



**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**  
**1701 Russell Street**  
**October 16, 2013**

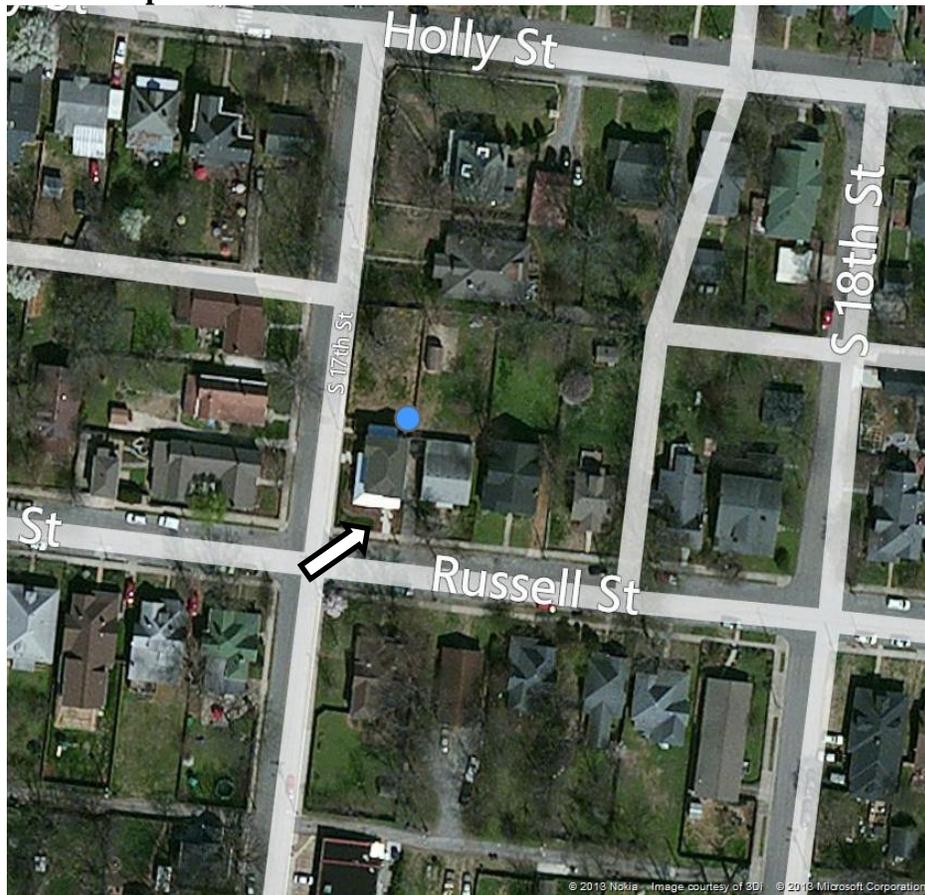
**Application:** New construction – outbuilding  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08314006200  
**Applicant:** David Baird, Architect  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to construct a new two-story outbuilding.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the outbuilding with the following conditions:</p> <ol style="list-style-type: none"><li>1. Staff approve the asphalt shingle color and the windows and doors.</li><li>2. The curb cut be single-lane and expand to double width inside the lot, if the site permits.</li></ol> <p>With these conditions, staff finds that the outbuilding meets Section II.B. of the <i>Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B. New Construction

#### 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.*

##### *Outbuildings: 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 street-facing dormer should sit back at least 2' from the wall of the floor below.*

##### *Outbuildings: Windows and Doors*

*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.*

*Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*

*Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*

*For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

##### *Outbuildings: Siding and Trim*

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (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.*

*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 clad buildings.*

- 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:*

*· Where they are a typical feature of the neighborhood; or*

*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.

**Background:** 1701 Russell Street is located at the corner of South 17<sup>th</sup> Street and Russell Street. It is infill construction approved by the Commission in 2010. (Figure 1).



Figure 1. 1701 Russell Street

### Analysis and Findings:

Setback & Orientation: The garage will be located in the rear of the property and will meet all base zoning requirements for setbacks. It will be five feet (5') from the rear property line, three feet (3') from the side property line, and approximately twenty-five feet (25') from the 17<sup>th</sup> Street property line. The site does not have alley access. The garage will therefore be accessed via a new curb cut on 17<sup>th</sup> Street, toward the back of the property (Figure 2). The garage doors will face 17<sup>th</sup> Street with two separate garage doors for each vehicular bay. Staff finds that the outbuilding's setbacks and orientation meet Sections II.B.3., II.B.6., and II.B.8. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Figure 2. Rear yard of 1701 Russell Street. The garage will be access via a new curb cut on 17<sup>th</sup> Street.

