



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

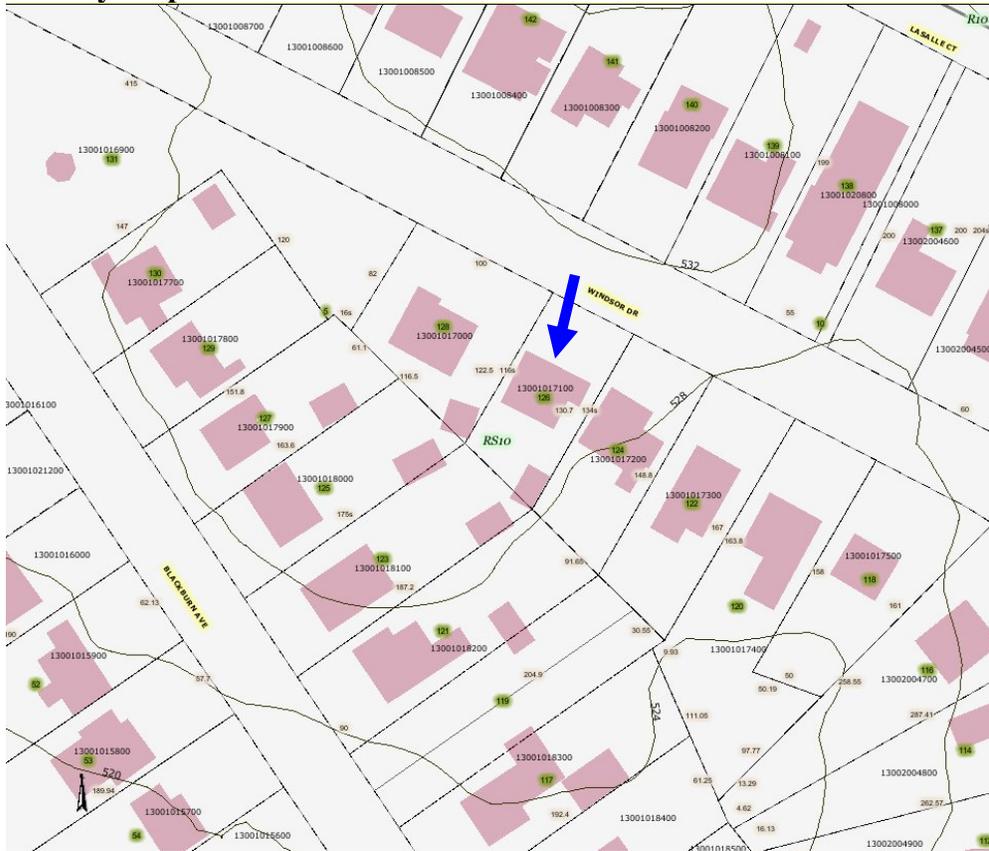
STAFF RECOMMENDATION
126 Windsor Drive
April 18, 2012

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

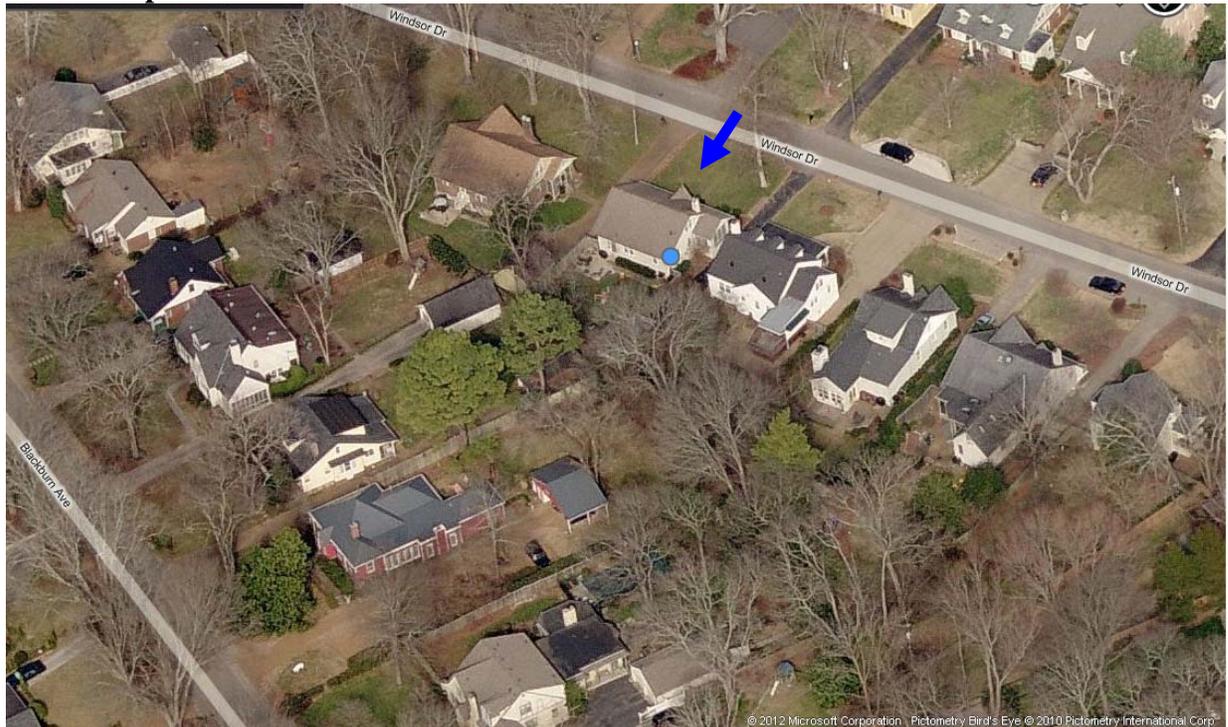
Application: New Construction—addition, Demolition—accessory structure.
District: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay
Council District: 23
Map and Parcel Number: 13001017100
Applicant: Jeff Steele
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct rear addition and side porte cochere and to demolish detached car port.</p> <p>Recommendation Summary: Staff recommends approval of the demolition of the carport and the construction of the addition and porte cochere with the condition that staff review and approve the roof color, windows, doors, and a brick sample</p> <p>With these conditions, staff finds that the project meets II.B.1. and II.B.2. of the <i>Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Background: 126 Windsor Avenue is a single-family house constructed c. 1930. It is a contributing structure to the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.

