

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

1417 Russell Street

February 17, 2021

**Application:** New Construction—Infill and Outbuilding  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Base Zoning:** R6  
**Map and Parcel Number:** 08313028200  
**Applicant:** Agynes Chrzan, Legacy South  
**Project Lead:** Melissa Baldock melissa.baldock@nashville.gov

**Description of Project:** Applicant proposes to construct infill and an outbuilding on a lot with a tornado-damaged house on it.

**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. A front walkway be added from Russell Street to the front porch;
3. The front door be at least half glass;
4. Staff approve a masonry sample, all windows and doors, and roof shingle color prior to purchase and installation; and,
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

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.*

#### **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.*

## **8. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

### *Outbuildings: Height & Scale*

- On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

### *Outbuildings: Character, Materials and Details*

- Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

### *Outbuildings: Roof*

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

### *Outbuildings: Windows and Doors*

- Publicly visible windows should be appropriate to the style of the house.*
- Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- For street-facing facades, garages with more than one-bay should have multiple single doors rather than*

*one large door to accommodate more than one bay.*

*Outbuildings: Siding and Trim*

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
  - *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
  - *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
  - *Stud wall lumber and embossed wood grain are prohibited.*
  - *Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 clad buildings.*

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

*Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.*

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.*

*Generally, attached garages are not appropriate; however, instances where they may be are:*

- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

*Setbacks & Site Requirements.*

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

*Driveway Access.*

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

## **9. Appurtenances**

Appurtenances related to new buildings, including driveways, 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:** 1417 Russell was a c. 1920 one-story folk Victorian house (Figure 1). The house was significantly damaged in the March 3, 2020 tornado (Figures 2 & 3). In October 2020, 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. 1417 Russell prior to the March 3, 2020 tornado





Figure 2. The tornado damage



Figure 3. The tornado damage

**Analysis and Findings:** Applicant proposes to construct infill and an outbuilding on a lot with a tornado-damaged house on it.

**Height & Scale:** The applicant is proposing a one-story house for this lot; even though there is a front dormer, there is no upstairs space in the house. The infill will have a ridge height of approximately twenty-three feet eight inches (23'8") from grade at the front. The ridge height is approximately twenty-two feet (21') above the foundation line. The foundation height is a little less than three feet (3') tall at the front; the lot slopes up towards the back, so the height of the foundation will diminish towards the back. The house's eave height will be approximately nine feet, five inches (9'5").

Staff finds that the ridge, eave, and foundation heights are appropriate to the historic context. The section of Russell Street has few historic buildings. The other three corners

of this intersection of Russell Street and South 15<sup>th</sup> Street all contain non-contributing houses. The historic house next door at 1415 Russell is the only historic house in the immediate vicinity along Russell Street. It is one-story and approximately twenty feet (20') tall. The house at 1417 Russell that suffered tornado damage was approximately twenty-two feet tall (22'). Although the infill will be a few feet taller than the historic house next door at 1415 B Russell, it is in keeping with the wider historic context along Holly Street and further east and west along Russell Street.

The proposed infill will be thirty feet, ten inches (30'10") wide at the front. After a depth of about twenty feet, ten inches (20'10"), the infill's width steps out on both sides to be approximately thirty-five feet (35') wide. While these widths are wider than the historic house next door at 1415 B Russell Street, they are in keeping with historic houses in the wider historic context along Holly Street and further east and west along Russell Street. Staff further finds the width to be appropriate because the house is a true one-story house, so the overall massing is scaled to meet the wider historic context. The infill will have a depth of seventy-seven feet (77'), which staff finds to be appropriate because it is a true one-story form and its height is under twenty-four feet (24').

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

Setback & Rhythm of Spacing: The infill's front setback is proposed to be thirty-seven feet, eight inches (37'8") to the front porch wall and about forty feet (40') to the main wall of the historic house. This will match the front setback of the historic house next door at 1415 B Russell Street. The house will meet all base zoning setbacks; it will be at least ten feet (10') from the South 15<sup>th</sup> street property line, five feet (5') from the left side property line, and forty-five feet (45') from the rear property line. Overall, the infill will not change the rhythm of spacing of houses along Russell Street.

