

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

816 Russell Street

October 21, 2020

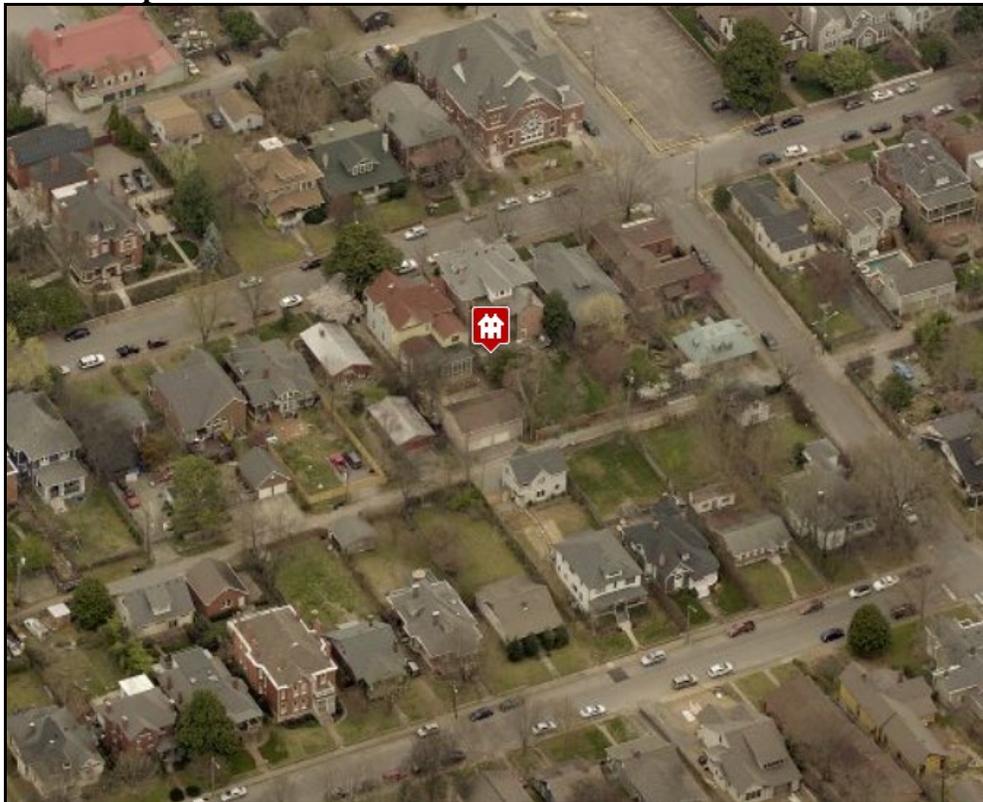
Application: New Construction - Addition
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Base Zoning: R8
Map and Parcel Number: 082160144
Applicant: Randall Gilbert, owner
Project Lead: Jenny Warren, jenny.warren@nashville.gov

<p>Description of Project: Application for the new construction of a rear addition.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that the materials and design of porch steps, windows and doors is approved prior to purchase and installation; finding, that the project meets the design guidelines for new construction in the Edgefield Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

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

III.B.1 Additions

- a. Generally, an addition should be situated at the rear of a building in a way that will minimize the visual impact upon both public facades.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

In order to assure that an addition has achieved proper scale, the addition should:

- *No matter their use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- *An extreme grade change*

- *Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.

In this instance, the side walls and roof of the addition must set in as is typical for all additions.

The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a

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.

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.

V. Demolition

A. PRINCIPLE

The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate.

B. GUIDELINES

Demolition is not appropriate

if a building, or major portion of a building, contributes to the architectural or historical or character of the district.

Or, if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

Demolition is appropriate

- a. if a building, or major portion of a building, does not contribute to the architectural or historical character or significance of the district; or,
- b. if a building, or major portion of a building, has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; or,
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 816 Russell Street is listed as a contributing building in the Edgefield National Register of Historic Places nomination (1976). It is described as a two-story brick building, constructed in the late 19th or early 20th century with stone details and Sullivan-esque features.

Analysis and Findings:

The applicants propose to construct a three-story rear addition that includes a two-level porch and a rooftop deck.

Demolition: The rear wall will remain primarily intact but with some minor revisions to the location of openings and to the rear dormer. As seen in Figure 3, the majority of the rear wall is no longer original. Because of alterations and the fact that the rear wall is not visible from a public right-of-way, partial demolition meets section VI.B for appropriate demolition.

Height & Scale: Neither the height or the width of the proposed addition exceeds the height and width of the historic building. On the right-side, the addition sets in more than five and one-half (5.5') from the main wall of the historic building, where the Commission would generally require three feet (3'). There is no inset on the left side; however, the addition will be distinguished by a change of materials, is partially an open porch, and is only approximately twenty four feet (24') deep. In the past, the Commission has forgone the requisite insets that help to distinguish old and new when the addition is not very deep and there is a change in materials, both of which are the case for this addition.

The addition does not more than double the footprint of the historic building as it has a twelve hundred and twenty-four (1224 sq.ft) square foot footprint compared to the existing building which is approximately twenty-two hundred and seventy square feet (2270 sq ft.). The addition is also primarily porches.



Figure 1: 816 Russell



Figure 2: Rear of 816 Russell



Figure 3: Rear of 816 Russell, date unknown.

The project meets sections III.B.2.a and b.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, inset on the left, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. With the exception of the roof form, the addition's scale, materials, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if it were to be removed in the future, the historic character of the house would still be intact.

The project meets section III.B.1.

Design: The design is similar to the historic building in terms of matching floor levels and similarly proportioned windows; however, a portion of the roof form of the proposal is flat and the historic house has a pitched roof. See discussion of Roof Form for more information.

The project meets section III.B.1.

Setback & Rhythm of Spacing: The setbacks of the addition more than meets the bulk standard requirements and the side setbacks are consistent with existing conditions.

The project meets section III.B.2.a.

Materials, Texture, and Details and Material Color:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Cedar Panels	N/A	Yes	
Cladding	4" cement fiberboard lap siding	Smooth	Yes	
Roofing	Flat (deck)	N/A		
Trim	Cement Fiberboard	Smooth faced	Yes	
Rear Porch floor/steps	Not indicated	Needs final approval	Unknown	X
Rear Porch Posts	Cedar	N/A	Yes	
Rear Porch Railing	Steel Tube		Yes	
Windows	Not indicated	Needs final approval	Unknown	X
Side/rear doors	Not indicted	Needs final approval		X

The foundation is an open design with cedar panels because the first floor is a porch. This is an appropriate foundation-level treatment for porches.

Staff recommends approval with the condition that the materials for the rear porch steps, window and doors are approved prior to purchase and installation, as they were not indicated on the plans. With those conditions, the project meets section III.B.2.g.

Roof form & Building Shape: The roof form of the proposed addition has two pitched roof sections and a flat roof section. The primary historic roof form is hipped with the rear section being pyramidal. Generally, flat roofed additions are not appropriate for buildings with a pitched roof; however, in this case the portion that is flat is only approximately four hundred and seventy-five square feet (475 sq. ft.) and is inset from the right side by approximately five and one-half feet (5.5') and on the left by eighteen feet (18'). The flat roof creates a roof deck on the third level, which is also generally inappropriate; however, the size is minimal, it is accessed from an existing rear dormer, and is fully located on the rear of the building. In addition, this house is very close on the right side to the neighboring two-story house, ensuring that the deck will not be seen from the public right-of-way.

