

MEGAN BARRY  
MAYOR



## METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

### STAFF RECOMMENDATION 110 Lindsley Park Drive May 17, 2017

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

**Application:** New construction - infill  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08309048000  
**Applicant:** John Root, rootArch  
**Project Lead:** Jenny Warren, jenny.warren@nashville.gov

**Description of Project:** Application is to construct a new single-family residence on a vacant lot.

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

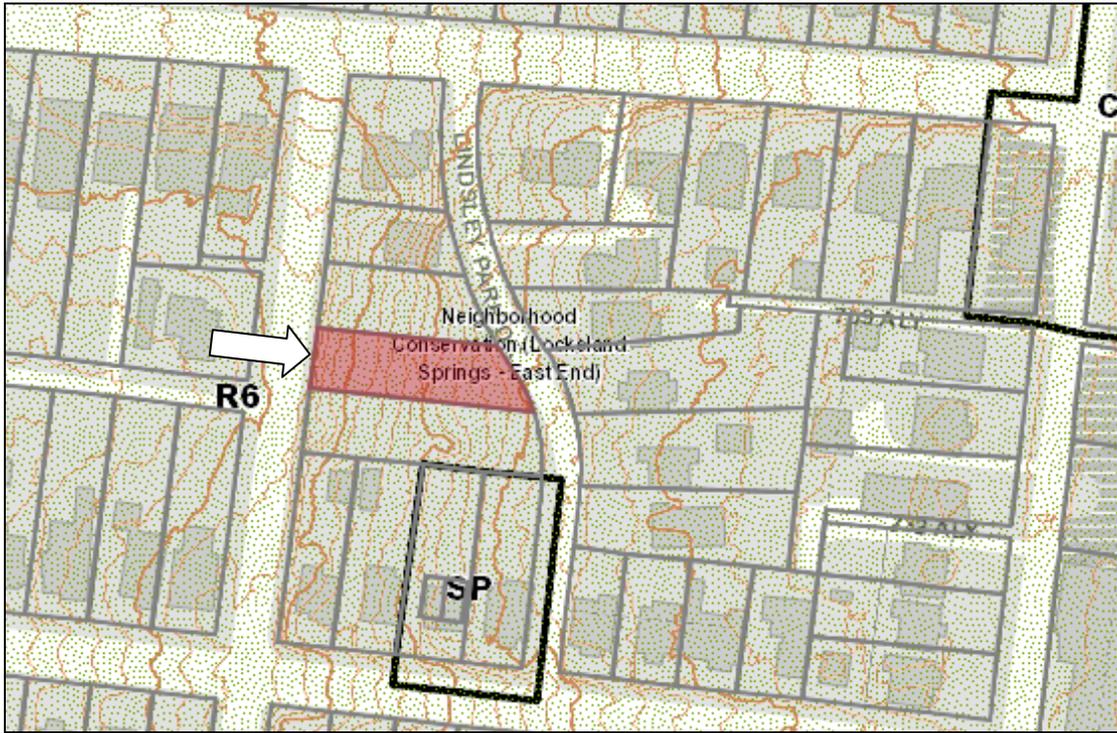
1. A new north elevation and site plan be submitted, prior to issuance of a permit, showing four total windows on the north elevation, first level;
2. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve the final details, dimensions and materials of windows, doors, garage doors, porch railing, porch posts, driveway material, masonry, and walkway material prior to purchase and installation; and
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

Staff finds that with these conditions, the project meets sections II.B of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay for new construction and infill.

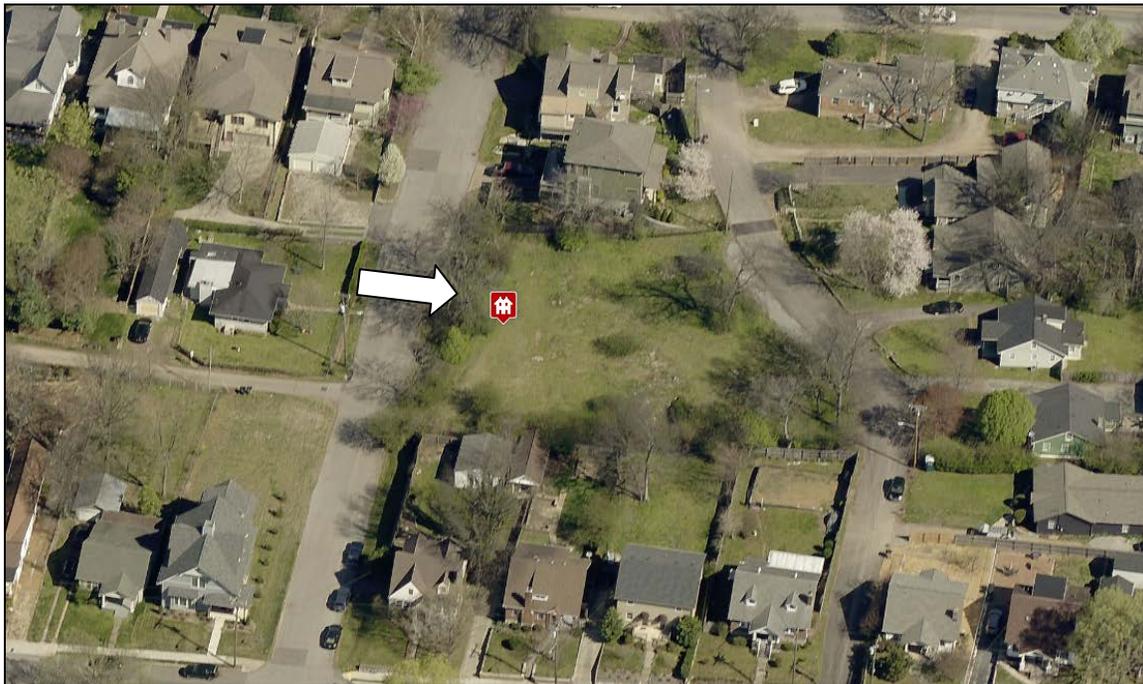
*The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.*

