KARL F. DEAN
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
Fax: (615) 862-7974

STAFF RECOMMENDATION
105 Lindsley Park Drive
April 17, 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: Zach Provonchee
Project Lead: Sean Alexander, sean.alexander@nashville.gov

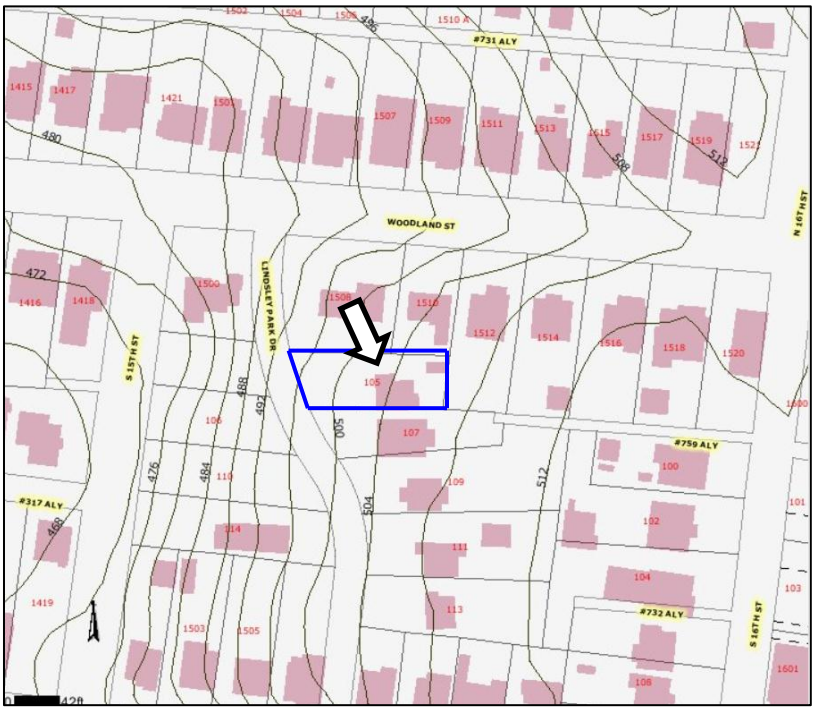
Description of Project: The applicant is proposing to enlarge a contributing building with side and rear additions. The side addition will be one story tall, and the rear addition will be two stories tall. The materials of the addition will include cement-fiber siding and trim and composite roof shingles. The material of the windows and foundation, and the color of the roof are not known. Staff finds the height and scale of the addition to be appropriate because of several unique conditions pertaining to the house and the lot.

Recommendation Summary: Staff recommends approval of the proposed side and rear additions and rear setback reduction, with the following conditions:
1. The second story eave height be lowered eighteen inches (18”);
2. Four inch (4”) window casings and cornerboards be added;
3. The window and foundation material, and the roof color be approved by Staff;
4. Any new or relocated appurtenances be approved by Staff;
5. That material information and major proportions be labeled on the drawings.

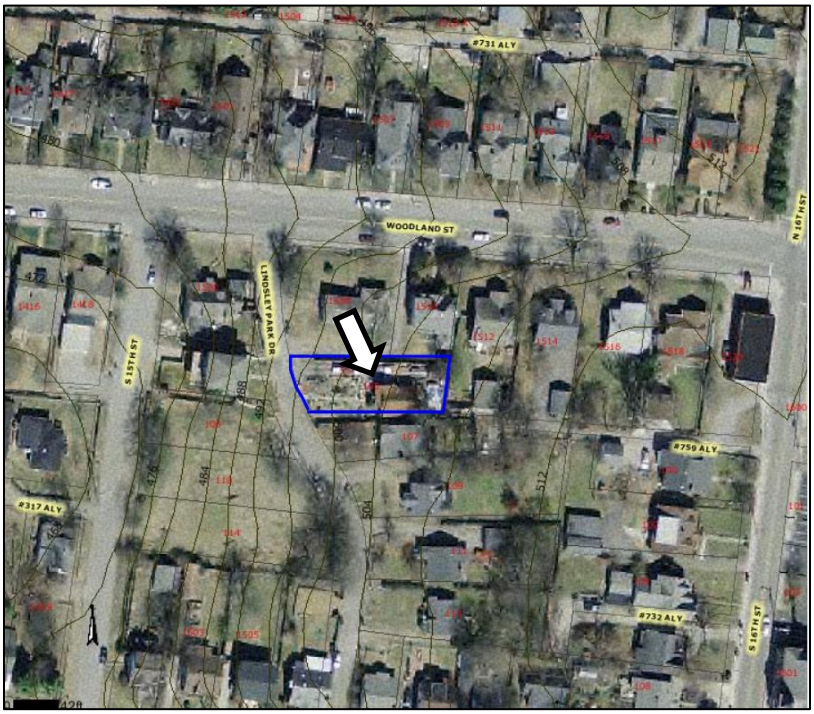
Because of the unique characteristics of the house and the lot that would not accommodate more typical addition, staff finds the proposal will meet the design guidelines for New Construction and Additions in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments
A: Sanborn Map
B: Photographs
C: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

