



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
Fax: (615) 862-7974

STAFF RECOMMENDATION 1601 Russell Street July 18, 2012

Application: New construction – rear and side additions and accessory building, Reduced setbacks
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313037800
Applicant: John Root, architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to remove an existing rear porch and construct a new addition at the rear of the structure, and to construct a new side dormer addition. The applicant also proposes to construct a new accessory building. The materials of additions and accessory structure will be cement-fiber siding with wood trim and fiberglass-asphalt roof shingles, with aluminum-clad wood windows.

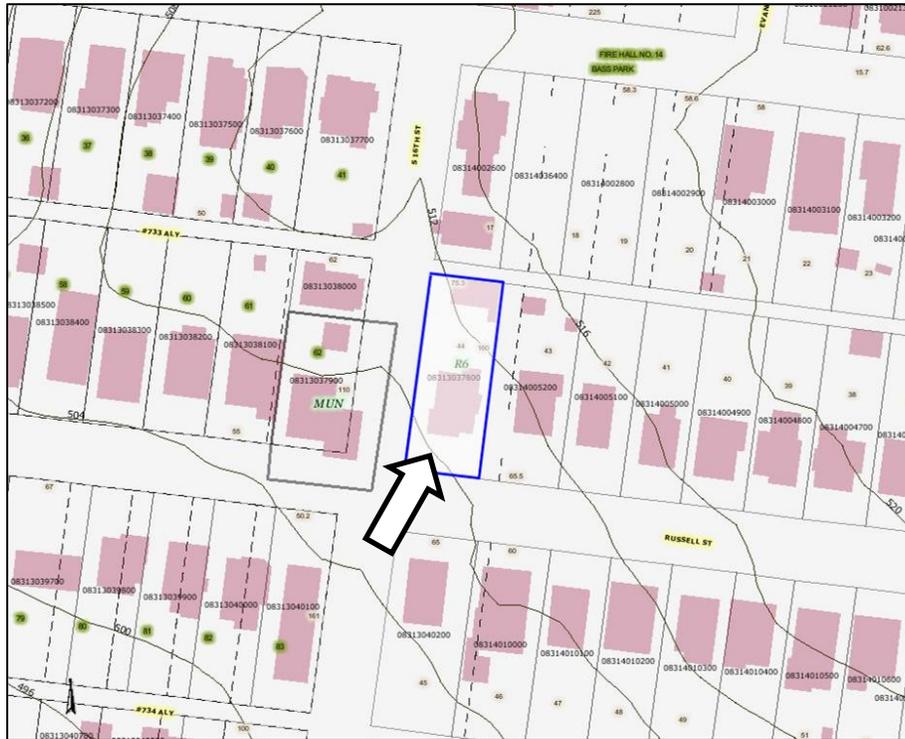
Recommendation Summary: Staff recommends approval of the side dormer addition, rear addition, and new accessory building with the conditions that:

1. The applicant submit final material and design specifications for the windows of the additions, vehicular and pedestrian doors;
2. Staff shall approve the roof color

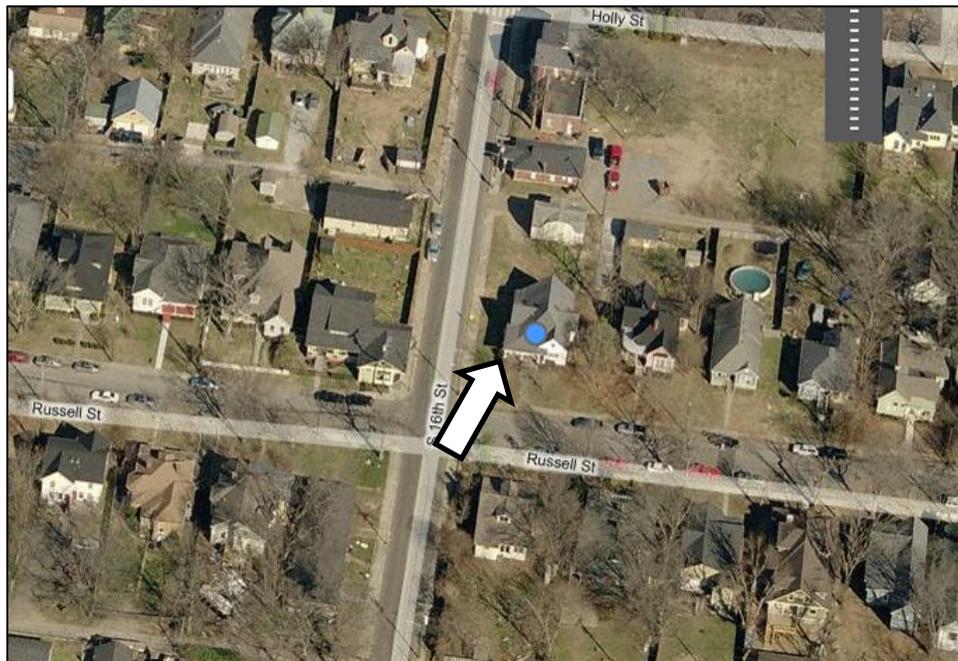
With these conditions, Staff finds the proposal to be compatible with the historic structure and to meet the applicable design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

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

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

Foundation lines should be visually distinct from the predominant exterior wall material.