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**C:** Elevations

**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 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**

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

*In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.*

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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.

*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.*

*Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.*

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

## **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.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.*

## **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.

### *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.*

### **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.*

### **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.*

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

**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. The property located at 110 Lindsley Park Drive is lot no. 24 of the Lindsley Park Addition Subdivision recorded in 1925. (Figure 1). At that time Lindsley Park Drive was Helen Drive.

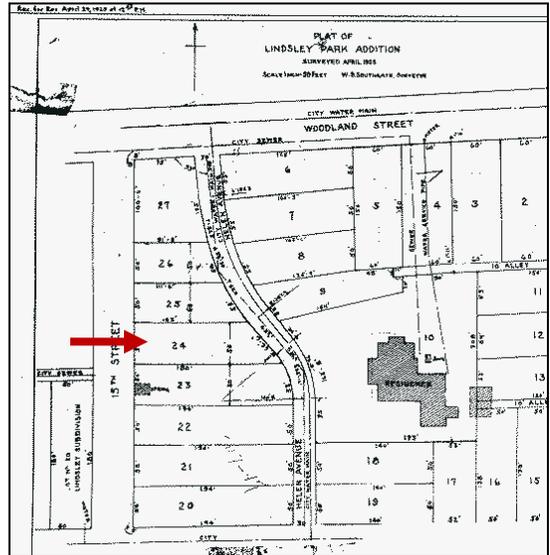


Figure 1: Lindsley Park Addition Subdivision (1925)

The site is vacant and has double frontage on Lindsley Park Drive and South Fifteenth Street. In addition, the lot slopes down approximately twenty-six feet (26’) from Lindsley Park Drive to South Fifteenth Street. (Figures 2 and 3). The Commission first heard this application in March 2017 and the applicant is back today with revisions.



Figure 2: View of lot from Lindsley Park Drive



Figure 3: View of Lindsley Park Drive from the interior of the site

**Analysis and Findings:**

Height & Scale: The applicant has redesigned this house to read as a one and one-half story house at the front elevation. The rear height has been reduced as well to read as a two and a half story house, with the increased height due to the grade change.

The overall height of the building, facing Lindsley Park Drive was reduced from thirty feet (30’) to twenty-seven feet (27’). The overall height includes a foundation height of approximately two feet (2’) at the front of the building. At the rear, facing South

Fifteenth Street, the house has been reduced from approximately forty-one feet (41') tall to thirty-three feet (33') tall.



Figure 4: 104 Lindsley Park Drive from South Fifteenth Street. Three new homes are proposed to the right of 104.



Figure 5: Historic context on left compared to two-story home approved in 2009 on the right. The three new homes proposed will be on the right, just beyond the green two-story home.

The primary eaves are approximately thirteen feet (13') from the front grade. Homes in the immediate historic context range from sixteen feet to twenty-six feet (16'-26') tall. Given the historic height context, as well as the change in grade on site that allows for three (3) stories at the rear, and places the front wall of the proposed house ten feet lower than the front facades across the street, staff finds that the combination of a twelve to thirteen foot (12'-13') eave and a twenty-seven foot (27') ridge height creates a massing that is appropriate for the context.

The new infill will have a maximum width of thirty-four feet (34'), with an eight foot (8') deep projecting front porch that is fifteen feet eight inches (15'8") wide. The lot is slightly wider at the street than other lots with historic homes on Lindsley Park Drive. Historic buildings in the immediate vicinity on slightly narrower lots range from thirty to thirty-three feet (30'-33') wide. Given the width of the lot, staff finds the proposed width of thirty-four feet (34') to be appropriate.

**Overview**

**West Side of the Lindsley Park Drive**

<b>Lot #</b>	<b>114</b>	<b>110</b>	<b>106</b>	<b>104</b>
Approximate grade	498	495	491	493
Approximate height	~28'	~27'	~27'6"	~26'6"

**East side of Lindsley Park Drive**

<b>Lot #</b>	<b>113</b>	<b>111</b>	<b>109</b>	<b>107</b>	<b>105</b>
Approximate grade	511	509	507	505	504
Approximate height	~16'7"	~19'5"	~19'	~25'9"	~23'6"

Staff finds that the width, massing and overall height of the proposed infill are appropriate and compatible with the scale of the immediate historic context, which includes one and one-and-one-half (1-1.5) story homes that range from approximately sixteen feet to twenty-six feet (16'-26') in height. Staff finds that the infill meets sections II.B. 1 and 2 for infill.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. The side setbacks will be five feet (5') on the right side and eleven feet (11') on the left side. At twenty-four feet (24'), the front setback will be consistent with the infill at 104 Lindsley Park Drive that was approved by the Commission in 2009, which is appropriate as there are no historic homes on this side of Lindsley Park Drive. The rear setback will be approximately fifty-six feet, eight inches (56'-8").