Height Scale: The primary structure on the lot is two stories, with an eave height of approximately twenty-two feet (22') and a ridge height of approximately thirty feet (30'). It has a foot print of approximately one thousand, seven hundred and fifty square feet (1750 sq. ft.). The proposed two-story accessory structure will be subordinate to the primary structure in height and scale. It will have an eave height of approximately fourteen feet (14'), and a ridge height of approximately twenty-three feet, seven inches (23'7"). It will be approximately six feet, seven inches (6'7") lower in height than the primary structure. The outbuilding will be twenty-two feet (22') wide and twenty-six feet (26') deep, and will have a footprint of five hundred and seventy-two square feet (572 sq. ft.). Staff finds the height and scale of the proposed new outbuilding to meet Sections II.B.1., II.B.2., and II.B.8. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: The exterior materials will be smooth-faced cement-fiber siding with a four inch (4") exposure, cement-fiber board and battens, and cement fiber and wood trim. The roof will be shingle. Staff asks that it match the shingle color of the house or be approved by staff. The foundation, where above grade, will be split face concrete block. The windows will be insulated wood and glass windows, and the pedestrian door will be metal. The vehicular door will also be metal with a simple panel pattern. Staff asks to review all windows and doors prior to purchase and installation. The stoop steps and landing will be wood. Staff finds that with the staff's final approval of the shingle color and all windows and doors, the outbuilding's materials meet Section II.B.4. and II.B.8. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roofs: The existing house on the site has a hipped roof form with a slope of approximately 7/12. The primary roof of the outbuilding is a gable facing 17<sup>th</sup> Street with a slope of approximately 9/12. The outbuilding will have shed dormers that face the rear property line and the interior of the lot. The dormers will be set back two feet (2') from the wall below, and will have shed roofs with a slope of 3/12. Staff finds that the proposed roof form for the outbuilding is compatible with the primary structure and with other outbuildings within the Lockeland Springs district. Staff therefore finds that the roof forms meet Sections II.B.5. and II.B.8. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The two garage bays are separated so that there are two separate openings, which is appropriate for a street-facing garage. The other window and door openings are appropriate for an outbuilding. Staff finds the proportion and rhythm of openings to meet Sections II.B.7. and II.B.8. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Appurtenances: The applicant is proposing the installation of a double-width curb cut towards the back of the lot. Since the site lacks alley access, staff finds a curb cut to be appropriate. However, staff asks that the applicant create a single-lane curb cut and that the driveway expand to double width inside the lot, if the site permits. In addition, if the

location of the curb cut is not approved by Public Works, the applicant must return to the Commission for approval of an alternate plan.

**Recommendation Summary:** Staff recommends approval of the outbuilding with the following conditions:

1. Staff approve the asphalt shingle color and the windows and doors.
2. The curb cut be single-lane and expand to double width inside the lot, if the site permits.

