

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

STAFF RECOMMENDATION

117 Windsor Drive

February 17, 2021

Application: New Construction—Addition

District: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay

Council District: 23

Base Zoning: RS10

Map and Parcel Number: 13002004700

Applicant: Ron Farris, Architect

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: A proposal to construct a rear addition to an historic house. The addition will be stepped in from the side of the historic house on the left side but will be four feet, ten inches (4'-10") wider to the right.

Recommendation Summary: Staff recommends approval of the proposed addition with the following conditions:

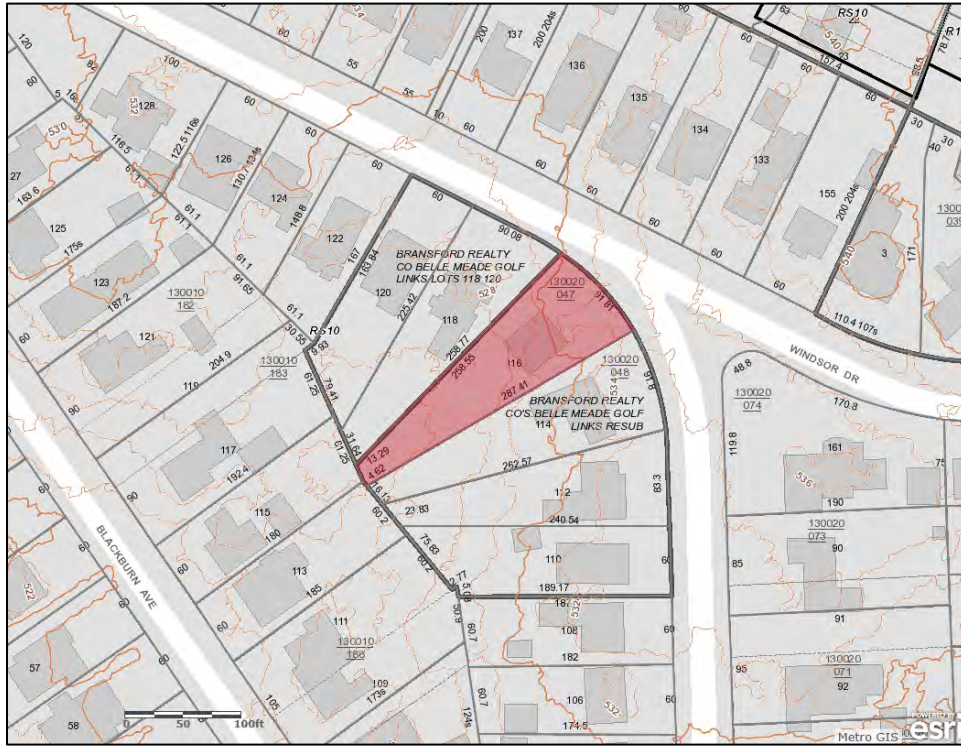
1. Additional information about the foundation material and cladding is approved prior to construction;
2. The window and door selections are approved prior to purchase and construction; and,
3. The HVAC units are located on the rear or on the side beyond the midpoint of the historic building.

With these conditions, staff finds that the proposal will meet the design guidelines for new construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Site Plan
- B:** Floorplans
- C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

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.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

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 determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks 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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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.F.I.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 maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

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 buildings.

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

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.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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 structure at 117 Windsor Drive is a one and one-half-story house, constructed circa 1925. The house is brick and stone on the first story, with stucco in the upperstory gable fields.

The house has been enlarged with a rear dormer addition and a small first story rear addition, but the front and sides of the historic house are intact.

The house has elements of the Craftsman and Tudor Revival styles and is contributing to the historic character of the district because of its age and architectural character.



Figure 1: 117 Windsor Drive

Analysis and Findings: The applicant proposes to enlarge the house with a rear addition. The rear addition will be wider than the historic house to the right side.

Demolition: The project involves demolishing portions of the existing dormer and first-story rear addition to accommodate the new addition. The previous additions do not contribute to the historic character and significance of the building because they are not original, and because they are not visible from the right-of-way.

