KARL F. DEAN
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
Fax: (615) 862-7974

STAFF RECOMMENDATION
925 Russell Street
May 20, 2015

Application: New construction—infill and outbuilding; Setback determination
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08216011400
Applicant: Van Pond, Jr., architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct new duplex infill and a new outbuilding. The outbuilding requires a setback determination, and it will not contain a detached accessory dwelling unit.

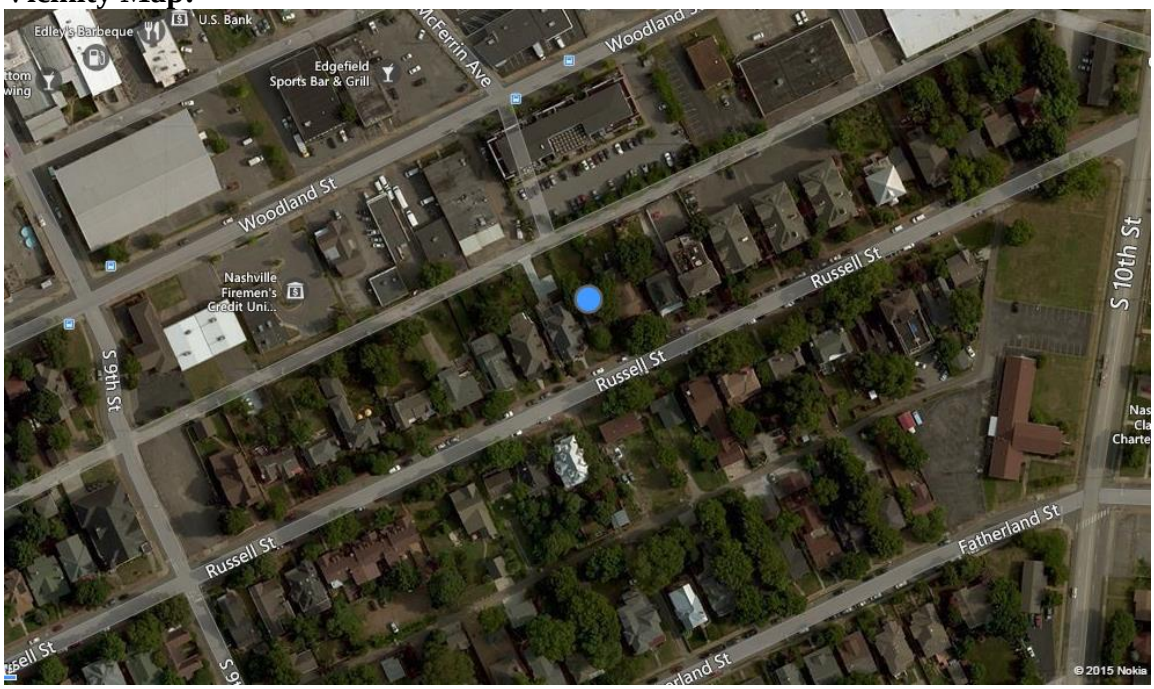
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the materials of the porch floor and steps, walkways, and rear paving materials;
4. Staff review and approve the design and materials of the rear retaining wall and all other site features; and
5. 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 Section III.B.2. of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations
D: DADU and Outbuilding Worksheet

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

III.B.2 NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS.

a. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings reinforce 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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

b. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

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.

c. Building Shape

The shape of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

d. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic 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.

e. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

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.

f. 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 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.

g. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

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.

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.

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

1) A new outbuilding building should reflect the character of outbuildings with the associated house. The outbuilding should be compatible, by not contrasting greatly with the surrounding historic outbuildings 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: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. T*he roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof
· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

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

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.

2) Outbuildings should be situated on a lot as is historically typical 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.*

Setbacks & Site Requirements.
· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configuration would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
At least one side setback a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

i. **Appurtenances Related to New Construction**

For information on fences, paving, walls, et cetera, see the Appurtenances section.

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.
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.

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: 925 Russell Street is a vacant lot (Figure 1). MHZC staff issued an administrative permit for the demolition of a non-contributing house on this site in March 2015.

Figure 1. 925 Russell Street

Analysis and Findings: Application is to construct a duplex infill and an outbuilding on a vacant lot. The outbuilding requires a setback determination, and it will not be a detached accessory dwelling unit.

Height & Building Shape. The proposed infill will be two-and-a-half stories tall, with a height of approximately thirty-four feet (34') above the foundation level. Because of the steep slope of the site from the front to the back, the height of the structure from grade will vary between approximately thirty-six feet (36') and thirty-nine feet (39'). On this block of Russell Street, there are several tall houses and historic apartment structures that range in height from thirty-seven to forty-five feet (37' – 45') tall. Staff therefore finds that the infill's proposed height meets the neighborhood context and the design guidelines. Staff will want to inspect the height of the foundation and the height of the constructed first floor system to ensure that the foundation and floor heights are compatible with those of the neighboring historic properties.

The infill will be approximately thirty-six feet (36') wide at the front. This matches the historic context, where historic houses on fifty-foot (50') wide lots range in width from thirty to thirty-seven feet (30'-37'). Approximately seventeen feet (17') behind the front wall of the house, on both side facades, there are twenty-one foot, six inch (21'6") deep, two story bays. These bays will make the house forty-feet (40') wide at these points. The house will be eight-two feet (82') deep, including the eight foot (8') deep front porch, but not including a twenty-one foot (21') deep uncovered rear deck and stair landing.

Staff finds that the height and building shape of the new infill matches the historic neighborhood context and meets Sections III.B.2.b. and III.B.2.c. of the design guidelines.

Setback and Rhythm of Spacing. The proposed infill meets all base zoning setbacks. It is centered on the lot and is a minimum of five feet (5') from the side property lines. Its front setback is the approximate average of the front setbacks of the two neighboring properties, which is appropriate. Staff finds that the infill's setback and rhythm of spacing meet Section III.B.2.a. of the design guidelines.

