

DAVID BRILEY  
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  
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**STAFF RECOMMENDATION**  
**114 Lindsley Park Drive**  
**December 19, 2018**

**Application:** New Construction—Infill  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08309045000  
**Applicant:** Mitch Hodge  
**Project Lead:** Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)

**Description of Project:** Application is two construct a detached duplex on the property with one unit fronting Lindsley Park Drive and the other fronting South 15<sup>th</sup> Street.

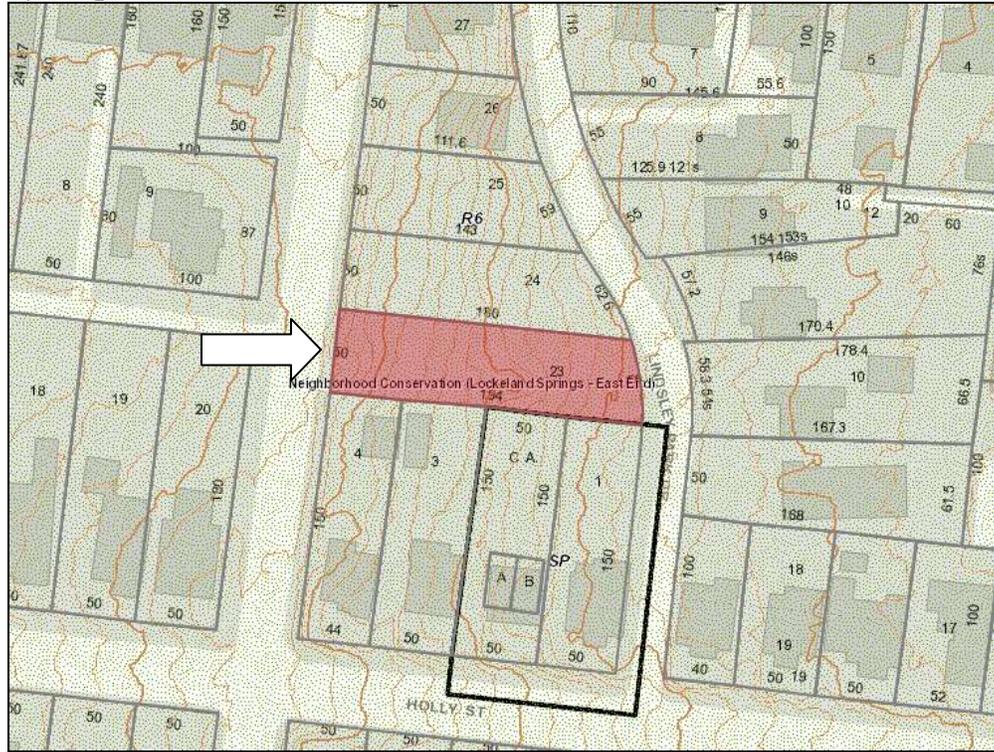
**Recommendation Summary:** Staff recommends approval of the proposed detached duplex infill with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff shall approve the final details, dimensions and materials of foundation, roof color, trim, windows, doors, garage door, porch steps, porch floor, porch railing, porch posts, walkway, and driveway material prior to purchase and installation;
3. The siding reveal shall not exceed five inches (5");
4. and that staff approve the materials of the foundation, roof color, trim, windows, doors, garage door, porch steps, porch floor, porch railing, porch posts, walkway, and driveway prior to purchase and installation
5. The site plan shall incorporate a walkway for each unit that connects the front porch to the street; and
6. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets II.B of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

**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.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.*

*For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.*

*For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.*

*For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .*

#### 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.

*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*

*Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.*

#### **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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.*

*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.*

### *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.*

## **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 114 Lindsley Park Drive is lot no. 23 of the Lindsley Park Addition Subdivision recorded in 1925. (Figure 1). At that time Lindsley Park Drive was Helen Drive.

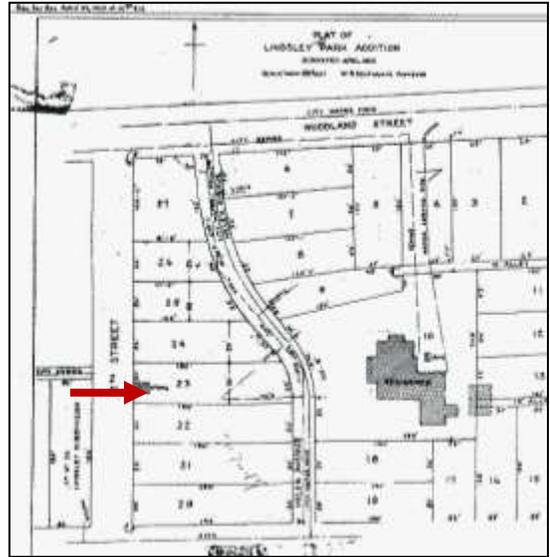


Figure 1: Lindsley Park Addition Subdivision (1925)

The site is vacant and has double frontage on Lindsley Park Drive and South 15<sup>th</sup> Street. In addition, the lot slopes down approximately twenty-eight feet (28') from Lindsley Park Drive to South 15<sup>th</sup> Street. (Figures 2 and 3). The Commission approved a single-family infill project for this site in May 2017, but that project was not constructed.



Figure 2: View of lot from Lindsley Park Drive



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

### **Analysis and Findings:**

**Setback & Rhythm of Spacing:** The Historic Zoning Commission typically requires that new duplex infill development be fully attached, as typically two detached houses do not meet the rhythm of spacing of houses along the street. However, in this case, the lot has double frontage and the two buildings are proposed to be back-to-back. The Commission has approved similar requests in similar cases of double-frontage lots.

The lot is one hundred and ninety-four feet (194') deep on a double frontage lot, and the lot width at both street frontages is at least fifty feet (50') wide. As a result, the two detached houses will each visually appear to be on separate fifty-foot (50') wide lots. The

lot is one of three with double frontage on Lindsley Park Drive and South 15<sup>th</sup> Street, but it is the deepest of the three.