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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.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic 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.

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

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.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions 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*

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

8. Outbuildings

a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.

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.

10. Additions to Existing Buildings

a. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

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.

b. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public 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 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.

In order to assure than an addition has achieved proper scale, the addition 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 <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> 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.

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.

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.*

c. Additions must not imitate earlier styles of periods of architecture.

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.

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.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

d. The creation of an addition through the enclosure of a front facade porch is inappropriate and should be avoided.

Additions should follow all New Construction guidelines.

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.

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, and the upperstory does not meet Code for habitable space because of a low ceiling-height.

An application to demolish the house was removed from consideration at the request of the applicant at the February, 2013 MHZC meeting. Since that time, the applicant and staff have had been working together to find a scenario that would allow the house to be retained and enlarged.


2013


1986

Analysis and Findings:
The applicant is proposing to enlarge the building with side and rear additions. The side addition will be one story tall, and the rear addition will be two stories tall.

Setbacks and Rhythm of Spacing, Additions
In general, it is not appropriate to enlarge a house with an addition that is both taller and wider than an existing historic house. However, with this property there are several unusual conditions that would make a more typical addition impossible. The rear of the house is twenty-five feet (25') from the rear of the property, but the required rear setback is only twenty feet (20'). Even with a requested setback reduction to ten feet (10'), there

is a very shallow rear yard to build in. Because a deeper, shorter addition is not possible, the additional height of the proposed addition is appropriate.

If the house were a side-gabled bungalow, a ridge raise addition could be constructed with the addition behind it, but the front-to-back primary roof ridge cannot accommodate a ridge raise. That also severely limits the options for additions to this house that would be available to many historic houses. Similarly, because the house is shifted to the far right side of the lot, a side addition to the left is appropriate and the rhythm of spacing between houses facing Lindsley Park Drive will be maintained. Given the unique circumstances of the property, staff finds the proposed additions to meet guidelines II.B.3. and II.B.10.a.

Scale, Height of Side Addition

The side addition portion of the addition will begin behind the midpoint of the building, twenty-one feet (21') back from the front wall. The addition will project twelve-feet, six inches (12'-6") to the left, increasing the width of the house by 50%. The eave height of the addition will match the eave height of the existing house, with a low-pitched shed roof tying into the side slope of the existing roof. This roof will be partially obscured by the side gable of the existing porch, and will not impact the primary existing ridge. The foundation height will match that of the existing house. Considering the unique lot conditions described above, staff finds the height and scale of the proposed side addition to meet guidelines II.B.1 and II.B.2.

Scale, Height of Rear Addition

The rear addition will set in from the side of the existing house by two feet (2') on the right side, and extend across the lot to align with the wall of the side addition on the left. The roof of the addition, a side-facing gable, will be four feet, five inches (4'-5") taller than the existing roof. The peak of this roof will be forty-two feet (42') behind the front wall of the house. The eave of the rear addition would be five feet, six inches (5'-6") above the existing eaves. The foundation height will match that of the existing house. Because of the unique lot conditions described above, staff finds the height of the addition to be appropriate, but would recommend that the eave height be brought down eighteen inches (18") as a condition of approval. This will reduce the amount of wall-space viewed from the right-of-way, which is roughly ten feet (10') lower in elevation than the front of the house.

