



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 1902 Russell Street September 19, 2012

Application: New construction – infill and accessory building
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08314015500
Applicant: Jamie Pfeffer, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a new one and one-half story house, similar in form and detailing to an historic Craftsman style house. The house will have a side-gabled roof and a gabled front dormer, and a full-width covered front porch. There will also be a new accessory building at the rear of the lot.

Recommendation Summary: Staff finds the proposed new construction of a primary building and accessory building with the conditions that:

1. The driveway shall either be removed entirely or retained from the midpoint of the structure to the street;
2. The concrete walkway shall be extended to address the street; and,
3. Staff provide final approval of windows and doors prior to purchase.

With these conditions, Staff finds the application to meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Floorplans
- D:** 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.

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).

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*

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.

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 those that front the street.

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.

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.

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.

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.

Background: 1902 Russell Street was previously occupied by a non-contributing structure, approved for demolition by the MHZC at the August, 2012 commission meeting.

Analysis and Findings: The applicant proposes to replace the non-contributing structure with a new house. A new accessory building is also proposed.

Height, Scale

The new primary building will be one and one-half stories tall. The adjacent houses are non-contributing, one story houses, and are less than twenty-feet (20') tall. The broader historic context on the 1900 block of Russell Street comprises mostly one and one-half story houses. The adjacent non-contributing houses are

The new structure will be twenty-six feet (26') tall from the floor level to the roof peak and thirty-seven feet (37') wide with a full width front porch. The foundation will add another two feet (2') to the height of the building. The primary eave height will be thirteen feet, six inches (13'-6") above grade. This form will be similar to that of a Craftsman-style bungalow, which is a common historic house type in the area. Historic

houses in the area range from twenty-two to twenty-eight feet (22'-28') tall, and are typically between thirty and forty feet (30'-40' in width). Staff finds the height and scale of the proposed new building to meet guidelines II.B.1 and II.B.2.

Setbacks

The adjacent houses are not historic, and have deeper setbacks than nearby historic houses. The front setback of the proposed new building will be compatible with the nearest historic house at thirty-three feet (33') and the side setbacks will be eight feet (8') on the right and twelve feet (12') on each side. The lots in the vicinity vary in width from fifty feet to sixty-five feet (50'-65'), and the setbacks vary accordingly. Staff finds the proposed setbacks would be consistent with the rhythm established by houses on the street and would meet guideline II.B.4.

Materials

The exterior materials of the new building will be: smooth-faced cement-fiber siding with a five inch (5") exposure, cement-fiber shake siding, a split-faced concrete block foundation, gray-brown fiberglass asphalt shingle roof, and wood trim. The front porch will have a wooden floor, resting on split-faced concrete block piers. Additional information is needed on the material of the windows and doors. These materials are compatible with those of surrounding historic houses and meet guideline II.B.4.

Roof

The primary roof of the new building will be a side-facing gable with a 7:12 pitch. There will be a gabled dormer centered on the front slope of the roof with an 8:12 pitch and a shed-roofed dormer on the rear with a 3:12 pitch. These roofs are compatible with those of surrounding historic houses and meet guideline II.B.5.

Orientation

The siting of the new house will match that of adjacent houses, with the front facade parallel to the street. The entrance to the house will be centered, and will address Russell Street directly. The orientation of the new building meets guideline II.B.6.

Proportion and Rhythm of Openings

The front facade of the new building will have three evenly spaced bays. The right elevation will also have three evenly spaced window bays, and the left elevation will have two evenly spaced window bays. At the rear of the left elevation there will be a twenty-foot (20') section of wall without openings. Because this is at the rear, it will not contrast greatly with the surrounding context. The majority of windows will be approximately twice their width in height. The proportion and rhythm of windows is compatible with surrounding historic houses and meets guideline II.B.7.

Accessory building

The new accessory building will be located in the rear-left corner of the property, with a twenty foot (20') rear setback and a five foot (5') side setback. This location is similar to that of historic accessory structures. It will be sixteen feet (16') tall with an eave height of nine feet (9'), with a twenty-two foot by twenty-three foot six (22' x 23'-6")

footprint. The materials will match those of the house: smooth-faced cement-fiber siding with a five inch (5”) exposure, split-faced concrete block foundation, and a fiberglass asphalt shingle roof. The garage doors will face the rear alley. The location and character of the new accessory building meet guideline II.B.8.

