

MEGAN BARRY
MAYOR



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

1702 Sweetbriar Avenue
September 21, 2016

Application: New construction - infill

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 11704001300

Applicant: Tyler LeMarinel, Architect

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The application proposes to construct a two-story single family house. The form of the building will be similar to that of an American Foursquare house, a common historic house type in the neighborhood. The building will have a brick veneer exterior, a stone foundation, and an asphalt shingle roof.

Recommendation Summary: Staff recommends approval of the proposed infill with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. All unknown materials, including brick, stone, roof colors, and window and door selections shall be approved by MHZC Staff prior to purchase and installation;
3. Paving material, including colors and textures, shall be approved by MHZC Staff prior to purchase and installation; and,
4. The HVAC shall be located behind the midpoint of the building or at the rear.

Meeting those conditions, Staff finds that the proposed infill meets 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. GUIDELINES

B. 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.

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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks..*

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.

Parking areas and Driveways

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

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 the primary building(s) that faces 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.

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.

Background: The applicant proposes to construct a new single-family dwelling at 1702 Sweetbriar Avenue. Until recently there had been a non-contributing building at that address. The building was demolished in August, 2016.



Figure 1: Non-contributing house at 1702 Sweetbriar Avenue, demolished in August 2016.

The lot is sixty-seven feet (67') wide at the front, and it is bounded by alleys to the rear and along the right side. The natural grade of the area rises up to the left and to the rear, but this lot has been graded flat with retaining walls at the edges.

Analysis and Findings: The application is to construct a new two-story single-family residence.

Height & Scale: The proposed new house will have a form similar to that of an American Foursquare, a common historic house type in the area. The infill will be a two and one-half story house with an overall height of thirty-five feet (35') from grade at the front, including eighteen inches (18") of exposed foundation and a twelve inch (12") water table. The surrounding context includes several two story houses ranging from thirty-one feet (31') to thirty-seven feet (37') tall from grade. The total depth of the building, front-to-back, will be eighty-seven feet (87') deep including a nine foot (9') deep front porch and sixteen foot (16') deep rear porch. While considerably deeper than historic houses, the massing of the new house will be broken into three components to help make the massing compatible with historic houses. The scale of the front-most section will be similar to an historic Foursquare, with the two rear components resembling a hyphen and addition in their massing.

The width of the building's primary section will be thirty-six feet (36'), and it will have a two-foot (2') wide projecting bay on the left side and a sixteen foot (16') wide porte cochere on the right side. These features increase the total width of the building to fifty-four feet (54'), but they also help to break of the perceived depth of the building. Houses nearby generally range between thirty feet (30') to forty feet (40') wide. The adjacent house at 1704 Sweetbriar Avenue, is an historic two-story American Foursquare, has an original porte cochere.

Staff finds the scale of the proposed infill to be compatible with the surrounding context and to meet sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill will meet the bulk setback requirements, and will be similar to the setbacks of surrounding houses. The front

setback of thirty-one feet (31') will match that of the adjacent historic house to the left. The house across the alley to the left faces a different street. The left side setback will be five feet (5') and the right side setback from the primary wall of the house will be twenty-five feet (25'). The outside edge of the porte cochere will be ten feet (10') from the right side boundary of the property. The widths of lots and houses in the area vary, which results in many houses being toward one side of the lot and having side setbacks ranging from as much as thirty feet (30') to as little as three feet (3'). The carport on the adjacent house appears to actually extend over the property line and encroach on this lot.

