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
2236 Lindell Avenue
July 21, 2021

Application: New Construction-Infill
District: Woodland-in-Waverly Historic Preservation Zoning Overlay
Council District: 17
Base Zoning: R6
Map and Parcel Number: 105140X00100CO
Applicant: Roger Potter, Potter Brothers Construction
Project Lead: Joseph Rose joseph.rose@nashville.gov

Description of Project: Application is to construct a single-family infill.

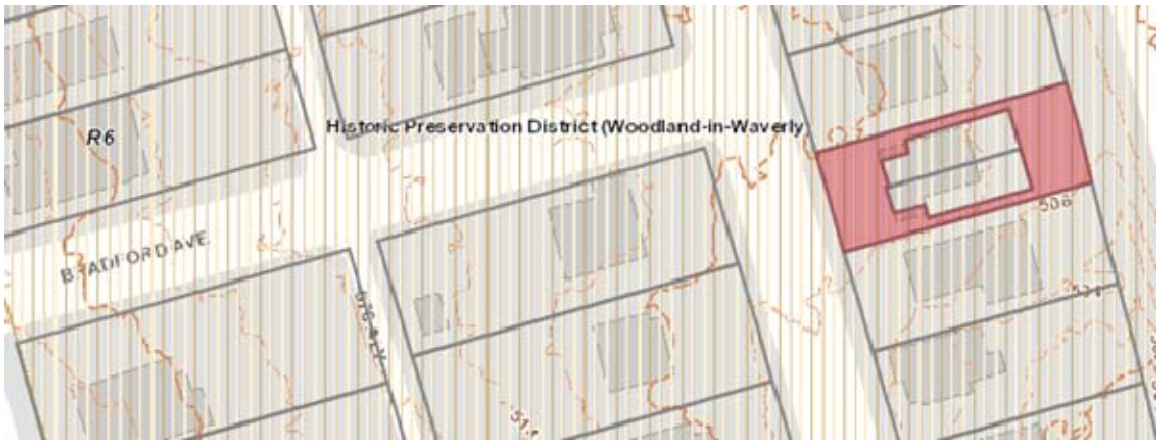
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Alignment of the front setbacks of 2224 and 2236 Lindell; the new established setback should be determined by the setback that is most common to the contributing buildings at 2308-2314 Lindell Avenue.
2. Staff approve masonry samples;
3. Staff approve all windows and doors prior to purchase and installation;
4. Staff approve the roof material and color;
5. Staff approve cladding material, texture, and color;
6. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house;
7. Utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner; and,
8. Alternative mechanical and utility locations must be approved prior to an administrative sign-off or building permit.

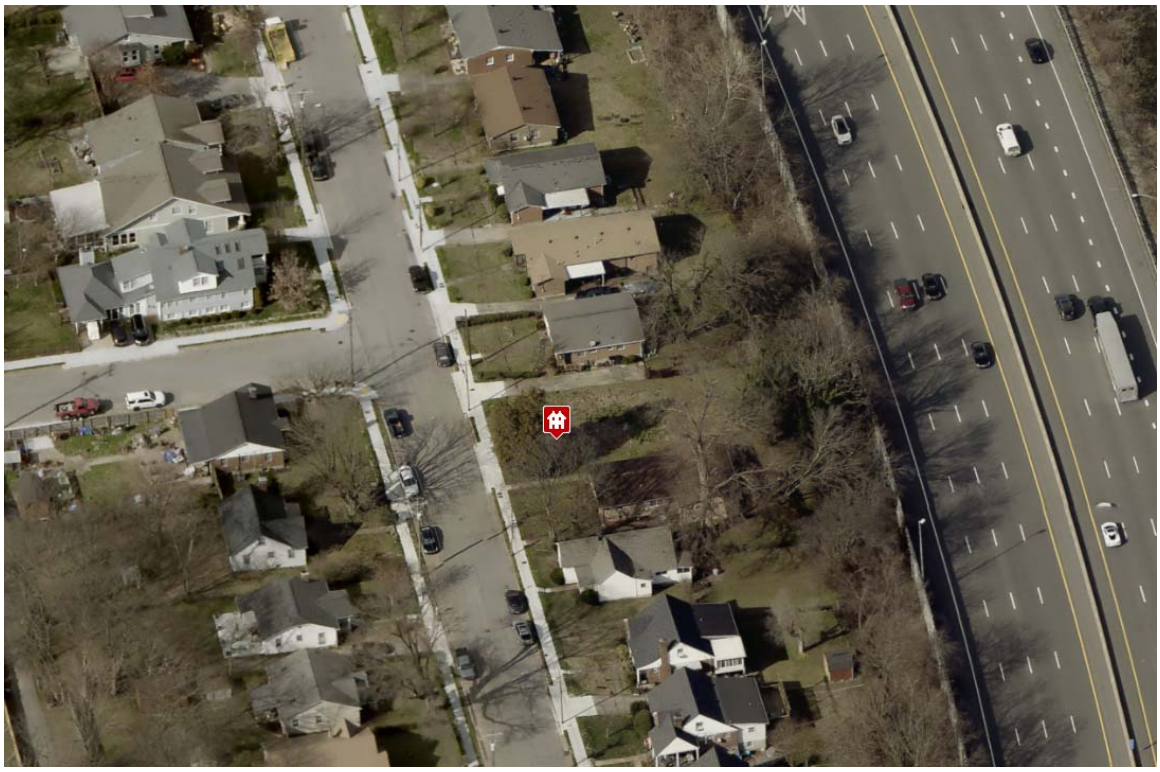
With these conditions, staff finds that the project meets Sections III.B.2 of the Woodland-in-Waverly Historic Preservation Zoning Overlay design guidelines.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