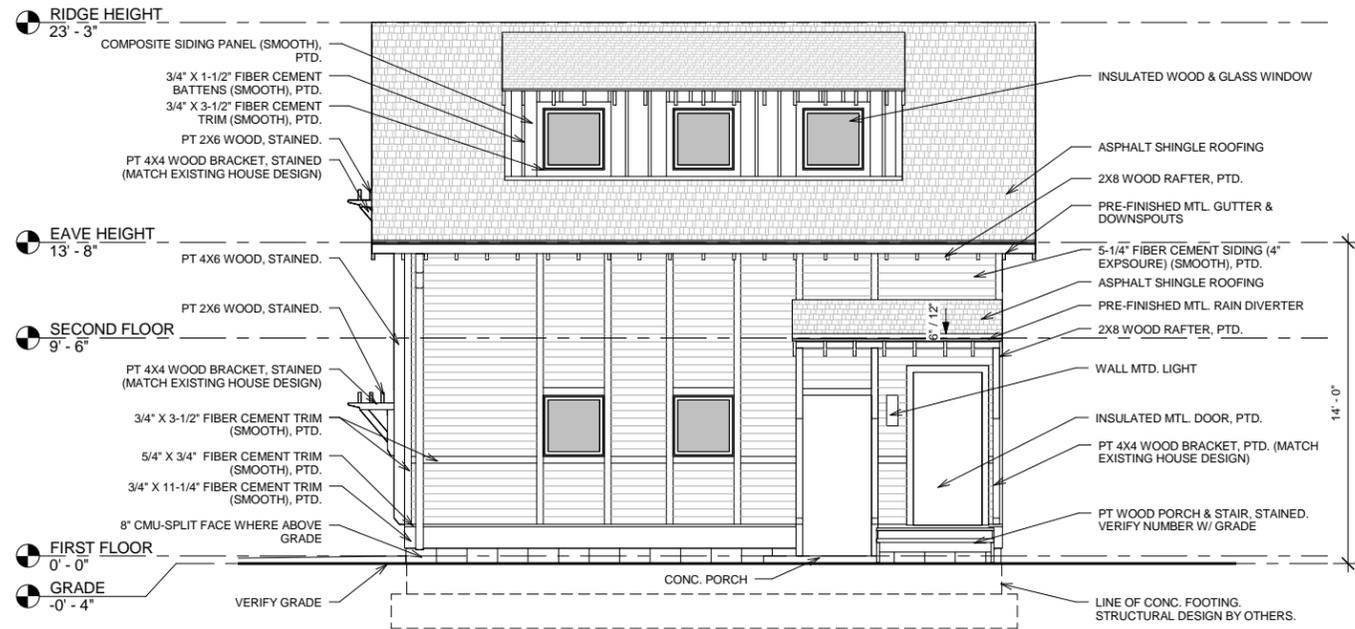
With these conditions, staff finds that the outbuilding meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



