



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

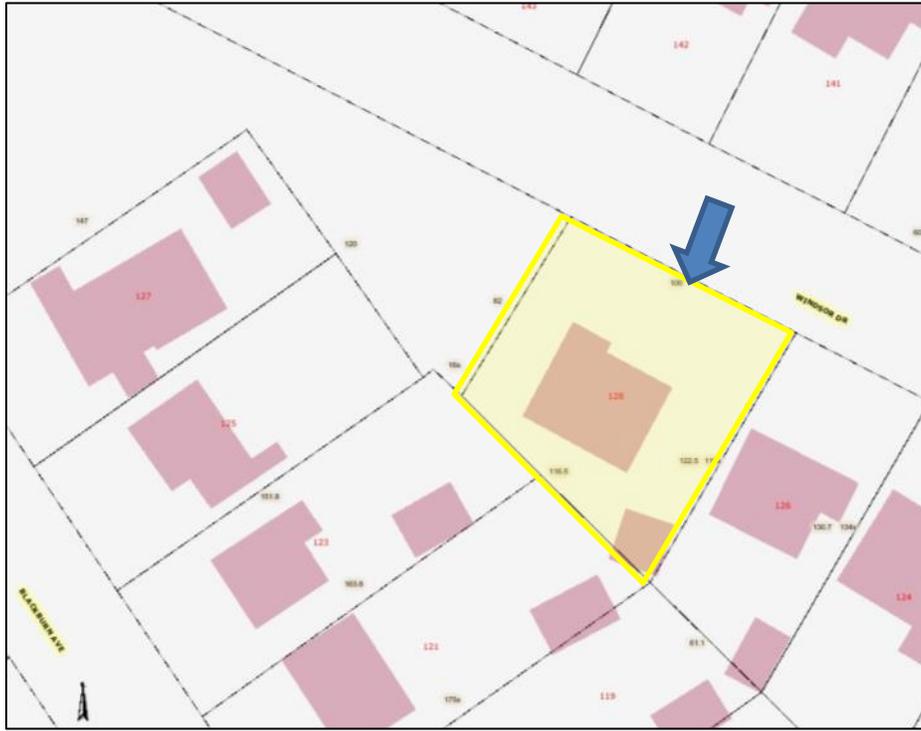
**STAFF RECOMMENDATION**  
**128 Windsor Drive**  
**August 19, 2015**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**Application:** New construction – additions and outbuilding; Setback determination  
**District:** Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay  
**Council District:** 23  
**Map and Parcel Number:** 13001017000  
**Applicant:** Michael Ward, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing to construct a new side addition, a new rear addition, and a one and one-half story outbuilding that is not a detached accessory dwelling unit.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the new side addition, rear addition with proposed twelve (12') foot rear setback, and one and one-half story outbuilding, with the condition that the final selection of doors and windows are approved administratively, finding that the proposal meets the applicable design guidelines for new construction in the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>D:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II. B. GUIDELINES

#### **h. Outbuildings and Detached Accessory Dwelling Units (DADU)**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that 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 DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The 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) casings are required around doors, windows, and vents within clapboard walls. 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 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'.

## **2. ADDITIONS**

- 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 than 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.*

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

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- 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.*
- 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 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 (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.

**III.B.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.

**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 17.40.420 of the historic zoning ordinance.

**Background:**

The building at 128 Windsor Drive is a one and one-half story Tudor Revival style house with brick on the first story and stucco with half-timbering in the upperstory gable-fields. Constructed circa 1928, the house has archetypal Tudor Revival features like an arched side corner porch and a front-wall chimney.



**Analysis and Findings:**

The applicant is proposing to construct a new side addition, a new rear addition, and a one and one-half story outbuilding.



Demolition:

An existing non-historic outbuilding will be demolished. Staff finds that the structure does not contribute to the historical character and significance of the district, and that its demolition meets Section IV.B.2 of the guidelines for appropriate demolition.

Location & Removability:

The new side addition will be on the right side of the house, sitting twenty-one feet (21') back from the front of the house and stopping one foot (1') forward of the back corner of the house. This addition will have a side-facing gable, as recommended by the design guidelines for side additions, and matching the existing roof form. The design guidelines allow for side additions when a lot width exceeds 60' or the standard lot width on the block, the addition sits back from the face of the historic structure and is subservient in height, width and massing to the historic structure. In this case the lot is slightly more than one-hundred feet (100'). In addition, it is unusually shallow allowing for minimal opportunities for a rear addition. The addition sits back at the midpoint of the house, its significantly shorter than the historic home, its width is minimal and it doesn't wrap the corner.

