



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

1413 Russell Street

February 15, 2012

Application: Infill

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08313027900

Applicant: Brent Craig, Rigid Development

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a new single family house on a vacant lot. The house will be one and one-half stories tall with a clipped-gable roof and clipped-gable side dormers. The foundation will be split-faced concrete block, and the porch floor and stairs will be poured concrete. The siding will be cement-fiber siding, with cement-fiber shingles and panels in the gable fields. The trim and porch columns will be wood. The windows and doors will also be wood.

Recommendation Summary: Staff recommends approval of the proposed infill construction with the conditions that:

1. The details of roof color and the material of the windows, front and rear porch floors, porch railings, as well as exterior appurtenances are to be provided and approved by staff before a permit is issued.
2. The first story windows on the front elevation shall be at least as tall, or taller, than the windows on the upper story.

Staff otherwise finds the proposal to otherwise meet the Guidelines for New Construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

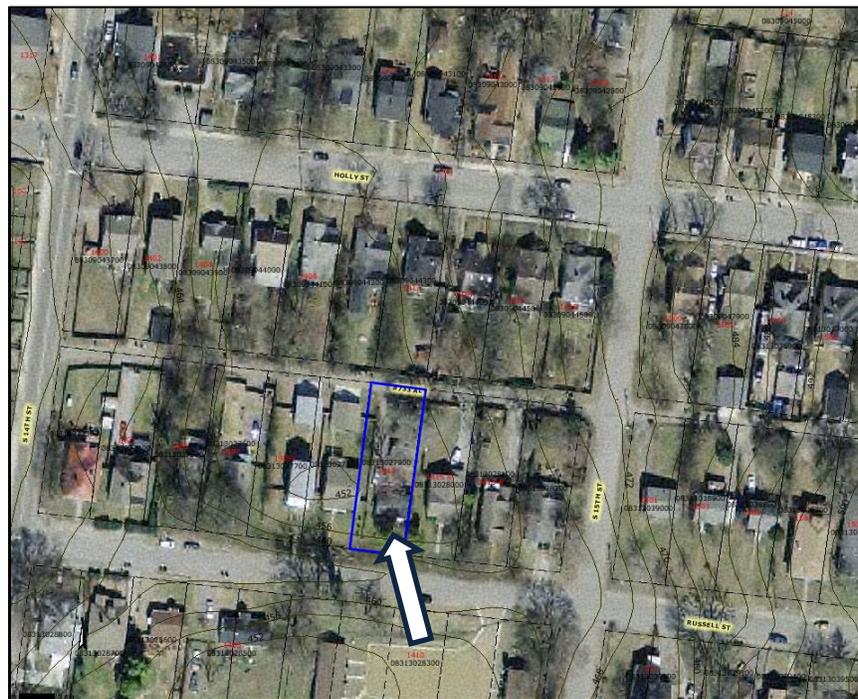
Attachments

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

Vicinity Map:



Aerial Map:



Background: 1413 Russell Street is currently a vacant lot. A non-contributing structure on the site was recently demolished, approved by the MHZC at the November, 2011 meeting. Plans for infill construction were approved in January, 2012, but the property has since been sold.

The lot is in a low area of Russell Street where the grade is approximately twelve feet (12') below street level. The vicinity also has compromised historic integrity, where several nearby structures are non-contributing, recent infill, or have been inappropriately altered.

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.

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. BL2007-45).

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.

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.

New buildings shall 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.

Generally, curb cuts should not be added.

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, utilities 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.

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.

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.

Analysis and Findings:

A new owner has decided not to construct the plans approved on January 18, 2012. The current proposal is to construct a new one and one-half story house on the vacant lot.

Height, Scale, Setback and Rhythm of Spacing

The tallest point of the house, the primary front-to-back roof ridge, will be thirty-two feet, six inches (32'-6") above grade. On each side of the roof will be a wall dormer meeting the side slopes of the roof at two feet, six inches (2'-6") below the primary roof ridge. The primary roof and dormers will have clipped gables with eaves at twenty-three feet (23') above grade, meeting at a primary lower eave height of twelve feet, six inches (12'-6").

