

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION
143 Windsor Drive
October 21, 2015

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: New construction - addition
District: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay
Council District: 23
Map and Parcel Number: 13001008500
Applicant: Brittney Mount, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The proposal is to construct a one and one-half story rear addition.

Recommendation Summary: Staff recommends approval of the proposed addition with the condition that the window door, and masonry selections are approved by Staff prior to selection and purchase. Meeting that condition, Staff finds that the proposal meets the design guidelines for the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.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.

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 tie-in at least 6" below the existing ridge.

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

· No matter its use, an addition should 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.

· Additions should 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 be 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).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side Additions

When a lot width exceeds 60' 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 (at or beyond the midpoint of the building) 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.

b. The creation of an addition through enclosure of a front porch is not appropriate.

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

c. 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.

d. 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.

e. Additions should follow the guidelines for new construction.

Background: The house at 143 Windsor Drive is a one and one-half story house, constructed circa 1930. The house is clad with stone on the first story and with wood clapboard siding in the gable fields. The house is in the Tudor Revival style and is contributing to the historic character of the neighborhood because of its age and architectural style.

Analysis and Findings: The applicant proposes to construct a one and one-half story rear addition.

Location & Removability:

The new addition will be at the rear of the house, stepped in from the side walls on both sides. The roof of the addition will meet the rear slop of the existing gable below the ridge. Staff finds the connection to be appropriate, as it does not impact the front or sides of the historic house.

After extending back three feet, six inches (3'-6"), the addition will step out to the right two feet (2') on the second story and four feet (4') on the first story, aligning with the existing gable and first story bay. The left side will not step back out. The roof of the addition will have a side-facing gable eighteen inches (18") taller than the existing roof. Although the new roof will be taller, it will match the width of the existing roof and the ridge will be thirty-three feet (33') behind the existing ridge. Staff finds that the addition will not have a negative impact on the form and appearance of the house, which therefore meets sections II.B.2.a and II.B.2.e of the design guidelines.

Design:

The addition will be distinguished from the historic house by setting in the side walls, and will reflect the character of the historic house with matching roof form and pitch. The exterior will be clad with compatible materials, and the window pattern will match the proportion and rhythm of openings. Staff finds the proposed addition to meet sections II.B.2.c and II.B.2.e of the design guidelines.

Materials:

The front windows and side windows and casings will be replaced with matching new windows, matching the existing windows in size and design. A door on the right side of the house will be partially filled-in and replaced with a window. This area of the building is obscured by an existing side gable and is therefore only minimally visible. No other changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth face cement fiberboard with a reveal to match that of the historic house. The trim will be wood. The foundation will be concrete slab, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The windows will be wood and fiberglass, and staff asks to approve the final window and door selections prior to purchase and installation. The bays will be clad in smooth face cement fiberboard panels. The chimney and portions of the rear porch will be clad in stone. With the staff's final approval of the windows, doors and masonry staff finds that the known materials meet section II.B.1.d of the design guidelines.

Roof form:

The roof of the addition will be a side-facing gable, matching the form and pitch of the existing primary roof. Staff finds this to be compatible and to meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings:

The front windows and side windows will be replaced with matching new windows, matching the existing windows in size and design. A door on the right side of the house will be partially filled-in and replaced with a window. This area of the building is obscured by an existing side gable and is therefore only minimally visible. No other openings will change in size or proportion. Staff finds that the changes to the windows and doors do not substantially impact the historic character of the house. No other 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 matching 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 of the design guidelines.

Appurtenances & Utilities:

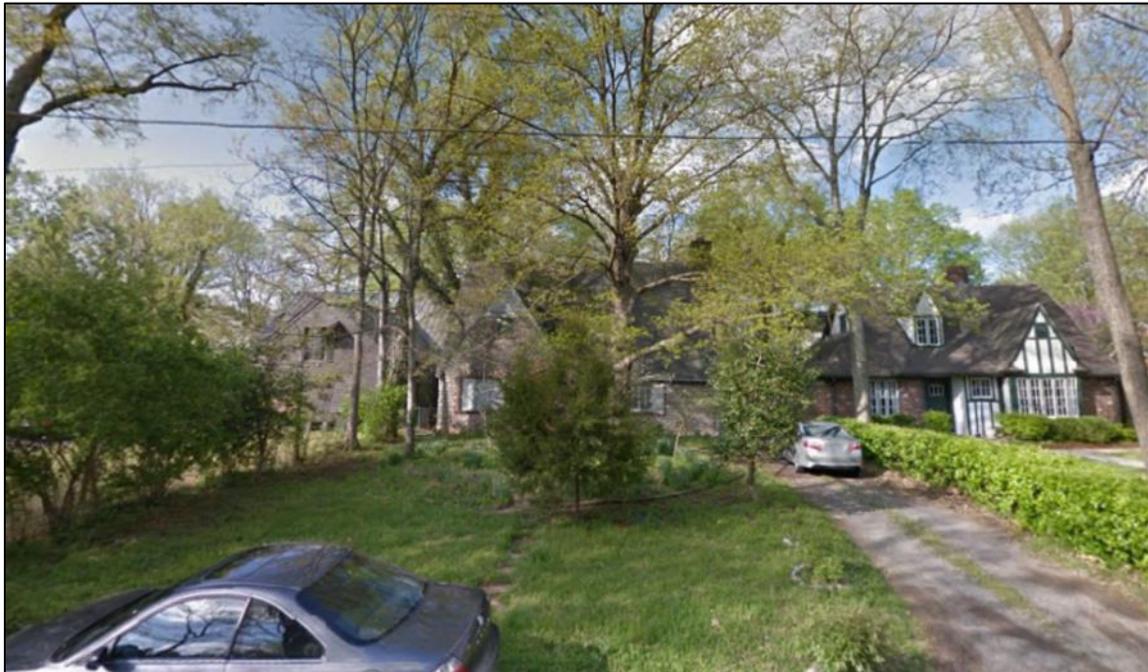
No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.i.

Recommendation:

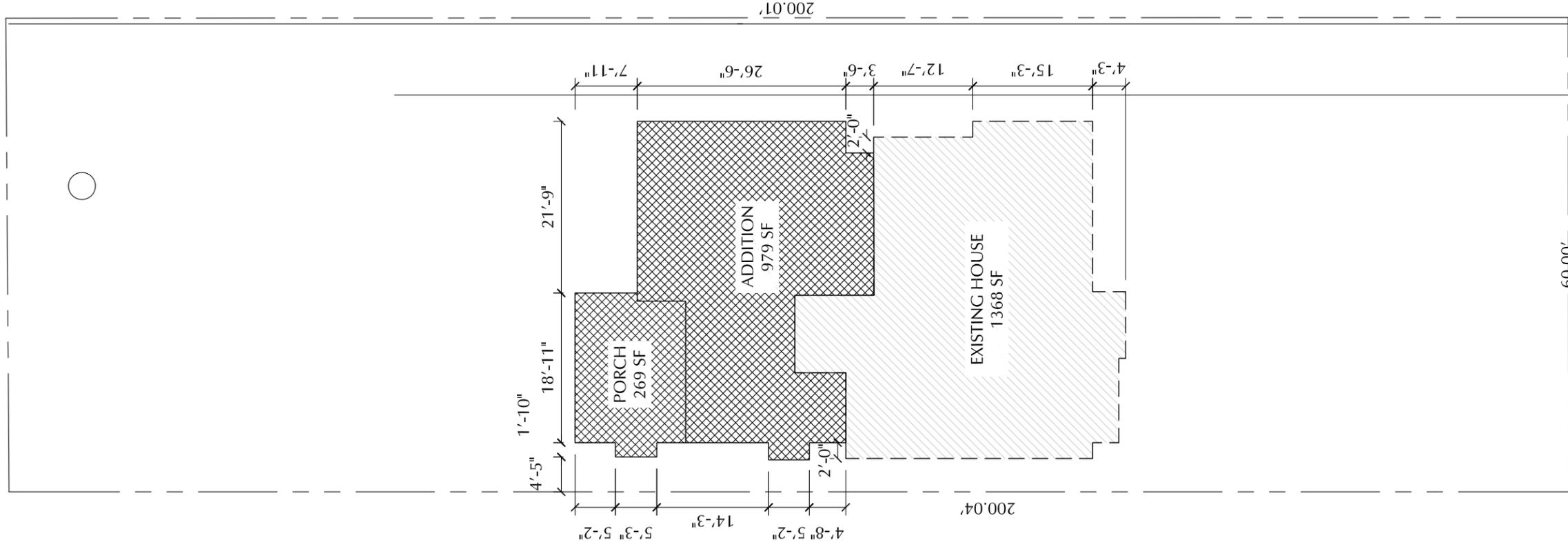
Staff recommends approval of the proposed addition with the condition that the window door, and masonry selections are approved by Staff prior to selection and purchase. Meeting that condition, Staff finds that the proposal meets the design guidelines for the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.



