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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
1805 Sweetbriar Avenue
May 17, 2017

Application: Demolition—primary structure; New construction—infill and outbuilding (detached accessory dwelling unit); Setback determination.
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704006100
Applicant: Brian Layton
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish a non-contributing primary structure, construct infill, and construct a detached accessory dwelling unit (DADU). The DADU requires a rear setback determination. Base zoning requires a twenty foot (20') rear setback for outbuildings with footprints larger than seven hundred square feet (700 sq. ft.). The DADU will have a footprint of seven hundred and fifty-four square feet (754 sq. ft.) and a rear setback of three feet (3').

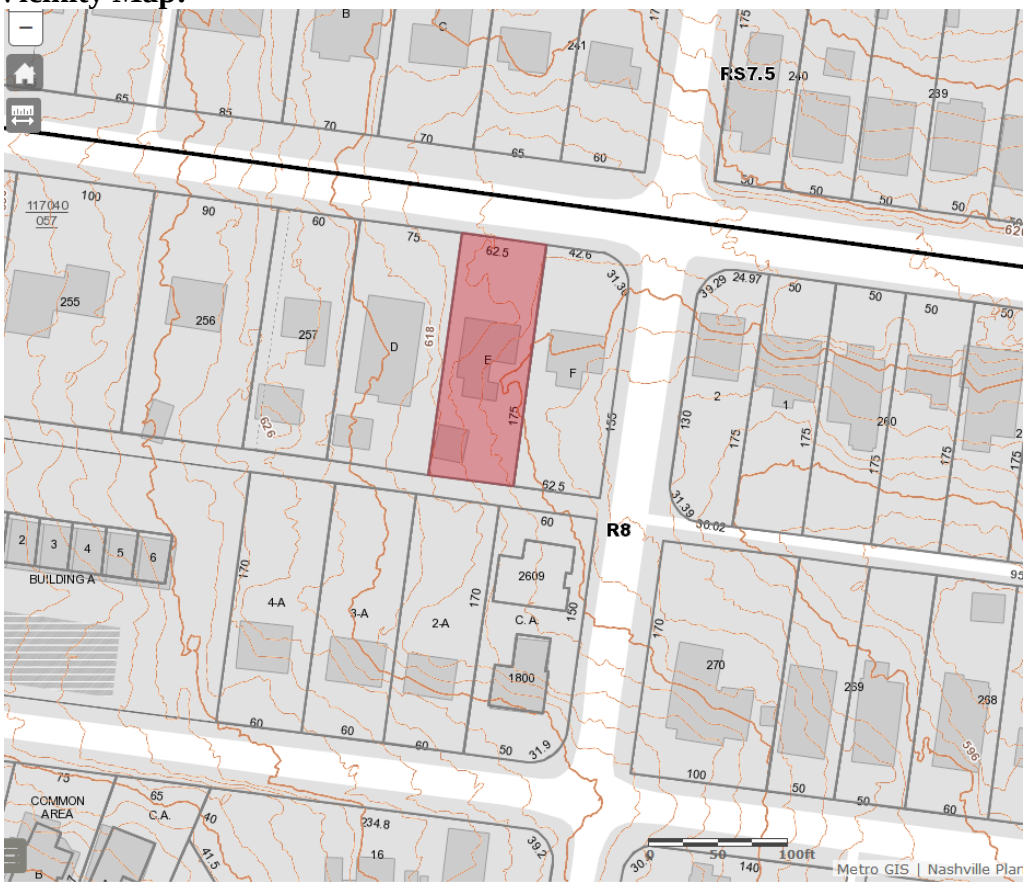
Recommendation Summary: Staff recommends approval of the project with the following conditions:

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. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the asphalt shingle color and texture;
4. Staff approve a brick sample;
5. Staff approve a stone sample;
6. Staff approve the material for the walkway;
7. Trim boards be added to the bottom of all dormers;
8. The triangular window at the entryway be a vertically-oriented rectangular or square opening and have clear glazing;
9. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
10. The applicant submit a copy of the recorded restrictive covenant for the DADU.

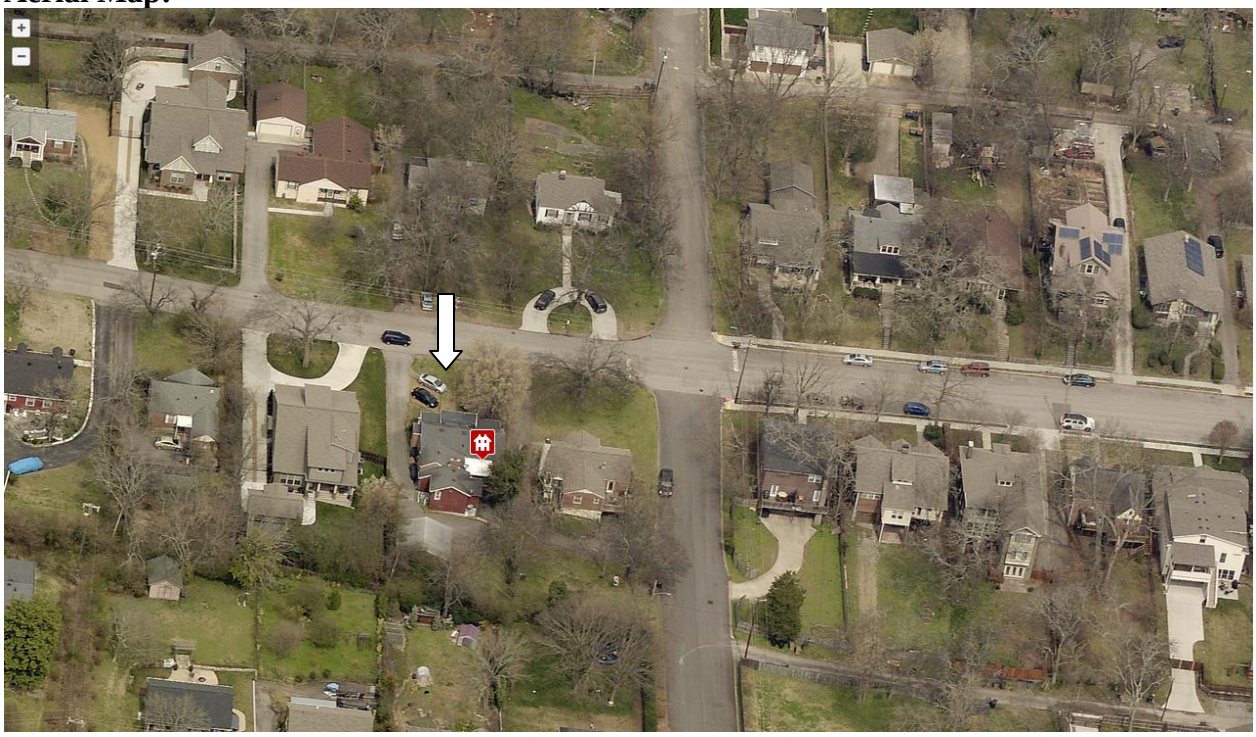
With these conditions, staff finds that the project meets Sections II.B. and V. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines. The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments
A: Photographs
B: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. 1. 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.

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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
(*Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

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.

Outbuildings: Height & Scale
· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. T*he roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof
· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

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

Outbuildings: Siding and Trim
· Brick, weatherboard, and board-and-batten are typical siding materials.
· 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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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.*

Setbacks & Site Requirements.
· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-

bay building.
· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.
· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

· The lot area on which a DADU is placed shall comply with Table 17.12.020A.
· The DADU may not exceed the maximums outlined previously for outbuildings.
· No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.
Density.
· A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.
Ownership.
a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
b. The DADU cannot be divided from the property ownership of the principal dwelling.
· The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
· Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.
Bulk and Massing.
· The living space of a DADU shall not exceed seven hundred square feet.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

III.B. DEMOLITION

1. Demolition is not appropriate

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1805 Sweetbriar is a one-story brick house constructed between 1947 and 1951 (Figure 1). Staff finds that the house does not contribute to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. This particular block of Sweetbriar developed later than the Sweetbriar blocks to the east and other parts of the Belmont-Hillsboro Neighborhood.