The walls of the addition will have a visible impact on the roof of the original building starting six feet (6') up from the rear of the house. Typically, this configuration would not be appropriate; however, since the primary roof would not accommodate a ridge raise and the ceiling height is too low to benefit from side dormers, staff finds the proposed side addition to be appropriate. Setting the addition in two feet (2') from the right side on the house also helps maintain the original form. With a condition that the leading eave be lowered eighteen inches (18"), staff finds the rear addition to meet guidelines II.B.1 and II.B.2.

Materials

The exterior materials of the addition will include: smooth-faced cement-fiber siding on the lower story, cement-fiber board and batten siding on the upperstory, and a composite shingle roof. The composite shingle and vinyl siding on the existing house will be removed as well. The trim will also be cement-fiber, which is appropriate, but the plans do not show typical window casings or cornerboards, which would be typical of a house of this age and style. The material of the foundation and windows is not known. With staff approval of the windows, and the addition of four inch (4") window casings and cornerboards, staff finds these materials to be appropriate for additions and to meet guideline II.B.4.

Roofs

The left side addition will have a 3:12 pitched shed-roof, sitting below the ridge of the existing primary roof. This roof will be partially obscured by the side gable of the existing porch. The roof of the two-story rear addition will be a 5:12 gable, matching the pitches of the primary roof and existing front porch. These roofs are compatible with the historic house and other surrounding historic houses, and meet guideline II.B.5.

Window Pattern

The window pattern on the additions will maintain the rhythm of openings on the historic house, with no wallspace greater than ten feet (10') without an opening. The proportion of the new windows will match those on the existing house as well. Staff finds the application to meet guideline II.B.7.

Appurtenances

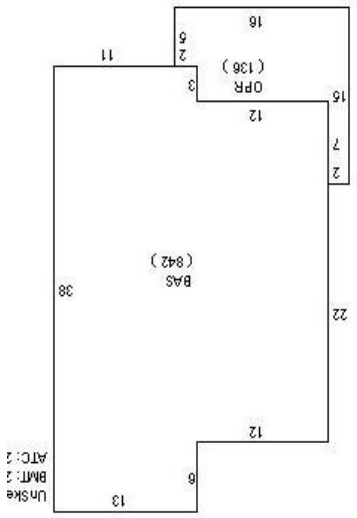
No changes to the type or location of existing driveway, walkways, or utility connections have been indicated. If needed, these items will need to be approved by staff.

Recommendation

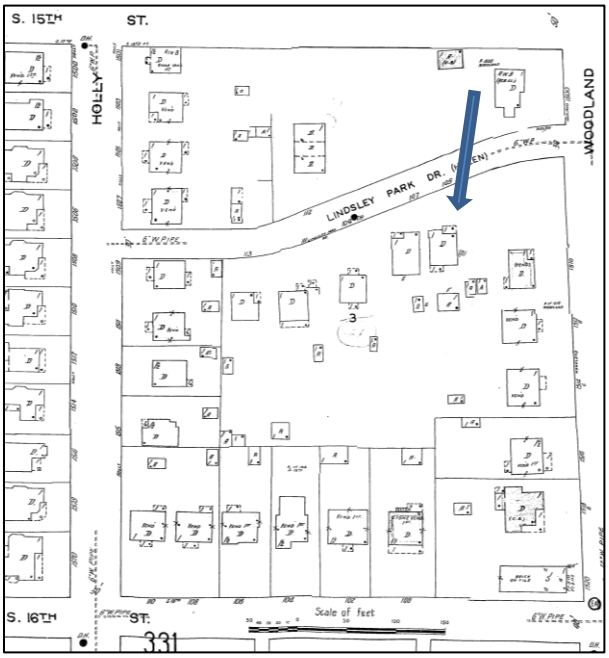
Staff recommends approval of the proposed side and rear additions and rear setback reduction, with the following conditions:

1. The second story eave height be lowered eighteen inches (18");
2. Four inch (4") window casings and cornerboards be added;
3. The window and foundation material, and the roof color be approved by Staff;
4. Any new or relocated appurtenances be approved by Staff;
5. That material information and major proportions be labeled on the drawings.

