



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION 113 Lindsley Park Drive June 20, 2012

Application: New Construction – Rear Addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309046000
Applicant: Edward Smith, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to enlarge a seven hundred, forty-four square foot (744 sq. ft.) house with an eight hundred, forty square foot (840 sq. ft.) addition. The addition will set in from the existing house by one foot on each side, and the eave and roof height will match the existing. The materials will be: parged concrete foundation, fiberglass-asphalt roof, and cement-fiber siding, which are compatible with the historic structure and surrounding structures.</p> <p>Recommendation Summary: Staff recommends approval of the proposed rear addition at 113 Lindsley Park Drive with the condition that the windows be wood, finding it to otherwise meet the design guidelines for Additions in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

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; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

3. Setback and Rhythm of Spacing

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

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.

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 new buildings shall be visually compatible with the surrounding 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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

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.

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 the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

- *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 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.*

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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.*

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.)*

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

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

Additions should following all New Construction guidelines.

Background: 113 Lindsley Park Drive is a one-story bungalow with a combination of Transitional Victorian, Craftsman, and Tudor architectural features. At only seven hundred, forty-four square feet (744 sq. ft.) the structure is significantly smaller than the typical house in the district, but the lot is the standard 1/5th acre.

Analysis and Findings:

The applicant is proposing to enlarge the house by constructing an addition at the rear of the structure.

Height, Scale

The footprint of the addition will be eight hundred, forty square feet (840 sq. ft.). The side walls of the addition will set in one foot (1') from the primary walls of the house, and the foundation, eaves, and roof of the addition will match the existing house. Although the area of the addition will be fifty-six square feet (56 sq. ft.) larger than the original footprint, the addition is subordinate because it is narrower and no taller than the existing house. Staff finds the addition to meet guidelines II.B.1. and IIB.2.

Setback, Orientation

Lindsley Park Drive is unique in that it is curvilinear, a departure from the otherwise regular rectangular street grid. The existing structure at 113 Lindsley Park Drive is centered on a lot that is fifty feet (50') wide at the front, widening to sixty-two feet (62') at the rear. The proposed addition would be more than twelve feet (12') from the side property lines and maintain the rhythm of the street and meet the setbacks required by zoning and guideline II.B.3. Because the addition will be behind the structure, the existing orientation will also be maintained, meeting guideline II.B.6.

Materials

The siding of the addition will be smooth cement-fiberboard with a seven inch (7") exposure, closely resembling the wood siding on the existing structure. The foundation will be parged concrete, the roof will be fiberglass-asphalt single, and the trim will be wood, all matching the existing. The new windows are to be vinyl. To date, the Commission has found that vinyl is not compatible with historic houses; therefore Staff recommends that the new windows be wood. Staff finds these materials to be compatible and to meet guideline II.B.4.

Roof

The roof of the addition will be a rear-facing gable with a 7:12 pitch, matching the primary side-gabled roof of the existing house. The ridge will meet the existing ridge and the eaves will match the existing eaves. Staff finds this roof to be compatible and to meet guideline II.B.5.

Proportion and Rhythm of Openings

The addition will have two windows spaced evenly on the left side and a pair of windows toward the rear 1/3rd on the right on each side. The new windows be double-hung sash,

roughly twice as tall as they are wide. These windows will be compatible with the existing structure and meet guideline II.B.7.

Since the addition will not impact the public facades of the building and will be compatible in scale and materials, Staff finds it to meet guidelines II.B.10.a and II.B.10.b, which pertain specifically to additions.

Recommendation:

Staff recommends approval of the proposed rear addition at 113 Lindsley Park Drive with the condition that the windows be wood, finding it to otherwise meet the design guidelines for Additions in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



