



**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**  
**210 South Tenth Street**  
**August 19, 2015**

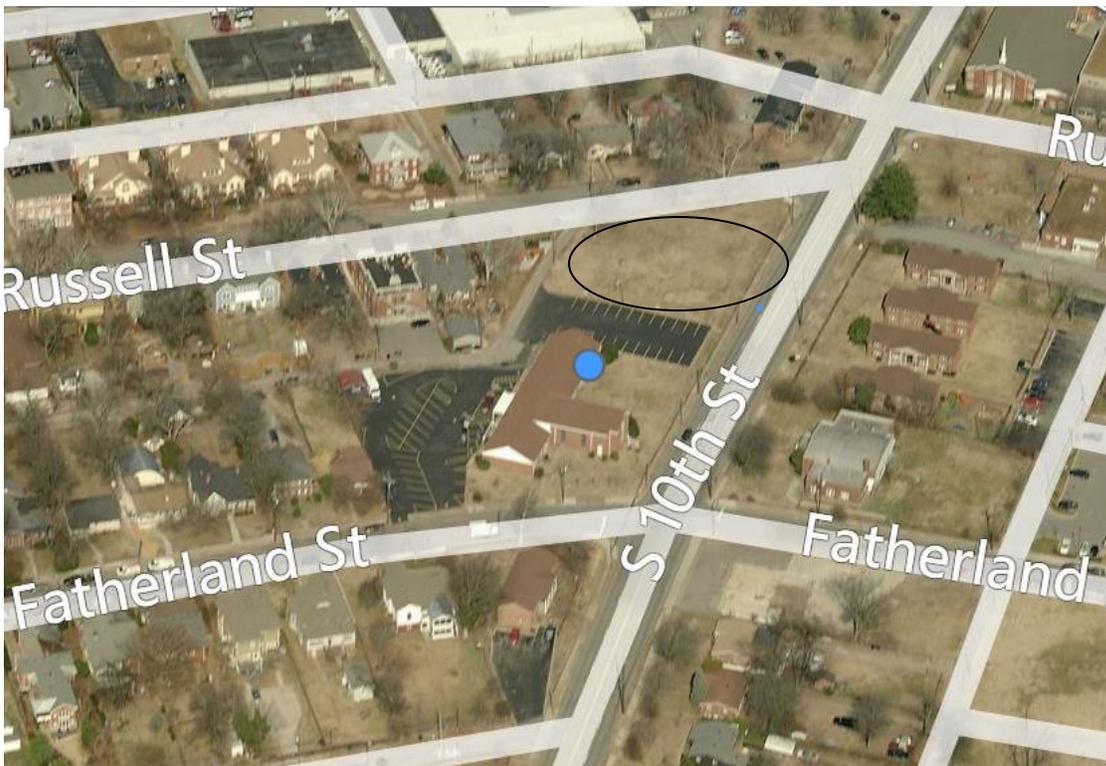
**Application:** New construction-infill  
**District:** Edgefield Historic Preservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08216016600  
**Applicant:** Mitch Hodge  
**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

<p><b>Description of Project:</b> Applicant proposes to construct eight (8) units as townhomes and single-family homes at the corner of South Tenth and Russell Streets. The project requires rezoning to a Specific Plan (SP). The MHZC approved the preliminary plan on June 17, 2015 and the Council passed the project on second reading (public hearing) without opposition. If the final project is approved by MHZC, the permit will not be issued until the SP is approved by Council.</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the conditions that:</p> <ul style="list-style-type: none"> <li>• Staff approve final materials such as masonry, windows and doors, trim and porch materials and roof color;</li> <li>• New drawings be submitted prior to permitting that show a greater level of design detail; and,</li> <li>• HVAC be located on the rear façade, on a side façade beyond the midpoint of the house or, in some cases, on the roof.</li> </ul> <p>With these conditions, Staff finds project to meet the design guidelines for new construction in the Edgefield Historic Preservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

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

#### **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.*

#### **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:**

Applicant proposes to construct eight (8) units as townhomes and single-family homes at the corner of South Tenth and Russell Streets. The project requires rezoning to a Specific Plan (SP). The MHZC approved the preliminary plan on June 17, 2015 and the Council passed the project on second reading (public hearing). If the final project is approved by MHZC, the permit will not be issued until the SP is approved by Council.