Because of the unusual grade of the lot and the lack of strong historic context, a two-story structure is appropriate for this lot. Although the house will be taller than the previous approval and taller than a recent infill structure at 1409 Russell Street, the height will be appropriate because the roof form reduces the perceived height, because the site is nearly twelve feet (12') below street grade, and because of the minimal historical context of the area. Additionally, there are three two-story houses on the 1500 block of Russell street that are all over thirty feet (30') on lots that are at or above street grade. Staff finds the height and scale to be appropriate and to meet guideline II.B.1 and II.B.2 (Height, Scale).

The house will be nearly square with a thirty-five foot, six inch (35'-6") wide front elevation, running thirty-seven feet (37') deep into the lot. The house will have a front setback of forty feet (40') to the front of the porch, which would approximately match the setback of the nearest historic structure. The house will be centered on the lot with seven foot (7') setbacks on each side. These setbacks meet the current zoning regulations, and maintain the rhythm of spacing established by historic houses in the area. In this aspect the proposal meets guideline II.B.3 (Setbacks and Rhythm of Spacing).

The width of this house will be similar to the adjacent contributing structure on the right and two other contribution structures on the block. The recent infill at 1409 Russell Street is only twenty feet (20') wide, but it would likely have been wider if not prohibited by an easement on the property.

Orientation, Roof Shape

The orientation of the structure will be compatible with the surrounding historic houses, in terms of both matching the angle at which it faces the street and in the manner that the exterior elements are organized horizontally and vertically (Guideline II.B.6 – Orientation). The roof pitches will be 12:12, which is also compatible with the roofs of surrounding historic houses (Guideline II.B.5) – Roof Shape).

Materials, Textures, Details, Material Colors

The proposed materials are: cement-fiber composite lap siding, shingles, and stucco panels; wood cornerboards and trim; split-faced concrete block foundation, and an asphalt shingle roof. These materials are compatible with those of surrounding historic

structures and meet guideline II.B.4 (Materials). Information on the color of the roof and the material of the windows, front and rear porch floors, porch railings, as well as exterior appurtenances, has been requested by staff but not yet provided. Those details would need to be provided and approved by staff before a permit is issued.

Windows and Doors

The windows on the front and side elevations are roughly twice as tall as they are wide, and the openings are spaced in a manner consistent with historic houses in the area. The upper story windows on the front elevation are roughly one foot taller than the first story windows, whereas typically first story windows are taller than windows on upper floors. The front door will be in the center of the front elevation, balanced by sets of windows on either side. These openings meet guideline II.B.7 (Proportion and Rhythm of Openings).

Recommendation:

Staff recommends approval of the proposed infill construction with the conditions that:

1. The details of roof color and the material of the windows, front and rear porch floors, porch railings, as well as exterior appurtenances are to be provided and approved by staff before a permit is issued.
2. The first story windows on the front elevation shall be at least as tall, or taller, than the windows on the upper story.

Staff otherwise finds the proposal to otherwise meet the Guidelines for New Construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



Vacant lot at 1413 Russell Street.



Similar design approved by the MHZC in December, 2009, in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

S 83°34'15" E
50.00' (M)

12'

159.36' (M)

M.B.S.L.

159.36' (M)

M.B.S.L.

2 STY PORCH

M.B.S.L.

5'

EXISTING RESIDENCE

N 06°56'23" E

PROPOSED
2 STY
RESIDENCE

S 06°56'34" W

EXISTING RESIDENCE

COVERED
PORCH

M.B.S.L.

COVERED
PORCH

COVERED
PORCH

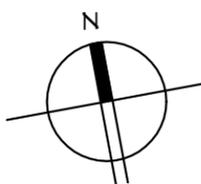
41.3'

40.9'

40' MAXIMUM

40.3'

50' (P)



ARCHITECTURAL SITE PLAN

SCALE : 1" = 16'-0"