The rear addition will be stepped in from the sides of the house by one foot (1') on the left side and nine feet (9') on the right. The addition will have a rear-facing gable roof with the ridge tying into the back slope of the existing roof eight inches (8") lower than the existing ridge. Connecting in this manner, without impacting the front or side facades, the rear addition will not have an adverse effect on the integrity and form of the original building. Staff finds that the project meets sections II.B.2.a and II.B.1.e of the design guidelines.

Design:

The character of the additions will be compatible with the historic house; with matching eave and window proportions, and by using similar exterior materials. Staff finds that the project meets sections II.B.2.c and II.B.2.e of the design guidelines.

Height & Scale:

The side addition will extend fourteen feet, six inches (14'-6") to the right side of the house, which is currently forty-three feet (43') wide. The eaves will match the existing eave height and the roof, with the ridge at nineteen feet (19') above grade, will be five feet (5') shorter than the existing roof.

The rear addition will sit in from the sides of the house by one foot (1') on the left and nine feet (9') on the right and the roof will be eight inches (8") shorter than the original roof ridge. The rear addition will also include two small shed-roofed dormers, in a rear-facing valley obscured behind the primary roof and the roof of the new side addition.

Staff finds the height and scale of the proposed additions will meet sections II.B.1.a and II.B.2.b of the design guidelines.

Setback:

The rear addition will extend fourteen feet (14') toward the rear of the property. The rear property line is angled making it shallower at the right side, which causes a portion of the rear addition to have less than the standard twenty feet (20') required for a rear setback. The addition would meet the setbacks if the lot was a more standard rectangular shape and if it had a more typical depth; for this reason Staff finds that the project meets section II.B.1.c of the design guidelines with the proposed twelve foot (12') rear setback.

Materials:

The addition will primarily be clad with brick matching the existing structure, and stucco with half-timbering in the gable fields will also match the gables of the historic house. The window casings and exterior trim will be wood. The foundation will be concrete block with a parge-coat finish, and the roof will be architectural fiberglass shingles in a color to match the existing roof.

The plans indicate that the existing windows will be replaced. No changes to the existing brick walls or roof are indicated. Although removal of original materials is discouraged, window replacement alone does not constitute partial demolition and is not prohibited by the design guidelines. The material of the new windows is not known, and staff asks to approve their selection prior to purchase and installation. With the staff's final approval of the windows and doors, staff finds that the known materials meet section II.B.1.d of the design guidelines.

Roof form:

The side and rear additions will both have 8:12 gabled roofs, matching the form of the existing primary roof. The shed dormers on the rear addition will have 3:12 pitch, which is common for that type of feature. Staff finds that the roofs of the addition will meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings:

The plans indicate that a window on the rear and a window on the left side toward the rear will be replaced with new sizes. Although changing window proportions is generally

discouraged, these windows are not greatly visible because of their locations and the impact of their removal on the historic character of the house will be minimal.

The windows on the proposed additions are all generally twice as tall as they are wide, thereby meeting 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.

Outbuildings:

The new outbuilding will be located at the rear of the lot, with a front facing garage door, which is an appropriate orientation because there is not an alley behind the lot. The proposed location, three feet (3') from the rear and left side property lines is typical of historic outbuildings nearby. The building will be one and one-half story tall with a front eave height of nine feet, six inches (9'-6") and a ridge height of twenty-two feet, six inches (22'-6"). The rear eaves will be staggered between thirteen feet, six inches (13'-6") and sixteen feet, six inches (16'-6"). The roof will be side-gabled with a front-facing gabled dormer, both roofs with a pitch of 8:12. These roofs match that of the historic house. The exterior walls will be stucco with wood trim, with fiberglass-clad windows and an asphalt shingle roof matching the house. The front-facing garage door will be eighteen feet wide, whereas two-bay garages in the overlay are typically required to have two separate doors. Because of the odd size and shape of the lot and because two doors would require the garage to be increased in size, staff finds that a single two-bay door may be appropriate with the condition that it have the appearance of two doors. With the garage door selection to be approved administratively, Staff finds that the project meets section II.B.1.h of the design guidelines.

**Recommendation:**

Staff recommends approval of the new side addition, rear addition with proposed twelve foot (12') rear setback, and one and one-half story outbuilding, with the condition that the final selection of doors and windows are approved administratively, finding that the proposal meets the applicable design guidelines for new construction in the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.



