

KARL F. DEAN
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

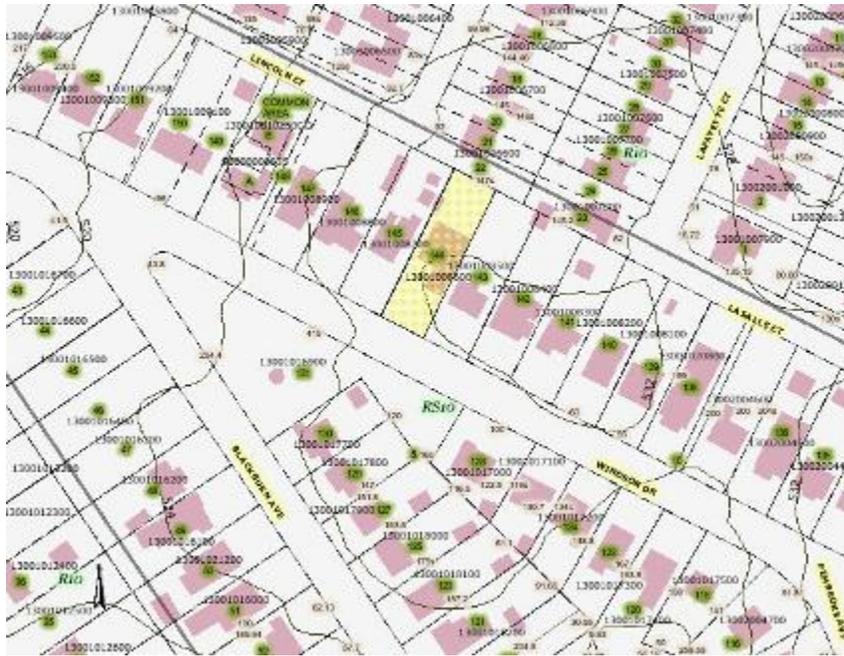
STAFF RECOMMENDATION
144 Windsor Drive
September 19, 2012

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

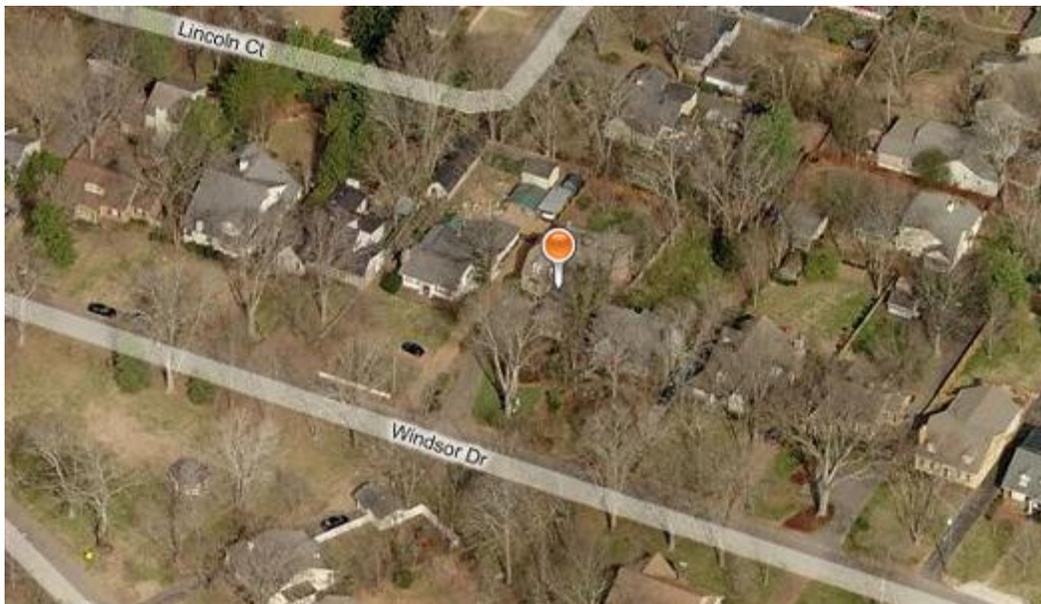
Application: Appeal
District: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay
Council District: 23
Map and Parcel Number: 13001008600
Applicant: Jackie Daniel, owner
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant installed a front window that is different than the one permitted.</p> <p>Recommendation Summary: Staff recommends disapproval as the window is different than that permitted by the MHZC and has an industrial design which is inappropriate for a residential district.</p>	<p>Attachments A: Photographs B: Permit</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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.

