

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

1511 Russell Street

June 17, 2020

Application: New Construction—Infill

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

Map and Parcel Number: 08313038500

Applicant: Cheyenne Smith

Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: Construct infill house to replace house demolished after the March 3, 2020 tornado.

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. The front setback shall be consistent with the historic houses at 1507 and 1515 Russell Street, to be verified by MHZC staff in the field;
3. Staff approve the final material selections for the windows, doors, roof color, trim, and masonry prior to purchase and installation;
4. Prior to issuance of a preservation permit, the site plan shall include a walkway from the front porch to the public 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.

Attachments

A: Photographs

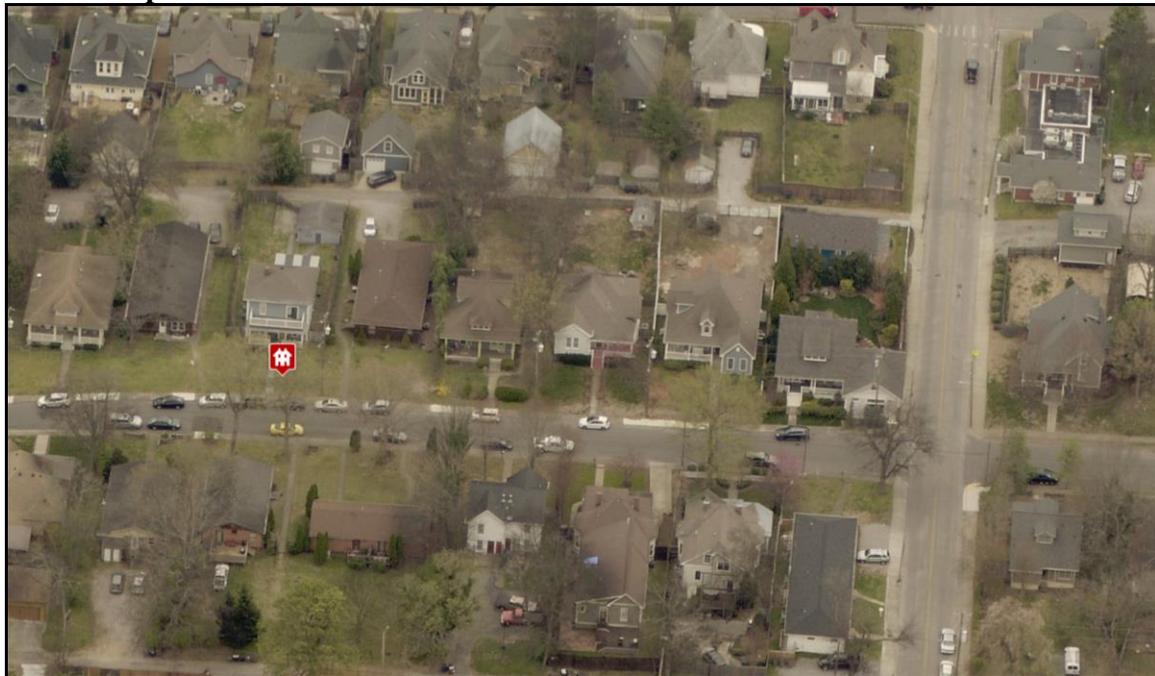
B: Site Plan

C: Elevations

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 curbcut 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.

Background: The house that was located at 1511 Russell Street was a contributing historic foursquare (Figure 1) that was severely damaged in the March 3, 2020 tornado (Figure 2). 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. The lot is now vacant (Figure 3). Staff issued an administrative permit to construct an outbuilding on the lot in April 2020.



Figure 1. 1511 Russell St prior to tornado.



Figure 2. 1511 Russell St after tornado.



Figure 3. Existing conditions at 1511 Russell St.

Analysis and Findings: The proposal is for a two-story single-family house on the currently vacant lot.