Applicable Design Guidelines:

II.B.1 New Construction

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases. Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions 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*

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.I.F.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 minimum 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.

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.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

i. 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.

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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.

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 the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

Rear additions wider than existing building

- *Rear additions that are wider than or equal in width to 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.*

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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.*

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.)*

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 a 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 dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

It is appropriate to proportionally match the design and dimensions of a historic dormer on a building in the neighborhood that is of similar style and massing as the primary building.

The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.

Dormers should not be added to secondary roof planes.

Eave depth on a dormer should not exceed the eave depth on the main roof or be less.

The roof form of the dormer should match the roof form of the building or be appropriate for the style.

The roof pitch of the dormer should generally match the roof pitch of the building.

The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks

should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)

Dormers should generally be fully glazed and aprons below the window should be minimal.

The exterior material cladding of front and side dormers should match the primary or secondary material of the main building.

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 and should be subservient in height, width and massing to the historic structure.*
- *Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*
- *To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

c. 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.

III.B.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 91.65 of the historic zoning ordinance.

Analysis and Findings:

Application is to construct rear addition and side porte cochere and to demolish detached car port.

Demolition: Staff finds that the rear detached carport lacks architectural and historic integrity and therefore its removal meets Section III.B.2. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Location & Setback: The proposed addition and new carport meet all base zoning requirements for setbacks. The addition is set entirely behind the historic house, and its footprint is inset one foot (1') from each of the side walls of the house. The addition will

have a second story shed dormer, which will be inset two feet (2') from the side walls of the historic house.

The carport, which will attach to the left side of the addition, towards its back, does extend beyond the side wall of the main portion of the historic house by ten feet, eight inches (10'8"). However, there is an existing screened porch at the front of the historic house, and the carport will only extend two feet, eight inches (2'8") beyond this porch. Additions that are wider than the historic house are generally appropriate when the historic house is less than thirty feet (30') wide or the house is shifted to one side of the lot. In this instance, the house is more than thirty feet (30') wide, but the bulk of the house is shifted towards the right side of the lot. Staff therefore finds the location of the carport to be appropriate. In addition, staff finds the carport appropriate because the existing screened porch will help to obscure its visibility, and because it will be largely open in nature.

Staff finds that the location and setbacks for the proposed addition and carport meet sections II.B.1.c. and II.B.2.a. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The historic house is one-and-a-half stories and approximately twenty-one feet, six inches (21'6") tall. The main portion of the house is thirty-four feet, six inches (34'6") wide, not including the enclosed side porch, which is approximately eight feet (8') wide. It is approximately thirty-one feet (31') deep. In total, the existing footprint of the house is approximately one thousand, one hundred and seventy-one square feet (1,171 sq. ft).

The addition's first floor level will have an eave height of thirteen feet, three inches (13'3") and a ridge height of approximately seventeen feet, eight inches (17'8"). The rear dormer will meet the ridge of the house, and the addition's foundation will match the height of the house's foundation. The carport will have an eave height of thirteen feet, three inches (13'3") and a ridge height of fourteen feet, four inches (14' 4").

The new addition will be approximately thirty-four feet, one inch (34'1") wide and twenty-two feet (22') deep. The porte cochere will be ten feet, eight inches wide (10'8") wide and eighteen feet (18') deep. The project will add approximately nine hundred and forty-two square feet (942 sq. ft.) to the house. However, because of the demolition of the carport, which is approximately three hundred and sixty square feet (360 sq. ft.), the site's square footage will increase by only five hundred and eighty-two square feet (582 sq. ft.). The lot's percentage of open space will decrease from eighty percent (80%) to seventy-two percent (72%) open space. Staff finds that this percentage of open space meets the historic context, where open spaces typically range from seventy percent to eighty-five percent (70-85%).