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.

e. Additions should follow the guidelines for new construction.

Background: The building is a non-contributing house to the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay and was constructed in 1991. The applicant received a permit from the MHZC in October 2011 to add on to the building and make alterations to the non-contributing house.

Analysis and Findings:

The applicant initially requested to keep the existing dormers for the non-contributing house but replace the windows. Staff requested a condition that more information about the windows be provided and that condition was included in the Commission's motion.



After the Commission approved the application the applicant submitted detail drawings to illustrate the windows desired. The windows were approved administratively as a contemporary version of tudor style metal window. These drawings also included a request to remove the two front dormers and replace them with one large dormer. The requested dormer was out-of-scale for the building so staff suggested alternatives. Staff noted on the revised drawings for the windows that the dormer was inappropriate in terms of scale and not approved as a part of the window revision. (Please see attached.) The applicant chose an option that included two gabled dormers with a shed dormer in between. This design was included in the permit issued on August 17, 2011. (Please see permit 2011-225 attached.) The design included four vertically-oriented metal casement windows with horizontal lights, similar to the windows approved for the rest of the house.



Left: Dormer as shown on permit.

Right: Dormer requested but disapproved.

In November of 2011, staff inspected construction and found the overall size of the dormer to be as planned. The windows were not in place at that time and the center opening was an appropriate size to accommodate the two windows shown on the plans. The mullions that were required between the casement windows were not yet installed; however, this is not unusual at the time of framing.

On a routine inspection on July 31, 2012, staff noticed that the windows that had been installed were not trimmed as shown on plans and the center front dormer window did not match the plans. Staff found the center window to be industrial in design, the proportions not in keeping with historic windows, and that the new window did not meet design guideline II.B.1.d and g as the details of the new window were not visually compatible with the rhythm of openings of surrounding historic buildings. Staff requested the applicant remove the window and install the windows as shown on plans. After discussions, the applicant chose to appeal staff's decision to the Commission.



Left: Example of an industrial window. Right: Inappropriate window installed.

CONTEXT



The home to the right has mullions between the multiple windows on the front façade.



The home to the left also has mullions between the double windows on the front façade.



Rear addition under construction.





METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

PRESERVATION PERMIT
Certificate of Appropriateness

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

The Metro Historic Zoning Commission grants a Preservation Permit for the following:

PROPERTY LOCATION Street Address: 144 Windsor Drive
Map/Parcel Number: 13001008600
District: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay

NAME OF APPLICANT: Jacqueline Daniel

WORK ITEMS (approved only as described in specifications below):

Additions and alterations to non-contributing building

APPROVED WORK SPECIFICATIONS:

Note: These conditions supersede any contradictory notes or schedules found on project drawings.

General Specifications

1. Structure to be constructed in accordance with attached scaled site plan and elevations. Any deviation from the approved plans could result in **changes being reversed** to reflect the approved drawings. *Please note:* MHZC staff may have added notes to the submitted drawings.
2. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
3. Staff must approve the construction progress at the following points:
 - a. After the building footprint has been field staked _____ Approved _____ Date _____
 - b. After the foundation wall has been constructed _____ Approved _____ Date _____
 - c. After the rough framing has been completed _____ Approved _____ Date _____
4. Exterior finish materials shall be trim grade (smooth and square). Stud wall lumber or embossed wood grain, are not appropriate.