Height & Scale: The proposed infill is two stories with a height and scale that are comparable to the historic house that was damaged by the storm. The infill has a height of approximately twenty-seven feet, eleven inches (27'-11") from grade and a width of thirty feet (30'). Surrounding historic houses on comparably sized lots are one or one-and-a-half stories and between about twenty-three to twenty-nine feet (23'-29') tall with the taller homes exhibiting a pyramidal roof form. While the remaining historic context on this block of Russell Street does not include other examples of two-story historic homes, staff finds the proposed height and scale to be appropriate for this lot since the

massing is similar to that of the historic house that was destroyed by the storm. Staff finds that the proposed infill is appropriate in terms of height and form.

The proposed house is seventy-eight feet (78') deep and includes an eight foot (8') deep front porch and a twelve foot (12') deep covered rear porch. The footprint, inclusive of both covered porches, is about is approximately two thousand, two hundred, sixty square feet (2260 sq. ft.).

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 proposed infill meets all setbacks. The front setback is proposed at approximately (28'-9") from the front property line, which matches the front setback of the historic house that was demolished. The proposed infill is located approximately ten feet (10') from both side property lines and approximately fifty-three feet (53') from the rear property line. The rear of the infill is twenty-one feet, five inches (21'-5") from the front of the approved outbuilding.

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	Split face CMU	Natural	Yes	No
Cladding	Fiber cement lap siding, 5" reveal	Smooth	Yes	No
Roofing	Architectural Shingles	Color unknown	Yes	Yes
Trim	Not indicated	Needs final approval	Unknown	Yes
Front Porch floor/steps	Concrete	Natural	Yes	No
Front Porch Posts	Wood columns with brick bases	Unknown	Yes	Yes
Side Porch floor/steps	Concrete	Natural	Yes	No
Principle Entrance	Full light with side lights and transom	Unknown	Yes	Yes
Side door	Full light	Unknown	Unknown	Yes

Windows	Not indicated	Unknown	Unknown	Yes
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With staff’s final approval of the windows, doors, roof color, trim, and masonry staff finds that the known materials meet Section II.B.4. of the design guidelines.

Roof form: The primary roof form of the infill is hipped with a 5/12 pitch. Although the guidelines call for a minimum of 6/12, a lower slope is common for hipped roofs of two-story buildings. The front and rear porches also have a hipped roof form but with a 3/12 pitch that is appropriate for porch roofs. The rear porch is two-stories.

The project incorporates a small front dormer with roof form and pitch to match that of the house. As proposed, the dormer is set in only one foot (1’) whereas the design guidelines state that dormers should be set in two feet (2’) from the wall below. However, staff finds that the one foot (1’) inset can be appropriate in this case since the combination of the dormer’s small size at only five feet (5’) wide, its location eight inches (8”) off the ridge, and its appropriate roof form, combined help to create the appearance of an appropriately scaled dormer.

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 and will have a centered partial-width covered front porch with a depth of eight feet (8’). While a walkway to the front sidewalk is not indicated on the plan, one remains from the previous house.

Staff finds that the infill’s orientation meets Section II.B.6. of the design guidelines.

Proportion and Rhythm of Openings: The primary windows on the proposed infill are all 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 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.

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 be consistent with the historic houses at 1507 and 1515 Russell Street, to be verified by MHZC staff in the field;
3. Staff approve the final material selections for the windows, doors, roof color, trim, and masonry prior to purchase and installation;

4. Prior to issuance of a preservation permit, the site plan shall include a walkway from the front porch to the public 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.