The project meets section II.B.1.c.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block		Yes	
<b>Cladding</b>	Cement board siding	5" reveal	Yes	X
<b>Secondary Cladding</b>	Cedar shingle	Stained	Yes	X
<b>Roofing</b>	Architectural	Graphite	Yes	

	Shingles			
<b>Trim</b>	Cement board		Yes	X
<b>Front Porch floor/steps</b>	Concrete	Natural Color	Yes	
<b>Front Porch Posts</b>	Not indicated	Not indicated		X
<b>Rear Porch Railing</b>	Not indicated	Not indicated		X
<b>Windows</b>	Not indicated	Not indicated	Unknown	X
<b>Principle Entrance</b>	Full light	Not indicated	Yes	X
<b>Driveway</b>	Not indicated	Not indicated	Unknown	X
<b>Walkway</b>	Not indicated	Not indicated	Unknown	X
<b>Garage Door</b>	Not indicated	Not indicated	Unknown	X
<b>Chimney</b>	Brick	Not indicated		X

The infill will have a CMU foundation, cement board siding with cedar shingle accent, and an asphalt shingle roof. The reveal of the siding will be five inches (5”) as required by the design guidelines. The finish for the siding and trim is not noted, so staff recommends a condition that the siding and trim have a smooth finish. With the condition that staff review the windows, doors, garage doors, porch railing, porch post, driveway material, masonry and walkway material prior to purchase and installation and that the finish on all siding and trim be smooth, staff finds that the project meets section II.B.1.d.

Roof form: The primary roof form will be a cross-gabled with a hipped front and includes both a front and multiple side dormers. The primary roof pitch is 10:12. Staff finds that the roof form and pitches are compatible with the historic context and meet section II.B.1.e.

Orientation: The proposed structure is oriented toward Lindsley Park Drive, with an eight foot (8’) deep partial width front porch that is located on the left side of the front of the infill. The infill includes a walkway that connects to the street. The plan also includes an attached garage that is accessed from a proposed driveway off South Fifteenth Street at the rear. The attached garage is located at basement level and the vehicular access is on the rear elevation, which meets the criteria for when attached garages may be appropriate. Staff finds this to be consistent with the historic context and that the proposed infill will meet section II.B.1.f.

Proportion and Rhythm of Openings: Most of the windows on the proposed infill are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The plan does include two smaller horizontal windows on the left side façade. Staff, however, finds that these windows could be appropriate given their locations and the change in grade on site as they will not likely be visible from the street. On the north elevation, first level, there is an approximately twenty-three foot (23’) section of wall with no window opening. Staff recommends a revision of the north elevation and the

floor plan before permitting to assure that a window is included, as it is necessary to meet the appropriate rhythm of openings.

With this condition, staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The infill includes a walkway leading from the street to the front porch. The driveway will be located from the rear of the lot with a curb cut from South Fifteenth Street. The location of the HVAC and other utilities was not noted on the plans. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house, to ensure that the project meets section II.B.1. i.

**Recommendation:**

Staff recommends approval of the proposed infill, with the following conditions:

1. A new north elevation and site plan be submitted, prior to issuance of a permit, showing four total windows on the north elevation, first level.
2. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve the final details, dimensions and materials of windows, doors, garage doors, porch railing, porch posts, driveway material, masonry, and walkway material prior to purchase and installation; and
4. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house.

Staff finds that with these conditions, the project meets sections II.B of the design guidelines for the Lockland Springs-East End Neighborhood Conservation Zoning Overlay for new construction and infill.

*The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.*

Context Photos:



104 Lindsley Park Drive – non-contributing (infill approved by MHZC in 2009)



105 Lindsley Park Drive – contributing



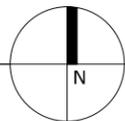
107 Lindsley Park Drive - contributing

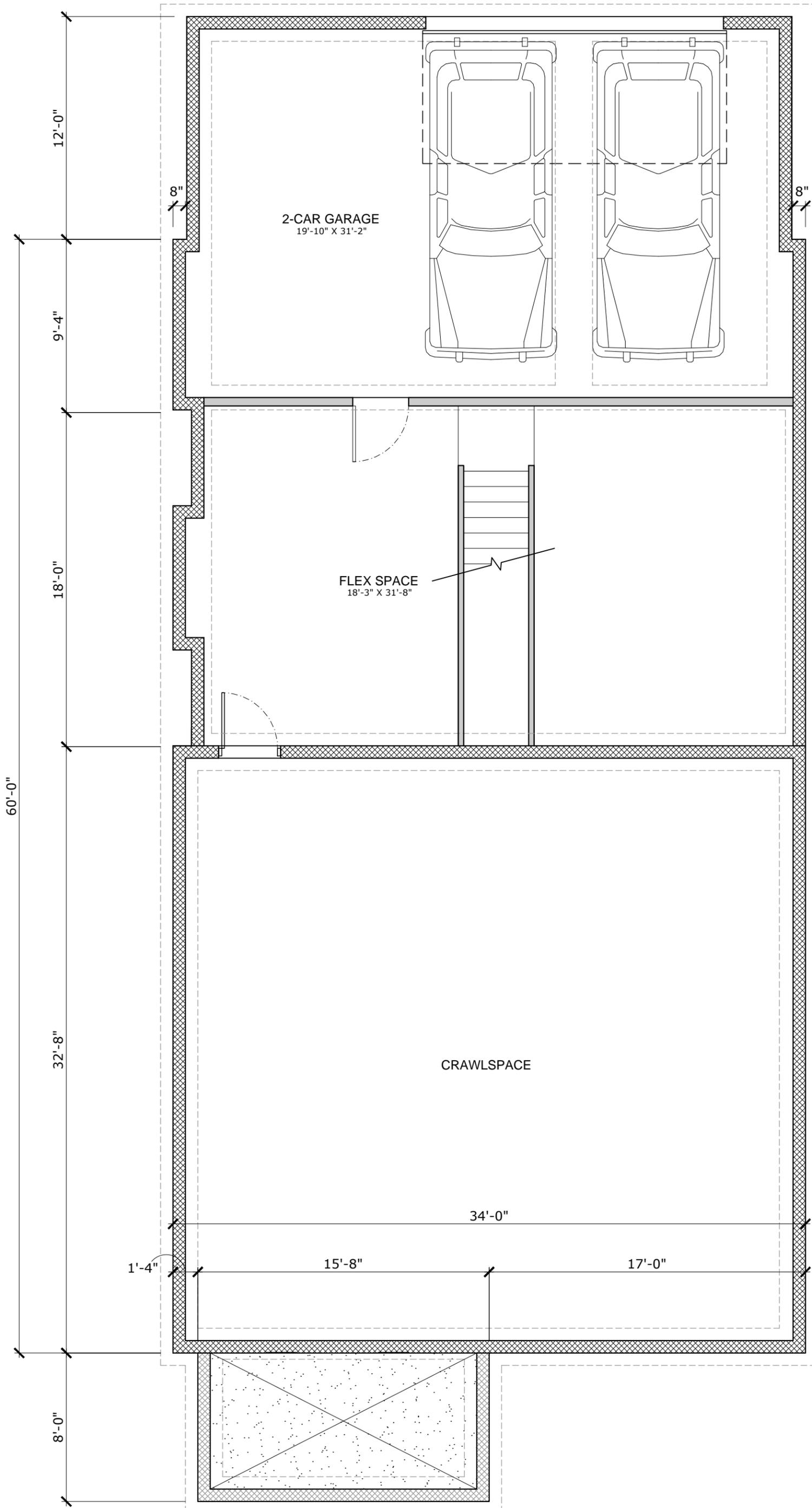


**NOTE:**  
 THIS SITE PLAN IS DIAGRAMMATIC AND SHOULD BE USED FOR REFERENCE ONLY. EXACT LOCATIONS OF RESIDENCE, SETBACKS, EASEMENTS, BUFFERS, TOPOGRAPHIC INFORMATION AND PROPERTY DIMENSIONS SHOULD BE ASSIGNED AND VERIFIED BY A LICENSED SURVEYOR AND BY AUTHORIZED MUNICIPAL AGENCIES HAVING GOVERNMENTAL AUTHORITY.

