



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

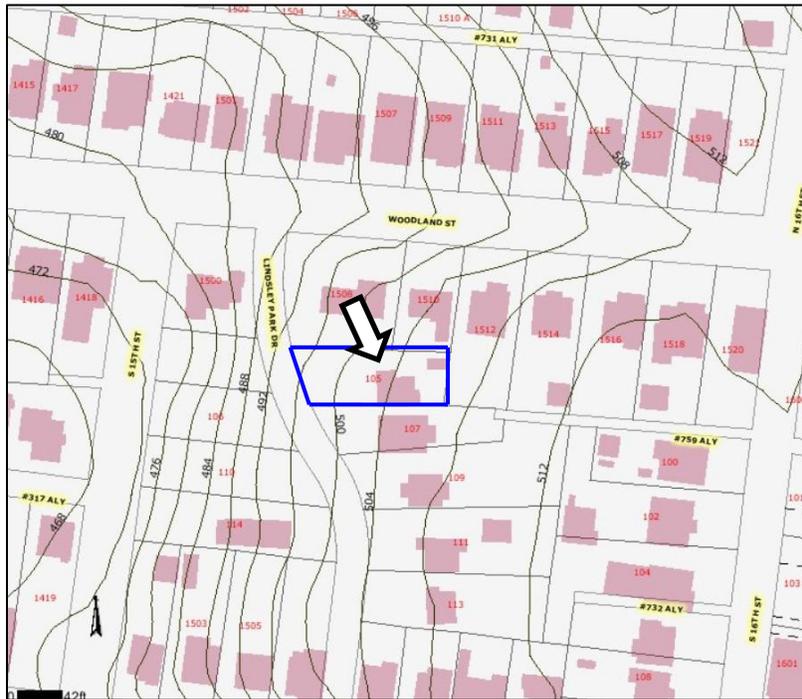
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
105 Lindsley Park Drive
February 20, 2013

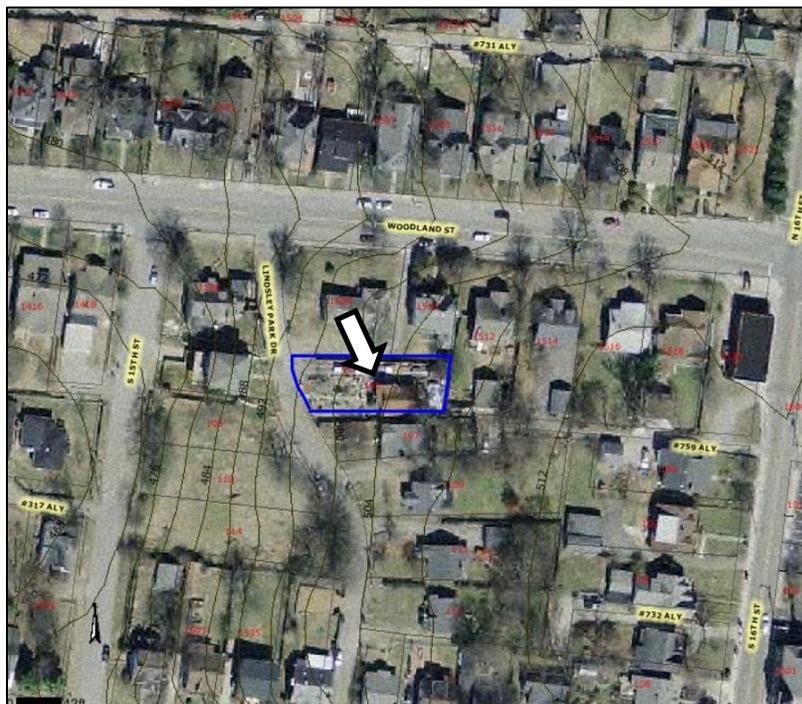
Application: Demolition-contributing building and New construction-infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309046400
Applicant: Jim Richie, Owner; Zach Provonchee, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to demolish a contributing house in order to replace it with a new building.</p> <p>Recommendation Summary: Staff recommends disapproval of the application to demolish the contributing building at 105 Lindsley Park Drive as demolition meets section IV.B.1.a. for inappropriate demolition. Staff recommends disapproval of new construction since new construction will require the demolition of the existing building which is inappropriate.</p>	<p>Attachments A: Sanborn Map B: Photographs C: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

IV. B. Demolition

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.

