

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

STAFF RECOMMENDATION

2217 Lindell Avenue

May 19, 2021

Application: New Construction—Addition

District: Woodland in Waverly Historic Preservation Zoning Overlay

Council District: 17

Base Zoning: R6

Map and Parcel Number: 10514014300

Applicant: James Kennon, Architect Workshop

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

Description of Project: Applicant proposes a side addition to the historic house.

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

1. The front curb cut, driveway, and parking area be removed;
2. The addition's fenestration pattern on the front-facing wall better reflect the pattern of the historic windows on the house's front façade;
3. The front wall of the addition be lap siding or a board-and-batten-type material;
4. Staff approve the windows, doors, roof shingle color, masonry samples, and all other materials prior to purchase and installation;
5. Staff approve all alterations to the historic house, including alterations to siding, windows, porch materials, etc.;
6. Staff approve all appurtenances, including, but not limited to, fencing, lighting, walkways, etc.; and
7. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

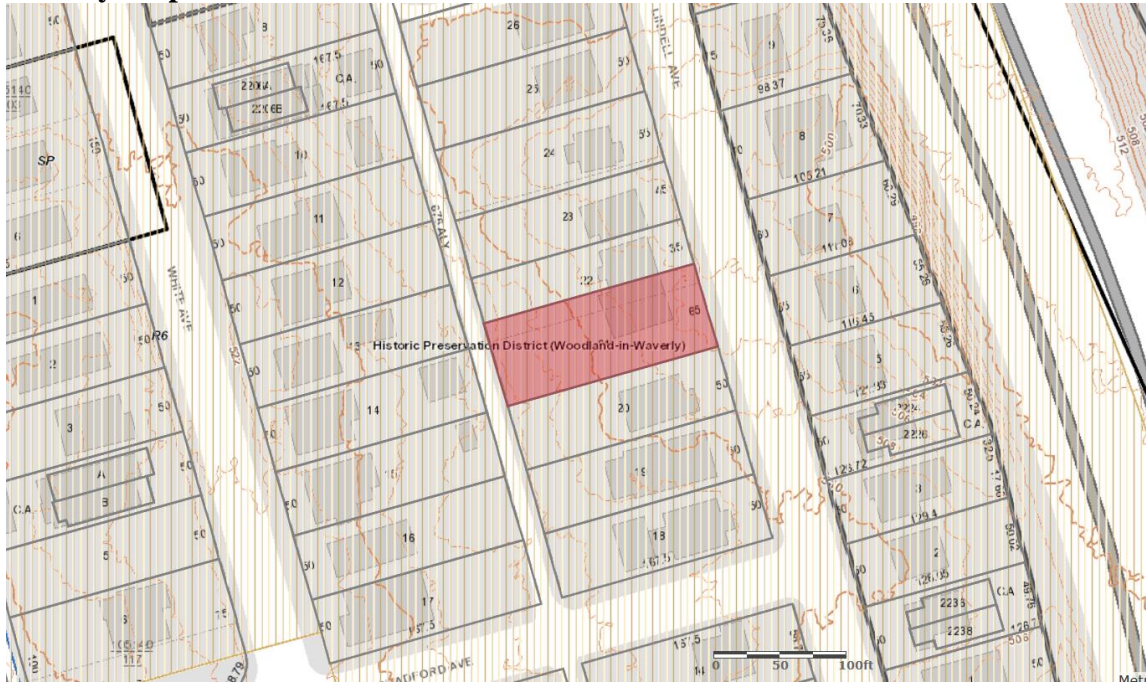
With these conditions, staff finds that the proposed addition meets Section III.B. of the design guidelines for the Woodland-in-Waverly Historic Preservation Zoning Overlay.

Attachments

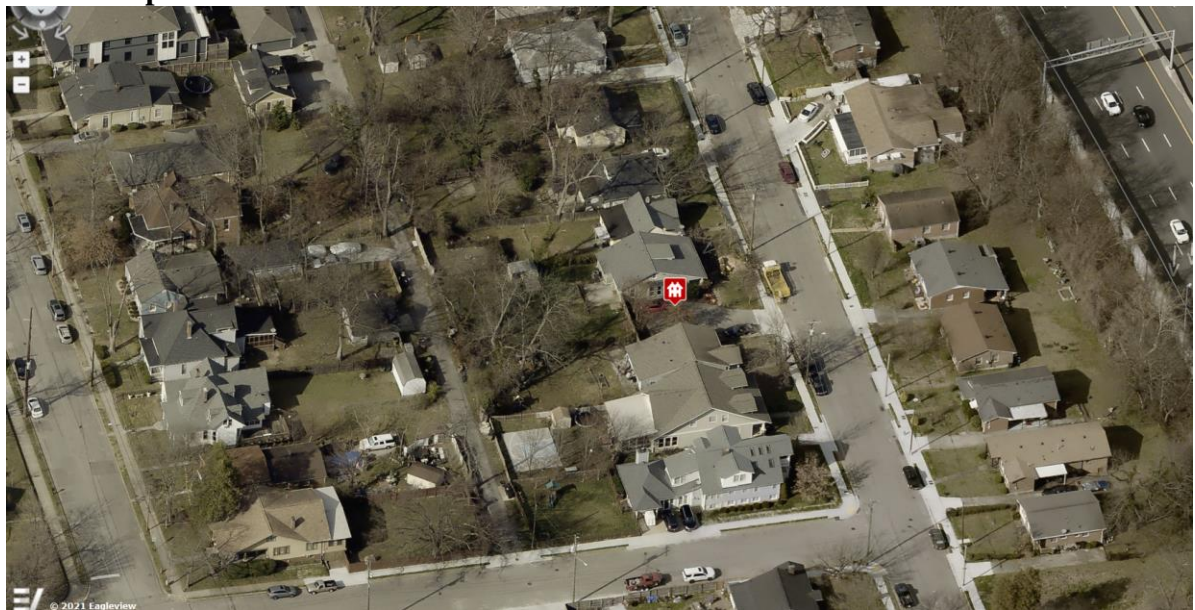
A: Site Plan

B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

1. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side 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, one-story 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.

Additions should tie-in at least 6" below the existing ridge.

In order to assure that an addition has achieved proper scale, the addition should:

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions 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 or extend wider than the existing building; however, generally the addition should not be higher and 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.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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.

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).

Rear 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 Additions

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 (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.

- b. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

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

- c. 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. 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.

e. Additions should follow the guidelines for new construction.

2. NEW CONSTRUCTION

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 reduce 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 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*

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. 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.

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.

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.

i. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fencing, and walls, shall be compatible, by not contrasting greatly, with the characteristics of the surrounding historic buildings.

Background: 2217 Lindell Avenue is a c. 1930 craftsman bungalow that contributes to the historic character of the Woodland-in-Waverly Historic Preservation Zoning Overlay (Figure 1). The house's lot is wide at sixty-five feet (65').



Figure 1. 2217 Lindell

Analysis and Findings: Applicant proposes a side addition to the historic house.

Height & Scale: A side addition is allowed under the design guidelines at 2217 Lindell Avenue because the lot is wider than sixty feet (60'). The proposed side addition will be one-story in height and approximately five feet, six inches (5'6") lower in height than the historic house at its tallest point. The addition is designed with a lower, hyphen connector that is eight feet (8') deep along the side wall of the historic house, which minimizes the impact of the addition on the historic side wall of the house. The hyphen will connect to the historic house in the back half of the house and will be set one foot (1') off the back corner of the house, which meets the design guidelines. The hyphen will be approximately nine feet (9') wide and will be eleven feet (11') tall.

The hyphen will connect this historic house to the main form of the side addition. The main form of the side addition is fifteen feet, six inches (15'6") wide with a maximum height of approximately seventeen feet, six inches (17'6"). The addition's foundation and eave height at the front will match those of the historic house.