Staff finds the infill's setback and rhythm of spacing to meet Section II.B.3. of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufact urer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Stone	Unknown	Yes	Yes
<b>Cladding</b>	Brick	Unknown	Yes	Yes
<b>Secondary Cladding</b>	5" cement fiberboard lap siding	Smooth	Yes	No
<b>Roofing</b>	Architectural Shingles	Unknown	Yes	Yes

<b>Trim</b>	Cement Fiberboard	Smooth faced	Yes	No
<b>Front Porch floor/steps</b>	Concrete	Typical	Yes	No
<b>Chimney</b>	Brick	Unknown	Yes	No
<b>Windows</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Principle Entrance</b>	Solid*	Needs final approval	No	Yes
<b>Side/rear doors</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Driveway</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Walkway</b>	Not indicated	Needs final approval	Unknown	Yes

The infill’s primary front door is drawn as all wood. Staff recommends that the door be at least half glass in order to meet the design guidelines. Staff also recommends approval of masonry samples (brick and stone), windows and doors, and the roof shingle color prior to purchase and installation.

With staff’s final approval of all materials, staff finds that the materials meet Section II.B.4. of the design guidelines.

Roof form: The house’s main forms are 14/12 side gables connected by a 4/12 gable. The front façade has a 4/12 dormer; this dormer stacks on the wall below but because it is in the area of the recessed front porch, it is inset more than two feet (2’) from the main wall of the house. Since dormers behind recessed porches often do stack on the recessed wall, staff finds that this dormer meets the historic context. Overall staff finds that the proposed roof forms are consistent with historic roof forms found in the overlay.

Staff finds that the infill’s roof form to meet Section II.B.5. of the design guidelines.

Orientation: The house is oriented to face Russell Street, with a partial width, six foot (6’) deep front porch. The front entry will be on the South 5<sup>th</sup> Street facing façade at the front. Staff finds that such side entries at the front are found historically in the area and therefore this one meets the design guidelines. The site plan does not show a front walkway to Russell Street, and staff recommends that one be added. Vehicular access will be via the alley at the rear.

With the addition of a front walkway from Russell Street to the front porch, staff finds that the addition’s orientation to 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. There are no large expanses of wall space without a window or door opening. Double and triple window openings have four to six inch (4"-6") mullions in between them.

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. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

Outbuildings: The applicant is proposing a one-and-a-half story outbuilding.

*Massing Planning:*

	Potential maximums (heights to be measured from grade)	Existing conditions (height of historic portion of the home to be measured from finished floor)	Proposed
Ridge Height	25' unless existing building is less	21'	21'
Eave Height	10'	10	10'

The lot is eight thousand square feet (8,000 sq. ft.), less than 10,000 square feet, therefore the maximum footprint allowed is seven hundred and fifty square feet (750 sq. ft.).

Proposed	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Proposed
Maximum Square Footage	1,290 sq. ft.	750 sq. ft.	400 sq. ft.

The project meets Section II.B.8 of the design guidelines for height and scale.

*Site Planning & Setbacks:*

	<b>MINIMUM</b>	<b>PROPOSED</b>
<b>Building located towards rear of lot</b>	n/a	Yes
<b>Space between principal building and DADU/Garage</b>	20'	20'
<b>Rear setback***</b>	5'	5'
<b>L side setback**</b>	3'	12'8"
<b>R side setback**</b>	10'	10'
<b>How is the building accessed?</b>	From the alley or existing curb cut	Existing driveway

\*\*Since the proposed footprint of the outbuilding is less than seven hundred square feet (700 sq. ft.), the minimum side setback on the interior side property line is three feet (3').

The outbuilding meets all base zoning setbacks.

*Roof Shape:*

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary form	Gable	Yes
Primary roof slope	9/12	Yes
Dormer form	Shed	Yes
Dormer slope	3/12	Yes

Since the roof form and slopes are similar to historic outbuildings, the project meets Section II.B.8.a of the design guidelines.

*Design Standards:*

The proposed outbuilding has a simple design that is subordinate to the primary structure and appropriate for outbuildings. The design meets Section II.B.8.a of the design guidelines.