The project meets sections III.B.2.c and d.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition 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 project's proportion and rhythm of openings to meet Section III.B.2.f.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings.

The project meets section III.B.2. i.

Recommendation:

Staff recommends approval with the conditions that the materials and design of porch steps, windows and doors is approved prior to purchase and installation; finding, that the project meets the design guidelines for new construction in the Edgefield Neighborhood Conservation Zoning Overlay.

PROJECT:
816 RUSSELL

CLIENT:
RANDALL GILBERD

PROJECT NUMBER:
200827

ADDRESS:
816 RUSSELL STREET
NASHVILLE, TN 37206

ISSUED SET:
100% SCHEMATIC DESIGN

DATE:
10/13/2020

SHEET LIST

Sheet Number	Sheet Name
A0	COVER SHEET
A1	ARCHITECTURAL SITE PLAN
A2	FOUNDATION PLAN
A3	FIRST FLOOR PLANS
A4	SECOND FLOOR PLANS
A5	THIRD FLOOR PLANS
A7	EXISTING EXTERIOR ELEVATIONS
A8	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A9	PROPOSED EXTERIOR ELEVATIONS

ROOM SCHEDULE

Level	Name	Area
First Floor F.F.E.	COVERED PORCH	322 SF
First Floor F.F.E.	SCREENED PORCH	701 SF
Lower Second Flr FFE	MEDIA ROOM	417 SF
Lower Second Flr FFE	MASTER CLOSET	224 SF
Lower Second Flr FFE	TERRACE	319 SF
Lower Third Floor FFE	THIRD FLOOR DECK	426 SF

NOTE: NET SQUARE FOOTAGE IS MEASURED TO INSIDE FACE OF WALL FINISH.

CONDITIONED SF

Level	Area
Lower Second Flr FFE	678 SF
	678 SF

UNCONDITIONED SF

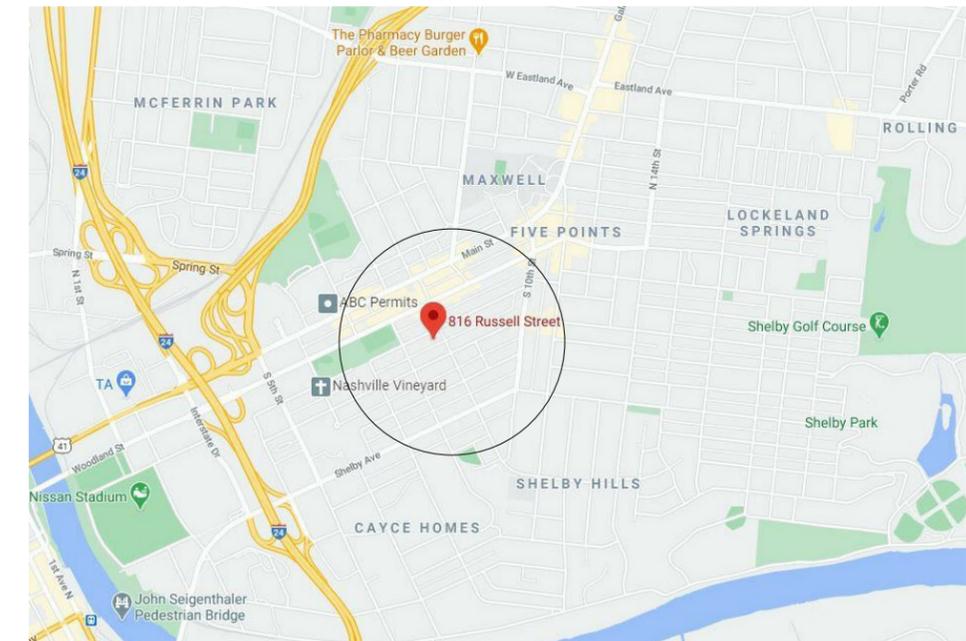
Level	Name	Area
First Floor F.F.E.	COVERED PORCH	322 SF
First Floor F.F.E.	SCREENED PORCH	701 SF
Lower Second Flr FFE	TERRACE	319 SF
Lower Third Floor FFE	THIRD FLOOR DECK	426 SF
Grand total		1769 SF

TOTAL AREA UNDER ROOF

Area
1433 SF

NOTE: GROSS SQUARE FOOTAGE IS MEASURED TO OUTSIDE FACE OF WALL SHEATHING.

SITE REFERENCE PLAN:



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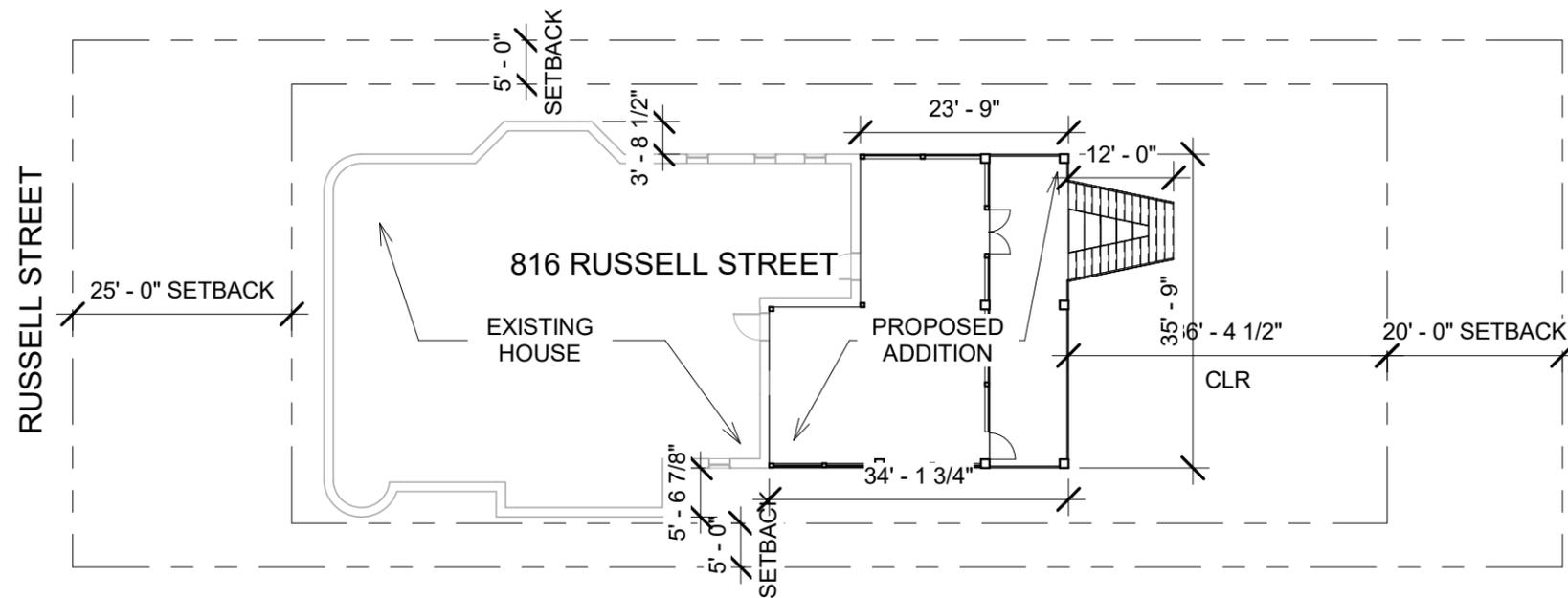
816 RUSSELL

No.	Description	Date
1	100% SCHEMATIC DESIGN	10/05/2020
2	100% SCHEMATIC DESIGN - REV.	10/12/2020

COVER SHEET

Project number	200827	A0
Date	10/12/2020	
Drawn by	BBW	
Checked by	AAS	
Scale		

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1 Architectural Site Plan
1" = 20'-0"



NOTE:

1. ARCHITECTURAL SITE PLAN SHOWN FOR REFERENCE, SCHEMATIC BOUNDARIES AND SETBACK REQUIREMENTS ONLY.
2. GENERAL CONTRACTOR / OWNER TO COORDINATE FINISH FLOOR ELEVATIONS WITH FINAL GRADING PLAN AND IN FIELD PRIOR TO CONSTRUCTION.