Roof. The infill's primary roof form will be a hipped roof with an 8/12 pitch. This roof form will help reduce the visible impact of the infill's height. The two-story bays will also have 8/12 hipped roof forms. The front dormer will have a gabled roof with a pitch that matches that of the primary roof; the dormer will be appropriate inset at least two feet (2') from the wall below and will be placed at least two feet (2') off of the ridge. The porch roof will be hipped with a 4/12 pitch. Staff finds that the infill's roof forms meet Section III.B.2.d. of the design guidelines.

Orientation. The duplex is oriented to face Russell Street, and is symmetrical in design. The duplex will have two identical entries, both facing Russell Street. The two units will share an eight foot (8') deep front porch, but will be accessed via two separate porch stairs and two separate pathways leading from the sidewalk to the front porch. Vehicular access to the site will be from the rear alley. Staff finds that the duplex's orientation meets Section III.B.2.e. of the design guidelines.

Proportion and Rhythm of Openings**:** The windows on the proposed infill are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds that the infill's proportion and rhythm of openings meet Section III.B.2.f. of the design guidelines.

Materials, Texture, and Details and Material Color: The infill's primary cladding material will be smooth-face cement fiberboard with a five inch (5") reveal. The trim will be wood or cement fiberboard. The foundation will be split face concrete block, and the roof will be architectural fiberglass shingles. Staff asks to approve the shingle color prior to purchase and installation. The windows will be Pella Portobello aluminum clad wood windows, and staff asks to approve the final specifications for all windows and doors prior to purchase and installation. The porch columns will be "General Shale 'Innsbrook' Queen Size Brick," which is appropriate. The rear deck will be pressure treated wood. Staff asks to approve the materials of the porch floor and steps, walkways, and driveway paving material. With the aforementioned staff approvals, staff finds that the known materials meet Section III.B.2.g. of the design guidelines.

Appurtenances & Utilities: In an historic preservation overlay like Edgefield, the Metro Historic Zoning Commission reviews and regulates all permanent site features, including, but not limited to, HVAC and utility placement, fencing, retaining walls, walkways, and vehicular paving areas. The site plan indicates that a retaining wall is planned for the rear of the site, near the uncovered parking space on the east side of the property. Staff asks to review the design, height, and material of this retaining wall. Staff also asks to review

the placement of the HVAC and other utilities, as well as any fencing and other permanent site features not indicated on the submitted plans.

Outbuildings. The applicant is proposing a one-story, three-bay outbuilding. The outbuilding will not contain a detached accessory dwelling unit. See the attached "DADU and Outbuilding Worksheet" for the specifics as to how the outbuilding meets the design guidelines.

The outbuilding will have a footprint of seven hundred and forty-eight square feet (748 sq.ft.). Base zoning requires that outbuildings with footprints greater than seven hundred square feet (700 sq. ft.) be place a minimum of twenty feet (20') from the rear property line and five feet (5') from the side property lines. The proposed outbuilding requires setback determinations for the rear and the west side property lines. The applicant is proposing to place the outbuilding ten feet (10') from the rear property line and three feet (3') from the west side property line. Staff finds that the proposed setbacks are appropriate because historically, outbuildings like this one were situated close to, and often on, the rear and side property lines. The Edgefield neighborhood has many new and historic outbuildings that have similar setbacks to what is proposed.

The materials for the proposed outbuilding will be similar to those of the infill. The materials include smooth face cement fiberboard siding with a five inch (5") reveal, architectural fiberglass shingles, steel vehicular doors, and concrete block foundation. Staff asks to review and approve the shingle color and final door selection prior to purchase and installation of these materials. Staff finds that the proposed outbuilding meets Section III.B.2.h. of the design guidelines.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the materials of the porch floor and steps, walkways, and rear paving materials;
4. Staff review and approve the design and materials of the rear retaining wall and all other site features; and
5. 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 Section III.B.2. of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*.

Context Photos

House next door at 927 Russell Street.

House next door at 923 Russell Street.

929 Russell Street, to the east of the site.

931 Russell Street, to the east of the site.

Across the street and to the west of the site.

Across the street and to the east of the site.

OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay's design guidelines for additional design requirements.

Section I: General requirements for DADUs and Outbuildings

The answer to each of these questions must be "yes" for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Section II: General Requirements for DADU

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be "no."

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn't zoned two-family or doesn't have adequate square footage to be a legally conforming lot.)		N/A
Are there other accessory buildings on the lot that exceed 200 square feet?		N/A
Is the property zoned single-family?		N/A
Are there already two units on the property?		N/A
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		N/A
Is the planned conditioned living space more than 700 square feet?		N/A

*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx

Section III: Site Planning

To determine the appropriate location of the outbuilding or DADU, complete the information below for "proposed" and compare to the minimums allowed.

	MINIMUM	PROPOSED
Space between principle building and DADU/Garage	20'	30'
Rear setback	3'	10'
L side setback**	3'	3'
R side setback**	3'	14'
How is the building accessed?	From the alley or existing curb cut	Rear/Alley

**If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10'.

Section IV: Massing Planning

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	35'	25'	16'
Eave Height	22'	1 story 10' or 2 story 17'	8'

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

One-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,000 sq. ft.		748 sq. ft.

Or

Two-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	40% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	550 sq. ft.	1,000 sq. ft.		N/A

Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.

Please see design guidelines for information about materials and detailing.

Van Pond Architect PLLC

May 4, 2015

EXTERIOR COLOR/FINISH SELECTIONS FOR 925 RUSSELL STREET
HISTORIC ZONING COMMISSION SUBMITTAL

Exposed Foundations:
Split-Face Concrete Masonry Units
Integral Grey Color - No Finish.