Staff finds the setbacks and rhythm of spacing for the proposed infill to be compatible with the surrounding context and to meet section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture /Make/Manuf acturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Limestone	Not known	Yes	X
Cladding	Brick	Not known	Yes	X
Secondary Cladding	Cement-fiber clapboard	Smooth face	Yes	
Roofing	Architectural Shingles	Color unknown	Yes	X
Trim	Wood, Limestone	Not known	Yes	X
Front Porch floor/steps	Not indicated	Not known		X
Front Porch Columns	Brick	Not known	Yes	X
Front Porch Railing	Brick, Stone	Not known	Yes	X
Front Porch Roof	Standing-seam metal	Not known	Yes	X
Side Entry Floor/steps	Not indicated	Not known	Yes	X
Porte Cochere Columns	Brick	Not known	Yes	X
Porte cochere Roof	Brick	Not known	Yes	X
Rear Porch Posts	Not indicated	Not known	Yes	X
Rear Porch Roof	Standing-seam metal	Not known	Yes	X
Windows	Aluminum-clad	Needs final approval	Not known	X

Principle Entrance	1/3 light with side lights	Needs final approval	Yes	X
Side/rear Doors	Not indicated	Not known	Yes	X
Driveway	Not indicated	Needs final approval	Not known	X
Walkway	Not indicated	Needs final approval	Not known	X
Fence/wall	Not indicated	Needs final approval	Not known	X

Staff finds the known materials to be compatible with those of surrounding historic buildings and recommends that unknown materials, including colors and textures, are reviewed by Staff prior to purchase and installation to ensure that the project meets section II.B.1.d of the design guidelines.

Roof form: The primary roof on the new house will be hipped, with a smaller hipped wing projecting off the rear and hipped dormers on the front and side planes. These roofs will all have a pitch of 8:12. On the left side of the building toward the rear there will be an engaged brick chimney. Secondary roofs on the building, including the front porch, porte cochere, and rear porch will have a pitch of 2:12.

Staff finds the roofs on the proposed infill to be compatible with the surrounding context and to meet section II.B.1.e of the design guidelines.

Orientation: The house will have a full-width front porch oriented parallel to the street, with a walkway connecting it to the sidewalk. The depth of the front porch will be nine feet (9'). Staff finds the orientation of the proposed infill to be compatible with the surrounding context and to meet section II.B.1.f.

Proportion and Rhythm of Openings: The window pattern on the proposed infill will be compatible with that of surrounding historic houses, with regularly placed windows on the front and sides with no expanses greater than twelve feet (12') without an opening. The windows will generally be twice as tall as they are wide, and the first story windows will be taller than those in the second story, as is typical of windows in historic houses. Staff finds the window proportion and rhythm on the proposed infill to be compatible with the surrounding context and to meet section II.B.1.g of the design guidelines.

Appurtenances & Utilities: The plans show a stone retaining wall and wooden fence on the property to remain. An additional section of stone retaining wall will be added at the front-left corner of the new building to bring the elevation of the front yard closer to that of the adjacent one to the left. The location of the HVAC and other utilities were not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With a condition that the HVAC is located behind the midpoint of the building or at the rear Staff finds the appurtenances to be compatible with the surrounding context and to meet section II.B.1.h of the design guidelines.

Outbuildings: The site plan shows a “future outbuilding” for which no other information has been submitted. An outbuilding may be reviewed later upon submittal of a complete application.

Recommendation: Staff recommends approval of the proposed infill with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. All unknown materials, including brick, stone, roof colors, and window and door selections shall be approved by MHZC Staff prior to purchase and installation;
3. Paving material, including colors and textures, shall be approved by MHZC Staff prior to purchase and installation; and,
4. The HVAC shall be located behind the midpoint of the building or at the rear.

Meeting those conditions, Staff finds that the proposed infill meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



