



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 210 South 10th Street June 17, 2015

Application: Preliminary SP Review
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08216016600
Applicant: Mitch Hodge
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: Applicant proposes to construct eight (8) units as townhomes and single-family homes at the corner of South 10th and Russell Streets. The project requires rezoning to a Specific Plan (SP). This proposal is for approval of the overall massing only and, if the rezoning is approved by the Planning Commission, the applicant will return for final approval of details.

Recommendation Summary: Staff recommends approval with the conditions that:

- The rear portion of unit 1 shall not exceed one and one-half stories;
- None of the units shall exceed thirty-five feet (35') from grade to ridge;
- If the SP is approved by the Planning Commission, the applicant will return to the Commission with a second application for review of materials; windows and doors; proportion and rhythm of openings; orientation, porches, balconies and awnings; appurtenances and utility locations; signage; and the overall detailing of the proposal.

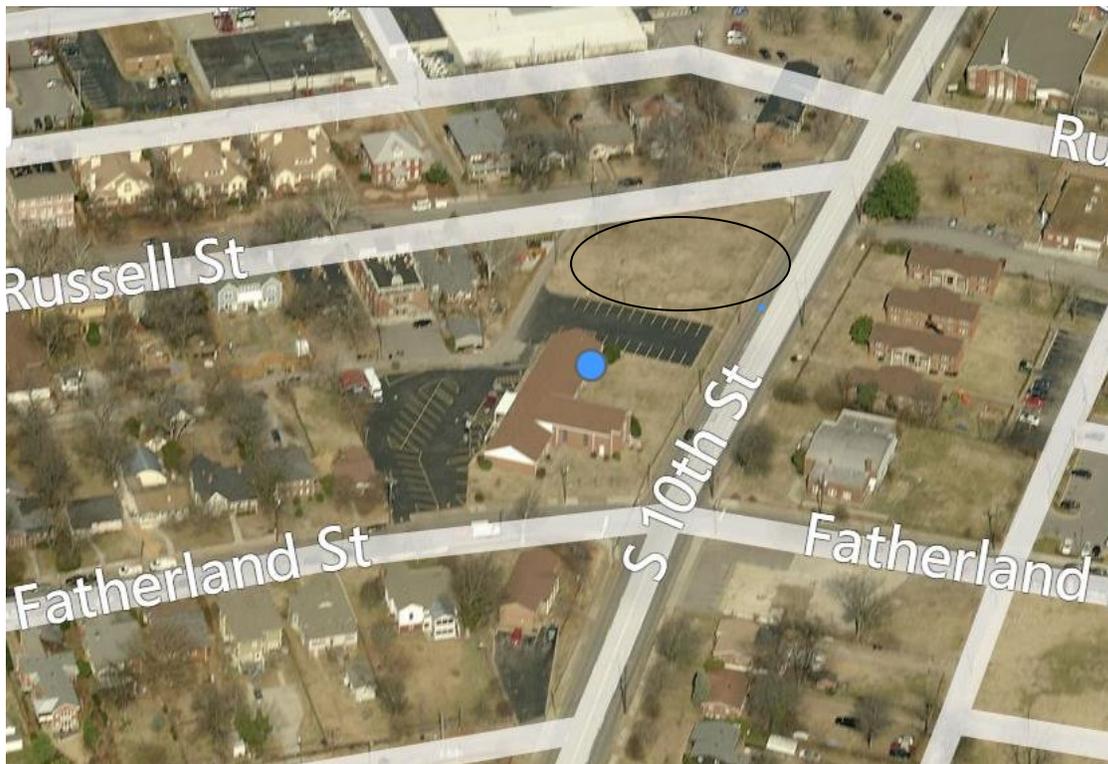
With these conditions, Staff finds the massing of the project to meet the design guidelines for new construction in the Edgefield Historic Preservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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.

Background: Applicant proposes to construct 8 units as townhomes and single-family homes at the corner of South 10th and Russell Streets. The project requires a rezoning to a Specific Plan (SP). This proposal is for approval of the overall massing only and, if the rezoning is approved by the Planning Commission, the applicant will return for final approval of details.

The proposed multi-family development would be constructed on a portion of the 210 South 10th Street that is vacant and to be subdivided. The church and parking lot, already on this lot, will remain. The property has alley access from South 10th Street.

Analysis and Findings:

Setback: Russell Street is twenty-feet (20') which is similar to other front setbacks on the opposite side of Russell Street. The front setback on South 10th Street is approximately six feet (6') which is similar to other new construction approved across the street on South 10th Street. There is no historic context on South 10th Street. Staff found the proposed setbacks to be appropriate.