Examples are a change in material, coursing or color.

3. Setback and Rhythm of Spacing

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

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

T-1-11- type building panels, "permastone", E.I.F.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a minimum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

7. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door and window openings*) in new buildings shall be visually compatible with the surrounding buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. (Brick molding is only appropriate on masonry buildings.)

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

8. Outbuildings

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

Roof

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

Siding and Trim

- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
 - *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
 - *Stud wall lumber and embossed wood grain are prohibited.*
 - *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
 - *Brick molding is required around doors, windows, and vents within masonry walls.*
- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

1. *where they are a typical feature of the neighborhood*
 2. *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*
- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding 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.

10. Additions to Existing Buildings

- a. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

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

- b. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public facades.

Placement

- *Additions should be located at the rear of the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*
 - *Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*
 - *To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

Foundation

- *Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding) since the change in materials will allow for a minimum of a four inch (4") inset.*
- *Foundation height should match or be lower than the existing structure.*
- *Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in materials or a change in masonry coursing, etc.*

Roof

- *The height of the addition's roof and eaves must be less than or equal to the existing structure.*
- *Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

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

Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

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

Additions should following all New Construction guidelines.

Background: 1601 Russell Street is a contributing house in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay, constructed in 1914. In June of 2012, the MHZC disapproved an application to construct a second residence, attached to the existing structure. Although the property is zoned to allow duplexes, the Commission found the proposal to add an attached second dwelling in the manner proposed did not meet the design guidelines.

Analysis and Findings: The applicant proposes to remove an existing rear porch and construct a new addition at the rear of the structure, and to construct a new side dormer addition. The applicant also proposes to construct a new accessory building.

Height, Scale - Additions

The footprint of the new rear addition will be eighty-four square feet (84') in area, roughly half the size of the existing rear porch. The addition will set in from the sides of the historic house by four feet (4') on the left side, facing South 16th Street, and by eleven feet (11') on the right. The rear addition will have a shed roof with a 4:12 pitch with an eave at eleven feet (11') above grade.

The new side dormer will be on the right side of the house, and will be largely obscured behind an existing gable projection on the side of the house. The roof of the dormer will originate at the peak of the existing side gable ridge, and the wall of the dormer will sit in from the side wall of the existing gable by four feet (4').

The roof of the addition will be a 4:12 shed, matching the height and location of the existing porch roof. The foundation of the addition will be six inches (6") lower than the house foundation, allowing for there to be a trim band at the floor level matching the floor level of the house. The rear wall of the rear addition will have a single door and a window, matching the size and maintaining the existing rhythm of openings on the house.

Height Scale – Accessory building

The new accessory building will be one-story tall with a peak at nineteen feet (19') with an eave height of ten feet (10') above grade. The structure will have a four hundred square foot (400 sq. ft.) footprint, a square with twenty feet (20') on each side. This scale is subordinate to the historic house and compatible with other accessory buildings nearby. The existing house is thirty-three feet (33') tall with a one thousand, eight hundred square foot (1,800 sq. ft.) footprint.

Materials

The materials of the two additions and the accessory building will be smooth cement-fiberboard clapboard siding with a five inch (5") reveal, wood trim and a fiberglass-asphalt shingle roof and the garage will have a metal roof awning. The foundation will be concrete slab. The additions will each have an aluminum-clad window, double hung on the rear addition and casement on the dormer, which are approved for new construction and additions in the overlay. The applicant will need to submit final material and design specifications for the windows of the additions, vehicular and

pedestrian doors, and roof color, but staff otherwise finds the materials to meet guideline II.B.4.

Outbuilding

The new accessory structure is proposed to be located in the rear-right corner of the property, ten feet (10') from the right side property line and five feet (5') from the rear. For this location, the applicant is requesting a fifty percent (50%) reduction of the rear setback. Because the proposed location is in keeping with the typical location of historic accessory structures, staff finds it to meet guideline II.B.3 and II.B.8.