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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with surrounding historic buildings.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

6. Orientation

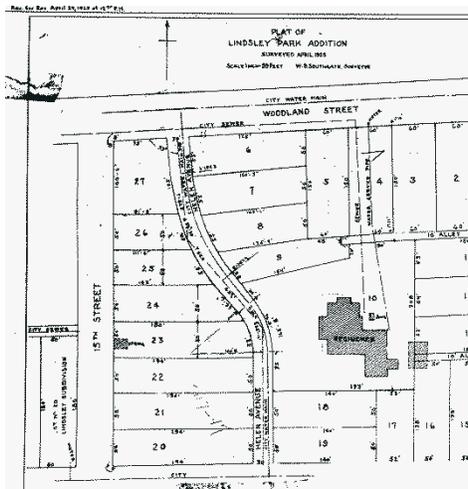
The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

7. 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.

Background:

The area that is now Lindsley Park Drive was initially the driveway to the Adrien V. S. Lindsley's 1840, Italianate style, Springside Mansion. A Union supporter, Lindsley permitted his estate to serve as an unofficial headquarters for generals George Thomas and James Wilson during the Civil War. Beginning in 1887, owners of large estates in the area began to subdivide and sell off their land holdings. 105 Lindsley Park Drive is lot no. 8 of the Lindsley Park Addition Subdivision recorded in 1925. At that time Lindsley Park Drive was Helen Drive.



Analysis and Findings:

Demolition

The applicant is proposing to demolish the contributing house at 105 Lindsley Park Drive and to construct a new house on the property.

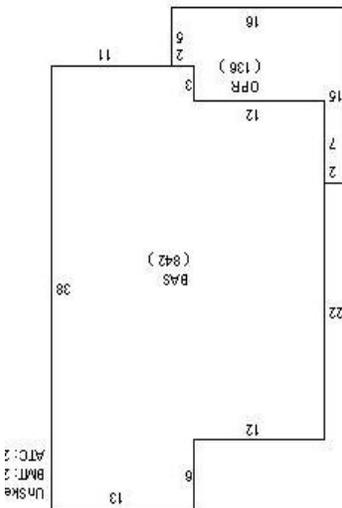


2013

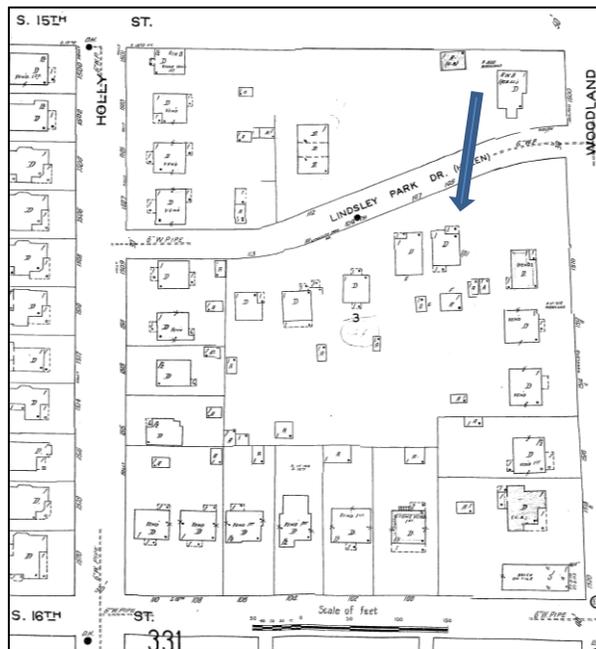


1986

The house has typical Craftsman-style features including three-over-one windows, bracketed eaves, and exposed rafter tails. The foundation is continuous brick with cedar piers, the siding currently is vinyl, and the roof is asphalt shingle. Based on the architectural style, historic context, materials, the development of the street and city directories, the building was constructed circa 1930. It has not undergone any major alterations that have changed its original form and character. The footprint is approximately 842 square feet.



Current footprint



1951 Sanborn Fire Insurance Map

Because the house contributes to the historic character of the district, demolishing it would be detrimental to the public interest. Staff finds that the demolition meets Design Guideline IV.B.1.a. for inappropriate demolition and does not meet section IV.B.2 for appropriate demolition.

The applicant has not provided any evidence that the building is not historic. In addition, the applicant has not submitted a complete application for economic hardship in accordance with 17.40.420 of the Metropolitan Comprehensive Zoning Ordinance.