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

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.

Duplexes
Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments
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.

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.
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.

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: 2236 Lindell Avenue, formerly known as 2300 Lindell Avenue, was a one-story residential structure that did not contribute to the historic character of the Woodland-in-Waverly Historic Preservation Zoning Overlay (Figure 1). In August 2020 MHZC staff issued an administrative permit to demolish the structure. The existing structure has since been demolished and cleared from the site (Figure 2).

Figure 1 – 2236 Lindell Avenue, formerly 2300 Lindell Avenue, prior to demolition


Figure 2 – 2236 Lindell Avenue after demolition (current condition)

Analysis and Findings:

Application is to construct a single-family infill on the now empty lot at 2236 Lindell Avenue.

Height & Scale: The proposed infill will be one-and-one-half stories and twenty-six feet (26') tall from grade. On this block of Lindell Avenue, there is a mix of both contributing and non-contributing structures. The contributing structures are a mix of one-story structures and one-and-one-half story structures, ranging in height from seventeen feet (17') to thirty feet (30'). Of the 12 contributing structures on this block, 5 are one-and-one-half stories and 7 are one-story structures. The homes on either side of the site are non-contributing. Staff finds that the height of the proposed structure is appropriate considering it falls within the range of the other home heights on this block.

The proposed infill is thirty-one feet (31') wide and fifty-eight feet (58') deep with a seven foot (7') deep front porch. This is in keeping with the widths and depths of the other homes on the block. For comparison, the closest contributing home to the site is fifty-three (53') deep and twenty-eight (28') wide. The homes on either side of the site are non-contributing. Considering the proposed structure falls in the range of height, depth, and width of the other contributing homes on the block, staff finds that the proposed massing and scale meets section III.B.2.a and b of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It will be five feet (5') or more from each of the side property lines, and more than twenty feet (20') from the rear property line. However, the front porch edge does not align with the front porch edge of 2224 Lindell Avenue, the other infill proposed for this street, only a couple of houses down. Most of the surrounding homes are non-contributing and the front setback varies for the contributing homes that do exist on this side of the street. Staff finds that the front setback for the two new infill projects, 2224 and 2236 Lindell should align, thereby, establishing the setback for all future projects on this street. Staff finds the front setback should be determined by the setback that is most common to the other contributing homes on this side of Lindell Ave at 2308 Lindell through 2314 Lindell.