*Materials:*

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review?</b>
Foundation	Concrete slab	Natural	Yes	No
Cladding	Fiber-cement siding, 5" reveal	Smooth	Yes	No

Roofing	Asphalt shingle	Needs final review	Yes	Yes
Trim	Fiber-cement	Smooth	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Doors	Not indicated	Needs final approval	Unknown	Yes
Garage door	Insulated metal	Needs final approval	Yes	Yes

With the staff's final approval of the roof color and windows and doors, staff finds that the known materials meet Section II.B.8.a.

*General requirements for Outbuildings:*

The answer to each of these questions must be "yes" for either an outbuilding or a DADU.

	<b>YES</b>	<b>NO</b>
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principal building?	Yes	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?	Yes	
Is the roof pitch at least 4/12?	YES	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	YES	

Overall, staff finds that the proposed outbuilding's height, scale, location, materials, roof form, and overall design meet the design guidelines.

**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. A front walkway be added from Russell Street to the front porch;
3. The front door be at least half glass;
4. Staff approve a masonry sample, all windows and doors, and roof shingle color prior to purchase and installation; and,
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

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.

**Context Photos:**



Non-contributing apartment complex across the street



Historic house to the left of 1417 Russell



Houses to the left of 1417, all of which are recent construction and non-contributing.





Non-contributing houses across 15<sup>th</sup> Street from the site



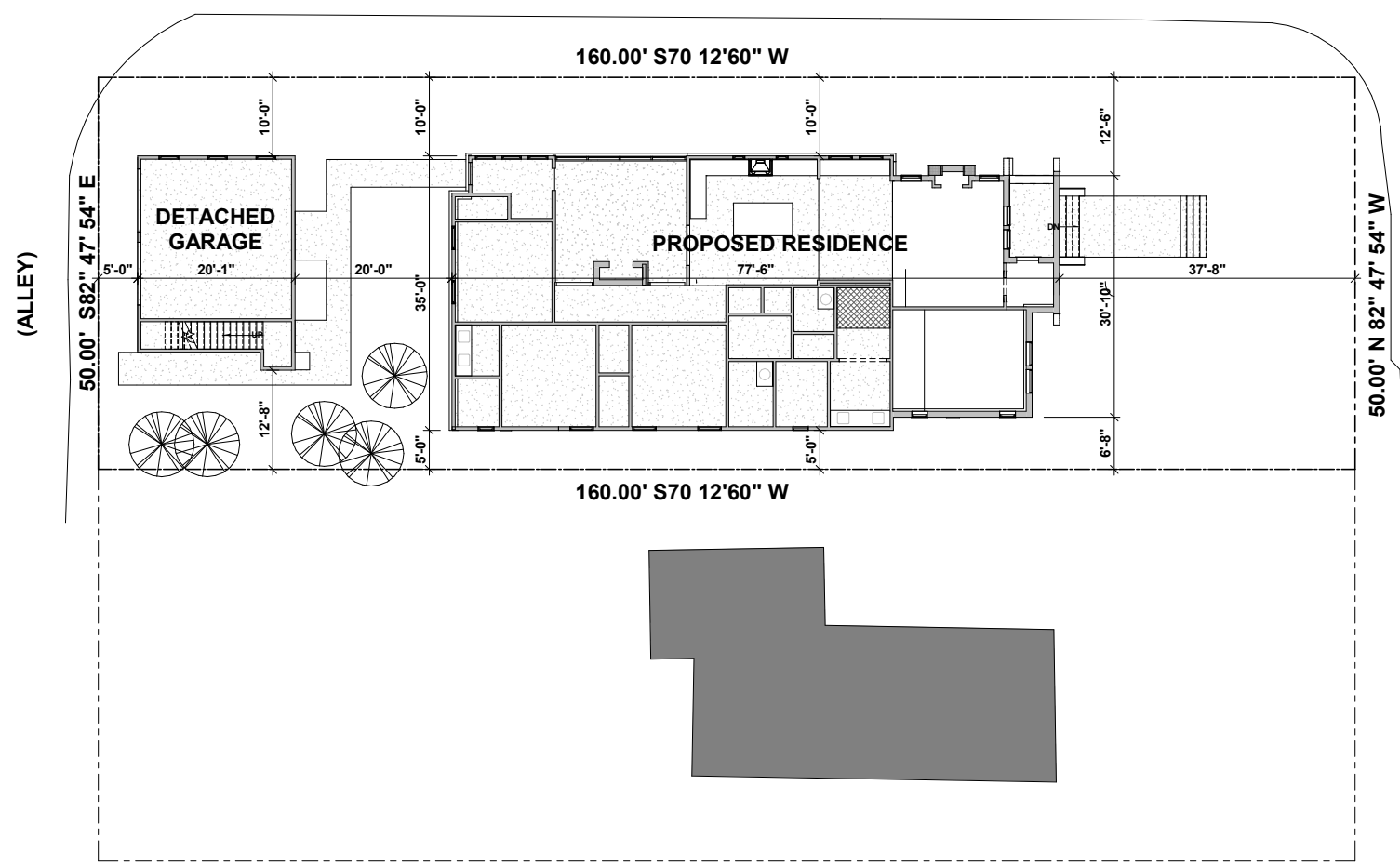
Non-contributing house cattycorner from the site.