Staff finds that the proposal meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Location & Removability: The addition will step in two feet (2') from the right side of the house and sixteen feet (16') on the left, before extending to the rear. The roof of the addition will attach to the rear of the original side-gabled roof. With the inset walls and a change in materials, the addition will be distinct from the historic house, and if it were to be removed in the future, the historic character of the house would still be intact.

Staff finds that the location and attachment of the addition meets Sections II.B.2.a and d. of the design guidelines for additions.

Design: The character of the addition is compatible to the historic house in its form, with a similar roof shape and eave profile, with a similar window style and compatible exterior materials. The massing of the addition will be distinguished from the original building by stepping in from the side walls before continuing back.

Staff finds that the character of the addition does not contrast with the historic house, and it meets Sections II.B.2.c and e. of the design guidelines.

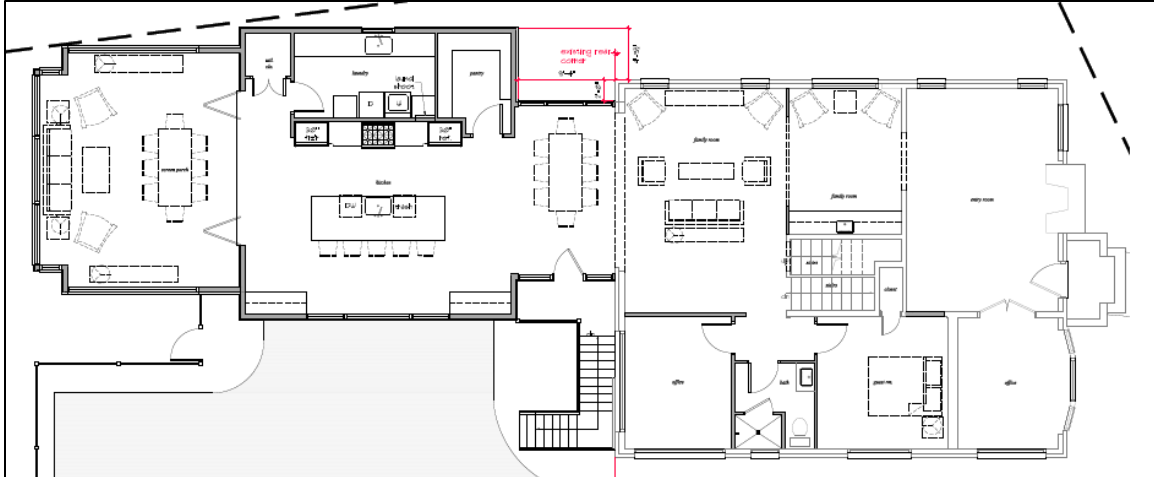


Figure 2: First floor plan of proposed rear addition. The front of the existing house is to the right.

Height & Scale: On the right side, the addition will step in two feet (2') and then after going back nine feet, four inches (9'-4") it will step out to the right, going four feet, ten inches (4'-10") wider than the historic house. The primary mass of the addition then extends twenty-five feet (25') back, before stepping back in. The left side of the addition is stepped in sixteen feet (16') from the side of the house, and extends back entirely within the silhouette of the historic house. The depth of the addition's primary mass is thirty-four feet (34') to the historic house's forty-two feet (42'), and the footprint is eight-hundred, twenty-five square feet (825 sq. ft.) to the current footprint of one thousand, four hundred, fifty square feet (1450 sq. ft.), with a one-story screened porch adding another nineteen feet (19') of depth and four hundred square feet (400 sq. ft.) of area.

In general, additions should be kept within the silhouette of an historic house, but Staff finds the additional width for this project to be appropriate because of the size, shape, and slope of the lot.

The roof of the addition will tie into the existing roof at the ridge and will have a matching eave height. The addition will have a one and one-half story form matching that of the historic house, with a basement-level garage, and because the eave and ridge heights match the historic house, Staff finds that it will be subordinate to the historic form.

Staff finds the height and width of the proposed addition to meet Sections II.B.1.a. and b. of the design guidelines.