Appurtenances

The new primary building will keep a concrete walkway in front that connects to an existing driveway that is to be partially removed, leaving a paved section for parking at the front of the property. The accessory building will be accessed from the alley, as were historic accessory structures. Because the driveway is not needed to access the garage and front yard parking is not typical of the area, it would be more appropriate and in keeping with guideline II.B.9 to either remove the driveway entirely or, because it is existing, keep it at least to the midpoint of the structure to the street. The concrete walkway should also be extended to address the street.

Recommendation: Staff finds the proposed new construction of a primary building and accessory building with the conditions that:

4. The driveway shall either be removed entirely or retained from the midpoint of the structure to the street;
5. The concrete walkway shall be extended to address the street; and,
6. Staff provide final approval of windows and doors prior to purchase.

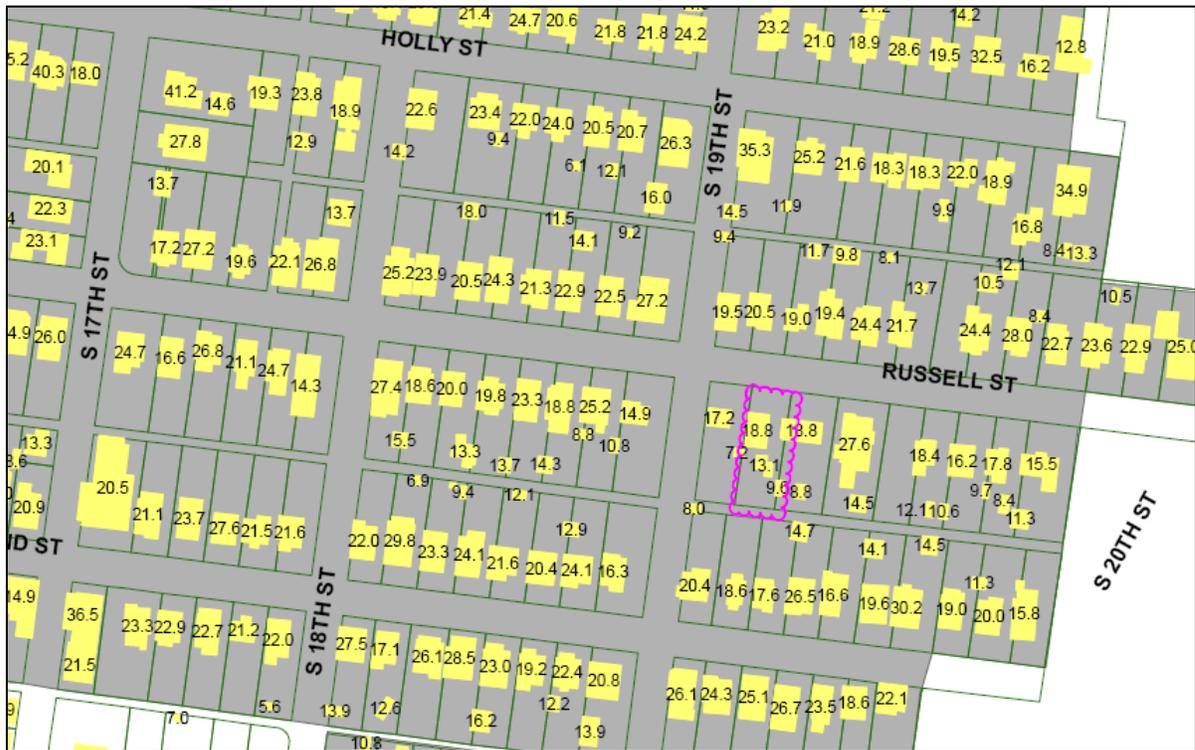
With these conditions, Staff finds the application to meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1902 Russell Street, front.



1900 Block of Russell Street, from across South 19th Street.



Heights of structures in vicinity.