The proposed houses will meet all base zoning setbacks. Both houses will meet the minimum front setback of twenty feet (20'), which is appropriate as the abutting lots provide no historic context for a front setback. The infills will be a minimum of five feet (5') from the side property lines. As this is a double frontage lot, there is no rear setback. The two houses will be spaced approximately thirty-three feet (33') apart. The project meets Section II.B.1.c.

Orientation: The project includes one structure that is oriented toward Lindsley Park Drive and another structure oriented to South 15<sup>th</sup> Street. Both units incorporate a partial width front porch that is approximately eight feet (8') deep. Staff recommends that both units incorporate walkways that connect the front porches to the street.

With the condition that both units incorporate walkways that connect the front porches to the streets, staff finds that the project will meet Section II.B.1.f.

Height & Scale: Both proposed houses will be one and one-half stories at their respective fronts. The Lindsley Park Drive house will be three stories at the rear while the South 15<sup>th</sup> Street house will have a taller foundation at the front due to the steep grade of the lot. The overall height of the building facing Lindsley Park Drive is approximately twenty-eight feet (28') from the front grade, which is similar to the infill approved by the Commission in May 2017. All of the historic homes on Lindsley Park Drive have the massing of one and one and one-half story homes and are between sixteen and twenty-six feet (16' – 26') tall.

The infill facing South 15<sup>th</sup> Street will have an overall height of approximately thirty-seven feet, three inches (37'-3") at the front, which includes a foundation height of approximately five feet, six inches (5'-6"). Given the change in grade, the house will be approximately twenty-five feet (25') tall at the rear, without an exposed foundation. Staff finds that overall height and one and one-half story form of the house are appropriate as there is no historic context on this block of South 15<sup>th</sup> Street. The only other house on this block is 102 South 15<sup>th</sup> Street, which was constructed c. 1955 and does not contribute to the character of the neighborhood. The context on the same side of the street as the proposed infill includes the rear of the non-contributing house at 104 Lindsley Park Drive, which is three stories along South 15<sup>th</sup> Street (Figure 4).



Figure 4: 104 Lindsley Park Drive from South 15<sup>th</sup> Street. The infill proposed facing South 15<sup>th</sup> Street is located two lots to the right of the rear of 104 Lindsley Park Drive.

The new infill fronting Lindsley Park Drive will have a width of approximately of thirty-two feet (32’) while the width of the unit fronting South 15<sup>th</sup> Street will be approximately twenty-eight feet (28’) wide. Historic buildings in the immediate vicinity on lots with similar widths range from thirty to thirty-three feet (30’-33’) wide. The narrower width for the 15<sup>th</sup> Street house is appropriate because of the lack of historic context and the height of the proposed building. Staff finds that the proposed building widths are appropriate given the context.

The plan also includes an attached garage for the Lindsley Park Drive unit that is accessed from a proposed driveway off South 15<sup>th</sup> Street at the rear. The attached garage is located at basement level, which meets the criteria in the design guidelines for when attached garages may be appropriate. The South 15<sup>th</sup> Street unit incorporates an attached carport that is also accessed from the proposed driveway off South 15<sup>th</sup> Street. While the attached carport is not located at basement level, staff finds that it could be appropriate in this case given the steep topography on the lot.

Staff finds the proposed massing is compatible with the scale of the immediate historic context, which includes one and one-and-one-half (1-1.5) story homes. For these reasons, staff finds that the project meets Sections II.B. 1 and 2 for infill.

Materials:

Lindsley Park Drive unit

	<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>	Not indicated	Needs final		X

		review		
<b>Cladding</b>	Cement lap siding	Smooth	Yes	X
<b>Secondary Cladding</b>	Board and batten		Yes	
<b>Roofing</b>	Dimensional asphalt shingles		Yes	X
<b>Secondary Roofing</b>	Metal		Yes	X
<b>Trim</b>	Not indicated	Needs final review		X
<b>Front Porch floor/steps</b>	Not indicated	Needs final review		X
<b>Front Porch Posts</b>	Not indicated	Needs final review		X
<b>Windows</b>	Not indicated	Not indicated		X
<b>Principle Entrance</b>	Full light	Not indicated	Yes	X
<b>Rear door</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

South 15<sup>th</sup> Street unit

	<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	Split Face	Yes	
<b>Cladding</b>	Cement lap siding	Smooth	Yes	X
<b>Secondary Cladding</b>	Cement stucco board	Painted	Yes	
<b>Secondary Cladding</b>	Board and batten		Yes	
<b>Roofing</b>	Dimensional asphalt shingles		Yes	X
<b>Trim</b>	Not indicated	Needs final review		X
<b>Front Porch floor/steps</b>	Not indicated	Needs final review		X

<b>Front Porch Posts</b>	Cedar		Yes	
<b>Front Porch Railing</b>	Not indicated	Needs final review		X
<b>Windows</b>	Not indicated	Needs final review		X
<b>Principle Entrance</b>	Full light	Not indicated	Yes	X
<b>Driveway</b>	Not indicated	Needs final review		X
<b>Walkway</b>	Not indicated	Needs final review		X
<b>Carport Roof</b>	Not indicated	Needs final review		X
<b>Carport Posts</b>	Not indicated	Needs final review		X

Both units will be clad in smooth faced cement lap siding and board-and-batten siding. The proposed reveal for the lap siding is not indicated, but staff would recommend that the reveal be no greater than five inches (5”). The primary roofing material will be dimensional architectural shingles, and the porch roof on the Lindsley Park Drive unit will be metal.

With the condition that the siding reveal not exceed five inches (5”) and that staff approve the materials of the foundation, roof color, trim, windows, doors, garage door, porch steps, porch floor, porch railing, porch posts, walkway, and driveway prior to purchase and installation, staff finds that the known materials meet Section II.B.1.d.