**1417 Russell  
Nashville, TN**

**S 15th ST**



**RUSSELL ST**

It is the responsibility of the owner and/or contractor to verify that the plans meet any and all codes in the area in which the structure will be built prior to construction.

Owner and/or contractor to verify all dimensions prior to beginning construction.

All structural components to be verified by supplier and/or engineer prior to beginning construction.

Contractor shall verify site and report any conditions that may conflict with design to designer.

Contractor shall assume responsibility for any discrepancies not reported.

**Site Plan**

Drawing Status	PRELIMINARY
Date	01/15/21
Drawn by	A. Chrzan

**A0.0**

Scale 1/8" = 1'-0"

① Site Plan  
1/8" = 1'-0"

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1 1ST FLOOR  
3/16" = 1'-0"



# 1417 Russell Nashville, TN

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## Floor Plans

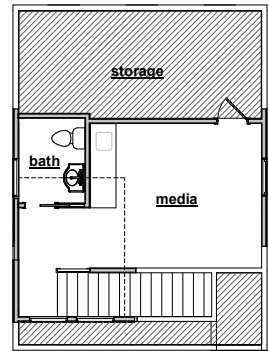
Drawing Status	PRELIMINARY
Date	11/30/2020
Drawn by	A. Chrzan

# A1.2

Scale	3/16" = 1'-0"
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**1417 Russell  
Nashville, TN**



2 A2.3



① 2ND FLOOR  
3/16" = 1'-0"

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**Floor Plan**

Drawing Status	PRELIMINARY
Date	01/15/21
Drawn by	A. CHRZAN

**A1.3**

Scale 3/16" = 1'-0"

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① Front  
3/8" = 1'-0"



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## Front Elevation

Drawing Status	PRELIMINARY
Date	11/30/2020
Drawn by	A. Chrzan

# A2.0

Scale 3/8" = 1'-0"

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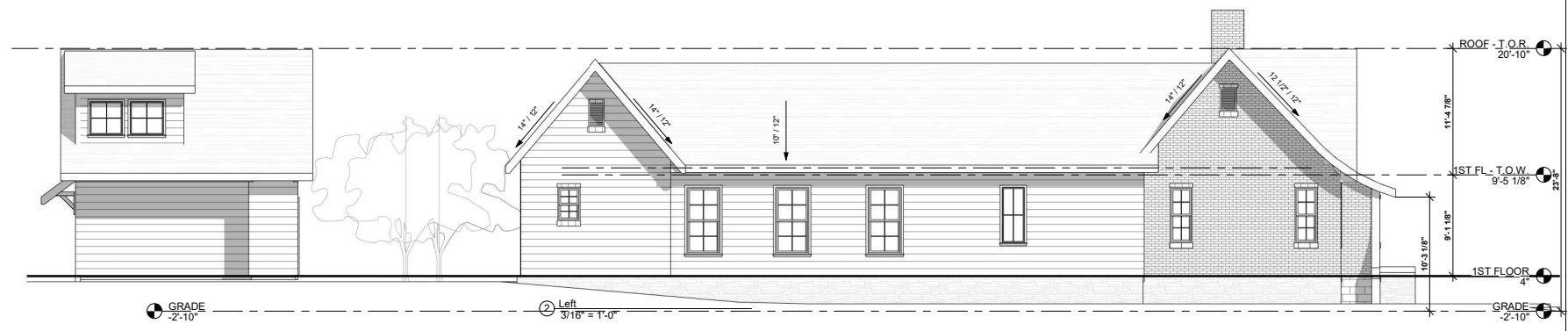
**Rear Elevation**