Because of the unique characteristics of the house and the lot that would not accommodate a more typical addition, staff finds the proposal will meet the design guidelines for New Construction and Additions in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

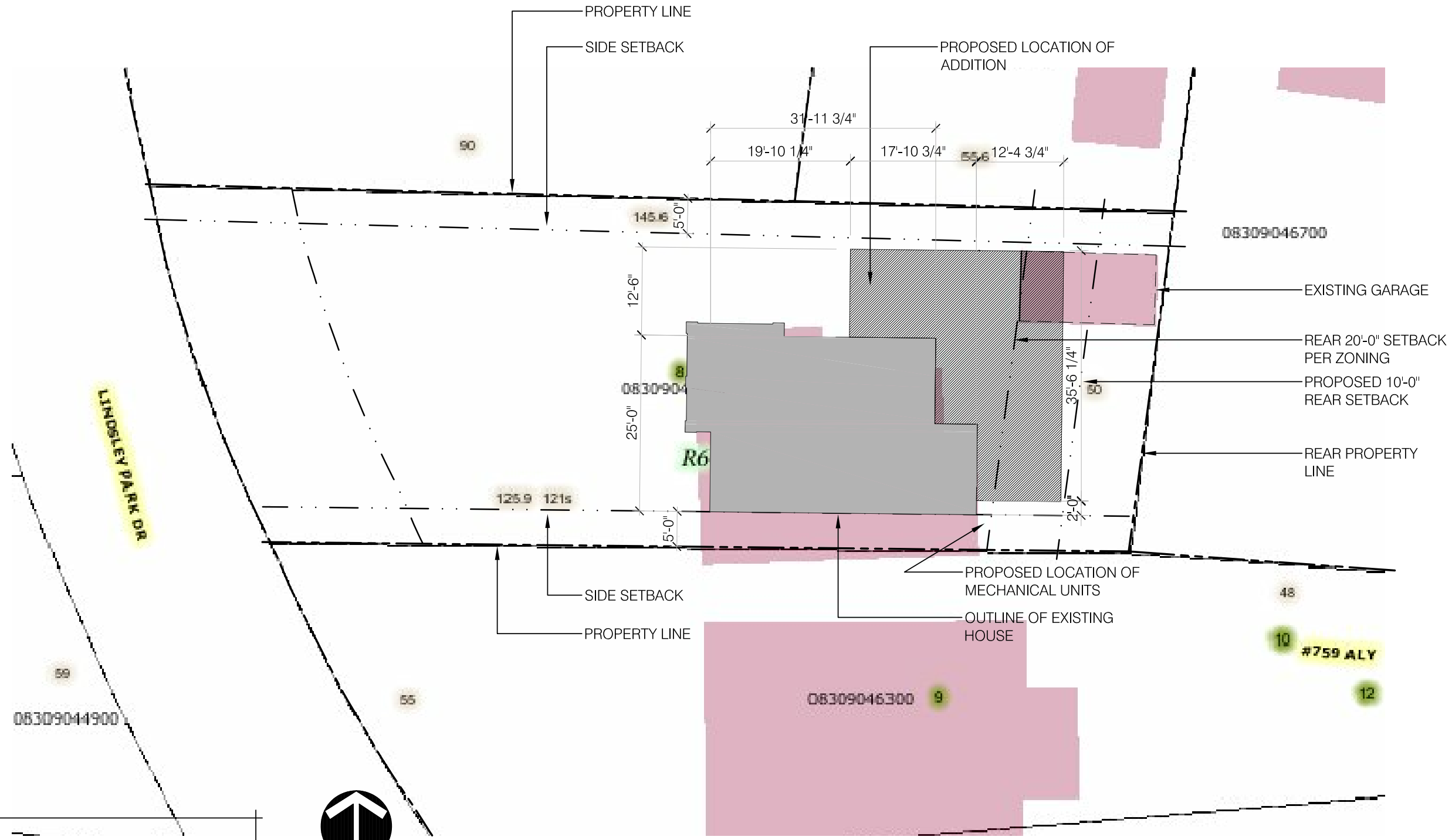


Current footprint



1951 Sanborn Fire Insurance Map

105 Lindsley Park Drive, current photo.



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 site plan

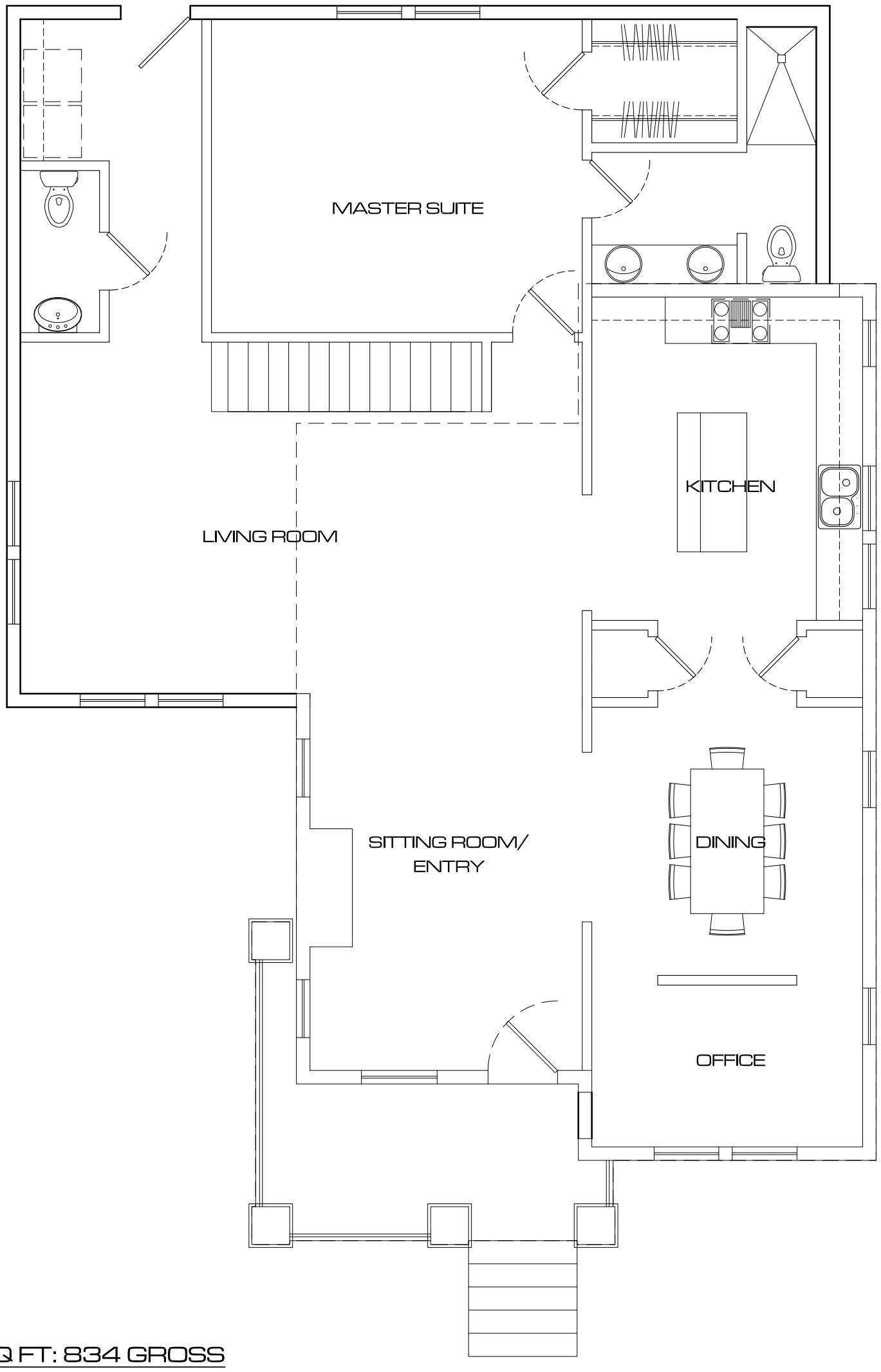
1/16"

0 8' 16' 32'