Roof form: The Lindsley Park Drive unit has a cross-gabled roof form with a primary pitch of 10/12 and incorporates dormers on both the front and rear façades. The front façade includes a shed dormer with a slope of 4/12 while the rear elevation includes a dormer that has both gable and shed roof forms. The plan shows balconies on the rear façade at both the second and third levels, which can be appropriate on a rear façade. The plan includes a metal accent roof above part of the front porch; the accent roof has a modern asymmetrical design that helps to distinguish the infill from historic homes in the neighborhood. Staff finds that roof form on the Lindsley Park Drive unit meets the design guidelines.

The South 15<sup>th</sup> Street unit will have a side-gabled roof form with a 10/12 slope. The plan includes a shed dormer with a slope of 5/12 on the front façade that sets in four feet (4’) from the wall below. The front dormer includes a balcony that is located fully under the dormer roof. The Commission has approved similar designs for balconies within dormers on infill. The rear elevation includes a gabled dormer with a 4/12 pitch on the rear. The eave of the portion of the roof the covers the front porch has a pitch of 4/12 and is at an angle. While the angle is not typically seen on historic homes, staff finds that it is

appropriate on infill as a modern interpretation that helps to distinguish the infill from historic homes in the neighborhood. Staff finds that the South 15<sup>th</sup> Street unit's roof form meets the design guidelines. Staff finds that the roof form and pitches are compatible with the historic context and meet Section II.B.1.e.

Proportion and Rhythm of Openings: Most of the windows on the proposed infills are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The plan for the South 15<sup>th</sup> Street unit includes several smaller square windows. Staff, however, finds that these windows could be appropriate since they are not located on the front or side façades near the front. In addition, they are compatible with the more modern design of the infill. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The project will have access via South 15<sup>th</sup> Street from a shared driveway. The locations of the HVAC and other utilities were 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. Staff also recommends that both units incorporate walkways that connect the front porches to the street. With the conditions that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house and that the plan incorporate walkways connecting the front porches to the street, staff finds that the project meets Section II.B.1. i.

**Recommendation:** Staff recommends approval of the proposed detached duplex infill with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff shall approve the final details, dimensions and materials of foundation, roof color, trim, windows, doors, garage door, porch steps, porch floor, porch railing, porch posts, walkway, and driveway material prior to purchase and installation;
3. The siding reveal shall not exceed five inches (5");
4. and that staff approve the materials of the foundation, roof color, trim, windows, doors, garage door, porch steps, porch floor, porch railing, porch posts, walkway, and driveway prior to purchase and installation
5. The site plan shall incorporate a walkway for each unit that connects the front porch to the street; and
6. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house.

Staff finds that the project meets the established scale of one to one and a half story historic homes in the immediate area and meets Section II.B of the design guidelines for the Lockland Springs-East End Neighborhood Conservation Zoning Overlay for new construction and infill.

Context Photos:



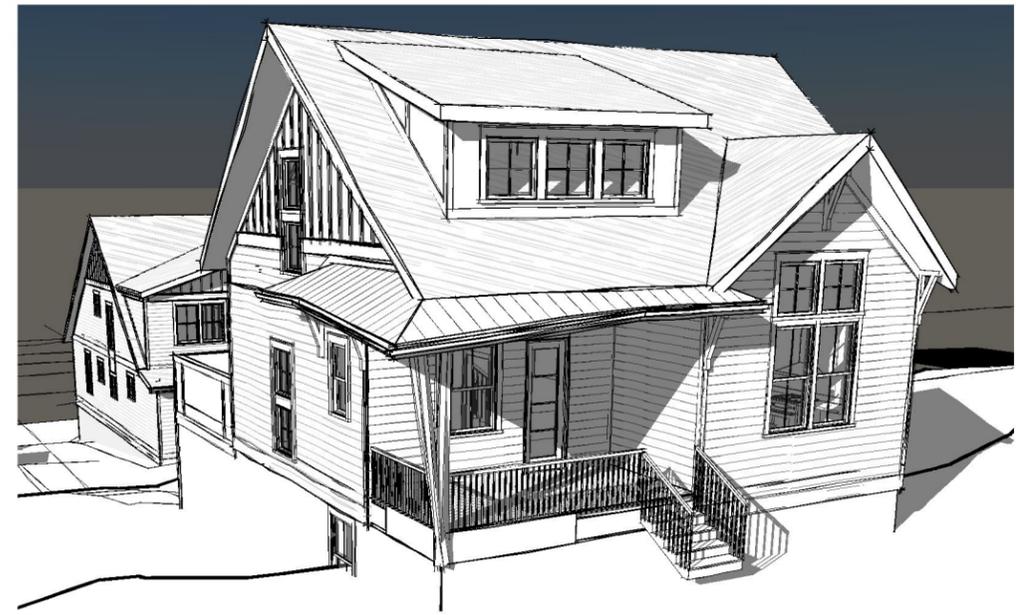
104 Lindsley Park Drive – non-contributing (infill approved by MHZC in 2009)