BUILDING DATA

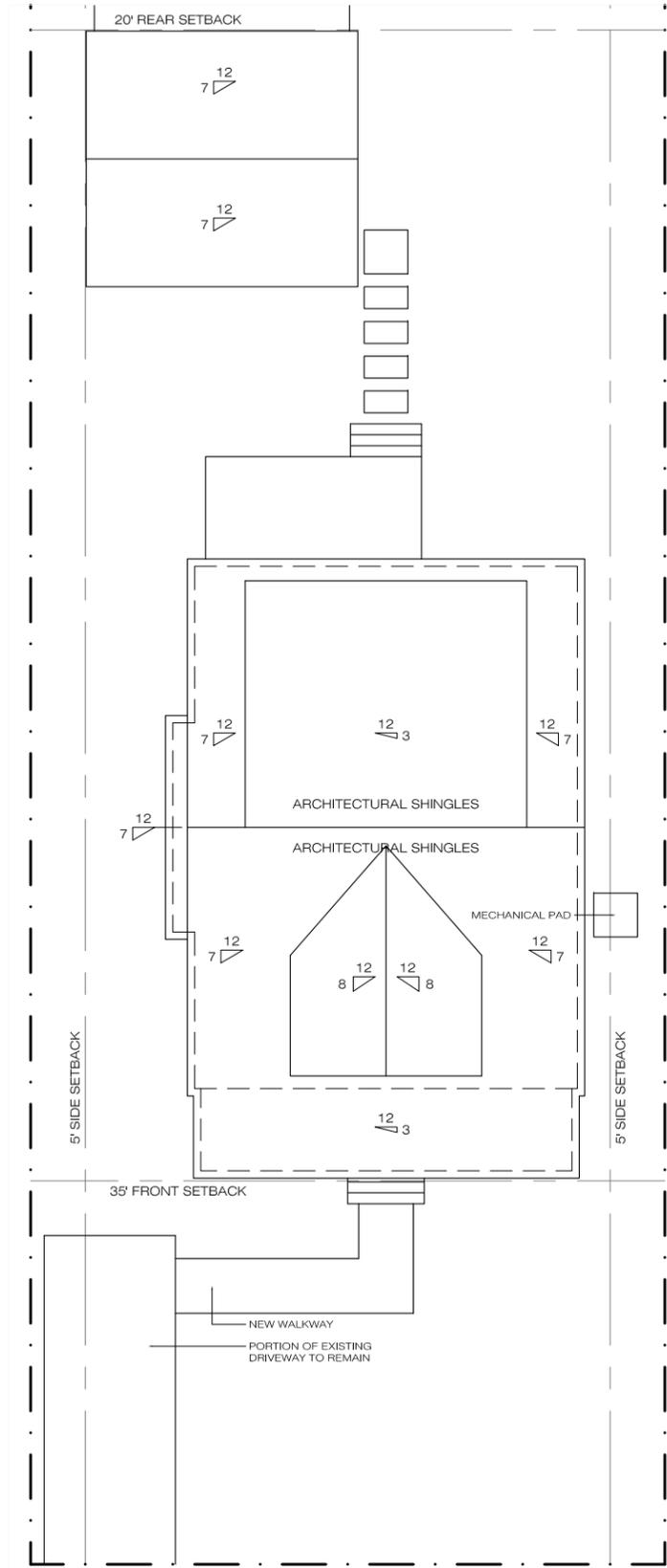
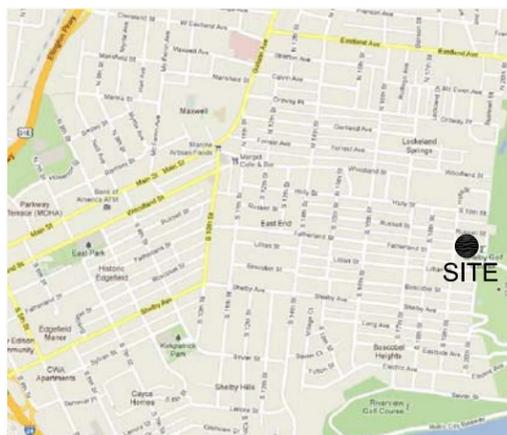
ADDRESS: 1902 RUSSELL STREET
 NASHVILLE, TENNESSEE 37206
 PARCEL ID: 08314015500
 DESCRIPTION: PT LOTS 56 & 57 BLK C PRIEST HOME
 LOT AREA: .2 ACRES
 DIMENSIONS: 58' X 160'
 PROPOSED BUILDING AREAS:
 TOTAL LIVING AREA: 2,903 SF