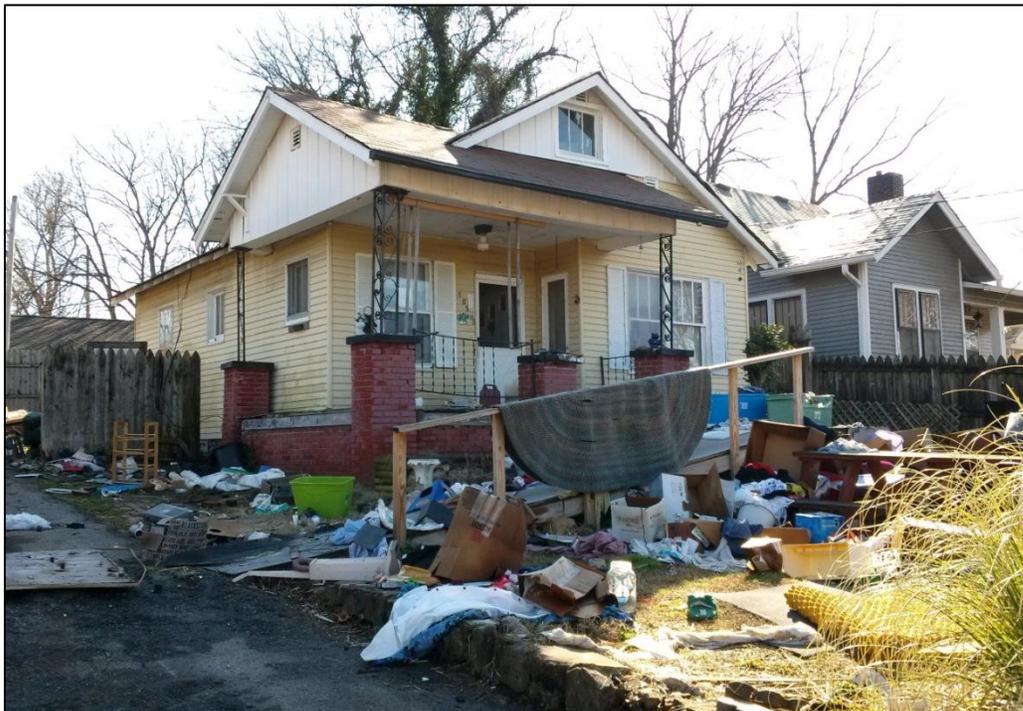
IV. B. Demolition

Infill

Plans for subsequent new construction were submitted by the applicant. New construction is inappropriate since it will require the demolition of a contributing structure that does not meet the ordinance's requirements for demolition. Staff recommends disapproval of new construction.

Recommendation:

Staff recommends disapproval of the application to demolish the contributing building at 105 Lindsley Park Drive as demolition meets section IV.B.1.a. for inappropriate demolition. Staff recommends disapproval of new construction since new construction will require the demolition of the existing building which is inappropriate.



105 Lindsley Park Drive, current photo.

KDC,LLC

4124 Aberdeen Road

Nashville, TN 37205

Letter of Evaluation

Re: 105 Lindsley Park Terrace

To: Historical Commission / Historical Society

In regards to the above mentioned address, site evaluation uncovered the following:

On Monday, February 4, 2013, Jim Richie - licensed Contractor, Zach Provonchee – Licensed Architect, and Sean Alexander (Historical Society) met to view the residence in question. At the time of the visit, property of the current tenant was being removed after a 4 and a half month eviction process. During the inspection, I found evidence of structural damage, unsanitary and unsafe living conditions. The following are specific items that would need to be addressed, before anyone can move into the residence:

- **Shore up the existing foundation by a licensed structural contractor – there was evidence of soil erosion around the perimeter of the house and absolutely no footings support. Foundation was resting on ground, and in certain areas, supported by stacked bricks.**
- **No HVAC unit was present, and all heat source was provided by space heaters ran off extion cords.**
- **Bring electrical wiring up to codes.**
- **Proper Insulation and wall covering (Drywall on exposed studs)**
- **Termite treatment and letter**
- **Roof repairs and/or new roof**
- **There was evidence of structural floor / foundation damage at the front of the house. Termite damage was evident from the front porch view.**
- **There is a make shift dormer on the left side of the house, that appears to cover a large hole in the roof.**
- **The existing fireplace appears to be deteriorating, which leads to believe it has been leaking for sometime.**
- **Interior floors have been replaced with plywood, and is uneven throughout the house.**
- **Most remaining windows appear to be broken or rotten, and have been caulked or nailed shut.**

- Animal control was called to the residence to remove 4 canines who have been neglected with no feces cleanup in what appears to be years. The smell was so bad, the meeting of the 3 representatives had to adjourn to the front of the house.
- Seal up basement to the outside elements
- Remove animal feces and treat back yard for disease
- Have the home tested and treated for mould and mildew content
- Have the home tested for potential Asbestos removal
- Have the home tested for radon levels

After evaluating these issues, I found the property to be uninhabitable for leasing or rent purposes til the above issues are addressed or considered.