Analysis and Findings: Application is to demolish a non-contributing primary structure, construct infill, and construct a detached accessory dwelling unit (DADU). The DADU requires a rear setback determination. Base zoning requires a twenty foot (20') rear setback for outbuildings with footprints larger than seven hundred square feet (700 sq. ft.). The DADU is proposed to have a footprint of seven hundred and fifty-four square feet (754 sq. ft.) and a rear setback of three feet (3').

Demolition: The applicant proposes to demolish the existing structure.
Most of the houses on this block were constructed between 1935 and 1950. This particular house dates to the late 1940s or early 1950s; it is not listed in the 1947directory but is listed in the 1951 directory.


Figure 1. 1805 Sweetbriar

In this case, the date of the house's construction is not the primary factor for determining it to be non-contributing, as a house from that timeframe could be considered contributing in this section of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Rather, it is the alterations done to the house that make the house non-contributing. The two prominent brick front bays are not part of the original house (Figure 2). The bays do not appear in the 1957 Sanborn map of the house. It is not known if the porch's roof form is original, as it is not a typically roof form and style for this period of development. In addition, the house has a plain concrete foundation and vinyl materials, which do not contribute to the character of the historic neighborhood.

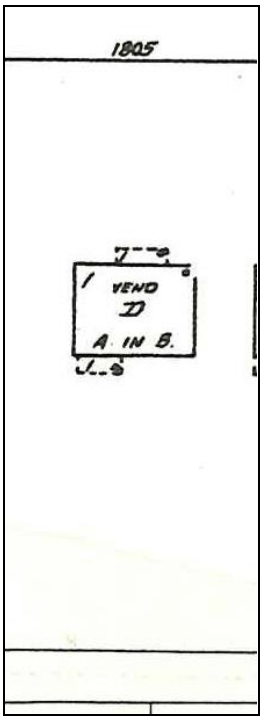


Figure 2 (left) shows the two side bays and Figure 3 (right) is the 1957 Sanborn map that shows that the bays are not original to the house.

Because the existing structure is non-contributing, staff finds that is demolition meets Section III.B.2. for appropriate demolition and does not meet Section III.B.1. for inappropriate demolition.

Height & Scale: The immediate context is a mix of one and one-and-a-half story historic houses with heights ranging from eighteen to twenty-four feet (18'-24'). In 2012, the Historic Zoning Commission approved a new one-and-a-half story infill next door at 1809 Sweetbriar that is twenty-seven feet (27') tall from grade.

The proposed infill will be one-and-a-half stories with a maximum height of twenty-seven feet (27') from grade. Although a few feet taller than the other historic houses in the immediate context, it is in keeping with the Commission's approval for infill next

door at 1809 Sweetbriar. Staff therefore finds that the overall height meets the design guidelines.

The infill will be approximately thirty-nine feet (39') wide at the front with a maximum width of forty feet, nine inches (40'9"). By comparison, the historic houses in the immediate vicinity have widths ranging from thirty-three feet to fifty-one feet (51'), with the average width being approximately forty feet (40'). The infill approved at 1809 Sweetbriar is thirty-eight feet (38') wide. The new infill will have a depth of approximately sixty-nine feet (69') and an overall footprint of two thousand, nine hundred, and seventy-two square feet (2,972 sq. ft.).

Staff finds that the infill's height and scale meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The infill will meet all base zoning setbacks. It will be five feet (5') from the left side property line, a minimum of seventeen feet (17') from the right side property line, and forty-nine feet (49') from the rear property line. The front setback will be forty nine feet (49'), which matches the historic context. Staff finds that the infill's setback and rhythm of spacing meet Section II.B.1.c. of the design guidelines

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block	Split Face	Yes	No
Primary Cladding	4" cement fiberboard lap siding	Smooth	Yes	No
Secondary Cladding	Brick	Unknown	Yes	Yes
Additional Cladding	Fiber cement board and batten	Smooth	Yes	No
Roofing	Architectural Asphalt Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor	Cedar	4" Tongue in Groove	Yes	No
Front Porch steps	Wood	Typical	Yes	No
Front Porch Posts	Wood	Typical	Yes	No

Front Porch Column bases	Brick	Unknown	Yes	Yes
Front Porch Column Sill	Limestone	Unknown	Yes	Yes
Rear Porch floor	Cedar	4" Tongue in Groove	Yes	No
Rear Porch steps	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Windows	Composite	PlyGem, Model Unknown	Needs final approval	Yes
Principle Entrance	Wood ½ light with side lights	Needs final approval	Needs final approval	Yes
Secondary Front doors	Wood French Doors	Simpson Door, style unknown	Needs final approval	Yes
Rear Doors	Wood French Doors	Simpson Door, style unknown	Needs final approval	Yes
Driveway	Concrete	Typical	Yes	No
Walkway	Not indicated	Needs final approval	Unknown	Yes

The drawings do not include trim boards at the bottom of the dormers. Staff recommends that trim boards be added to the bottom of all dormers.

Staff recommends approval of a brick sample, stone samples, all windows and doors, the roof shingle color, and the material for the walkway. With staff's approval of all final material choices and the inclusion of trim boards at the bottom of the dormers, staff finds that that known materials meet Section II.B.1.d. of the design guidelines

Roof form: The house's primary roof form is a cross gable. The side gable has a slope of approximately 8/12, and the front gable bay has a slope of 12/12. The front dormer will have a shed roof with a slope of approximately 2/12. It is inset two feet (2') from the wall below. The back part of the house will be a gable with a 8/12 pitch. The dormers on the side facades will be shed dormers that are set two feet (2') off the wall below and with slopes of 2/12. The rear porch will have a 2/12 shed roof form.

The front porch will have both a gable roof with at 12/12 pitch around the doorway and a 2/12 shed portion to the right of the doorway. The gable porch roof will have an open gable. While not typical of historic houses in the Belmont-Hillsboro neighborhood, the open gable feature can be found in historic Craftsman bungalows. It will appear as a modern interpretation of a common Craftsman element.

Staff finds that the proposed roof forms meets Section II.B.1.e. of the design guidelines.

Orientation: The infill is oriented to face Sweetbriar, which is appropriate. The primary entrance will be behind a six foot, ten inch (6'10") deep front porch, and will be marked with a gabled roof form separate from the shed roof form of the rest of the porch. The main entry door will be flanked by side lights. The front façade contains two sets of French doors behind the shed roof portion of the front porch. Staff finds that these French doors do not interrupt the primary entrance's prominence, as the primary entrance has the side lights, is centered on the façade, and is marked with the gabled porch roof.

The infill will continue to use the existing driveway off of Sweetbriar Avenue for vehicular access. A walkway will lead from the street to the front porch of the infill. Staff finds that the infill's orientation meets Section II.B.1.f. of the design guidelines

Proportion and Rhythm of Openings**:** The majority of the windows on the proposed infill are twice as tall as they are wide, thereby meeting the historic proportions of openings. On the left elevation, there is an expanse of approximately thirty feet (30') without a window or door opening. Because this expanse is located over forty feet (40') from the front wall of the house, staff finds that it will be minimally visible and is appropriate.

At the front entryway, the applicant is proposing a triangular window opening that will be filled with a stained glass window. Staff finds that triangular windows like the one proposed are not a common feature of the Belmont-Hillsboro neighborhood, where windows are largely square or vertically-oriented rectangles. In addition, the italicized portion of the design guidelines states that faux leaded glass is not appropriate. Staff recommends that this window be re-designed to be square or a vertically-oriented rectangle with clear glazing. With this condition, staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

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 recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The applicant is proposing a Detached Accessory Dwelling Unit (DADU) at the rear of the lot. Staff recommends receipt of the restrictive covenant for the DADU prior to issuance of the preservation permit.

Zoning Requirements for DADU: The answer to each of these questions must be "no."

