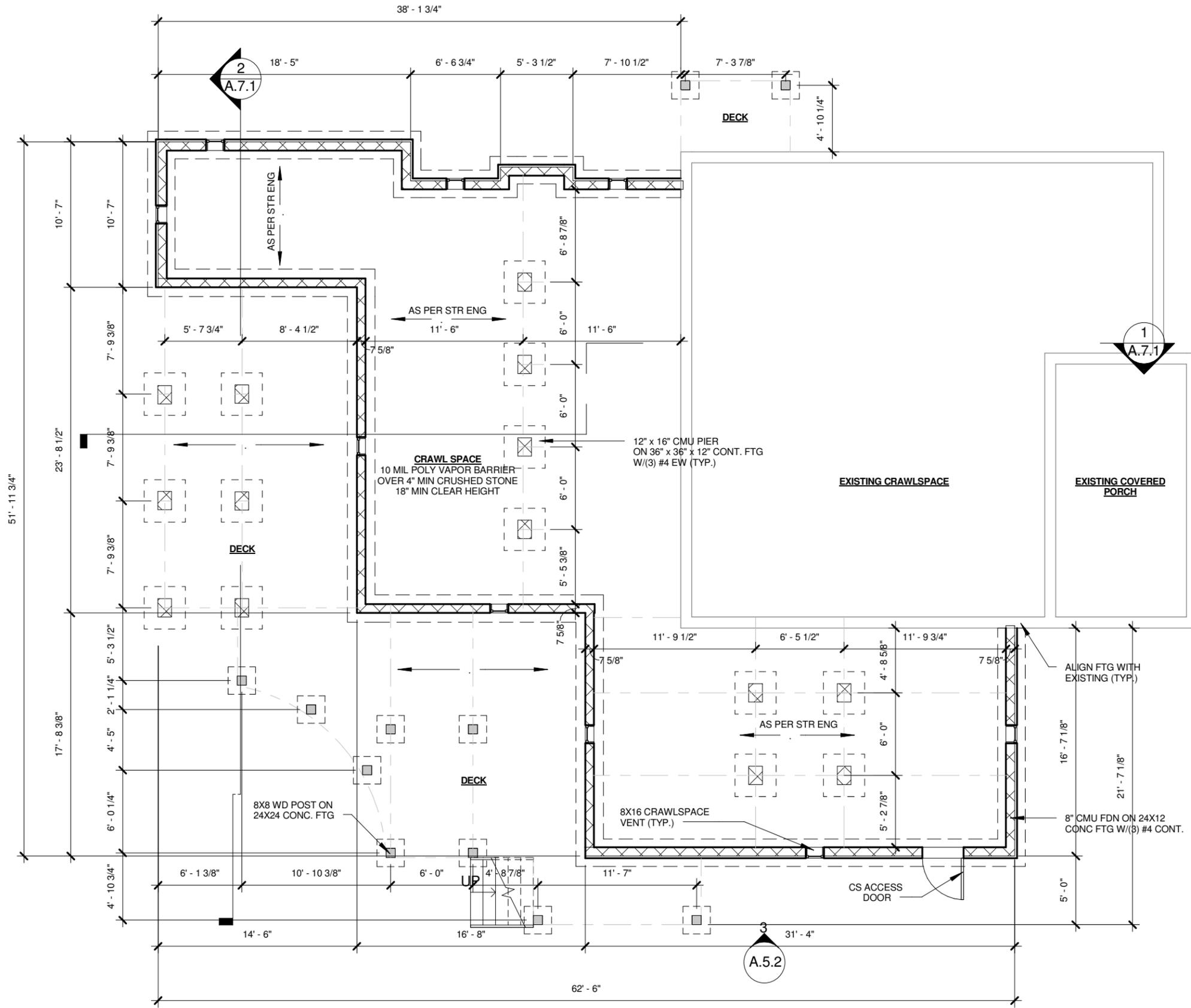
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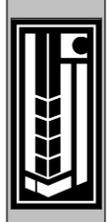
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FOUNDATION PLAN