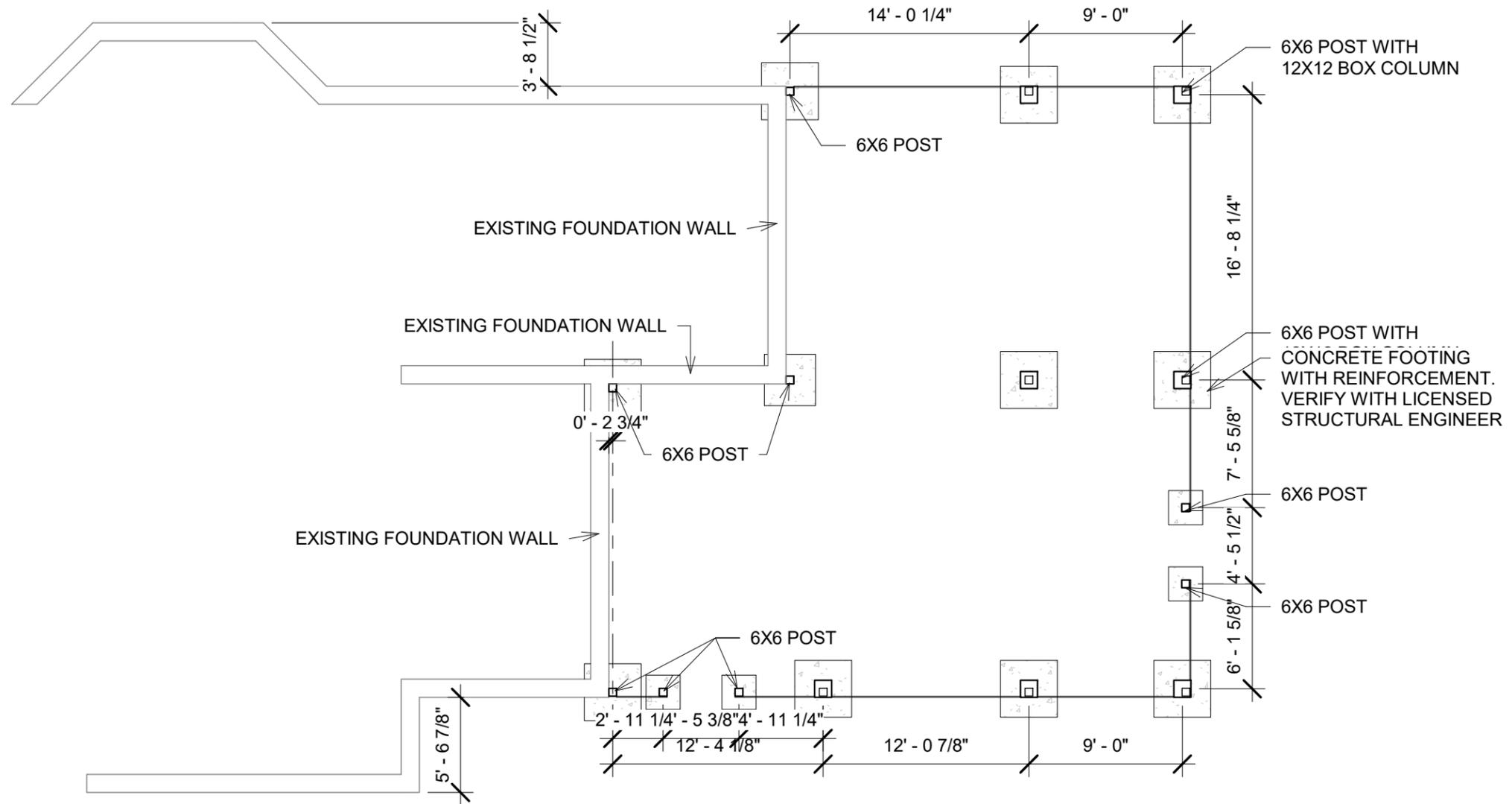
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No.	Description	Date
1	100% SCHEMATIC DESIGN	10/05/2020
2	100% SCHEMATIC DESIGN - REV.	10/12/2020

ARCHITECTURAL SITE PLAN

Project name	200827	A1
Date	10/12/2020	
Drawn by	BBW	Scale 1" = 20'-0"
Checked by	AAS	



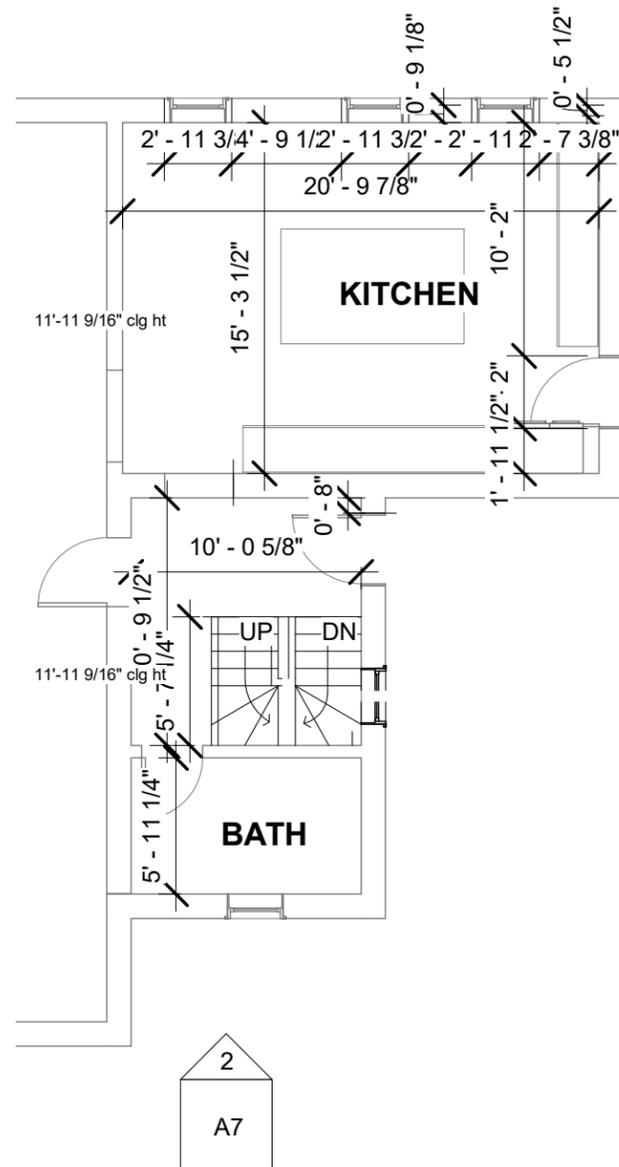
① Foundation Plan
1/8" = 1'-0"