Rhythm of Spacing: On Russell Street, the proposed buildings are approximately thirty-foot wide with ten feet (10') between buildings, which meets the historic context where buildings range between thirty feet and forty feet (30' - 40') in width. Unit 1 has a rear portion that extends beyond the side wall of the principle massing of the building and sits back from the front wall by thirty feet (30'). Staff recommends that this portion be one or one and one-half stories to mitigate the additional massing, as seen from the street and the impact of the additional massing on the lot to the right. On South 10th Street, the rhythm of spacing is more flexible because of the lack of historic context. Here the proposed buildings are twenty-two feet (22') wide with approximately six feet (6') between them.

Height: At this time, the foundation heights are unknown. From grade to ridge, the two buildings facing Russell Street are approximately thirty-eight feet (38') from grade. Staff recommends that these buildings not exceed thirty-five feet (35'), which is the tallest building, both historic and new construction, in the immediate vicinity. On South 10th Street, the buildings are between thirty and thirty six feet (30'-36') tall from grade. Staff recommends that the buildings not exceed thirty-five (35') feet from grade, as seen from the street.

Building & Roof Shape: The single-family homes will have 7/12 pitched hipped roofs, as typical of historic two-story homes in the area. The corner three units will have a flat roof, as typical of historic townhomes and commercial buildings found in the district.

Orientation: The exact orientation of the individual buildings is not specified at this time. The vehicular entrance will be from the alley with parking within the buildings and uncovered parking along the interior lot line, behind the buildings facing South 10th Street. There are no planned curb cuts. The vehicular entrance and parking is appropriate.

Recommendation:

Staff recommends approval with the conditions that:

- The rear portion of unit 1 shall not exceed one and one-half stories;
- None of the units shall exceed thirty-five feet (35') from grade to ridge;
- If the SP is approved by the Planning Commission, the applicant will return to the Commission with a second application for review of materials; windows and doors; proportion and rhythm of openings; orientation, porches, balconies and awnings; appurtenances and utility locations; signage; and the overall detailing of the proposal.

With these conditions, Staff finds the massing of the project to meet the design guidelines for new construction in the Edgefield Historic Preservation Zoning Overlay.

ATTACHMENT A: PHOTOGRAPHS



Corner of South 10th Street and Russell Street, project location.



Church to the left of the project on South 10th Street.

Context on Russell Street:



Historic one-story home directly across Russell Street from the proposed project.



Historic one-story home directly across Russell Street from the proposed project.



Non-historic home on Russell Street, immediately to the right of the proposed project.



Example of two-story buildings found in the 900 block of Russell Street.



Example of two-story buildings found in the 900 block of Russell Street.

Context on South 10th Street:



Across Russell Street from the proposed project, facing South 10th Street.



New construction across South 10th Street from the proposed project.



Across South 10th Street from the proposed project.



Across South 10th Street from the church that will remain.



1
A-1
SITE PLAN
1" = 40'-0"

SITE AREA -
25,077 sq. ft.,
.58 acre

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TOWNHOMES AT
SOUTH 10TH & RUSSELL
NASHVILLE, TN 37206

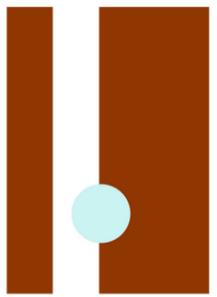
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SITE PLAN
A-1
PROJECT : 1465
DATE: 06.09.15



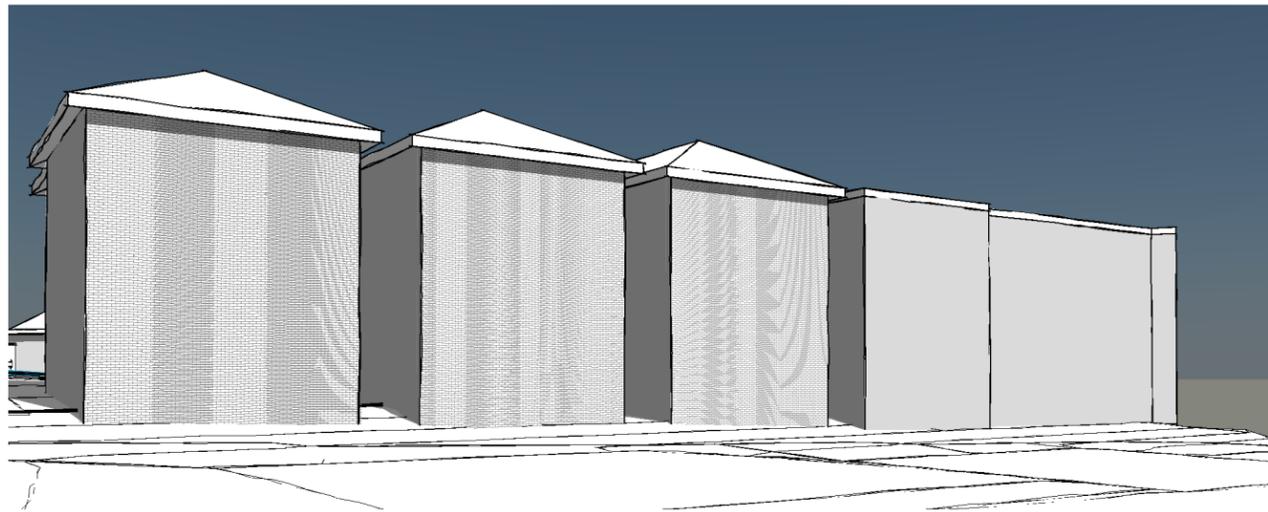
NOTE: BUILDING ELEVATIONS SHOWN ARE FOR MASSING PURPOSES ONLY. DESIGN DEVELOPMENT WILL BE PRESENTED IN A SUBSEQUENT SUBMITTAL