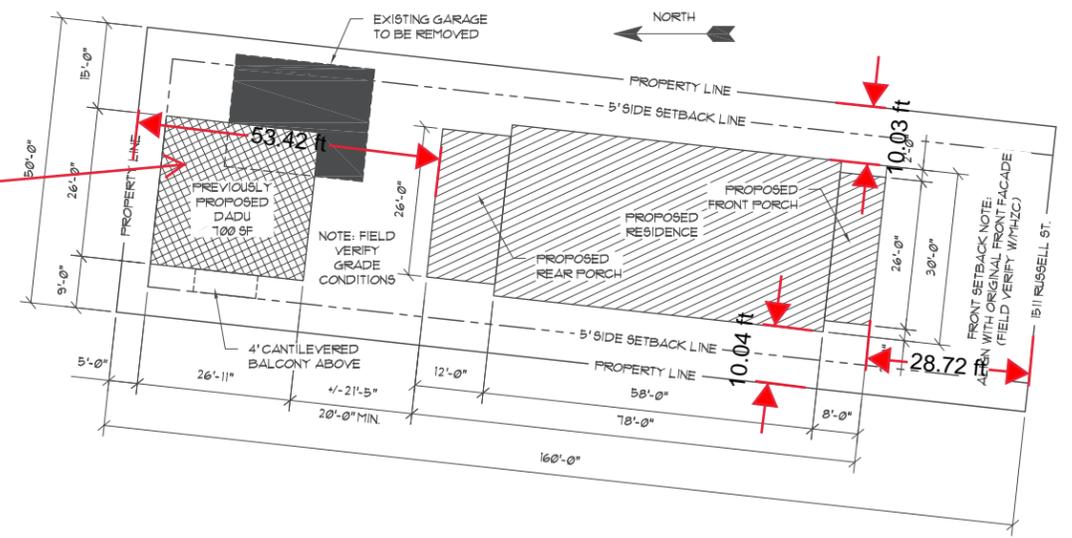
SITE PLAN NOTES

THIS SITE PLAN WAS SCALED AND CREATED FROM THE NASHVILLE PLANNING DEPARTMENT ONLINE PARCEL VIEWER. THE PROPERTY LINES AND EXISTING HOME LOCATION ARE ONLY APPROXIMATE.

THE SOLE PURPOSE OF THIS SITE PLAN IS TO SHOW THE APPROXIMATE LOCATION OF THE PROPOSED STRUCTURE AS IT RELATES TO THE BUILDING SETBACK AND PROPERTY LINES AND SHOULD NOT BE USED FOR CALCULATING IMPERVIOUS AREAS.

A BOUNDARY AND TOPOGRAPHICAL SURVEY WAS NOT PERFORMED AND IF REQUIRED FOR PERMITTING PURPOSES IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER OR CONTRACTOR TO HIRE A LICENSED LAND SURVEYOR TO PERFORM THESE DUTIES.

See HCP
 2020026016 for
 DADU



01 SITE PLAN

Scale: 1/16" = 1'-0"

Scale: 1/32" = 1'

ISSUE DATE: 06.01.20

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"