With this condition, staff finds that the proposed setbacks and rhythm of spacing meet section 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	Brick	Unknown	Yes	Yes
Cladding	Horizontal Lap	Fiber cement lap	Yes	Yes

		siding*		
Roofing	Not indicated	Needs final approval		Yes
Trim	Not indicated	Needs final approval		Yes
Front Porch floor/steps	Not indicated	Needs final approval		Yes
Front Porch Posts	Not indicated	Needs final approval		Yes
Front Porch Roof	Not indicated	Needs final approval		Yes
Rear Porch floor/steps	Not indicated	Needs final approval		Yes
Rear Porch Posts	Not indicated	Needs final approval		Yes
Rear Porch Roof	Not indicated	Needs final approval		Yes
Windows	Not indicated	Needs final approval		Yes
Principle Entrance	2/3 lite, material not indicated	Needs final approval		Yes
Side/rear doors	Full lite	Needs final approval		Yes
Driveway	Not indicated	Needs final approval		Yes
Walkway	Not indicated	Needs final approval		Yes

*Siding is shown as a lap siding with corner boards but the reveal was not indicated. In addition to review of the material, staff recommends that the reveal not exceed five inches (5”). Staff recommends that the siding be smooth, without an embossed grain.

Staff recommends that paired windows have a 4”-6” mullion between.

Staff recommends approval of masonry, all windows and doors, the roof material and color, cladding material and color prior to purchase and installation. With staff’s final approval of all final material choices, staff finds that the infill’s materials meet Section III.B.2.d of the design guidelines.

Roof form: The proposed primary roof form is a side gable roof with a 6/12 slope and a front dormer with a 2/12 slope. Side gable roofs are a common roof form on contributing homes of the Woodland-in-Waverly district and the pitch meets the minimum requirement for the district. Therefore, staff finds that the proposed roof form meets section III.B.2.e of the design guidelines.

Orientation: The home is orientated toward Lindell Avenue with the primary entrance doorway facing Lindell Avenue, as seen on historic examples. The entrance is behind a seven foot (7') deep front porch. There will be one walkway leading from the sidewalk to the front porch. Vehicular access to the site will be via Lindell Avenue to a side driveway that will lead to a parking pad in the rear. Staff finds that the structure's orientation meets Section III.B.2.f. of the design guidelines.

Proportion and Rhythm of Openings**:** The windows on the structure are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings meet Section III.B.2.g. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC units and other utilities was not noted. Staff recommends that the HVAC units shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

At the rear will be an uncovered parking pad next to the rear porch, which is an appropriate location for parking. With the condition of the HVAC and utility locations, staff finds the known appurtenances and landscape features to meet Section IV.B.1. of the design guidelines.

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

1. Alignment of the front setbacks of 2224 and 2236 Lindell; the new established setback should be determined by the setback that is most common to the contributing buildings at 2308-2314 Lindell Avenue.
2. Staff approve masonry samples;
3. Staff approve all windows and doors prior to purchase and installation;
4. Staff approve the roof material and color;
5. Staff approve cladding material, texture, and color;
6. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house;
7. Utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner; and,
8. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit.

With these conditions, staff finds that the project meets Sections III.B.2 of the Woodland-in-Waverly Historic Preservation Zoning Overlay design guidelines for new construction.

ATTACHMENT A: CONTEXT PHOTOS

2306 – 2310 Lindell Avenue (contributing) – located nearby on same block

2306 and 2308 Lindell Avenue (contributing) – located nearby on same block

Vacant site at 2236 Lindell Avenue with non-contributing buildings on either side

Vacant site at 2236 Lindell Avenue with non-contributing homes beyond. The corner of 2306 Lindell (contributing) can be seen in the foreground.