Setback & Rhythm of Spacing: After an inset portion at the rear of the house, the addition will step out four feet, ten inches (4'-10") wider than the house on the right side. The addition will meet the five foot (5') setback requirement from the right property line. The addition is stepped in sixteen feet (16') on the left side and will remain well inside the silhouette of the historic house and will not come within twenty feet (20') of the left side of the property. The rear of the addition will be no less than one hundred, twenty-five feet (125) from the rear of the property.



Figure 3: Left elevation of proposed rear addition. The front of the existing house is to the right.

Staff finds that the setbacks of the proposed addition are appropriate and meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Stone	Selection Needs Approval	Yes	X
Primary Cladding	Cement-Fiber Clapboard	Smooth, Match Existing Reveal	Yes	
Secondary Cladding	Stucco	Match Existing	Yes	
Trim	Wood, Cement-Fiber	Smooth	Yes	
Rear Porch Structure	Wood, Screen	Typical	Yes	
Roof	Asphalt Shingle	Match Existing	Yes	
Rear Porch Roof	Asphalt Shingle	Match Existing	Yes	
Windows	Divided Light, Double Hung	Selection Needs Approval	Yes	X
Doors	Full Light, Divided Light	Selection Needs Approval		X

Staff recommends that the masonry selection and the windows and doors are approved prior to construction.

With a condition that these materials are reviewed and approved by Staff prior to construction, Staff finds that the proposal meets section II.B.1.d of the guidelines.

Roof form: The roof of the addition will feature a side-oriented gable, matching the form and pitch of the historic house's roof. The existing and new side-gable forms will be connected by a cross-gabled hyphen, tying into the two ridges. The new roof will not be taller than the existing roof.

Staff finds that the roofs of the proposed infill are compatible with the roof of the historic house and meet Section II.B.1.e. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the sides of the proposed addition will be vertically oriented with divided-light double hung windows, consistent with the pattern and proportions of windows on the historic house.

Staff finds the project's proportion and rhythm of openings is compatible with the historic house, meeting Section II.B.1.g. of the design guidelines.

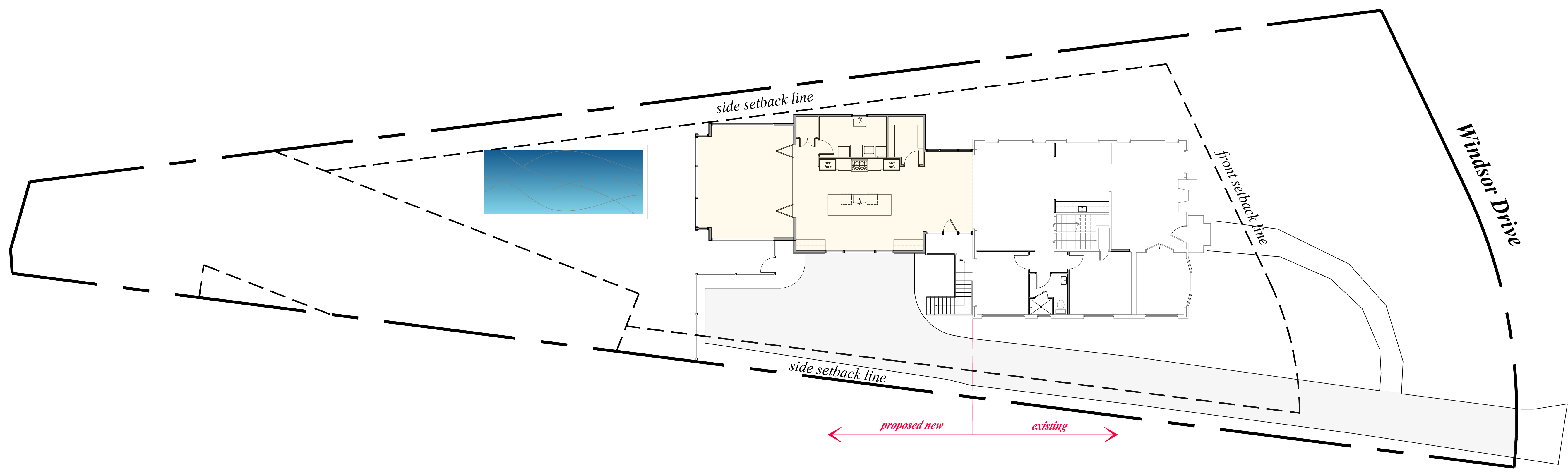
Appurtenances & Utilities: The HVAC unit is currently on behind a wing wall on the right side of the house and will not need to be relocated.