Brick Front Porch Columns:
General Shale "Innsbrook" Queen Size Brick / Grey Mortar
Integral Color(s) - No Finish.

Aluminum-Clad Wood Windows - Sash Color
Pella "Portobello" AAMA 2603 Coating on Aluminum Cladding.

Lap Siding Paint Color
Sherwin-Williams #SW-0014 "Sheraton Sage"

Trim (Eaves, Corner Boards, Casings, Etc.) Paint Color
Sherwin-Williams #SW-2822 "Downing Sand"

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37203

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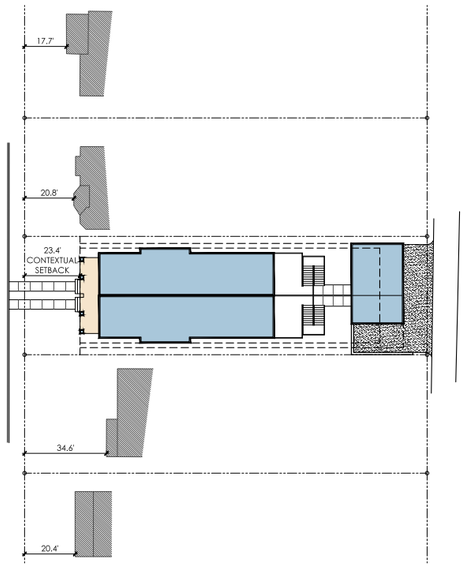
Van Pond Architect PLLC

Brackets, Front Doors
Sherwin-Williams #SW-2856 "Fairfax Brown"

Upper Frieze Board at Eave
Sherwin-Williams #SW-2814 "Rookwood Antique Gold"

Aluminum Gutters and Downspouts
Spectra Metal Sales "Terratone"



AVERAGE SETBACK TO NEIGHBORING HOUSE

20.4'
34.6'
20.8'
17.7'

23.4'

Contextual Site Diagram

Project Property Information + Contacts

OWNER:
WOODLAND STREET PARTNERS,LLC
408 TAYLOR STREET
NASHVILLE, TENNESSEE 37208

PROPERTY INFORMATION:
DAVIDSON COUNTY PARCEL ID# 08216011400

ADDRESS: 925 RUSSELL STREET
NASHVILLE, TENNESSEE 37206

DESCRIPTION: LOT 56 CARTWRIGHT SUB PAYNE

LOT AREA: 8,500 S.F. / 0.19 AC +/-

ZONING: RB - ONE AND TWO FAMILY 8,000 SQ. FT. LOT
OV-UZO - URBAN ZONING OVERLAY
OV-HPR - HISTORICAL PRESERVATION OVERLAY

PROJECT CONTACTS:

ARCHITECT: VAN POND, JR., AIA
VAN POND ARCHITECT, PLLC.
2929 SIDCO DRIVE
SUITE 105
NASHVILLE, TENNESSEE 37204

PHONE: (615) 499-4387
E-MAIL: VPOND@VANPONDARCHITECT.COM

Area Calculations

BUILDING FOOTPRINT AREAS - UNIT A + B:

NEW UNIT A BUILDING FOOTPRINT (GSF):	1,503 S.F.
NEW UNIT B BUILDING FOOTPRINT (GSF):	1,503 S.F.
NEW GARAGE BUILDING FOOTPRINT (GSF):	748 S.F.
TOTAL FOOTPRINT AREA (GSF):	3,754 S.F.

BUILDING COVERAGE CALCULATIONS- UNIT A + B:

ALLOWABLE BUILDING COVERAGE FOR RB ZONING IN DAVIDSON COUNTY: 50% (8,500 S.F. X 0.45)	3,825 S.F.
TOTAL BUILDING FOOTPRINT AREA (GSF):	3,754 S.F.