105 Lindsley Park Drive – contributing

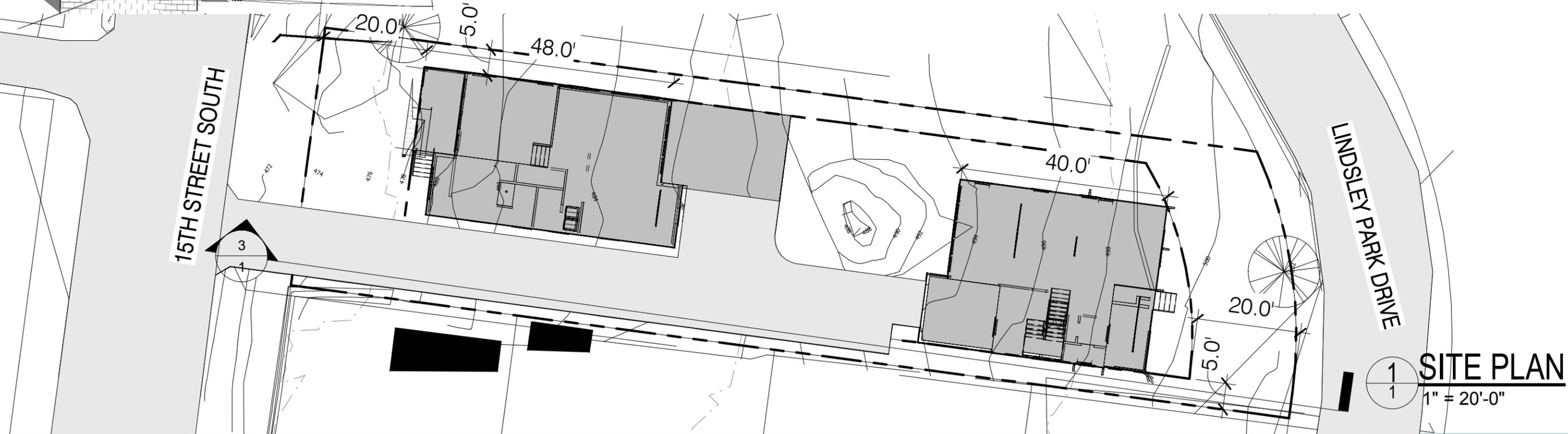


107 Lindsley Park Drive - contributing



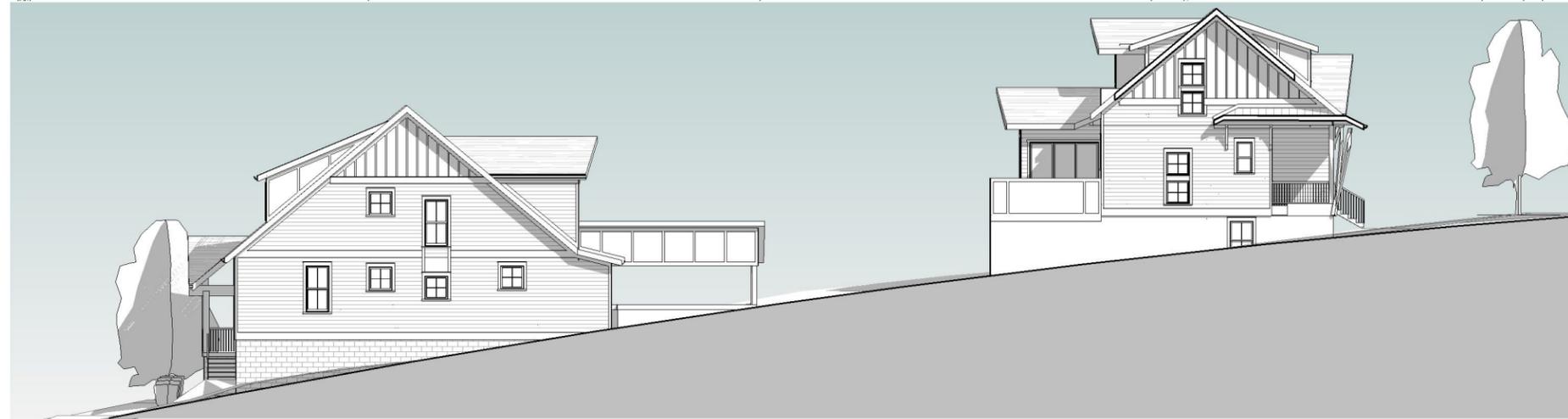
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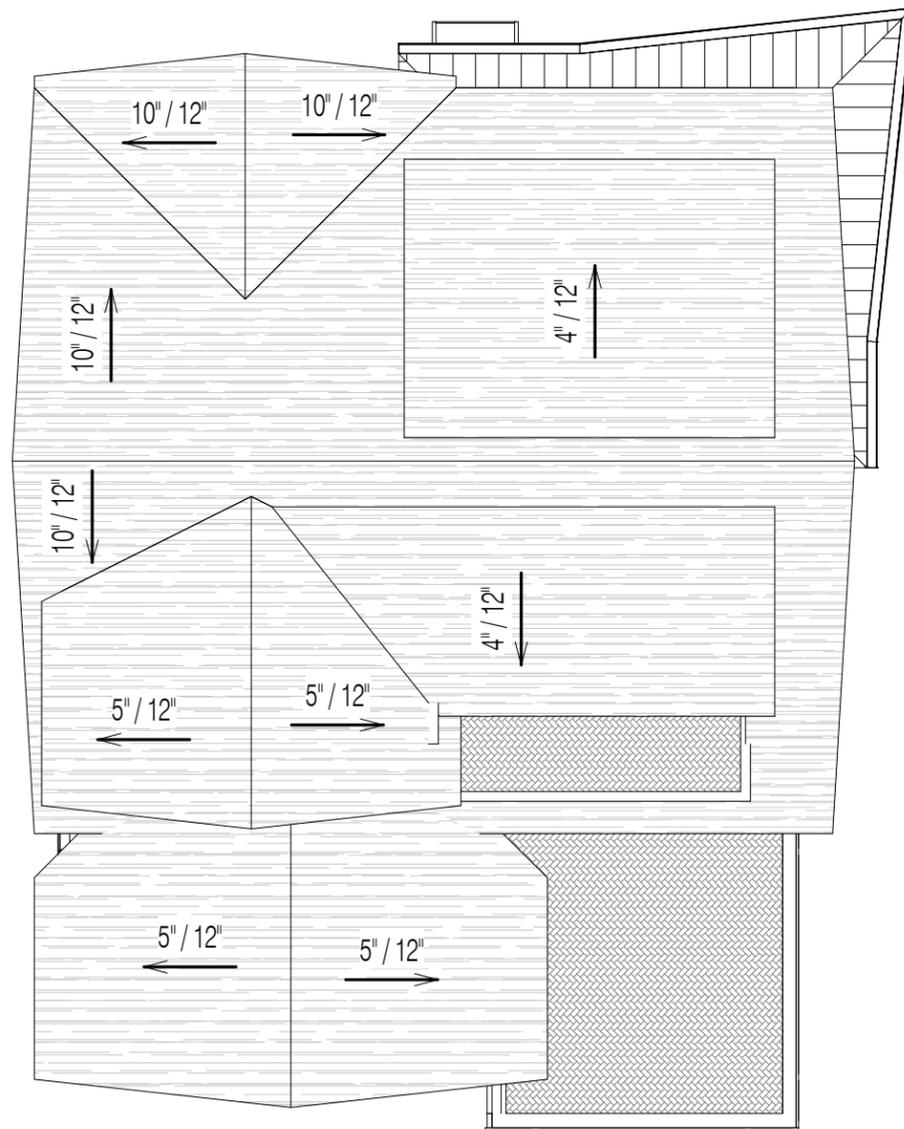
TWO HOMES AT  
114 LINDSLEY PARK DRIVE  
NASHVILLE, TN 37206