	YES	**NO**
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn't zoned two-family or doesn't have adequate square footage to be a legally conforming lot.)		No
Are there other accessory buildings on the lot that exceed 200 square feet?		No

Is the property zoned single-family?		No
Are there already two units on the property?		No
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		No
Is the planned conditioned living space more than 700 square feet?		No
Are the stairs unenclosed		No

Staff finds that the DADU meets Section 17.16.30.G. of the ordinance.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	n/a	Yes
Space between principal building and DADU/Garage	20’	20’
Rear setback	20’	3’*
L side setback**	5’	28’
R side setback**	5’	5’
How is the building accessed?	From the alley or existing curb cut	Existing Curb Cut
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	Two-bay	Two-bay

*The new outbuilding requires a rear setback determination. Outbuildings that have footprints larger than seven hundred square feet (700 sq.ft.) are required under base zoning to have a twenty foot (20’) rear setback. The proposed DADU is seven hundred and fifty-four square feet (754 sq. ft.), and the applicant is proposing to situate the DADU just three feet (3’) from the rear property line. Staff finds the proposed rear setback to appropriate for several reasons. Historically, outbuildings were situated on or close to the rear property line. In addition, if the outbuilding were fifty-four square feet (54 sq. ft.) smaller in footprint, the base zoning would be three feet (3’), as is proposed. Moreover, situating the DADU closer to the rear property line allows for more space in between the back of the infill and the DADU, which is appropriate. Since there is no alley for this site, placing the DADU close to the rear property line will not affect vehicular visibility in an alley. Staff finds that the proposed DADU meets Section II.B.i.2 of the design guidelines and 17.16.30.G. 4 of the ordinance.

Massing Planning:

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	27’	25’	25’
Eave Height	11’	10’	9’-6”

The lot at 1805 Sweetbriar is approximately ten thousand, nine hundred and thirty-eight square feet (10,938 sq. ft.).

	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	1,000 sq. ft.	1,286 sq. ft.	754 sq. ft.

Staff finds that the proposed DADU meets Section II.B.i.1 of the design guidelines and 17.16.30.G. 7 of the ordinance.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. It is in a minimally-visible location at the side and rear of the primary structure. Staff finds that the design meets Section II.B.i.1 of the design guidelines and Section 17.16.030.G.8 of the ordinance.

Roof Shape & Elements:

Shape

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross-gable	Yes
Primary roof slope	12/12	Yes

Elements

	YES	NO
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2’?	N/A	

Is the roof pitch at least 4/12?	Yes	

Since the form and slopes are similar to historic outbuildings, the project meets Section II.B.i.1 of the design guidelines and section 17.16.030.G.8 of the ordinance.

Materials:

	Proposed	**Color/Texture**	**Approved Previously or Typical of Neighborhood**	**Requires final Review**
Foundation	Concrete slab	Natural color	Yes	No
Primary Cladding	Cement-fiber board lap siding	Smooth with 4" reveal	Yes	No
Secondary Cladding	Cement Fiber board and batten	Smooth	Yes	No
Roofing	Architectural Asphalt shingle	Unknown	Needs final review	Yes
Trim	Cement fiber	Smooth	Yes	No
Balcony floor	Concrete	Typical	Yes	No
Balcony railing	Wood	Typical	Yes	No
Driveway	Concrete	Typical	Yes	No
Windows	Composite	PlyGem, Model Unknown	Needs final approval	Yes
Pedestrian Door	Wood Doors	Simpson Door, style unknown	Needs final approval	Yes
Vehicular Door	Wood	Style, manufacturer unknown	Needs final approval	Yes

With the staff's final approval of the windows, doors, and roof shingle color, staff finds that the known materials meet Section II.B.i.1. of the design guidelines..

Recommendation Summary: Staff recommends approval of the project 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. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the asphalt shingle color and texture;
4. Staff approve a brick sample;
5. Staff approve a stone sample;
6. Staff approve the material for the walkway;
7. Trim boards be added to the bottom of all dormers;

8. The triangular window at the entryway be a vertically-oriented rectangular or square opening and have clear glazing;
9. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
10. The applicant submit a copy of the recorded restrictive covenant for the DADU.

With these conditions, staff finds that the project meets Sections II.B. and V. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Context Photos:

1801 Sweetbriar, next door to the site

1809 Sweetbriar, next door to the site. It was approved by MHZC in 2013.

1811 Sweetbriar

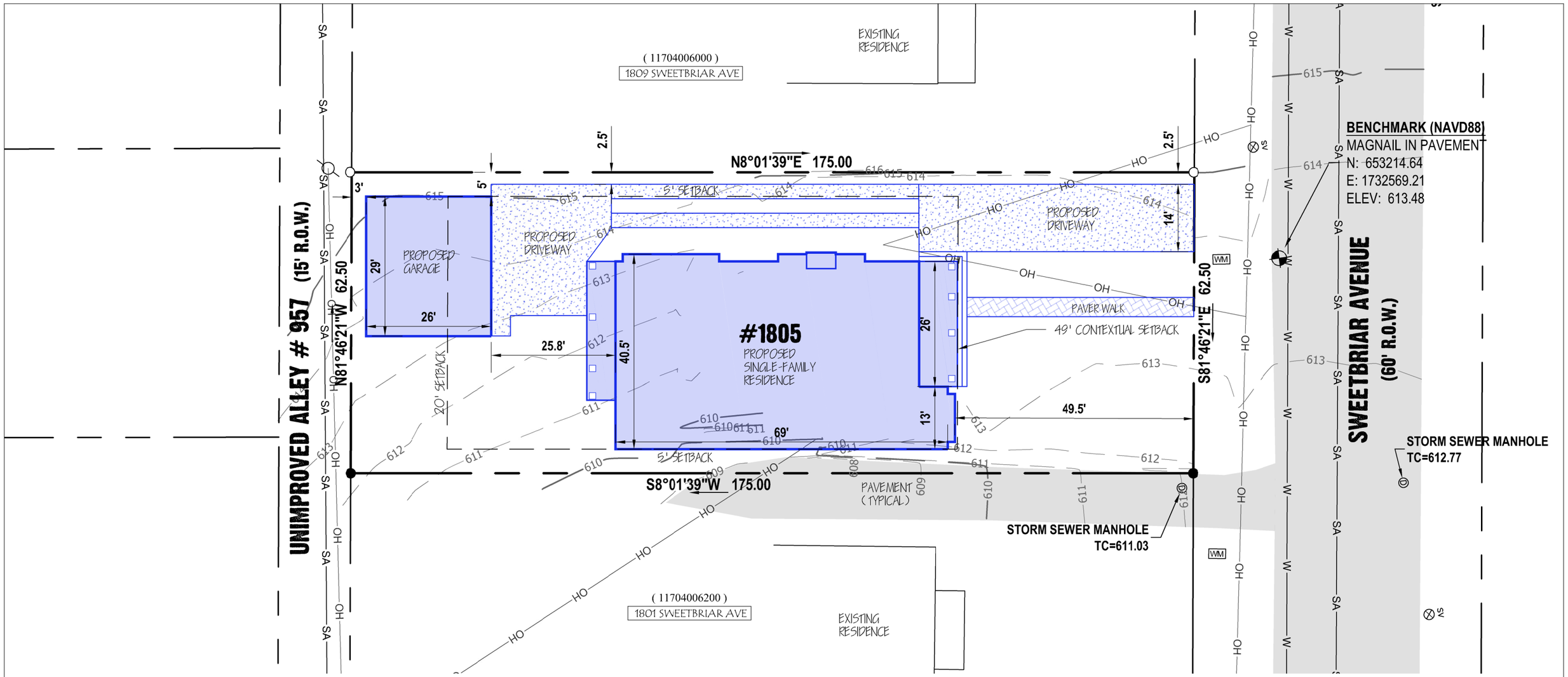
1815 Sweetbriar Avenue.

1800 Sweetbriar, across the street from the site

1806 (left) and 1802 (right) Sweetbriar, across the street from the site.