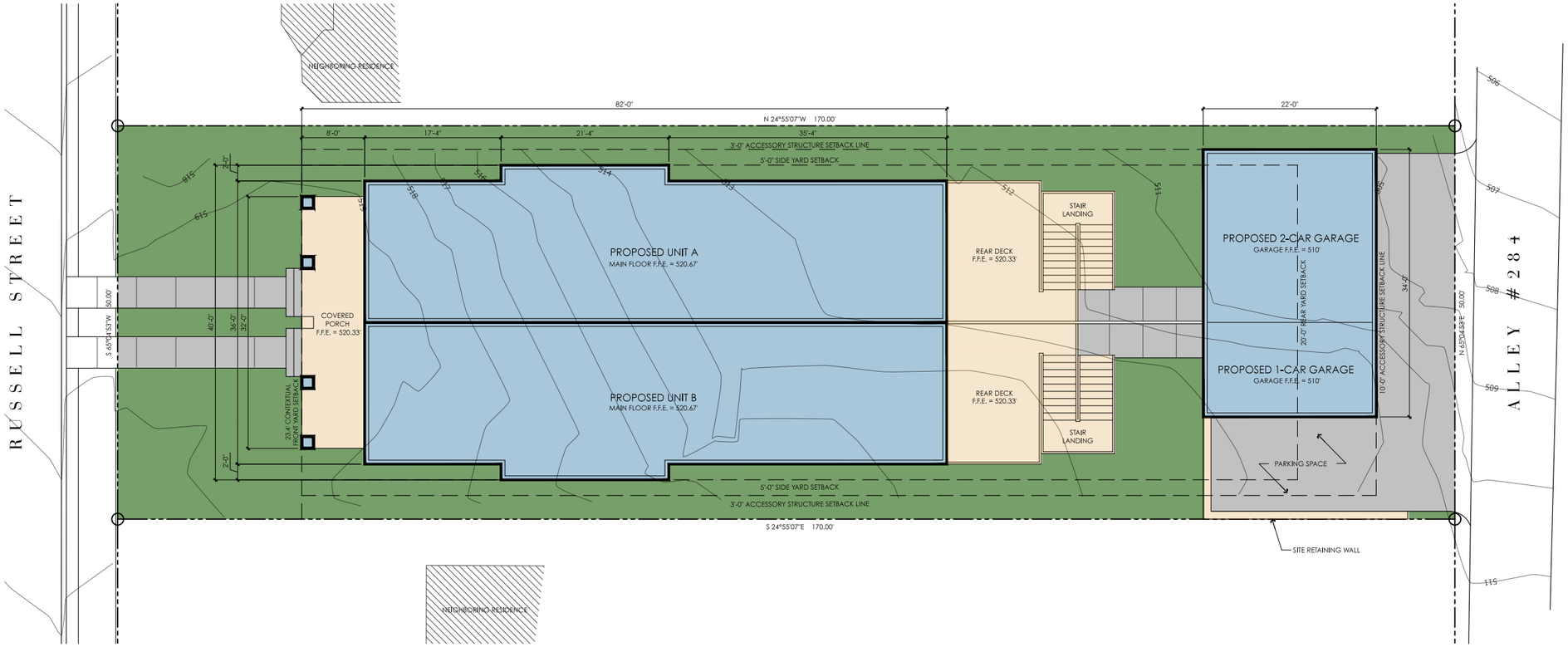
Impervious Surface Area Calculations

EXISTING IMPERVIOUS SURFACE AREA:

EXISTING HOUSE + PORCH IMPERVIOUS AREA (GSF):	1,079 S.F.
EXISTING WALKWAYS IMPERVIOUS AREA (GSF):	124 S.F.
TOTAL EXISTING IMPERVIOUS AREA (GSF):	1,203 S.F.

NEW CONSTRUCTION IMPERVIOUS SURFACE AREA:

NEW HOUSE + PORCH IMPERVIOUS AREA (GSF):	3,754 S.F.
NEW DRIVEWAY IMPERVIOUS AREA (GSF):	707 S.F.
NEW TERRACE + WALKWAY IMPERVIOUS AREA (GSF):	339 S.F.
TOTAL NEW IMPERVIOUS AREA (GSF):	4,800 S.F.
TOTAL LOT AREA:	8,500 S.F.
PROPOSED CONSTRUCTION LOT COVERAGE PERCENTAGE:	56.5%
TOTAL PROPOSED ADDITIONAL IMPERVIOUS SURFACE AREA IN ADDITION TO EXISTING:	3,597 S.F.



NORTH

Proposed Site Plan Layout

A NEW TWO-FAMILY RESIDENCE AT:

925 Russell Street

Nashville, Tennessee 37206

HISTORIC ZONING COMMISSION SUBMITTAL DRAWINGS

04 May 2015

VPA
Van Pond Architect, PLLC
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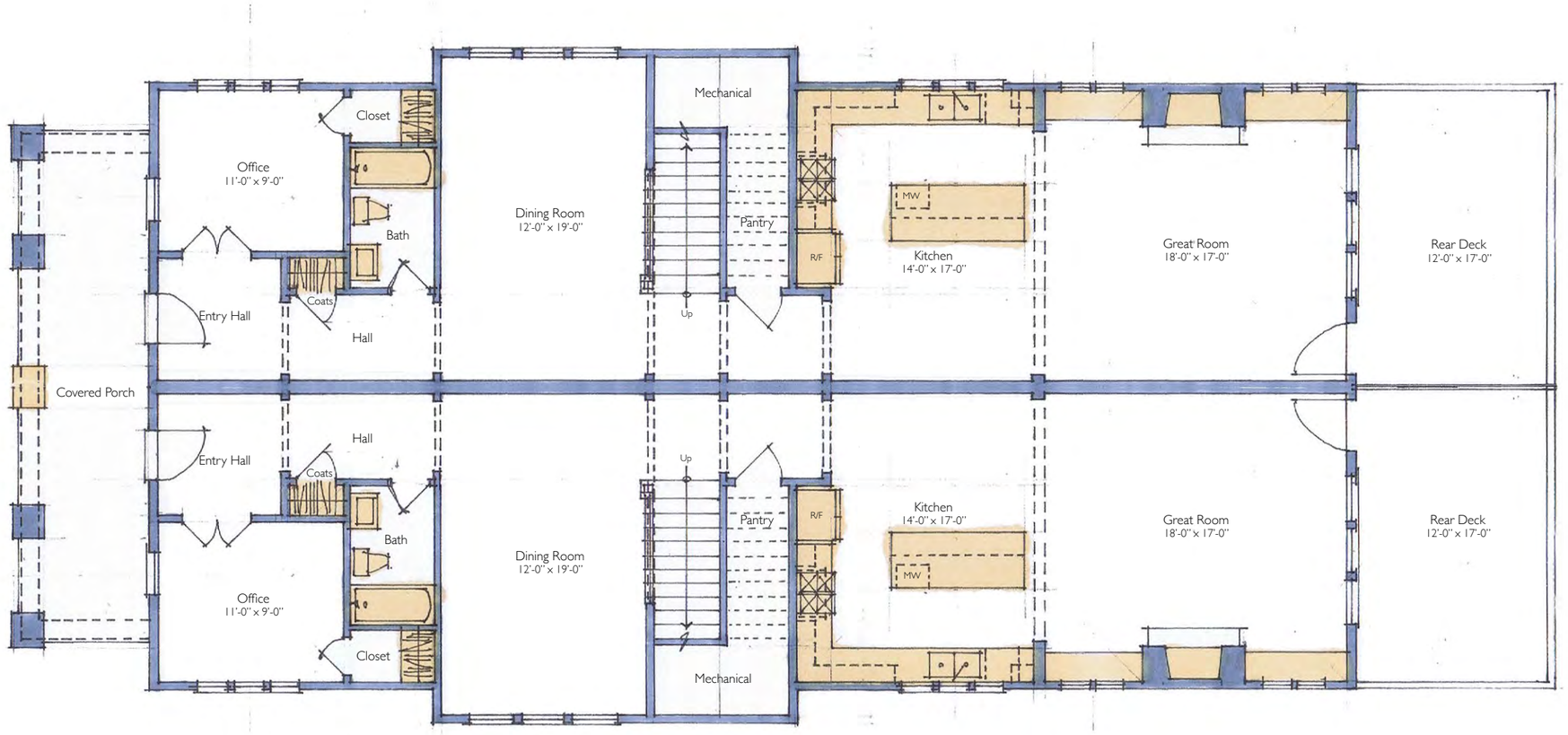