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

105 LINDSLEY PARK DR.
NASHVILLE TENNESSEE

10 APRIL 2013



EXISTING SQ FT: 834 GROSS

PROPOSED FIRST FLOOR SQ FT: 1,562 GROSS

1 first floor plan

3/16"

0 2' 4' 8'

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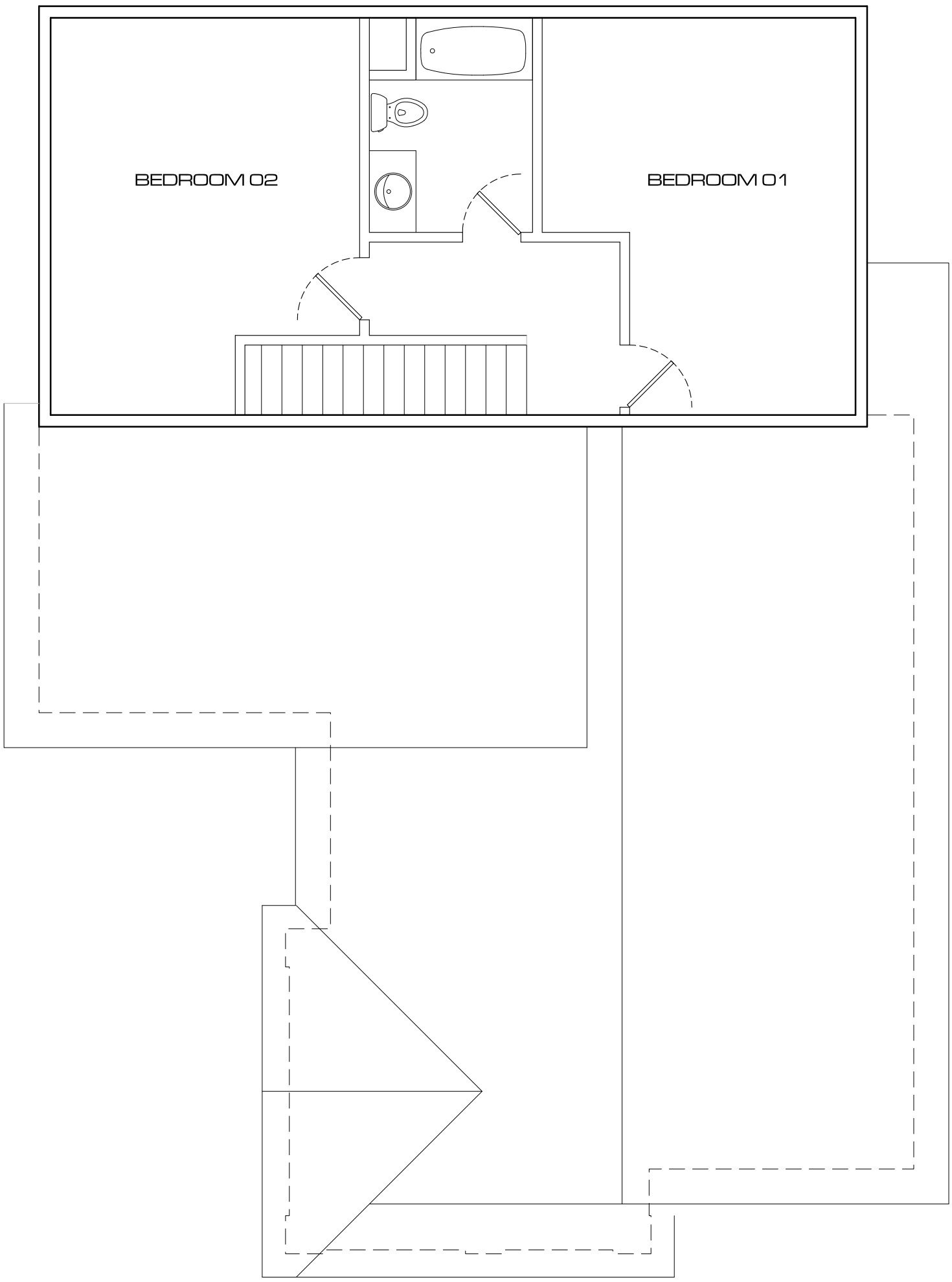
105 LINDSLEY PARK DR.
NASHVILLE TENNESSEE