The following has been provided by the Realestate agent:

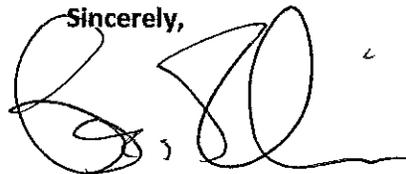
- The estimated market value of the property in it's current condition is \$70,000.00
- Estimated market value after the proposed undertaking (tear down / new home) \$389,000.00 - \$399,000.00
- The amount paid for the property \$125,000.00
- The date of the purchase – September 21, 2012
- The house was purchased from Narrowgate 300, LLC
- Estimated value after compliance with determinations of the historic zoning commission \$175,000.00
- Current rent on tenant, not paid in 5 months was \$400.00

The following has been provided by the General Contractor:

- The cost to repair the to a habitable residence with compliance to HZC - \$150,000.00 - \$175,000.00
- The cost in addition to cleanup site to begin - \$16,000.00

If there any questions regarding this evaluation , please don't hesitate to call Jim Richie at 615-812-8751.

Sincerely,

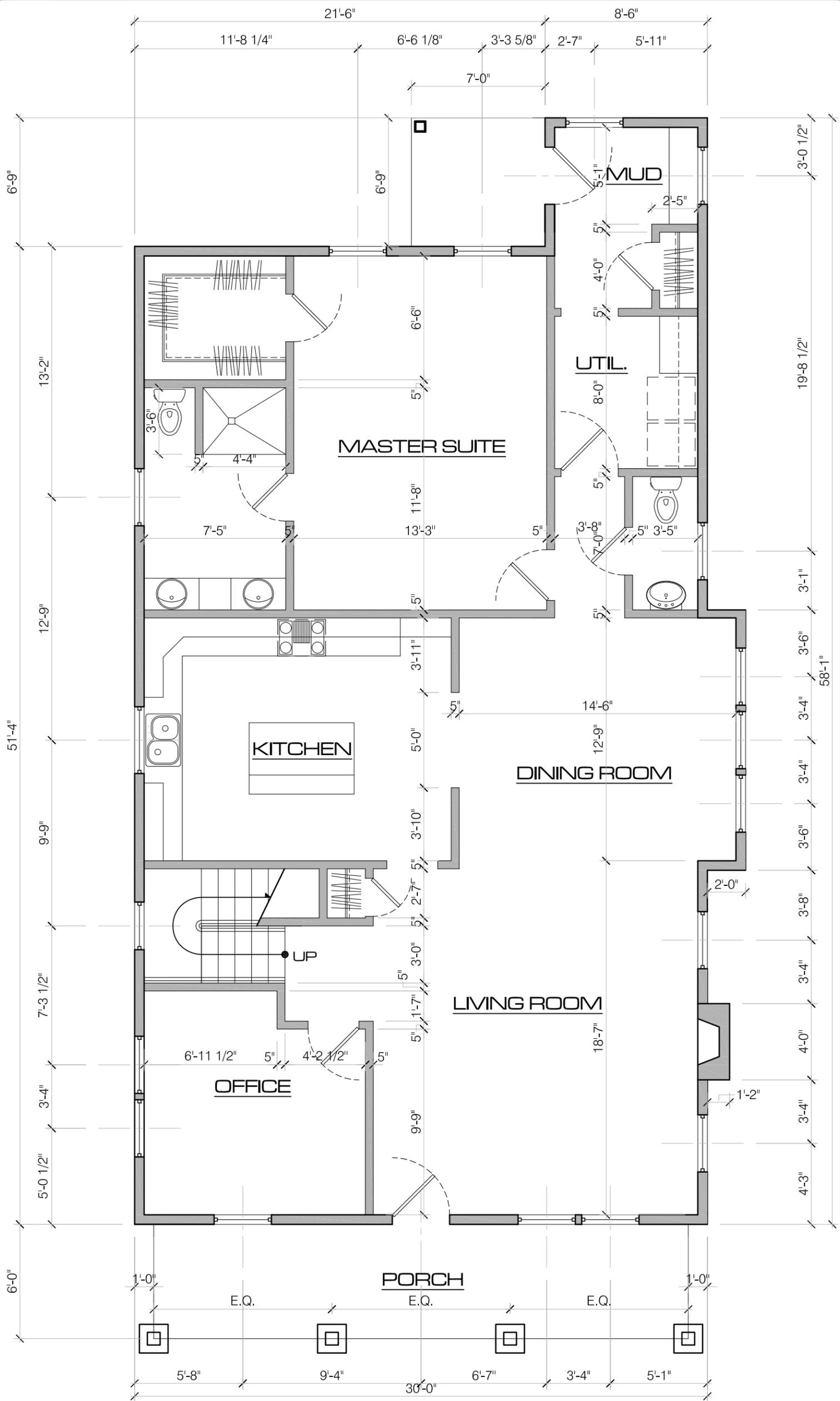
A handwritten signature in black ink, appearing to read 'James E. Richie', with a stylized flourish at the end.