Width of the historic house is approximately thirty-one feet (31'). The width of the hyphen and the side addition, combined, is approximately twenty-four feet, six inches (24'6"). The design guidelines states that "*Side additions should be narrower than half of the historic building width.*" This addition is wider than one-half the width of the historic house, but the extra width is due to the hyphen, which allows for a more minimal connection to the historic house. Staff finds that the side addition is designed to retain as much of the historic house's side wall as possible, and the resulting extra width is acceptable because of the overall design. In addition, although the addition is wider than what it typically allowed, its footprint is relatively modest and there is no rear addition planned. The historic house has a footprint of (1,396 sq. ft.), and the proposed addition will add approximately five hundred and ten square feet (510 sq. ft.) to the footprint.

Overall, staff finds that the addition's height and scale to meet Sections III.B.1., III.B.2.a, and III.B.2.b. of the design guidelines.

Location & Removability: The addition is a side addition, which is allowed under the design guidelines because the lot is wider than sixty feet (60'). The addition's hyphen connector means that only approximately eight feet (8') of the left side wall will be removed for the side addition. Also, the hyphen will be set one foot (1') off the back corner of the house. The addition's location and minimal tie-in to the historic house ensure that if the addition were to be removed in the future, the historic house's architectural integrity would remain intact.

Staff finds that the proposed side addition meets Sections III.B.1.a. and III.B.1.d. of the design guidelines.

Design: The side addition’s hyphen connector allows for the side addition to have a minimal impact on historic house. The addition’s change in materials, location, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, and roof form are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. Staff recommends that the fenestration pattern on the front wall of the side addition better reflect the fenestration pattern on the front of the historic house.

With the condition that the fenestration pattern of the side addition better reflect the fenestration pattern on the front of the historic house, staff finds that the side addition meets Sections III.B.1.c, III.B.1.d, and III.B.1.e. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It will be approximately six feet (6’) from the left side property line, over forty feet (40’) from the right side property line, and over eighty feet (80’) from the rear property line. The side addition’s design and location towards the back half of the house will not affect the rhythm of spacing along the street.

Staff finds that the addition’s setback and rhythm of spacing to meet Sections III.B.1. and III.B.2.c. of the design guidelines.

Materials, Texture, and Details and Material Color:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete slab	Typical	Yes	No
Cladding	Stone wall	Unknown	No	Yes
Secondary Cladding	Not indicated	Unknown	Unknown	Yes
Roofing	Not indicated	Unknown	Unknown	Yes
Trim	Wood or Cement Fiberboard	Smooth faced	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes

The hyphen will be largely glass doors and windows, which staff finds to be appropriate. The main portion of the addition will have a front façade that is largely a stone wall. Staff finds that this solid masonry wall is not appropriate for a street-facing façade and

recommends that the front façade of the side addition be a more appropriate material like lap siding or board and batten.

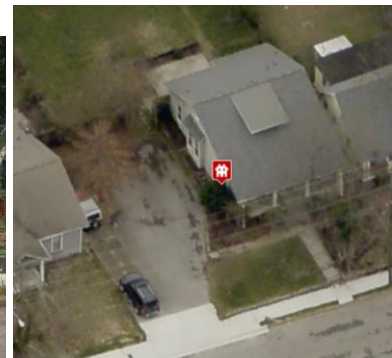
The submitted drawings did not call out many of the materials. Staff recommends approval of all final materials, including the foundation, cladding, roofing, windows, and doors, prior to purchase and installation.

With the conditions that the front façade material be lap siding or board and batten and that staff approve all final material choices, staff finds that the materials meet Sections III.B.1. and III.B.2.d. of the design guidelines.

Roof form: The hyphen's roof form will be a flat roof form. Staff finds this to be appropriate because it minimizes the amount of wall space on the historic wall that will be affected by the addition. The main form of the side addition will have two shed roof forms; the front-facing shed will have a 3/12 slope and the rear shed will have a 5/12 slope. From the street, the shed roof forms will have the look of a gable form, but will over all be a more modern interpretation of the roof forms found in the district. Staff finds that the proposed roof forms are compatible with the historic house and meet the design guidelines.

Staff finds that the proposed roof forms meet Section III.B.1. and III.B.2.e. of the design guidelines.

Orientation: There is an existing curb cut and front paving area to the left of the historic house (Figures 2 & 3). The paved area currently stops at the back corner of the historic house. The new side addition will truncate the driveway/paved area and make it even more like front yard parking than it is currently. Front yard parking is not an historic feature in the Woodland-in-Waverly neighborhood, and this lot has an alley for vehicular access to the site. Staff recommends that a condition of approval of the side addition be that the curb cut, driveway, and front parking area be removed and reclaimed as yard space.



Figures 2 & 3 show the existing curb cut and parking area.

With the condition that the curb cut, driveway, and front parking area be removed, staff finds that the addition meets Sections III.B.1. and III.B.2.f. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The hyphen part of the addition will be almost entirely glass in the form of windows and doors. Staff finds this to be appropriate. The main portion of the side addition will have a ribbon of clerestory windows at the top of the addition. Staff finds that this window pattern is not typical of the historic district and does not meet the historic context. The fenestration pattern results in a large wall space without a window or door opening, which is not appropriate on a street-facing façade. Staff recommends that the fenestration pattern on the front-facing wall better reflect the pattern of the historic windows on the front façade of the house.

With the condition that the fenestration pattern on the front-facing wall better reflect the pattern of the historic windows on the front façade of the house, staff finds the project's proportion and rhythm of openings to meet Sections III.B.1. and III.B.2.g. of the design guidelines.

Utilities: If the HVAC unit and utility connections are relocated, then the HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

Alterations to the Historic House and Appurtenances. In an historic preservation overlay like Woodland-in-Waverly, MHZC must approve all exterior changes to the historic house, including window replacement and replacement of materials like roofing and siding. No alterations to the historic house were indicated on the plans, but staff recommends that any alterations to the house be submitted to staff for review.

Likewise, in Woodland-in-Waverly, MHZC must approve all appurtenances, including, but not limited to, fencing, walkways, driveways, lighting, etc. No changes to the site's appurtenances were indicated on the plans, but staff recommends approval of all new appurtenances if they are added or altered.

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

1. The front curb cut, driveway, and parking area be removed;
2. The addition's fenestration pattern on the front-facing wall better reflect the pattern of the historic windows on the house's front façade;
3. The front wall of the addition be lap siding or a board-and-batten-type material;
4. Staff approve the windows, doors, roof shingle color, masonry samples, and all other materials prior to purchase and installation;
5. Staff approve all alterations to the historic house, including alterations to siding, windows, porch materials, etc.;

6. Staff approve all appurtenances, including, but not limited to, fencing, lighting, walkways, etc.; and
7. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the proposed addition meets Section III.B. of the design guidelines for the Woodland-in-Waverly Historic Preservation Zoning Overlay