**A.3**  
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**1** FOUNDATION PLAN  
A.3 1/8" = 1'-0"



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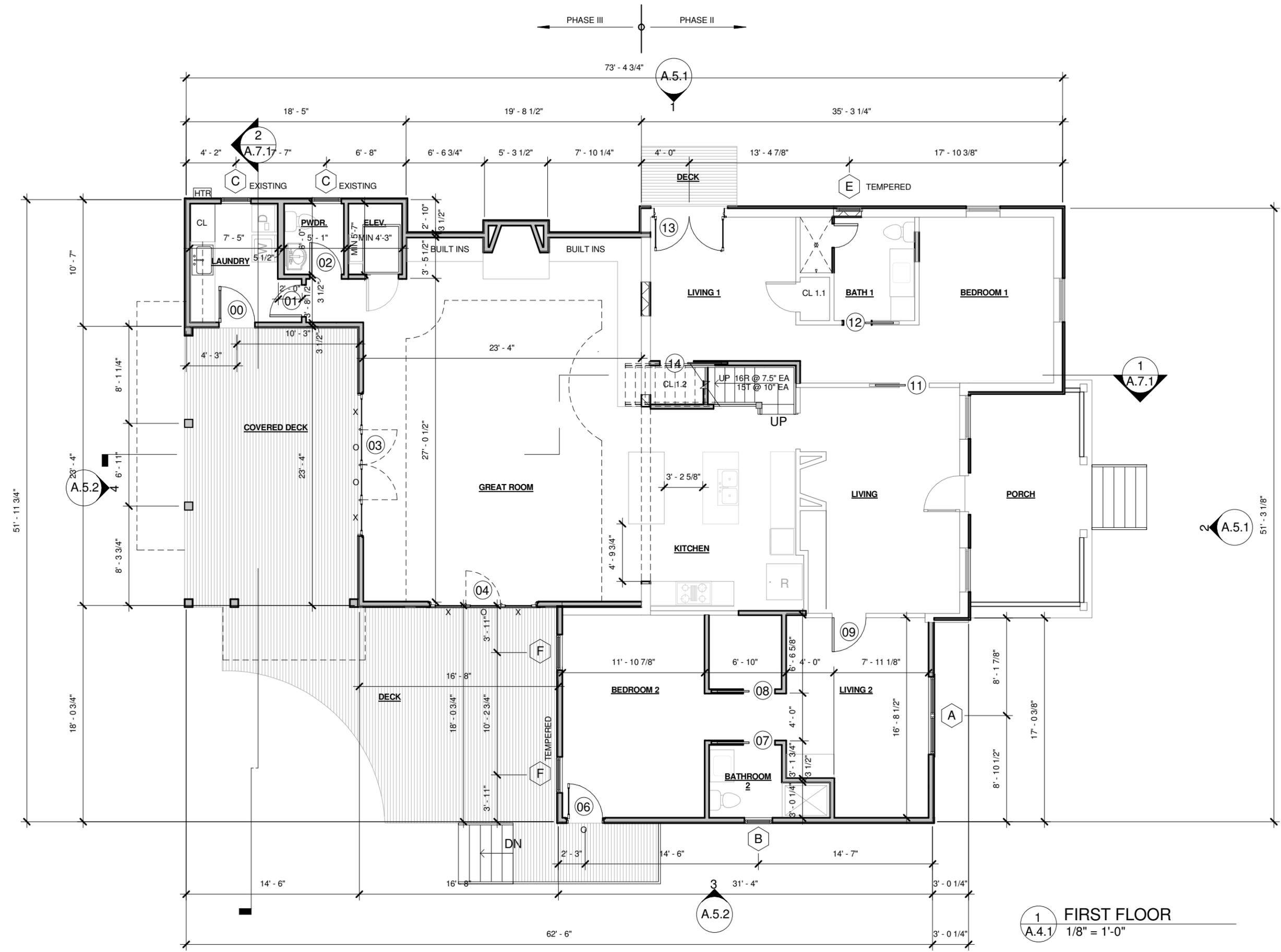
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Sheet Title  
FLOOR PLAN