143 Windsor Drive, front-right.



143 Windsor Drive, center, between 144 Windsor (left) and 142 Windsor (right).



WINDSOR DRIVE



1

Site Plan



Scale: 1/16" = 1'-0"

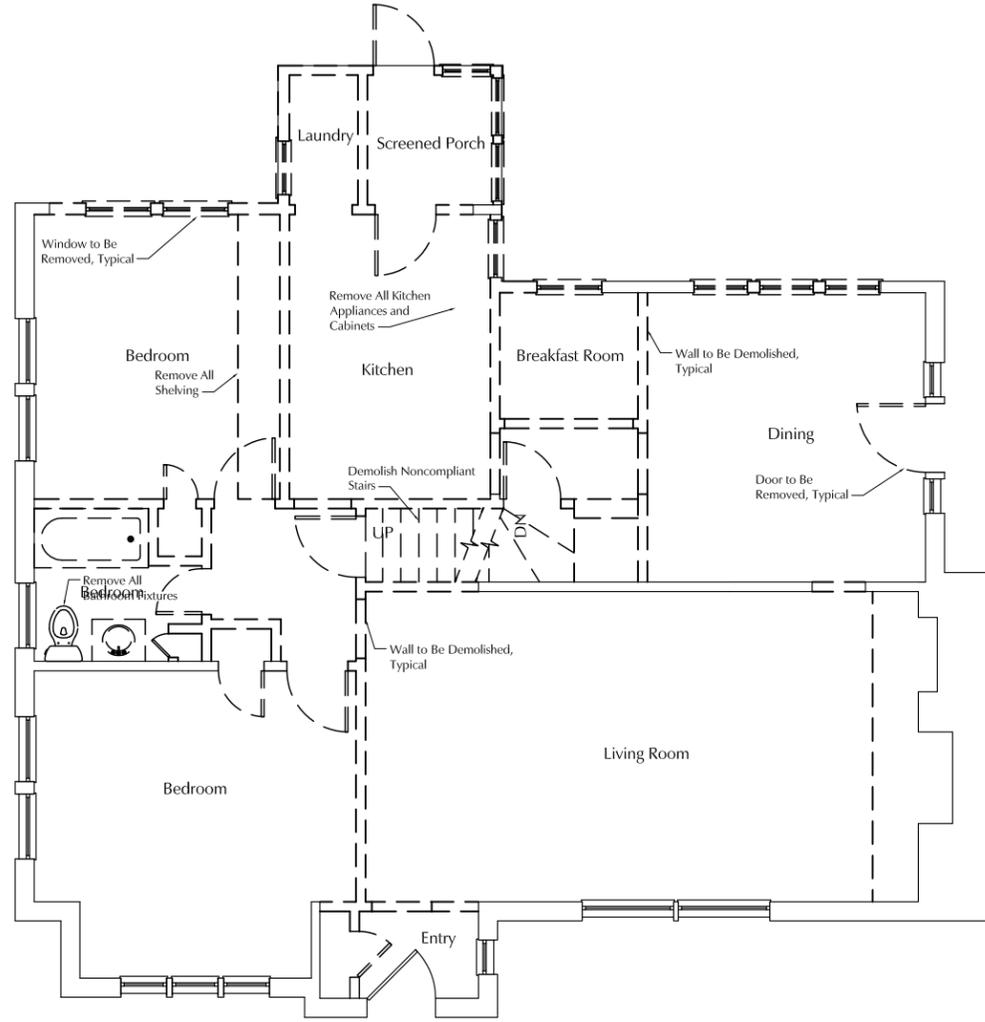
Drawings:
Site Plan
Date:
10.05.12

ALLARD WARD
ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

A1.0

Addition and Renovation for:
The Speyer Residence

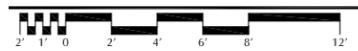
143 Windsor Drive
Nashville, Tennessee 37205



