

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
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STAFF RECOMMENDATION

150 Windsor Drive

February 17, 2021

Application: Demolition; New Construction—Infill

District: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay

Council District: 23

Map and Parcel Number: 13001009100

Applicant: Jeff Steele, architect

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish the existing, non-contributing structure and to construct infill.

Recommendation Summary: Staff recommends approval of the infill with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent houses, to be inspected by MHZC staff;
2. Staff approve a masonry sample, roof shingle color, and all windows and doors prior to purchase and installation;
3. The HVAC be located behind the house or on either side, beyond the midpoint of the house; and,
4. Utility meters be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner.

With these conditions, Staff finds that the proposed demolition and infill meet Sections II.B. and III.B of the design guidelines for the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.

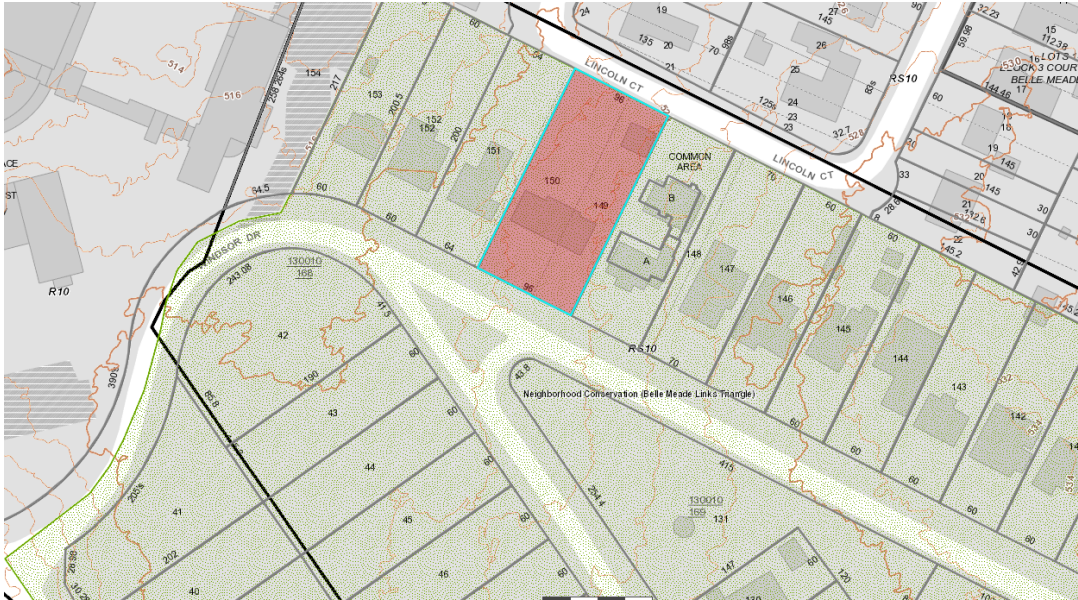
Attachments

A: Photographs

B: Site Plan

D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

B. GUIDELINES

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.

h. Outbuildings and Detached Accessory Dwelling Units (DADU)

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

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.*

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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.

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: 150 Windsor Drive was constructed in 1954 (Figure 1). In 2017, MHZC determined after a survey of the neighborhood that the existing house on the lot is non-contributing because its ranch form does not meet the predominate historic house form in the Belle Meade Links Neighborhood Conservation Zoning Overlay. Also in 2017, MHZC approved adding a one-half story addition on top of the ranch, which was akin to constructing infill on the lot because the overall height, scale, roof form, and style of the house would have changed. That addition was never built. This application is for a different infill design from what was approved in 2017.



Figure 1. 150 Windsor Ave

Analysis and Findings:

Demolition: As mentioned under “Background,” because of 150 Windsor’s ranch form, which is not a predominant house form in the Belle Meade Links Neighborhood Conservation Zoning Overlay, MHZC determined in 2017 that 150 Windsor is non-contributing.

Staff therefore finds that the demolition of 150 Windsor meets Section III.B.2. of the design guidelines for appropriate demolition.

Height & Scale: The proposed infill will be twenty-seven feet (27’) tall from grade. The historic context ranges between twenty one feet and thirty feet (21’-30’) tall from grade. In 2017, MHZC approved the new structure on this lot to be twenty-seven feet, ten inches (27’10”) tall. The eave height will be approximately eleven feet, six inches (11’6”) and the foundation is drawn at approximately eighteen inches (18”). These are similar to the eave and foundation heights found in the immediate context. Staff finds the proposed heights to be similar to the heights of historic houses in the immediate vicinity and to therefore meet the design guidelines.

