



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 119 Windsor Drive September 19, 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
District: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay
Council District: 23
Map and Parcel Number: 13001017500
Applicant: Jeff Steele
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a ridge raise and a rear addition.

Recommendation Summary: Staff recommends approval of the addition with the condition that staff review and approve the roof color and material, shingle color and material, and the windows and doors.

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*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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.)*

Ridge raises

- *Ridge raises are appropriate for side-gable buildings (without clipped gables) that do not have side chimneys and 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.*

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.

Background: 119 Windsor Avenue is a c. 1935 concrete block single family house. It is a contributing structure to the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.



Analysis and Findings:

Application is to construct a ridge raise and rear addition.

Location & Setback: 119 Windsor is located on an irregularly shaped lot. The lot is ninety-feet (90') wide at the front and fifty feet (50') wide at the back. The majority of the lot is wider than typical lots in the conservation district, and because of this, side additions and additions that are wider than the historic house can be appropriate.

The proposed rear addition meets all base zoning requirements for setbacks, and is located behind the historic structure's footprint. On the right side, the addition initially steps in one foot (1') from the house's back wall for a depth of approximately two feet, nine inches (2'9"). After this depth, the addition extends back out two feet, nine inches (2'9"). This portion of the addition is wider than the back wall of the house, but is still inset from the house's right bay (see photo below). An attached four foot, two inch by eight foot, two inch (4'2" X 8'2") storage area, accessed only from the exterior of the home, will further extend beyond the line of the back wall of the house, but will be no wider than the house's right bay.



The rear addition's right side will extend beyond the back wall of the house but will be no wider than the existing right bay on the historic house.

On the left side, the addition is not inset from the back wall of the house; rather, it extends beyond the back corner of the house by four feet, six inches (4'6"). Although the Commission typically asks that rear additions be inset a minimum of one to two feet (1' – 2') from the back walls of the house, staff finds the lack of an inset appropriate in this instance because of the unusual width of the lot, because the addition is still behind the line of the open side porch at the front of the house, and because the extension is a minor width. The side porch will help minimize the visibility of the wider portion of the addition (see photo below) and the wider portion of the addition is relatively modest in size and scale. It extends just four feet, six inches (4'6") beyond the back wall of the house, is one-story in height, and is more than two-feet (2') shorter than the historic house. Lastly, the addition's side-gabled roof form will also help to reduce the visual impact of the structure.



The addition's right side will not be inset from the side wall of the house, and will extend wider than the house's primary wall. However, the addition will be behind the line of the existing side porch seen here.

Staff finds that the location and setbacks for the proposed addition 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 eighteen-feet, six inches (18'6") tall. The project involves a ridge raise, which will allow the house's upper story to be occupied as living space. The proposed ridge raise will increase the height of the structure by two feet (2'), so it will be approximately twenty-feet, six inches (20'6"), as seen from the front of the house. Staff finds the proposed ridge raise to meet the design guidelines because the house has a side gabled roof form, the ridge raise is inset two feet (2') from each of the house's side walls, and the ridge will be raised no more than two feet (2') in height.

The majority of the addition is two stories in height, extending from the ridge raise. The site slopes down from the front to the back, so that the maximum height of the structure at the ridge raise, relative to the grade, is approximately twenty-three feet, six inches

(23'6"). There are portions of the addition that are just one-story in height, including the right side shed, which is approximately ten feet (10') tall; the left side wider portion of the addition, which is approximately nineteen feet (19') tall; and the rear porch portion of the addition, which is approximately seventeen feet (17') tall. Staff finds the proposed height of the addition to be appropriate to the house and to meet the design guidelines.

The main portion of the house is thirty-two feet (32') wide, not including the covered side porch, which is approximately eight feet (8') wide. At its widest point, which includes both the left side porch and the right side bay, the house is approximately forty-six feet (46') wide. The historic house is approximately thirty-one feet (31') deep. In total, the existing footprint of the house is approximately one thousand and seventy-seven square feet (1,077 sq. ft.).