110 LINDSLEY PARK  
 NASHVILLE, TN 37206  
 PARCEL # 08309048000  
 ZONED R6

**ARCHITECTURAL SITE PLAN - 110 LINDSLEY PARK**

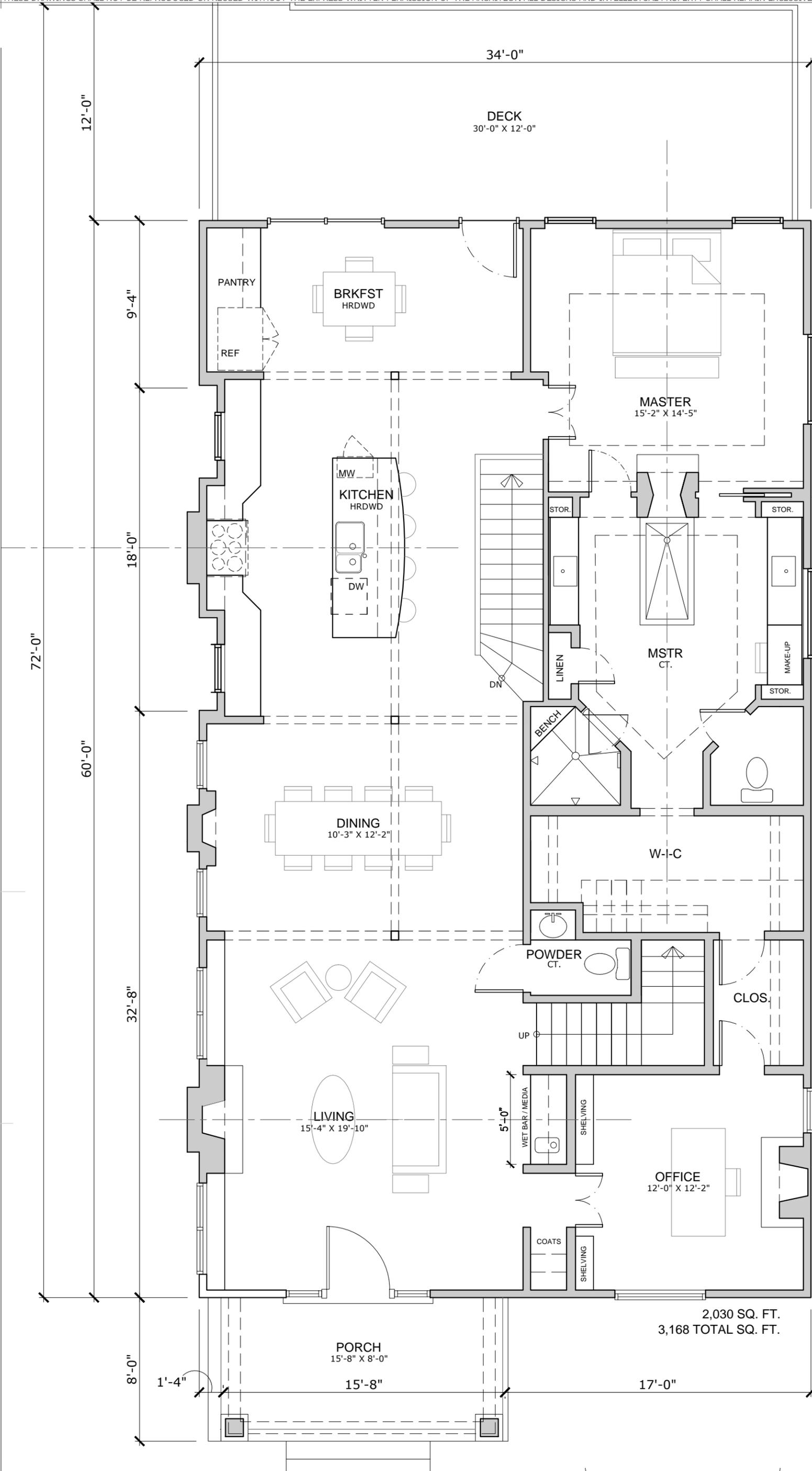