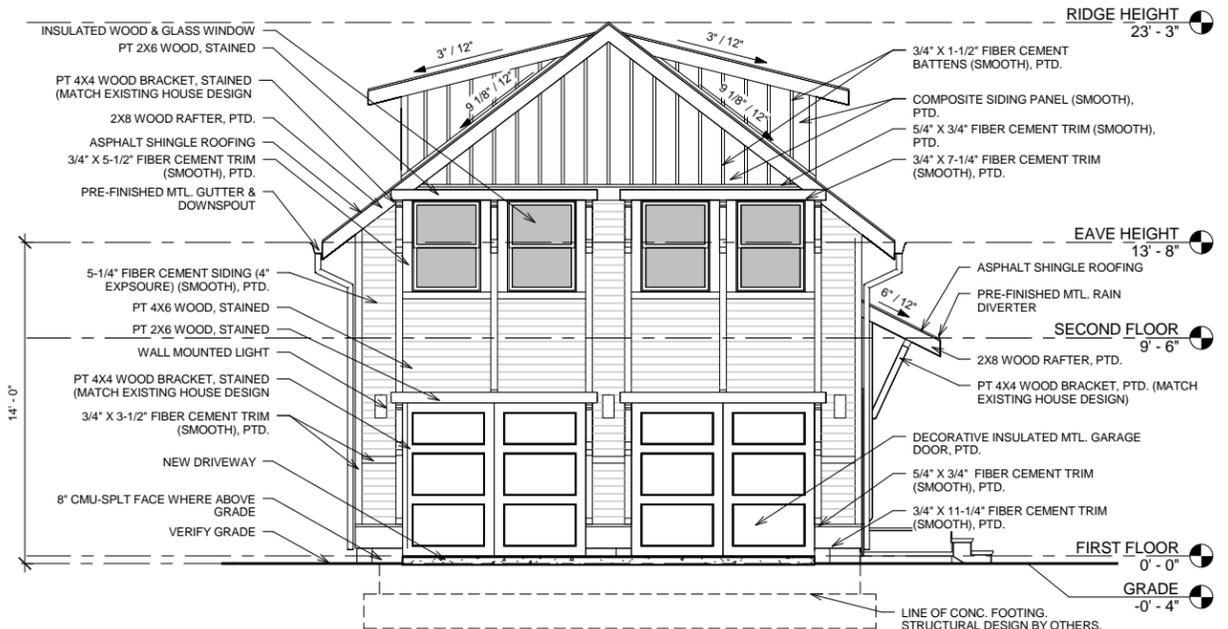


**1701 Russel St.  
Accessory Building**

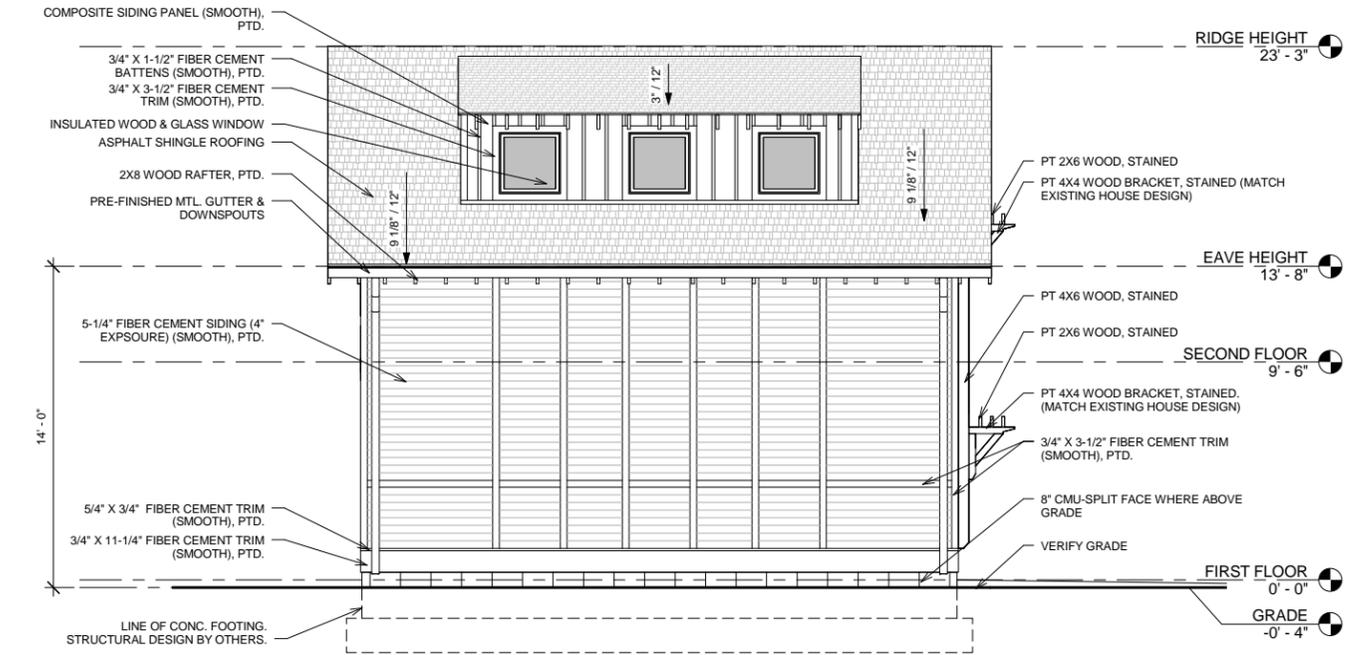
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NASHVILLE, TN 37076