No.	Description	Date
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2	100% SCHEMATIC DESIGN - REV.	10/12/2020

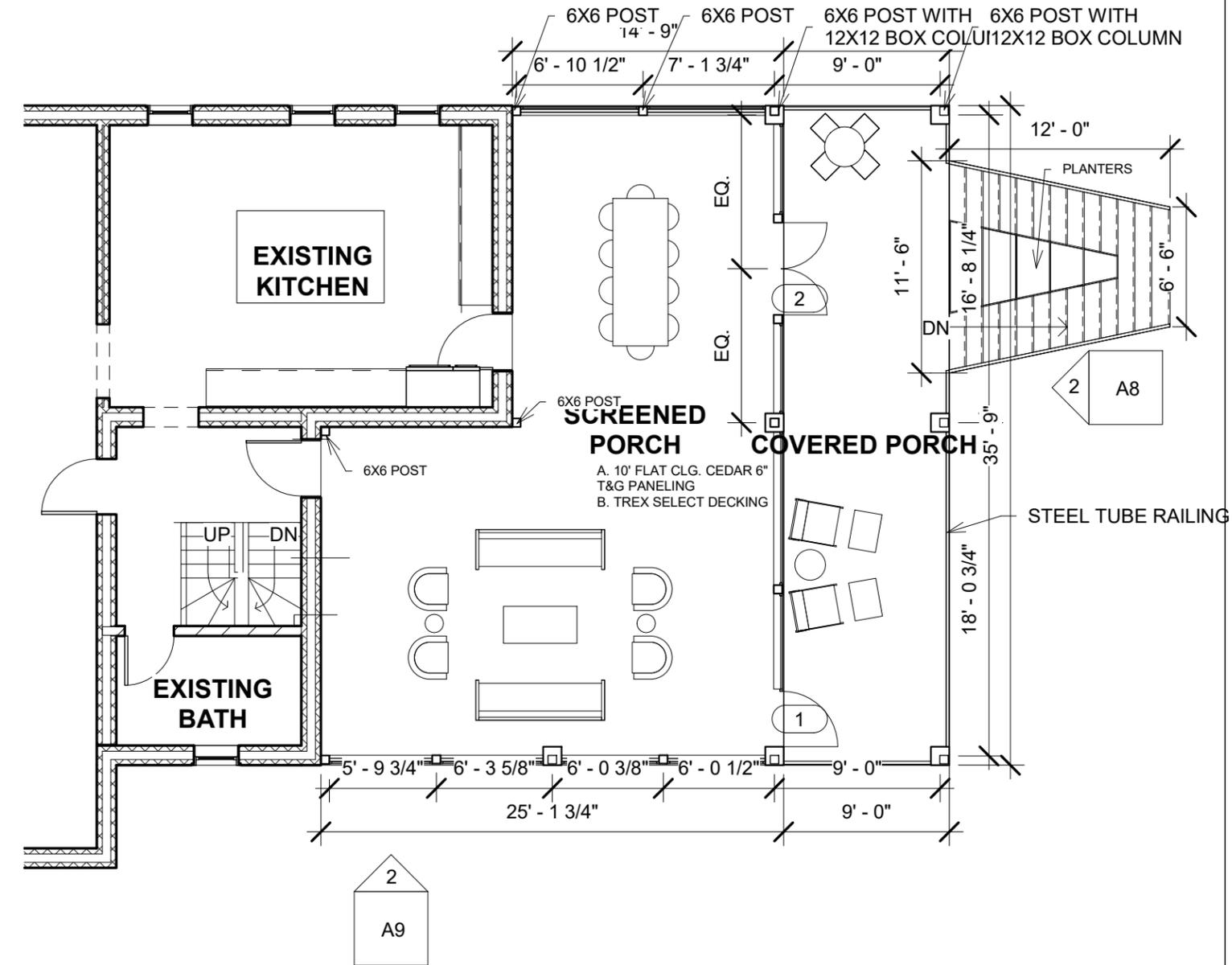
FOUNDATION PLAN		A2
Project number	200827	
Date	10/12/2020	
Drawn by	BBW	
Checked by	AAS	
Scale 1/8" = 1'-0"		

DOOR SCHEDULE - FIRST FLOOR					
Door Number	Level	Room	Door Size		Description
			Width	Height	
1	First Floor F.F.E.	COVERED PORCH	3' - 0"	8' - 0"	Exterior - Screened
2	First Floor F.F.E.	COVERED PORCH	5' - 0"	8' - 0"	Exterior - Screened

WALLS	
2X6 STUD	



2 Existing First Floor Plan
1/8" = 1'-0"



1 Proposed First Floor Plan
1/8" = 1'-0"



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816 RUSSELL

No.	Description	Date
1	100% SCHEMATIC DESIGN	10/05/2020
2	100% SCHEMATIC DESIGN - REV.	10/12/2020

FIRST FLOOR PLANS		A3
Project number	200827	
Date	10/12/2020	
Drawn by	BBW	
Checked by	AAS	
Scale As indicated		

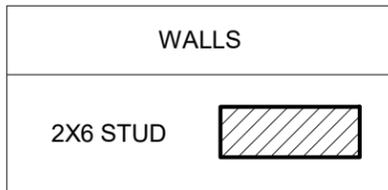
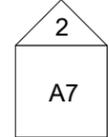
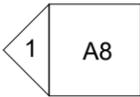
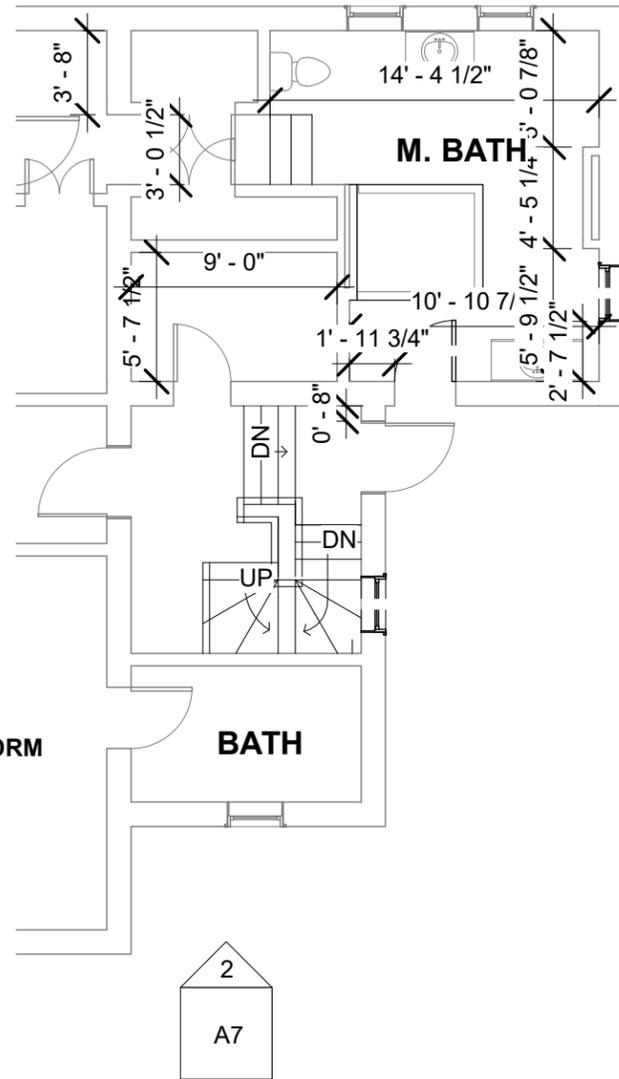
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DOOR SCHEDULE - SECOND FLOOR