Appurtenances

A new concrete apron will lead from the alley to the garage and a gravel driveway and parking pad is also being added from the rear alley to access the rear of the house. These are appropriate materials and locations for driveways and meets guideline II.B.9.

Recommendation: Staff recommends approval of the side dormer addition, rear addition, and new accessory building with the conditions that:

3. The applicant submit final material and design specifications for the windows of the additions, vehicular and pedestrian doors;
4. Staff shall approve the roof color

With these conditions, Staff finds the proposal to be compatible with the historic structure and to meet the applicable design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



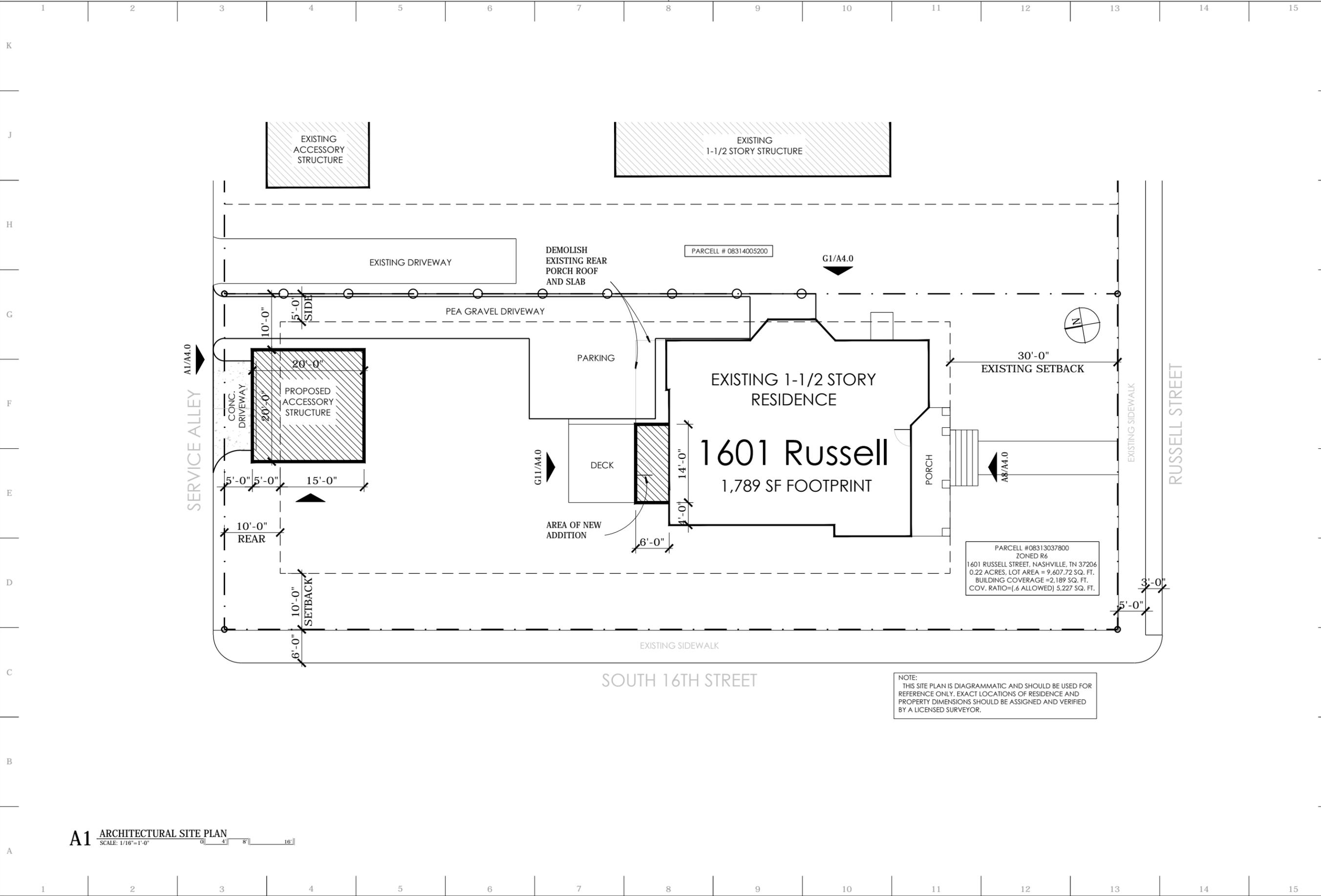
1601 Russell Street, front.



The accessory structure seen in this photo no longer exists.



The garage shown in this photo no longer exists.