Wood Residence



ADDRESS

2217 Lindell Avenue
Nashville, TN 37204

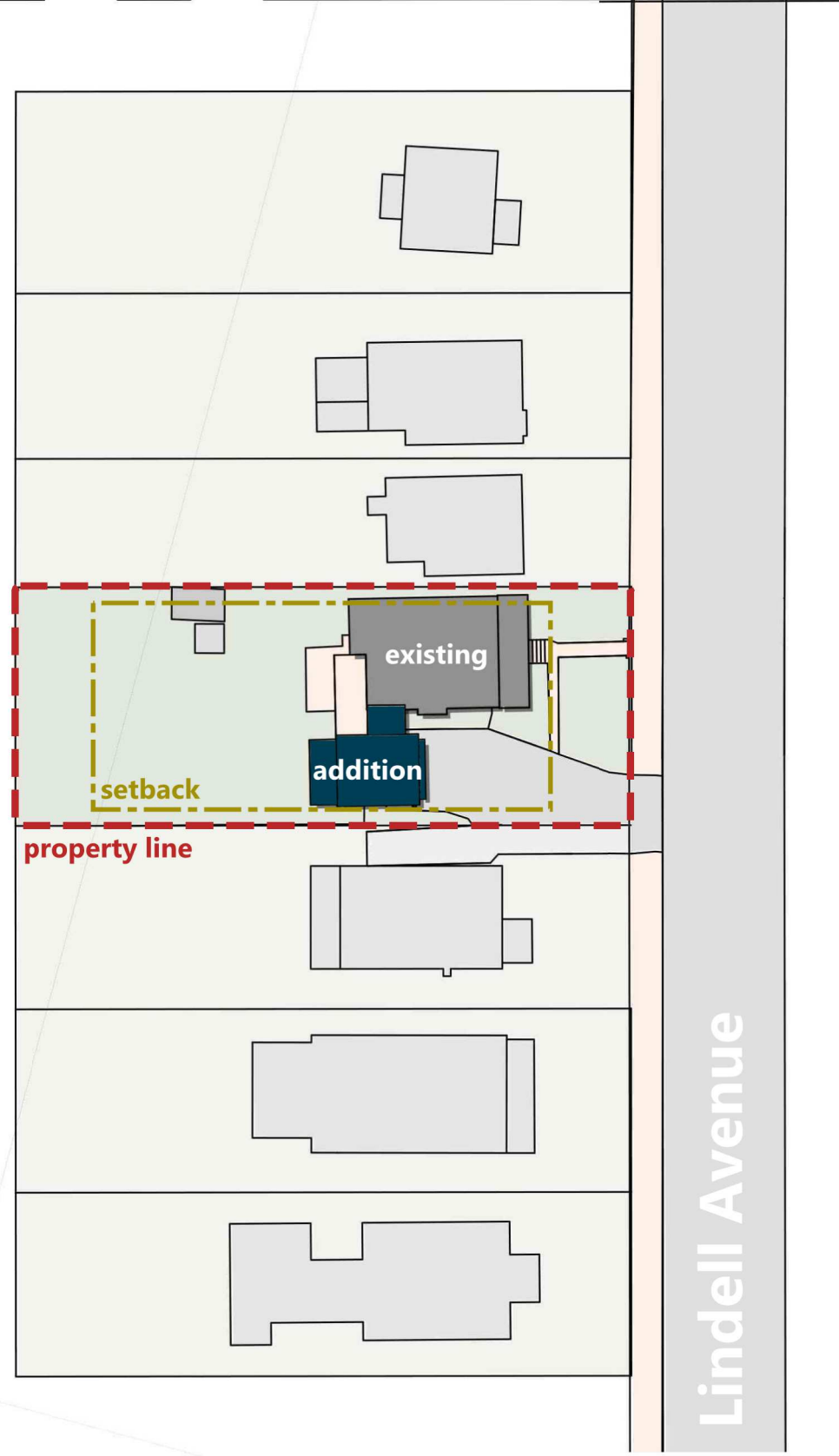
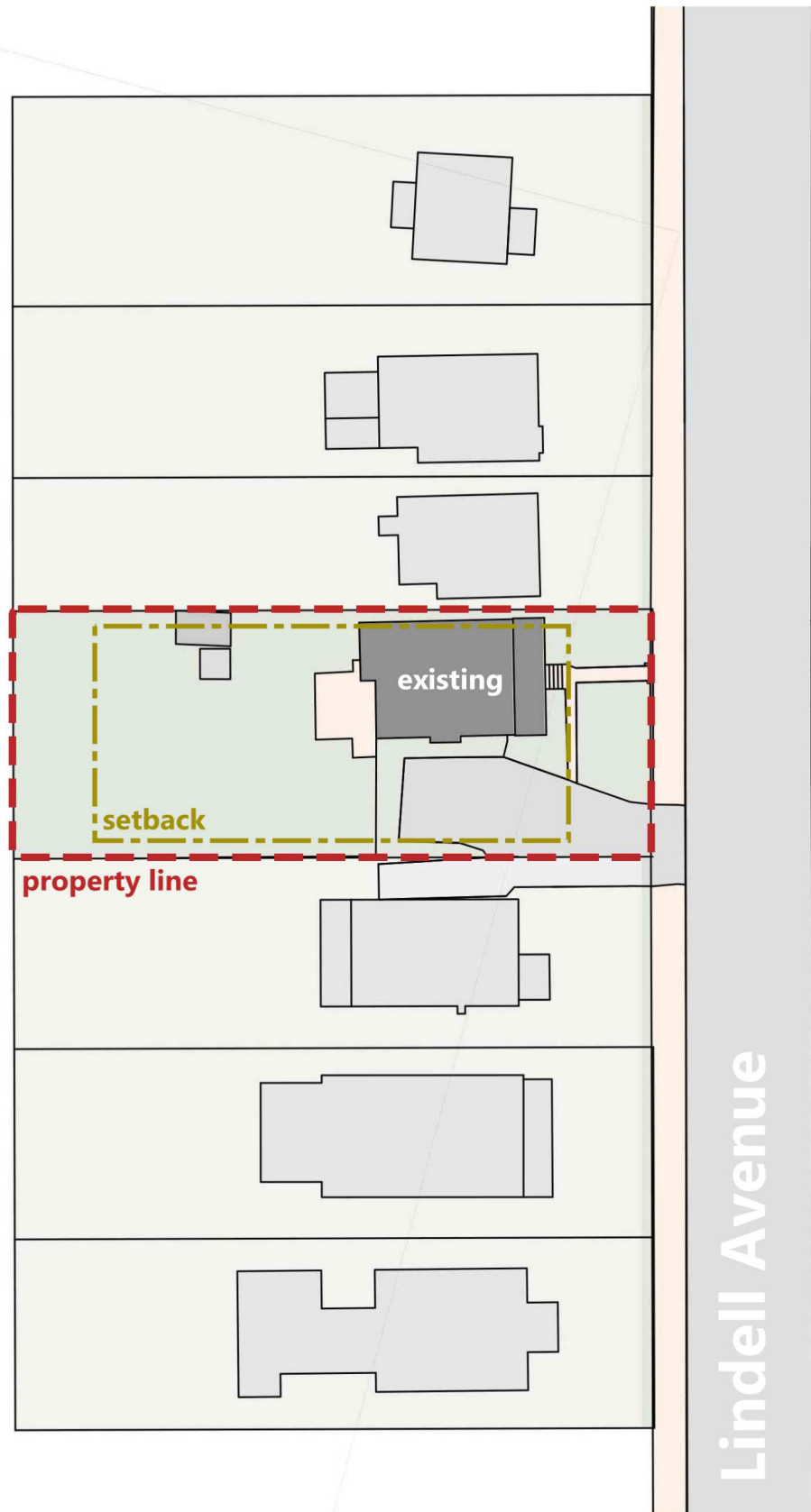
OVERVIEW

The addition to the Wood Residence satisfies the spatial needs of the current owner while preserving the original structure if the addition were to be removed in the future. A connecting breezeway between the existing house and the addition allows the integrity of the existing structure to be maintained without removing any original siding or adding openings. While the addition is less than half the width of the original structure, the connector plus the addition exceeds this guideline. Without the connector, however, the original structure can not be preserved in its entirety. By making the connector subservient in massing to both the existing structure and the addition, the design aims to make it visually "invisible", thus honoring the intent of the design guideline.