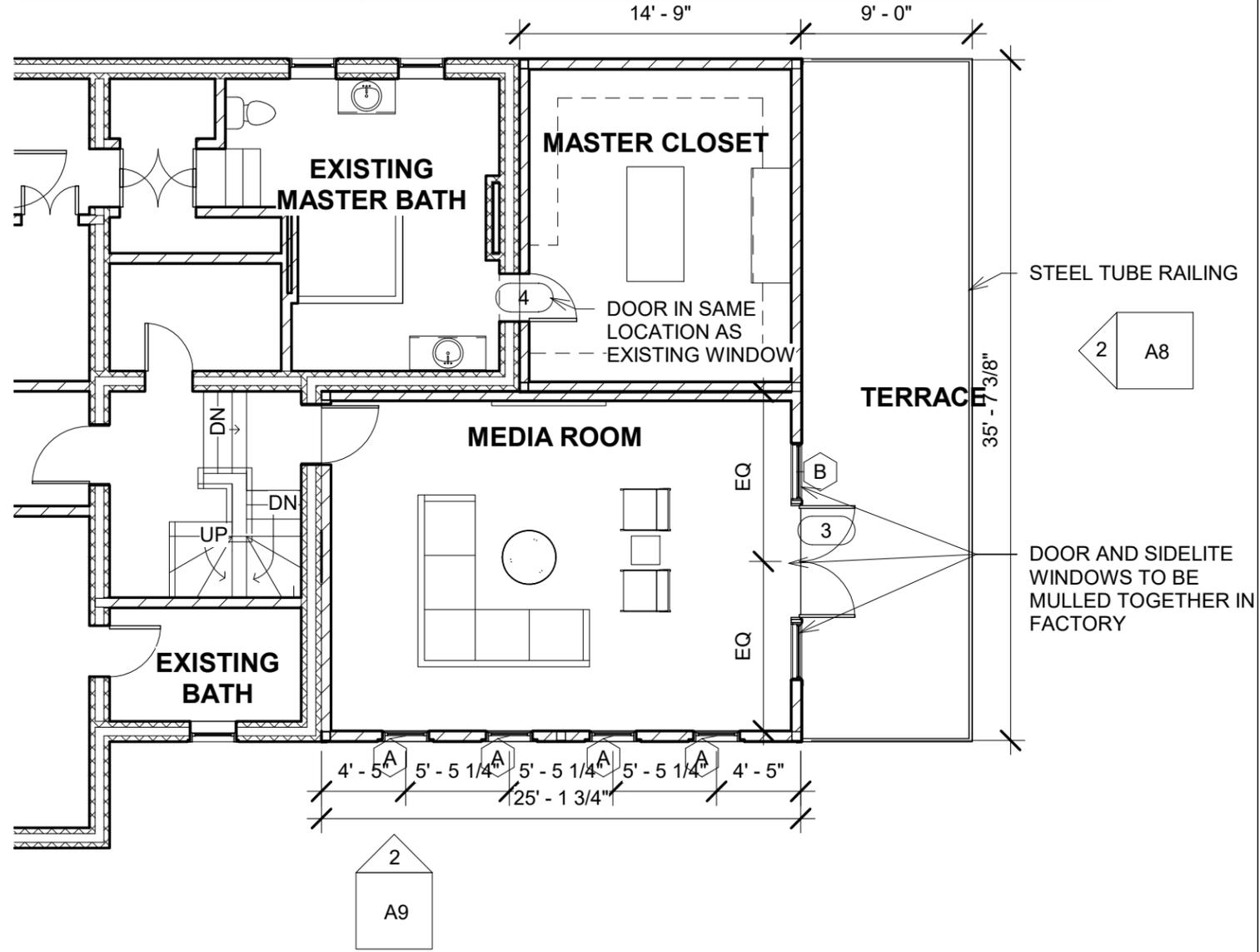
Door Number	Level	Room	Door Size		Description
			Width	Height	
3	Lower Second Flr FFE	MEDIA ROOM	6' - 0 5/8"	7' - 11 1/2"	Exterior - French Double Door
4	Lower Second Flr FFE	MASTER CLOSET	2' - 6"	6' - 8"	Interior - Solid Panel

WINDOW SCHEDULE - SECOND FLOOR

Window Type	Level	Room	Head Height	Window Size		Type
				Width	Height	
A	Lower Second Flr FFE	MEDIA ROOM	8' - 0"	2' - 5 1/4"	5' - 11 1/2"	
A	Lower Second Flr FFE	MEDIA ROOM	8' - 0"	2' - 5 1/4"	5' - 11 1/2"	
A	Lower Second Flr FFE	MEDIA ROOM	8' - 0"	2' - 5 1/4"	5' - 11 1/2"	
A	Lower Second Flr FFE	MEDIA ROOM	8' - 0"	2' - 5 1/4"	5' - 11 1/2"	
B	Lower Second Flr FFE	MEDIA ROOM	8' - 0"	3' - 0"	8' - 0"	
B	Lower Second Flr FFE	TERRACE	8' - 0"	3' - 0"	8' - 0"	