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# 10 - BASEMENT

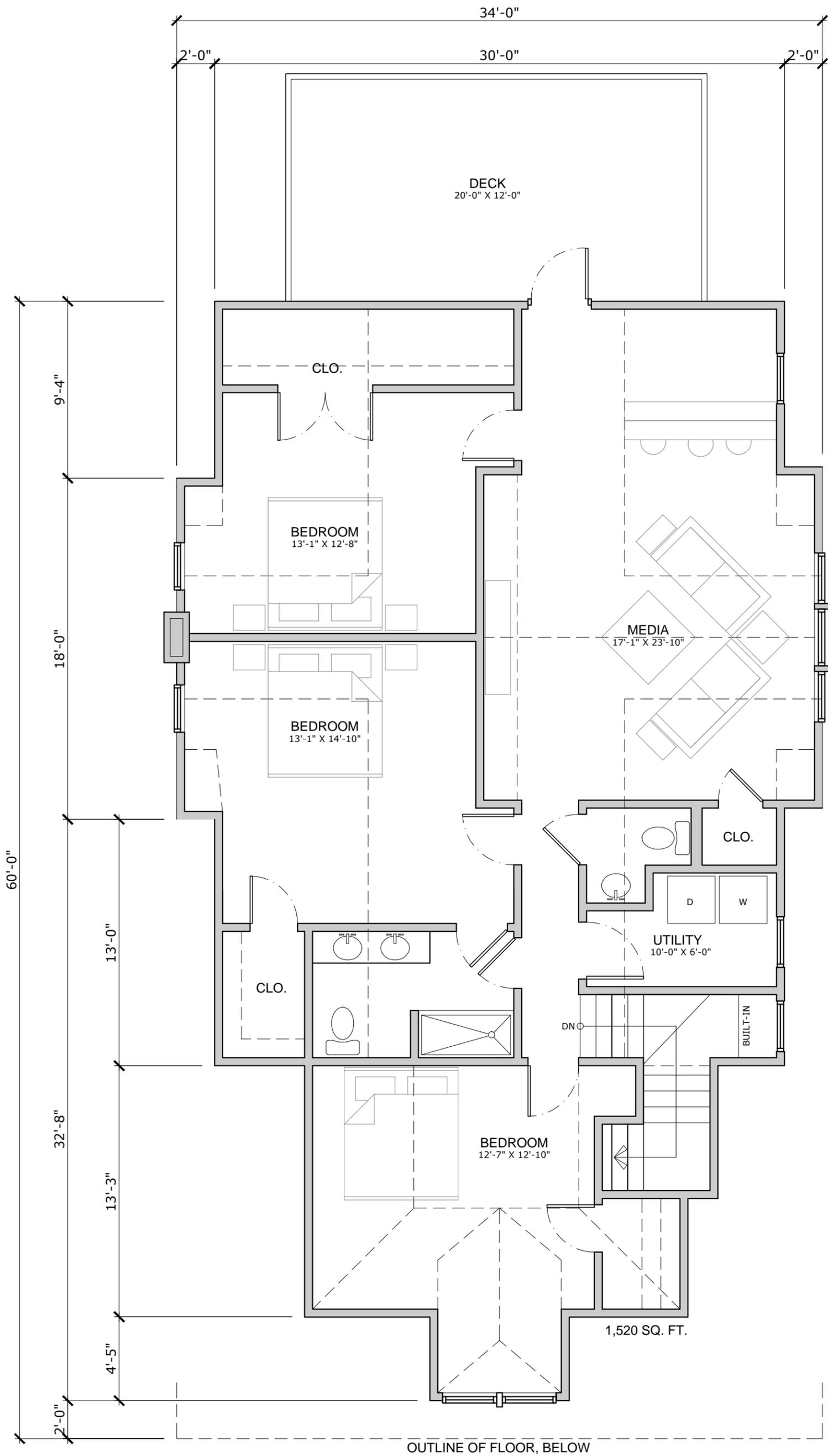
LINDSLEY PARK, NASHVILLE, TN 37206



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# 11 - FIRST FLOOR