Staff finds that the project meets section II.B.1.i. of the design guidelines.

Recommendation: Staff Recommends approval of the proposed addition with the following conditions:

1. Additional information about the foundation material and cladding is approved prior to construction;
2. The window and door selections are approved prior to purchase and construction; and,
3. The HVAC units are located on the rear or on the side beyond the midpoint of the historic building.

With these conditions, staff finds that the proposal will meet the design guidelines for new construction in the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.



EL-GAMMAL RESIDENCE
 117 WINDSOR DRIVE
 NASHVILLE
 TENNESSEE

SITE PLAN

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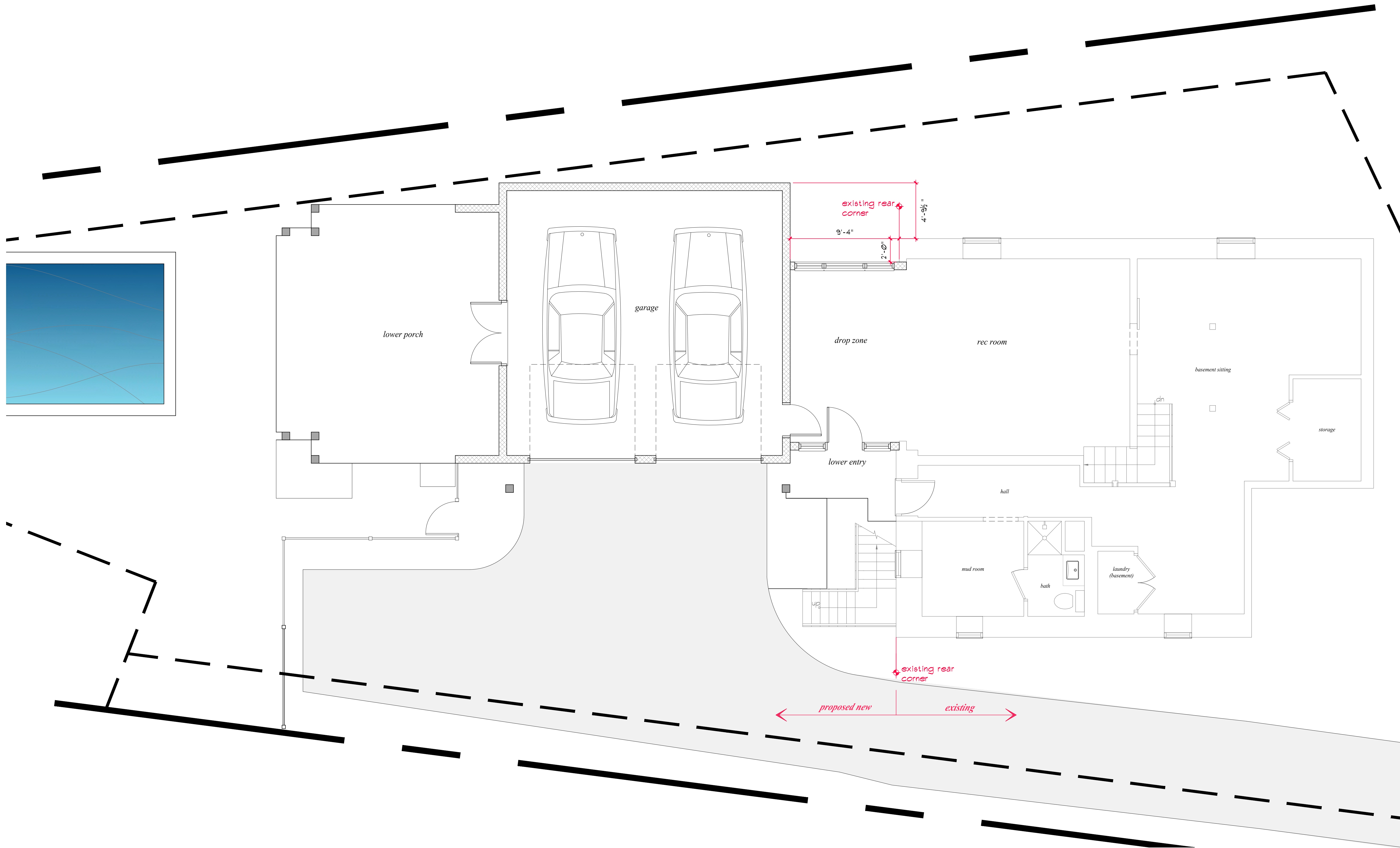
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site
 plan