Proposed Main Floor Plan

HURON

Area of Unit A Main Floor:	1,339 S.F.
Area of Unt A Upper Floor:	1,247 S.F.
Total Area of Unit A:	2,586 S.F.
Area of Unit B Main Floor:	1,339 S.F.
Area of Unt B Upper Floor:	1,247 S.F.
Total Area of Unit B:	2,586 S.F.

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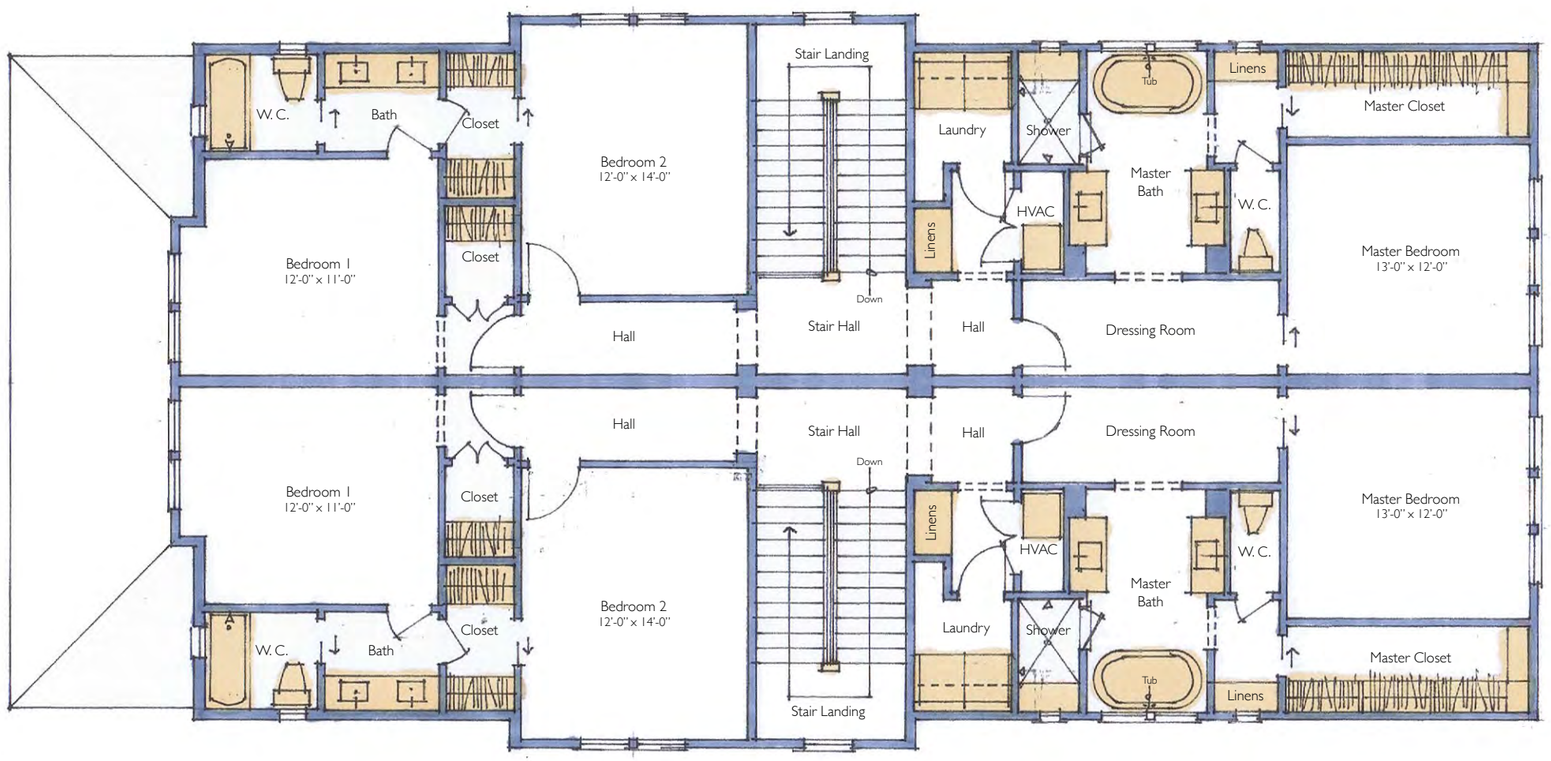

Proposed Upper Floor Plan

NORTH

Area of Unit A Main Floor:	1,339 S.F.
Area of Unt A Upper Floor:	1,247 S.F.
Total Area of Unit A:	2,586 S.F.
Area of Unit B Main Floor:	1,339 S.F.
Area of Unt B Upper Floor:	1,247 S.F.
Total Area of Unit B:	2,586 S.F.