James E. Richie



NOTE: —
 THIS DRAWING IS BASED ON
 INFORMATION FROM METRO
 NASHVILLE'S INTERACTIVE
 MAPPING SITE, THE ARCHITECT IS
 NOT RESPONSIBLE FOR ERRORS,
 OMISSIONS OR INACCURACIES
 RELATED TO THIS INFORMATION.

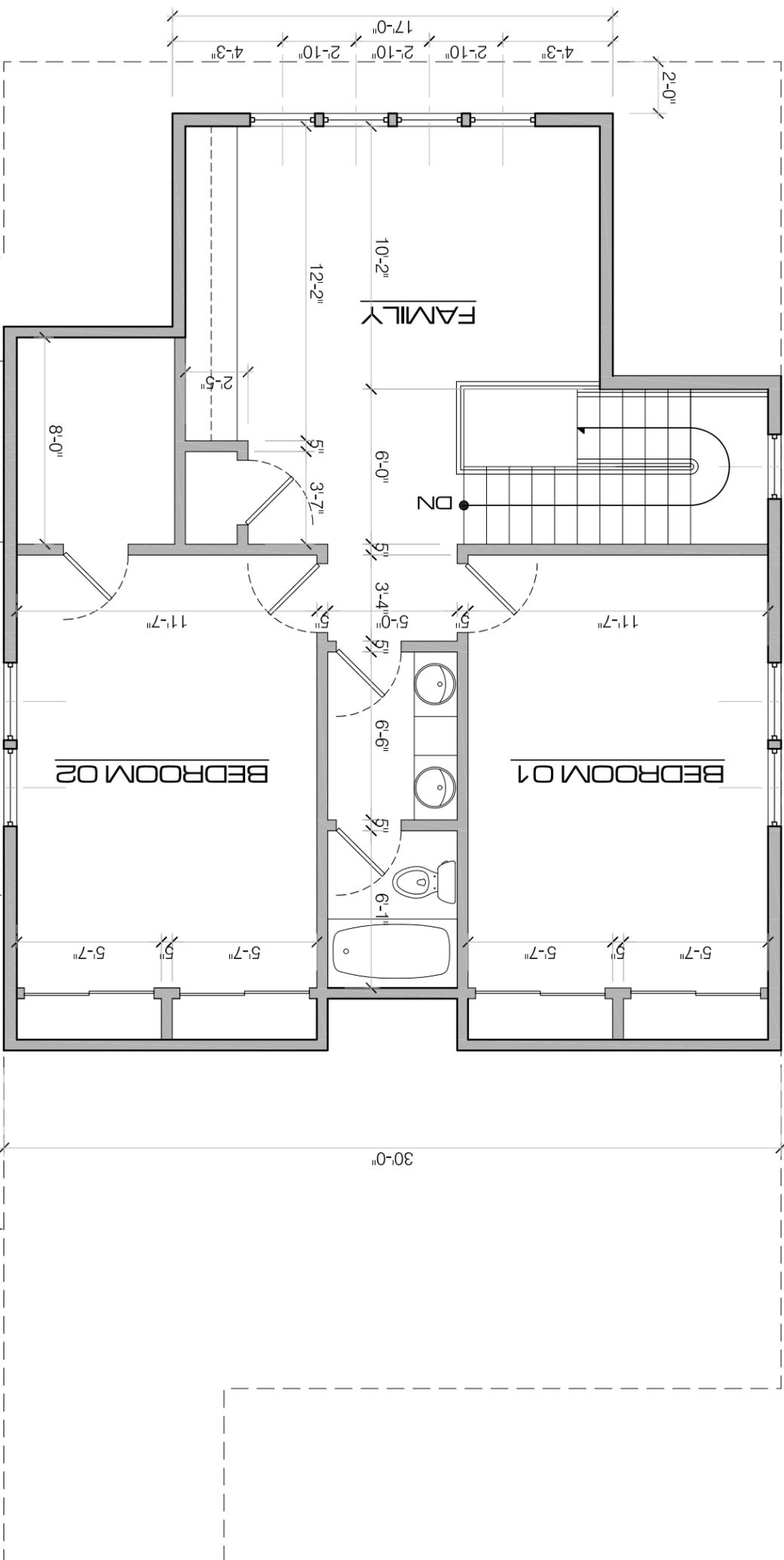