The infill will have a total width of sixty-two feet, four inches (62’4”); the main form of the house is forty-four feet (44’) wide, with the remaining eighteen feet, four inches being

recessed approximately eight feet (8') from the main wall of the house and having a height approximately four feet (4') lower than the main form of the house. 150 Windsor's lot is ninety-six feet (96') wide. The proposed infill's width is in keeping with the widths of other houses in the district that are on lots wider than ninety feet (90'). For instance, 103 Pembroke is sixty-seven (67') wide and 109 Blackburn is over seventy feet (70') wide. Because of its wider lot and because the overall massing of the width of the infill is broken up with the side lower, recessed side portion, staff finds that the infill's width and overall scale to meet the design guidelines.

Staff finds that the infill's height and scale to meet Sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It will be five feet (5') from the left side property line and approximately twenty-five feet (25') from the right side property line. It will be approximately fifty feet (50') from the rear property line. The front setback is proposed to be approximately forty-seven feet, six inches (47'6"), which is halfway between the front setbacks of the two houses on either side. 151 Windsor is forty-four feet (44') from the front property line and 149 Windsor is fifty-one feet (51') from the front property line. Staff finds that these proposed setbacks meet the historic context.

Staff finds that the setbacks and rhythm of spacing to meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Unknown	Yes	Yes
Cladding	Fibercement lap siding	5" reveal, smooth	Yes	No
Roofing	Architectural Shingles	Not indicated	Yes	Yes
Trim	Wood or cement fiberboard	Typical	Yes	No
Front and Side Porch floor/steps	Concrete	Typical	Yes	No
Front and Side Porch columns	Wood	Typical	Yes	No
Rear Porch	Wood	Typical	Yes	No

floor/steps				
Rear Porch Posts & Framing	Wood	Typical	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Shutters	Wood	Fully operational	Yes	No
Principle Entrance	2/3 light door	Not indicated	Unknown	Yes
Side/rear doors	2/3 light on the side and solid paneled doors on rear	Needs final approval	Unknown	Yes
Garage doors	Not indicated	Needs final approval	Unknown	Yes
Walkway	Concrete	Typical	Yes	No
Extended Driveway	Concrete	Typical	Yes	No

Staff recommends final review of a masonry sample, the roof shingle color, and all windows and doors prior to purchase and installation.

With staff's approval of all final material choices, staff finds that the materials meet Section II.B.1.d. of the design guidelines.

Roof form: The infill's primary roof form will be a side gable with a slope of 8/12. The lower side extension will also have an 8/12 gable form. The front façade has seven gabled dormers that are inset two feet (2') from the wall below. The left and rear facades have shed dormers that are also inset two feet (2') from the wall below. In summary, the infill's roof forms are compatible with the roof forms found on historic houses in the Belle Meade Links Neighborhood Conservation Zoning Overlay.

Staff finds that the roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The house is oriented towards Windsor Drive, with a primary entrance behind a six-foot (6') deep, centered, partial-width front porch. Vehicular access to the lot will be via the existing driveway. The site plan shows the front walkway as coming off the driveway rather than connecting to the street. This is similar to the existing walkway configuration. Windsor Drive and all of the Belle Meade Links neighborhood lack sidewalks, and some of the historic houses have walkways leading to the street, but others do not. Staff finds the proposed walkway to meet the historic context, where similar walkways are found.

Staff finds that the infill's orientation to meet Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill are all vertically oriented and meet the proportions of historic windows found in the conservation overlay. 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: The location of the HVAC and other utilities was not noted. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

Outbuildings: The applicant proposes an attached garage, with the garage doors facing the right side of the lot. The design guidelines state that "*Generally, attached garages are not appropriate; however, instances where they may be are: Where they are a typical feature of the neighborhood.*"

The 1957 Sanborn shows that there were several houses in the overlay that had attached garages. These include 248 Harding; 122, 134, and 136 Blackburn; and 116 Pembroke. Many of these were front-facing, one-bay garages that have since been filled in to be conditioned space. Belle Meade Links developed later than many other of the conservation overlays in Nashville, with many houses dating from the 1930s and 1940s when automobile ownership was more common, which is why many houses had attached garages.