113 Lindsley Park Drive, front.

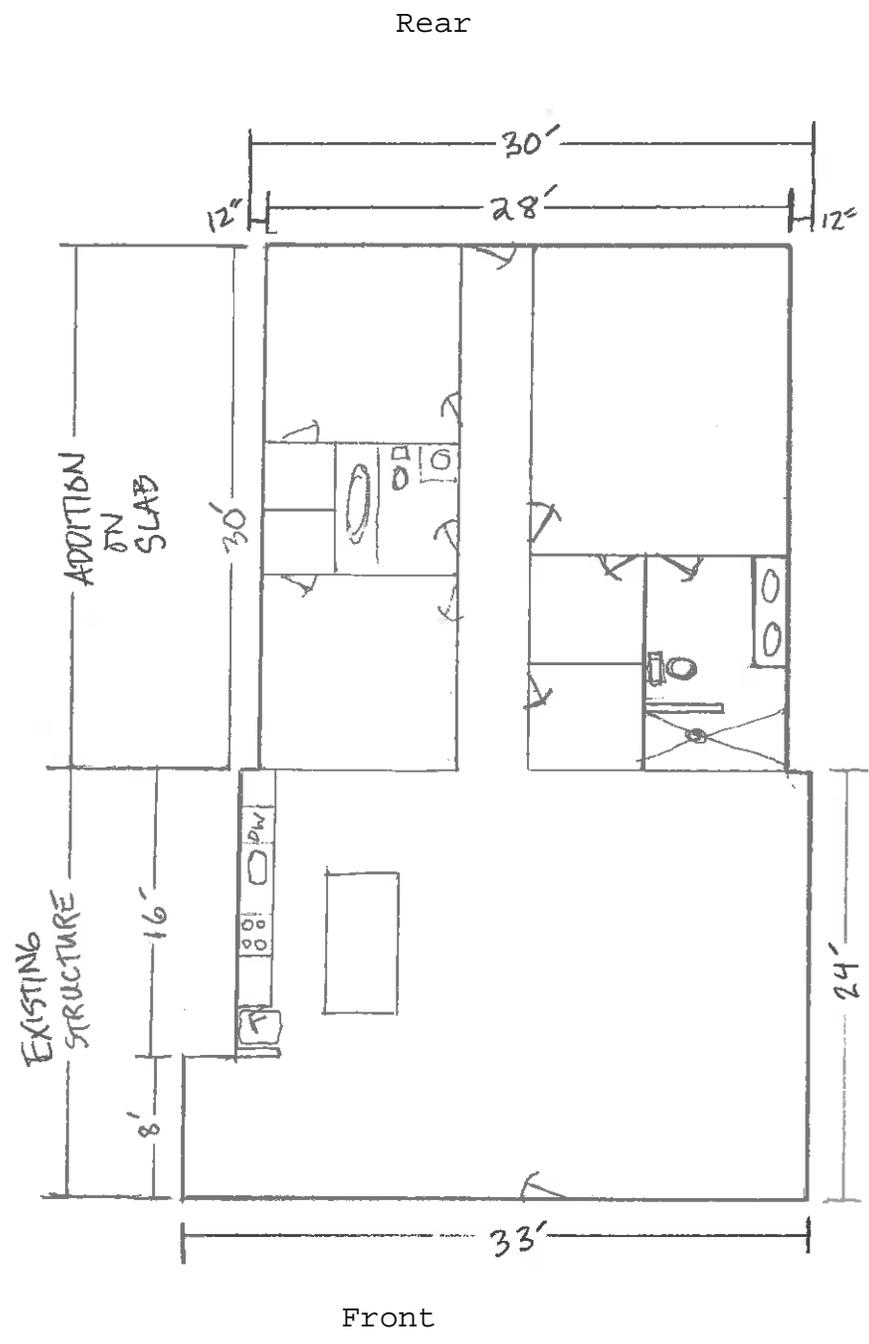


113 Lindsley Park Drive, right.

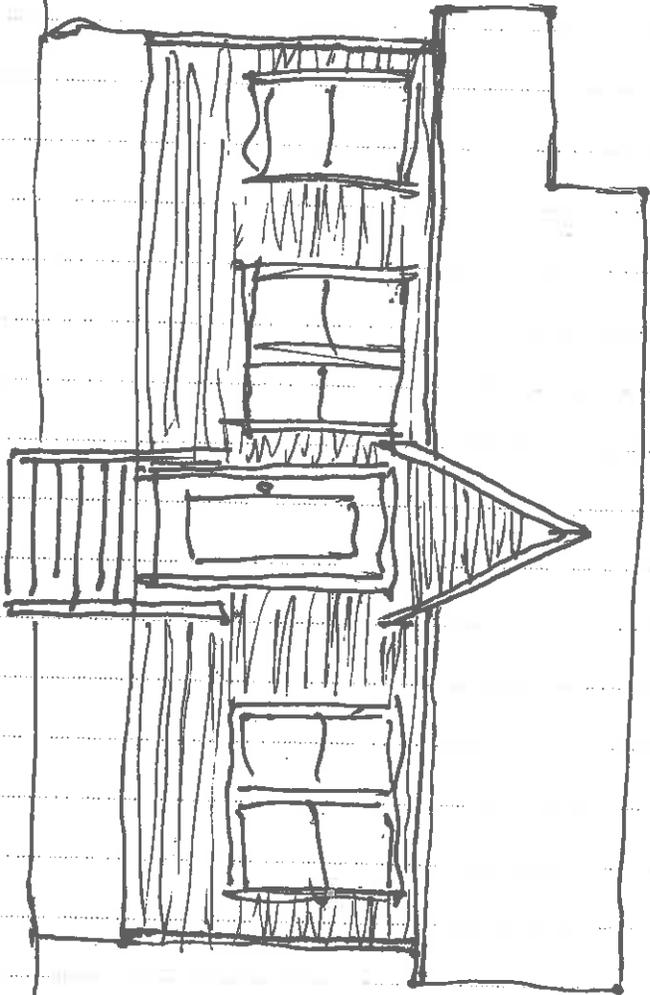