Setbacks and rhythm of spacing, height, building and roof shapes were all reviewed by the MHZC as part of the preliminary proposal. The current proposal reflects the decision of the MHZC regarding those specific design guidelines, including all conditions, with the exception of the height of unit 1, which will be discussed in the analysis under “rhythm of spacing” and some minor alterations to roof forms discussed in the analysis under “roof shape.”

## **Analysis and Findings:**

Roof Shape: There are slight changes from the approved preliminary plan for the roof shapes. Units 4 and 5 now have a side-gable roof on the South 10<sup>th</sup> Street side and unit 3 has a side-gable roof form for a portion of the building that faces Russell Street, rather than flat roofs as originally planned. Either form is appropriate; however, the side-gable form helps to minimize the massing and so is considered an improvement.

Orientation: All units have primary entrances facing the street. The two-single family homes facing Russell Street have partial-with porches facing Russell Street. The porches are six feet deep, which has been a requirement of past projects. Staff recommends a condition that the porch posts have caps. Details of the porches are not evident with this level of drawing and staff recommends a condition that more detailed drawings be submitted before the permit is issued.

The corner commercial building has recessed entrances facing both South Tenth and Russell Streets. Parking and driveway orientation was approved as a part of the preliminary plan.

The project meets section II.B.2.e of the design guidelines.

Rhythm of Spacing: The proposal meets all the height requirements of the preliminary plan, with the exception of the rear portion of unit 1. For the preliminary review, Staff recommended and the Commission agreed, that the rear portion should be no more than one and one-half stories to mitigate the additional massing as seen from the street and the impact the additional massing would have on the lot to the right. The rear portion was originally planned as a garage on the ground floor and living space on the second floor. Because of grade constraints, lowering the height of the rear portion enough to meet the one and one-half requirement would mean moving the garage entrance to the right side of the primary massing of the house. The entrance off the side alley will be awkward and

the garage doors highly visible on Russell Street. The current proposal is the same height as the preliminary proposal; however, the roof form has been changed from a flat roof to a hipped roof which helps to minimize its massing. In addition, this portion of the house sits back thirty feet (30') from the front wall of the house. Staff recommends approval of the proposal with the full two-stories, finding that scenario to have less of an impact on the neighborhood than a side garage in the main massing of the house and because alterations have been made to its roof form, minimizing its massing.

Proportion and Rhythm of Openings: All windows are twice as tall as they are wide and are spaced in a manner that is consistent with the historic rhythm of openings found in the district. Paired windows have a 4"-6" mullion between them and the design of the windows is one-over-one, double hung. The project meets section II.B.2.f of the design guidelines.

Materials, Texture, Details, and Material Color: The foundation will be cut limestone, the siding brick and cement-fiber board-and-batten, and the roof will be asphalt shingle. The color of the roof was not indicated. Staff recommends approval of materials with the conditions that staff approve the color of the roofing, trim and porch materials, and the final make and model of windows and doors. With these conditions, the project meets section II.B.2.g of the design guidelines.

Appurtenances Related to New Construction: Sidewalks and associated landscaping will be approved by the Planning Department as part of the final review of the SP. No fences, lighting or street furniture were indicated on the plans. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house or, in some cases, on the roof. The project meets section II.B.2.i of the design guidelines.

**Recommendation:**

Staff recommends approval with the conditions that:

- Staff approve final materials such as masonry, windows and doors, trim and porch materials and roof color;
- New drawings be submitted prior to permitting that show a greater level of design detail; and,
- HVAC be located on the rear façade, on a side façade beyond the midpoint of the house or, in some cases, on the roof.

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 10<sup>th</sup> Street and Russell Street, project location.



Church to the left of the project on South 10<sup>th</sup> 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 10<sup>th</sup> Street:**



Across Russell Street from the proposed project, facing South 10<sup>th</sup> Street.



New construction across South 10<sup>th</sup> Street from the proposed project.

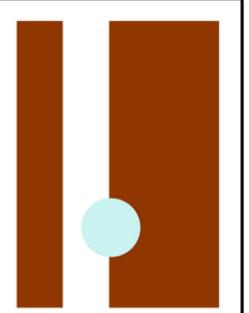


Across South 10<sup>th</sup> Street from the proposed project.



Across South 10<sup>th</sup> Street from the church that will remain.