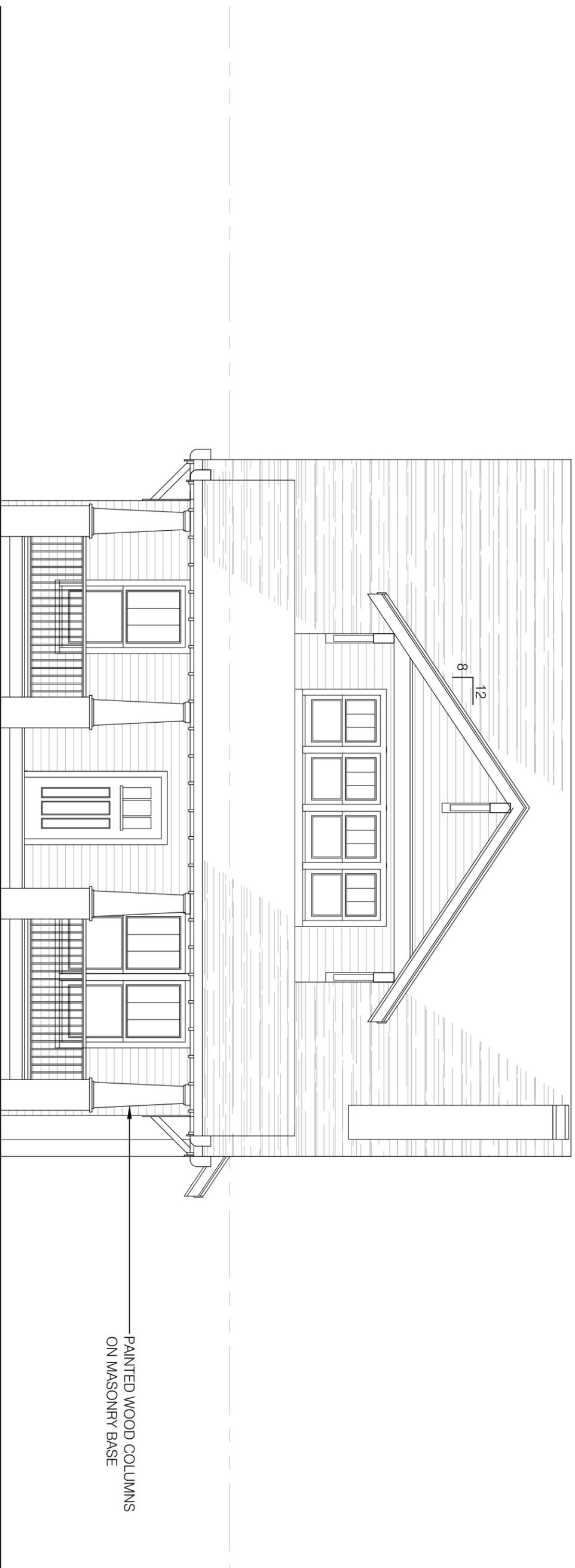
1 first floor plan
 3/16" 0 2' 4' 8'

1629 GROSS SQ FT

Second floor plan
3/16" = 1' 0"
887 GROSS SQ FT



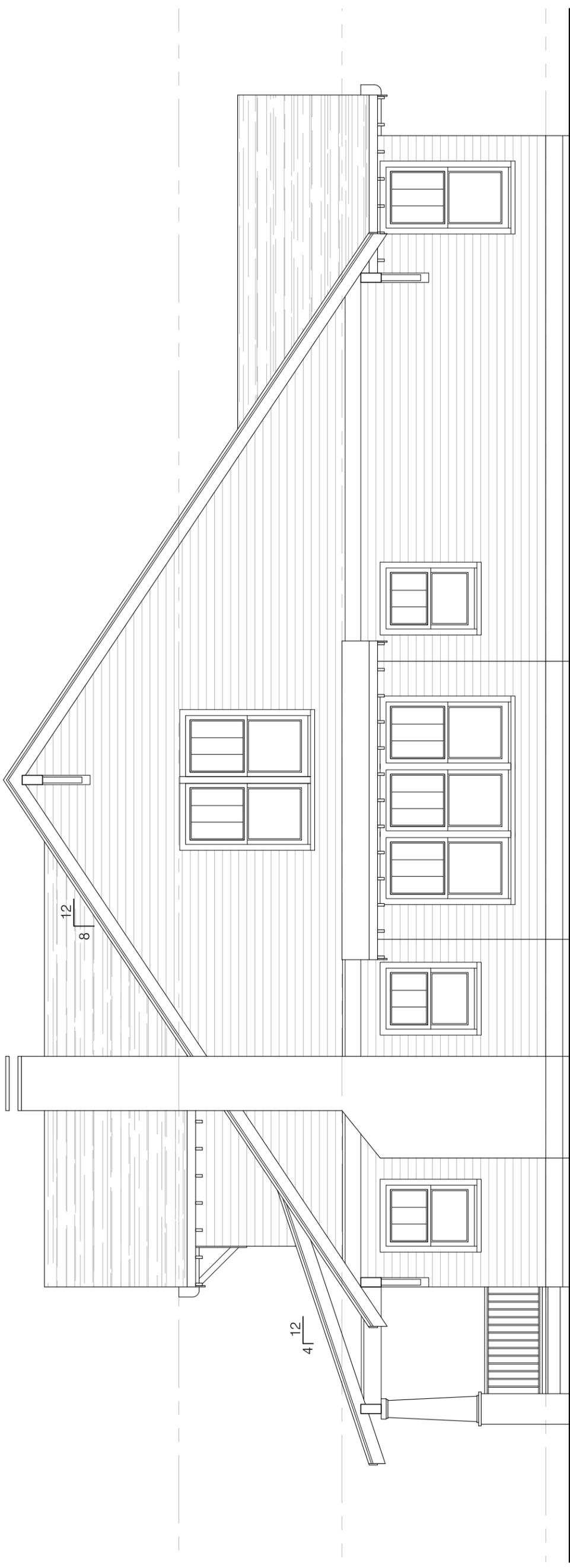
DASHED LINE
INDICATES LINE
OF EXTERIOR
WALLS BELOW