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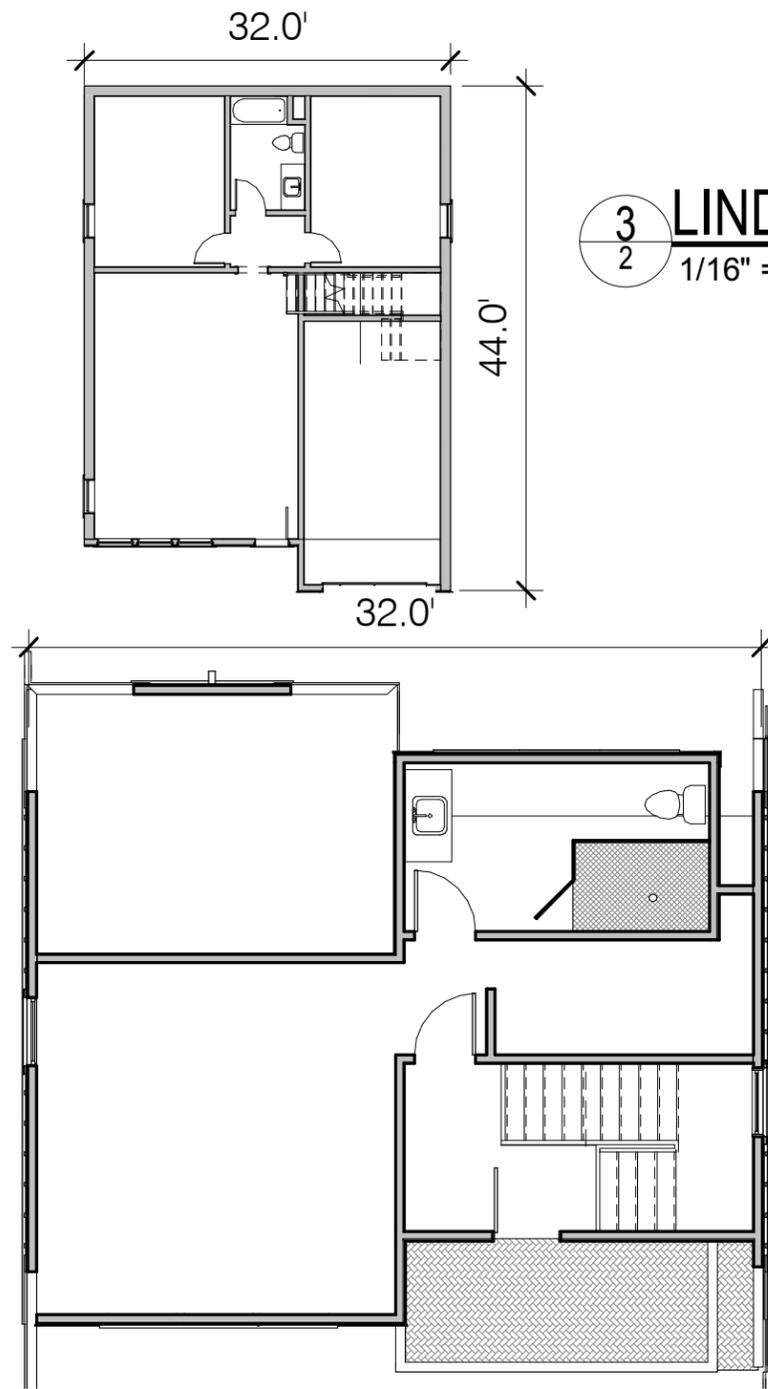