Drawing Status	PRELIMINARY
Date	11/30/2020
Drawn by	A. Chrzan

**A2.1**

Scale 3/8" = 1'-0"

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**Side Elevations**

Drawing Status	PRELIMINARY
Date	11/30/2020
Drawn by	A. Chrzan

**A2.2**

Scale 3/16" = 1'-0"





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**Garage Elevations**

Drawing Status	PRELIMINARY
Date	02/04/21
Drawn by	Author

**A2.3**

Scale 3/8" = 1'-0"

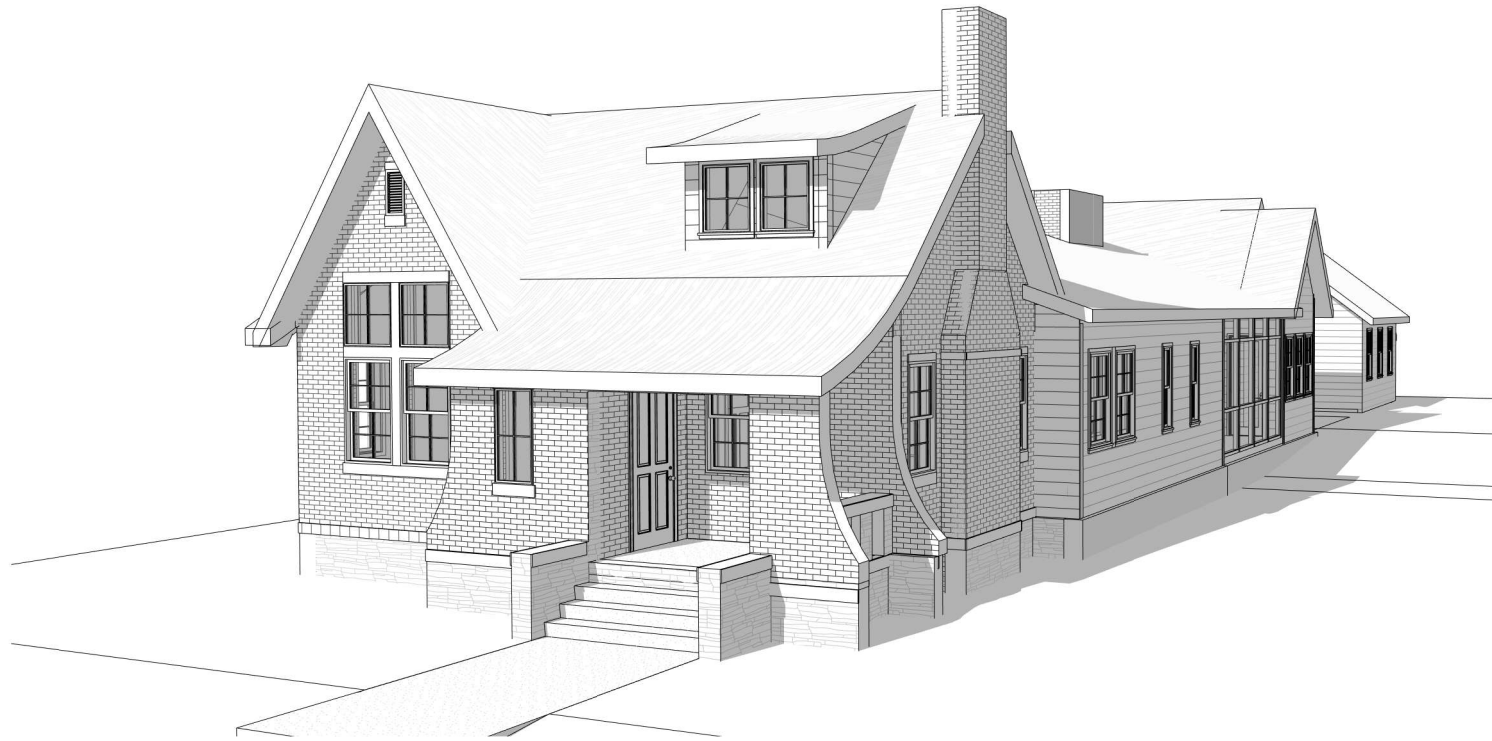


② Front - Garage  
3/8" = 1'-0"