A100

SITE PLAN

PROPOSED NEW CONSTRUCTION RESIDENCE
1511 RUSSELL ST.
NASHVILLE, TN 37206

ISSUE DATE: 06.01.20

REV	DATE	DESCRIPTION
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△		

MHC REVIEW SET
NOT FOR CONSTRUCTION

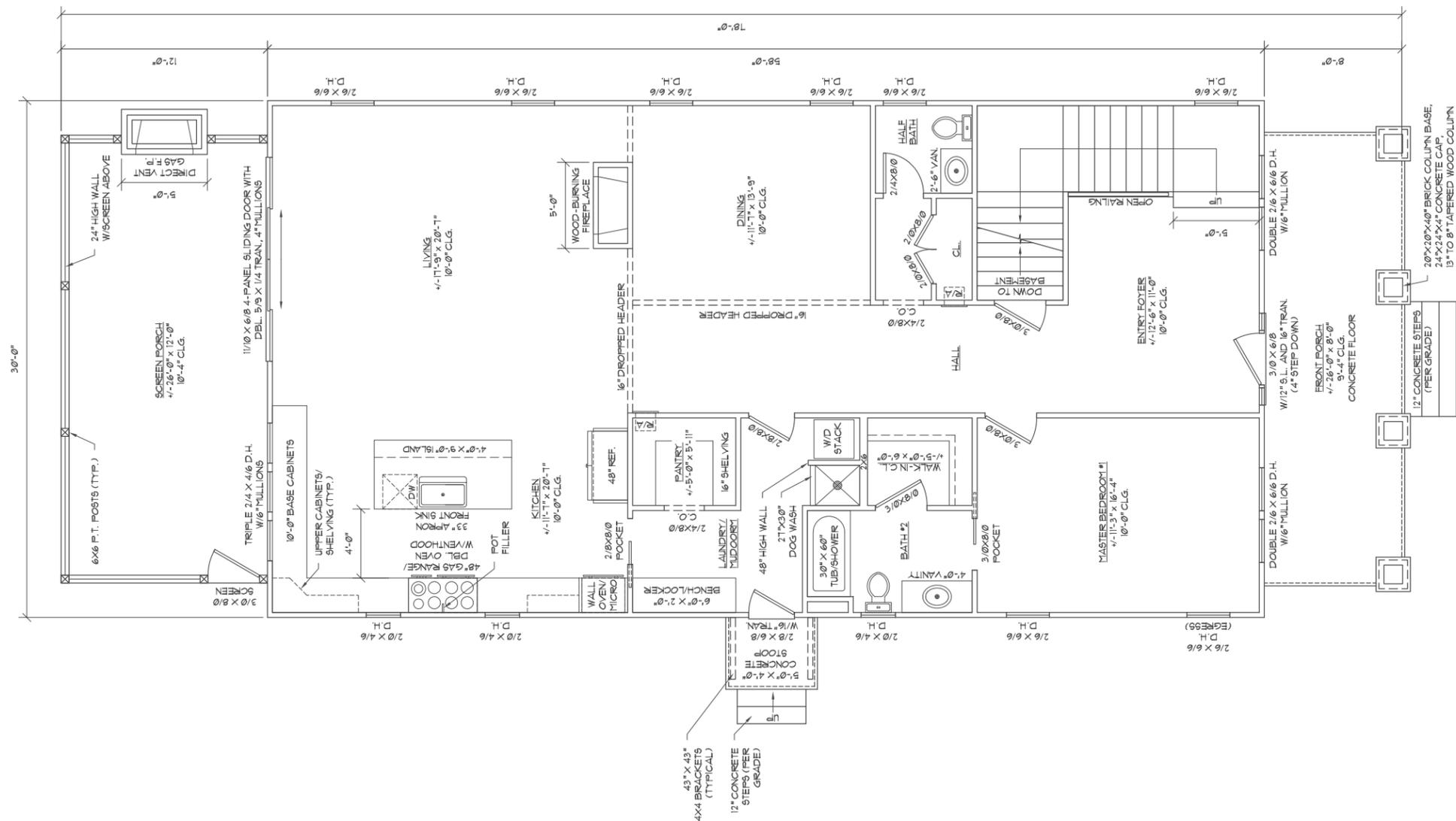
PLOT TO FULL SCALE
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PLOT TO HALF SCALE
ON 11" X 17" PAPER

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

A101

FIRST LEVEL
FLOOR PLAN



01 FIRST LEVEL FLOOR PLAN

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

AREA CALCULATIONS	
CONDITIONED AREA	
*FIRST LEVEL:	+/- 1140 SF
SECOND LEVEL:	+/- 1620 SF
TOTAL CONDITIONED:	+/- 3360 SF
NON-CONDITIONED AREA	
*FRONT PORCH:	+/- 208 SF
*SCREEN PORCH:	+/- 312 SF
COVERED BALCONY (REAR):	+/- 60 SF
TOTAL NON-CONDITIONED:	+/- 580 SF
TOTAL UNDER ROOF:	+/- 3940 SF
*TOTAL FOOTPRINT:	+/- 2260 SF
*NOTE - NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.	