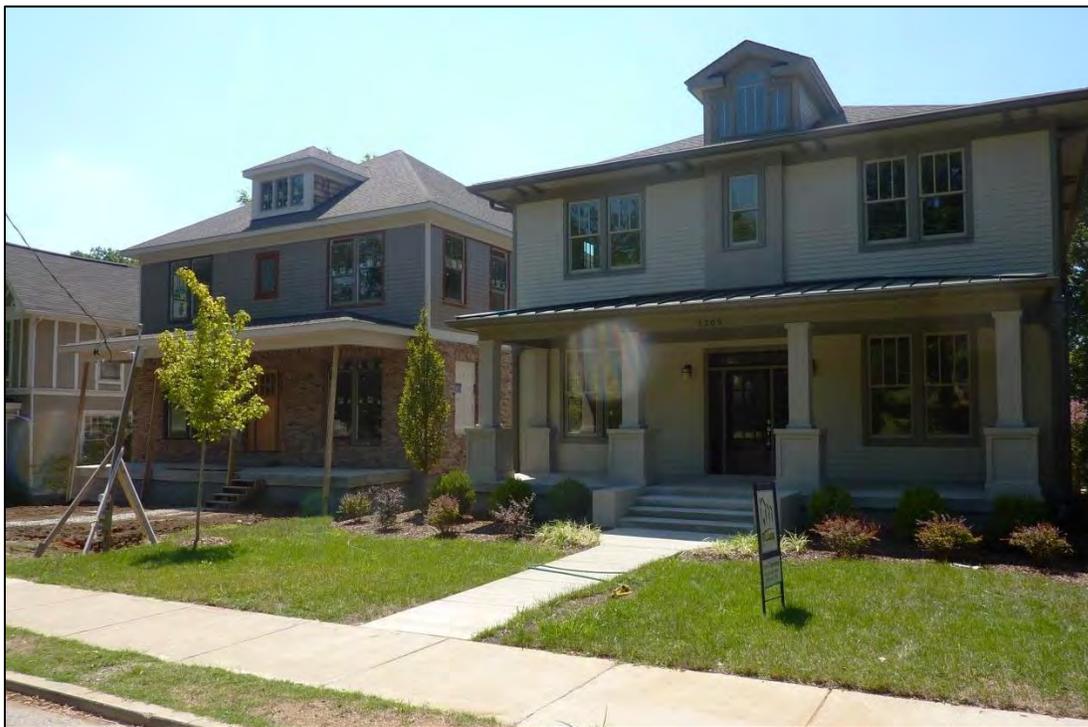
1704 Sweetbriar Avenue, two and one-half story contributing house.



Right side of 1704 Sweetbriar, showing porte cochere and retaining wall.