Wood Residence

ADDRESS

2217 Lindell Avenue
Nashville, TN 37204



1 existing site plan
project no. 2102

2 proposed site plan
project no. 2102

Wood Residence

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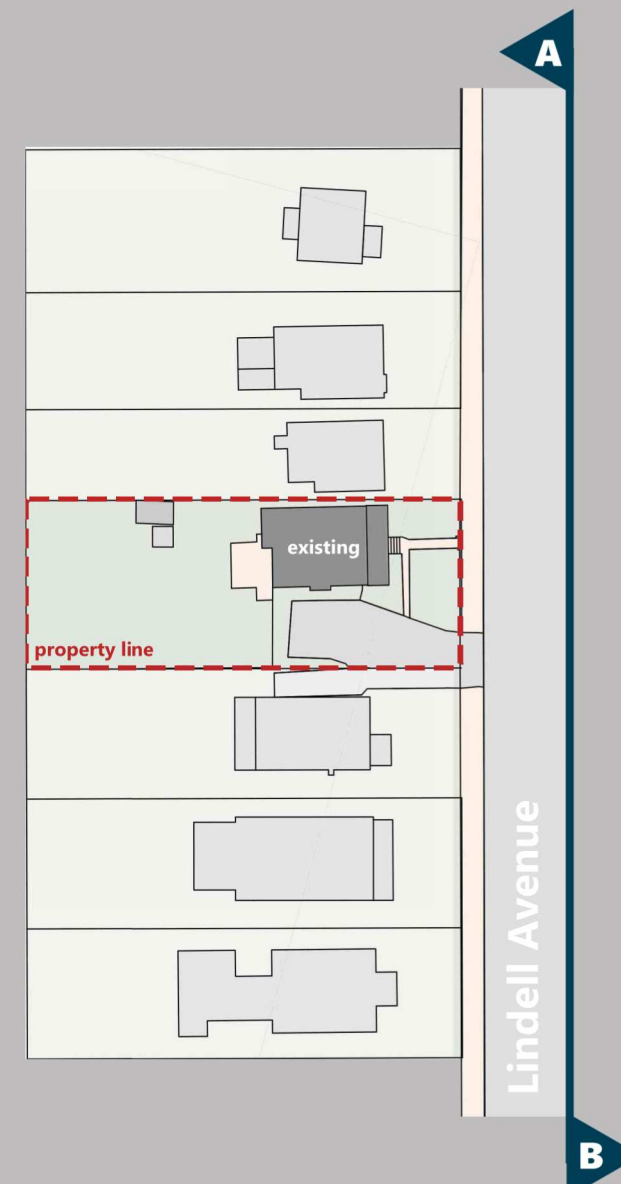
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project no. 2102

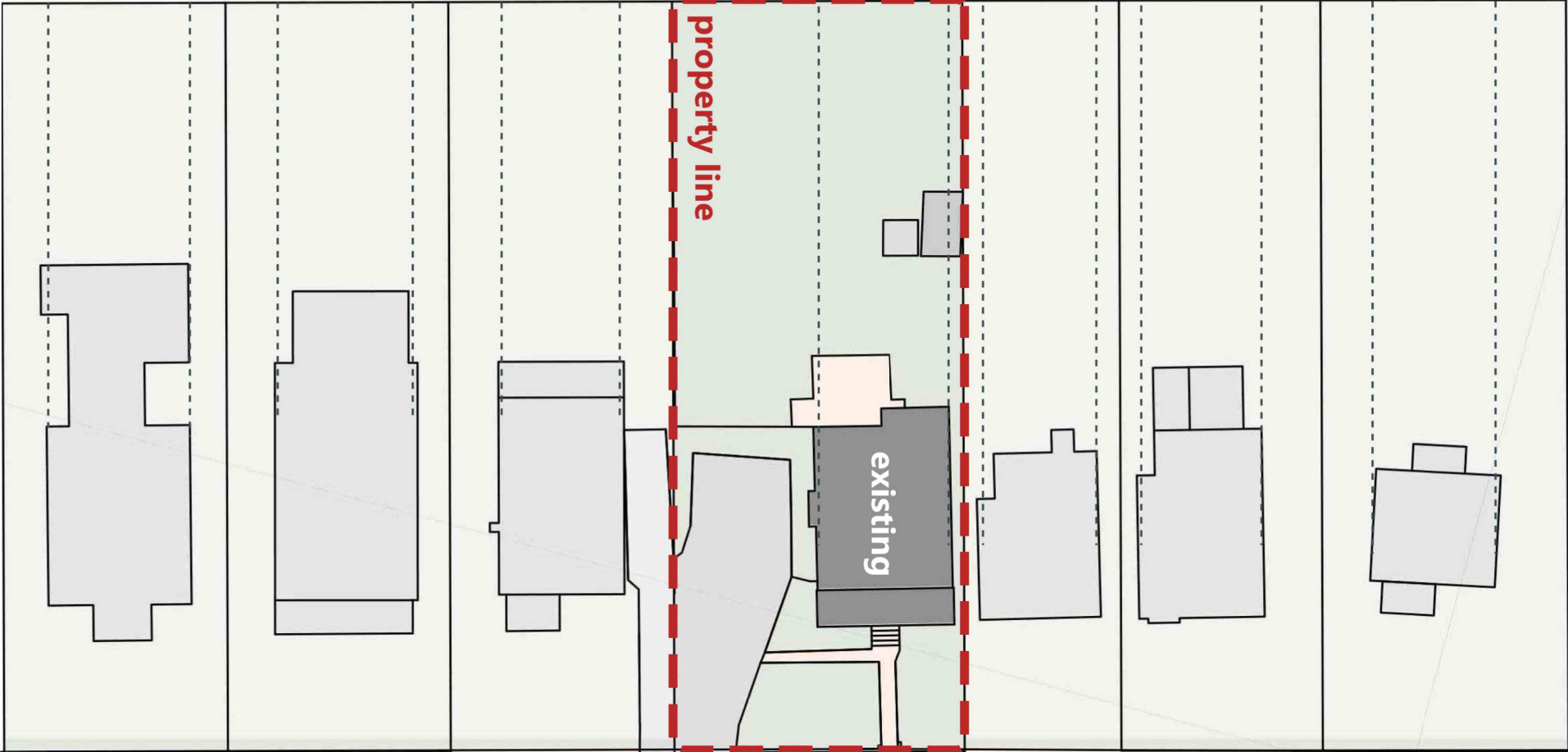


B opposite site

project no. 2102



Wood Residence



Lindell Avenue

Wood Residence

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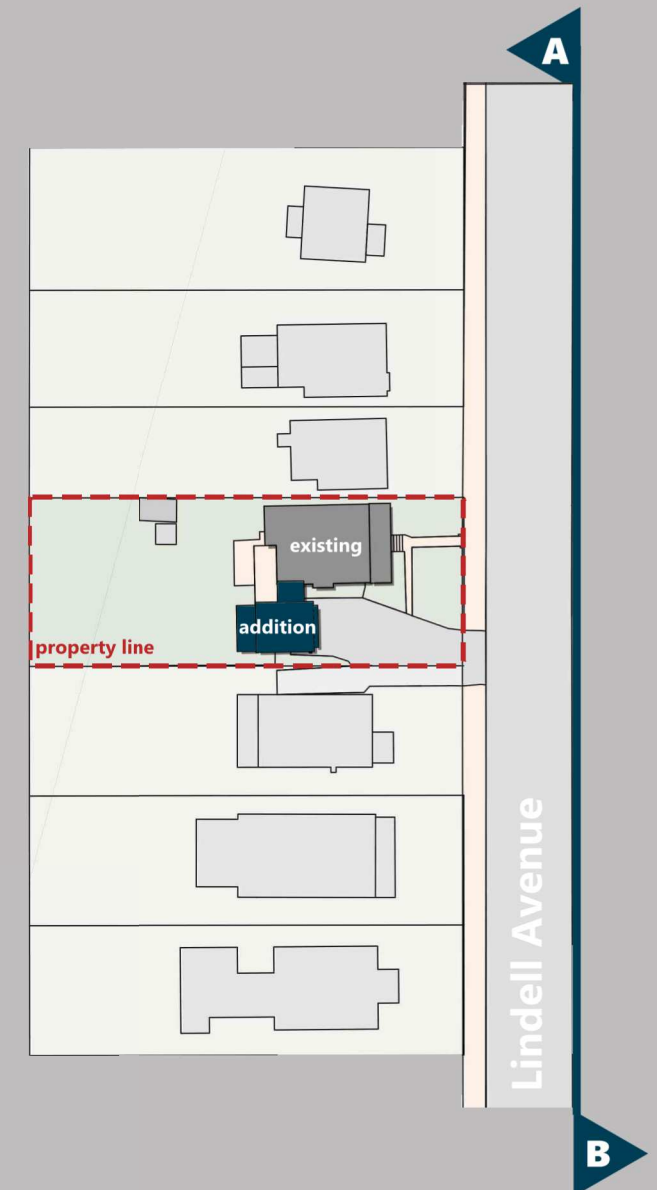
A facing site-proposed