In this case, staff finds that the proposed attached garage meets the design guidelines because there were several historic attached garages in the conservation overlay and because the garage doors face the side, not the front, and are pushed towards the back of the house where they will be less visible.

Staff finds that the proposed attached garage meets Section II.B.h. of the design guidelines.

Recommendation Summary: Staff recommends approval of the infill with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent houses, to be inspected by MHZC staff;

2. Staff approve a masonry sample, roof shingle color, and all windows and doors prior to purchase and installation;
3. The HVAC be located behind the house or on either side, beyond the midpoint of the house; and,
4. Utility meters be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner.

With these conditions, Staff finds that the proposed demolition and infill meet Sections II.B. and III.B of the design guidelines for the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.

PHOTOGRAPHS-IMMEDIATE HISTORIC CONTEXT



148 Windsor

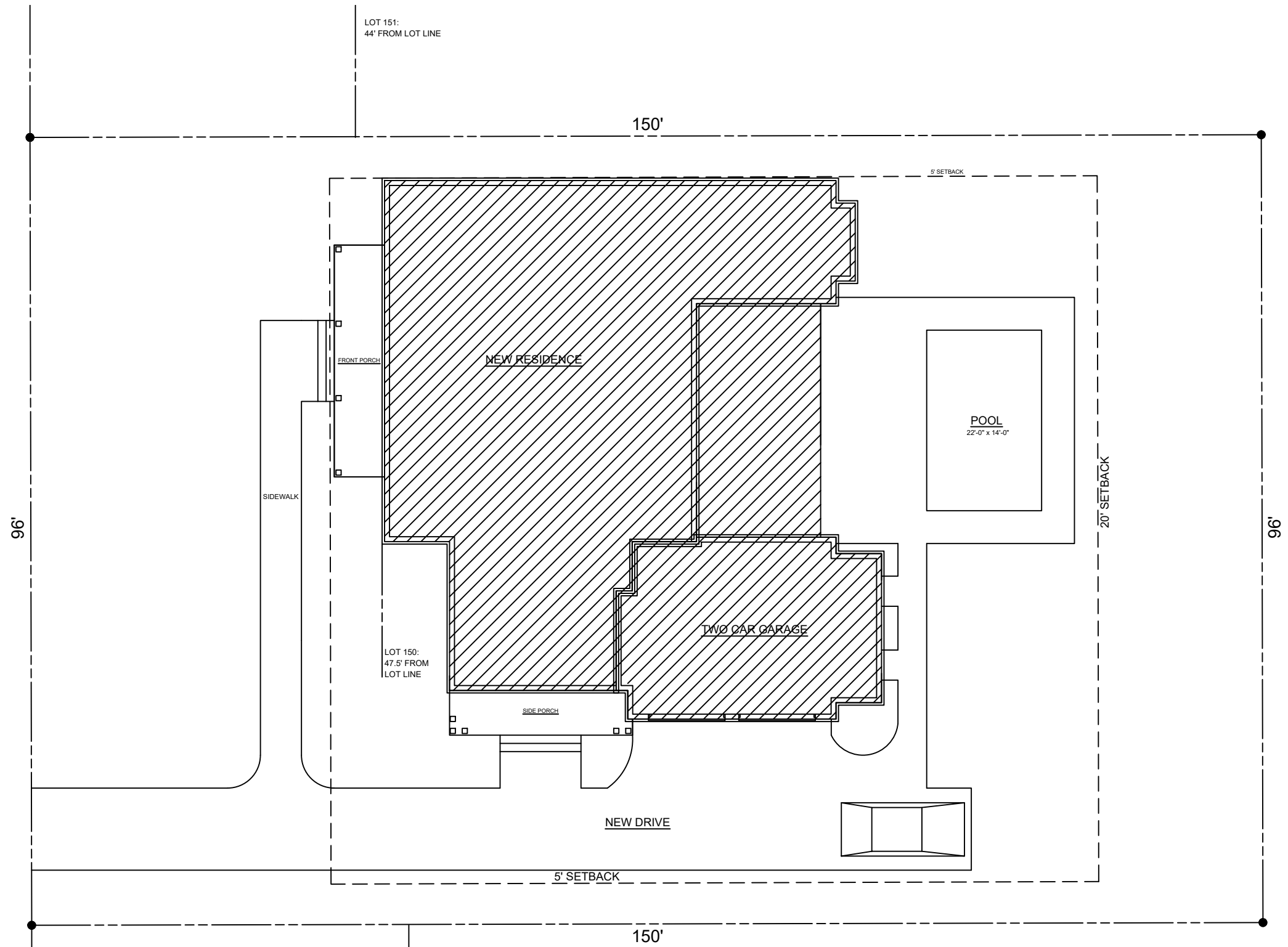


151 Windsor



152 Windsor Drive

WINDSOR DRIVE



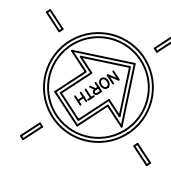
150 Windsor Drive
Mr. & Mrs. Galyon
Nashville, TN

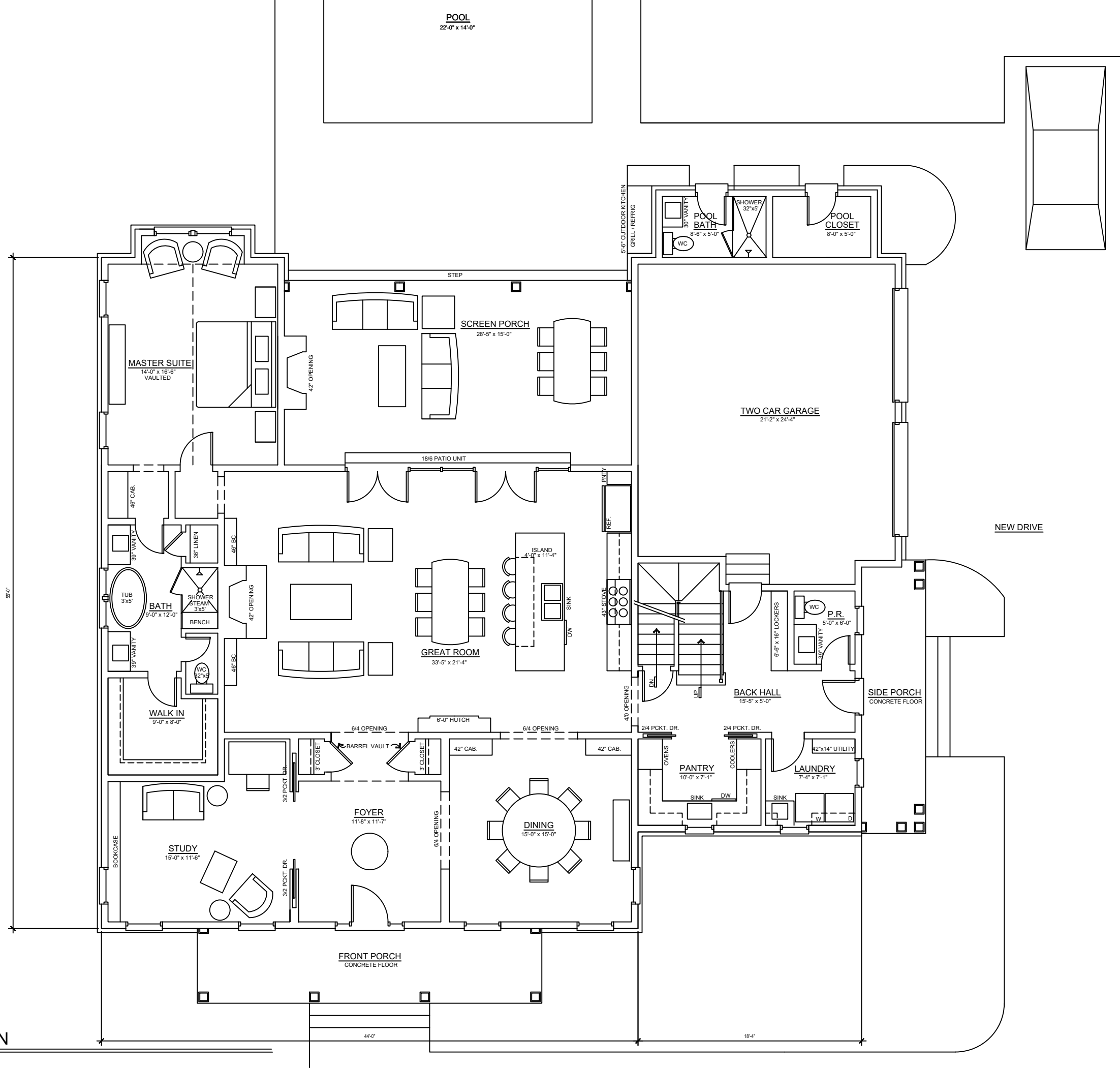
steele architecture
42 wyn oak
nashville, tn