The proposed addition will have a maximum width of forty-two feet, two inches (42'2") and a maximum depth of forty-one feet, nine inches (41'9"). The addition will more than double the size of the house's footprint, adding one thousand, one hundred, and thirty-four square feet (1,134 sq. ft.) to the structure. Staff finds this increase in footprint to be acceptable in this instance because of the lot, which is unusually large at approximately ten thousand, four hundred square feet (10,400 sq. ft.). With the construction of the new addition, the percentage of open space on the lot will be reduced from ninety percent (90%) to seventy-nine percent (79%). Staff finds this reduction of open space to meet the immediate historic context, where the percentages of open space range from as low as sixty-two percent to as high as ninety-one percent (62%-91%).

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 proposal does involve altering some of the materials on the historic house. The historic house is constructed of concrete block that is lightly parged and painted. The applicant is proposing to add a new stucco finish to the existing block. The existing house also has asbestos siding in its gable fields and on its right side bay, which will be replaced with new cement fiberboard with a reveal that matches the existing. The existing shingles will be replaced with new shingles, and staff asks to review and approve the shingle material and color prior to purchase and installation. The house's existing windows and doors will be retained.

The addition will be primarily clad in cement fiberboard with a five inch (5") reveal. The reveal of the siding in the gable fields will match the existing wider exposure on the house's gable field siding. Since the house lacks a distinct foundation line, the addition's foundation will be approximately six inches (6") of exposed concrete block. The rear porch will be screened, and the chimney will have a stucco finish. The portico over the left side entry will be wood with wood brackets. The materials for the windows and doors were not included on the drawings, and staff asks to review and approve the window and door materials and specifications prior to purchase and installation. All of

the known materials have been approved by the Commission in the past and meet the design guidelines.

With the staff's final approvals of the roof color, windows, and doors, 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 house's primary roof form is a side gable with an 8/12 pitch. As mentioned under "Height and Scale," the project involves a ridge raise, which will raise the roof two feet vertically. The two-story portion of the addition will have a low-sloping shed roof, with a pitch of less than 1/12. The wider portion of the addition on the left side will have a gabled roof with a slope of 8/12, and the storage shed will have a gabled roof with a pitch of 3/12. The screened porch portion of the addition will have a 5/12 gabled roof. 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. The project does involve altering the window openings in the historic house's gable fields. The new openings will be the same height as the existing opening, but will be approximately six inches (6") wider than the existing openings. Staff finds that this alteration will not significantly impact the historic character of the house.

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*.

Partial Demolition: The proposed new addition requires the removal of the majority of the original back wall of the house and the majority of the back slope of the roof. However, the addition is configured such that right back corner of the house and a portion of the original roof form will be retained, and so that the entire side walls of the house will remain. This will allow the addition to be removed in the future without negatively affecting the form and integrity of the original building. Staff finds the demolition of a portion of the house's rear wall and roof slope to meet Section III.B.2.b. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Recommendation Summary: Staff recommends approval of the addition with the condition that staff review and approve the roof color and material, shingle color and material, and the windows and doors.

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*.

Additional Photos:

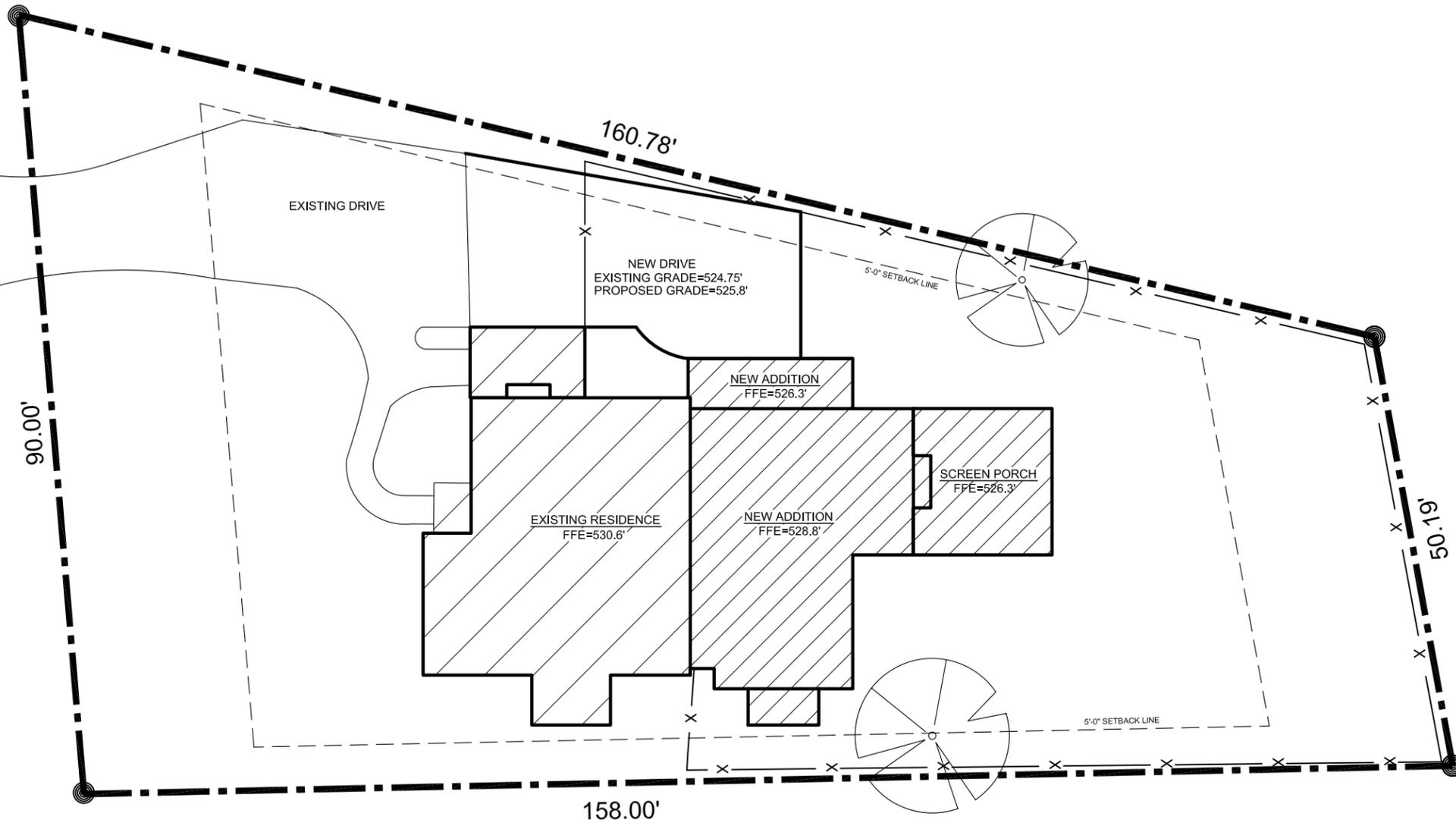


Front of house and front yard



Rear yard

WINDSOR DRIVE
(50' R.O.W.)