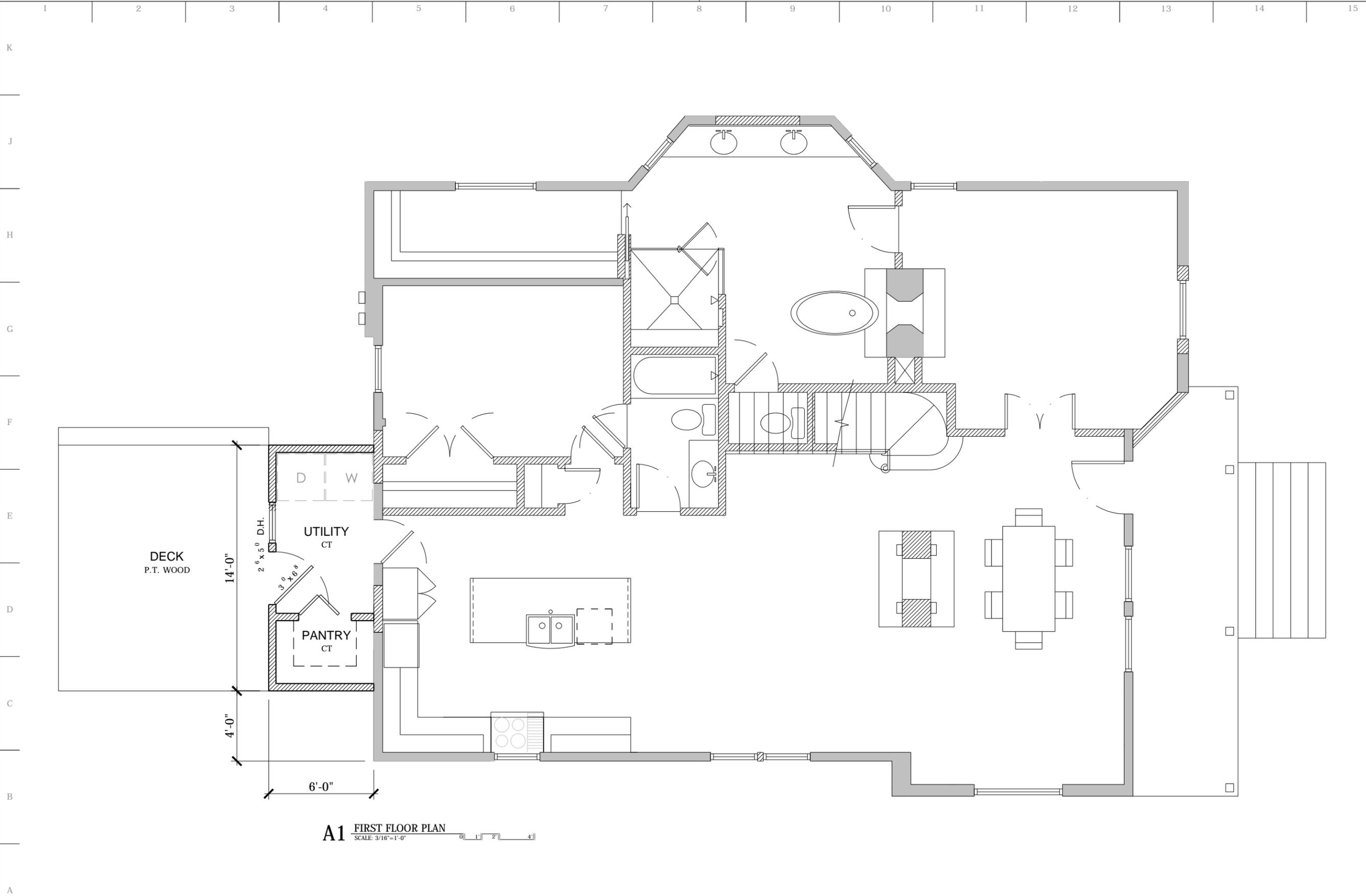


A1 ARCHITECTURAL SITE PLAN
 SCALE: 1/16" = 1'-0"

NOTE:
 THIS SITE PLAN IS DIAGRAMMATIC AND SHOULD BE USED FOR REFERENCE ONLY. EXACT LOCATIONS OF RESIDENCE AND PROPERTY DIMENSIONS SHOULD BE ASSIGNED AND VERIFIED BY A LICENSED SURVEYOR.

PARCELL #08313037800
 ZONED R6
 1601 RUSSELL STREET, NASHVILLE, TN 37206
 0.22 ACRES, LOT AREA = 9,607.72 SQ. FT.
 BUILDING COVERAGE=2,189 SQ. FT.
 COV. RATIO=(.6 ALLOWED) 5,227 SQ. FT.