ALL SITE INFORMATION PROVIDED BY OTHERS

SINGLE FAMILY RESIDENCE

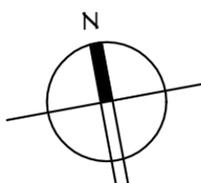
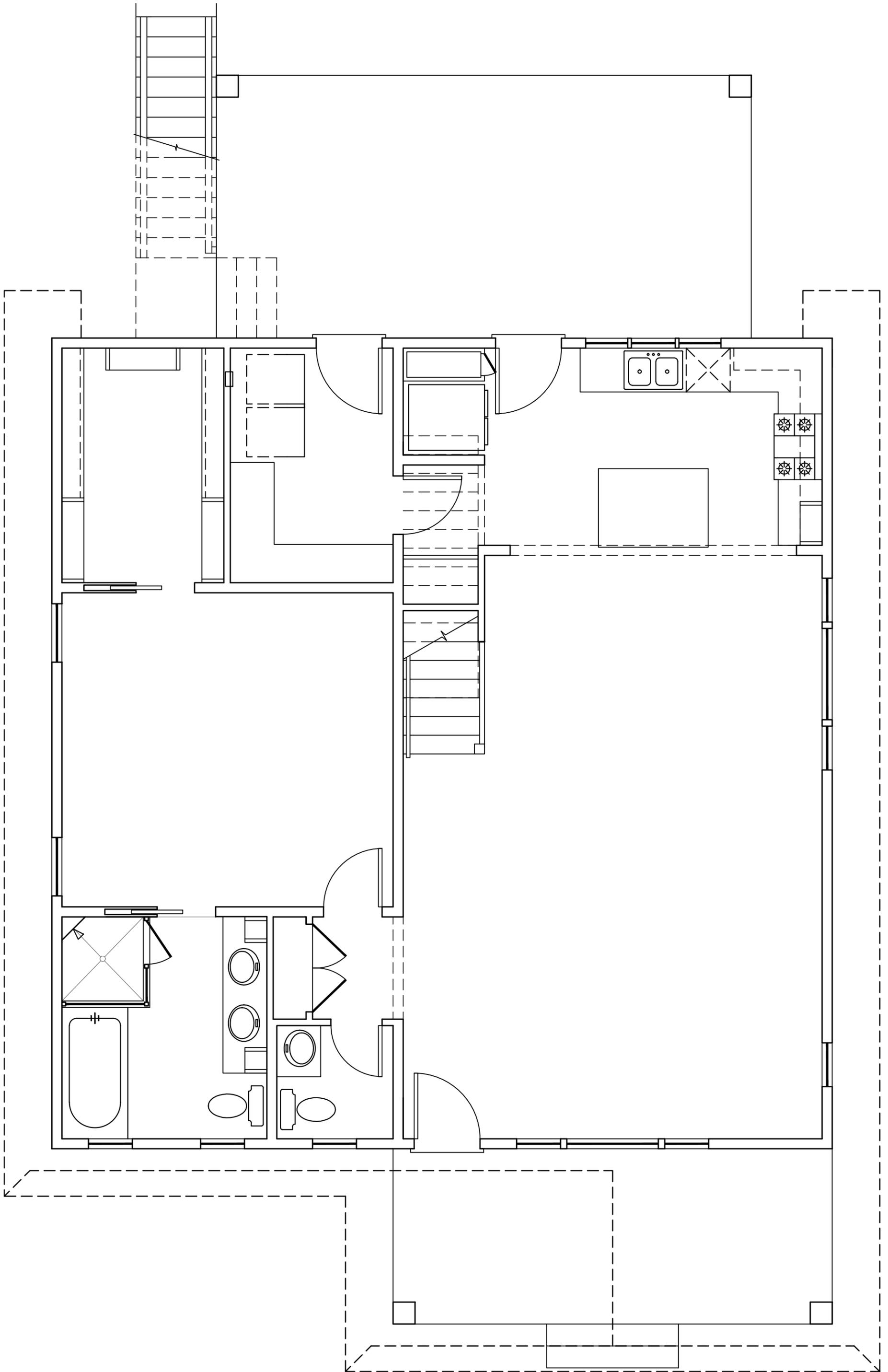
1408 Russell Street
Nashville, TN