Structure

5. Primary height shall be as shown on attached plans.

Windows & Doors

6. Windows shall be aluminum or steel with single-light or *fully-simulated*, divided-light sashes. Muntins are to be factory installed with an exterior muntin, interior muntin, and a spacer within the double-paned glass. Window manufacturer and type must be approved by MHZC staff prior to installation.
Design: _____ Approved by: _____ Date: _____
7. Double or triple windows shall have a 4" to 6" mullion in between.
8. Pedestrian and vehicular doors shall be approved by MHZC staff prior to purchase.
Design: _____ Approved by: _____ Date: _____

Siding & Trim

9. Siding shall be brick and stucco.
10. Tooling and texture of mortar, brick and stucco shall be approved by staff.
Approved by: _____ Date: _____

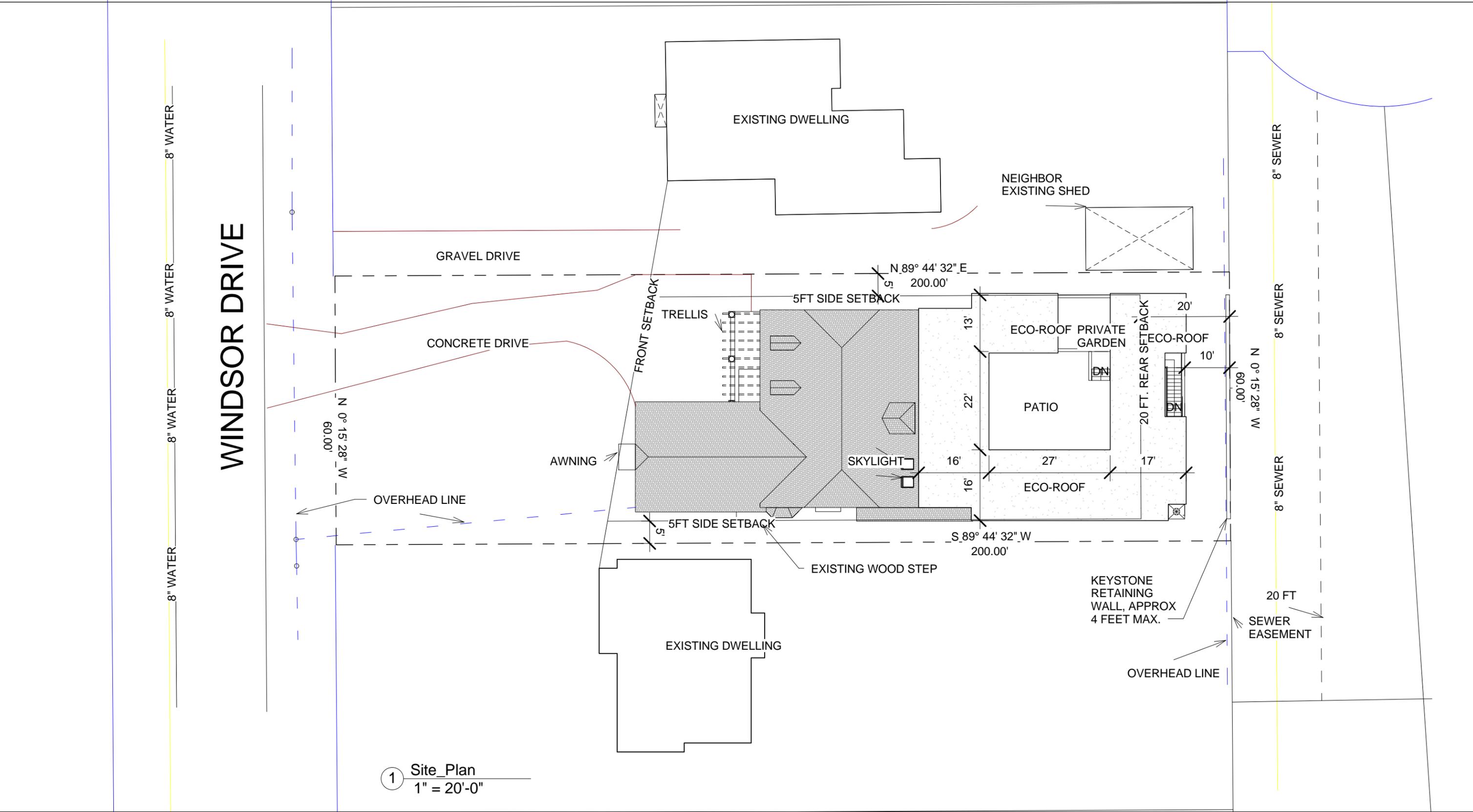
Mechanicals

11. HVAC/Mechanical/Utility vents, pipes, lines, and all associated components, condensers or boxes shall be located behind the midpoint of the structure on a non-street facade.