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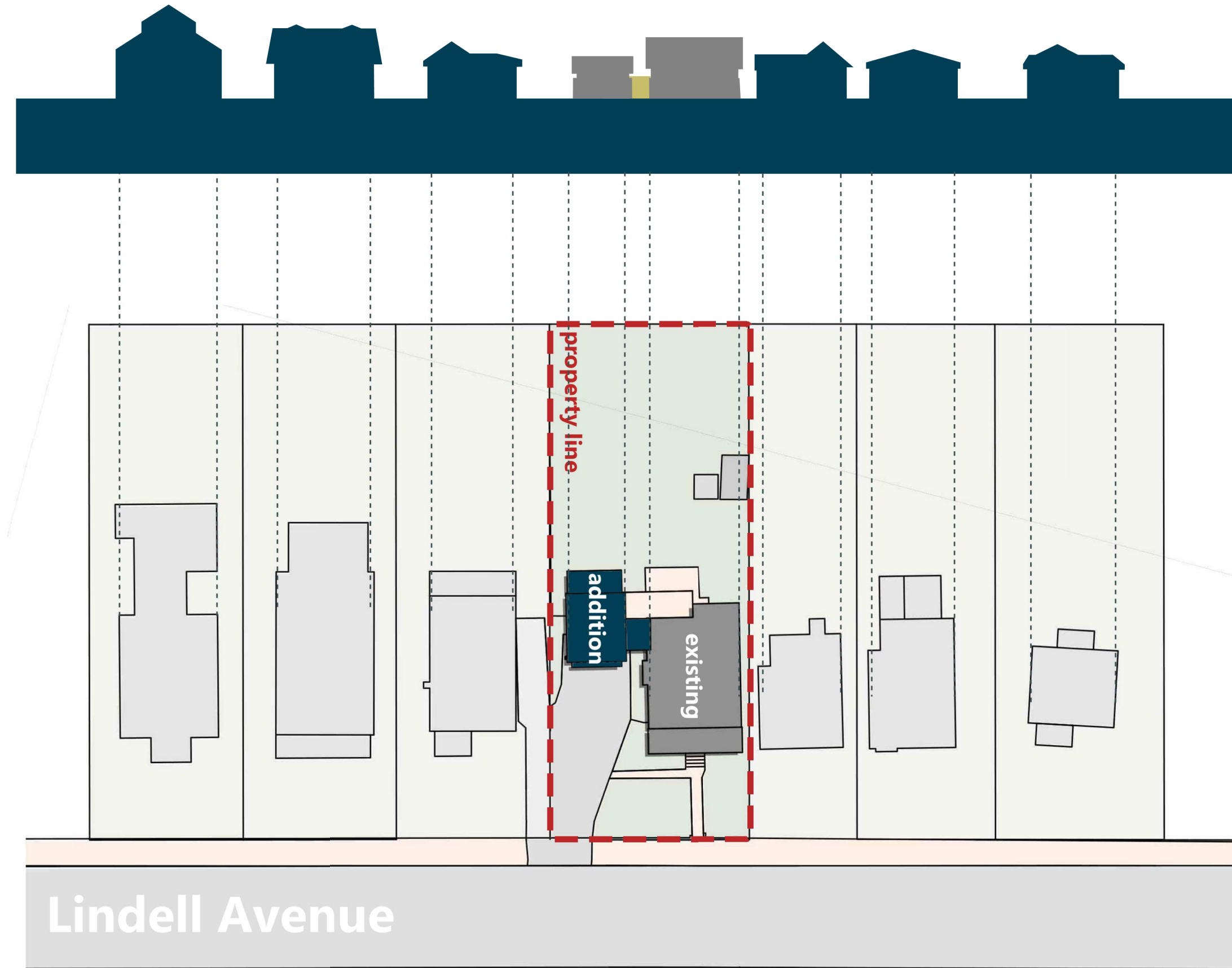


B opposite site

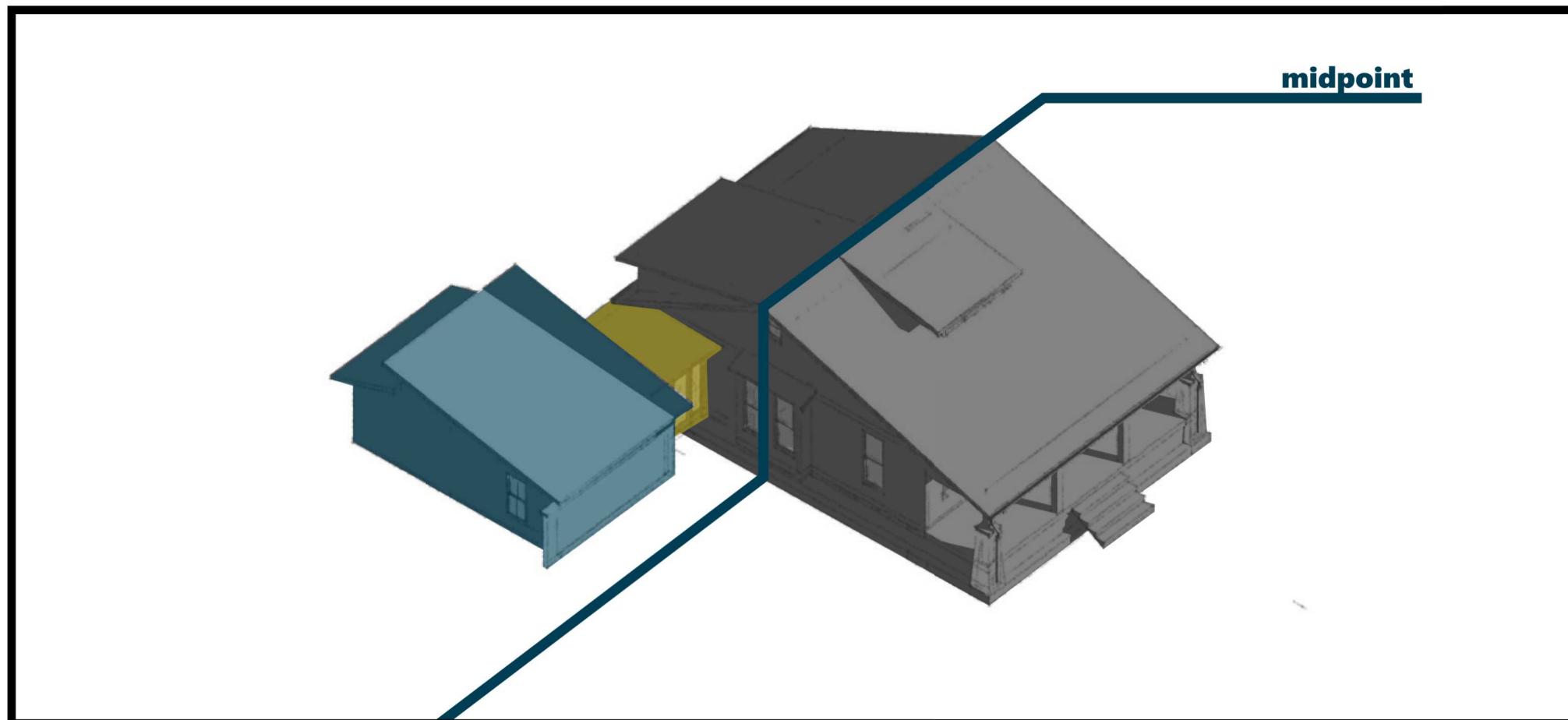
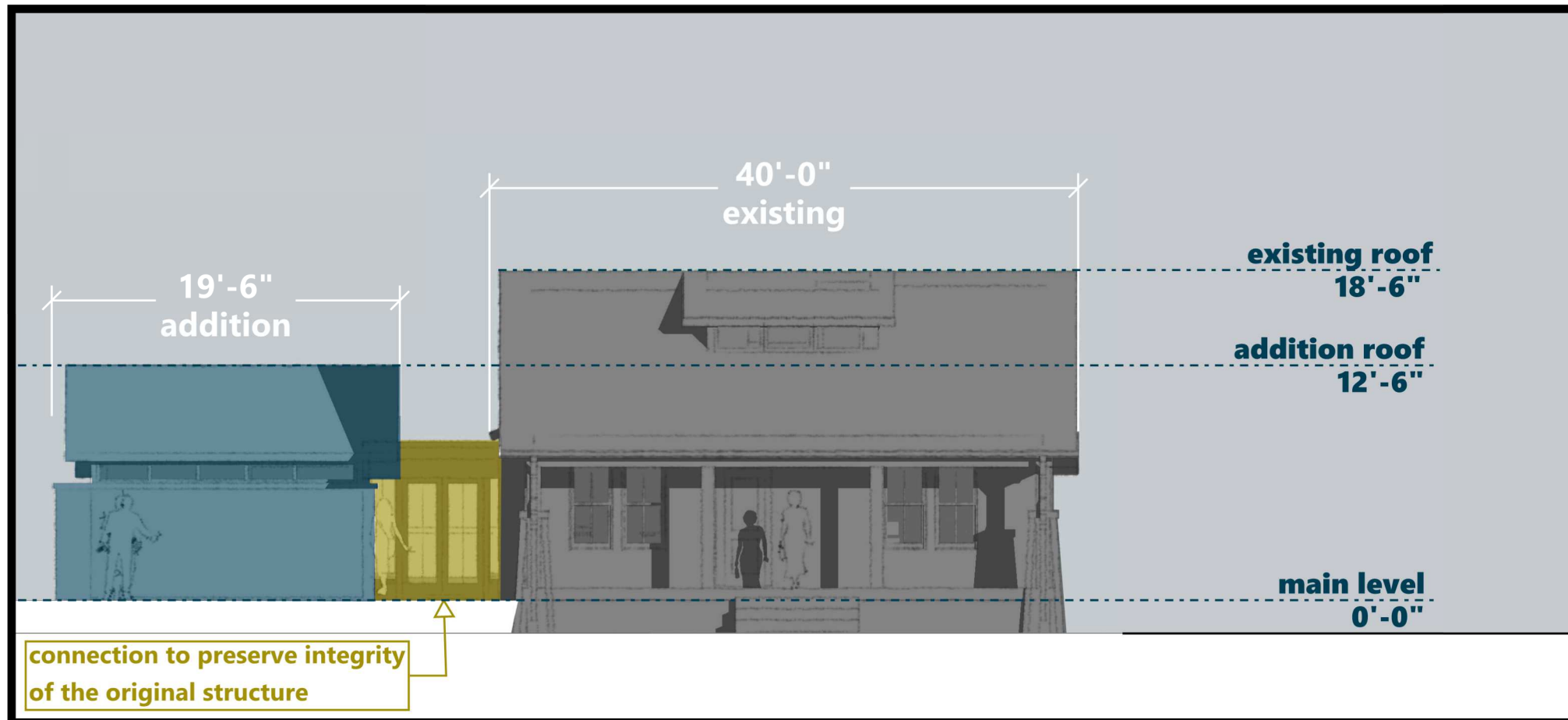
project no. 2102