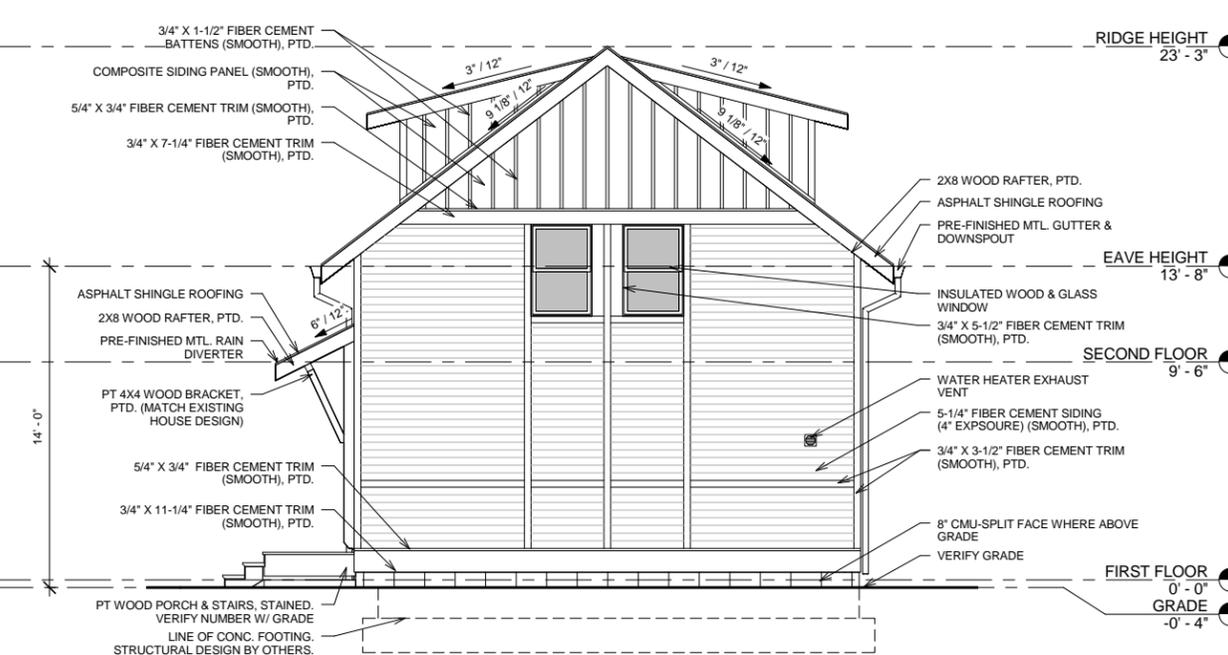
② SOUTH ELEVATION  
1/8" = 1'-0"  
0 4' 8' 16'



① EAST ELEVATION  
1/8" = 1'-0"  
0 4' 8' 16'



④ NORTH ELEVATION  
1/8" = 1'-0"  
0 4' 8' 16'



③ WEST ELEVATION  
1/8" = 1'-0"  
0 4' 8' 16'

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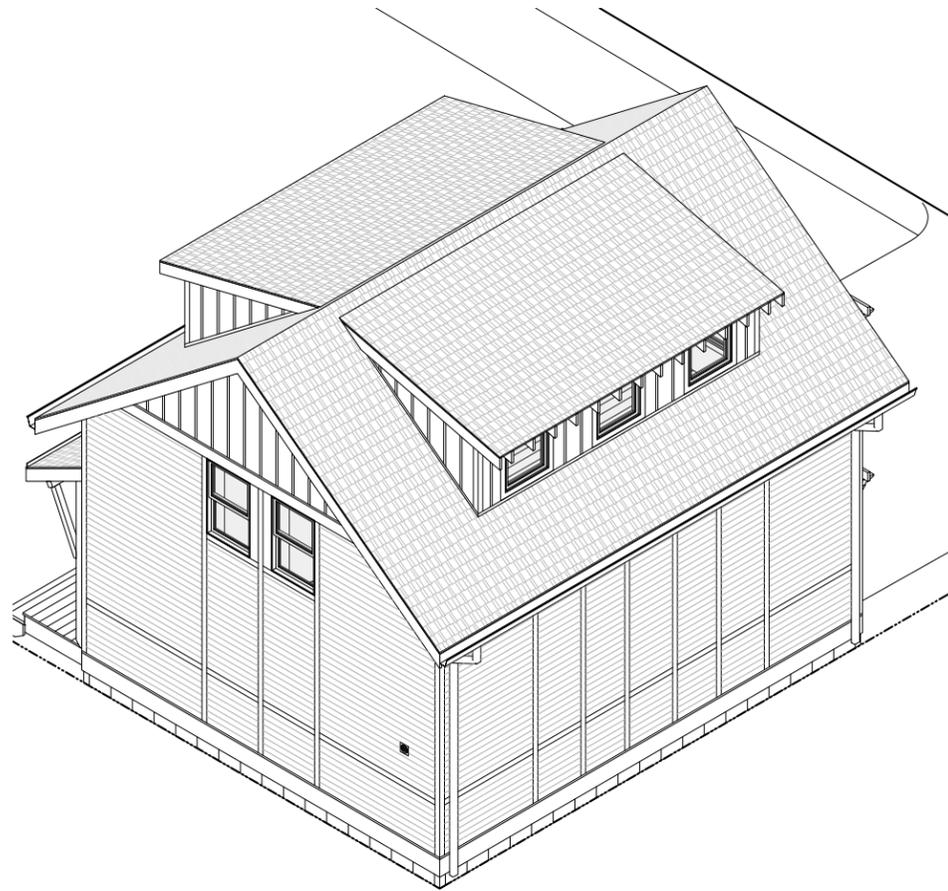
REVISIONS		
NUM.	DESCRIPTION	DATE