Staff finds that the height and scale of the addition meet sections II.B.1.a., II.B.1.b. , and II.B.2.a. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The addition will primarily be clad in fiber cement siding with a five inch (5") reveal, although the dormer and the gable field of the porte cochere will be clad in fiber cement stucco board and trim. The foundation will be split face concrete block. The addition and the porte cochere's roof will be asphalt shingle, while the dormer's roof will be rubber membrane. The porte cochere will have wood columns and brick bases. Staff asks to approve a brick sample. The materials for the windows and doors were not specified, and staff asks that a condition of approval be that staff review and approve the window and door material and specifications prior to purchase and installation.

With the staff's final approvals of the roof color, windows, doors, and a brick sample, staff finds the proposed materials to meet II.B.1.d. and II.B.2.a. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roofs: The historic house's primary roof form is a side gable with a pitch of approximately ten-twelve (10/12). The addition will have a shed roof with a roof pitch of two-twelve (2/12); the porte cochere will have a side-gable roof with a pitch of two-twelve (2/12); and the dormer will have a shed roof with a pitch of three-fourths to twelve (3/4-12).

Staff finds the proposed roof forms to meet sections II.B.1.e. and II.B.2.a. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The dimension and design of windows and doors are similar to those on the existing house. The primary windows on the addition are taller than they are wide and therefore fit the proportions for historic window openings. There are no large expanses of wall space without a window or door opening on any of the facades.

Staff finds that the addition's proportion and rhythm of openings meet section II.B.1.g. and II.B.2.a. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Staff recommends approval of the demolition of the carport and the construction of the addition and porte cochere with the condition that staff review and approve the roof color, windows, doors, and a brick sample

With these conditions, staff finds that the project meets II.B.1. and II.B.2. of the *Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