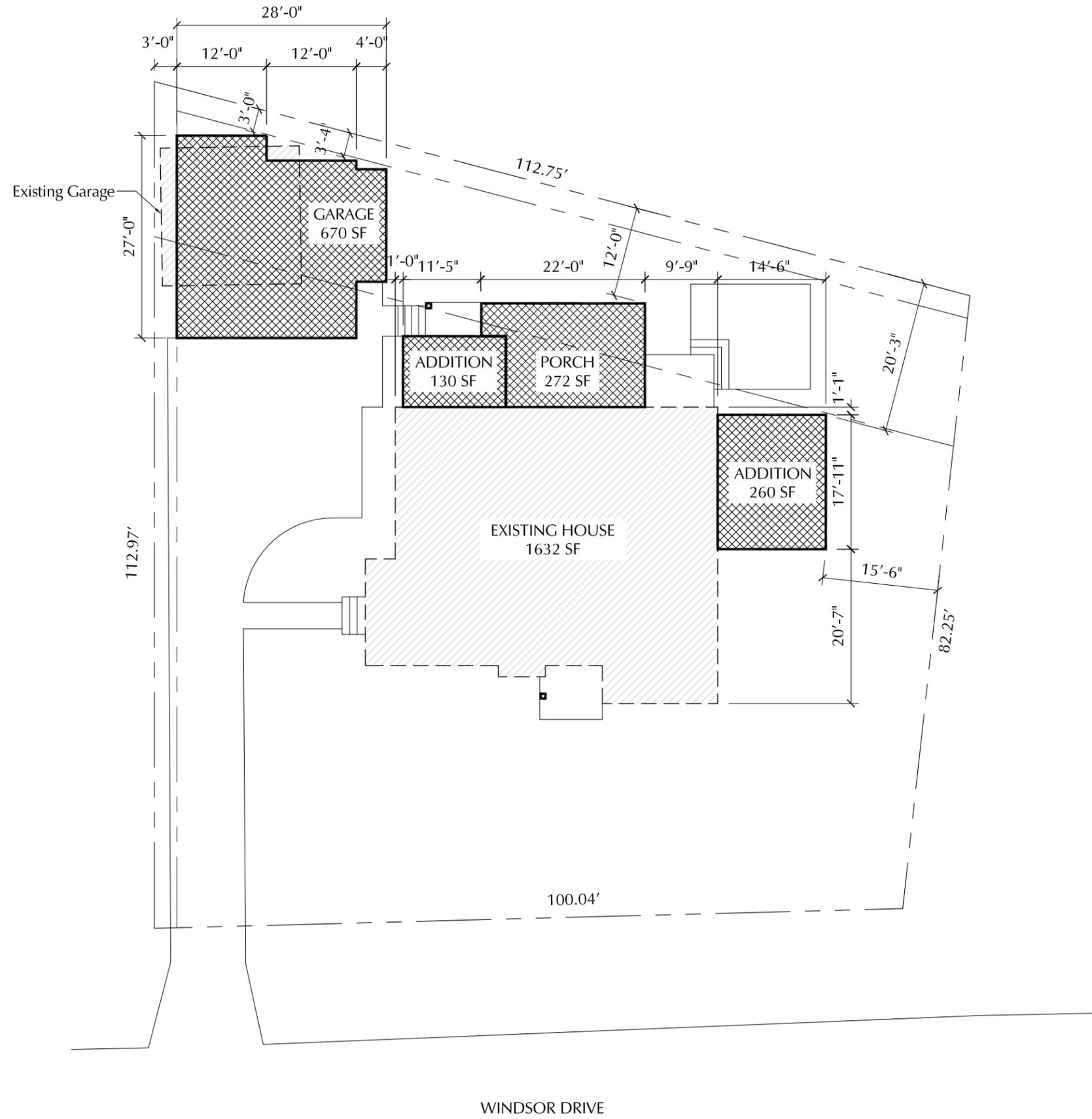
Streetview of 128 Windsor Drive, front-left.



Streetview of 128 Windsor Drive, front-right.



Aerial photo of 128 Windsor Drive, from behind and to the north.