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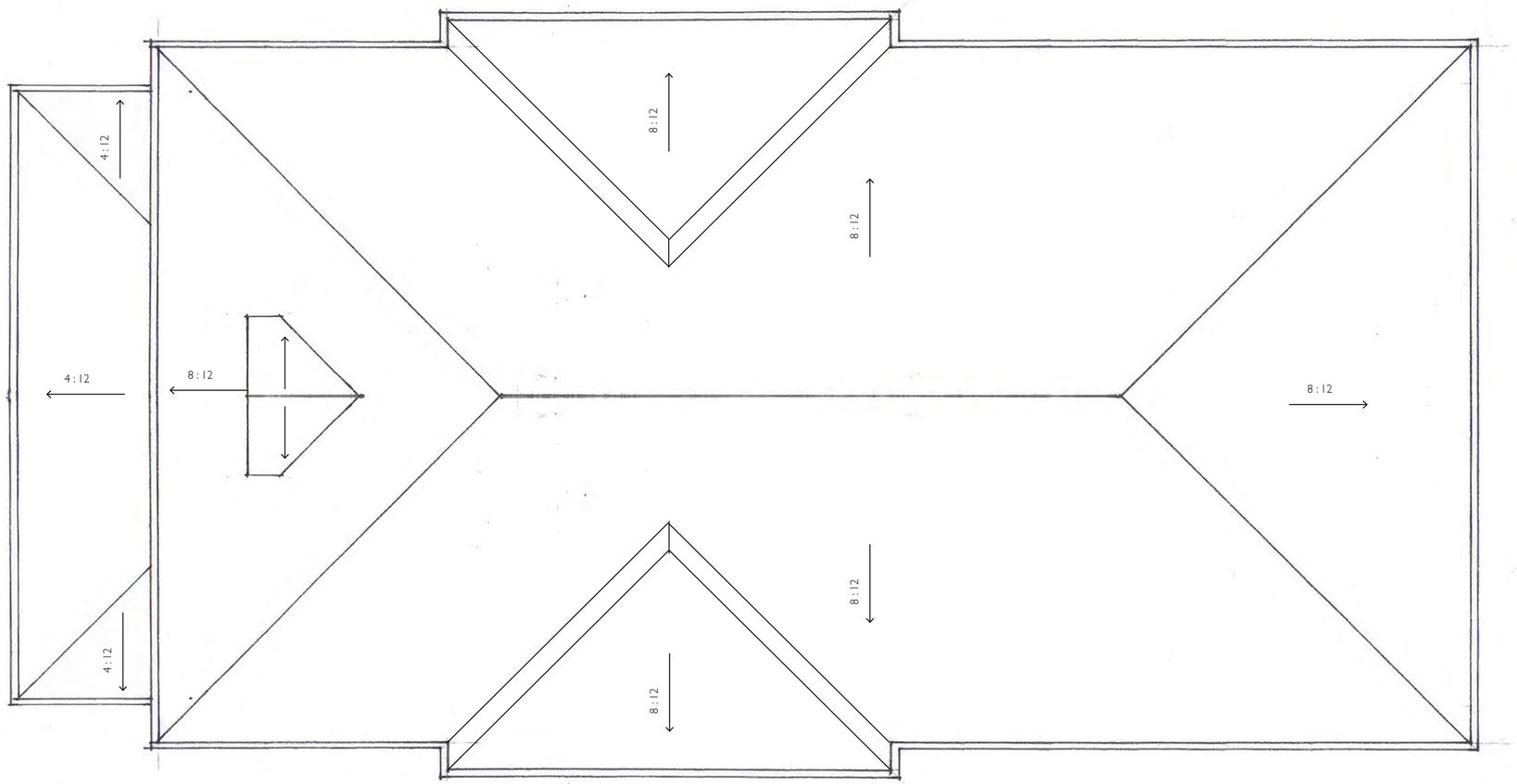

Proposed Roof Plan

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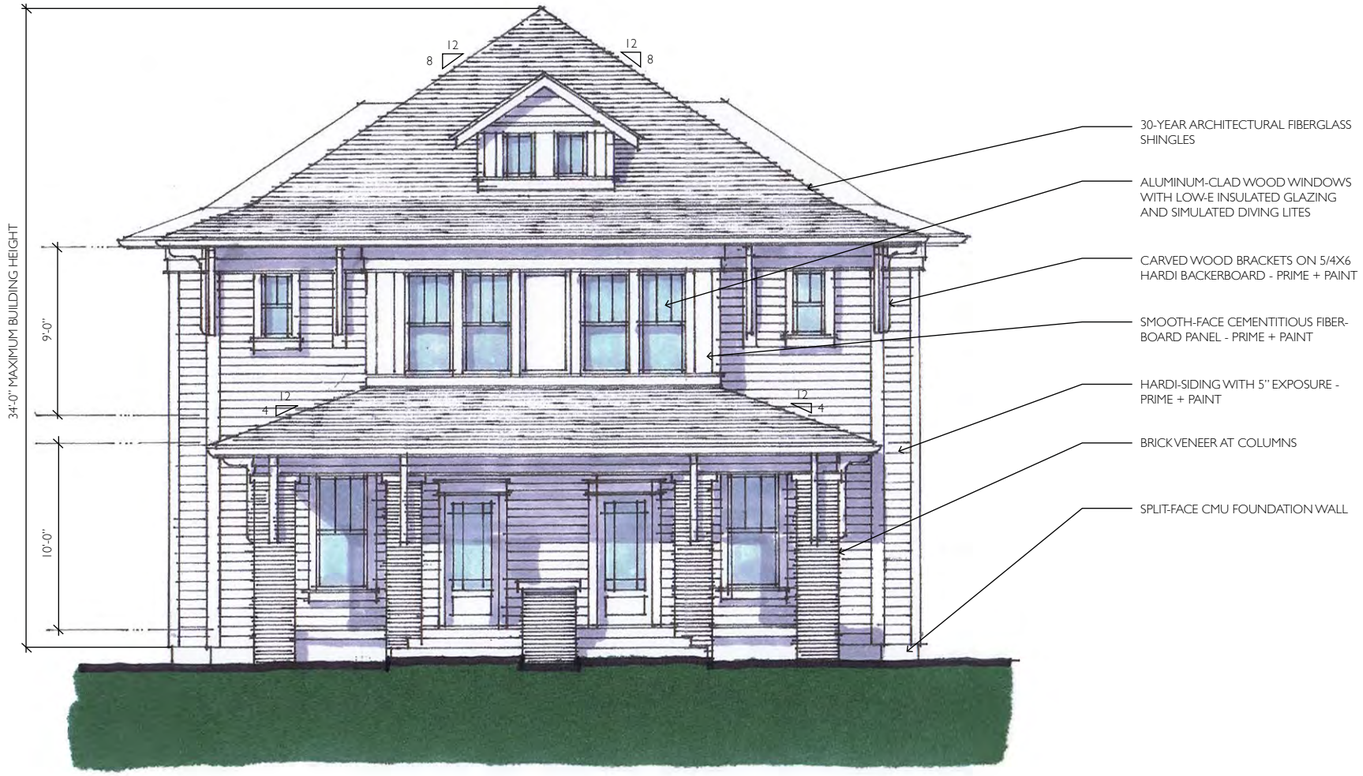