4 SOUTH 10TH ST.
A-2 1/16" = 1'-0"

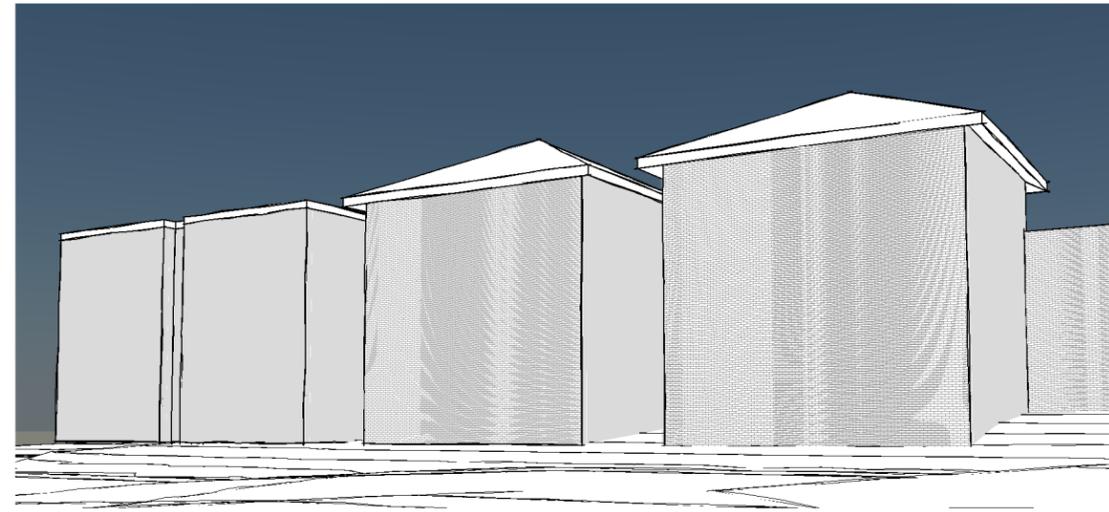


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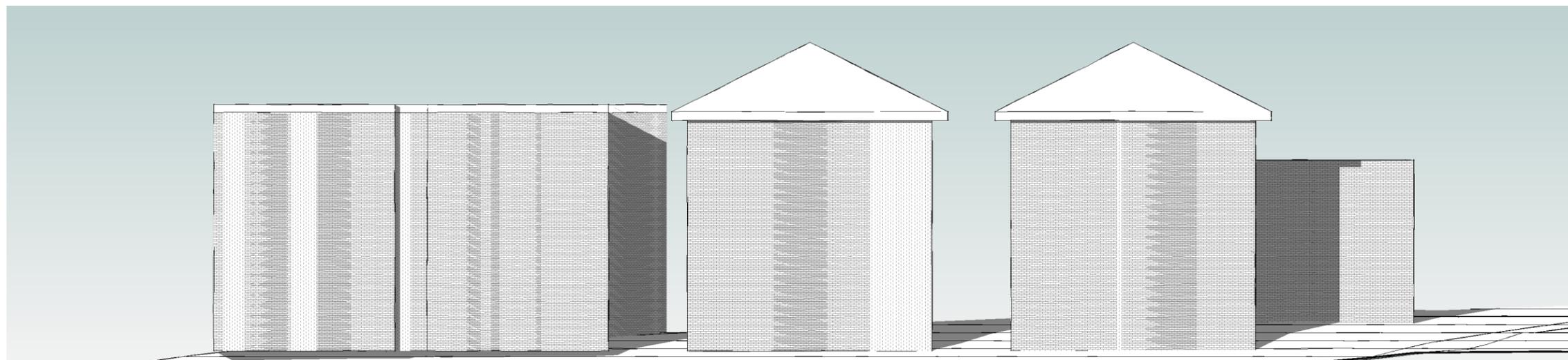
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3 SOUTH 10TH looking NORTH
A-2