PROJECT TEAM

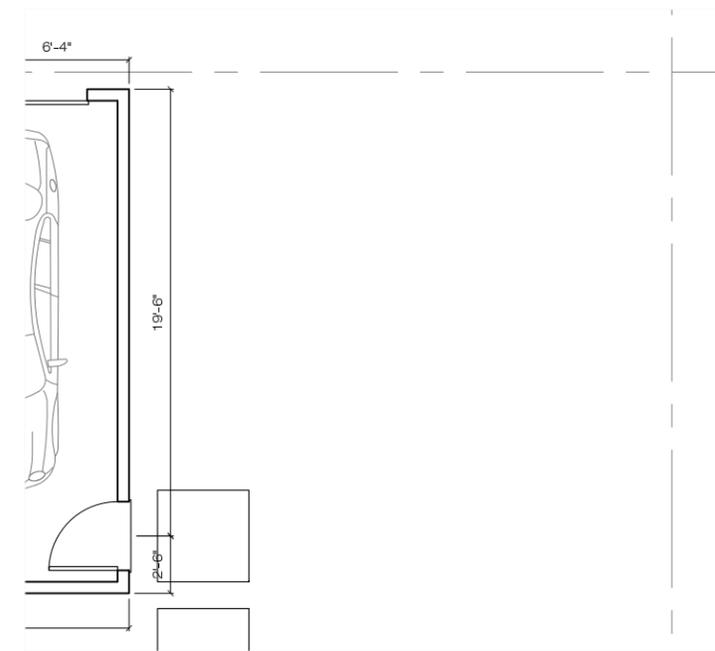
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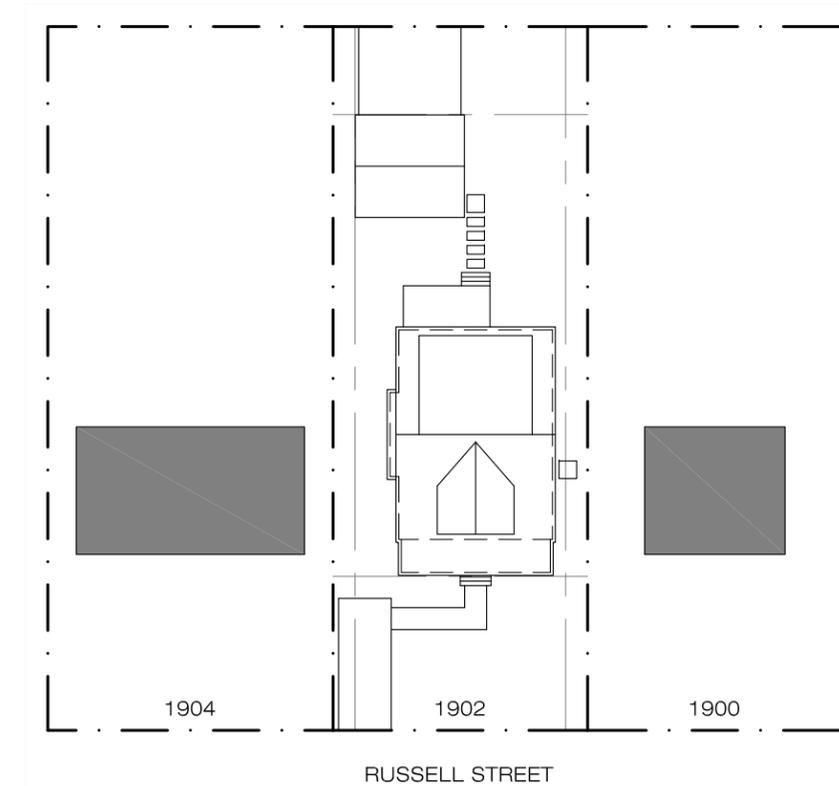
VICINITY MAP