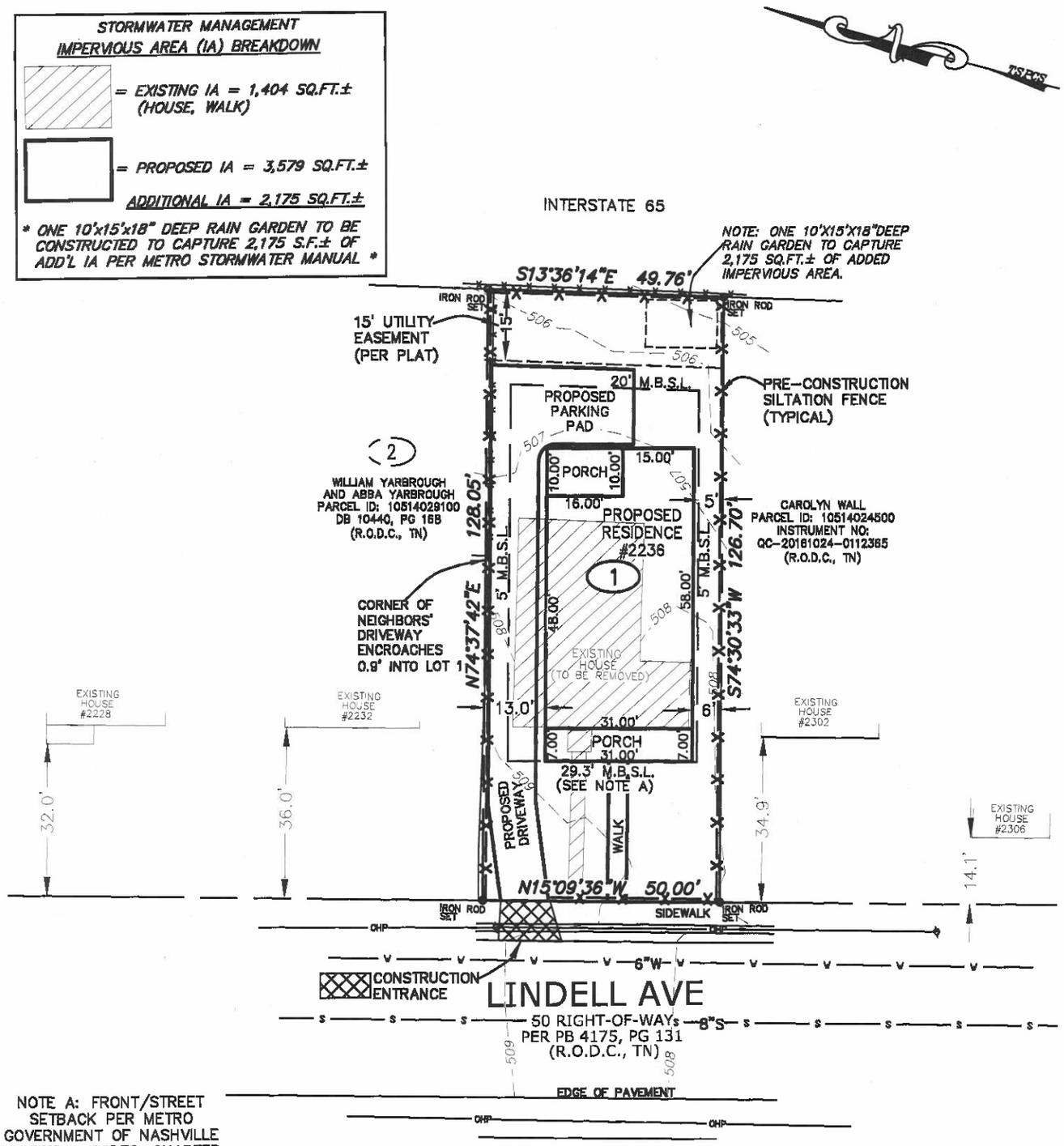
STORMWATER MANAGEMENT
IMPERVIOUS AREA (IA) BREAKDOWN

= EXISTING IA = 1,404 SQ.FT.± (HOUSE, WALK)

= PROPOSED IA = 3,579 SQ.FT.±

ADDITIONAL IA = 2,175 SQ.FT.±

* ONE 10'x15'x18" DEEP RAIN GARDEN TO BE CONSTRUCTED TO CAPTURE 2,175 S.F.± OF ADD'L IA PER METRO STORMWATER MANUAL *



NOTE A: FRONT/STREET SETBACK PER METRO GOVERNMENT OF NASHVILLE MUNICIPAL CODES, CHAPTER 17.12.030, NOTE C(3) PER ORDINANCE NO. BL2014-725

STREET SETBACK TABLE	
ADDRESS	SETBACK
#2228 LINDELL AVE	32.0'
#2232 LINDELL AVE	36.0'
#2302 LINDELL AVE	34.9'
#2306 LINDELL AVE	14.1'
AVERAGE SETBACK =	29.3'

ZONING : R6

SETBACKS

FRONT/STREET: SEE NOTE A

SIDE: 5'

REAR: 20'

0' 15' 30' 60'

SCALE: 1" = 30'

NOTE: CONTRACTOR ASSUMES SOLE RESPONSIBILITY TO ENSURE THAT CONSTRUCTION ADHERES TO M.B.S.L.'s.