WINDSOR DRIVE



1

Site Plan



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

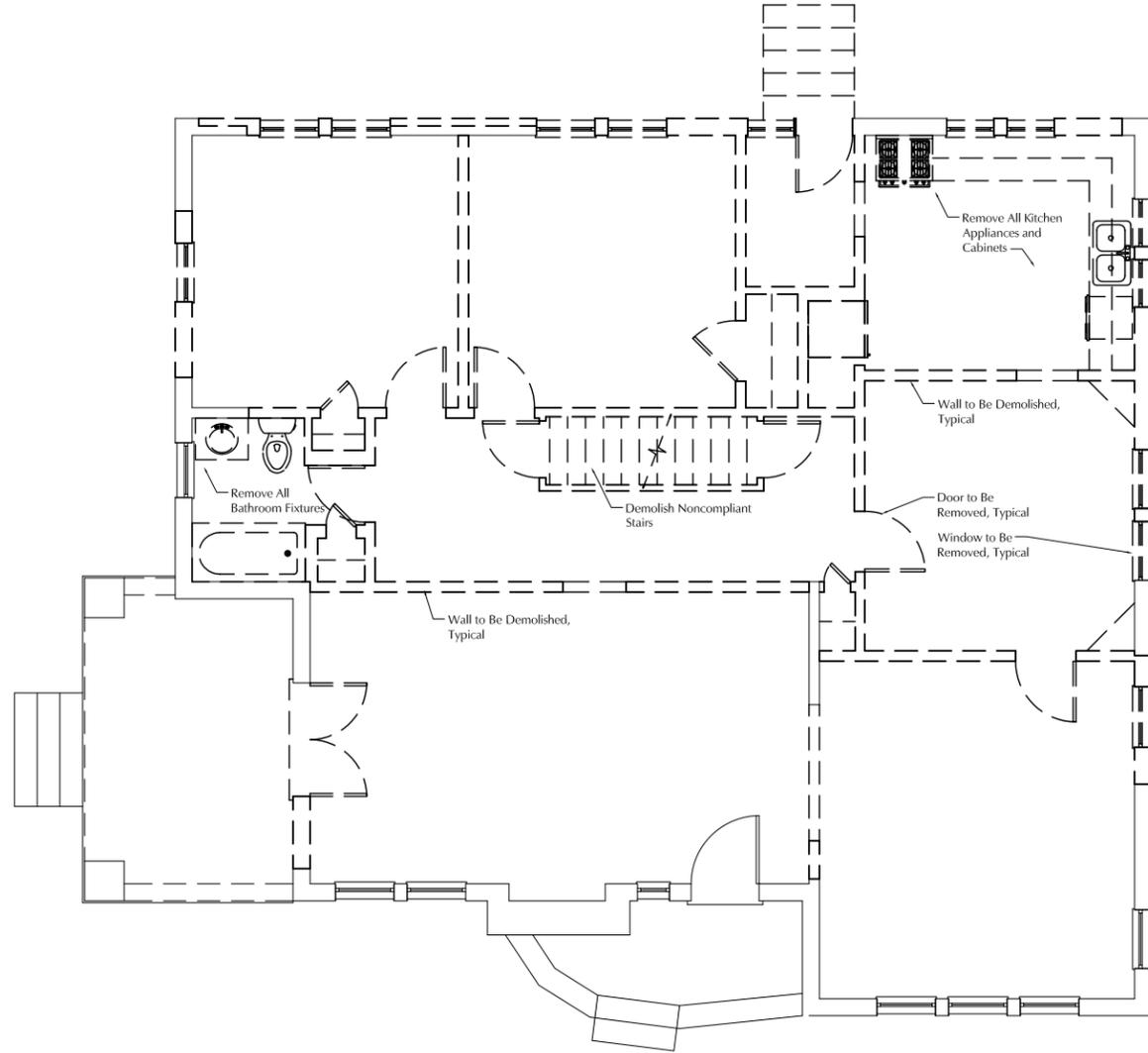
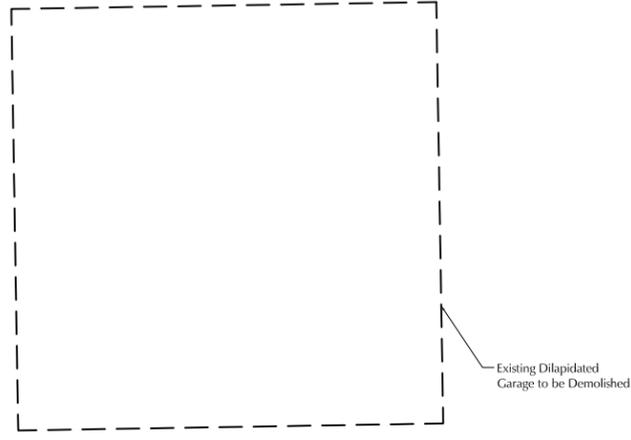
Drawings:  
Site Plan  
Date:  
08.03.15

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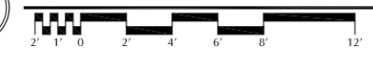
**A1.0**

Addition and Renovations for:  
**The McKenzie Residence**  
128 Windsor Drive  
Nashville, TN 37205