1705 Sweetbriar Avenue, two and one-half story contributing house.



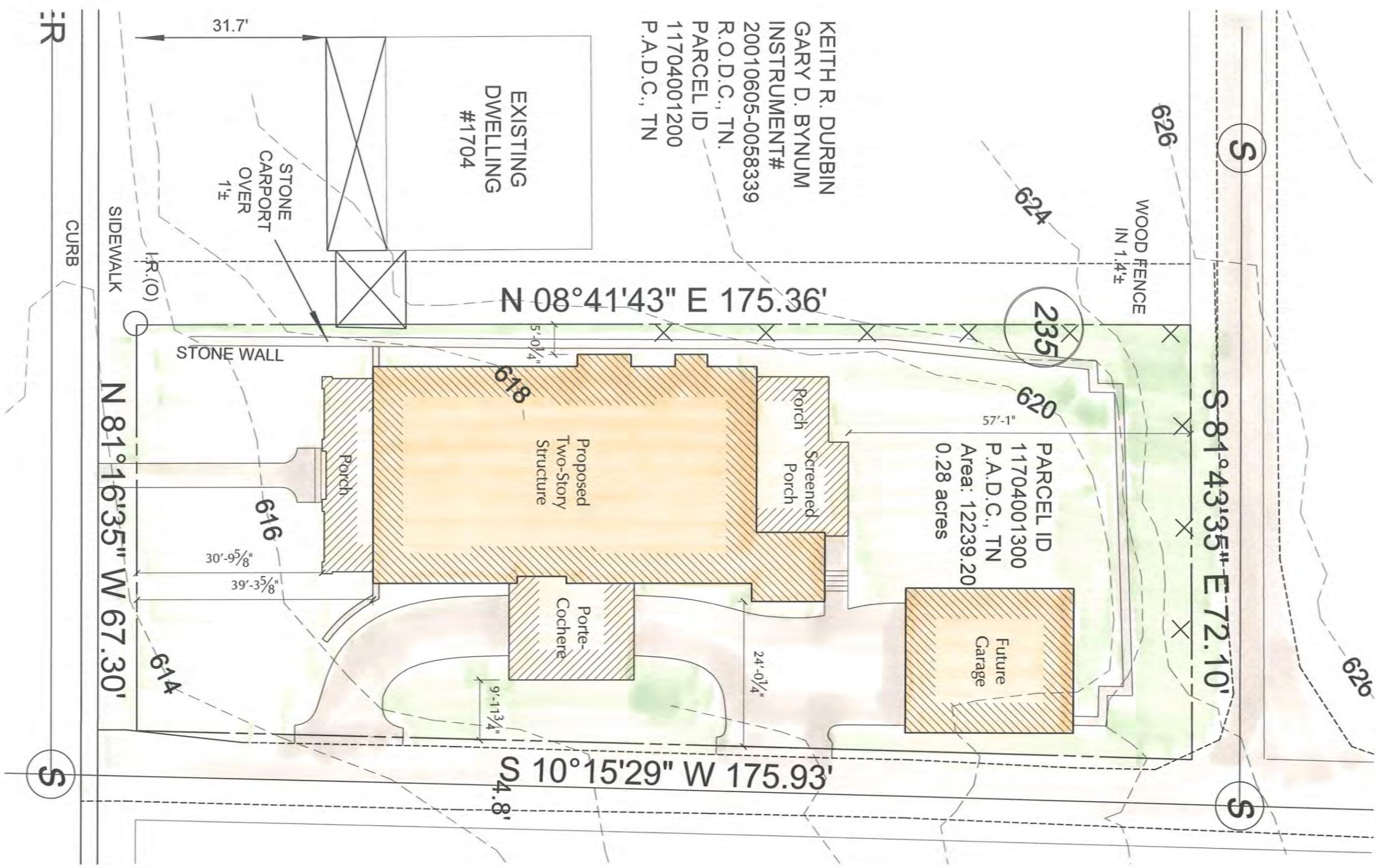
1707 and 1709 Sweetbriar Avenue, two and one-half story houses constructed in 2011.

A New Residence for:
LaFavor-Wood
1702 Sweetbriar Avenue
Nashville, Tennessee 37212