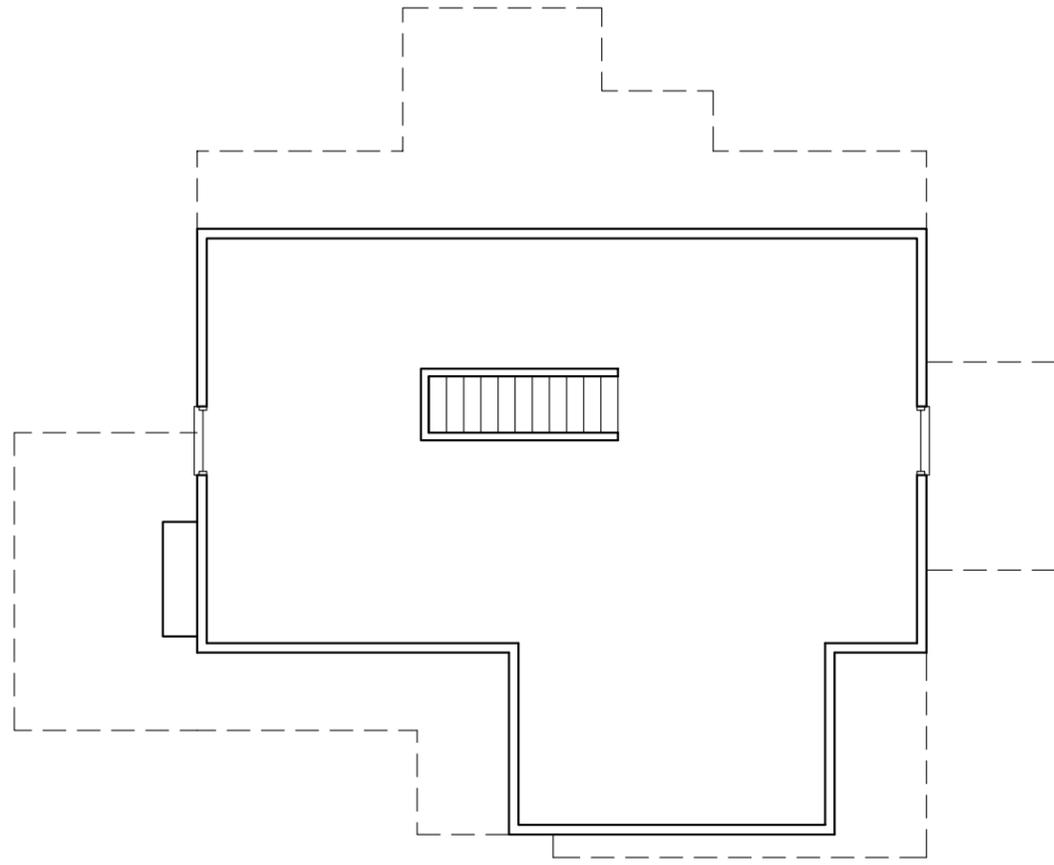
ARCHITECTURAL SITE PLAN

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



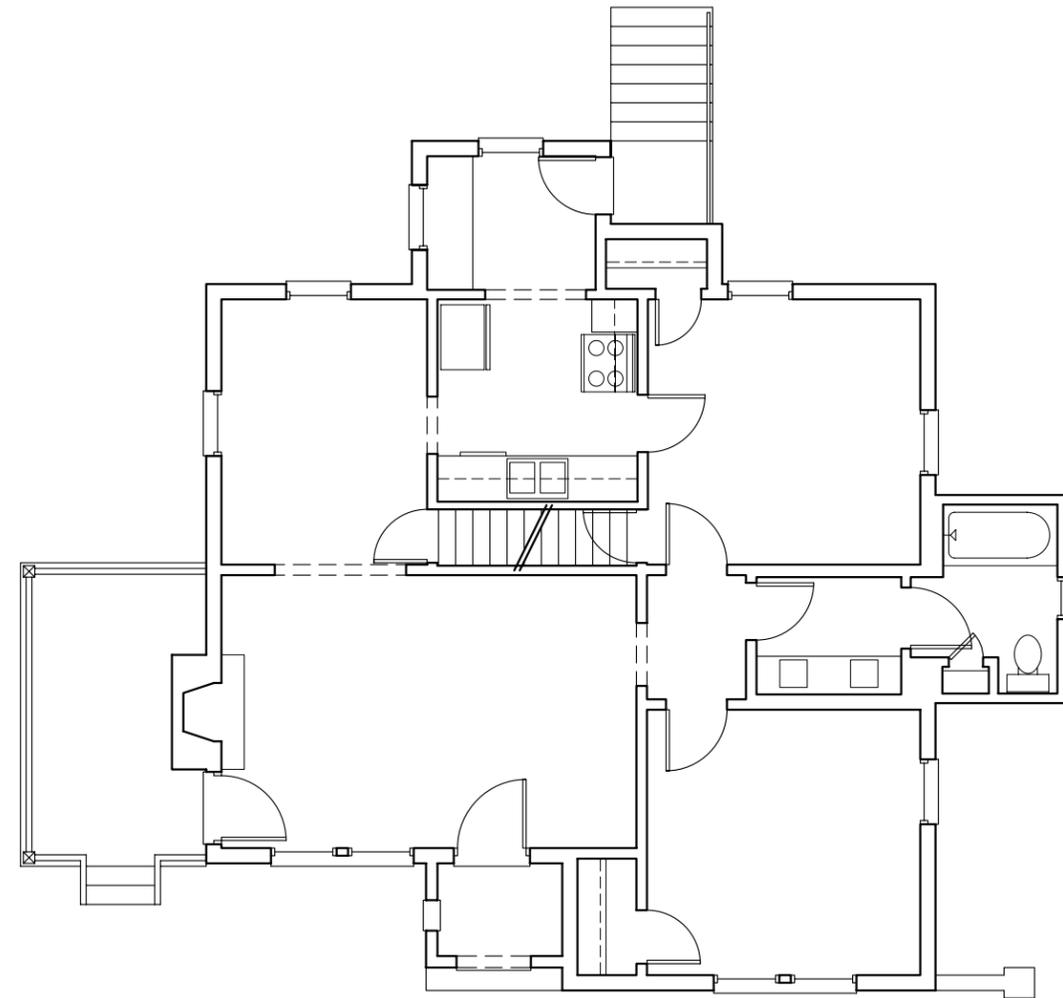
JONES RESIDENCE
119 WINDSOR DRIVE NASHVILLE TN