1

First Floor Demolition Plan

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

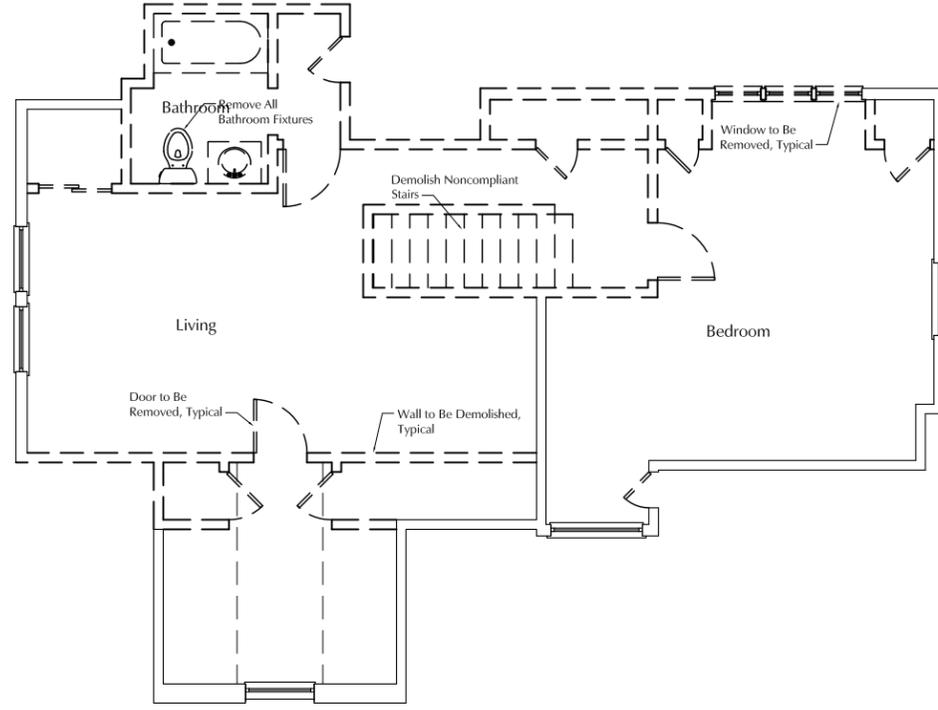


Drawings:
First Floor Demolition Plan
Date:
10.05.12

ALLARD WARD
ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
Tel: 615.345.1010
allardward.com
Fax: 615.345.1011

D1.1

Addition and Renovation for:
The Speyer Residence
143 Windsor Drive
Nashville, Tennessee 37205



1

Second Floor Demolition Plan



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

Drawings:
Second Floor Demolition Plan
Date:
10.05.12

ALLARD WARD
ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

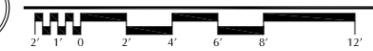
D1.2

Addition and Renovation for:
The Speyer Residence
143 Windsor Drive
Nashville, Tennessee 37205