1 Existing Second Floor Plan
1/8" = 1'-0"

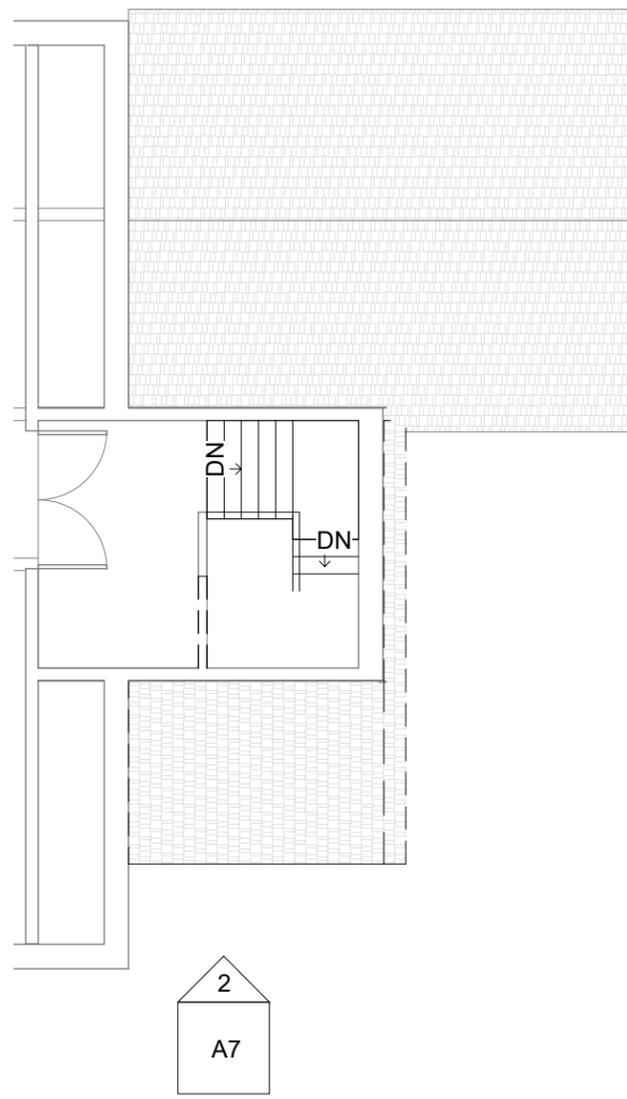


2 Proposed Second Floor Plan
1/8" = 1'-0"

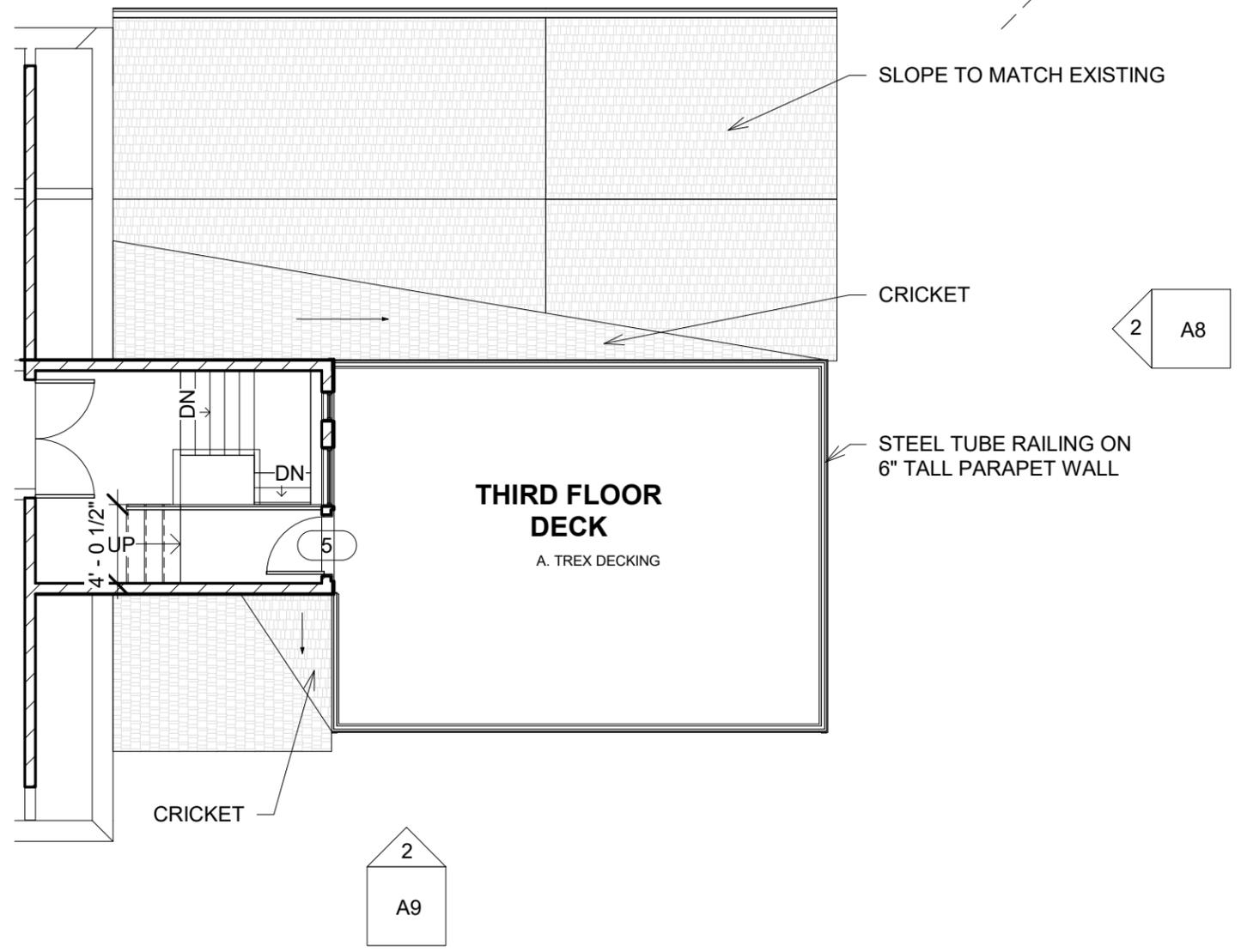
No.	Description	Date
1	100% SCHEMATIC DESIGN	10/05/2020
2	100% SCHEMATIC DESIGN - REV.	10/12/2020

DOOR SCHEDULE - THIRD FLOOR					
Door Number	Level	Room	Door Size		Description
			Width	Height	
5	Upper Third Floor FFE	THIRD FLOOR DECK	3' - 1 1/2"	6' - 10"	Exterior - French Door

WALLS	
2X6 STUD	



1 Existing Third Floor Plan
1/8" = 1'-0"



2 Proposed Third Floor Plan
1/8" = 1'-0"



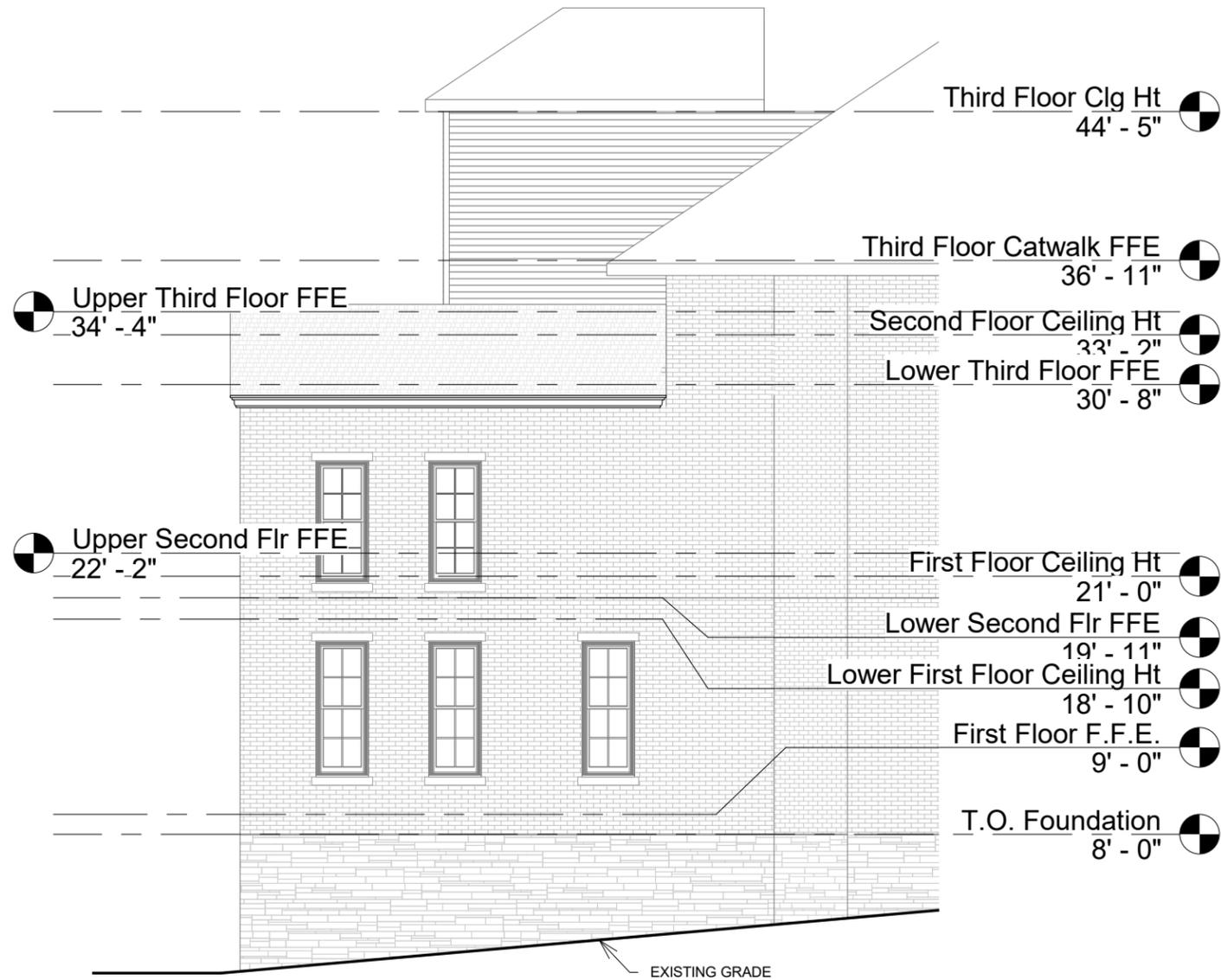
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No.	Description	Date
1	100% SCHEMATIC DESIGN	10/05/2020
2	100% SCHEMATIC DESIGN - REV.	10/12/2020