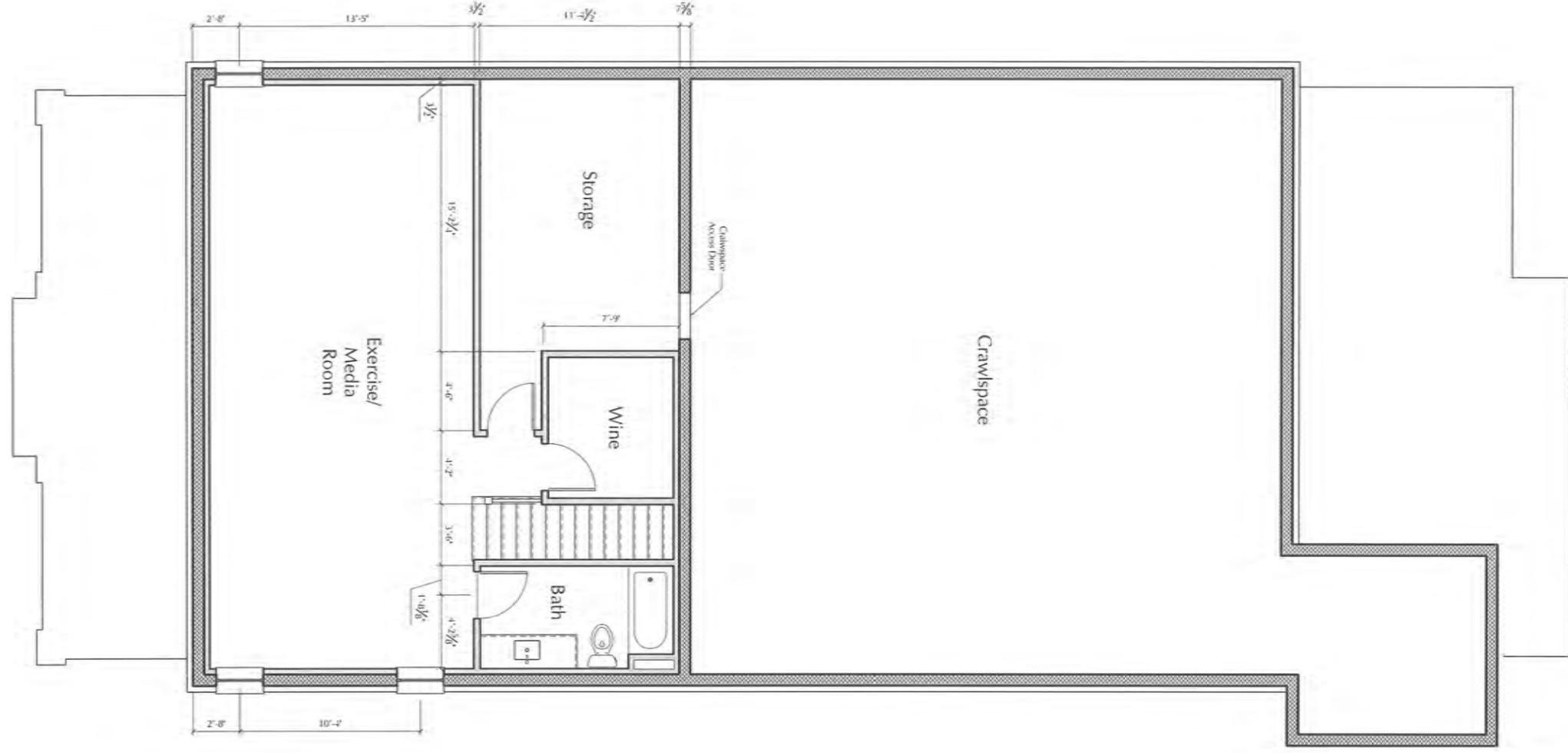
WARD
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Drawings:
Site Layout Plan
Date:
09.01.16