① Back - Garage  
3/8" = 1'-0"

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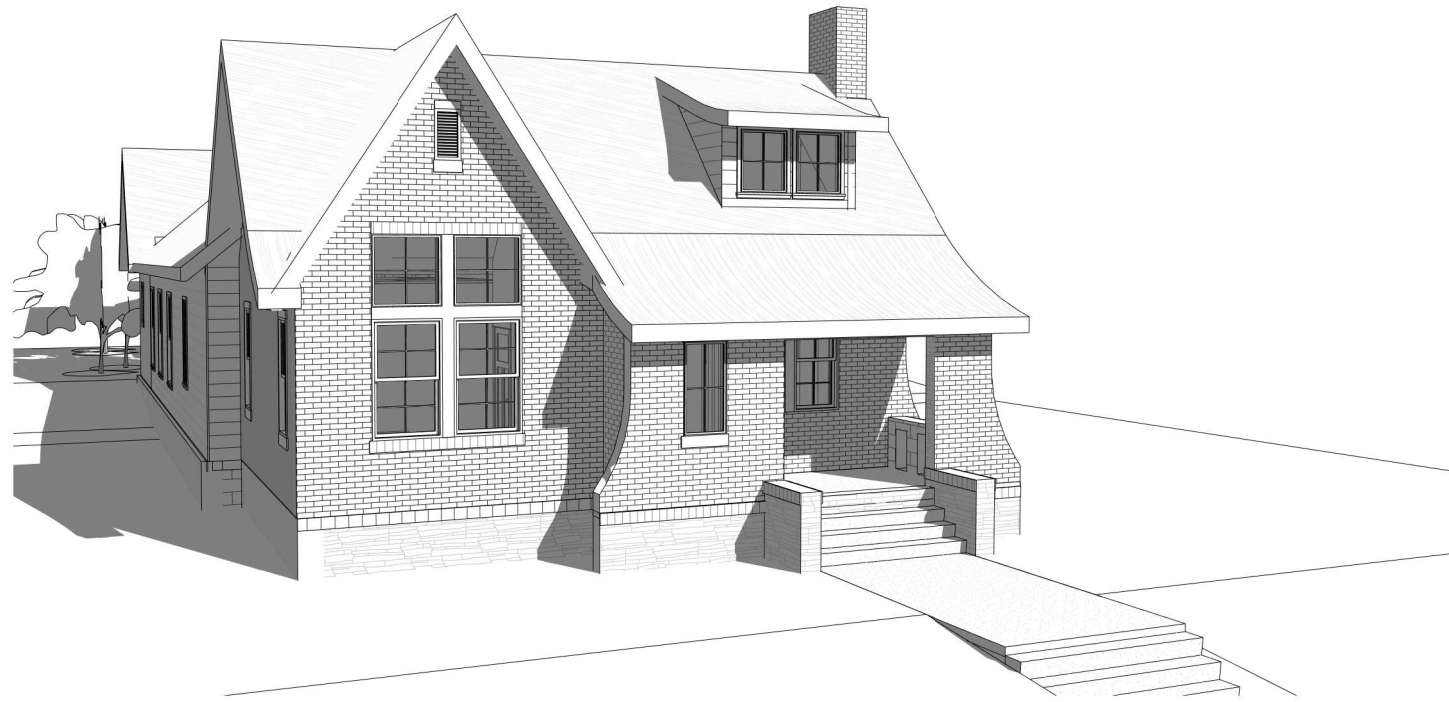
**Perspectives**