William C
Johnson LLC
Architect

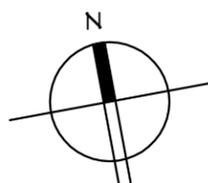
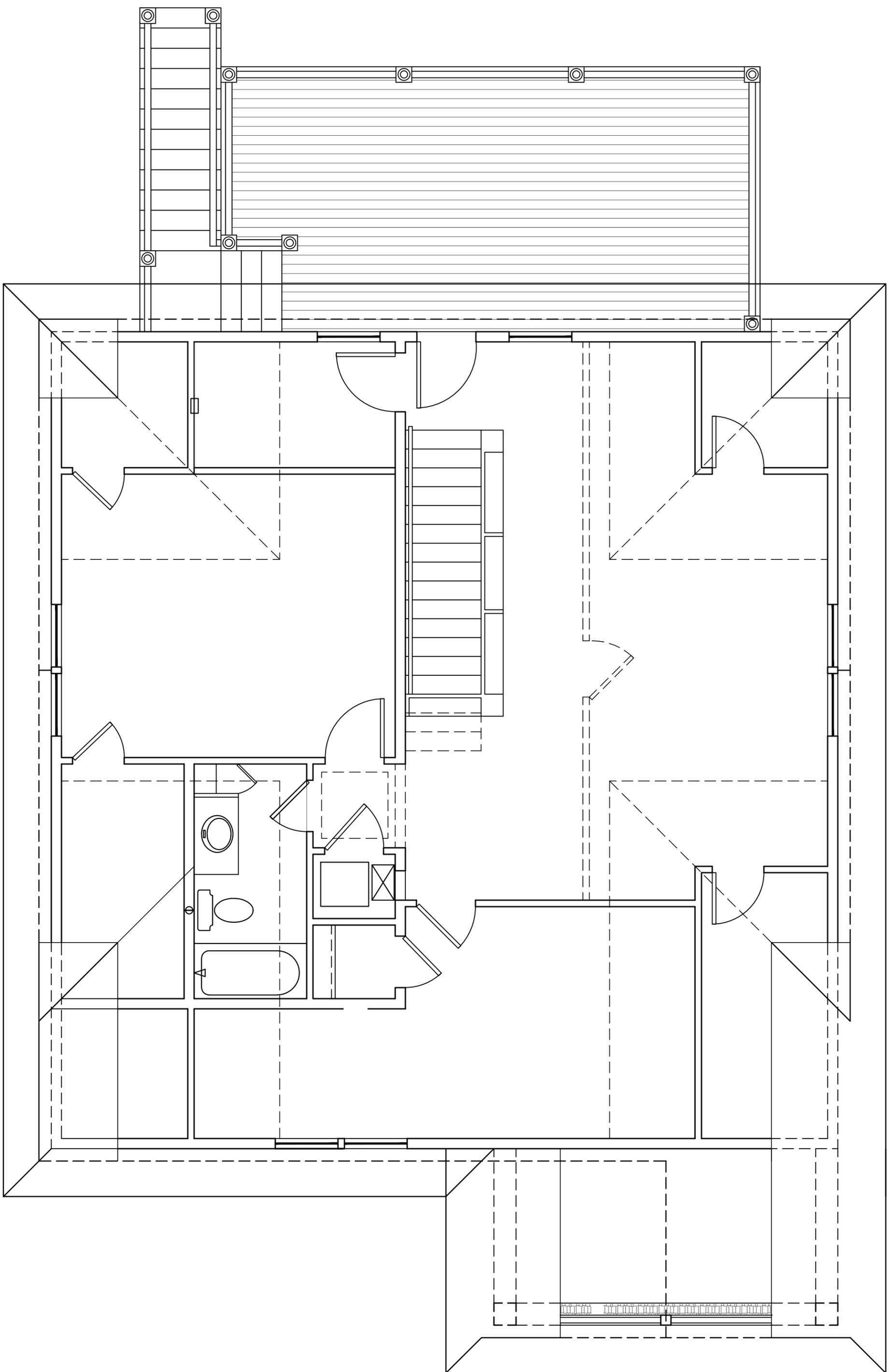
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FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

FOR



FRONT ELEVATION

SCALE : 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE : 1/4" = 1'-0"



REAR ELEVATION

SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE : 1/4" = 1'-0"