THE BUILDER IS SOLELY RESPONSIBLE FOR CONFORMING TO ALL ZONING REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACK LINES, EASEMENTS AND OTHER BUILDING, IMPROVEMENTS AND PROPERTY RESTRICTIONS AS WELL AS ANY OTHER CONDITIONS AS SET FORTH OR NOTED ON THE SUBDIVISION PLAT AND OTHER LOCAL, STATE OR FEDERAL POLICIES, REGULATIONS AND ORDINANCES THAT MAY APPLY TO THE SUBJECT PROPERTY. THIS PLOT PLAN WAS GENERATED FROM THE FOUNDATION PLAN AS PROVIDED BY OTHERS. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL BUILDING DIMENSIONS SHOWN AND SHALL REPORT ANY DISCREPANCIES TO H&H LAND SURVEYING BEFORE BEGINNING CONSTRUCTION. THE SHAPE, SIZE AND PLACEMENT OF THE PROPOSED STRUCTURE AND IMPROVEMENTS MAY CHANGE DUE TO LOT CONDITIONS OR OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. ALL LOT AND UTILITY INFORMATION SHOWN IS PER PLAT. THE LOCATION OF THE HOUSE AND IMPROVEMENTS SHOWN HEREON IS AS SPECIFIED AND DIRECTED BY THE BUILDER/CONTRACTOR. THE SUBJECT PROPERTY AND IMPROVEMENTS SHOWN HEREON ARE SUBJECT TO SUCH STATE OF FACT AS AN ACCURATE TITLE SEARCH, FLOOD STUDY, COMPREHENSIVE SURVEY, GEOLOGIC AND SOILS STUDY MAY REVEAL. THIS DOCUMENT IS NOT AUTHORIZED FOR USE IN DETERMINING ANY MATTERS RELATED TO ANY FLOOD ASSESSMENTS OF THE SUBJECT PROPERTY AND IMPROVEMENTS.

METRO PLOT PLAN

THIS PLOT PLAN WAS MADE FOR THE CONTRACTOR, PROPERTY OWNERS AND CODES DEPT. AND IS TO BE USED FOR OBTAINING THE BUILDING PERMIT ONLY. THIS PLAN IS NOT TO BE USED FOR A GENERAL PROPERTY SURVEY, MORTGAGE LOAN INSPECTION, OR A FOUNDATION INSPECTION SINCE NO IMPROVEMENTS EXIST AT THIS TIME.

OWNER: POTTER BROTHERS CONSTRUCTION, LLC

ADDRESS: 2236 LINDELL AVE

CITY: NASHVILLE, DAVIDSON COUNTY, TENNESSEE

LOT #1

SUBD. EDGEHILL ESTATES, SECTION 4

RECORD: PLAT BOOK 4175, PAGES 131 (R.O.D.C., TN)

DEED: INSTRUMENT# 20210106-0002240 (R.O.D.C., TN)

SCALE: 1"=30' DATE: JUNE 3, 2021

MAP: 105-14 PARCEL: 290.00

AREA: 6,352 SQ.FT. OR 0.14 AC.±

BOBBY G. MOORE REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE STATE OF TENNESSEE 1039

6/3/21

H & H LAND SURVEYING INC.
612 A FITZHUGH BLVD.
SMYRNA, TENNESSEE 37167
PHONE: 615-355-6905 EMAIL: handhland@bellsouth.net

JOB: 2021-0005 DRAWN BY: MAF

FRONT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"

LINDELL AVE. LOT # 4

Mark Lynn
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6965 SUNNYWOOD DR.
NASHVILLE, TN 37211
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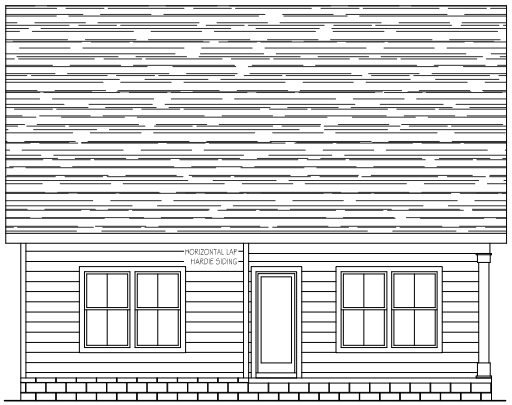
marklynn1@hotmail.com