1808 Sweetbriar (right), approved by MHZC in 2013, and 1812 Sweetbriar (left), across the street

1812 and 1814 Sweetbriar, across the street from the site



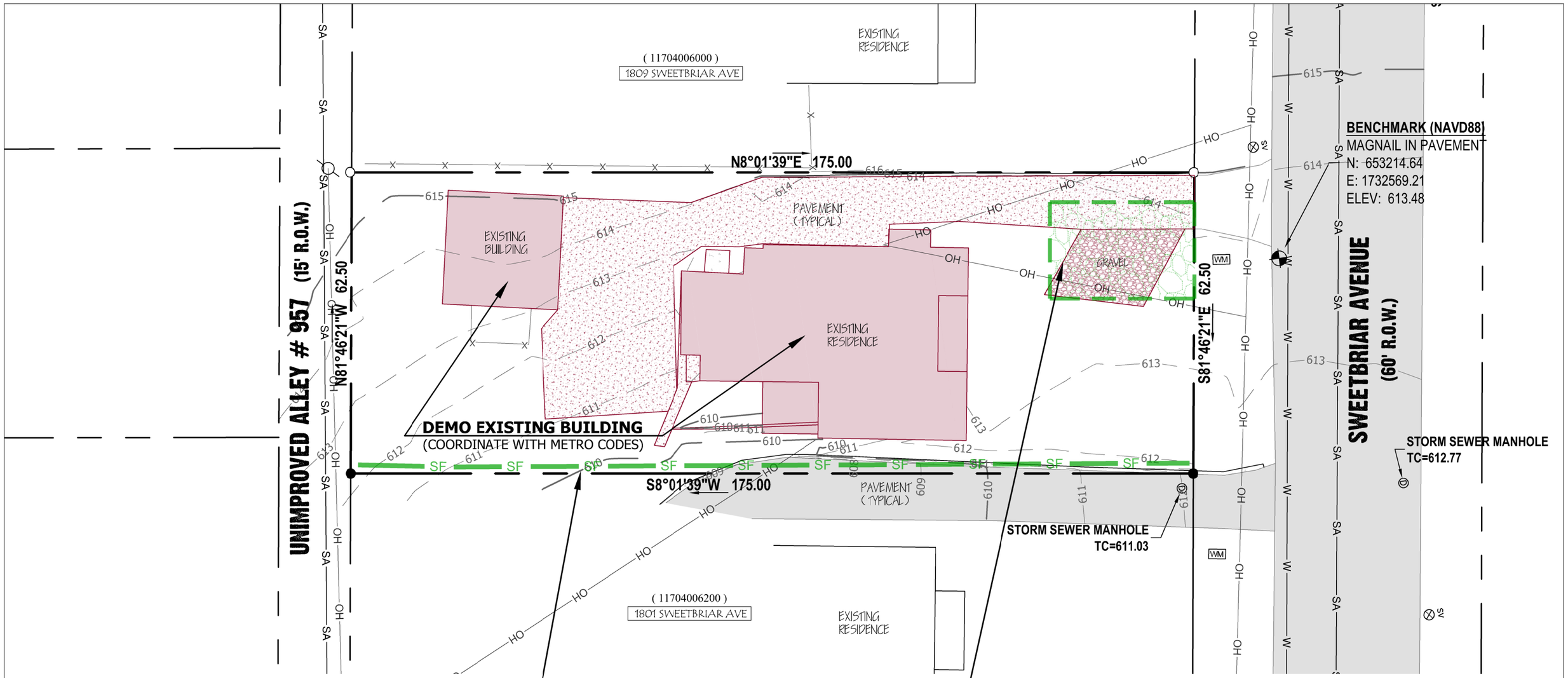
CLINT T. ELLIOTT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2347
4-26-2017

CLINT T. ELLIOTT
REGISTERED LAND SURVEYOR
7930 Hwy 70 South, Nashville Tn, 37221
p| (615) 533-2054
e| clint@clintelliottsurvey.com

Site Plan

1805 Sweetbriar Avenue
Nashville, Davidson County, Tennessee

Sheet No.
V-2.1



GRAPHIC SCALE (IN FEET)

20 0 10 20 40

1 inch = 20 ft.

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4-26-2017

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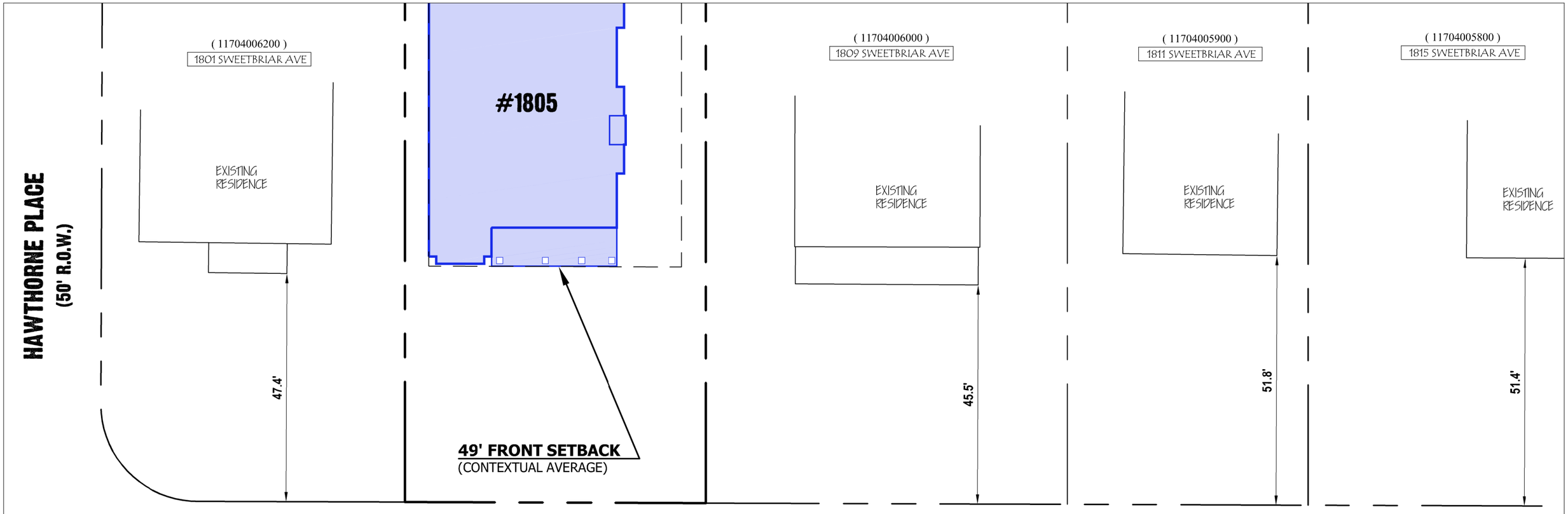
EPSC Plan

1805 Sweetbriar Avenue

Nashville, Davidson County, Tennessee

Sheet No.

V-2.2



GRAPHIC SCALE (IN FEET)

20 0 10 20 40

1 inch = 20 ft.

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TENNESSEE NO. 2347
4-26-2017

Building Setbacks

1805 Sweetbriar Avenue

Nashville, Davidson County, Tennessee

Sheet No.