SITE PLAN, VIEWS

1  
PROJECT 1840  
DATE 12.03.18  
rev

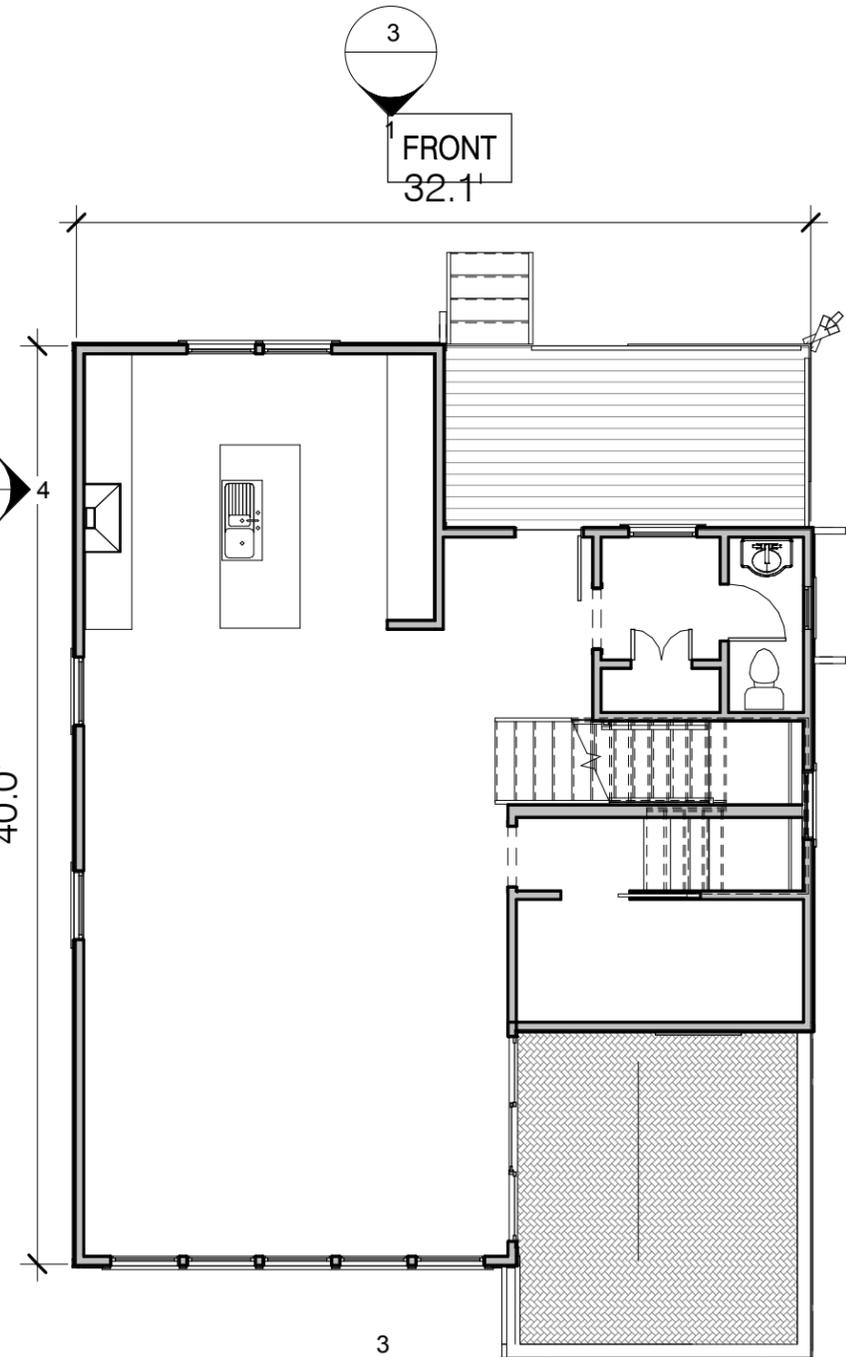


**LINDSLEY PARK SECOND FLOOR Copy 1**  
 4/2 1/8" = 1'-0"



**LINDSLEY PARK SECOND FLOOR**  
 2/2 1/8" = 1'-0"

**LINDSLEY PARK BASEMENT**  
 3/2 1/16" = 1'-0"



**LINDSLEY PARK FIRST FLOOR**  
 1/2 1/8" = 1'-0"

**S. MITCHELL HODGE ARCHITECTURE**  
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 mitchhodge@comcast.net

**TWO HOMES AT  
 114 LINDSLEY PARK DRIVE  
 NASHVILLE, TN 37206**

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**LINDSLEY PARK DRIVE PLANS**  
**2**  
 PROJECT 1840  
 DATE 12.03.18  
 rev