A0.1



1 Site Layout Plan
 Scale: 1/16"=1'-0"
 0 4 8 12 16 24



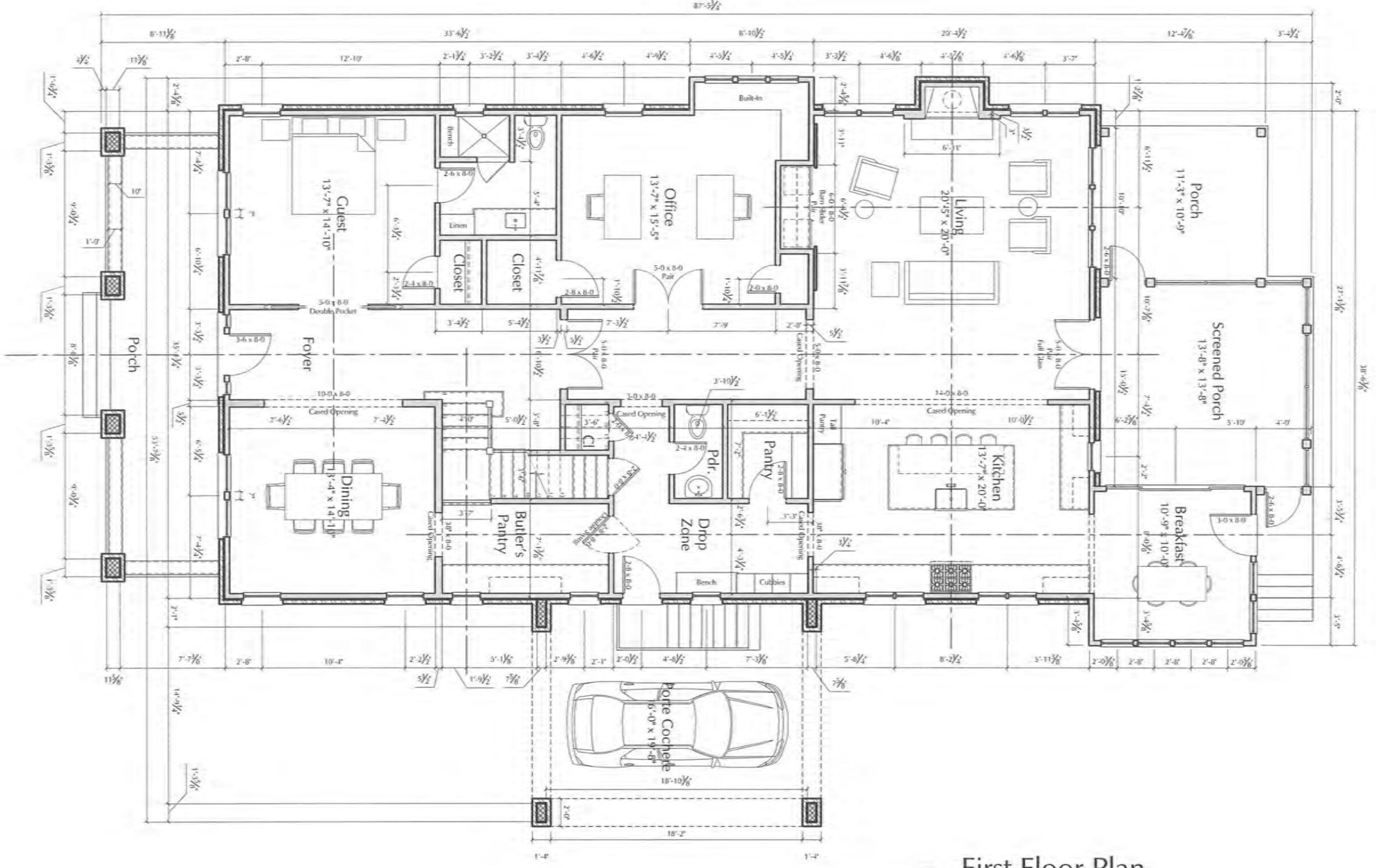
1 Basement Floor Plan
 Scale: 1/8"=1'-0"

Drawings:
 Basement
 Date:
 09.01.16

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LaFavor-Wood
 1702 Sweetbriar
 Nashville, Tennessee 37212

