

JOHN COOPER
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

STAFF RECOMMENDATION
1903 Russell Street
May 20, 2020

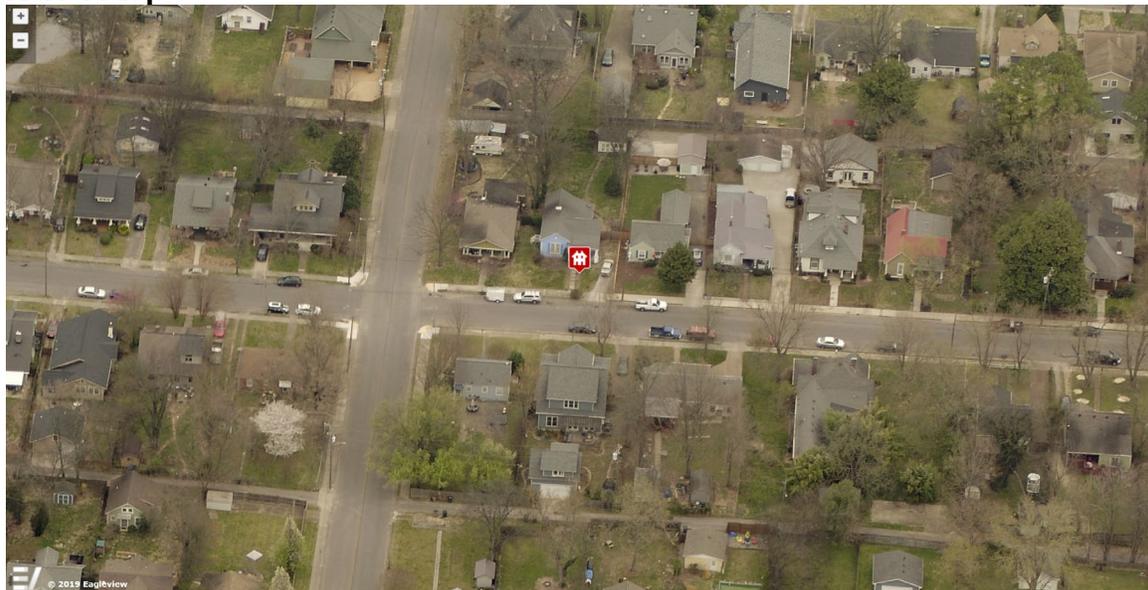
Application: New Construction—Infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08314009800
Applicant: Cheyenne Smith
Project Lead: Jenny Warren jenny.warren@nashville.gov

<p>Description of Project: Construct infill house to replace house demolished after the March 3, 2020 tornado.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 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. The front setback shall roughly match that of the house at 1905 Russell, to be verified by MHZC staff in the field; 3. Staff approve the final materials including: roofing color, stone, doors, windows and walkway materials, prior to purchase and installation; 4. A front walkway shall be added from the house to the sidewalk, and 5. The HVAC be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the proposed infill meets Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
--	---

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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.

For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.

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.

For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the

historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain 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*

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

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.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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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. Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate. Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

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.

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.

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 a new building 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.

, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

Utilities

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.

Public Spaces

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: 1903 Russell Street was severely damaged in the March 3, 2020 tornado. The house was considered a total loss, and MHZC staff issued an emergency demolition permit under the Rules of Order and Procedure VI.C.2.c, which allow for administrative issuance of demo permits for any structure that has become a major life-safety hazard.



Figure 1. 1903 Russell Street prior to the tornado.



Figure 2. 1903 Russell after the tornado



Figure 3. 1903 Russell Street after the tornado.

Analysis and Findings: The applicant plans to build infill to replace the house severely damaged in the March 3, 2020 tornado.

Height & Scale:

The proposed infill is a one-story house with a maximum height of about eighteen feet (18') from grade. Surrounding historic houses on comparably sized lots are one or one-and-a-half stories and between about twenty-two to twenty-six feet (22'-26') tall. The foundation will be about one foot, six inches (1'6") high. As is typical with infill, staff recommends that the finished floor height be field checked by staff to ensure that it is



consistent with finished floor heights in the immediate historic context. With this condition, staff finds that the proposed infill is appropriate in terms of height and form.