1 SITE PLAN  
A-1  
1" = 20'-0"



S. MITCHELL  
**HODGE**  
ARCHITECTURE

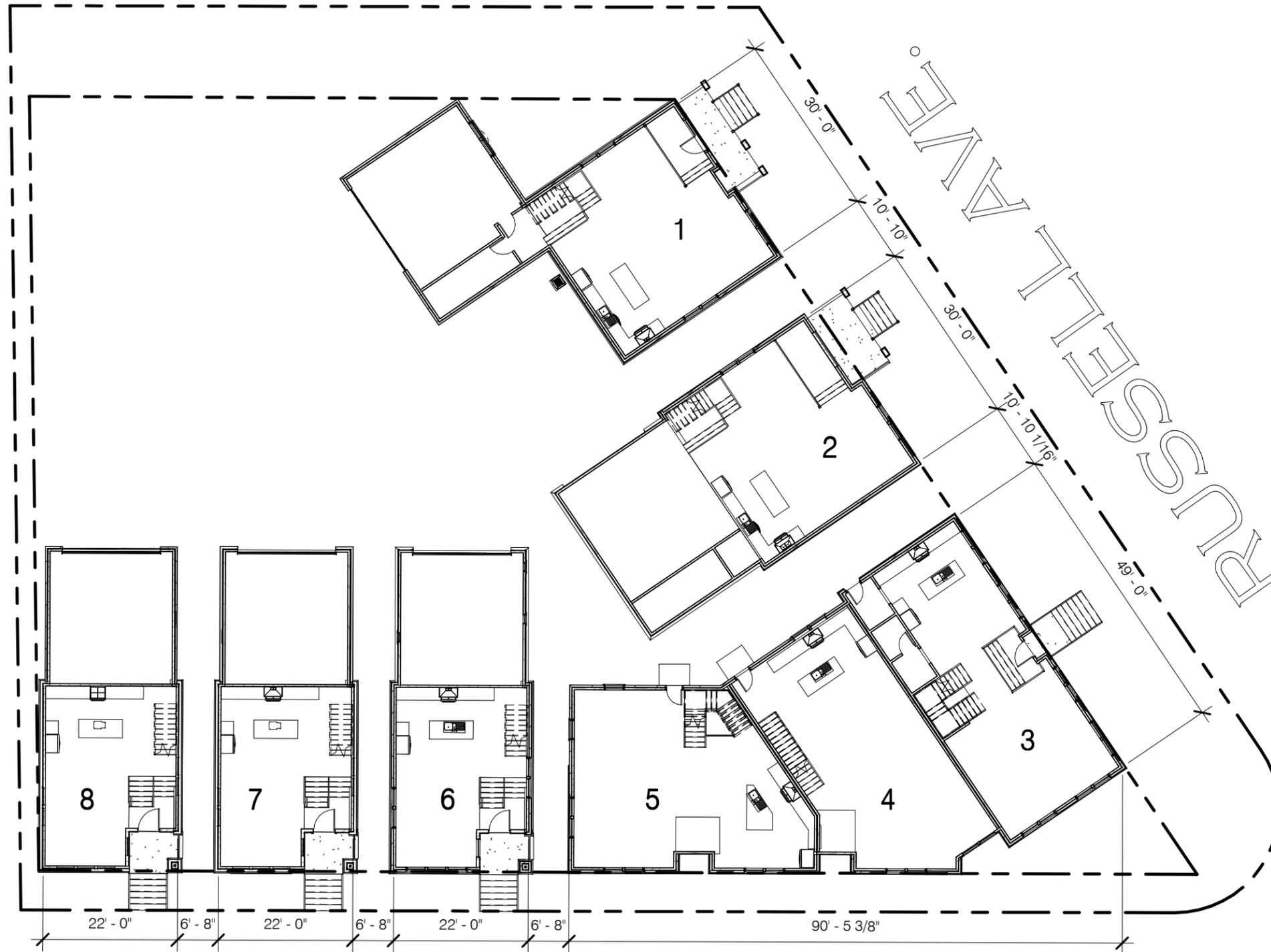
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TOWNHOMES AT  
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SITE PLAN  
**A-1**  
PROJECT : 1523  
DATE : 08.08.15  
REV





SOUTH 10TH ST.