Wood Residence



Lindell Avenue



Wood Residence

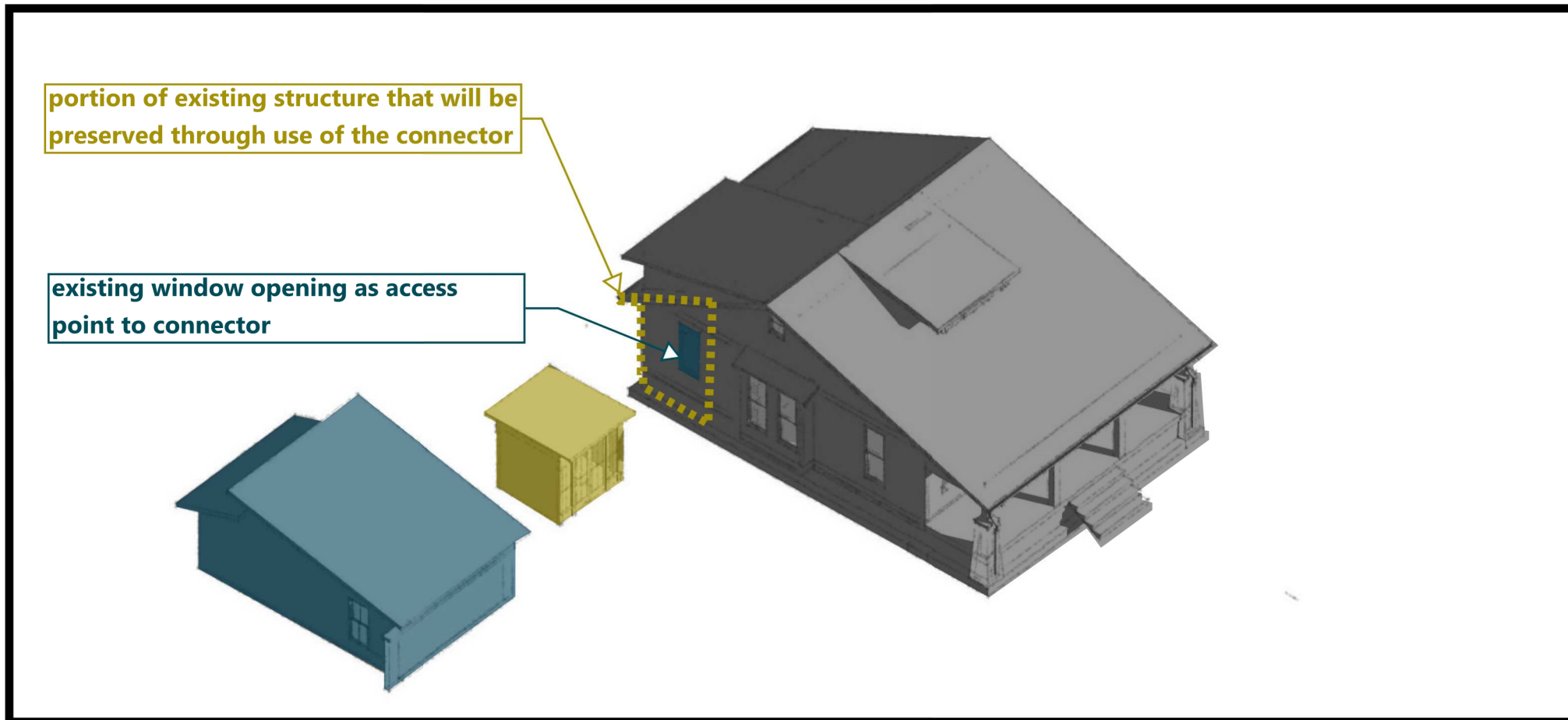
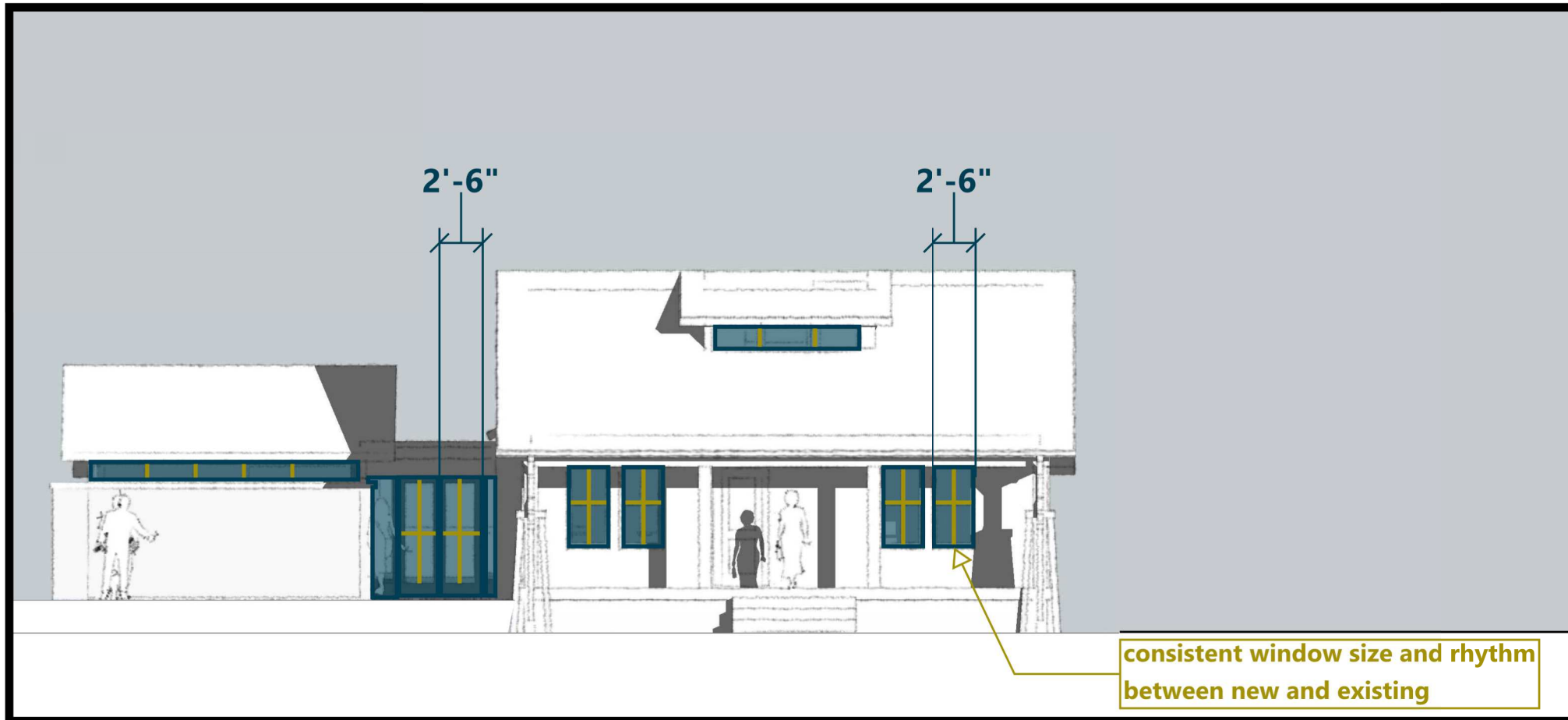
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RELEVANT DESIGN GUIDELINES