MHZC PRESERVATION PERMIT APPLICATION



1



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

# First Floor Demolition Plan

# D1.1

Drawings:  
First Floor Demolition Plan  
Date:  
08.03.15

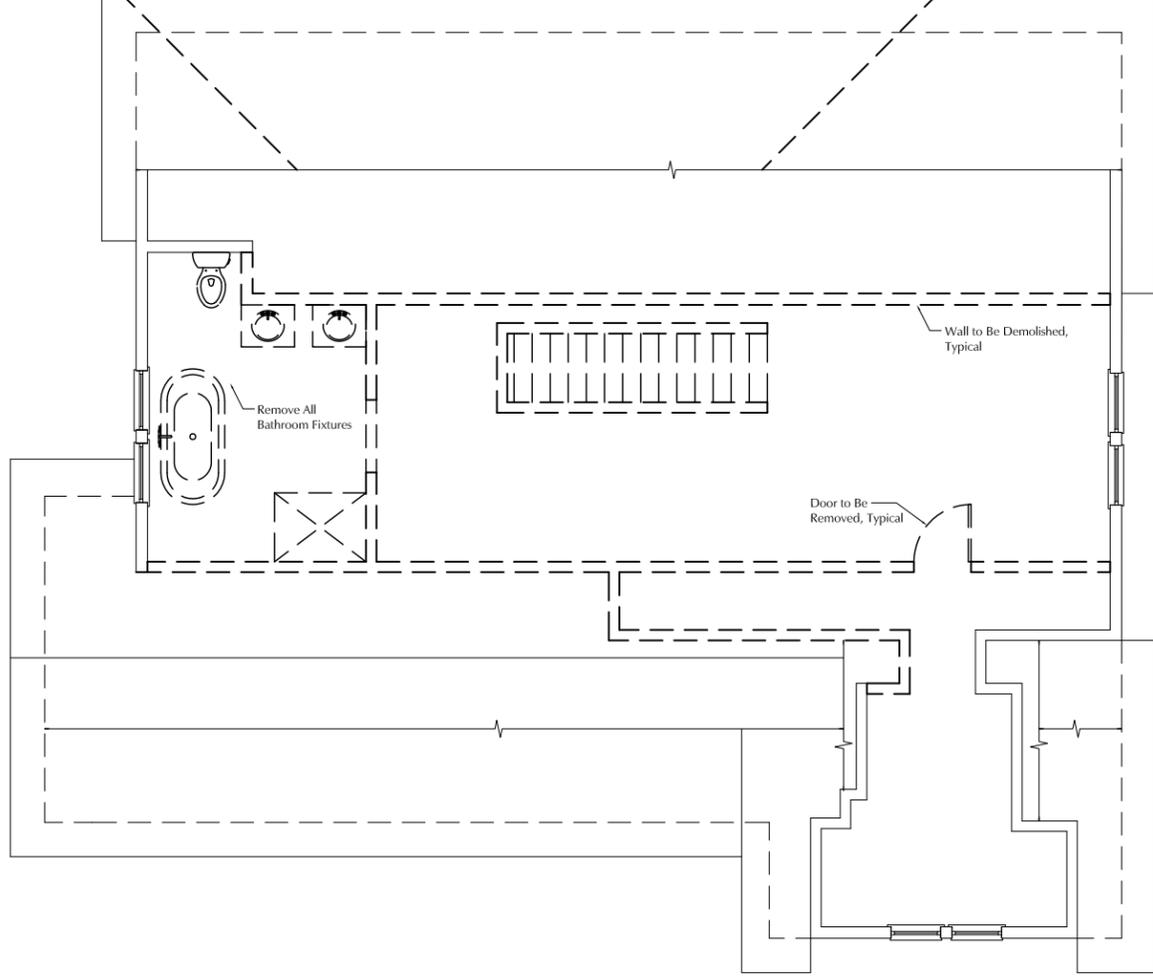
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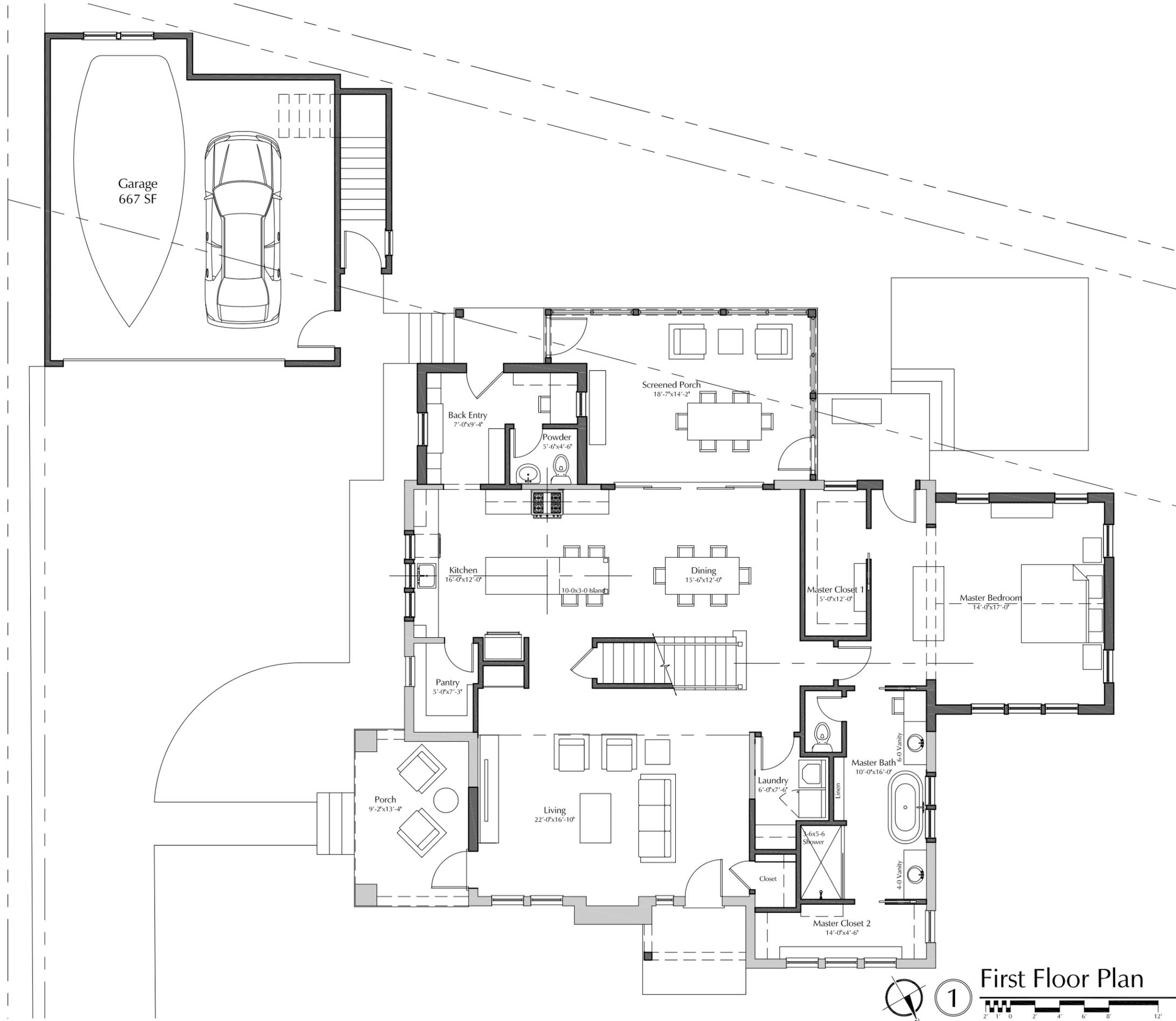
Drawings:  
Second Floor Demolition Plan  
Date:  
08.03.15