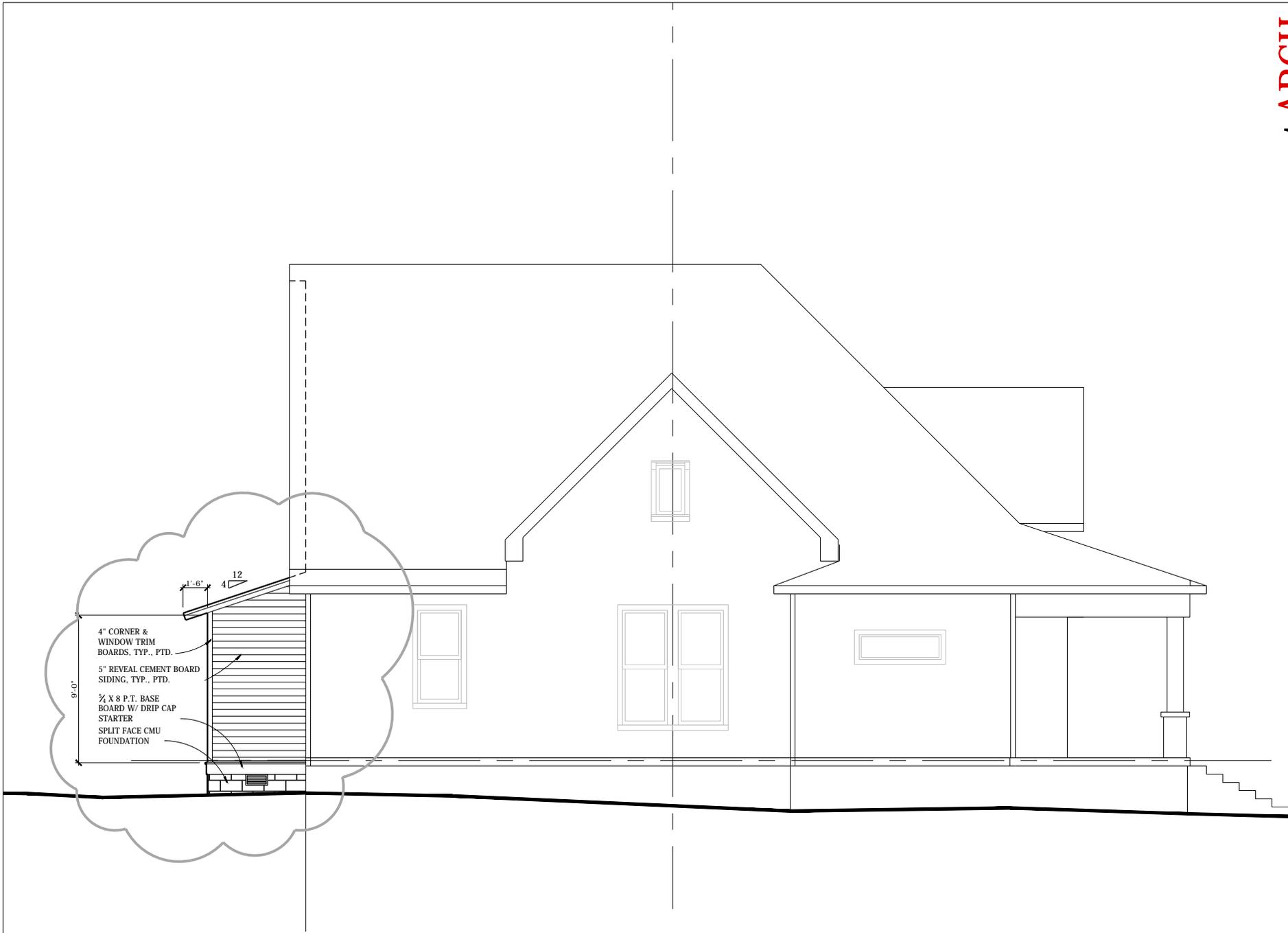
PARCELL # 08314005200



A1 FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

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REV.	DATE:	DESC:
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A1 SIDE ELEVATION
SCALE: 1/8"=1'-0"