A1.0



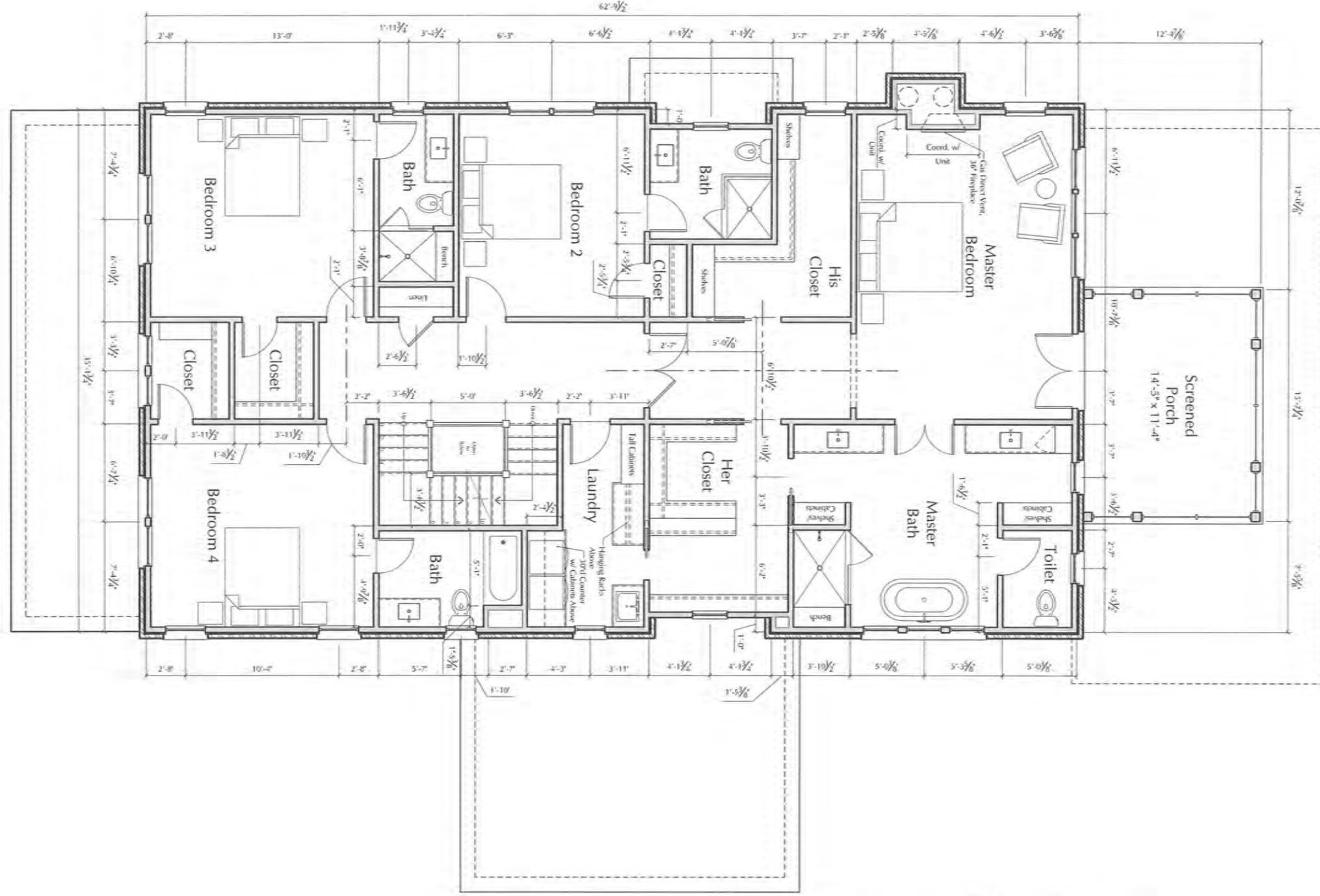
1 First Floor Plan
 Scale: 1/8"=1'-0"

Drawings:
 First Floor
 Date:
 09.01.16

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A New Residence for:
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A1.1