**4**  
**3** **LP 4**  
1/8" = 1'-0"



**3**  
**3** **LP 3**  
1/8" = 1'-0"



**2**  
**3** **LP 2**  
1/8" = 1'-0"



**1**  
**3** **LP 1**  
1/8" = 1'-0"

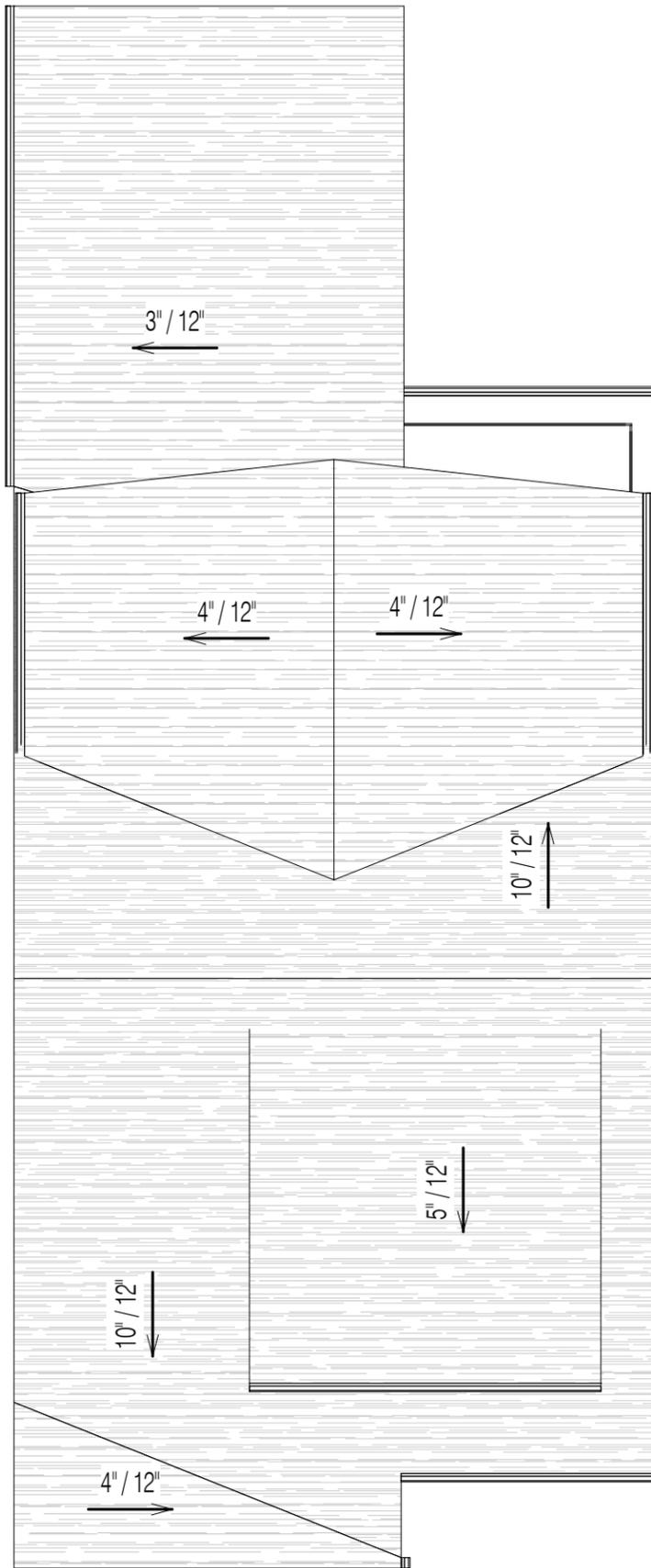
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(615)260-0919  
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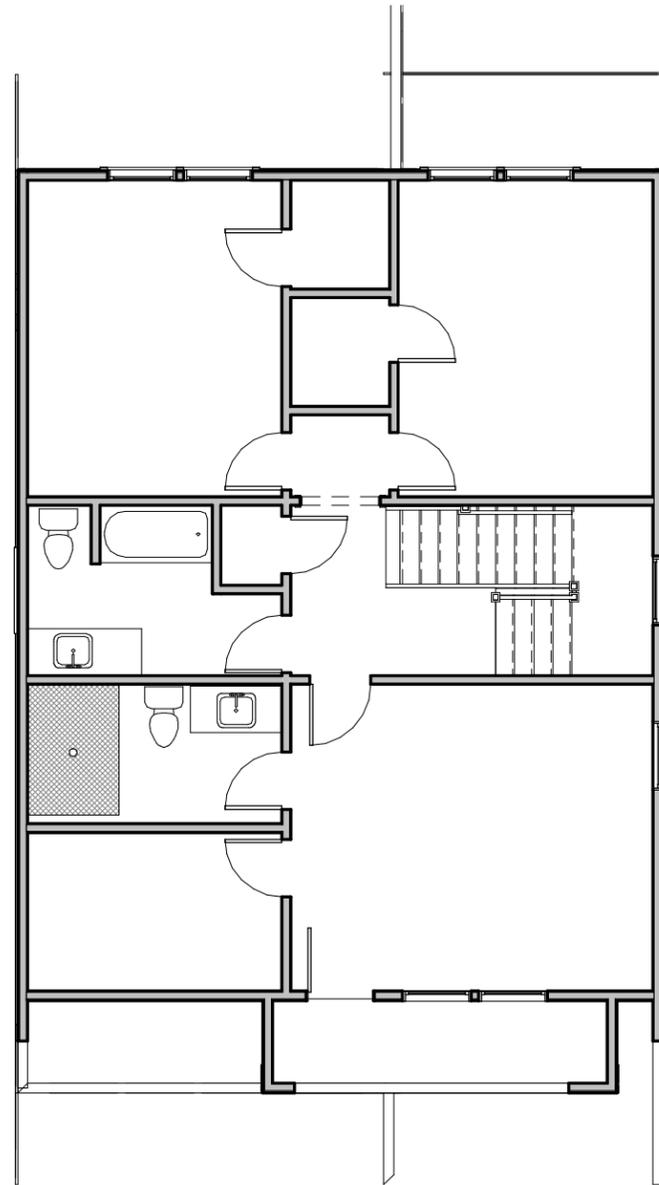
**TWO HOMES AT  
114 LINDSLEY PARK DRIVE  
NASHVILLE, TN 37206**

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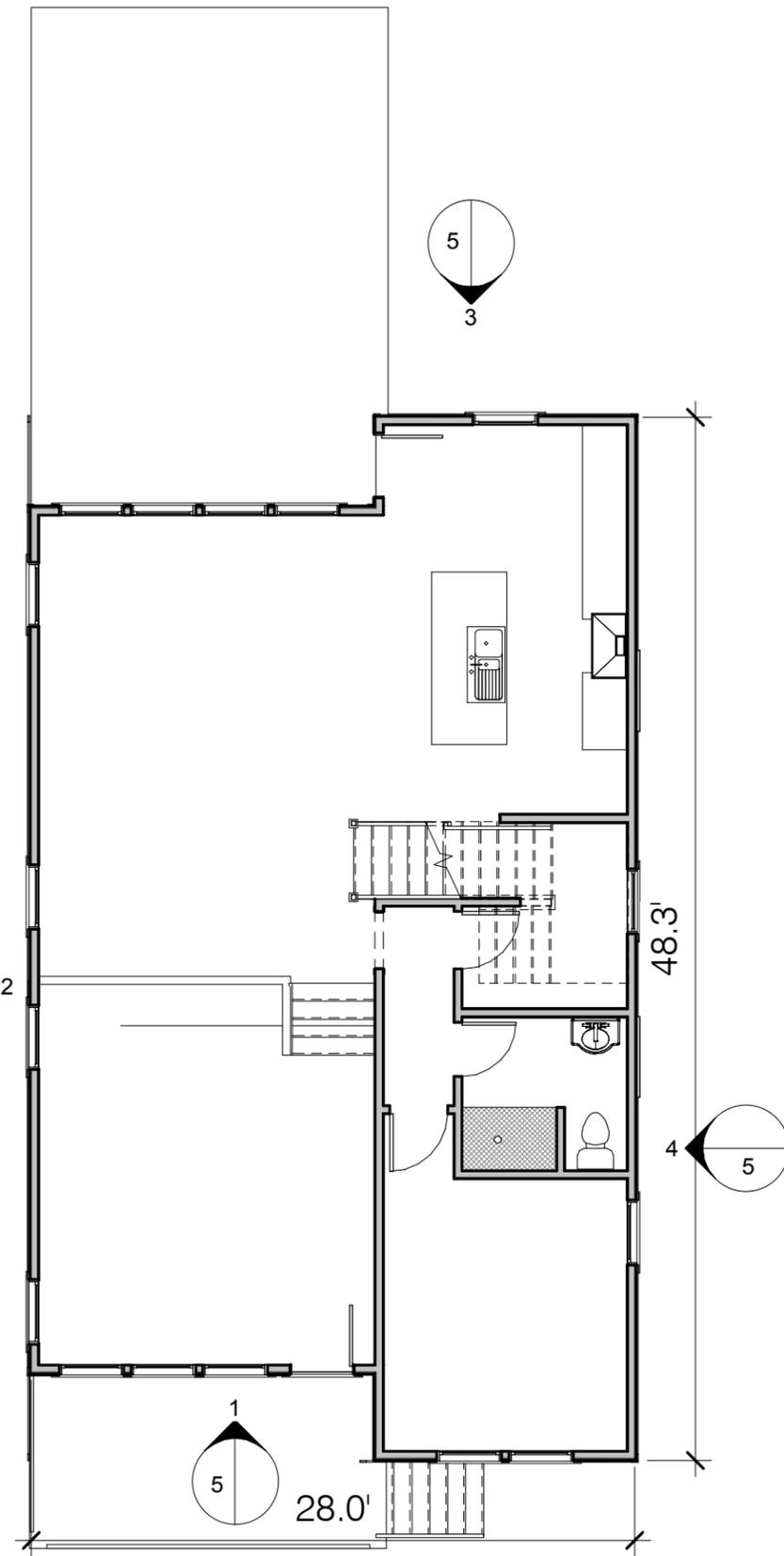
LINDSLEY PARK ELEVATIONS	
<b>3</b>	
PROJECT	1840
DATE	12.03.18
	rev