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.



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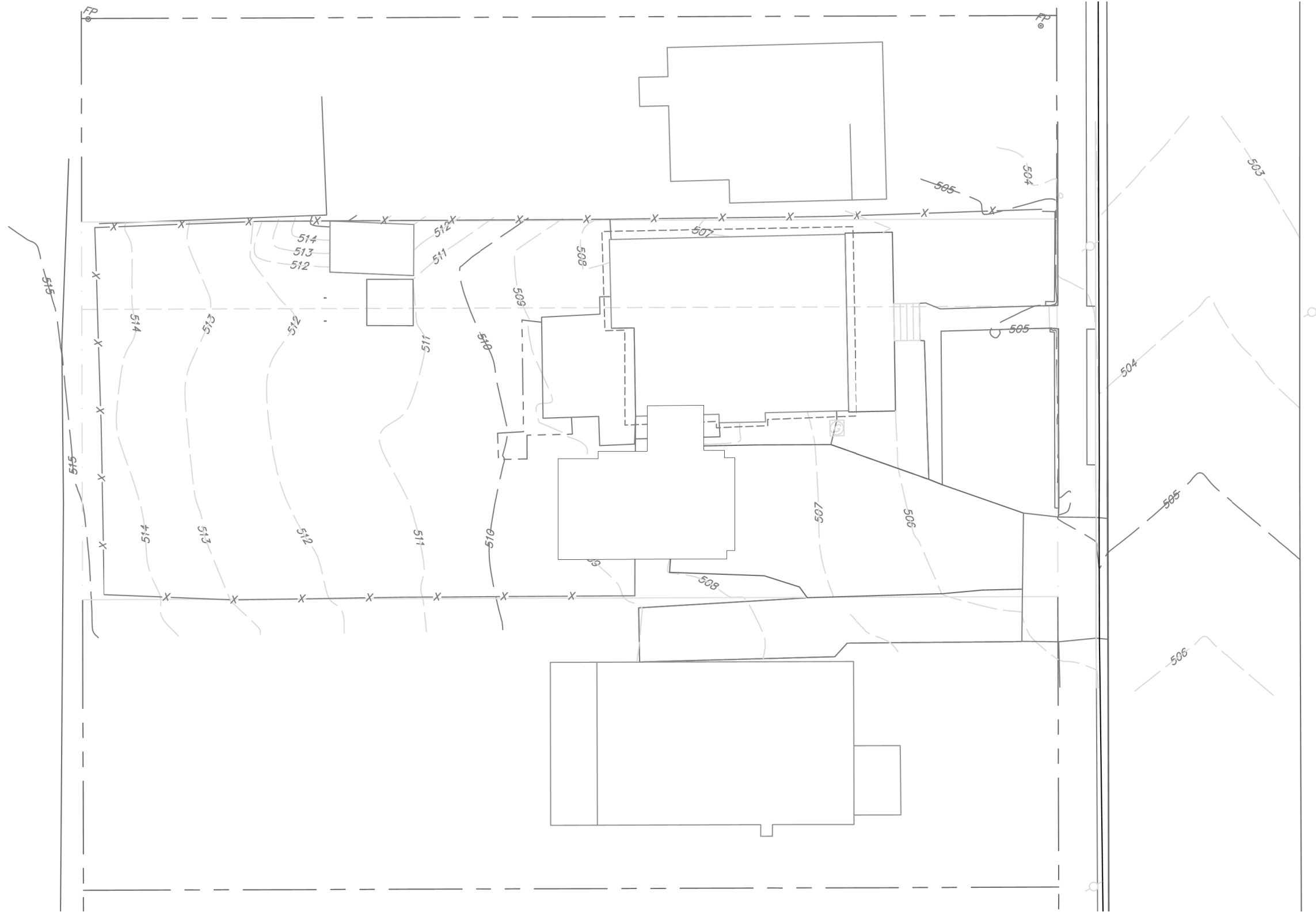
RELEVANT DESIGN GUIDELINES

New window openings should not be introduced unless they match the existing window configuration and their placement harmonizes with the existing rhythm of openings.

Original window openings should not be filled in.

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.

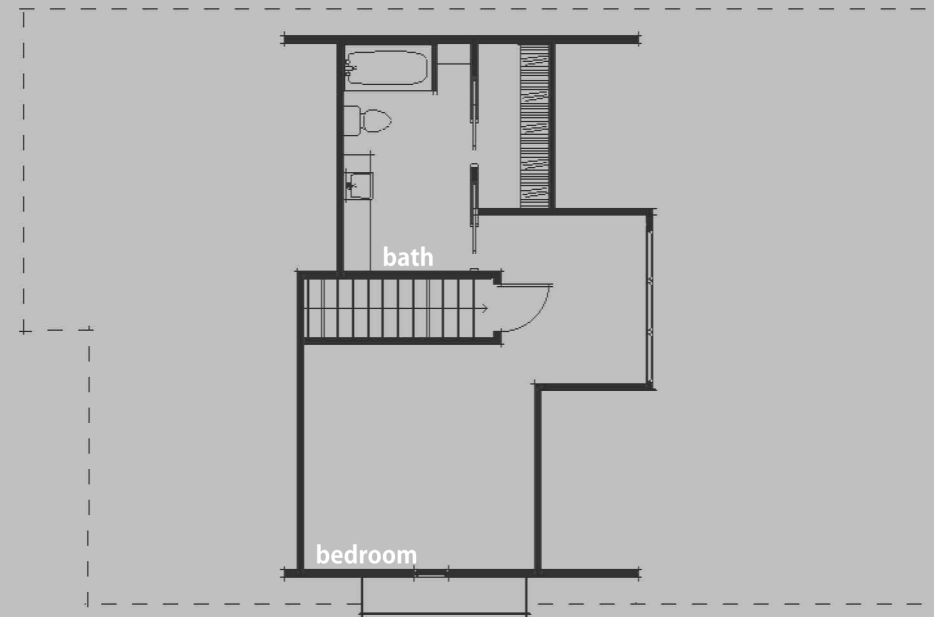
Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.