1 PROPERTY PLAN
 SCALE 1/16" = 1'-0"



2 ENLARGED PLAN - GARAGE
 SCALE 1/16" = 1'-0"



3 SITE PLAN
 SCALE 1" = 40'

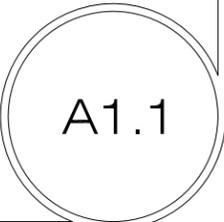
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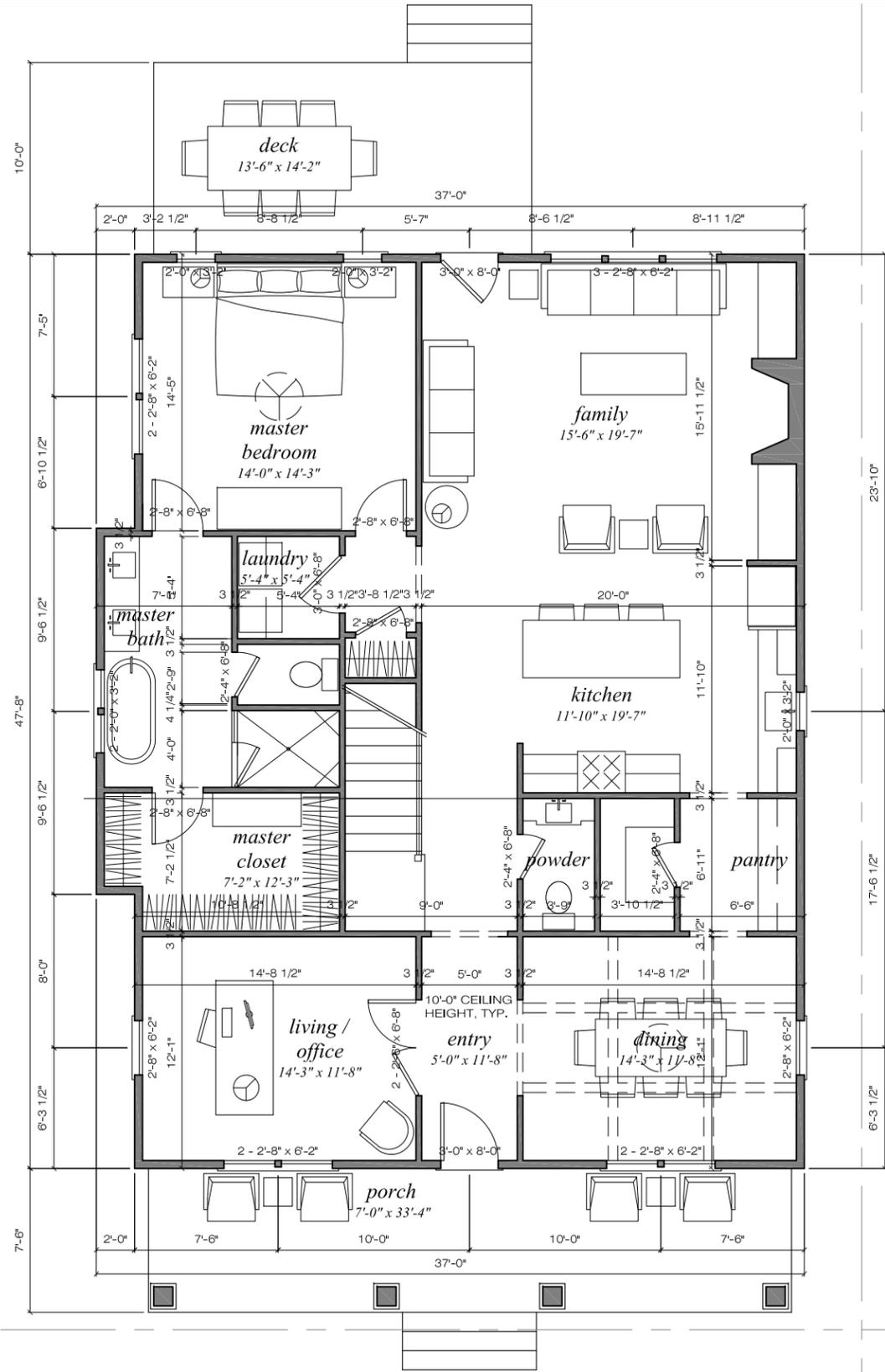