scale: 3/32" = 1'-0"

C.1-1

DATE: 2-1-2021
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 REVISIONS:



EL-GAMMAL RESIDENCE
 117 WINDSOR DRIVE
 NASHVILLE
 TENNESSEE

BASEMENT FLOOR PLAN



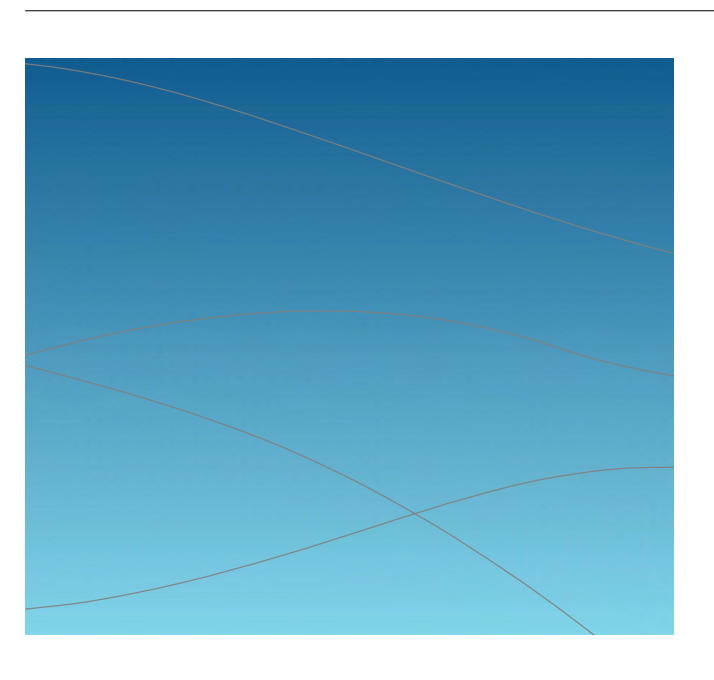