1 | site survey

1" = 20'-0"

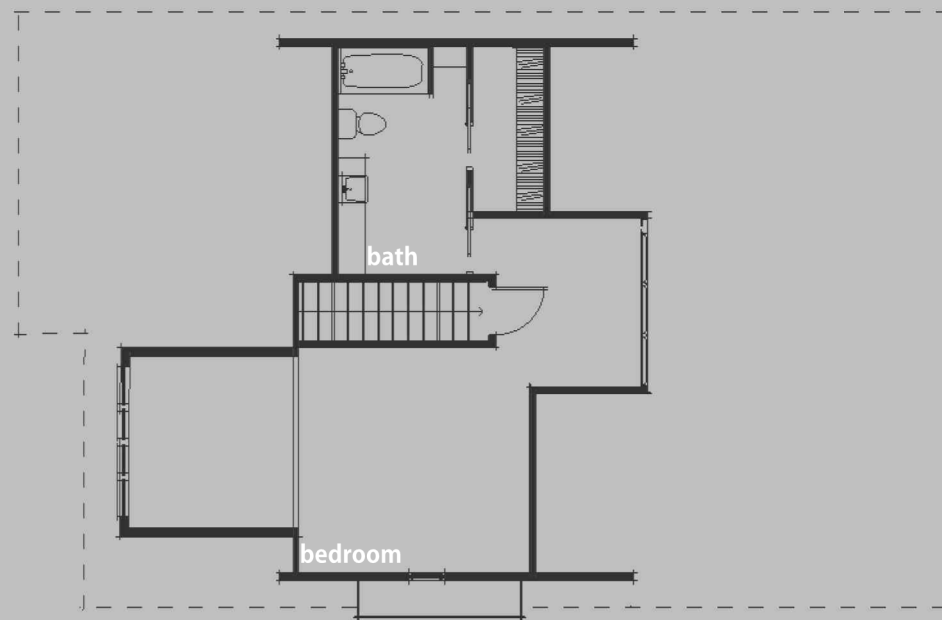




1 floor plans - existing

3/32" = 1'-0"





2 | floor plans - proposal

3/32" = 1'-0"





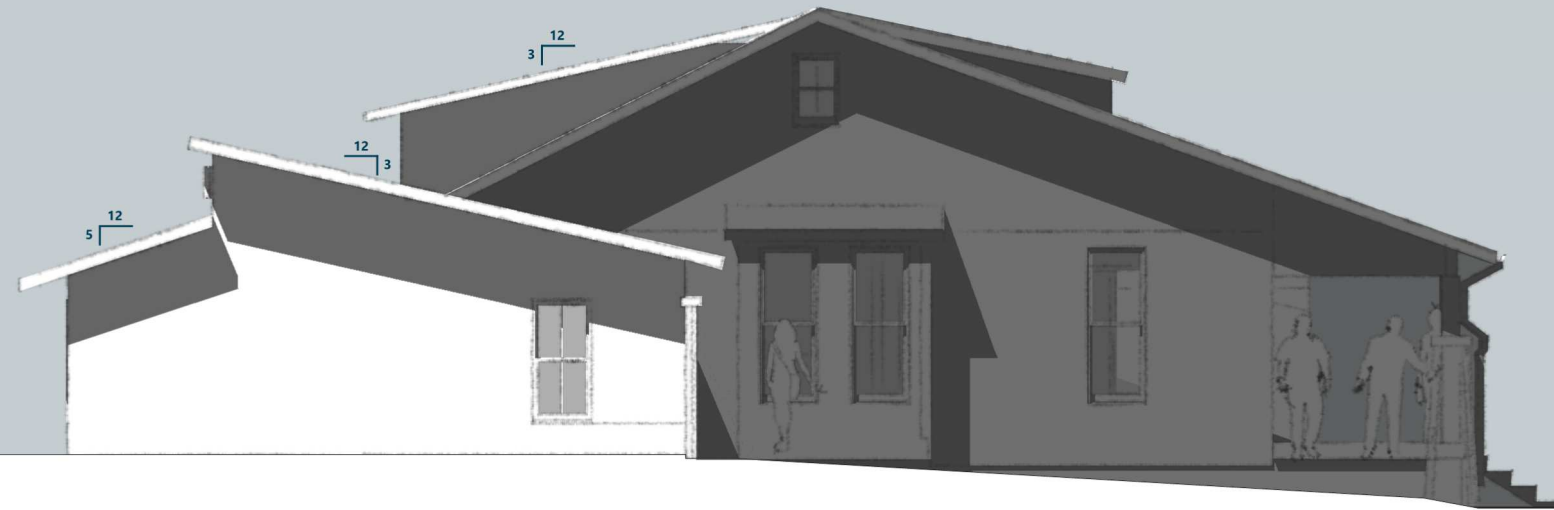
1 east elevation

1/8" = 1'-0"



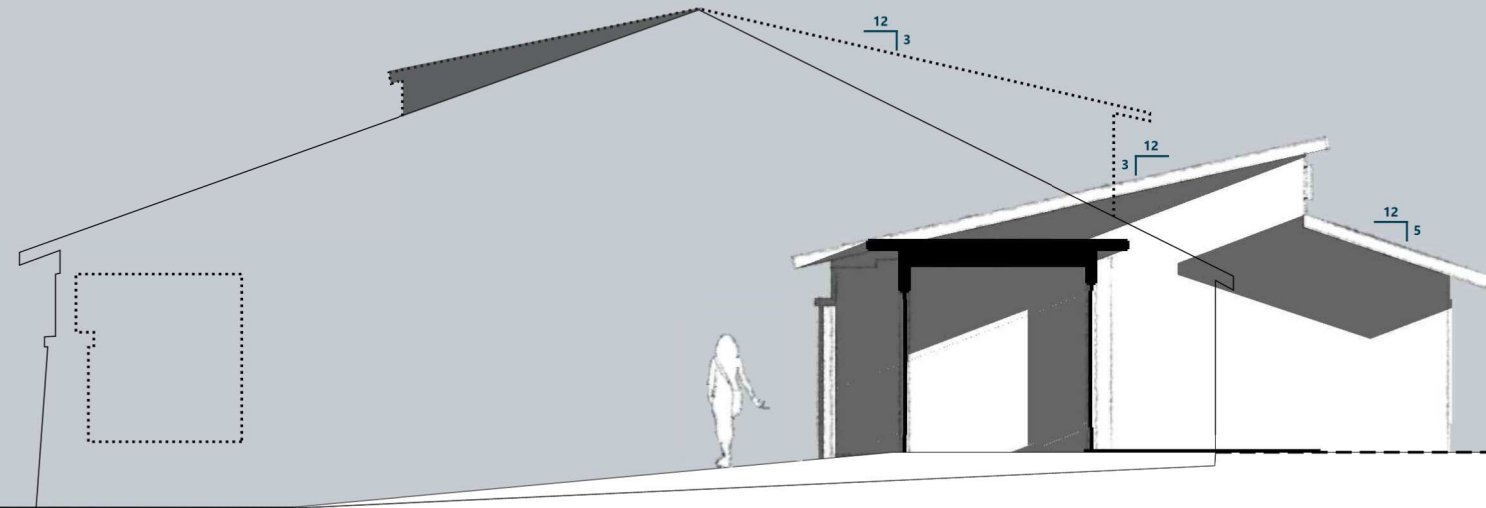
2 west elevation

1/8" = 1'-0"



1 south elevation

1/8" = 1'-0"



2 north elevation

1/8" = 1'-0"



existing



proposal