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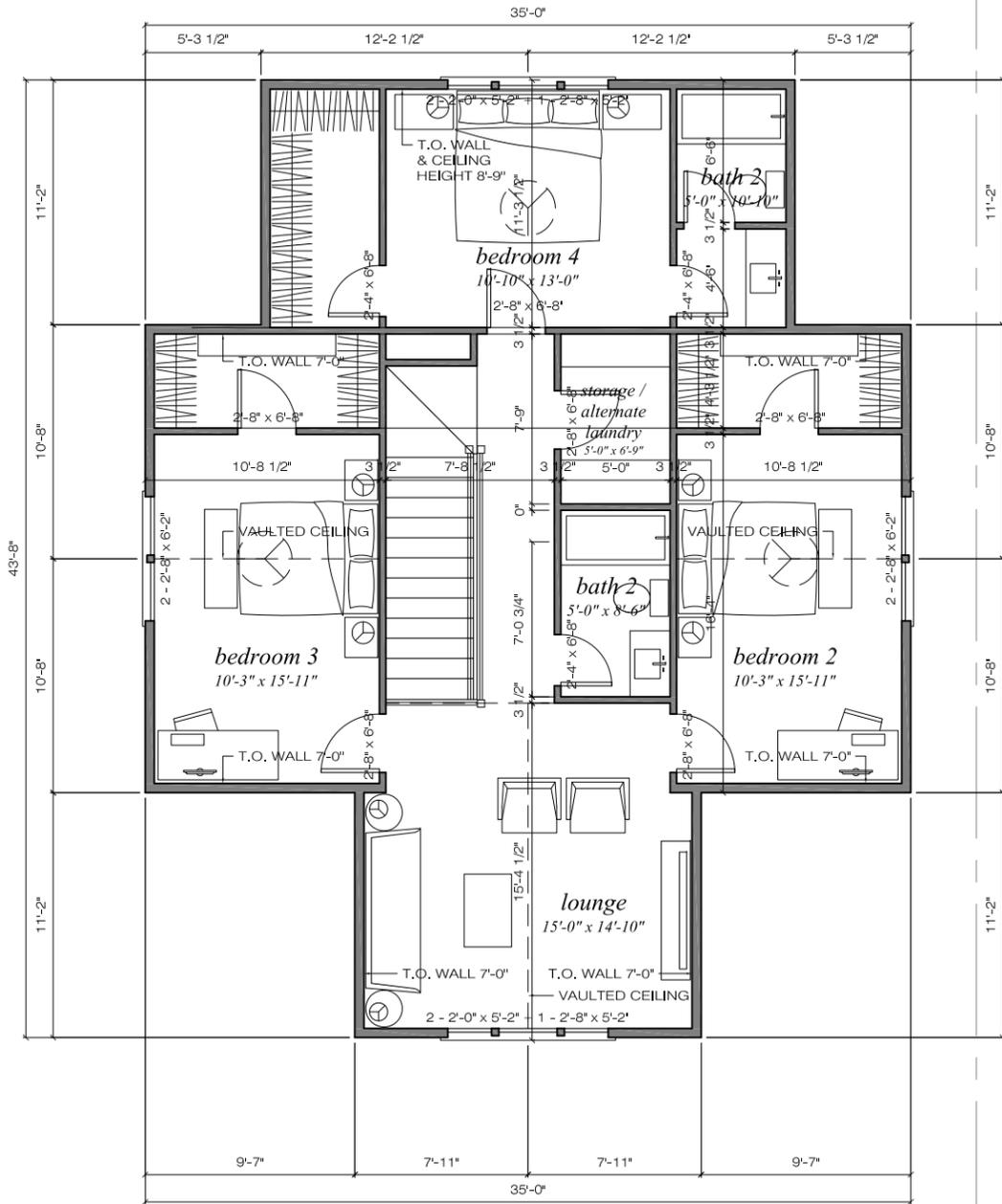
PROJECT:
 1902 RUSSELL STREET
 NASHVILLE, TENNESSEE 37206