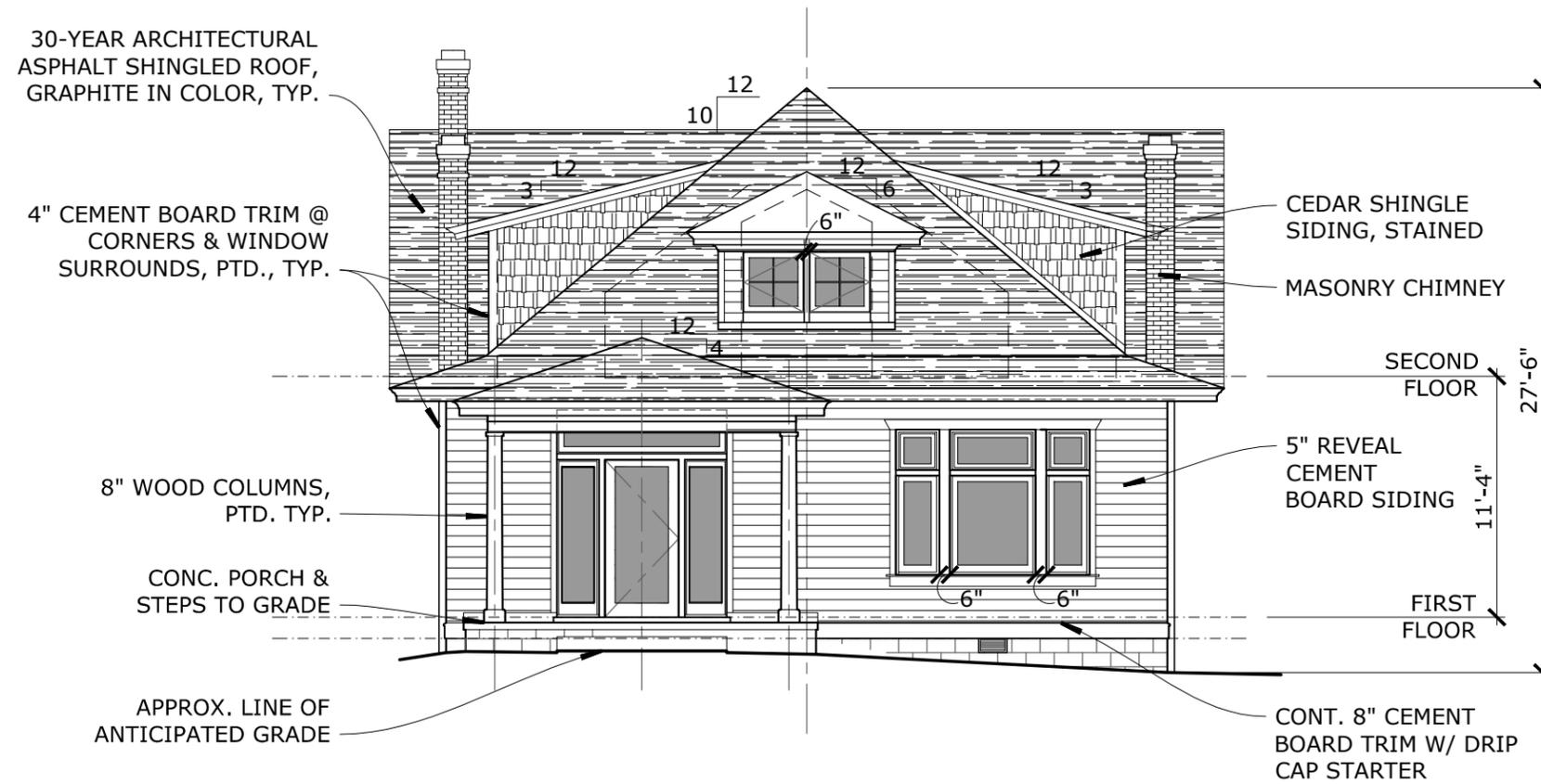
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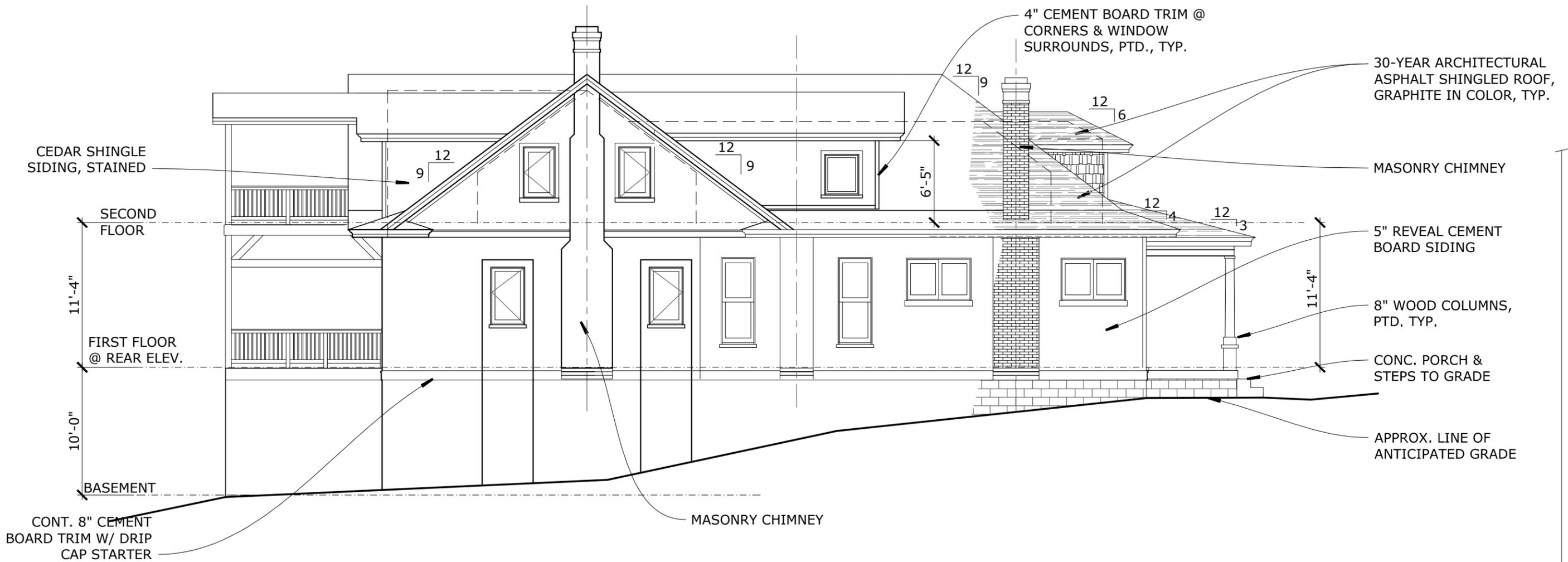
# 12 - SECOND FLOOR