126 Windsor Drive, front façade.



126 Windsor Drive, driveway and side façade.



126 Windsor Drive, rear and side facades



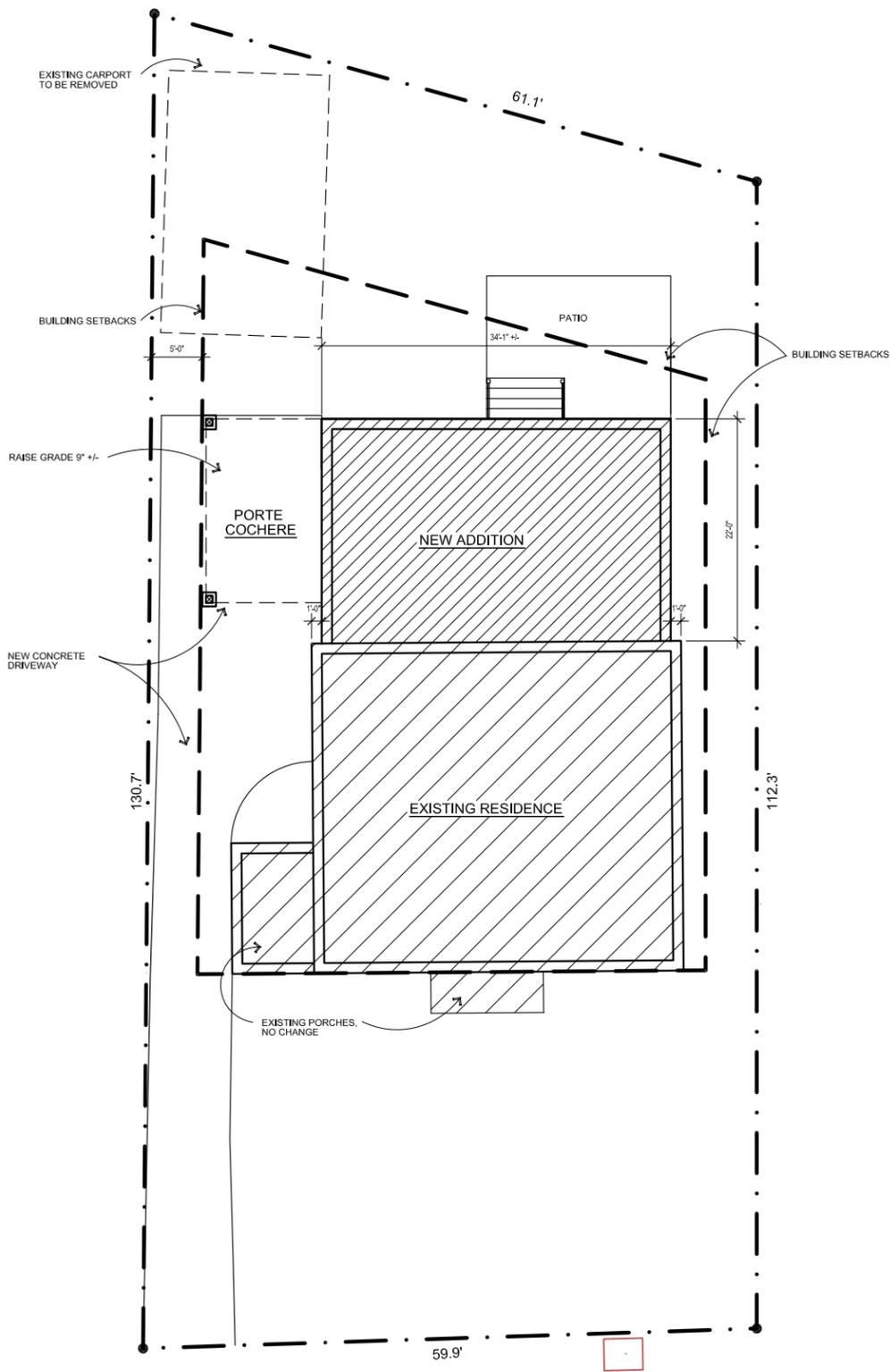
126 Windsor Drive, driveway



126 Windsor Drive, driveway and rear existing carport (to be demolished).



126 Windsor Drive, carport that will be demolished.