Figure 4. Proposed new construction – front elevation

The front elevation is proposed to be thirty-four feet (34') wide. After about twenty-four feet (24'), the right side elevation steps in two feet (2'), making the rear of the house slightly narrower at about thirty-two feet (32'). The historic context includes houses that range from about twenty-six to thirty-four feet (26'-34') wide. Staff finds that the proposed infill is appropriate in terms of width.

The proposed house will be about forty-six feet (46') deep and will have a total footprint of about one-thousand-five-hundred square feet (1,500sqft). There will be an uncovered deck at the rear measuring about ten by sixteen (10'x16').

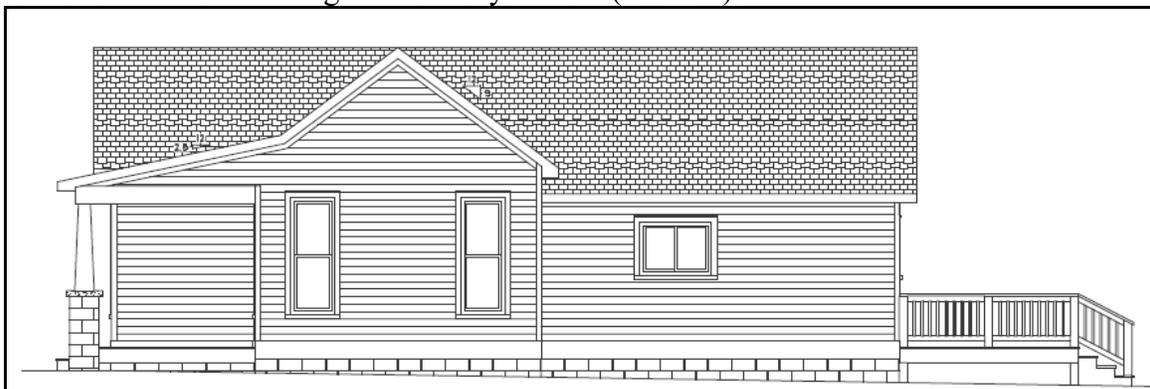


Figure 5. Right side elevation

Staff finds that the infill’s height and scale meet Sections II.B.1 and 2. of the design guidelines.

Setback & Rhythm of Spacing:

The plans indicate that the front setback shall be confirmed with staff in the field. The applicant suggests either matching the historic front setback, or having a setback that is roughly the average between 1901 and 1905 Russell Street. Staff recommends using the historic front setback. Averaging the difference of the houses on either side is the typical approach, but in this case, #1901 Russell has a setback that is slightly inconsistent with the rest of the block. For this reason, staff suggests that the infill at 1903 Russell match its historic front setback, which aligns with 1905 Russell. (Please note that 1901 Russell was also demolished after the tornado – the new infill for this property is also on today’s agenda and staff is supporting the applicant’s request to use the same setback as the historic house.)



Figure 6. Aerial view of the block, prior to the tornado. #1903 is the blue house, second from the corner.

On the left, the house will be five feet (5’) from the interior side property line. On the right side, the house will sit about eleven feet (11’) from the property line at the closest point. The house will be more than seventy feet (70’) from the rear property line.

Staff finds that the proposed setbacks and rhythm of spacing to meet Section II.B.3. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	CMU	Split face	Yes	
Cladding	Fiber cement lap	5” exposure	Yes	
Roofing	Architectural Shingles	Color unknown	Yes	Yes
Trim	Wood or Cement Fiberboard	Smooth faced	Yes	
Front Porch	wood	N/A	Yes	

floor/steps				
Front Porch Posts	Wood	Tapered	Yes	
Front Porch Pedestals	Stone	Rock Face	Yes	Yes
Rear Porch floor/steps	Wood	N/A	Yes	
Principle Entrance	Not indicated	Unknown	Unknown	Yes
Rear door	Not indicated	Unknown	Unknown	Yes
Windows	Not indicated	Unknown	Unknown	Yes
Walkway	Not indicated	Unknown	Unknown	Yes

With staff's final approval of the roofing color, stone, doors, windows and walkway materials, staff finds that the known materials meet Section II.B.4. of the design guidelines.

Roof form:

The house uses a front-gabled and side gabled roof form with a 9/12 slope. The porch and rear wing also have a shed roof with a 2.5/12 slope. These roof forms are typical of the neighborhood.

Staff finds that the proposed roof form meets Section II.B.5. of the design guidelines.