Drawing Status	PRELIMINARY
Date	8/2/19
Drawn by	J. Kurkimiilis

**A6.0**

Scale

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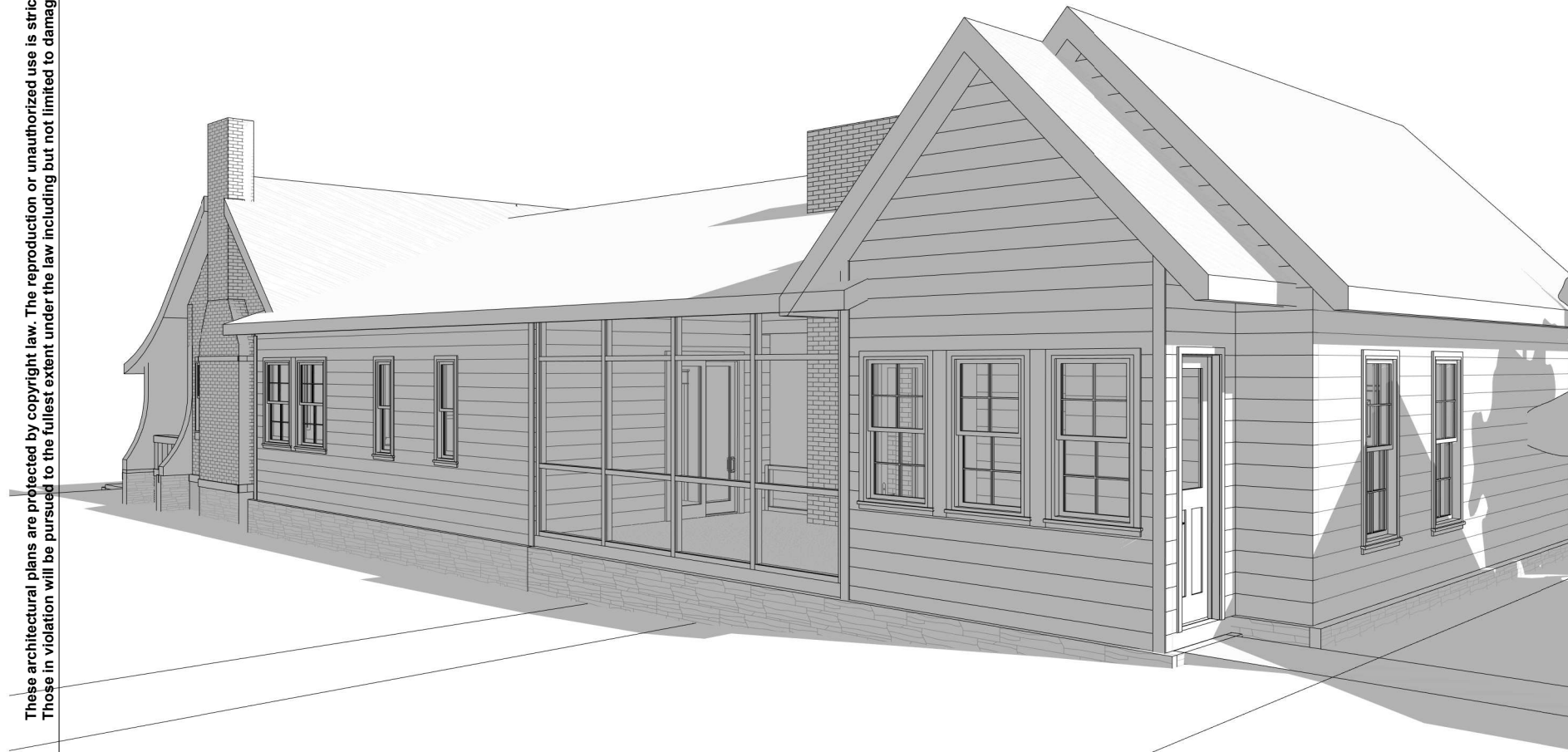
**Perspectives**

Drawing Status	PRELIMINARY
Date	11/30/2020
Drawn by	A. Chrzan

**A6.1**

Scale

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**Perspectives**

Drawing Status	PRELIMINARY
Date	11/30/2020
Drawn by	J. Kurkimiis

**A6.2**

Scale

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**Perspectives**

Drawing Status	PRELIMINARY
Date	11/30/2020
Drawn by	A. Chrzan

**A6.3**

Scale