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Addition and Renovations for:  
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**D1.2**

MHZC PRESERVATION PERMIT APPLICATION



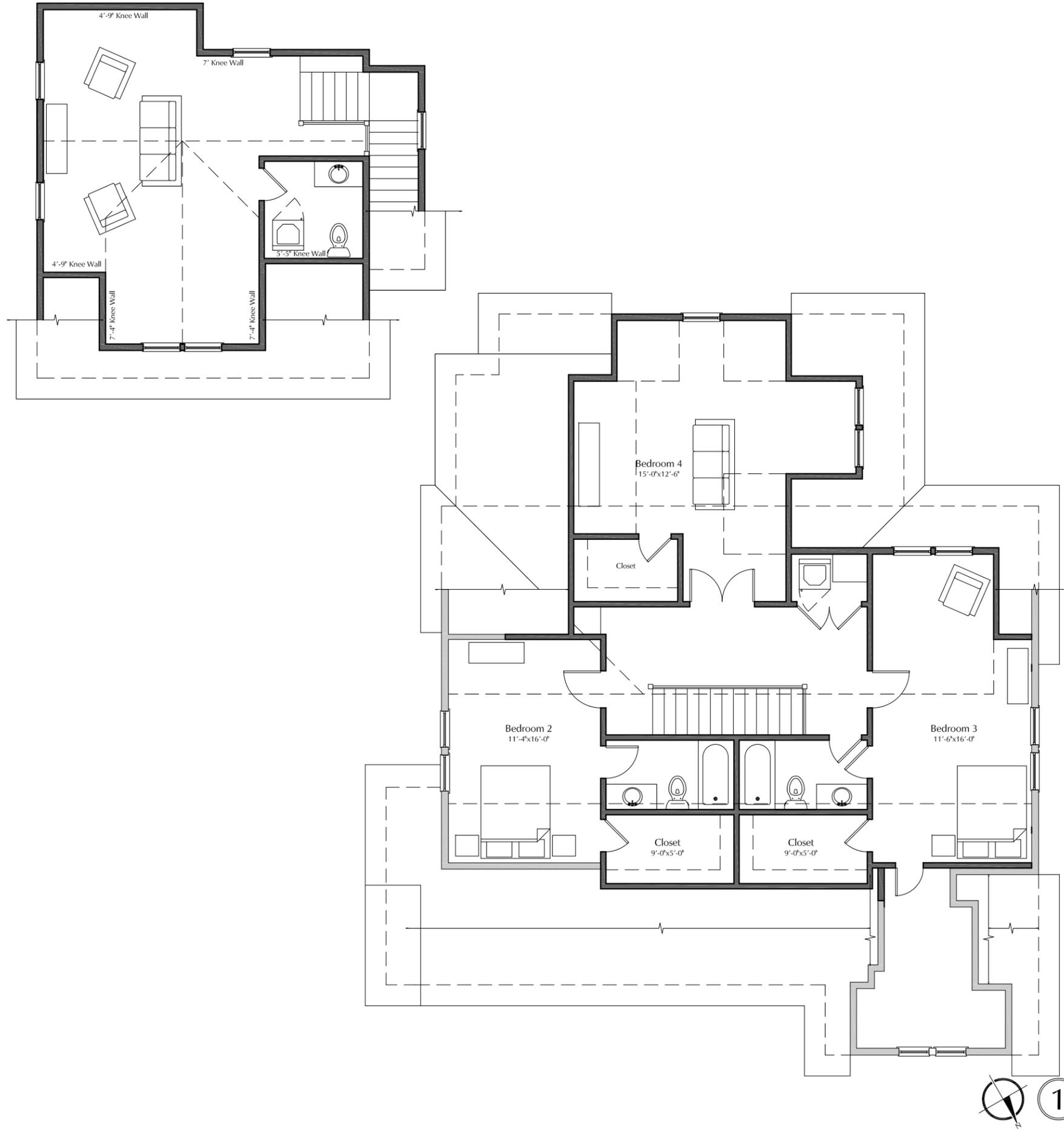
**First Floor Plan**



  
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Drawings:	First Floor Plan
Date:	08.03.15

A1.1



Second Floor Plan

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Addition and Renovations for:  
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 128 Windsor Drive  
 Nashville, TN 37205

Drawings:  
 Second Floor Plan  
 Date:  
 08.03.15

MHZC PRESERVATION PERMIT APPLICATION

**A1.2**



2 Right Side Elevation



1 Front Elevation



Addition and Renovations for:

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Drawings:  
Elevations

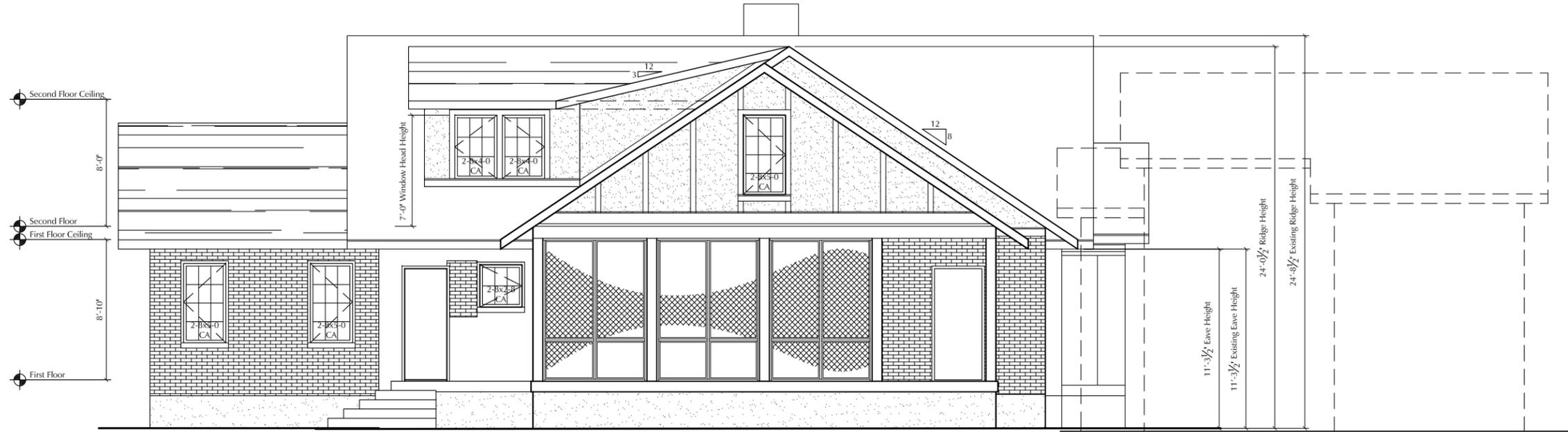
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**A2.0**