**3** 15TH ST. ROOF  
 4 1/8" = 1'-0"



**2** 15TH ST. SECOND FLOOR  
 4 1/8" = 1'-0"



**1** 15TH ST. FIRST FLOOR  
 4 1/8" = 1'-0"

S. MITCHELL  
**HODGE**  
 ARCHITECTURE

1900 Cedar Lane  
 Nashville, TN 37212  
 (615)260-0919  
 mitchhodge@comcast.net

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 114 LINDSLEY PARK DRIVE  
 NASHVILLE, TN 37206**

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SOUTH 15TH ST PLANS

**4**

PROJECT 1840  
 DATE 12.03.18  
 rev



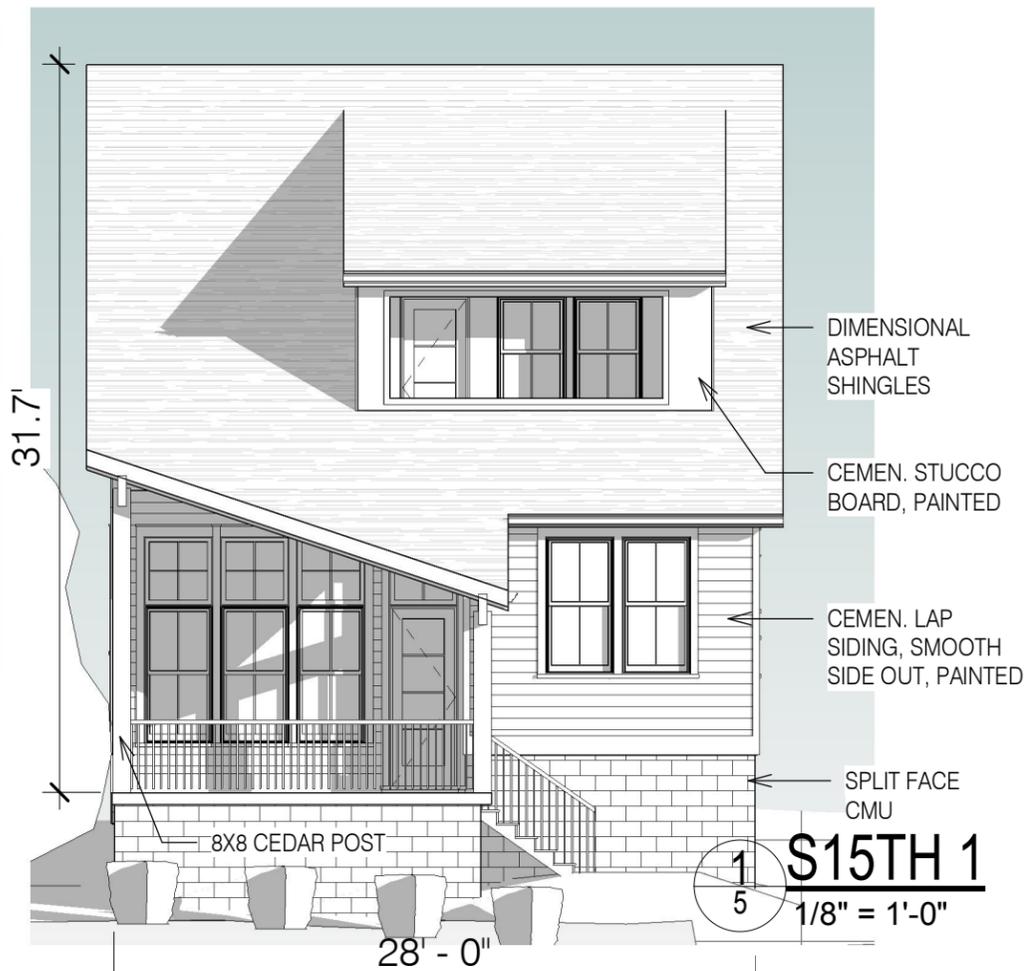
4  
5 **S15TH 4**  
1/8" = 1'-0"



3  
5 **S15TH 3**  
1/8" = 1'-0"



2  
5 **S15TH 2**  
1/8" = 1'-0"



1  
5 **S15TH 1**  
1/8" = 1'-0"

S. MITCHELL  
**HODGE**  
ARCHITECTURE

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TWO HOMES AT  
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Architect.

SOUTH 15TH ST  
ELEVATIONS

**5**

PROJECT 1840  
DATE 12.03.18  
rev