**A.4.1**

of 10 sheets



**1 FIRST FLOOR**  
A.4.1 1/8" = 1'-0"



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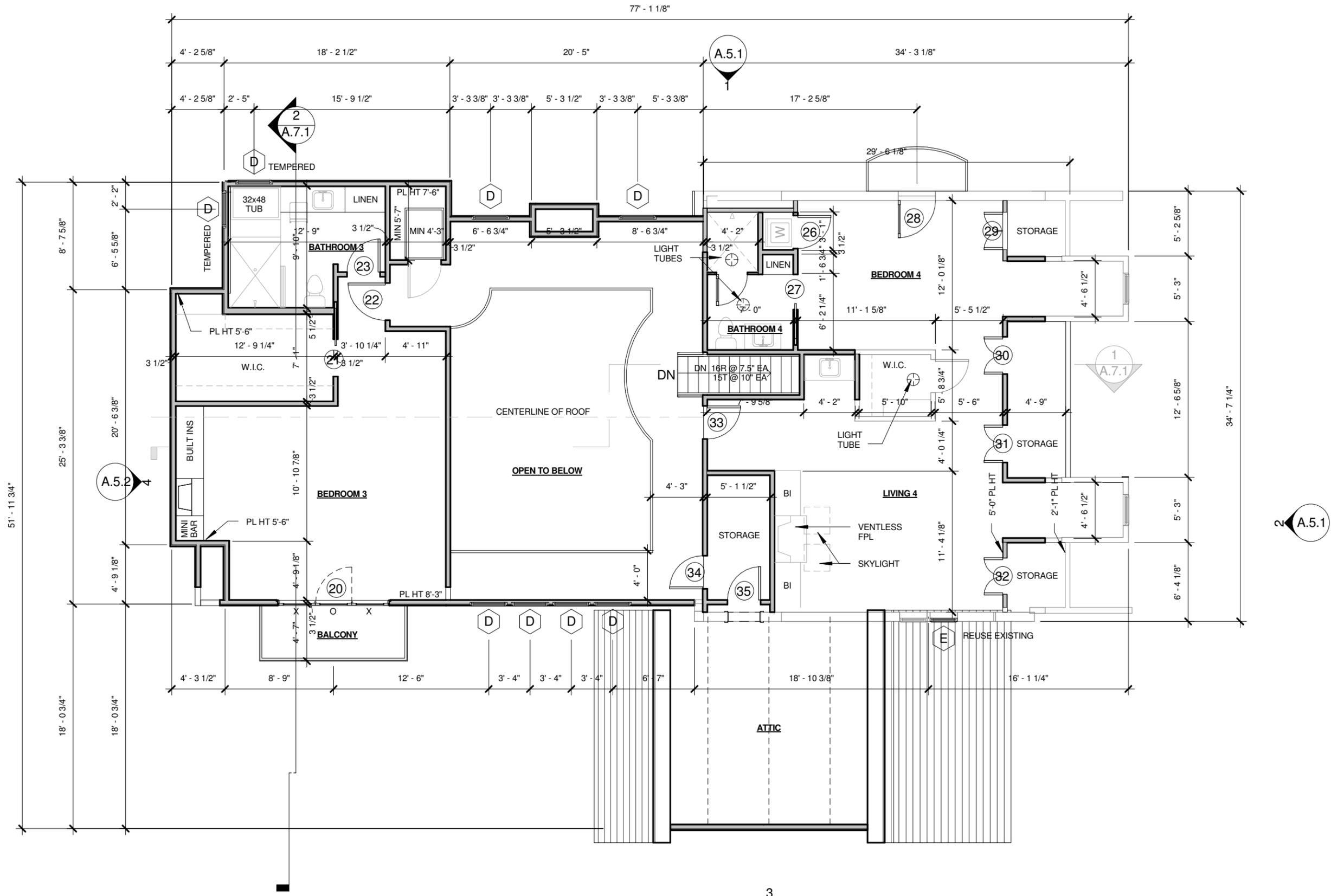
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Sheet Title  
FLOOR PLAN