RUSSELL AVENUE

1 MAIN LEVEL PLAN  
A-2 1" = 20'-0"

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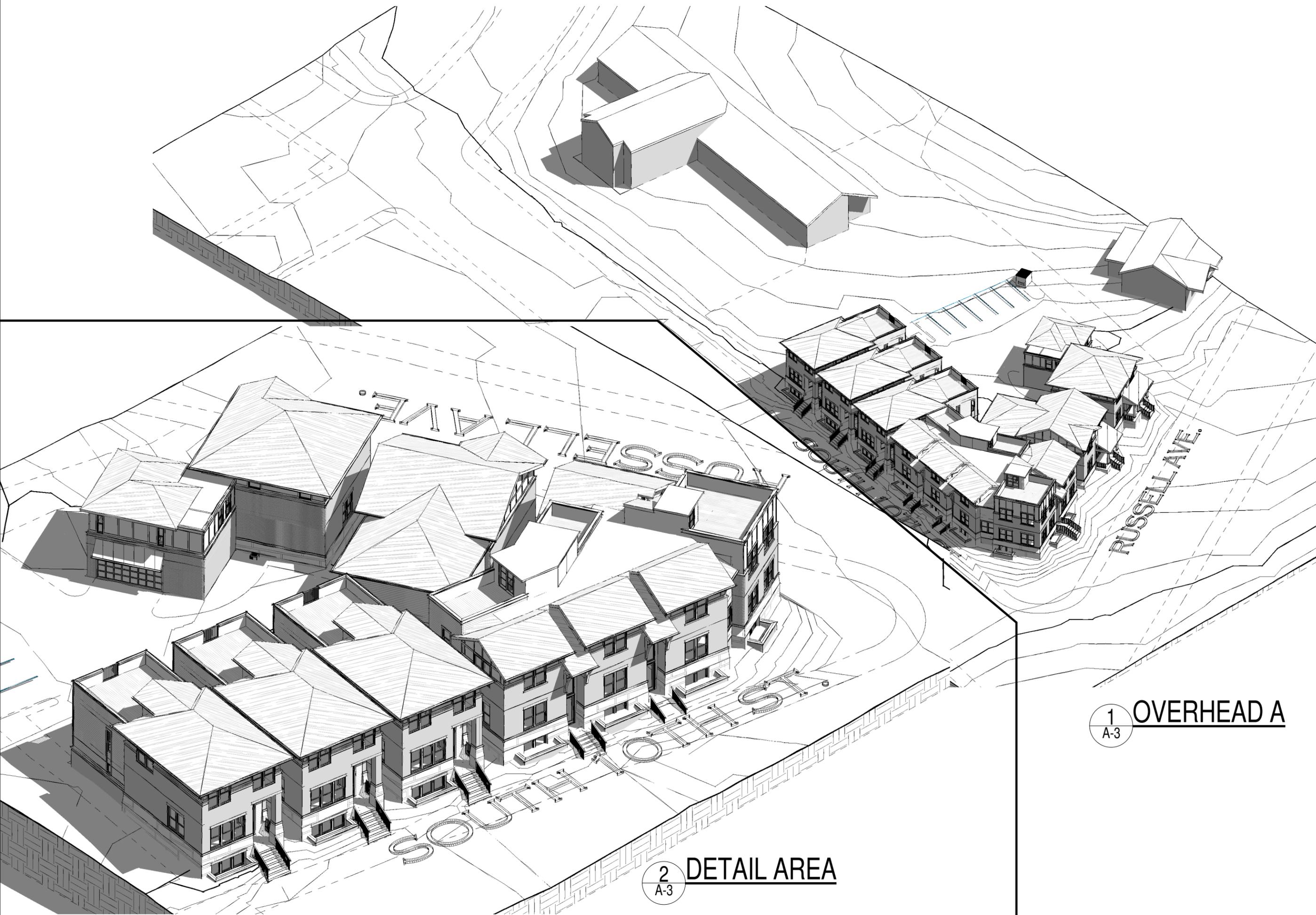
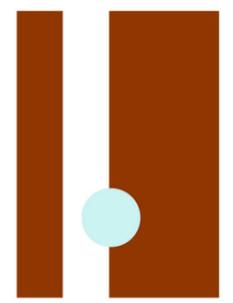
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MAIN LEVEL