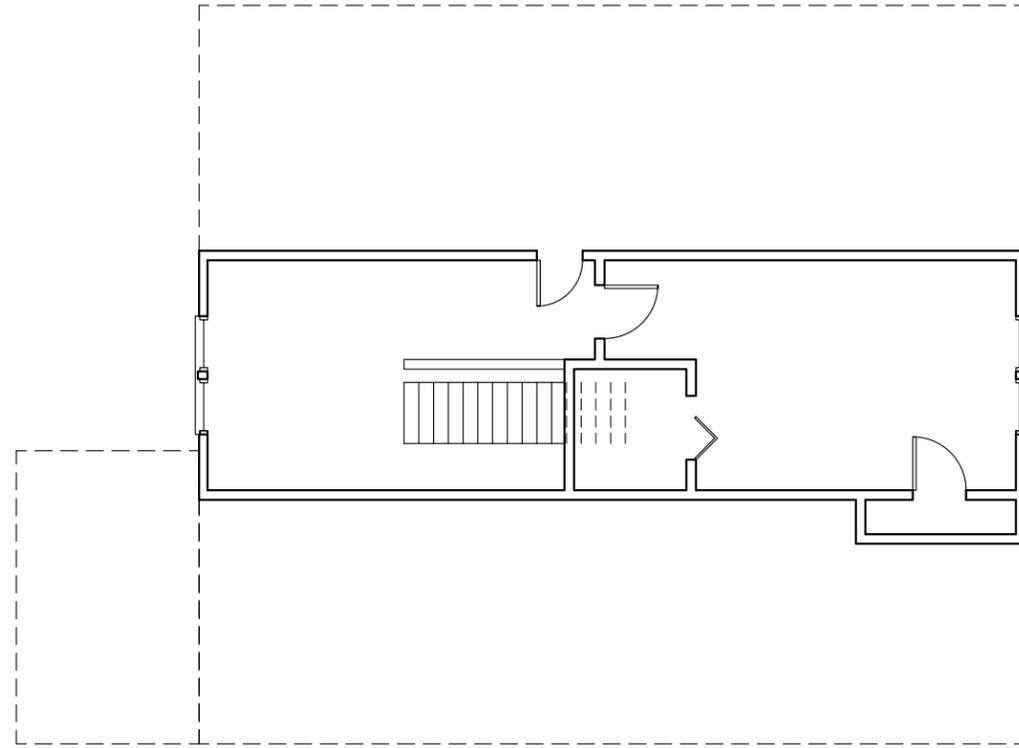
WINDSOR DRIVE

50'-0" ROW



ARCHITECTURAL SITE PLAN

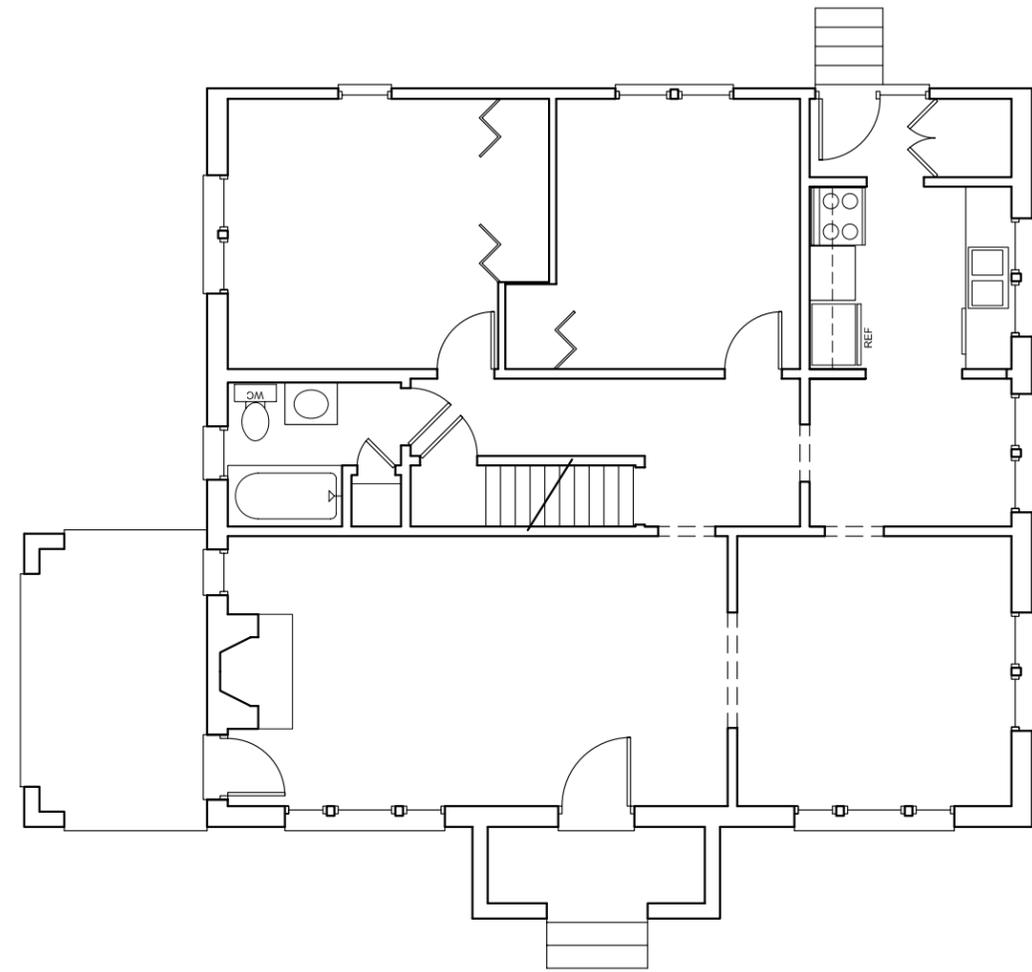
SCALE: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN

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

407 S.F.



EXISTING FIRST FLOOR PLAN

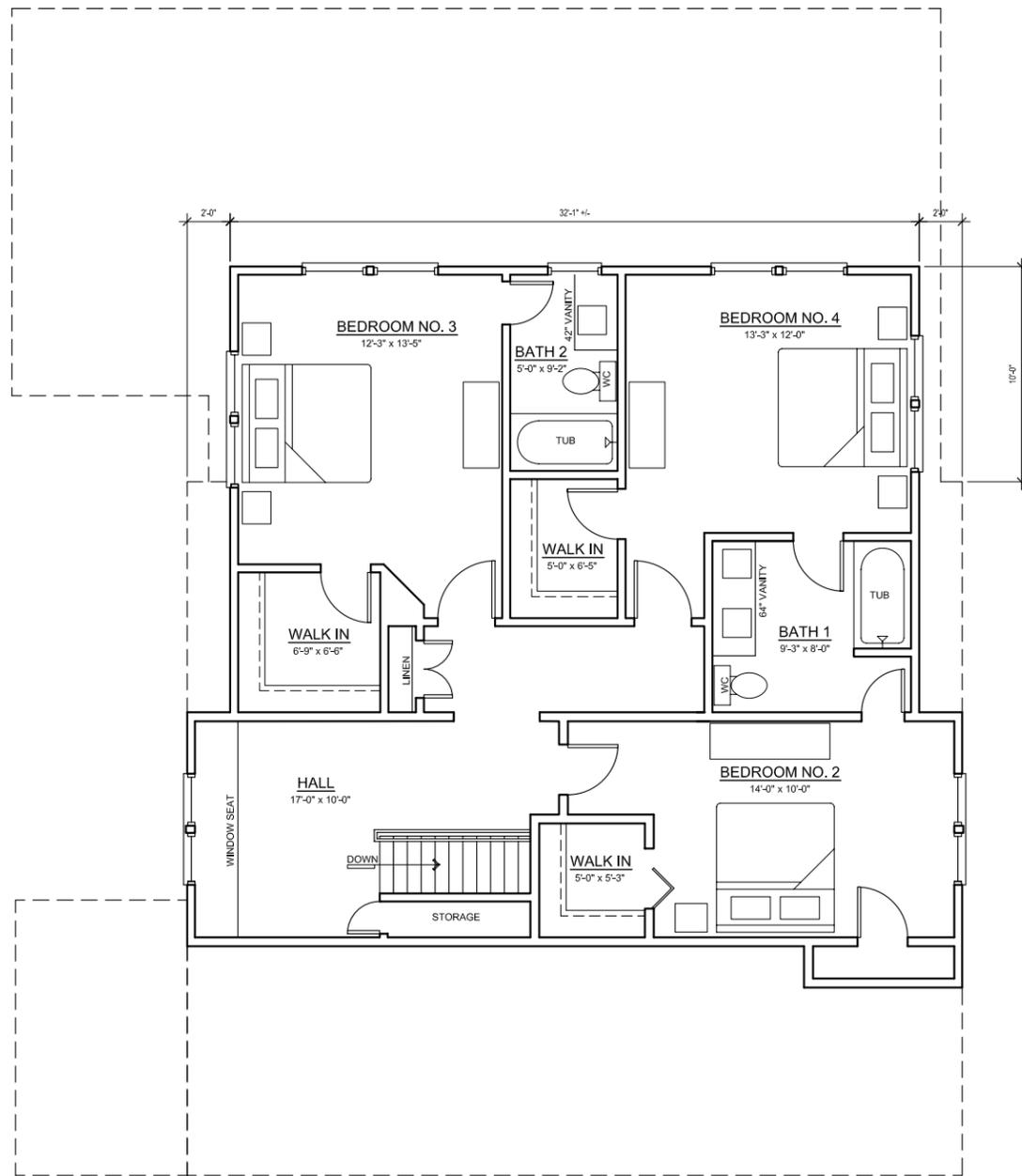
SCALE: 1/8" = 1'-0"