V-2.3

SITE DATA: PRE-DEVELOPMENT

Total Site Area 10,938 SF

PRE-DEVELOPMENT IMPERVIOUS: 5,456 SF

Buildings	2,668 SF
Parking/Drives	2,704 SF
Walks/Misc Pads	84 SF

SITE DATA: POST-DEVELOPMENT

Total Site Area 10,938 SF

POST-DEVELOPMENT IMPERVIOUS: 5,723 SF (52.3%)

Buildings	3,730 SF
Parking/Drives	1,805 SF
Walks/Misc Pads	188 SF

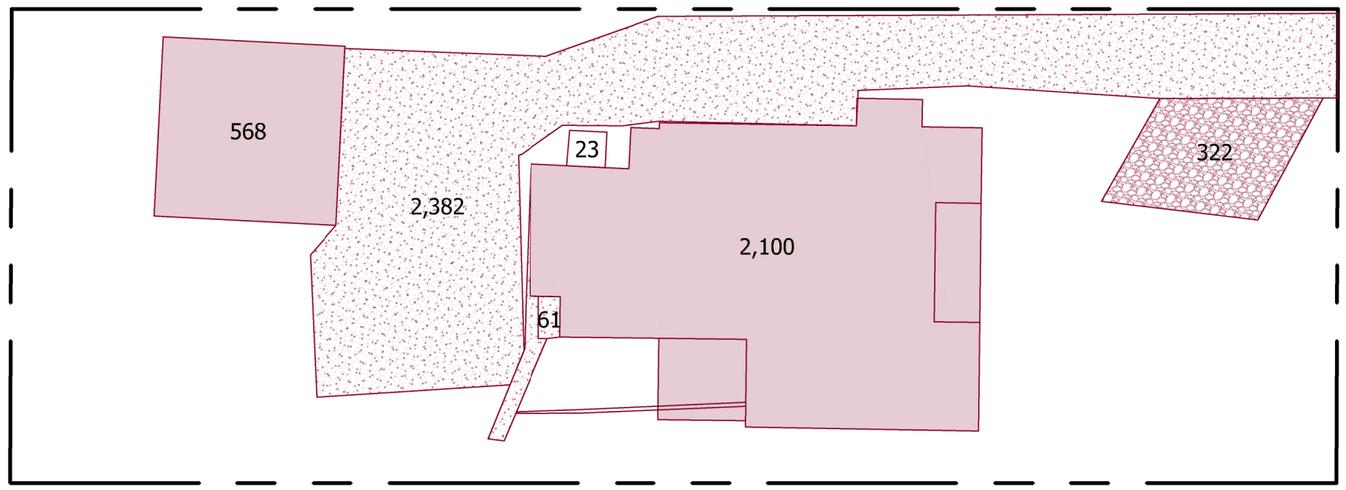
POST- IMPERVIOUS NET GAIN: 267 SF (TIER N/A)

STORMWATER NET GAIN TREATMENT

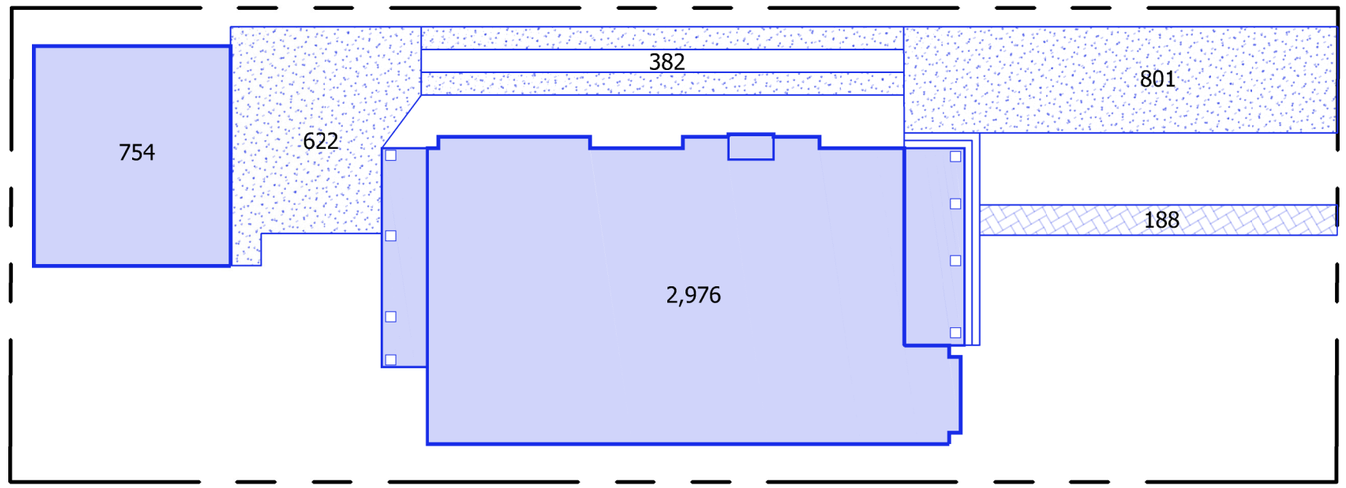
Total Site Area 10,938 SF

POST-DEVELOPMENT STORMWATER TREATMENT: 0 SF

POST-DEVELOPMENT IMPERVIOUS NET GAIN < 800 SF.



PRE-DEVELOPMENT



POST-DEVELOPMENT

GRAPHIC SCALE (IN FEET)

20 0 10 20 40

1 inch = 20 ft.

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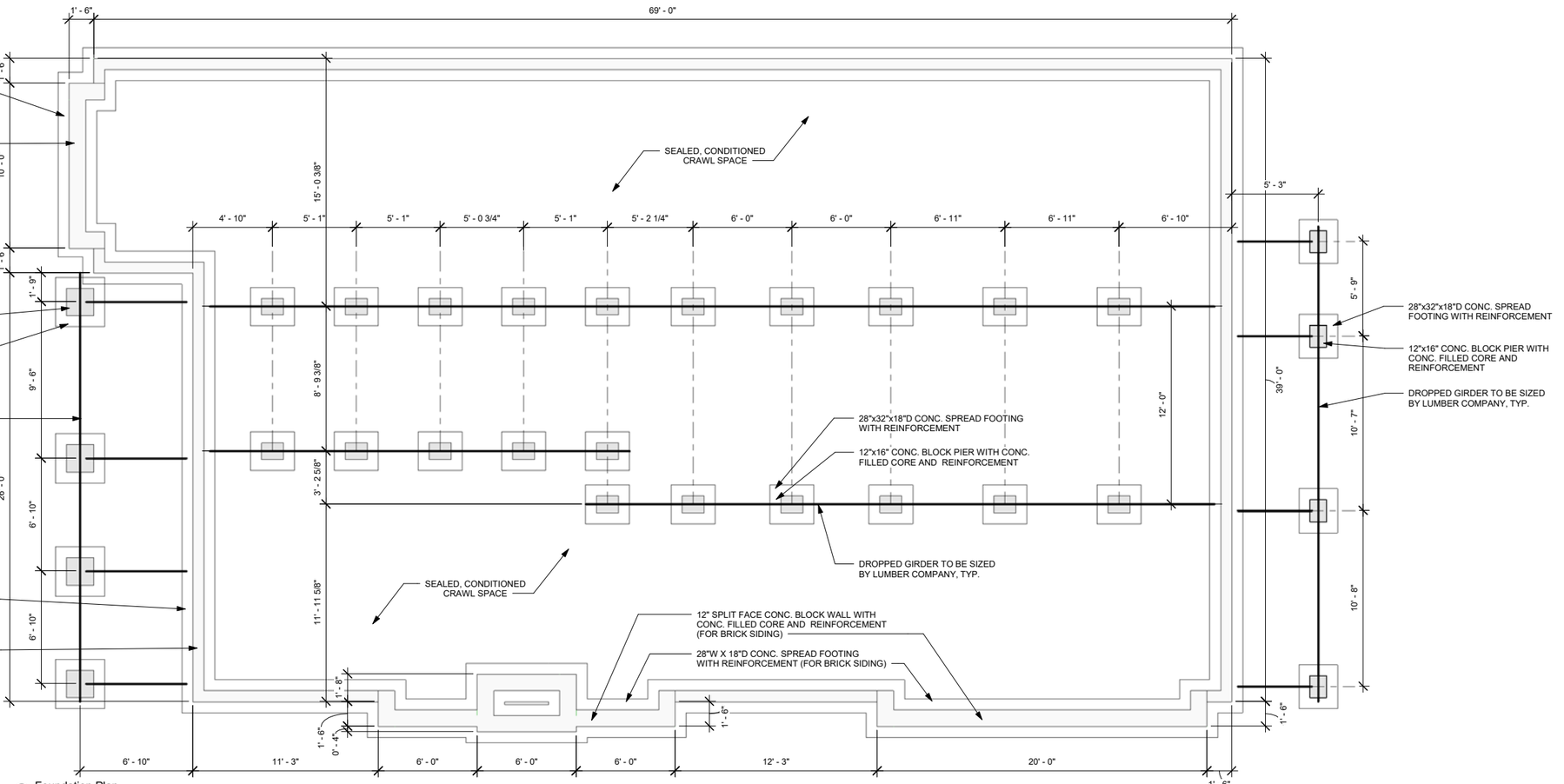
Impervious Areas