113 Lindsley Park Drive, rear.

113 Lindsley Park Drive - Floorplan

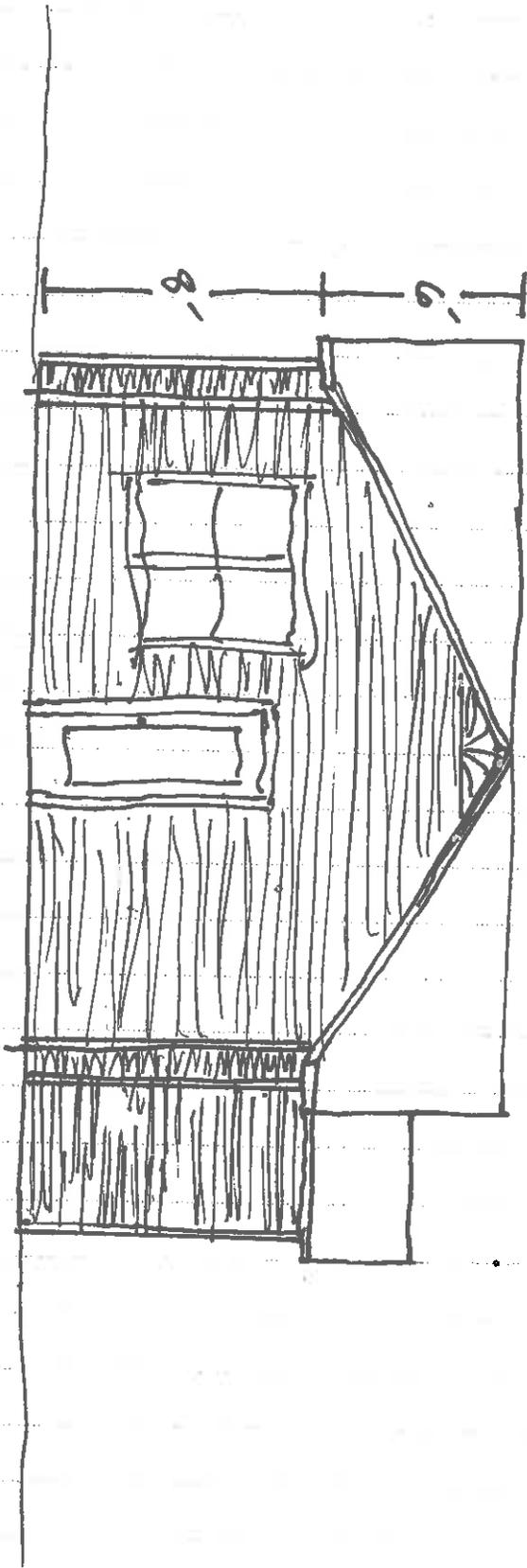


FRONT ELEVATION



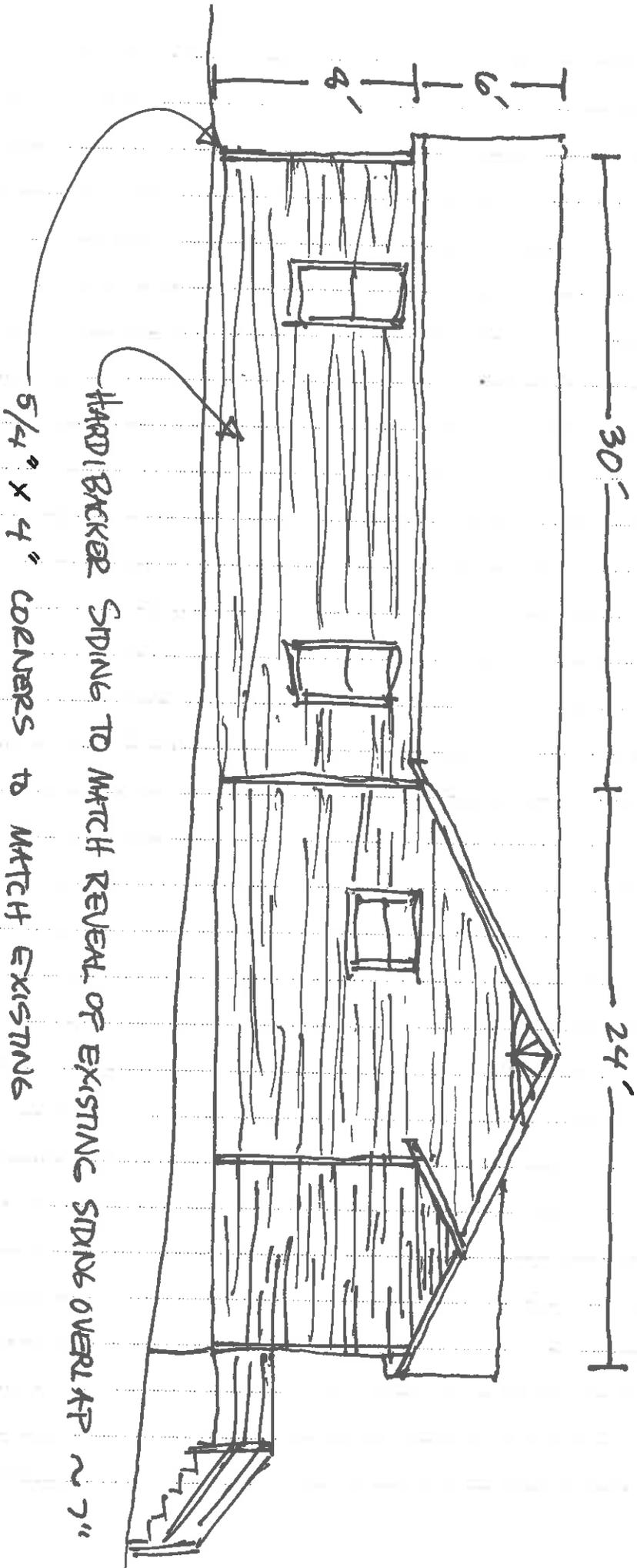