THIRD FLOOR PLANS		A5
Project number	200827	
Date	10/12/2020	
Drawn by	BBW	
Checked by	AAS	
Scale As indicated		

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Upper Third Floor FFE
34' - 4"

Upper Second Flr FFE
22' - 2"

Third Floor Clg Ht
44' - 5"

Third Floor Catwalk FFE
36' - 11"

Second Floor Ceiling Ht
33' - 2"

Lower Third Floor FFE
30' - 8"

First Floor Ceiling Ht
21' - 0"

Lower Second Flr FFE
19' - 11"

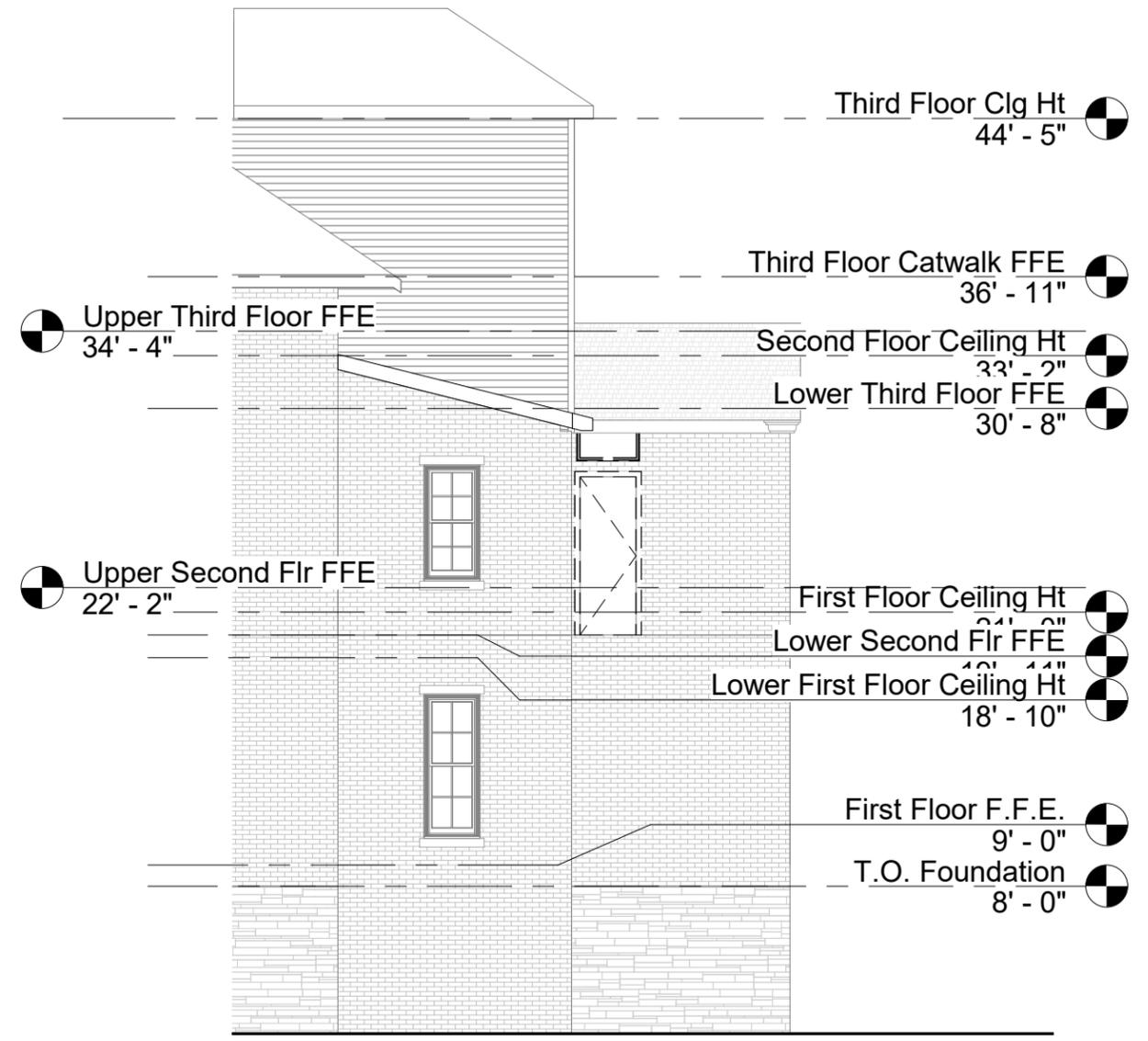
Lower First Floor Ceiling Ht
18' - 10"

First Floor F.F.E.
9' - 0"

T.O. Foundation
8' - 0"

EXISTING GRADE

1 Existing Left / East Elevation
1/8" = 1'-0"



Upper Third Floor FFE
34' - 4"

Upper Second Flr FFE
22' - 2"

Third Floor Clg Ht
44' - 5"

Third Floor Catwalk FFE
36' - 11"

Second Floor Ceiling Ht
33' - 2"

Lower Third Floor FFE
30' - 8"

First Floor Ceiling Ht
21' - 0"

Lower Second Flr FFE
19' - 11"

Lower First Floor Ceiling Ht
18' - 10"

First Floor F.F.E.
9' - 0"

T.O. Foundation
8' - 0"

Basement
0' - 0"

2 Existing Right / West Elevation
1/8" = 1'-0"

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1	100% SCHEMATIC DESIGN	10/05/2020
2	100% SCHEMATIC DESIGN - REV.	10/12/2020