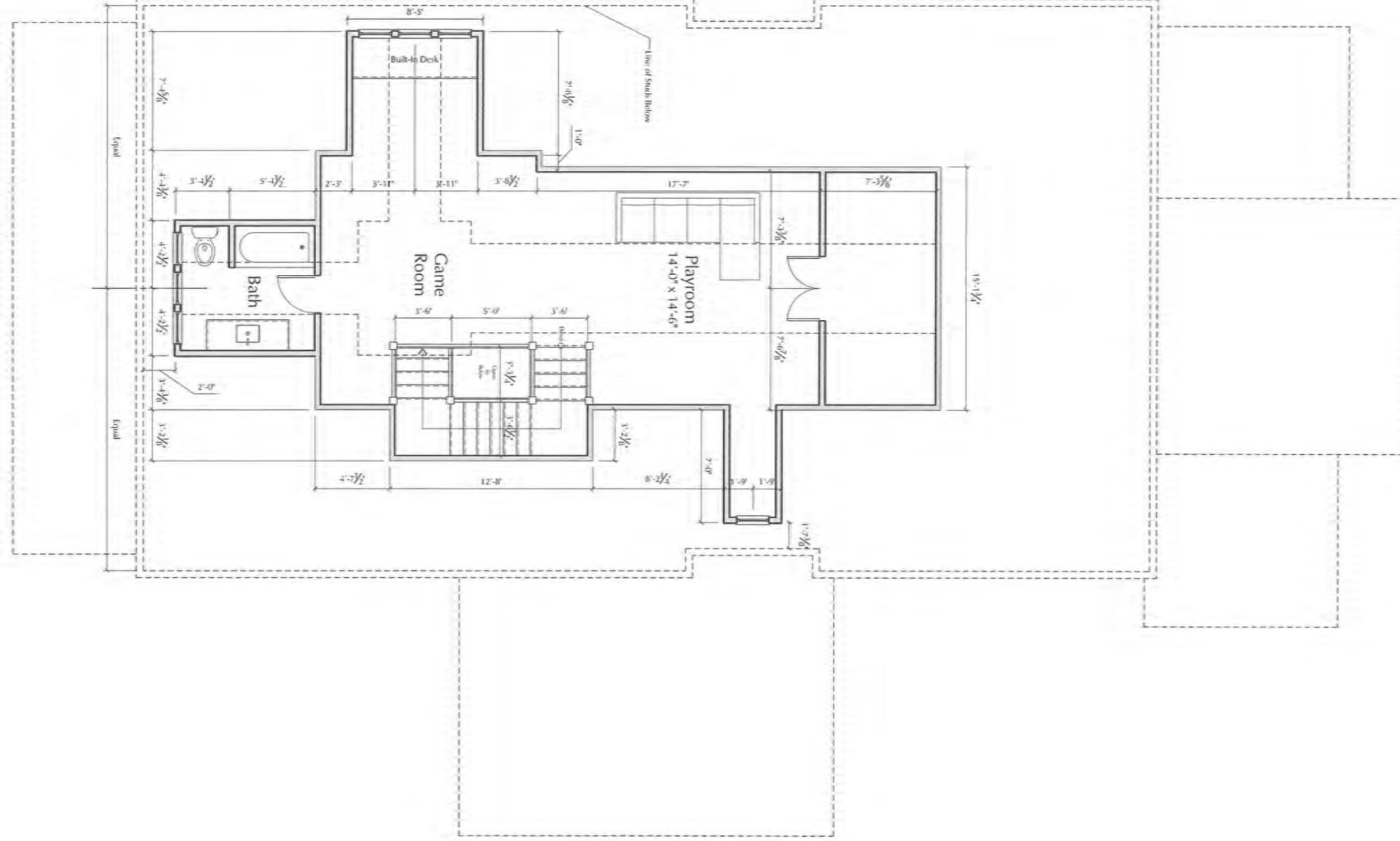
1 Second Floor Plan
 Scale: 1/8"=1'-0"

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Drawings:
 Second Floor
 Date:
 09.01.16

A1.2

A New Residence for:
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1 Third Floor Plan

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

Drawings:

Third Floor

Date:

09.01.16

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A New Residence for:
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A1.3



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

Drawings:
 South Elevation
 Date:
 09.01.16

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A2.0



- Architectural Profile
- Asphalt Shingle Roofing, Typical
- Prefinished Aluminum Gutters and Downspouts
- Wood Corbel, Painted
- Wood Trim, Painted
- Aluminum Clad Windows
- Brick Veneer, Typical
- Cut Limestone Band
- Standing Seam Metal Roofing

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

A New Residence for:
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 1702 Sweetbriar
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Drawings:
 North Elevation
 Date:
 09.01.16

A2.1



- Architectural Profile
- Asphalt Shingle Roofing, Typical
- Prefinished Aluminum Gutters and Downspouts
- Wood Trim, Painted
- Wood Corbel, Painted
- Aluminum Clad Windows
- Brick Veneer, Typical
- Cut Limestone Band
- Standing Seam Metal Roofing
- Cut Limestone Cap and Corbel
- Limestone Foundation

A New Residence for:
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Drawings:
 West Elevation
 Date:
 09.01.16

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

A2.2



① East Elevation



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 East Elevation
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A2.3