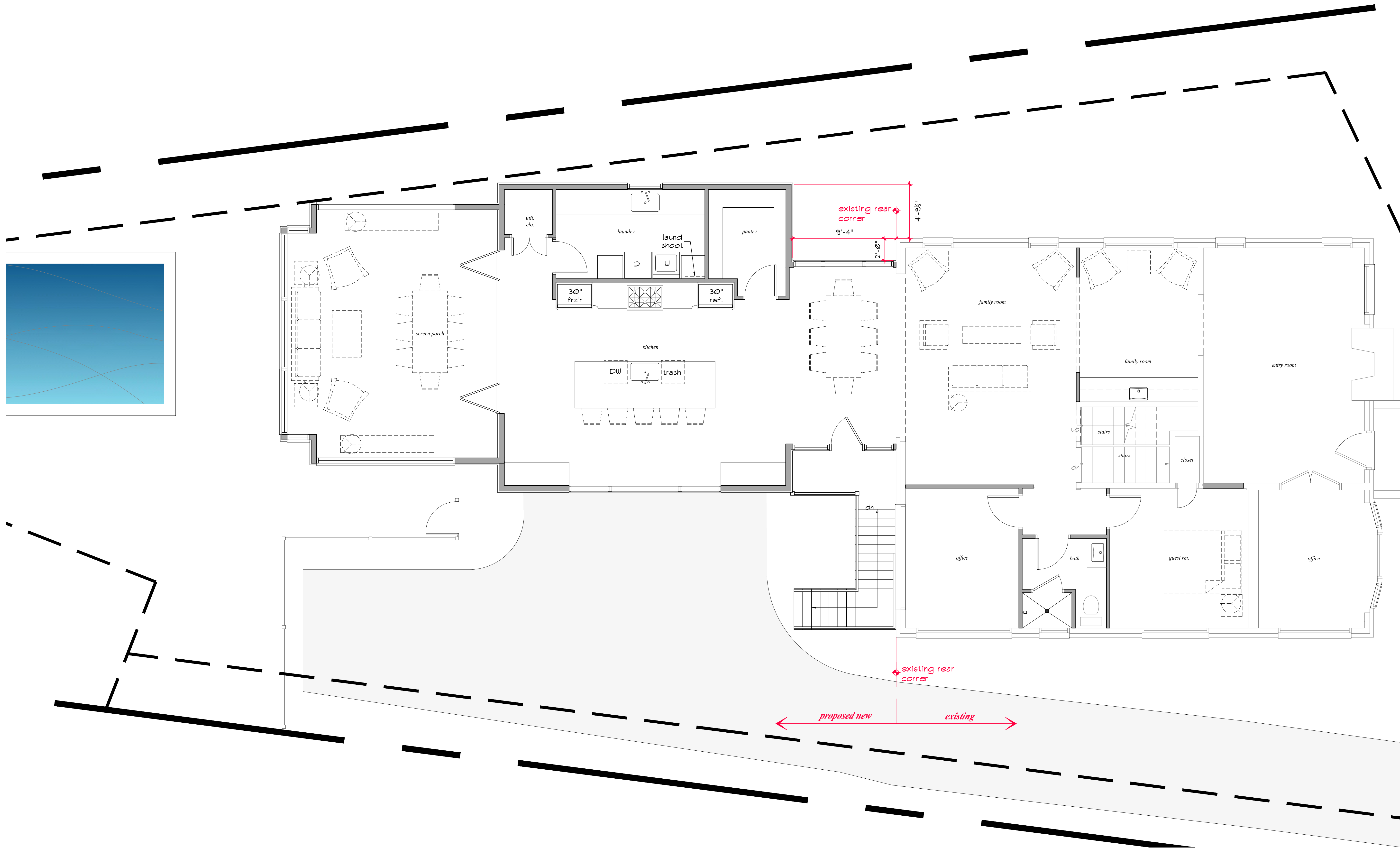
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A.1-0

DATE: 2-1-2021
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basement floor
 plan

scale: 1/4" = 1'-0"