ARCHITECTURAL SITE PLAN

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

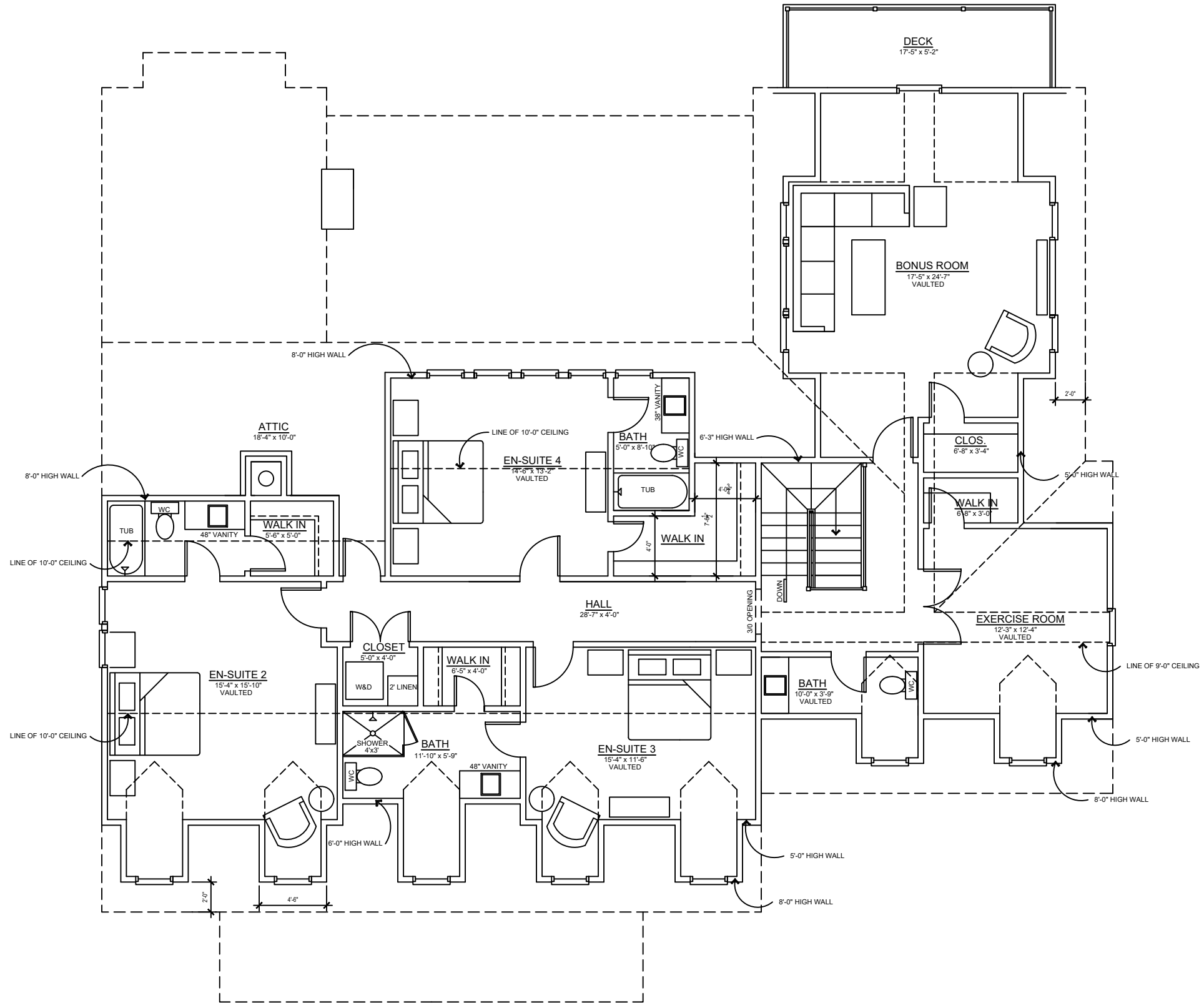
BASED ON METRO MAPS





FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



NORTH ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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