RIGHT SIDE ELEVATION



REAR ELEVATION

LEFT SIDE ELEVATION

LINDELL AVE. LOT # 4

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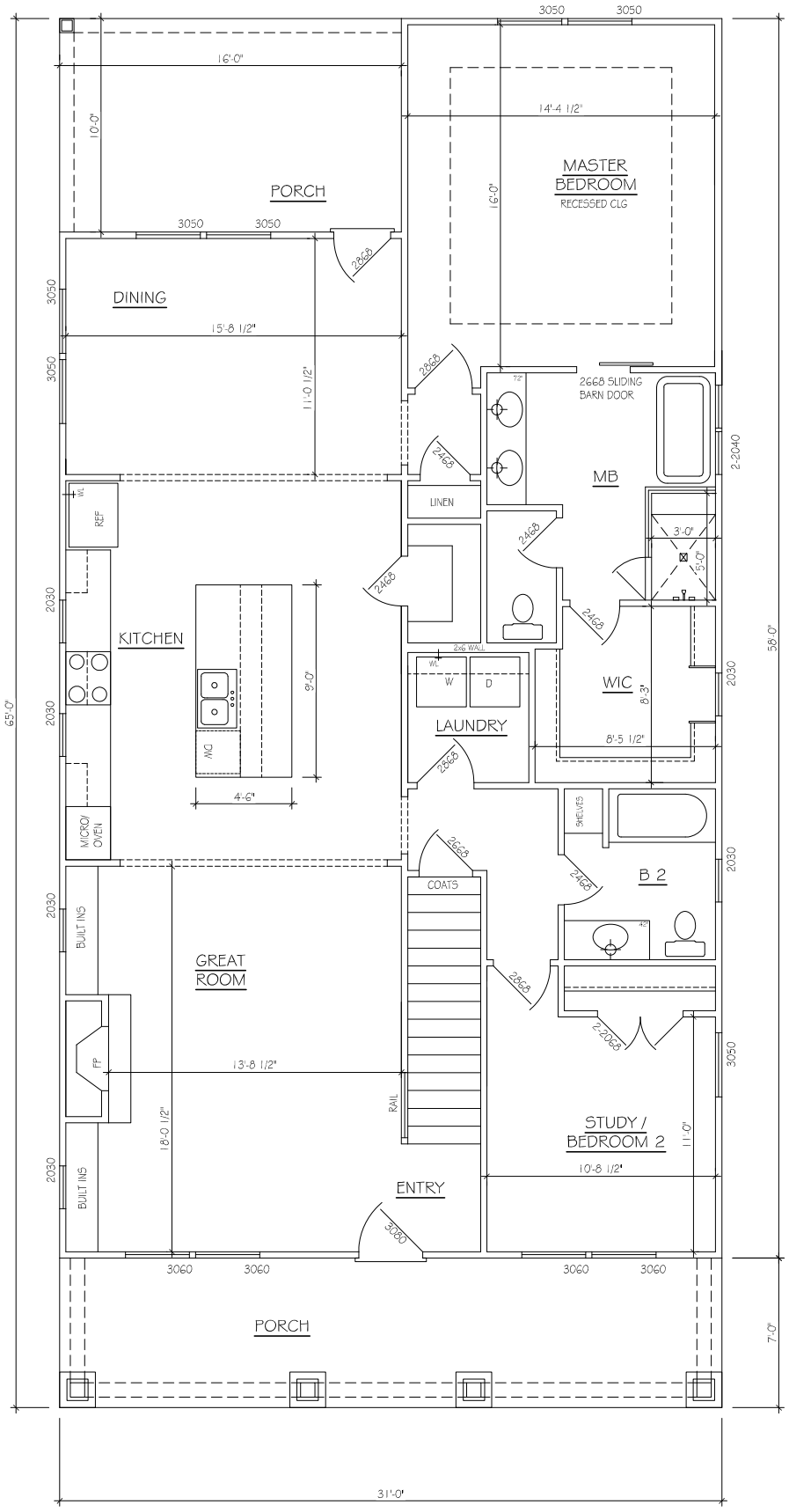

FIRST FLOOR PLAN

LINDELL AVE.