Approved drawings attached for a total of 4 sheets, including permit.
MHZC staff must review any additional changes prior to the commencement of construction.

NOTICE

Any substitution or deviation from the approved work requires further review and approval by the MHZC PRIOR to work being undertaken. The work items above are approved in accordance with the adopted design guidelines and are NOT applicable beyond the unique facts and circumstances of this particular application. This permit becomes invalid TWELVE months after issue date. Expired permits must be reissued prior to work being undertaken. THIS IS NOT A BUILDING PERMIT. No work can begin without the appropriate review and approval by the Metropolitan Department of Codes Administration: Howard School building Campus (615) 862-6500.



1 Site Plan
1" = 20'-0"

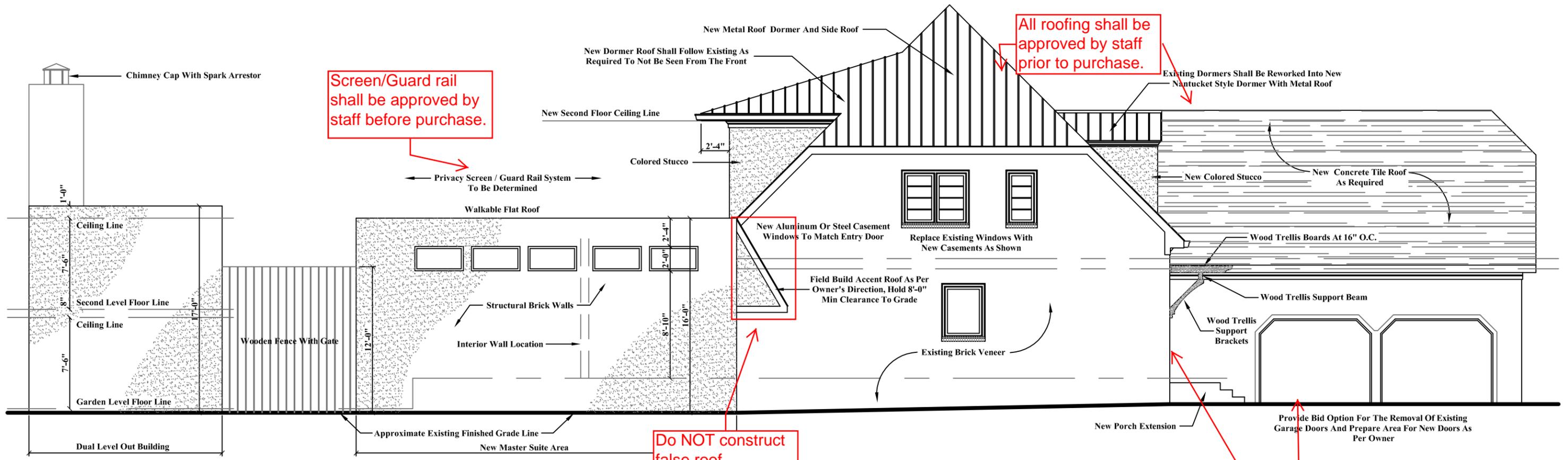


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Jackie & Hardin Daniel Daniel Renovation