6'-8"

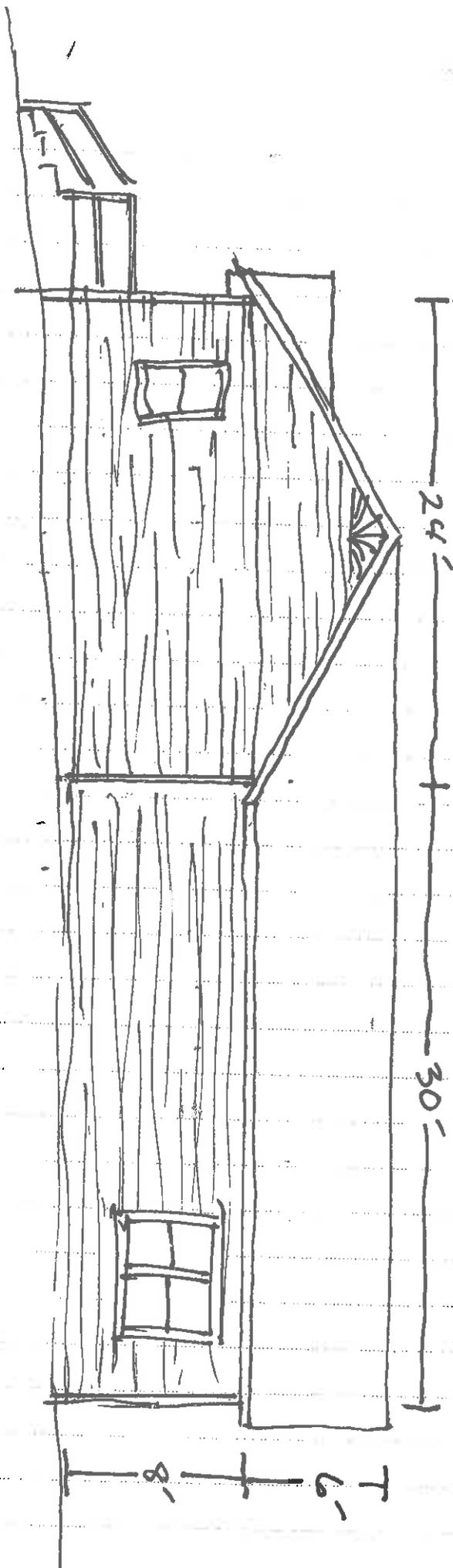
113 LINDSEY PARK DR.



REAR ELEVATION

LEFT SIDE ELEVATION





RIGHT SIDE ELEVATION

DIMENSIONAL SHINGLE ROOF