Project Number: 1701

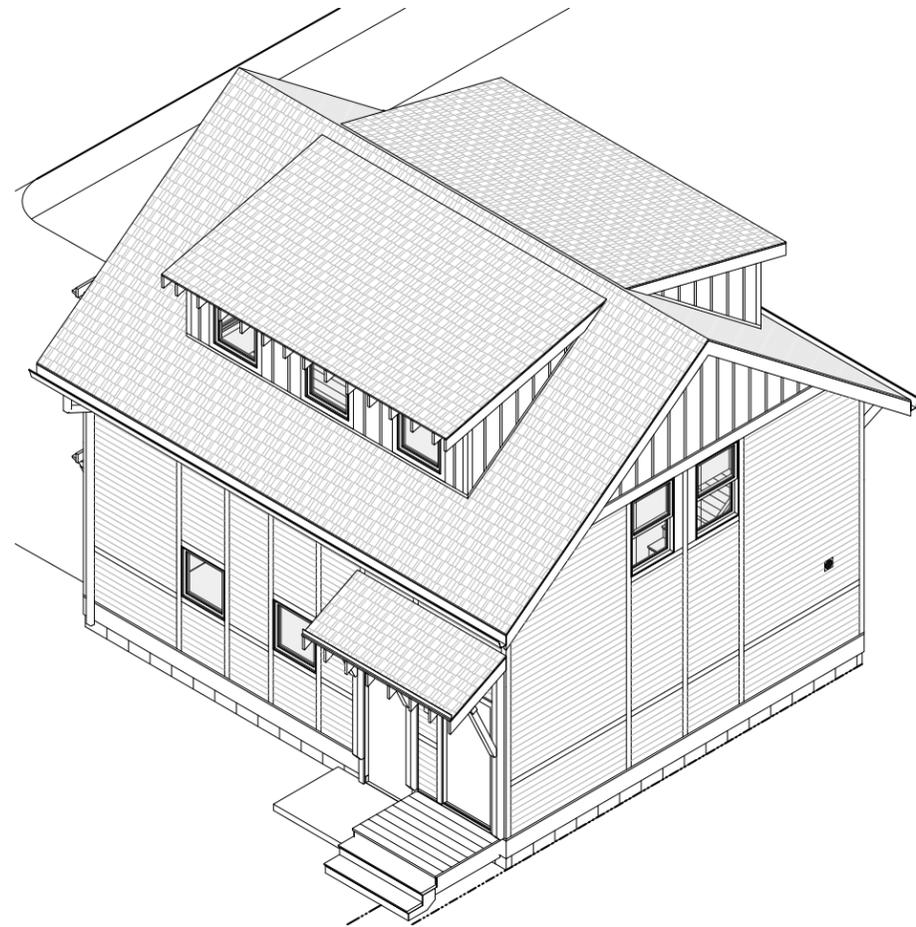
Project Phase:  
MHZC PROGRESS SET

Date: 9/19/2013  
BUILDING ELEVATIONS

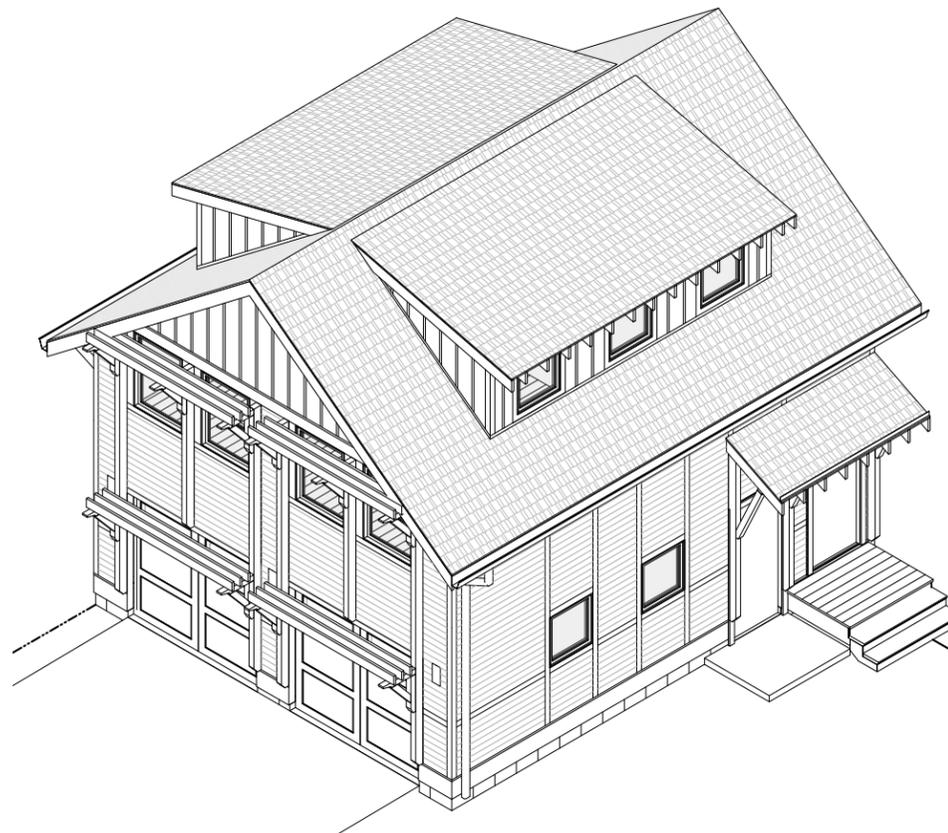
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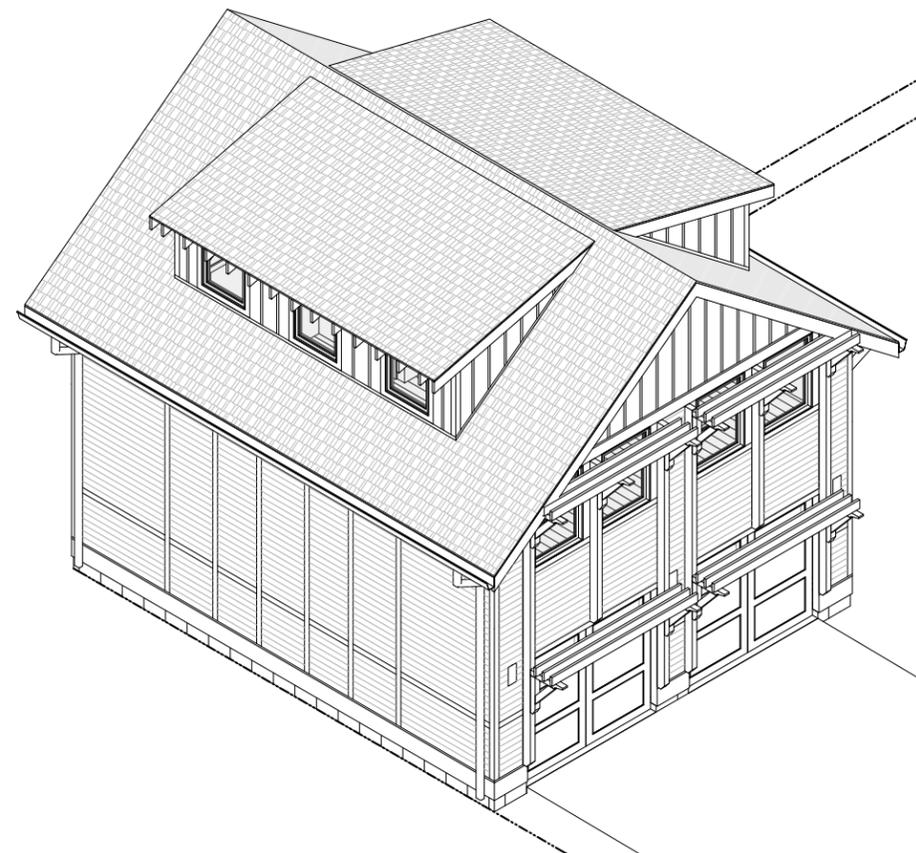
② 3D VIEW



① 3D VIEW



④ 3D VIEW



③ 3D VIEW

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Accessory Building

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MHZC PROGRESS SET

Date: 9/19/2013  
3D VIEWS

A3.01H