08 APRIL 2013



PROPOSED SECOND FLOOR SQ FT: 641 GROSS

1 second floor plan

3/16"

0 2' 4' 8'

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105 LINDSLEY PARK DR.
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08 APRIL 2013

1 proposed west elevation

3/16"

0 2' 4' 8'

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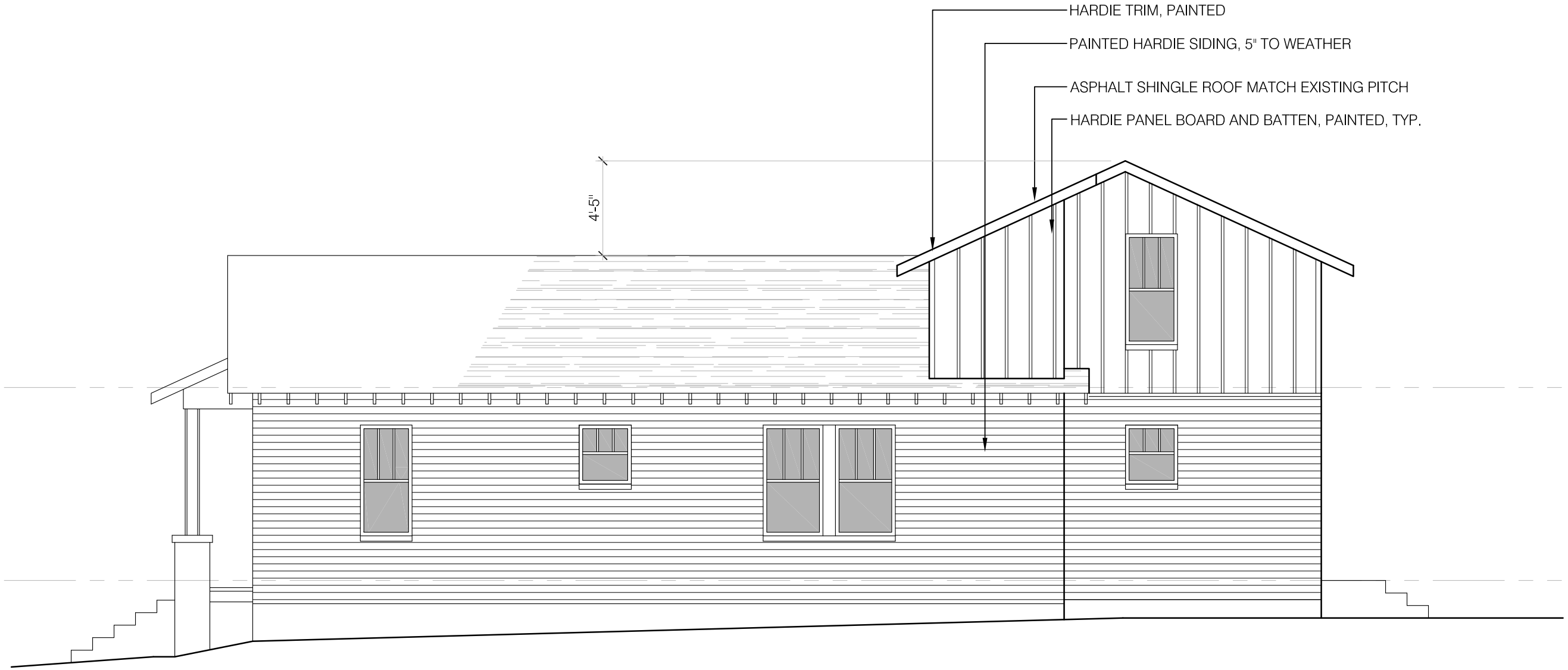
105 LINDSLEY PARK DR.
NASHVILLE TENNESSEE

08 APRIL 2013



1 proposed south elevation

3/16"

0 2' 4' 8'