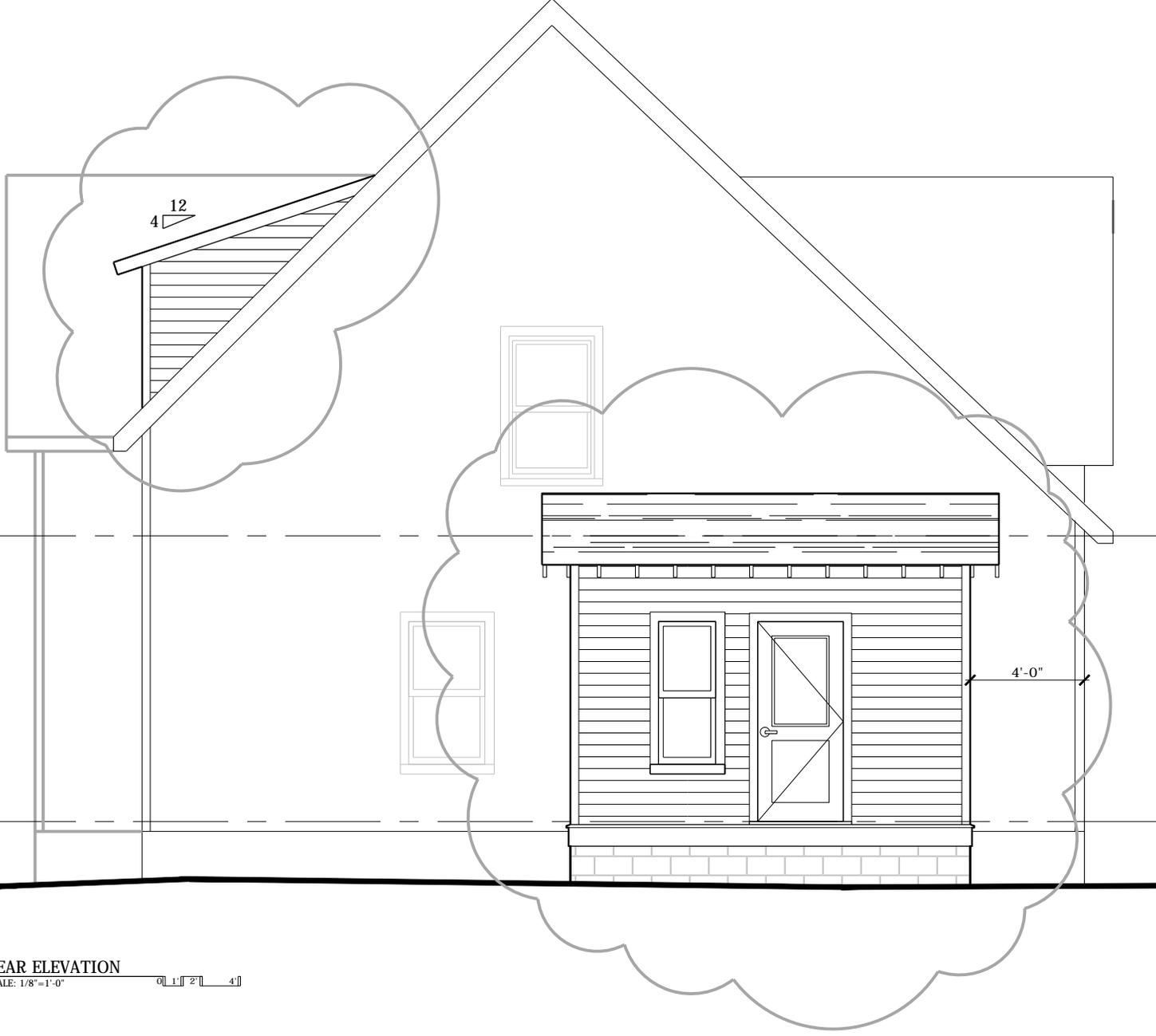
EXTERIOR ELEVATIONS

1295
NEW CONSTRUCTION:
1601 Russell Street
NASHVILLE, TN 37206

REV.	DATE:	DESC:
0	07.03.12	HISTORIC APPROVAL

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A1 REAR ELEVATION
 SCALE: 1/8"=1'-0" 0 1' 2' 4'

EXTERIOR ELEVATIONS

1295

NEW CONSTRUCTION:

1601 Russell Street

NASHVILLE, TN 37206

REV: DATE: DESC:

0 07.03.12

HISTORIC APPROVAL

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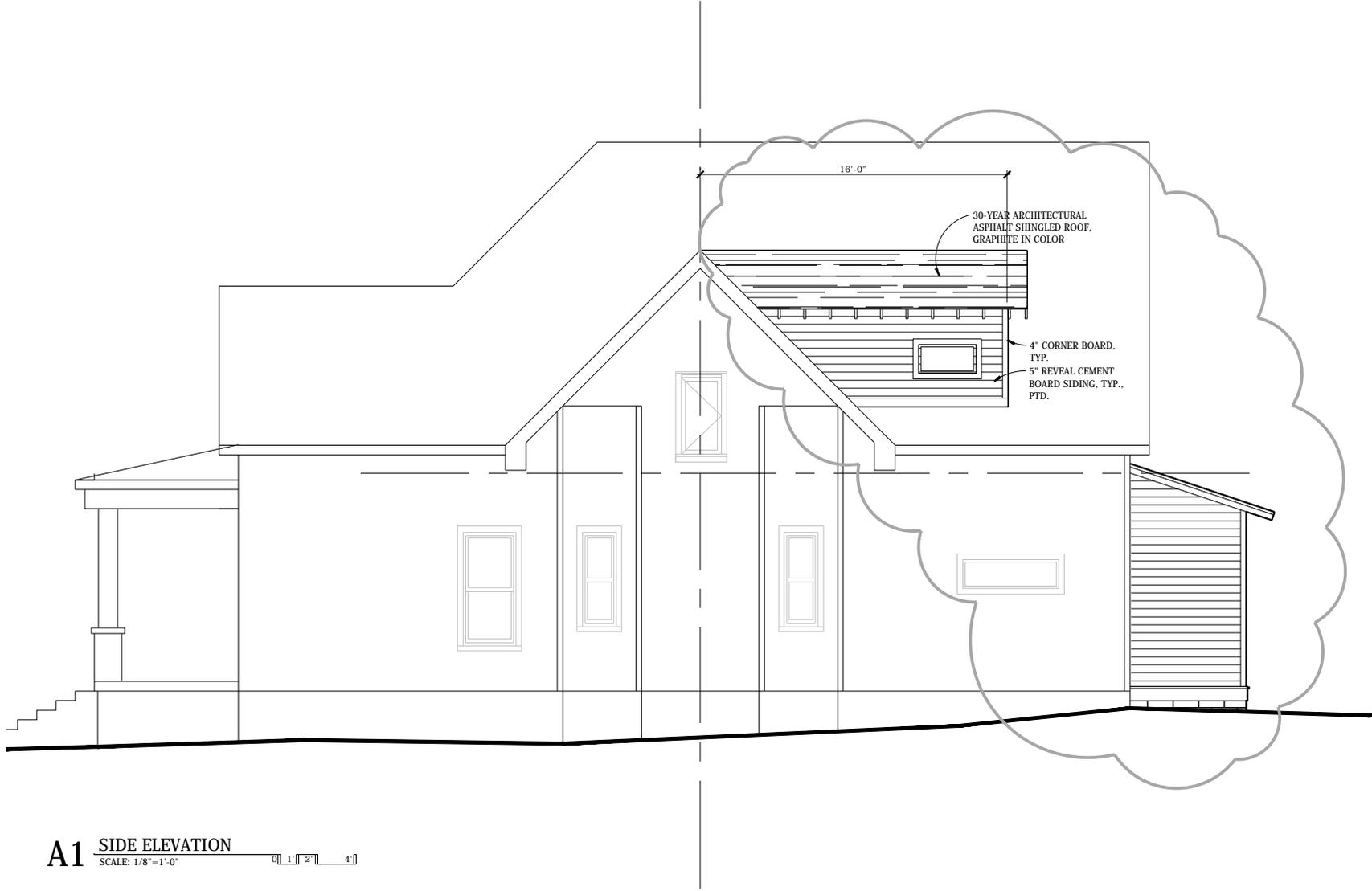
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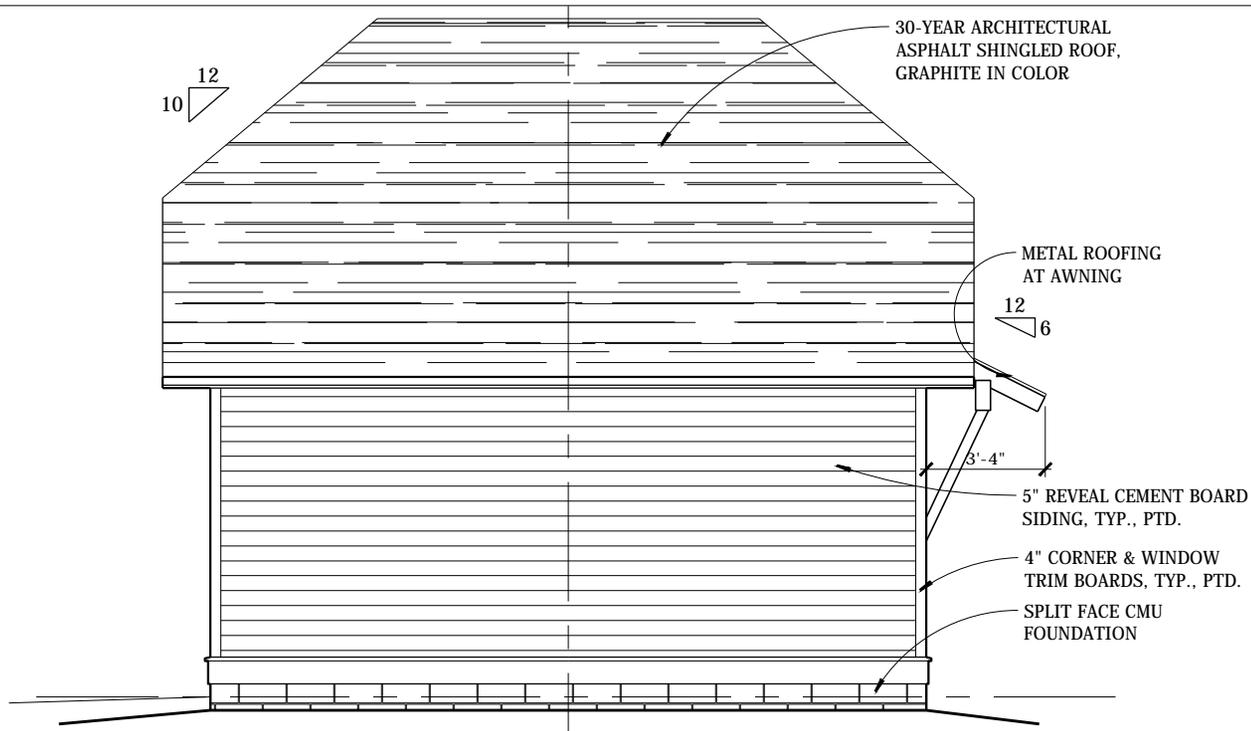
A1 SIDE ELEVATION
 SCALE: 1/8"=1'-0"