APPROX. AREA	
FIRST FLOOR LIVING	1638
SECOND FLOOR LIVING	968
TOTAL HEATED	2606

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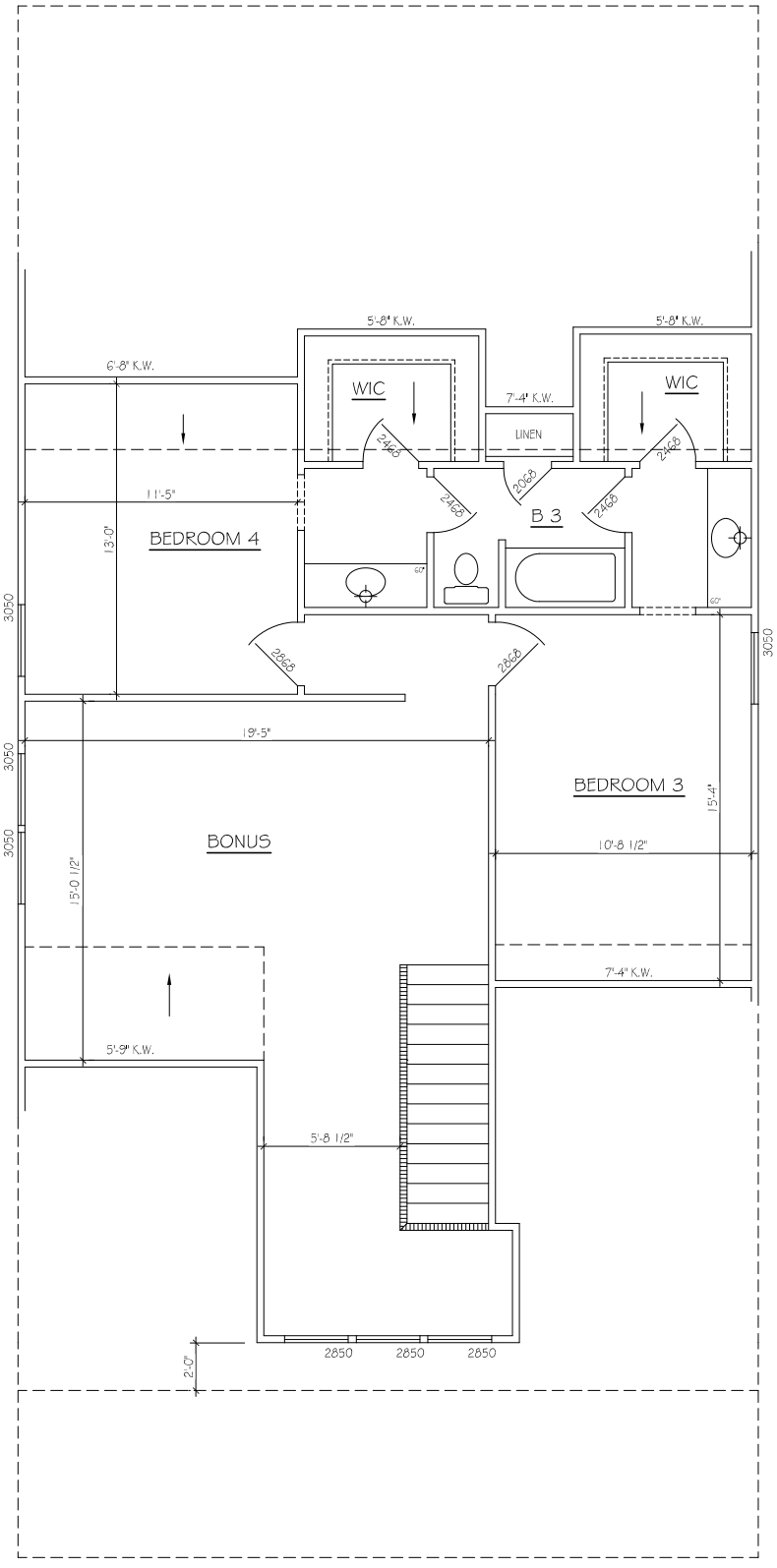

LINDELL AVE.

SECOND FLOOR PLAN

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