**A.4.2**

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**1 SECOND FLOOR PLAN**  
A.4.2 1/8" = 1'-0"



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- EXTEND EXISTING RIDGE
- ASPHALT SHINGLE ROOFING
- WOOD TRIM
- HARDIE SIDING
- REPLACE EXISTING SHUTTERS
- WOOD WINDOWS WITH FLAT WOOD TRIM
- WOOD CORNERBOARD
- SYNTHETIC STONE VENEER



**2 FRONT (SOUTH) ELEVATION**  
A.5.1 1/8" = 1'-0"

- EXTEND EXISTING RIDGE
- HARDIE SIDING
- WOOD RAILING
- SYNTHETIC STONE VENEER



**1 RIGHT (EAST) ELEVATION**  
A.5.1 1/8" = 1'-0"

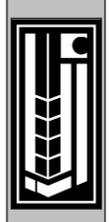
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ELEVATIONS

**A.5.1**

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ELEVATIONS

**A.5.2**

of 10 sheets



**4 REAR (NORTH) ELEVATION**  
A.5.2 1/8" = 1'-0"

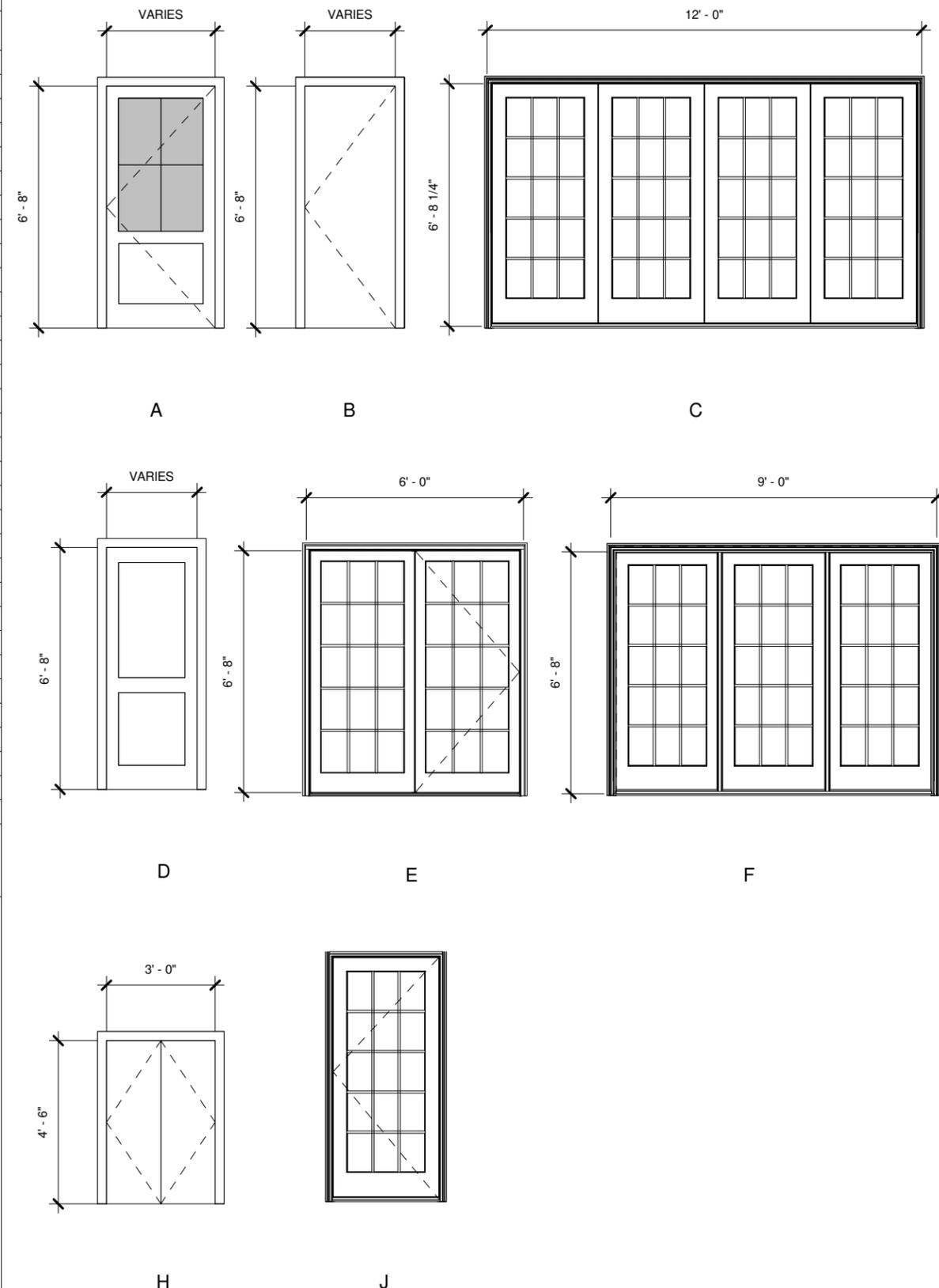


**3 LEFT (WEST) ELEVATION**  
A.5.2 1/8" = 1'-0"

# DOOR / OPENING SCHEDULE

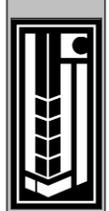
MARK	PAIR	DOOR TYPE	UNIT TYPE	NOMINAL SIZE		TEMP. GLAZING	FRAME	HARDWARE TYPE			NOTES
				WIDTH	HEIGHT			PASSAGE SET	PRIVACY SET	KEY SET	