1 West elevation



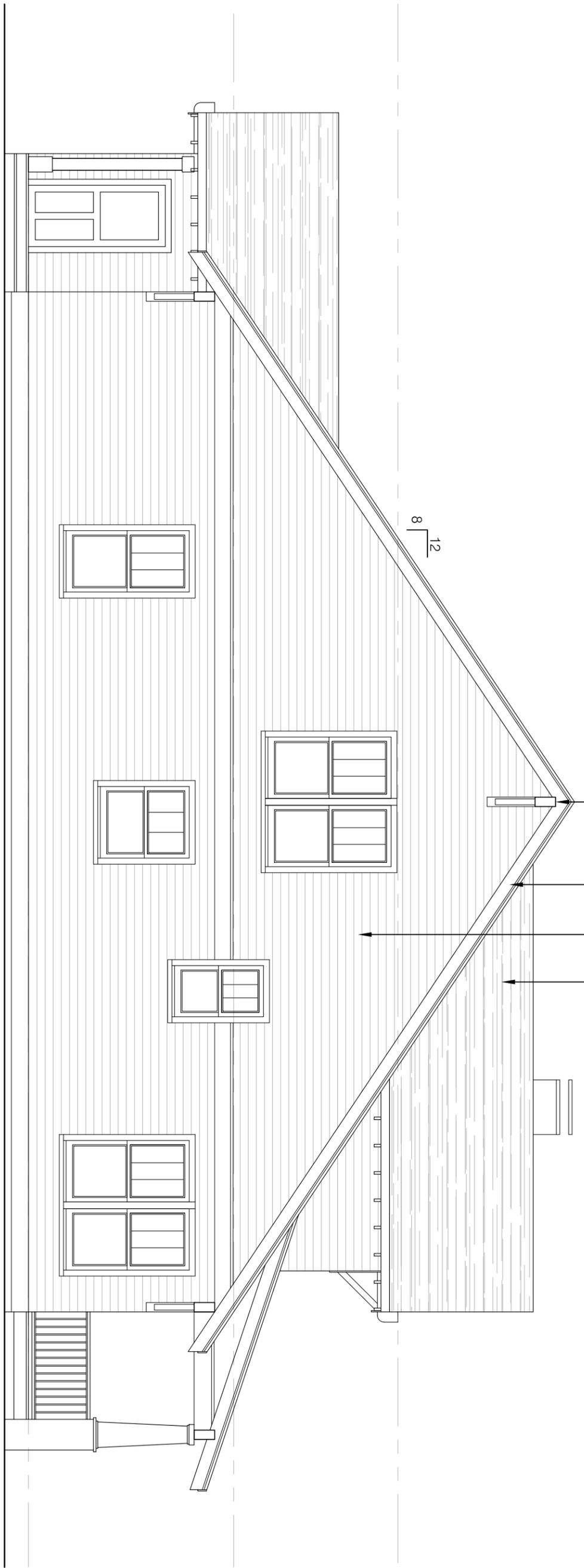
PAINTED WOOD COLUMNS
ON MASONRY BASE



1 south elevation
3/16" 0 2 4 8

- WOOD BRACKETS, PAINTED, TYP.
- HARDIE TRIM, PAINTED
- PAINTED HARDIE SIDING, 5" TO WEATHER
- ASPHALT SHINGLE ROOF

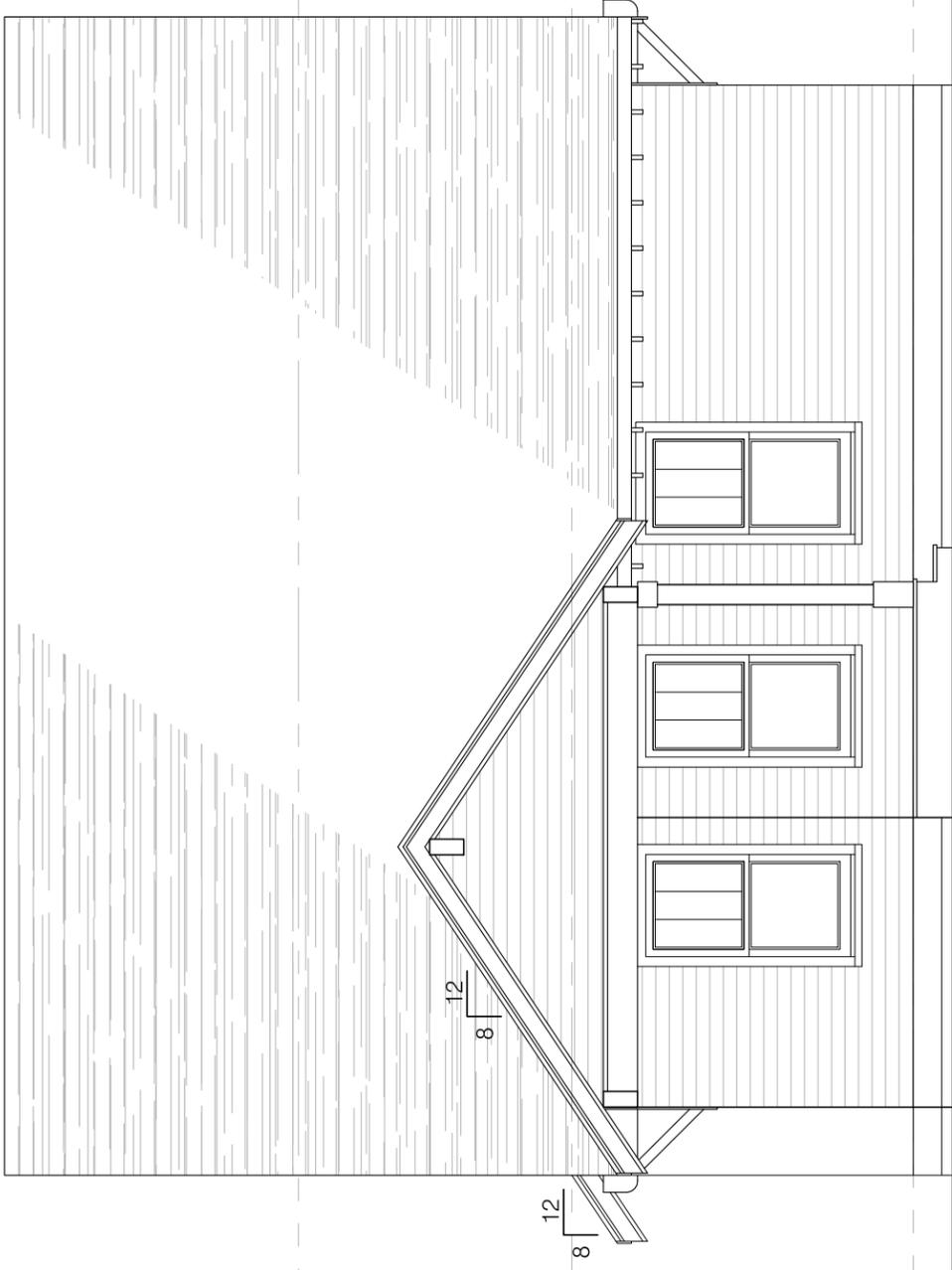
8 | 12



1 north elevation
 3/16" 0 2 4 8'

ZINC ARCHITECTURE
 615.837.4092
 CONTACT: ZACH PROVONCHIEE
 www.zincarch.com

105 LINDSLEY PARK DR.
 NASHVILLE TENNESSEE
 29 JANUARY 2013



1 east elevation
3/16" 0 2 4 8

ZINC ARCHITECTURE

615.837.4092

CONTACT: ZACH PROVONCHEE

www.zincarch.com

105 LINDSLEY PARK DR.

NASHVILLE TENNESSEE

29 JANUARY 2013