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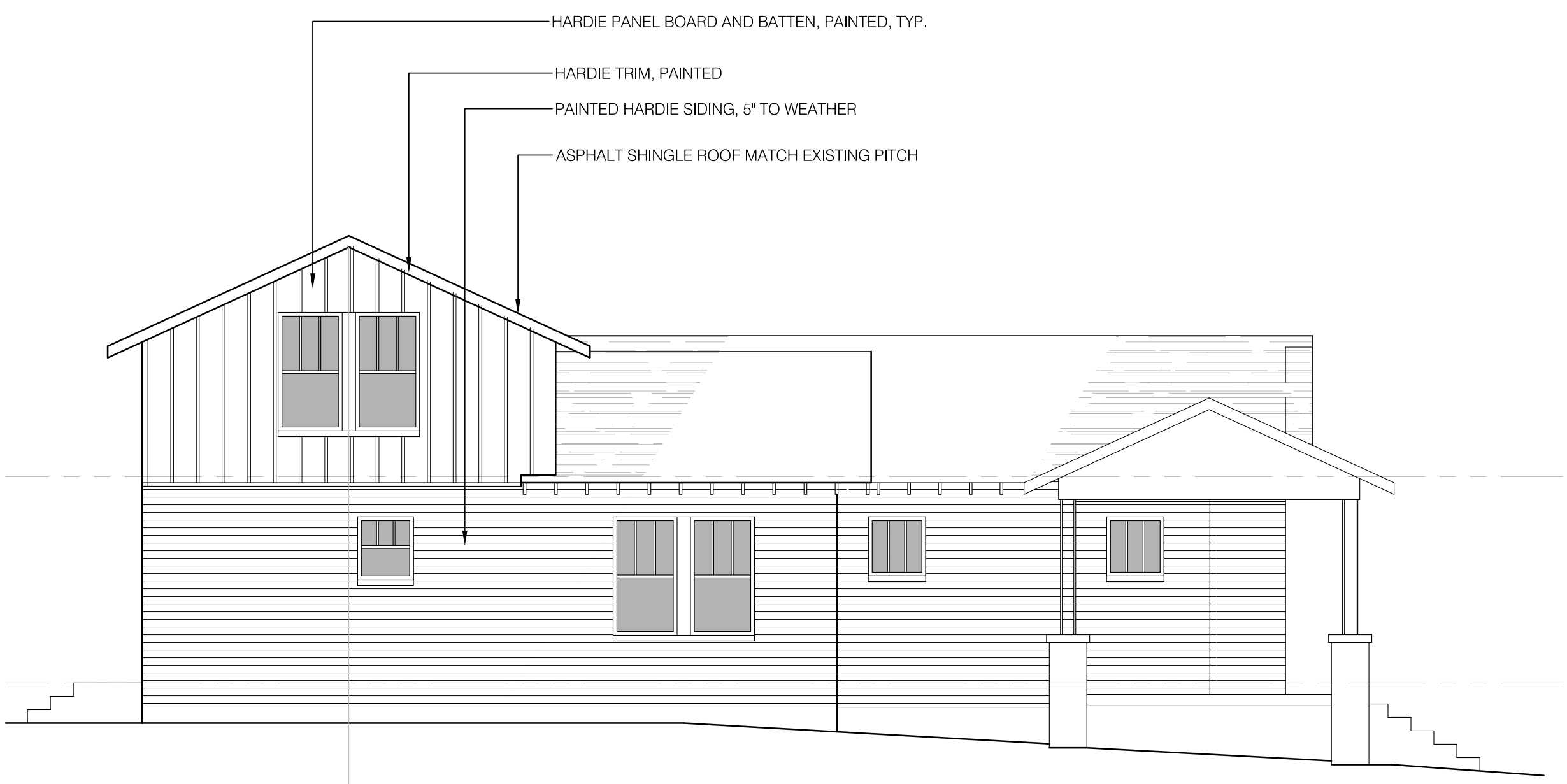
105 LINDSLEY PARK DR.
NASHVILLE TENNESSEE

08 APRIL 2013



1 proposed north elevation

3/16"

0 2' 4' 8'

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105 LINDSLEY PARK DR.
NASHVILLE TENNESSEE

08 APRIL 2013

1 proposed east elevation

3/16"

0 2' 4' 8'

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105 LINDSLEY PARK DR.
NASHVILLE TENNESSEE

08 APRIL 2013