1,164 S.F.

TOTAL = 1,571 S.F.

GREATHOUSE RESIDENCE
126 WINDSOR DRIVE NASHVILLE TENNESSEE

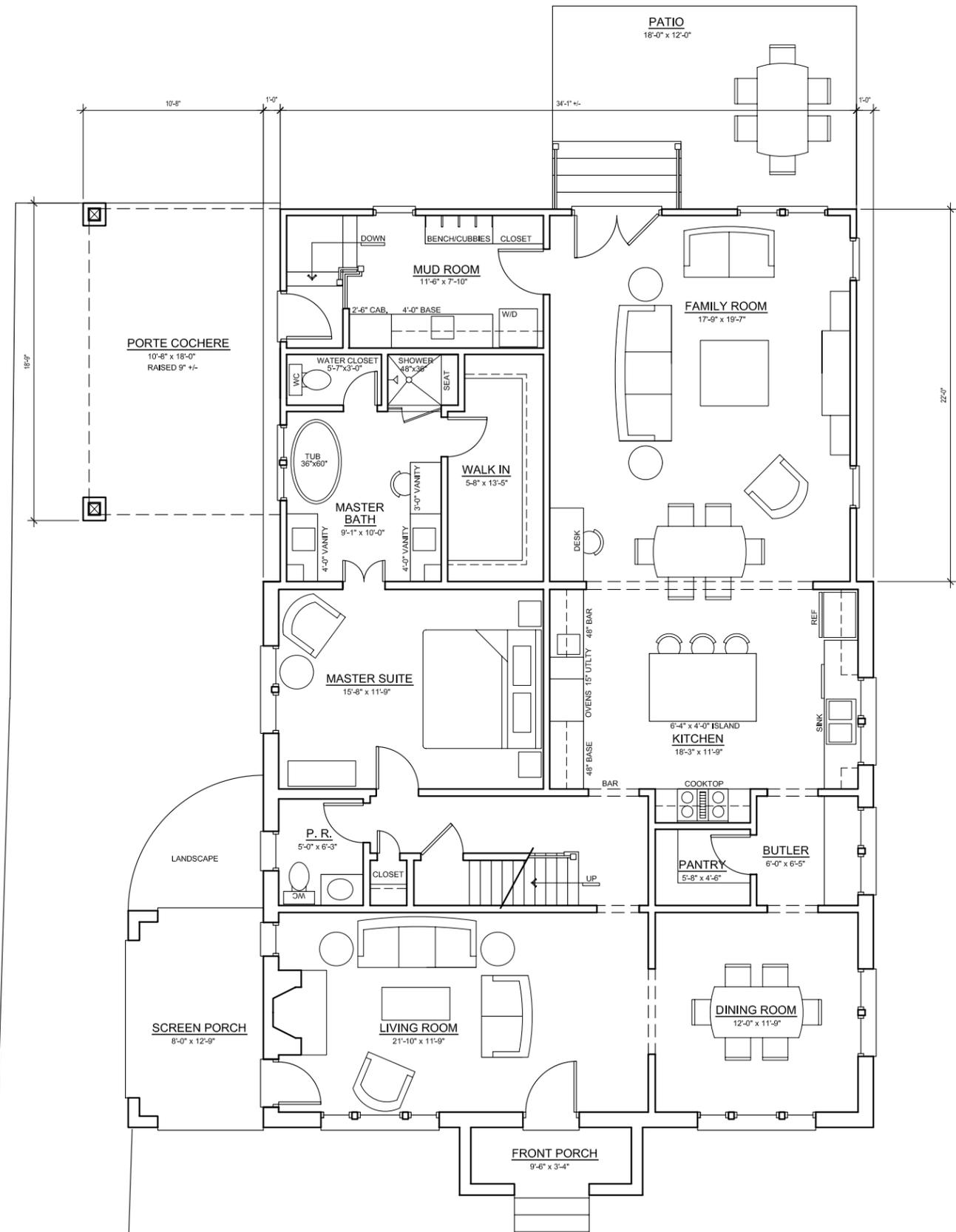
JEFFREY STEELE
a r c h i t e c t u r e



REMODELED SECOND FLOOR PLAN

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

1,072 S.F.