JEFFREY STEELE
architecture



EXISTING SECOND FLOOR PLAN

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



EXISTING FIRST FLOOR PLAN

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



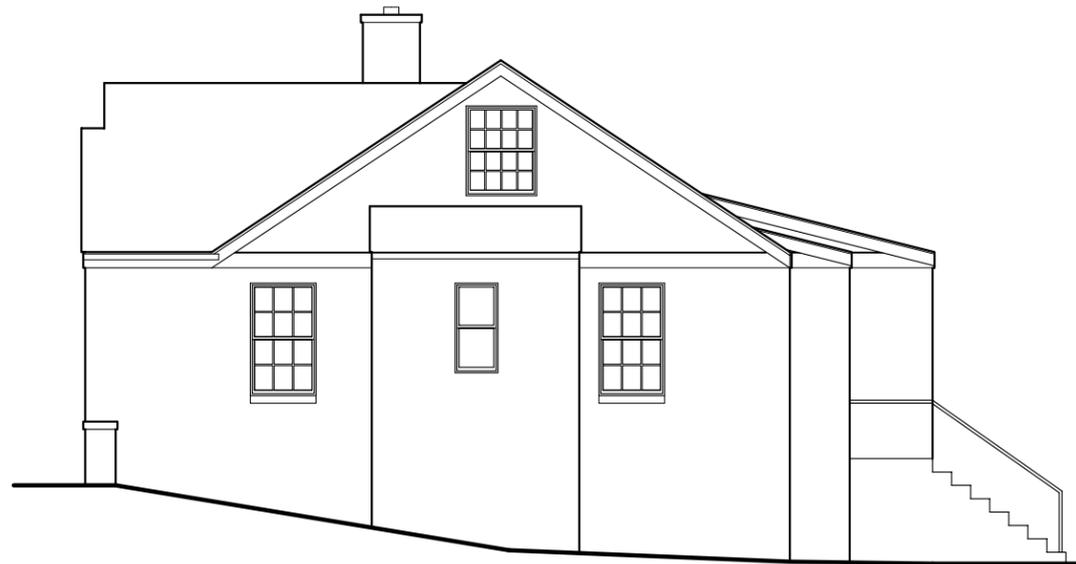
EXISTING NORTH ELEVATION

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



EXISTING WEST ELEVATION

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



EXISTING SOUTH ELEVATION

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