7 APRIL 2012





1 MAIN LEVEL PLAN
SCALE 1/8" = 1'-0"



2 UPPER LEVEL PLAN
SCALE 1/8" = 1'-0"

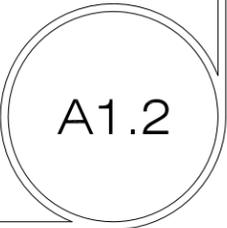
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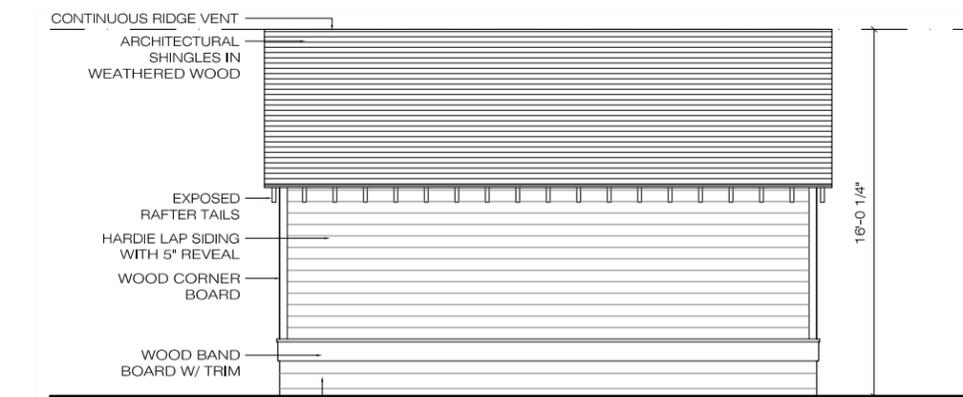




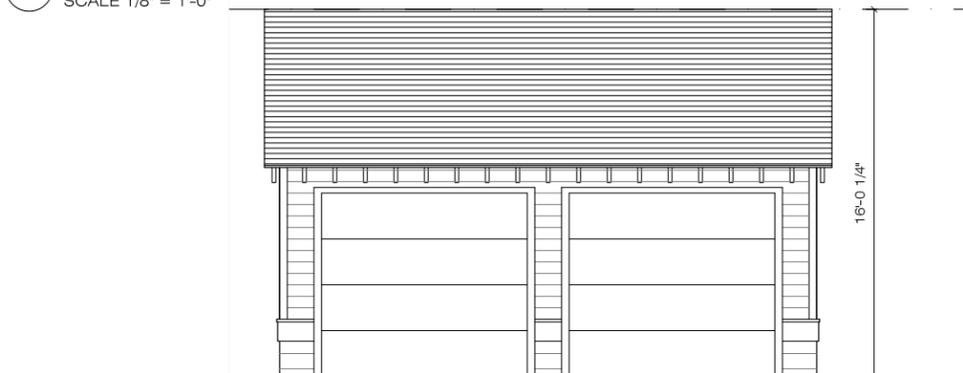
1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



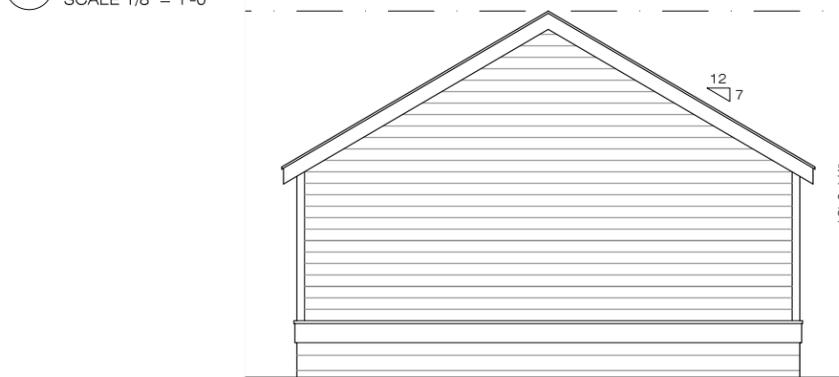
2 REAR ELEVATION
SCALE 1/8" = 1'-0"