EL-GAMMAL RESIDENCE
117 WINDSOR DRIVE
NASHVILLE
TENNESSEE

FIRST FLOOR PLAN



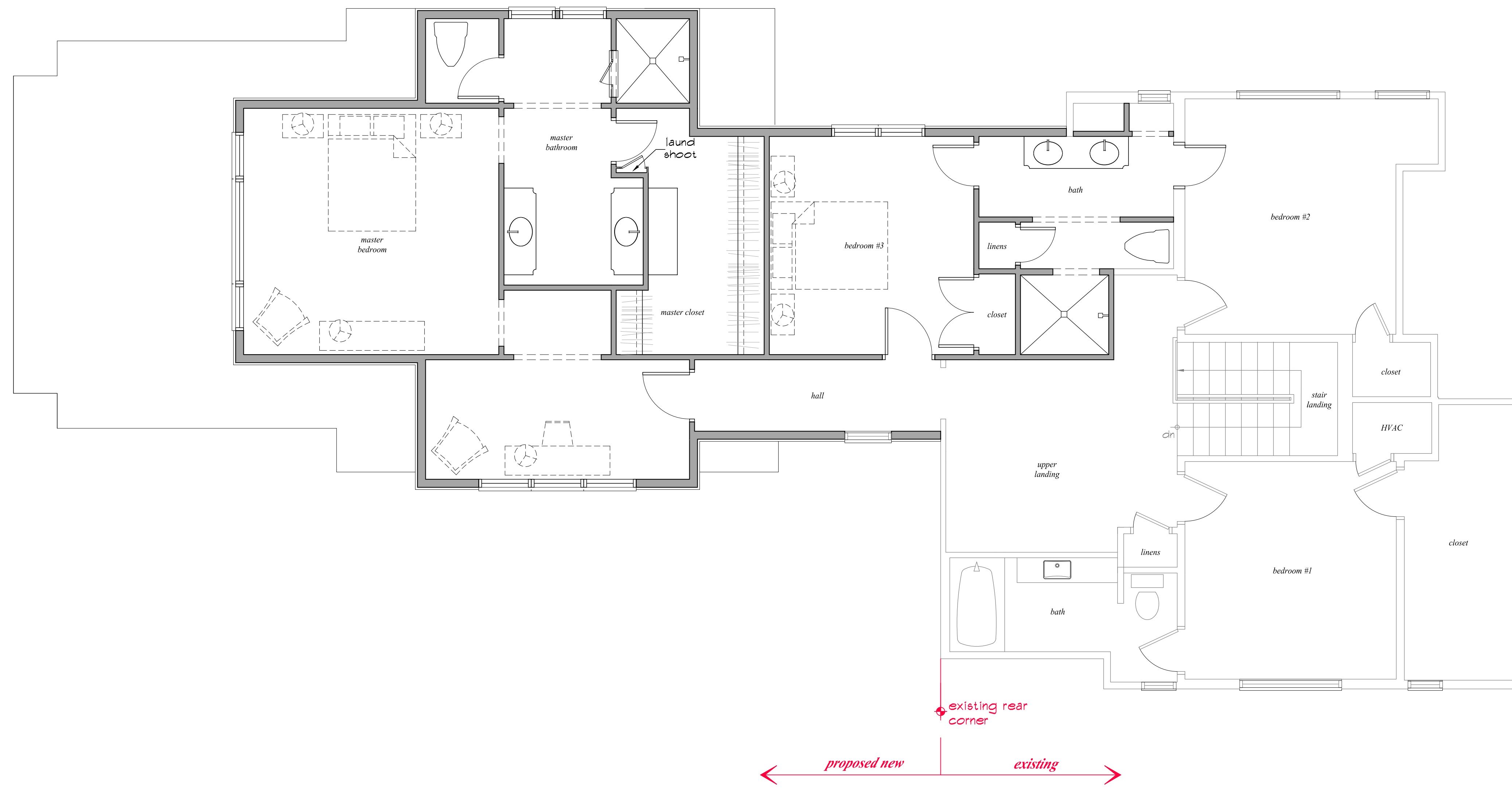
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A.1-1

DATE: 2-1-2021
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REVISIONS:

first floor
plan

scale: 1/4" = 1'-0"



EL-GAMMAL RESIDENCE
 117 WINDSOR DRIVE
 NASHVILLE
 TENNESSEE

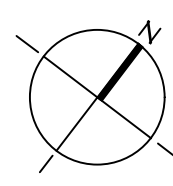
SECOND FLOOR PLAN



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A.1-2

DATE: 2-1-2021
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second floor
plan

scale: 1/4" = 1'-0"



front elevation

scale: 1/4" = 1'-0"



rear elevation

scale: 1/4" = 1'-0"

exterior elevations

EL-GAMMAL RESIDENCE
117 WINDSOR DRIVE
NASHVILLE
TENNESSEE

EXTERIOR ELEVATIONS



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A.2-1

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right side elevation

scale: 1/4" = 1'-0"



left side elevation

scale: 1/4" = 1'-0"

exterior elevations

EL-GAMMAL RESIDENCE
 117 WINDSOR DRIVE
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EXTERIOR ELEVATIONS



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