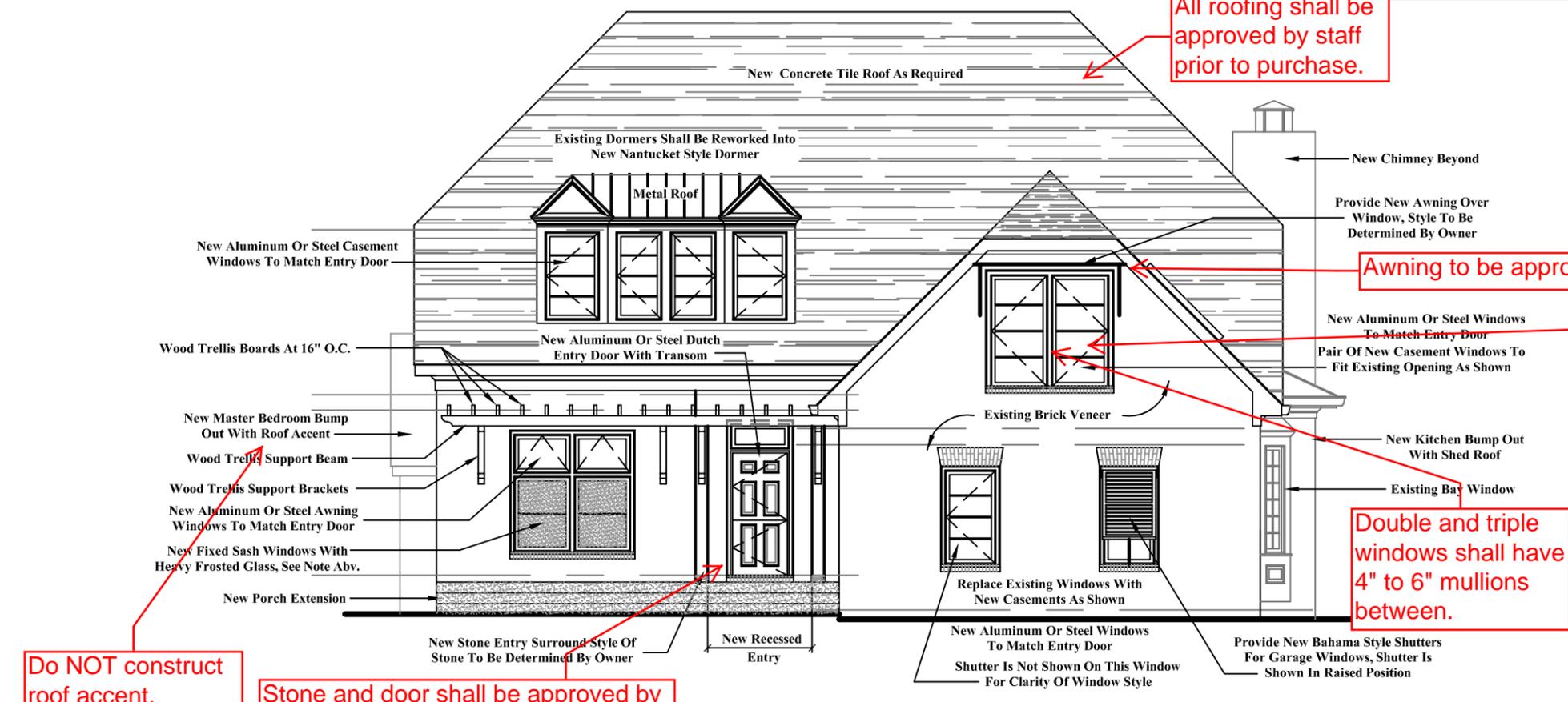
No.	Description	Date

Site Plan		C1.0
Date	August 3, 2011	
Drawn by	Author	
Checked by	Checker	
Scale		1" = 20'-0"



PROPOSED LEFT ELEVATION

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



PROPOSED FRONT ELEVATION

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

Precision Drafting Services
 1161 Murfreesboro Road, Suite #510
 Nashville, TN 37217
 PH: 615-399-2884 FAX: 615-399-2885

**A HOME REMODEL FOR
 JACKIE AND HARDIN DANIEL**
 144 WINDSOR DRIVE
 Nashville, Tennessee

Drawn By Phillip Lytle
Checked By XXXX
Date 09-19-2011
Job Number XX-XX
Sheet Number