1

First Floor Plan



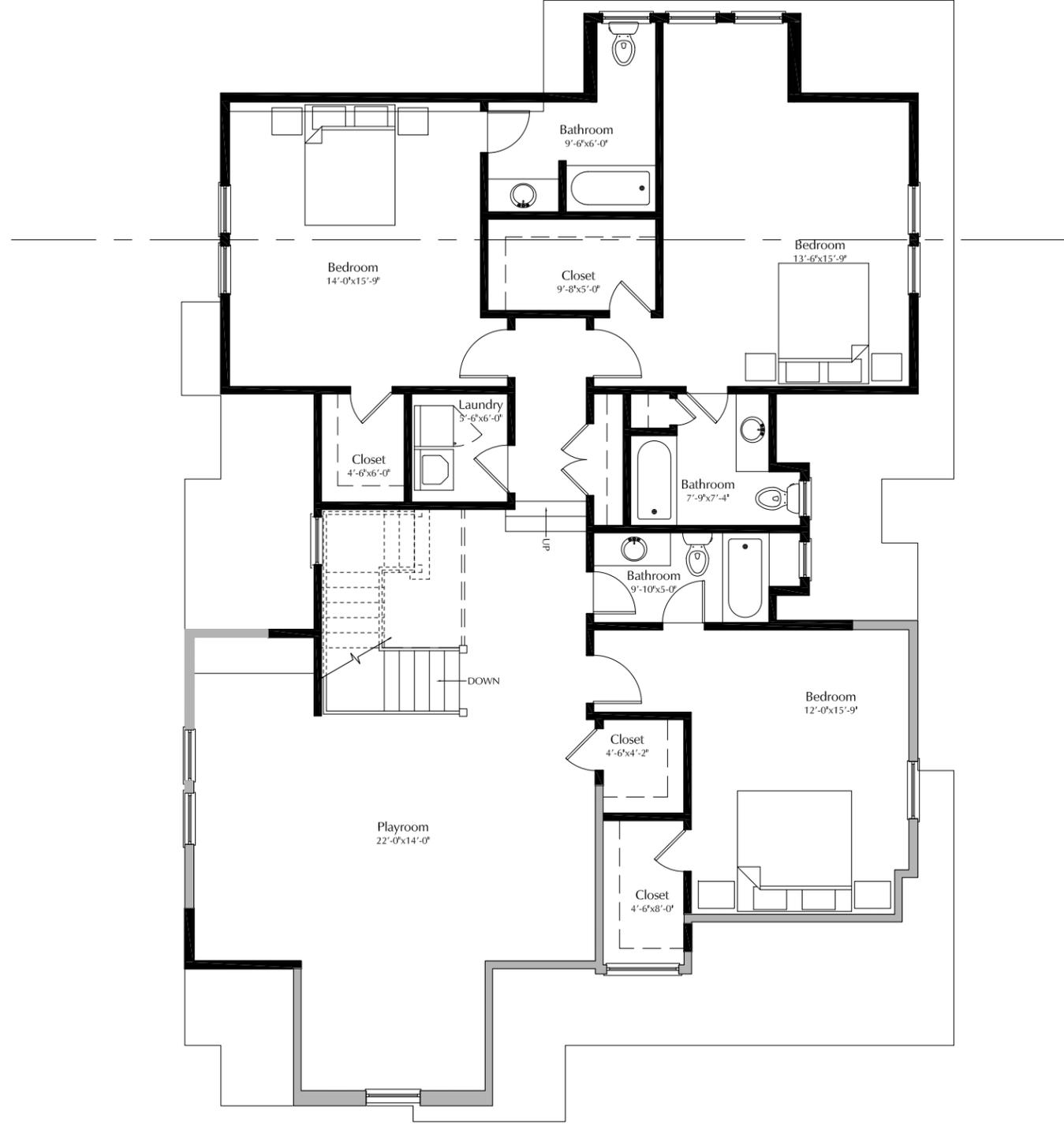
Scale: 1/8" = 1'-0"

Drawings:
First Floor Plan
Date:
10.05.12

ALLARD WARD
ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
Tel: 615.345.1010
allardward.com
Fax: 615.345.1011

Addition and Renovation for:
The Speyer Residence
143 Windsor Drive
Nashville, Tennessee 37205

A1.1



1

Second Floor Plan



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

ALLARD WARD
ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 Tel: 615.345.1010
 Fax: 615.345.1011
 allardward.com

Drawings:
 Second Floor Plan
 Date:
 10.05.12

A1.2

Addition and Renovation for: **The Speyer Residence**

143 Windsor Drive
 Nashville, Tennessee 37205



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



2 Left Elevation
 Scale: 1/8"=1'-0"

Addition and Renovation for:
The Speyer Residence
 143 Windsor Drive
 Nashville, Tennessee 37205

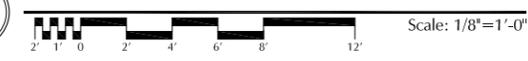
ALLARD WARD ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 allardward.com
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 Elevations
 Date:
 10.05.12

A2.0



1 Rear Elevation



2 Right Side Elevation