EXTERIOR ELEVATIONS

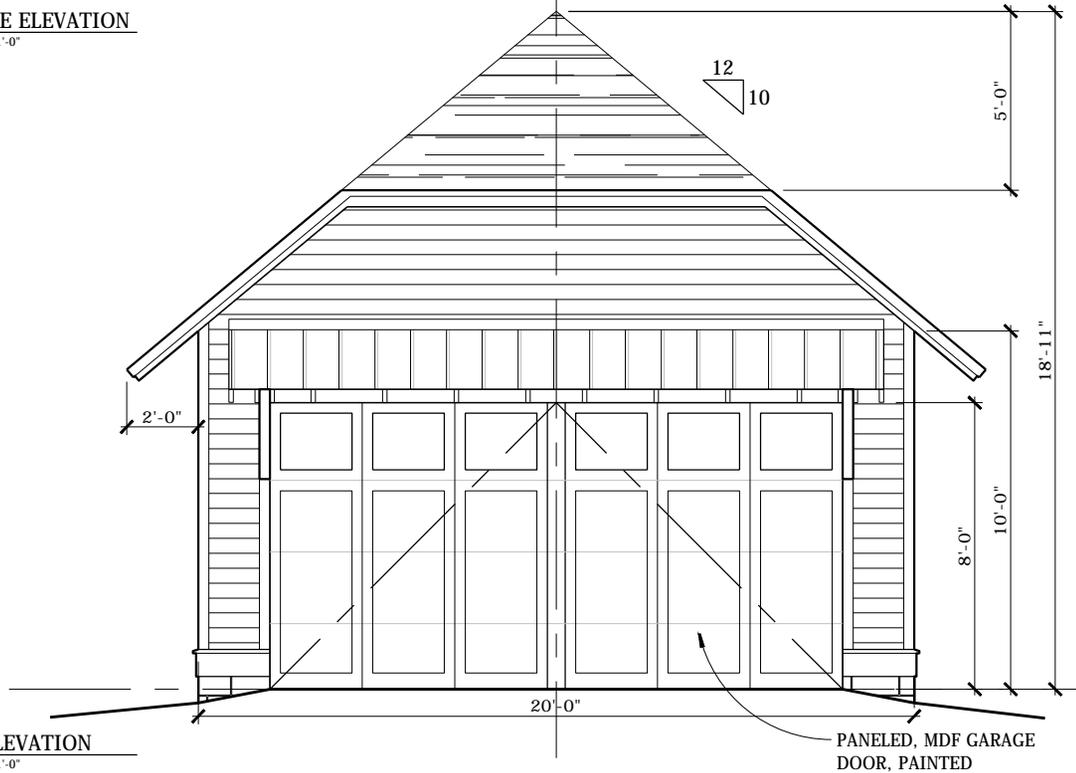
1295
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A2 TYP. SIDE ELEVATION
SCALE: 3/16"=1'-0"



A1 ALLEY ELEVATION
SCALE: 3/16"=1'-0"

REV.	DATE:	DESC.	HISTORIC APPROVAL
0	07.03.12		