1805 Sweetbriar Avenue

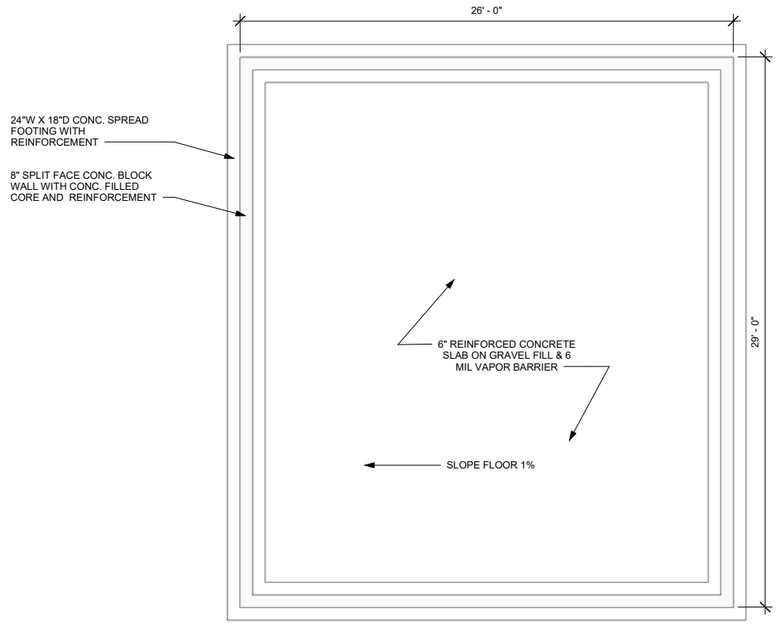
Nashville, Davidson County, Tennessee

Sheet No.

V-2.4



1 Foundation Plan
1" = 8'-0"



2 Garage Foundation Plan
1" = 8'-0"

AUGUST DEVELOPMENT CO.

August Development Company, LLC
348 Bridgeway Circle
Nashville, TN 37211

615.933.9757
www.augustdevelopment.co

No.	Description	Date

Britt Development Group, LLC

'1805 Sweetbriar'

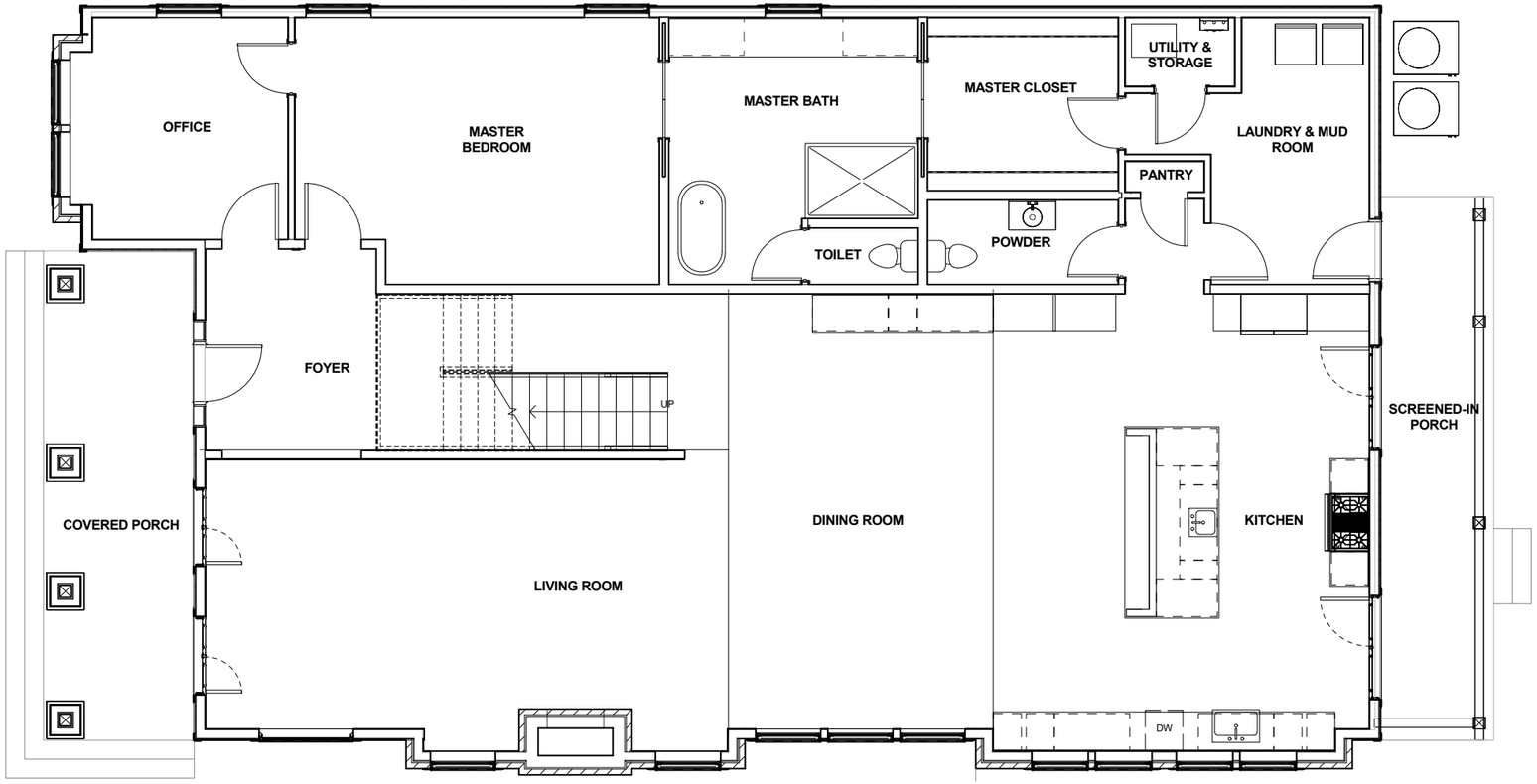
Foundation Plan

Project number	170301
Date	05/08/2017
Drawn by	AAS
Checked by	AAS

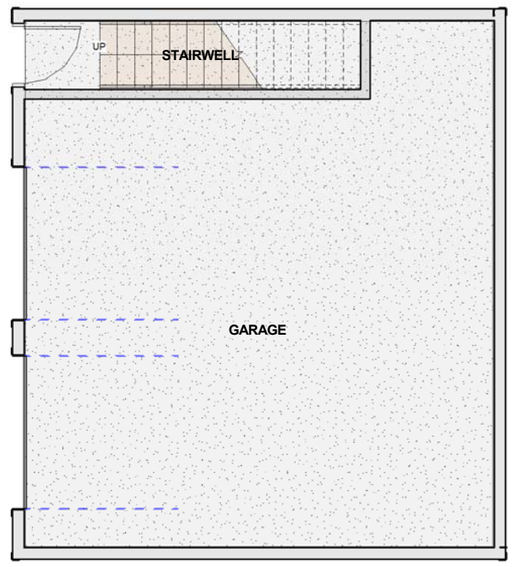
A0

Scale 1" = 8'-0"

5/8/2017 5:21:24 PM



1 First Floor
1" = 8'-0"



2 Garage First Floor
1" = 8'-0"

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Nashville, TN 37211

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No.	Description	Date

Britt Development Group, LLC

'1805 Sweetbriar'

First Floor Plan

Project number	170301
Date	05/08/2017
Drawn by	Author
Checked by	Checker

A1

Scale	1" = 8'-0"