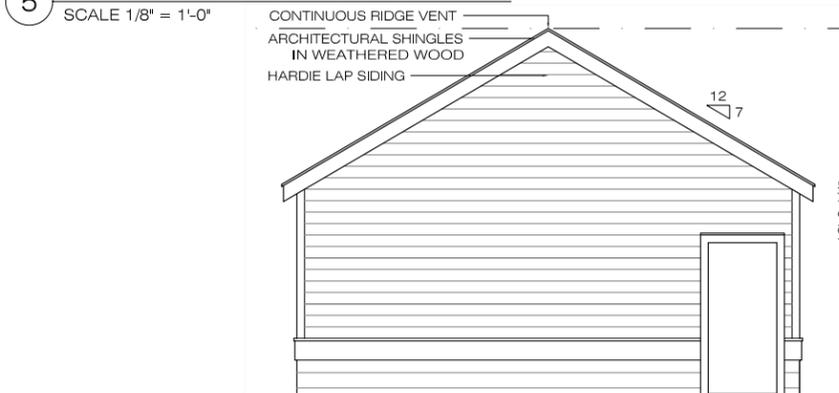
3 FRONT ELEVATION - GARAGE
SCALE 1/8" = 1'-0"



4 REAR ELEVATION - GARAGE
SCALE 1/8" = 1'-0"



5 SIDE ELEVATION - GARAGE
SCALE 1/8" = 1'-0"



6 SIDE ELEVATION - GARAGE
SCALE 1/8" = 1'-0"

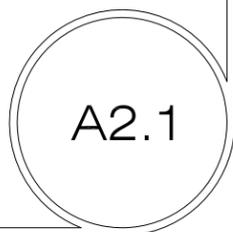
ARCHITECT:



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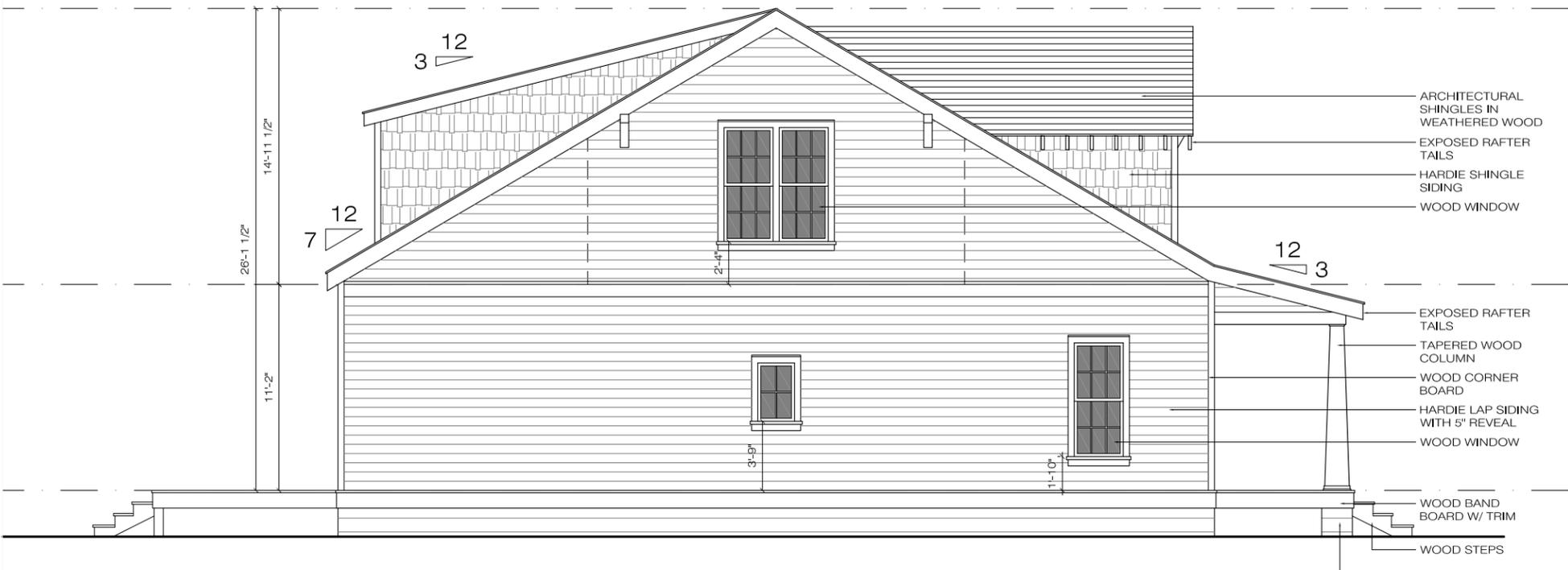
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1 SIDE ELEVATION
SCALE 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE 1/8" = 1'-0"

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