Proposed Front (South) Elevation

A NEW TWO-FAMILY RESIDENCE AT:

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Proposed West Elevation (East Elevation Opposite Hand)

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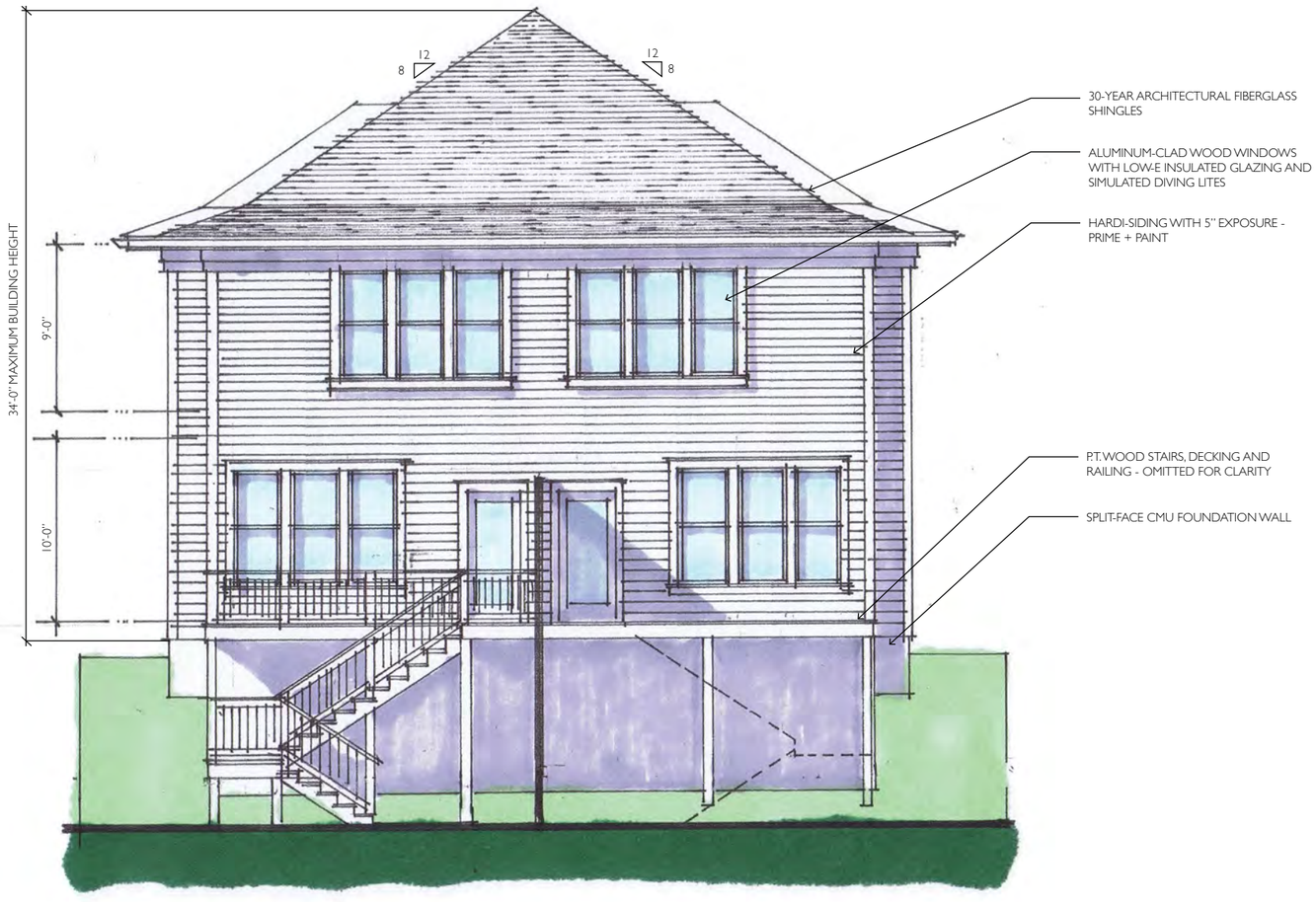