00		A	3 PANEL GLASS DOOR	3'-0"	6'-8"	●				●	
01		B	SINGLE - FLUSH	2'-8"	6'-8"			●			
02		B	SINGLE - FLUSH	2'-8"	6'-8"				●		
03	●	C	4 PANEL FRENCH DOOR	12'-0"	6'-8"	●					
04	●	F	3 PANEL FRENCH DOOR	9'-0"	6'-8"	●					
06		J	1 PANEL GLASS DOOR	3'-0"	6'-8"	●				●	
07		D	SINGLE - POCKET	2'-8"	6'-8"				●		
08		D	SINGLE - POCKET	2'-8"	6'-8"			●			
09		B	SINGLE - FLUSH	2'-10"	6'-8"					●	
11		D	SINGLE - POCKET	2'-6"	6'-8"					●	
12		D	SINGLE - POCKET	2'-4"	6'-8"					●	
13	●	E	2 PANEL FRENCH DOOR	6'-0"	6'-8"	●					●
14		D	SINGLE - POCKET	2'-10"	6'-8"			●			
20	●	F	3 PANEL FRENCH DOOR	9'-0"	6'-8"	●					
21		D	SINGLE - POCKET	3'-0"	6'-8"			●			
22		B	SINGLE - FLUSH	3'-0"	6'-8"					●	
23		B	SINGLE - FLUSH	2'-8"	6'-8"					●	
26		B	SINGLE - FLUSH	2'-8"	6'-8"			●			
27		D	SINGLE - POCKET	2'-10"	6'-8"					●	
28		A	3 PANEL GLASS DOOR	3'-0"	6'-8"	●					
29		H	DOUBLE - FLUSH	3'-0"	4'-6"			●			
30		H	DOUBLE - FLUSH	3'-0"	4'-6"			●			
31		H	DOUBLE - FLUSH	3'-0"	4'-6"			●			
32		H	DOUBLE - FLUSH	3'-0"	4'-6"			●			
33		B	SINGLE - FLUSH	2'-8"	6'-8"					●	
34		B	SINGLE - FLUSH	2'-8"	6'-8"			●			
35		B	SINGLE - FLUSH	2'-8"	5'-0"			●			