Orientation:

The house will be oriented to Russell Street. It will have a partial-width covered front porch, like its historic predecessor. The porch is eight feet (8') deep. No walkway to the front sidewalk is indicated, but one should be provided.

Staff finds that with the addition of a front walkway to the sidewalk, the infill's orientation will meet Section II.B.6. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The exceptions are a few small square windows. Staff finds that these could be appropriate because they are used sparingly on the side elevations and are primarily located beyond the midpoint of the house. There are no large expanses of wall space without a window or door opening.

Staff finds the infill's proportion and rhythm of openings to meet Section II.B.7. of the design guidelines.

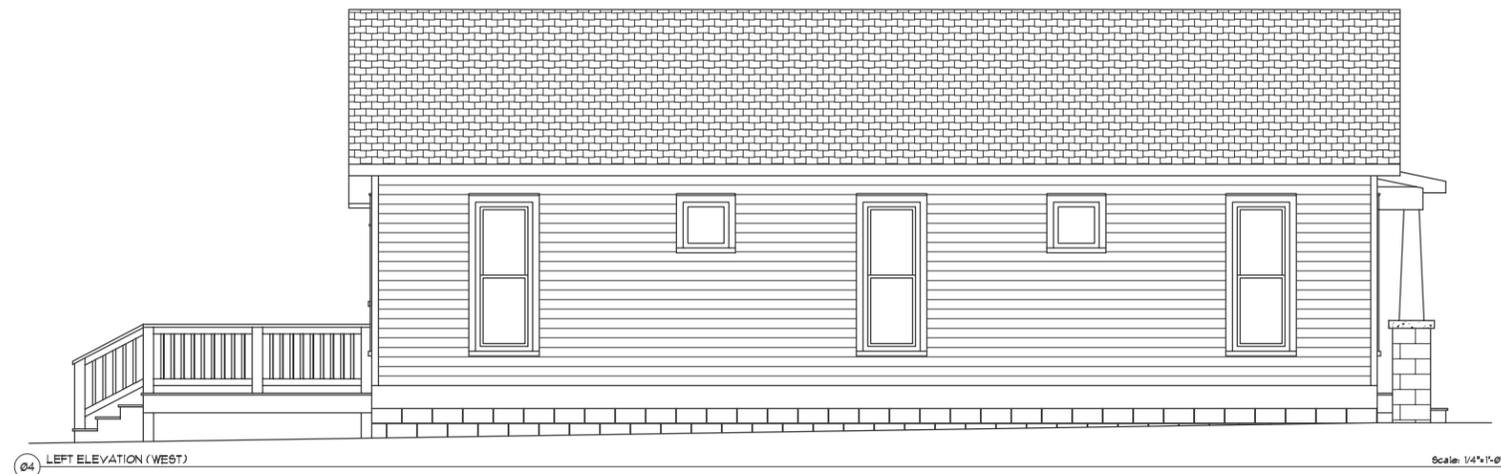
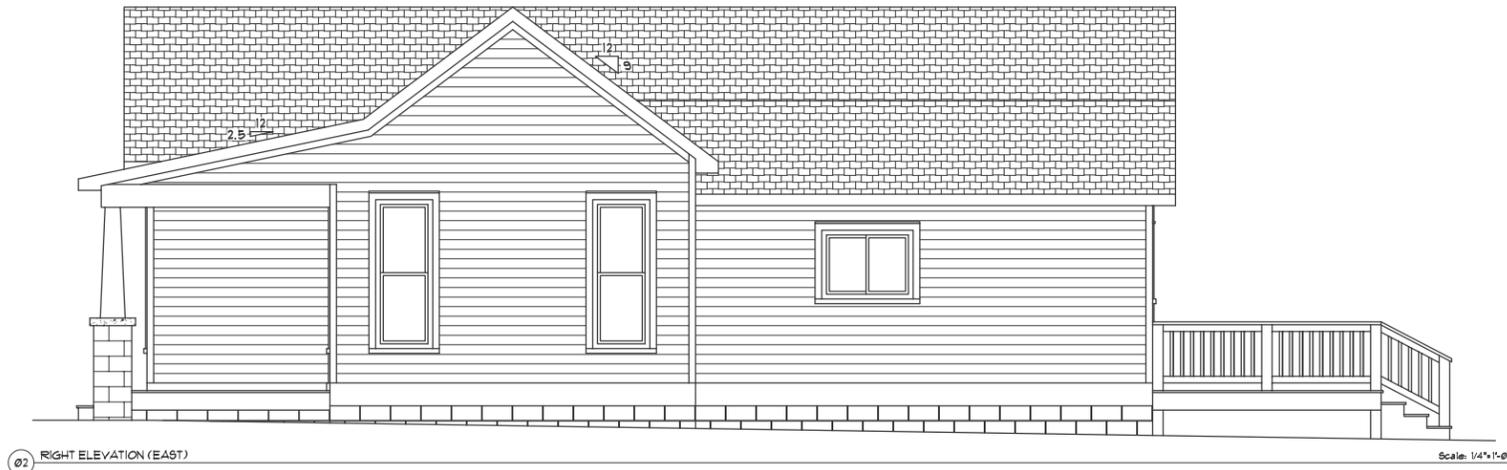
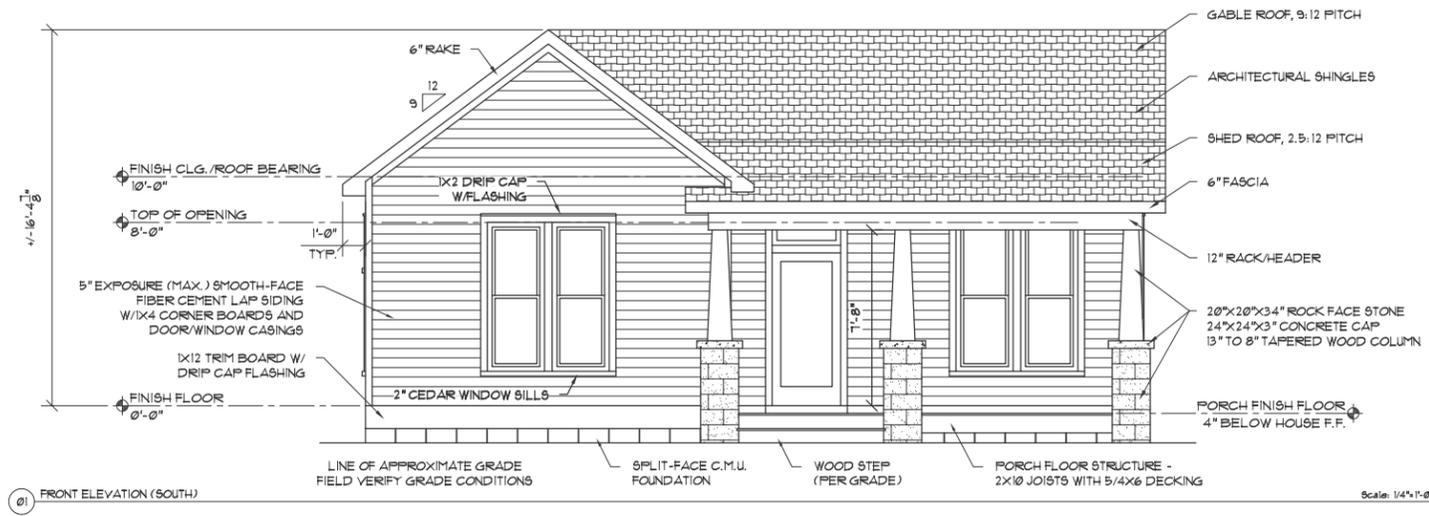
Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: No new outbuilding is being requested at this time.

Recommendation: 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. The front setback shall roughly match that of the house at 1905 Russell, to be verified by MHZC staff in the field;
3. Staff approve the final materials including: roofing color, stone, doors, windows and walkway materials, prior to purchase and installation;
4. A front walkway shall be added from the house to the sidewalk, and
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infill meets Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



PROPOSED NEW CONSTRUCTION RESIDENCE
 1903 RUSSELL ST.
 NASHVILLE, TN 37206

ISSUE DATE: 05.04.20

REV	DATE	DESCRIPTION
△		
△		
△		

MHZC REVIEW SET
 NOT FOR CONSTRUCTION

PLOT TO FULL SCALE
 ON 22" X 34" PAPER

PLOT TO HALF SCALE
 ON 11" X 17" PAPER

SCALE: 1/4" = 1'-0"

A102

EXTERIOR
 ELEVATIONS