LINDSLEY PARK, NASHVILLE, TN 37206



EAST ELEVATION - 110 LINDSLEY PARK

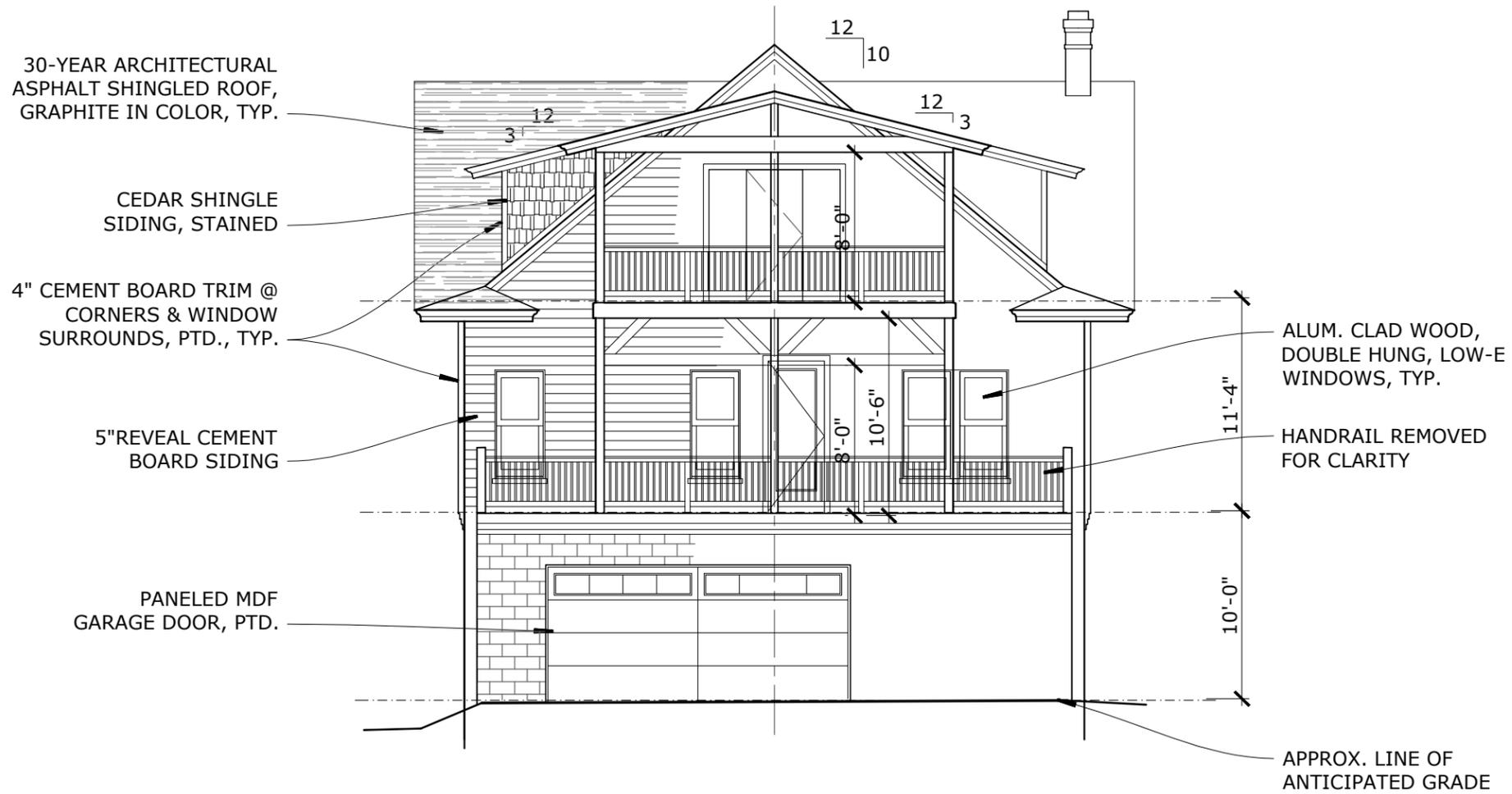




SOUTH ELEVATION - 110 LINDSLEY PARK



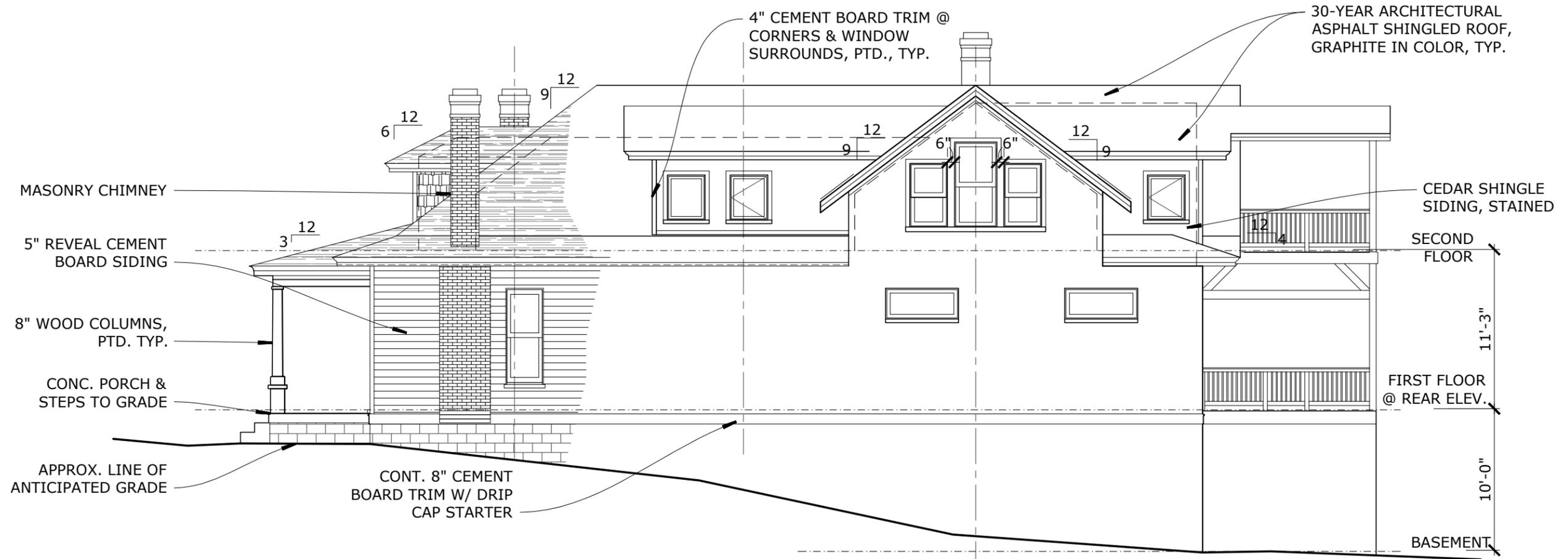
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WEST ELEVATION - 110 LINDSLEY PARK



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NORTH ELEVATION - 110 LINDSLEY PARK