# DOOR TYPES



## DOOR NOTES:

- ALL UNITS SHALL BE INSTALLED COMPLETE WITH HARDWARE, INCLUDING DOOR STOP.  
CAUTION: WALL THICKNESSES MAY VARY. SEE FLOOR PLANS FOR REQUIRED JAMB SIZE.
- PROVIDE 3/8" MINIMUM SHIM SPACE AT ALL DOOR HEADS.
- PROVIDE WEATHERSTRIPPING, THRESHOLD, AND HEAD FLASHING AT ALL EXTERIOR UNITS.
- FIELD VERIFY SIZE OF MANUFACTURER INSTALLED JAMB EXTENSIONS PRIOR TO CONSTRUCTION.
- FIELD VERIFY ACTUAL DOOR OPENINGS PRIOR TO FABRICATION.
- LOCATIONS OF DOORS SHALL BE A MINIMUM 6" FROM PERPENDICULAR WALL OR CENTERED ON SPACE, TYPICAL, U.N.O.



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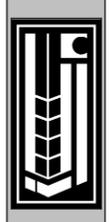
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DOOR  
SCHEDULE

**A.6.1**

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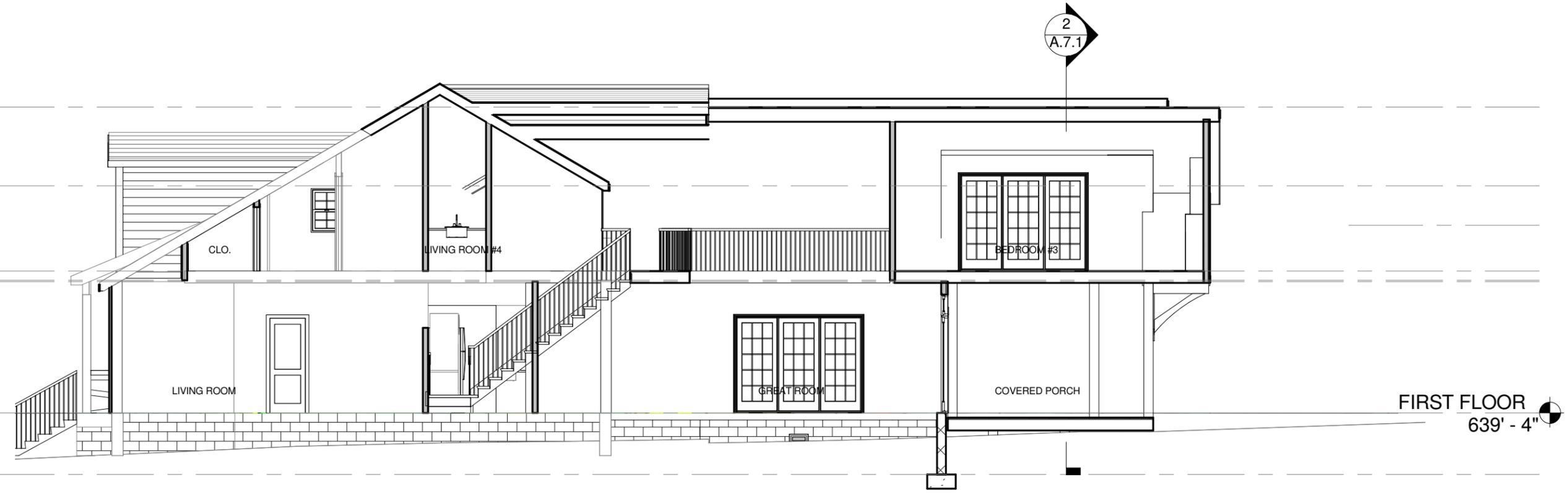
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Sheet Title  
SECTION