REMODELED FIRST FLOOR PLAN

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

1,914 S.F.
TOTAL = 2,986 S.F.



EXISTING WEST ELEVATION

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



EXISTING SOUTH ELEVATION

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



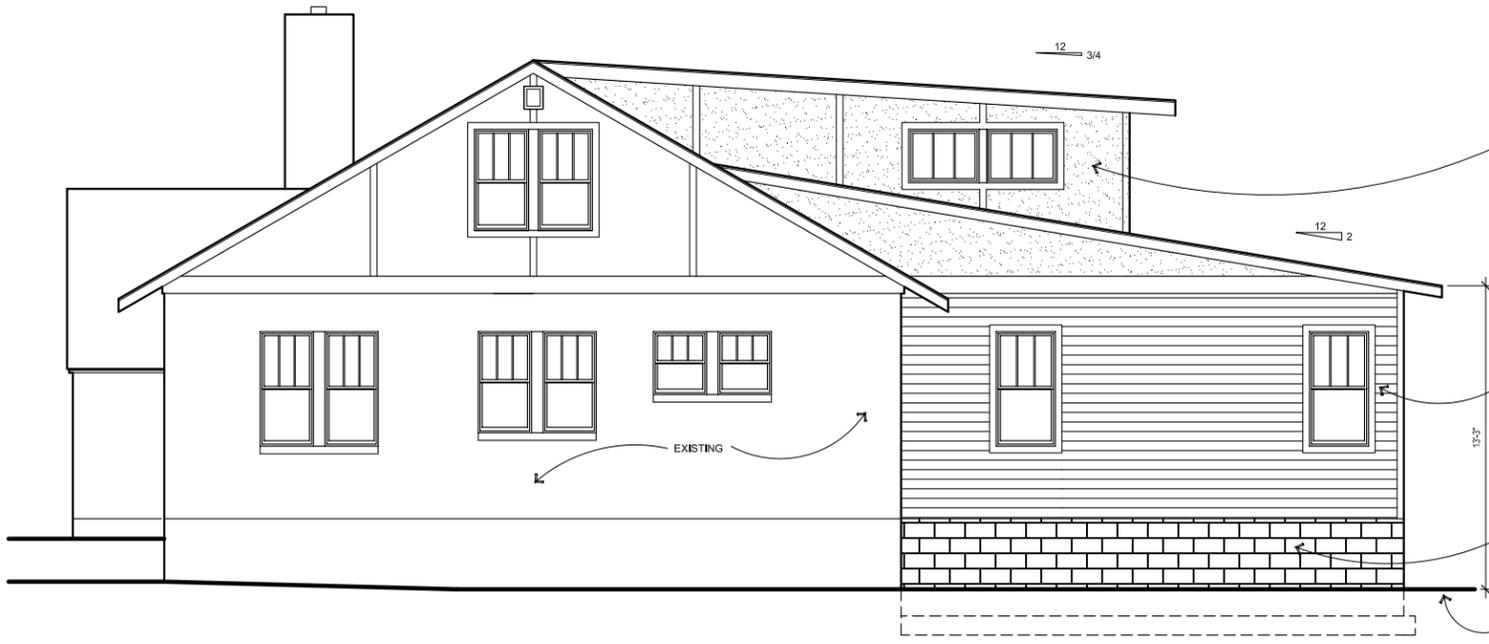
EXISTING EAST ELEVATION

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



EXISTING NORTH ELEVATION