EXISTING EAST ELEVATION

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



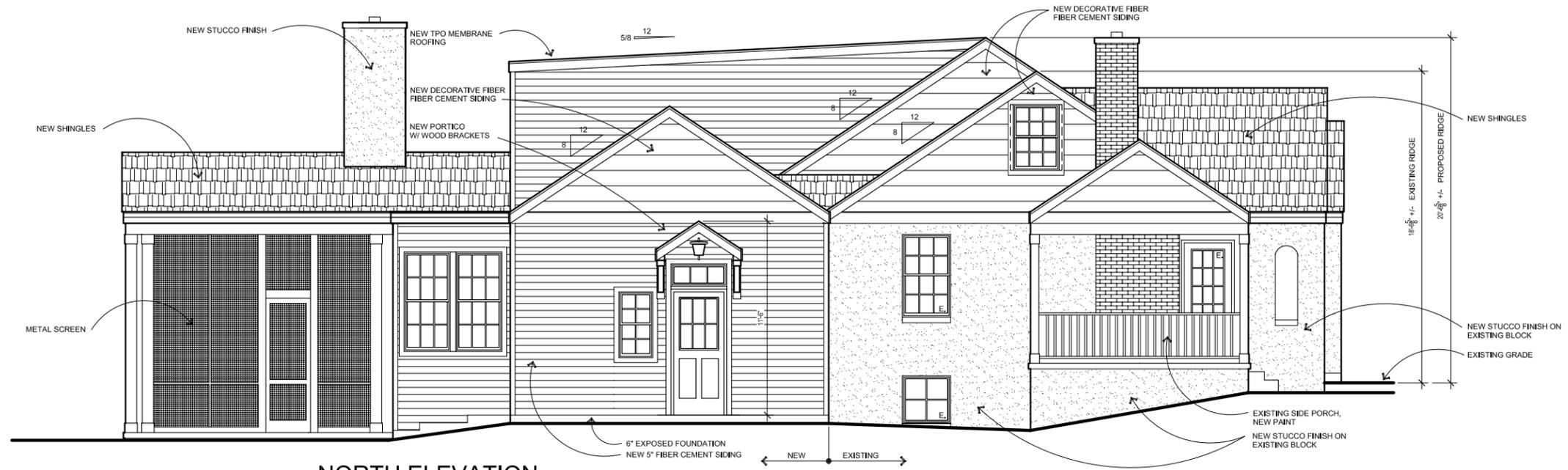
WEST ELEVATION

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



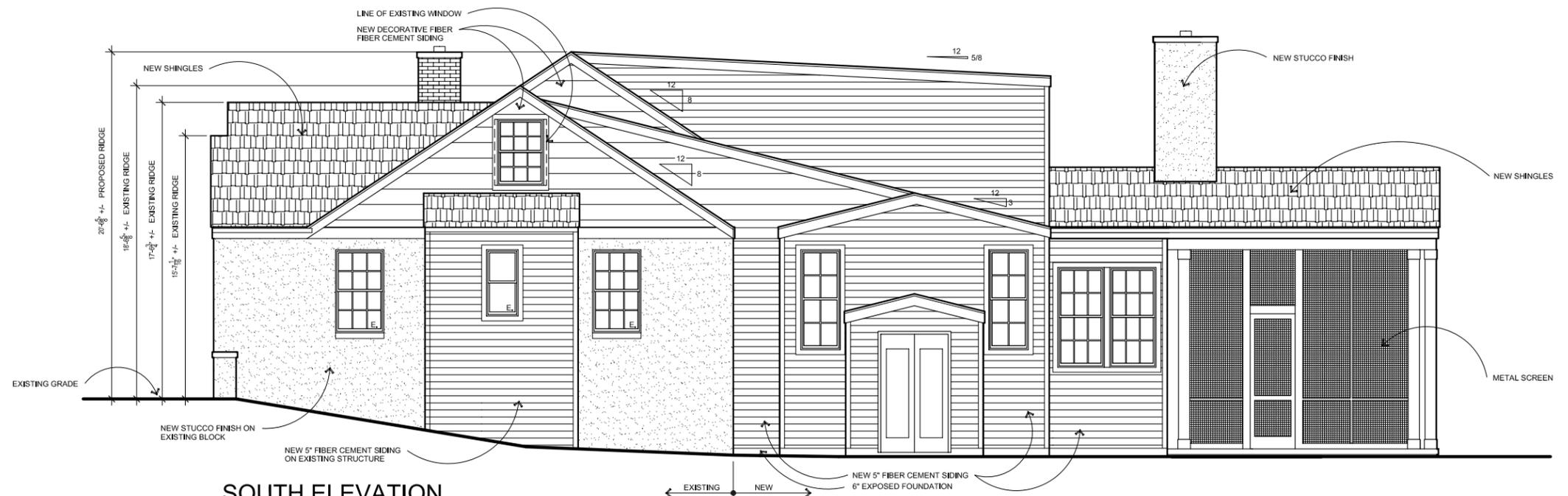
EAST ELEVATION

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



NORTH ELEVATION

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



SOUTH ELEVATION

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