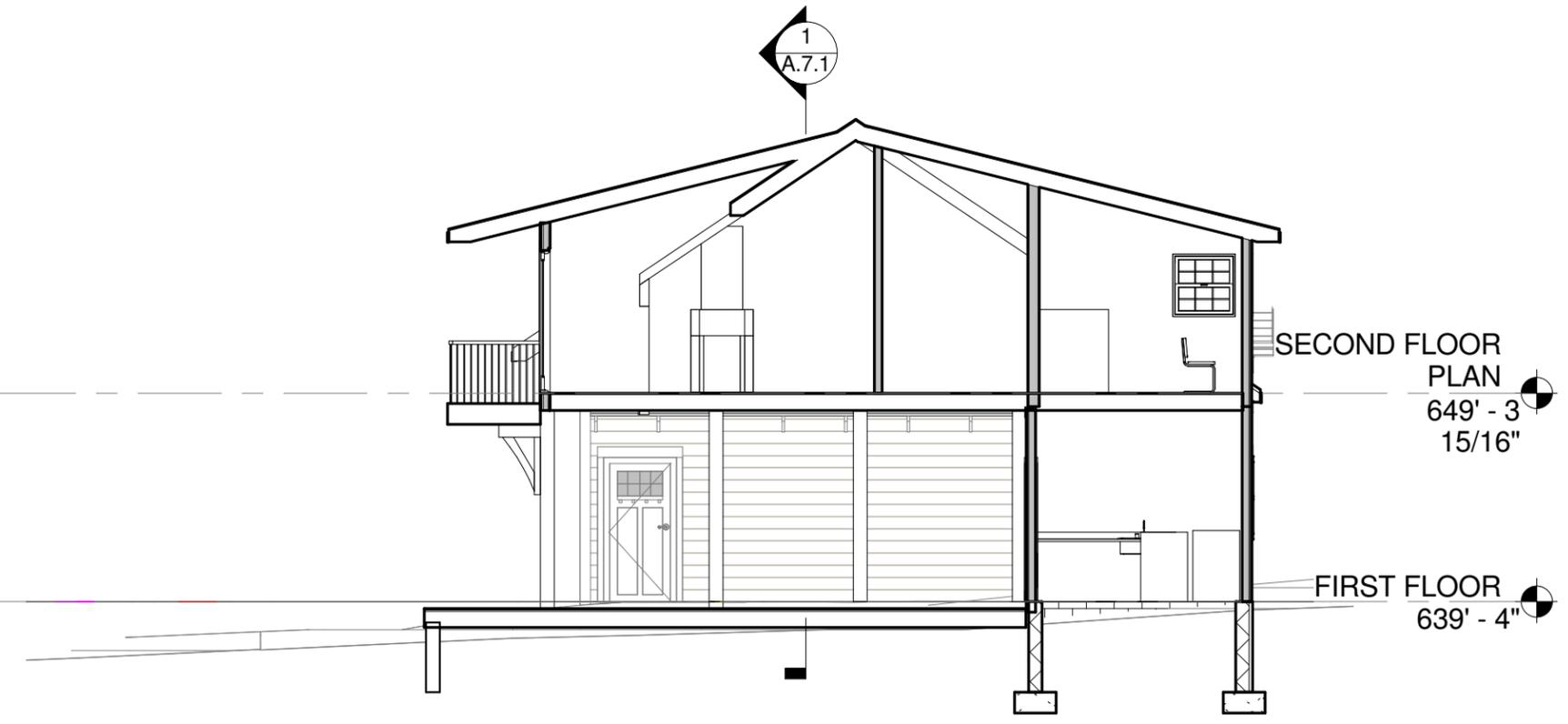
**A.7.1**

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FIRST FLOOR  
639' - 4"

1 LONG SECTION  
A.7.1 1/8" = 1'-0"



SECOND FLOOR  
PLAN  
649' - 3  
15/16"

FIRST FLOOR  
639' - 4"

2 SHORT SECTION  
A.7.1 1/8" = 1'-0"