2 RUSSELL looking EAST
A-2



1 RUSSELL STREET
A-2 1/16" = 1'-0"

TOWNHOMES AT
SOUTH 10TH & RUSSELL
NASHVILLE, TN 37206

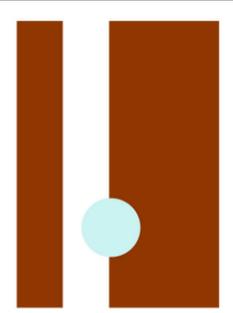
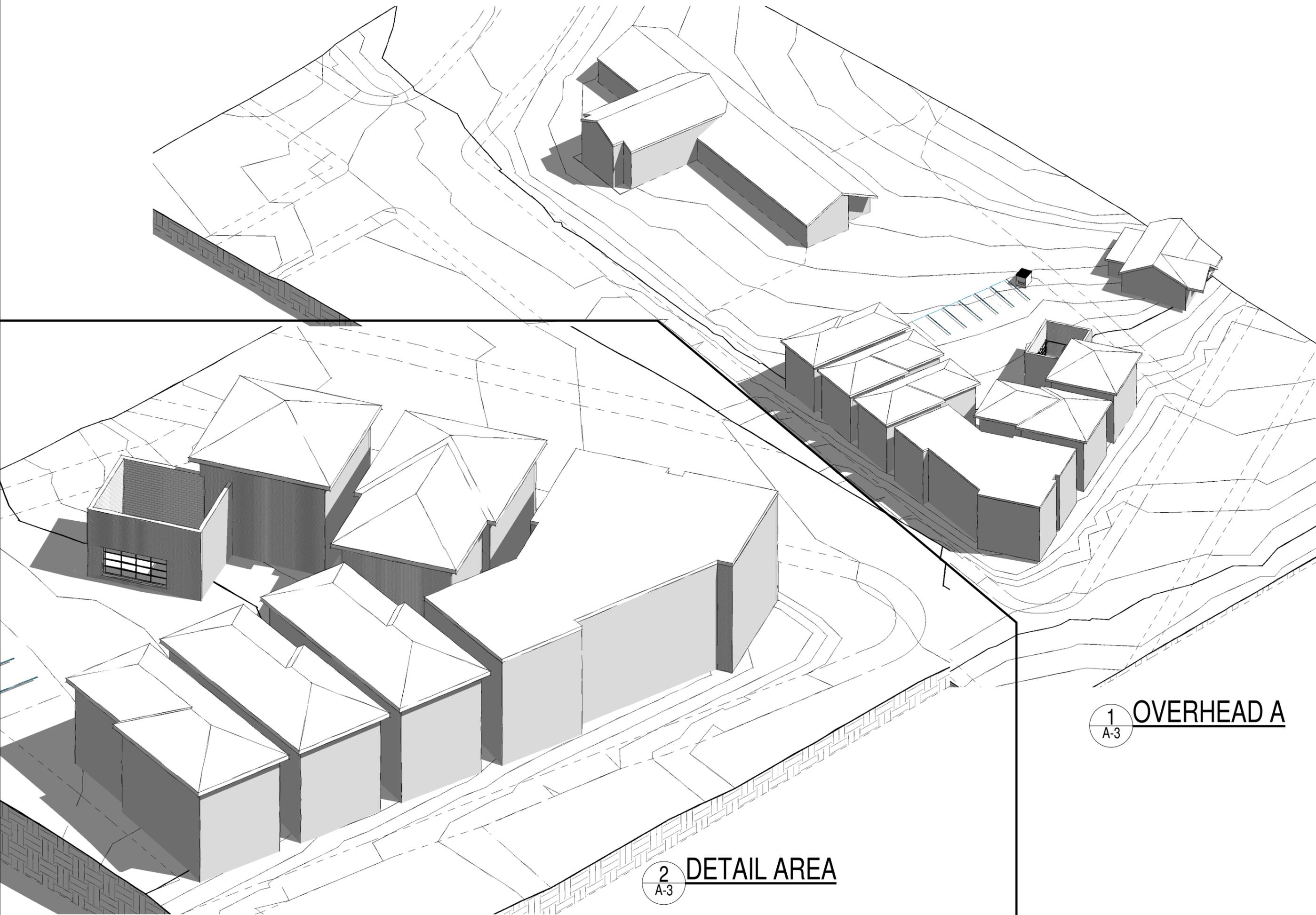
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ELEVATIONS

A-2

PROJECT : 1465

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TOWNHOMES AT
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IEWS

A-3

PROJECT : 1465
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1 OVERHEAD A
A-3

2 DETAIL AREA
A-3