- CONSTRUCTION NOTES
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
 - DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
 - ALL WALLS ARE 2X4 (3 1/2") UNLESS OTHERWISE NOTED. FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
 - ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.
 - INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
 - CABINETS, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.

PROPOSED NEW CONSTRUCTION RESIDENCE
1511 RUSSELL ST.
NASHVILLE, TN 37206

ISSUE DATE: 06.01.20

REV	DATE	DESCRIPTION
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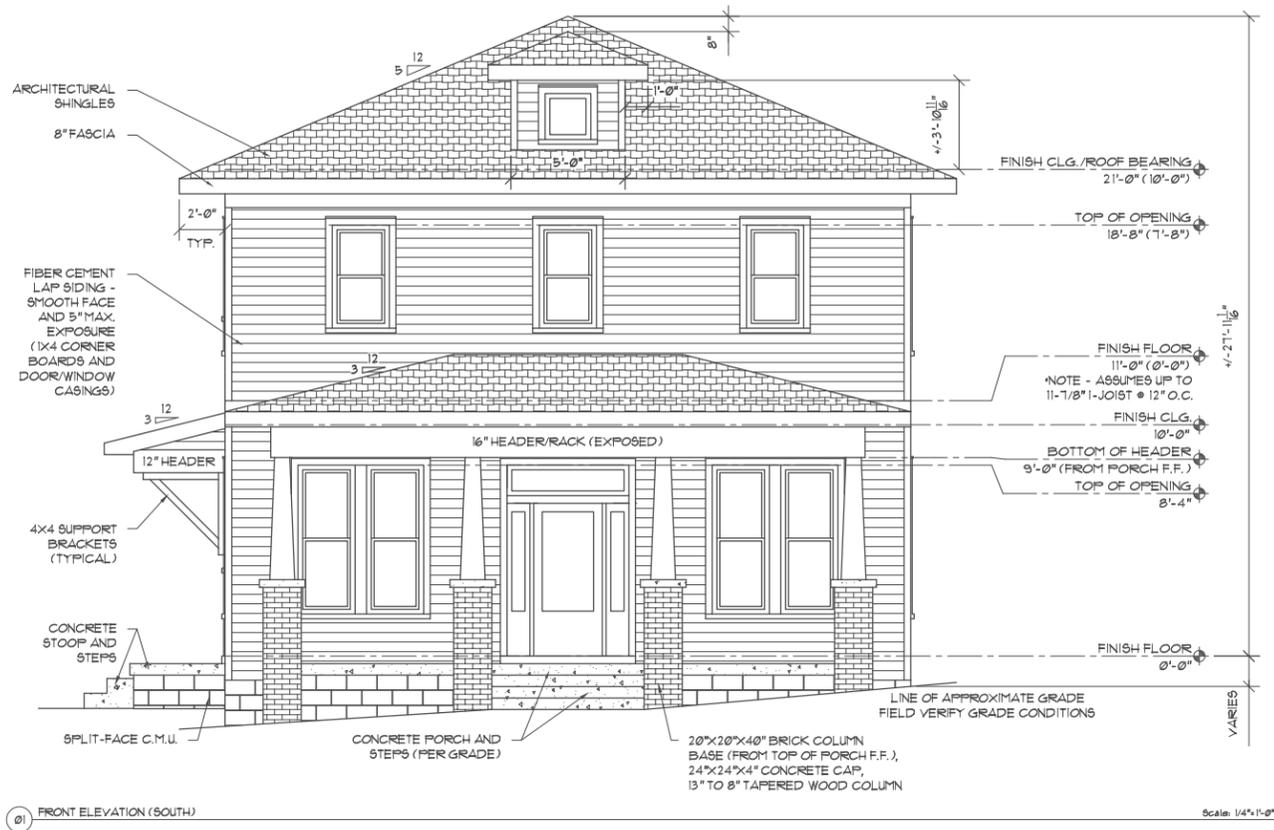
PLOT TO FULL SCALE
ON 22" X 34" PAPER