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



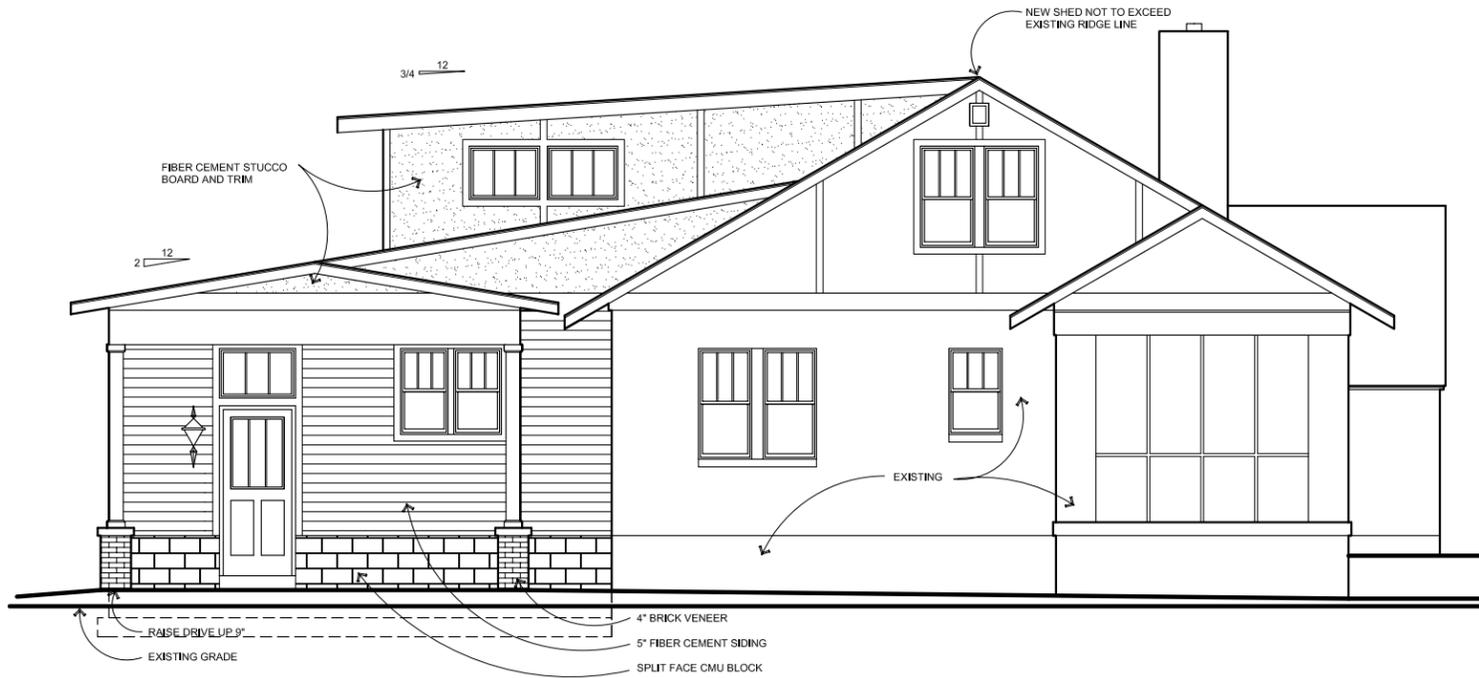
REMODELED WEST ELEVATION

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



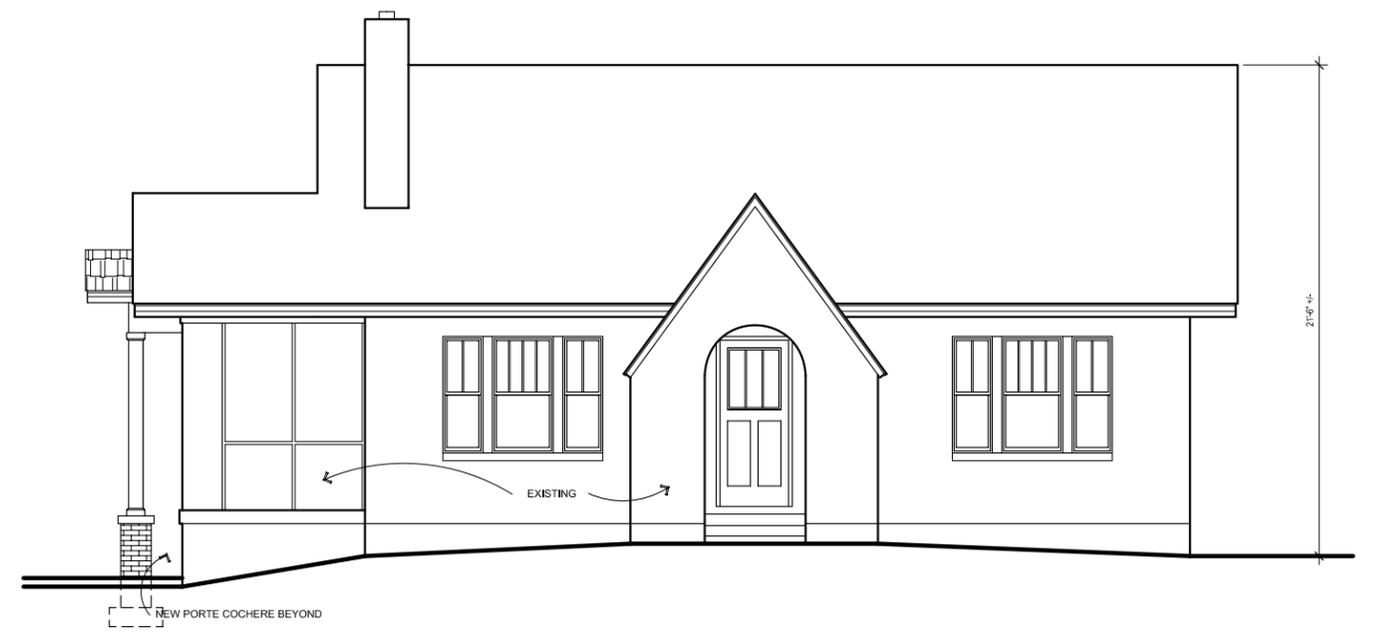
REMODELED SOUTH ELEVATION

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



REMODELED EAST ELEVATION

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



REMODELED NORTH ELEVATION

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