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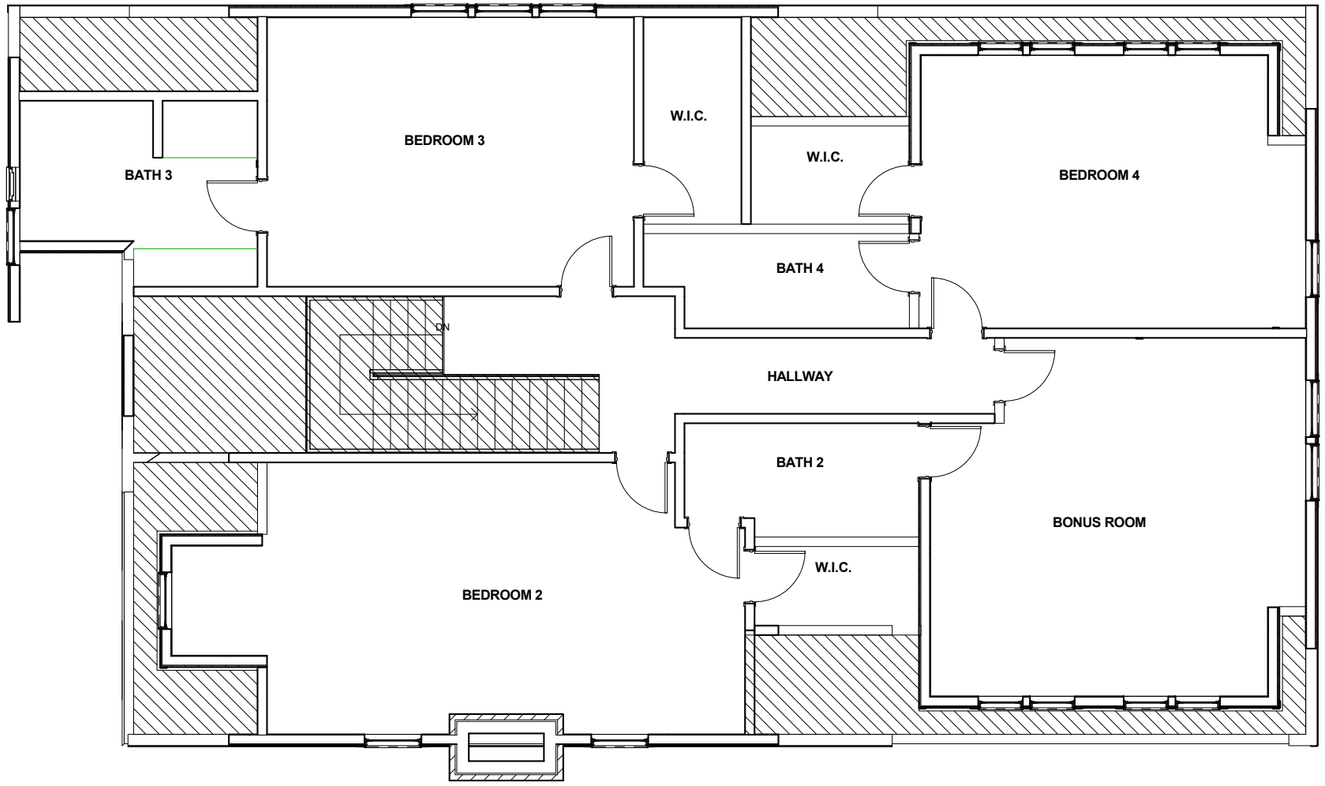
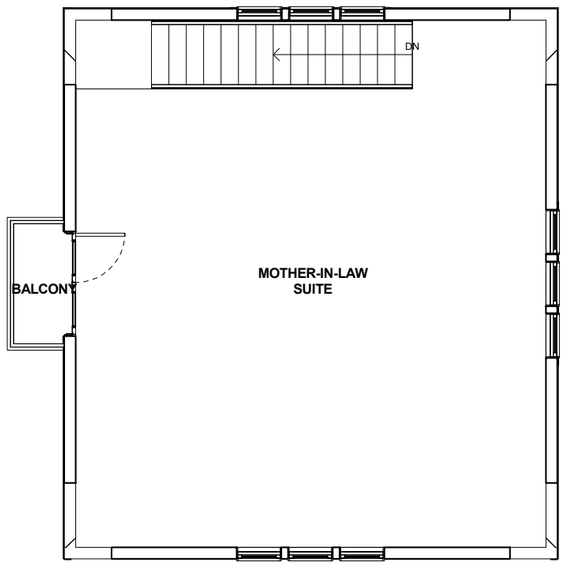


1 Second Floor
1" = 8'-0"



2 Garage Second Floor
1" = 8'-0"

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No.	Description	Date

Britt Development Group, LLC

'1805 Sweetbriar'

Second Floor Plan

Project number	170301
Date	05/08/2017
Drawn by	Author
Checked by	Checker

A2

Scale 1" = 8'-0"

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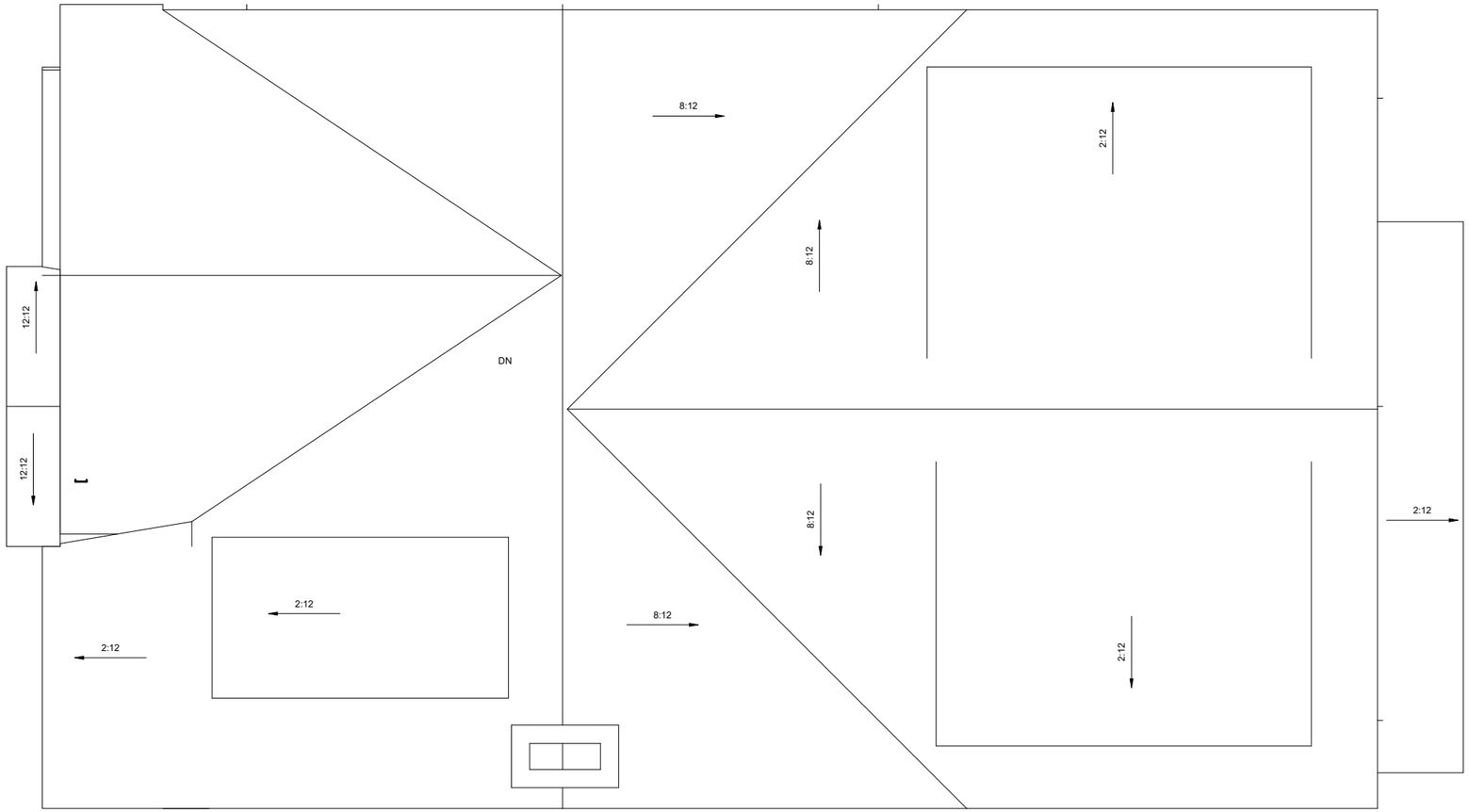
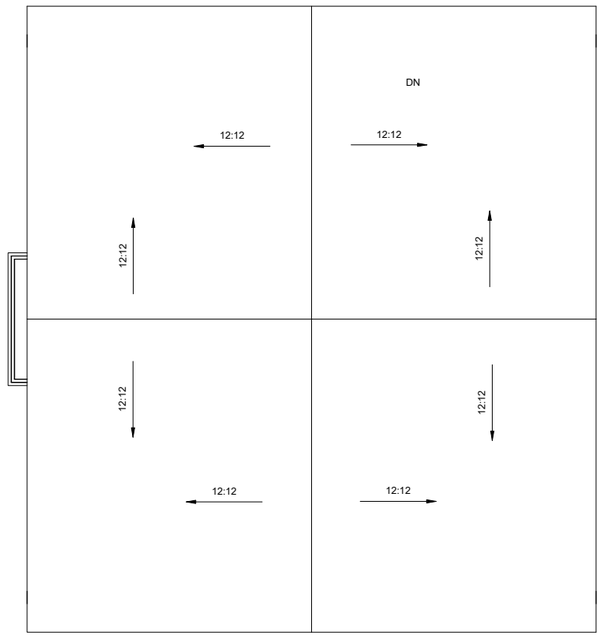