PLOT TO HALF SCALE
ON 11" X 17" PAPER

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

A103

EXTERIOR
ELEVATIONS



01 FRONT ELEVATION (SOUTH)

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



02 RIGHT ELEVATION (EAST)

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

REV	DATE	DESCRIPTION
△		
△		
△		

MHZC REVIEW SET
 NOT FOR CONSTRUCTION

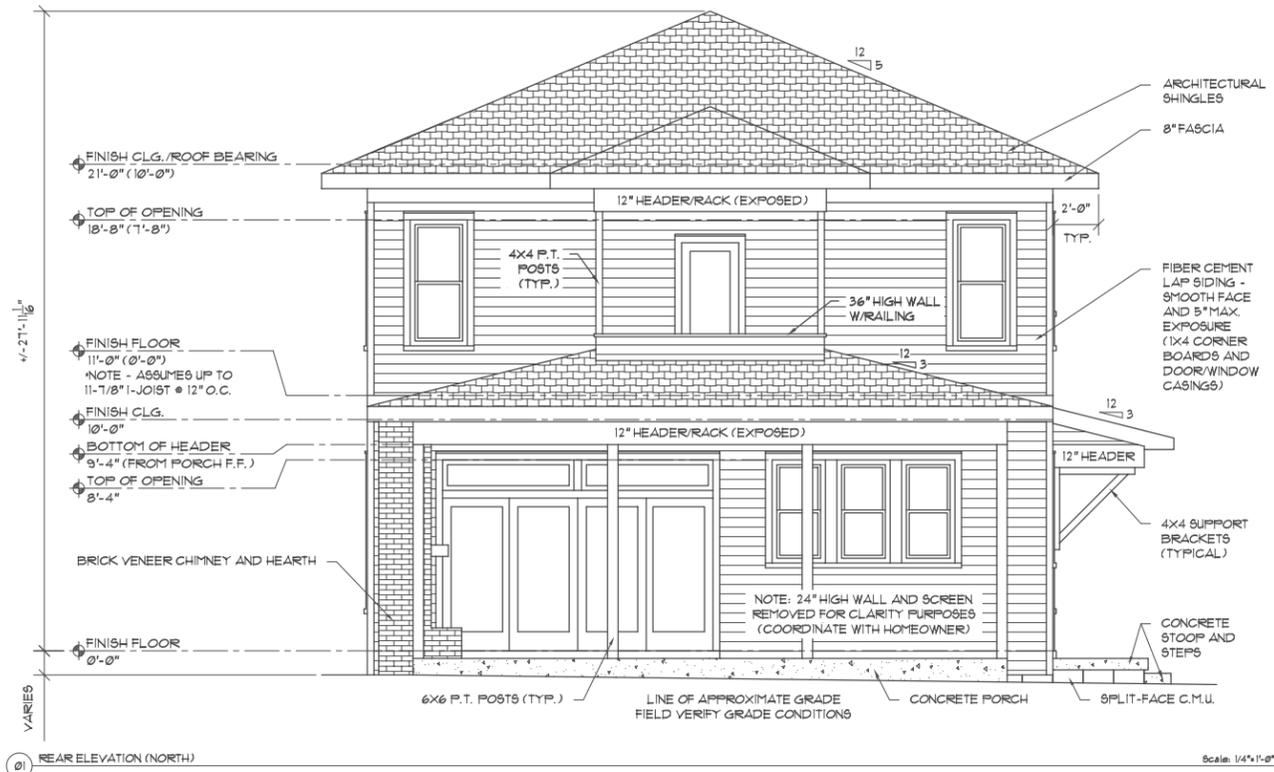
PLOT TO FULL SCALE
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PLOT TO HALF SCALE
 ON 11" X 17" PAPER

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

A104

EXTERIOR
 ELEVATIONS



01 REAR ELEVATION (NORTH)

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



02 LEFT ELEVATION (WEST)

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