MHZC PRESERVATION PERMIT APPLICATION



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



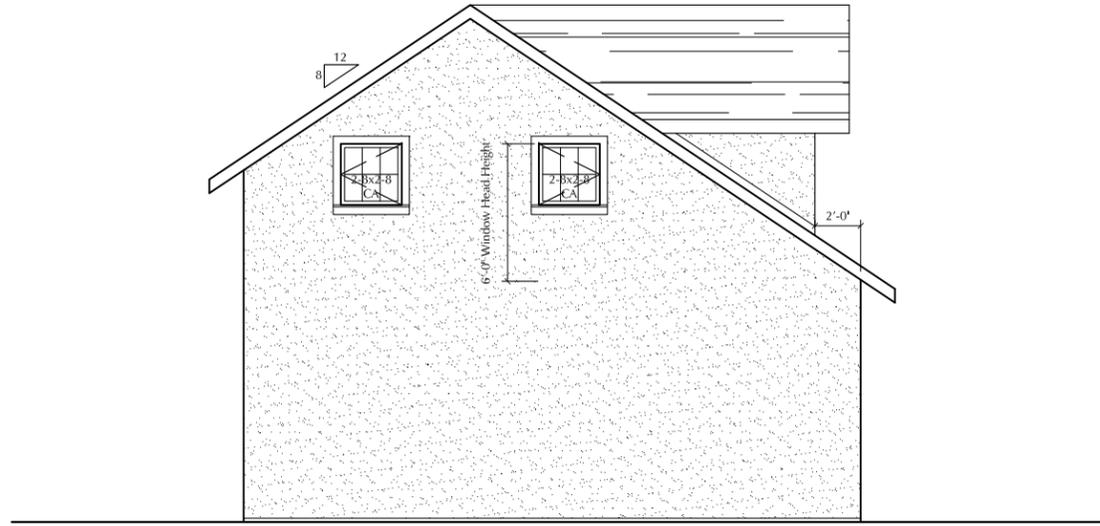
① Rear Elevation  
 Scale: 1/8"=1'-0"

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 MHZC PRESERVATION PERMIT APPLICATION

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Drawings:  
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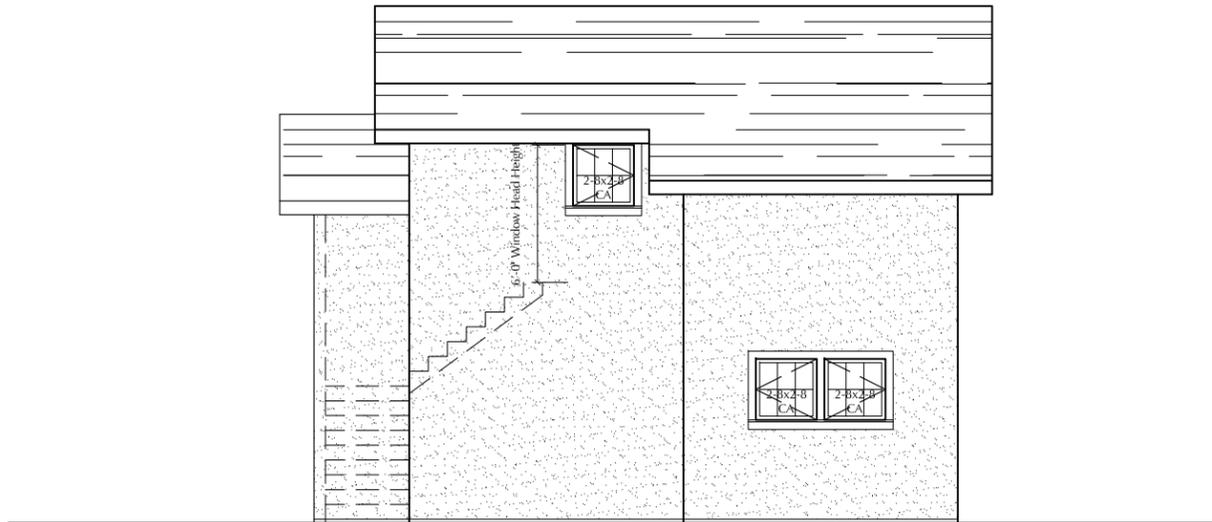
**A2.1**



④ Garage Left Side Elevation  
 Scale: 1/8"=1'-0"



② Garage Right Side Elevation  
 Scale: 1/8"=1'-0"



③ Garage Rear Elevation  
 Scale: 1/8"=1'-0"



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