1 Roof Plan
1" = 8'-0"



2 Garage Roof Plan
1" = 8'-0"

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No.	Description	Date

Britt Development Group, LLC

'1805 Sweetbriar'

Roof Plan

Project number	170301
Date	05/08/2017
Drawn by	Author
Checked by	Checker

A5

Scale 1" = 8'-0"

5/8/2017 5:21:46 PM

1 North
1" = 8'-0"

2 West
1" = 8'-0"

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No.	Description	Date

Britt Development Group, LLC

'1805 Sweetbriar'

Elevations

Project number	170301
Date	05/08/2017
Drawn by	Author
Checked by	Checker

A6

Scale 1" = 8'-0"

5/9/2017 5:21:54 PM

1 South
1" = 8'-0"

2 East
1" = 8'-0"

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No.	Description	Date

Britt Development Group, LLC

'1805 Sweetbriar'

Elevations

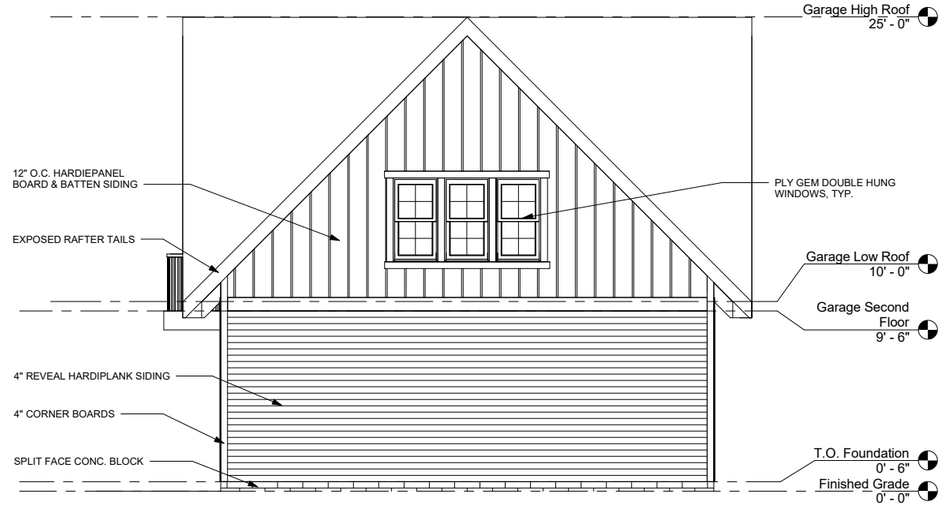
Project number	170301
Date	05/08/2017
Drawn by	Andrew Scott
Checked by	

A7

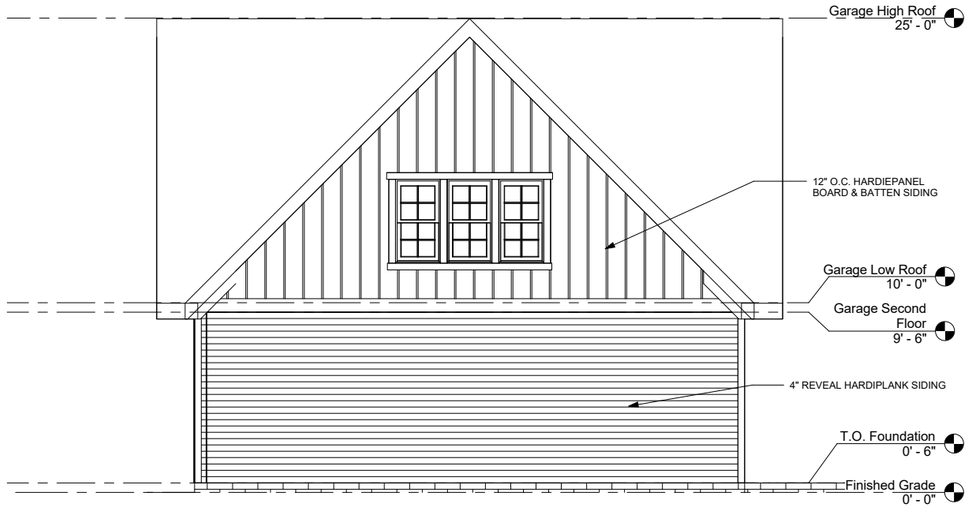
Scale 1" = 8'-0"

5/8/2017 5:22:03 PM

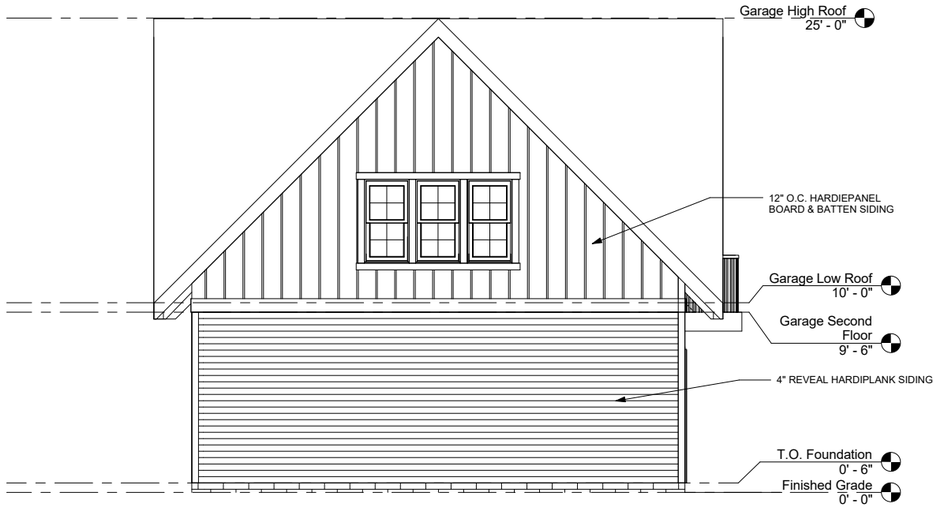
1 North - Garage
1" = 8'-0"



2 West - Garage
1" = 8'-0"



3 South - Garage
1" = 8'-0"



4 East - Garage
1" = 8'-0"

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No.	Description	Date

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'1805 Sweetbriar'

Elevations

Project number	170301
Date	05/08/2017
Drawn by	Author
Checked by	Checker

A8

Scale 1" = 8'-0"

5/8/2017 5:22:09 PM