**A-2**

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1 **OVERHEAD A**  
A-3

2 **DETAIL AREA**  
A-3

SITE OVERHEAD

**A-3**

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2 BACK - #6,7,8  
A-4



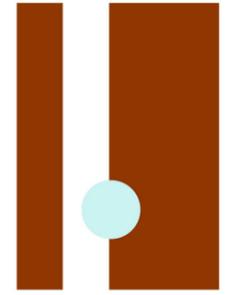
3 BACK #1,2  
A-4



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



1 RUSSELL STREET  
A-4 1/16" = 1'-0"



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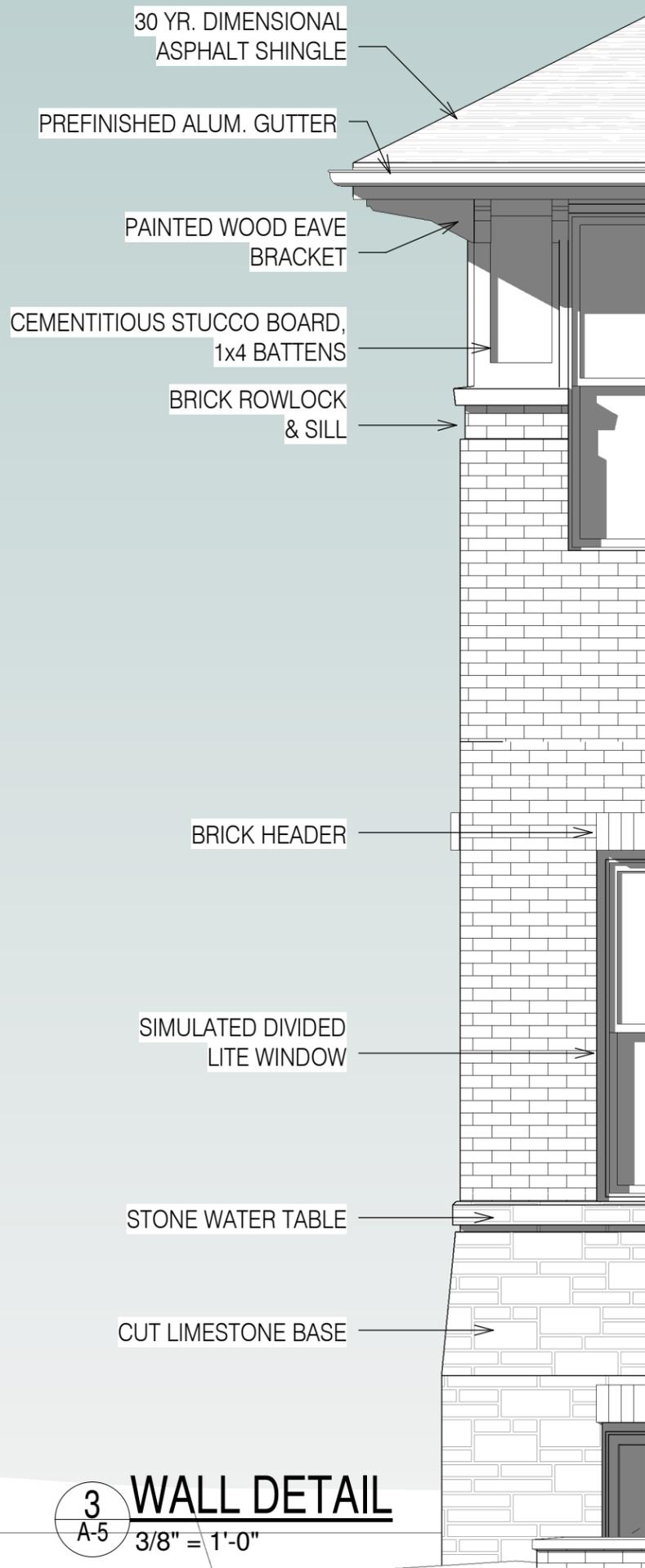
ELEVATIONS

**A-4**

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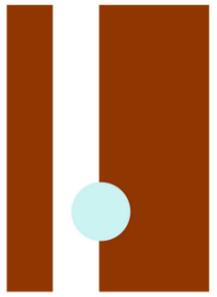
REV



**2 NORTHEAST CORNER**  
A-5



**1 SOUTHEAST CORNER**  
A-5



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IEWS, WALL DETAIL

**A-5**

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3 CORNER  
A-6



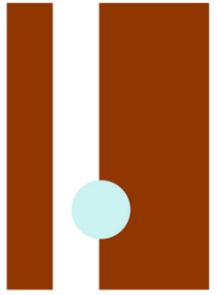
2 RUSSELL looking EAST  
A-6



4 BACK VIEW  
A-6



1 SOUTH 10TH looking NORTH  
A-6



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IEWS

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