Proposed Rear Elevation

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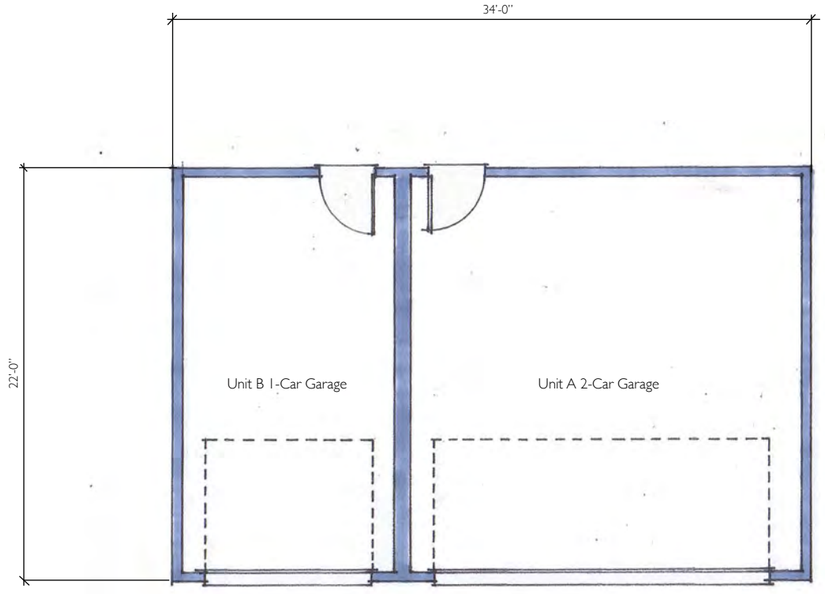
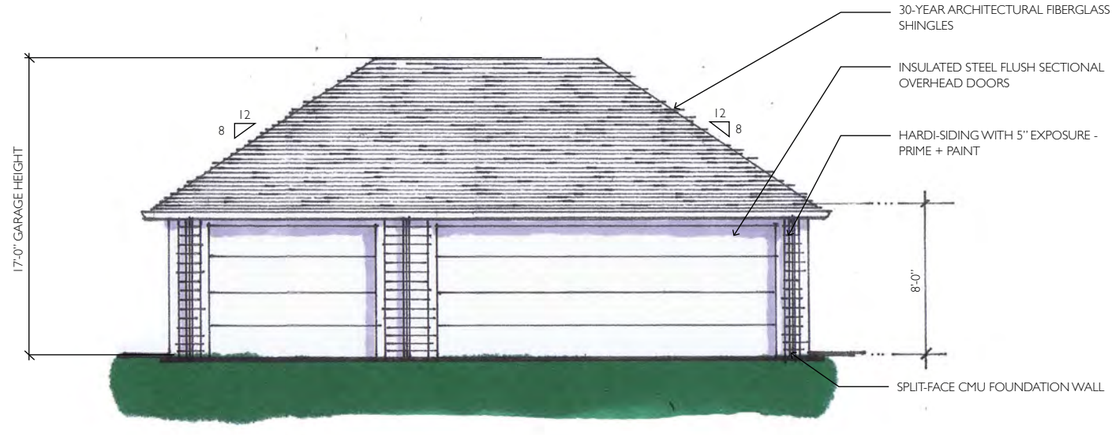
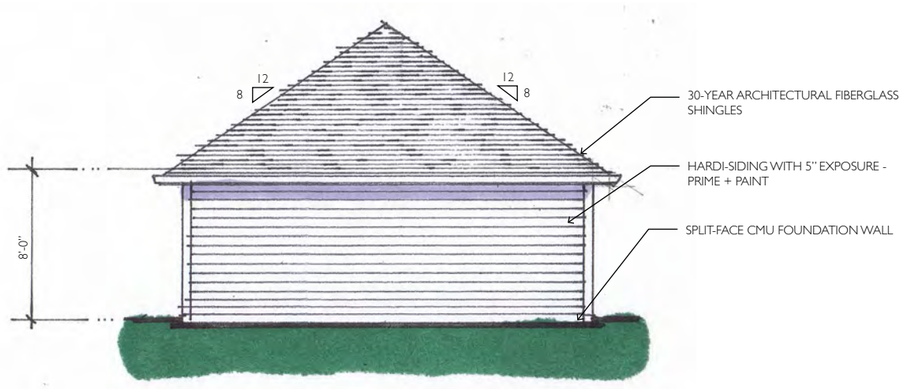


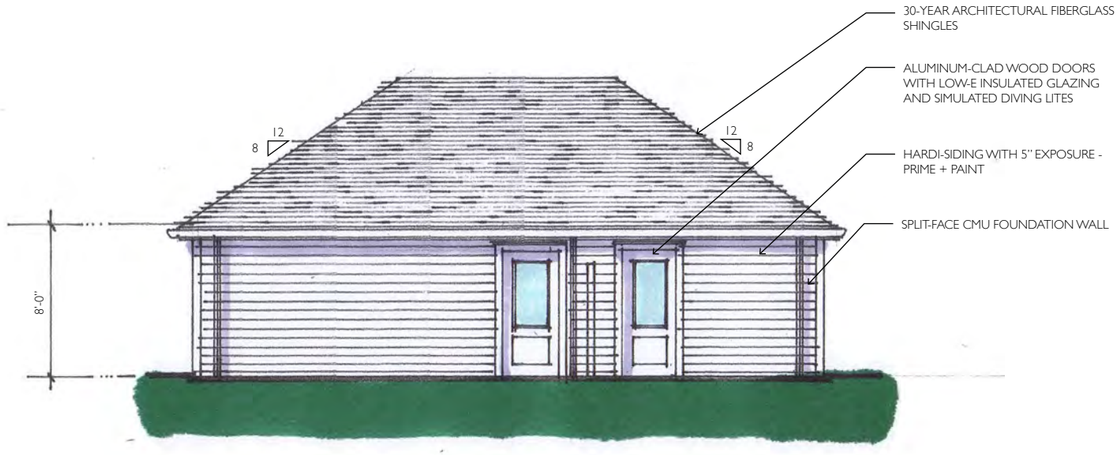
Proposed Garage Plan



Proposed Garage Rear Elevation (Facing Alley)



Proposed Garage Sides Elevation



Proposed Garage Front Elevation (Facing House)

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