EXISTING EXTERIOR ELEVATIONS

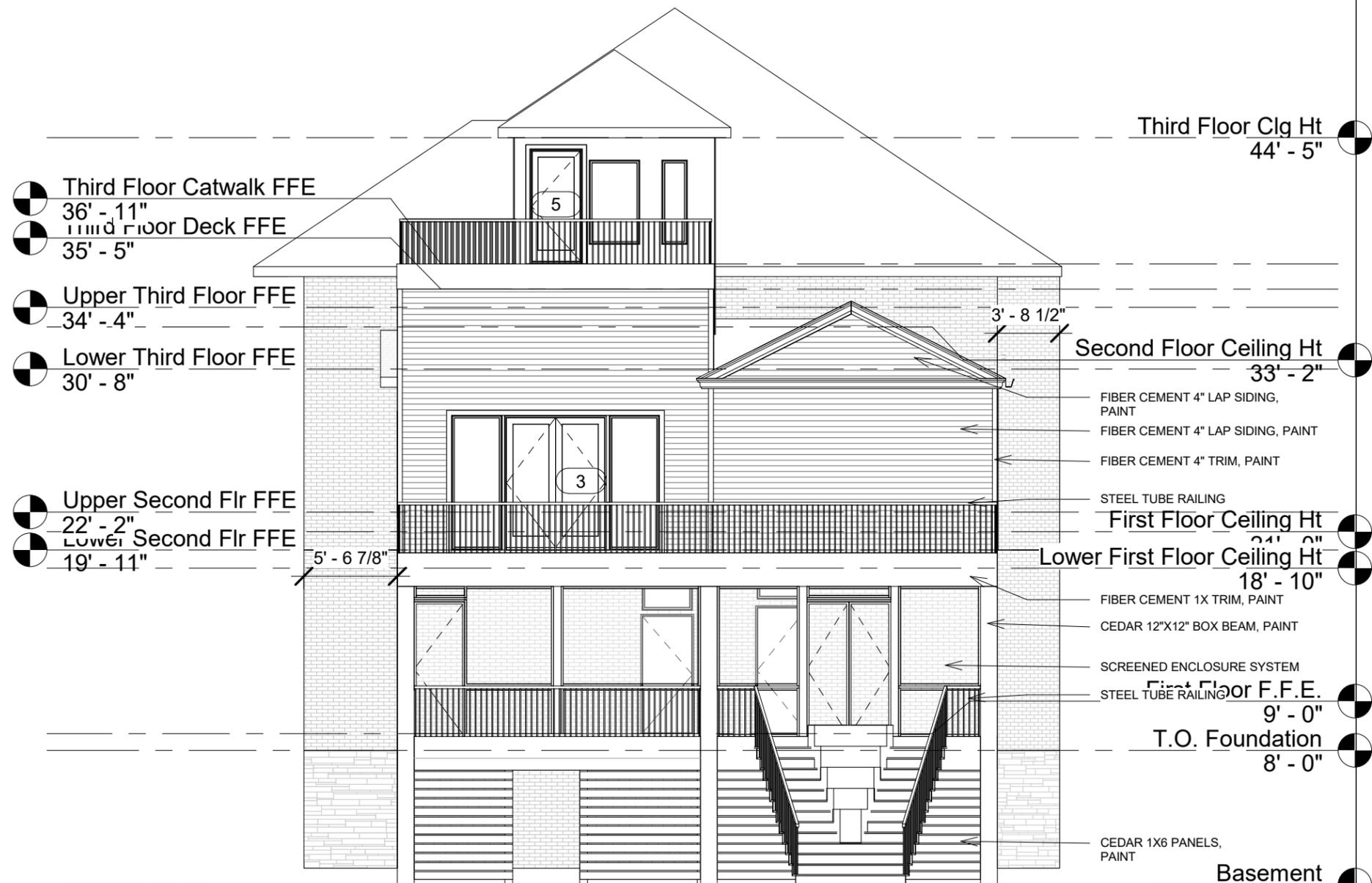
Project number 200627
Date 10/12/2020

Drawn by BBW
Checked by AAS

A7

Scale 1/8" = 1'-0"

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① Existing Rear / South Elevation
1/8" = 1'-0"

② Proposed Rear / South Elevation
1/8" = 1'-0"

AUGUST
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Randall Gilbert

816 RUSSELL

No.	Description	Date
1	100% SCHEMATIC DESIGN	10/05/2020
2	100% SCHEMATIC DESIGN - REV.	10/12/2020

EXISTING & PROPOSED EXTERIOR ELEVATIONS A8

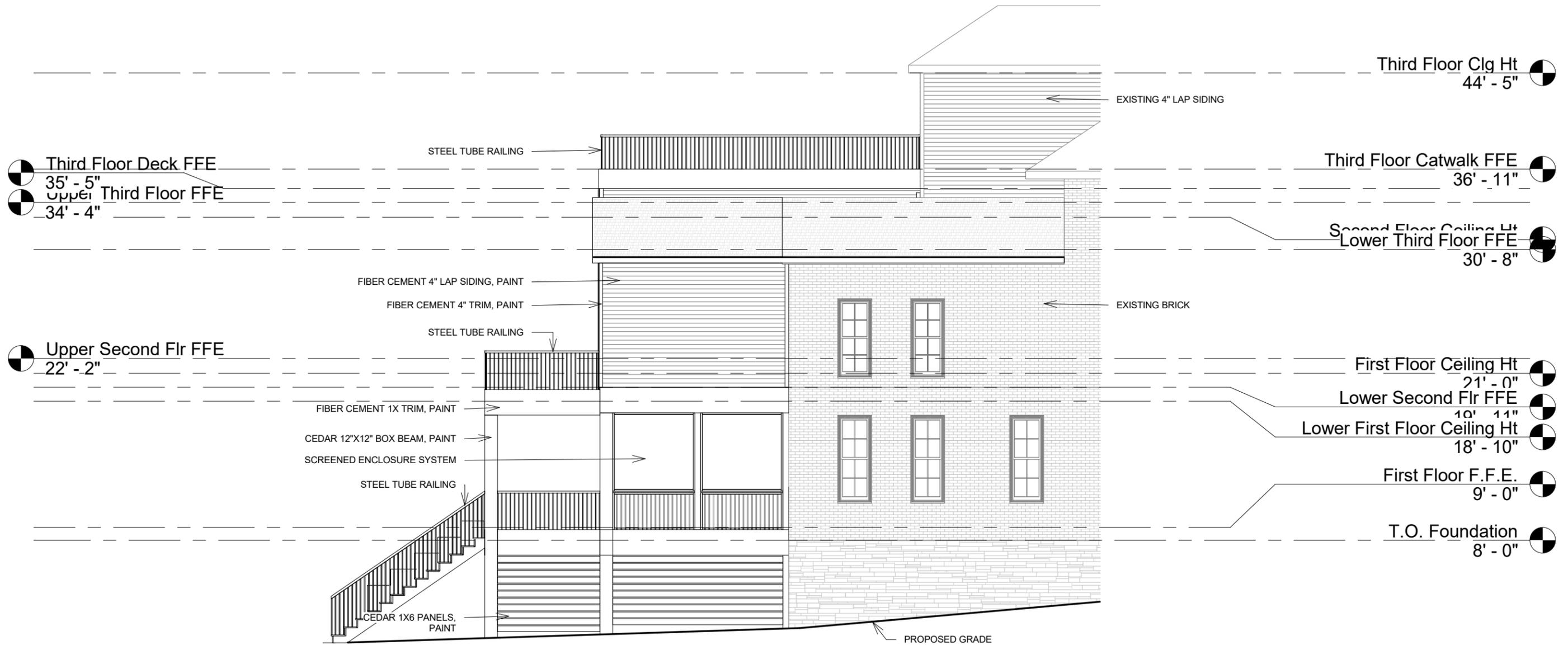
Project number 200827
 Date 10/12/2020
 Drawn by BBW
 Checked by AAS
 Scale 1/8" = 1'-0"

10/13/2020 4:20:58 PM



② Proposed Right / West Elevation
1/8" = 1'-0"

No.	Description	Date
1	100% SCHEMATIC DESIGN	10/05/2020
2	100% SCHEMATIC DESIGN - REV.	10/12/2020



1 Proposed Left / East Elevation
 1/8" = 1'-0"

No.	Description	Date