



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
Fax: (615) 862-7974

STAFF RECOMMENDATION

817 Boscobel Street

July 18, 2012

Application: New construction – addition
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08216043800
Applicant: Preston Quirk, architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The existing structure is a two-story brick house which was constructed 2009-2010. The applicant proposes to enlarge the house with an addition to the rear of the upper story. The materials of the addition will match the secondary materials of the existing structure, including cement-fiber panel siding, wood windows, and a fiberglass-asphalt shingle roof.

Recommendation Summary: Staff recommends approval of the proposed addition, finding it to meet the applicable design guidelines for the Edgefield Historic Preservation Zoning Overlay.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Elevations

Applicable Design Guidelines:

III.B.1 Additions

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.
- b. An addition should connect to the associated building in such a way that the original form of the building is visually evident.
- c. An addition should be compatible, by not contrasting greatly, with the height, scale, roof form, proportion and rhythm of openings, materials, texture, details, and material color of the associated building.
- d. The creation of an addition through enclosure of a front porch is not appropriate.
- e. The enclosure of side porches may be appropriate if the visual openness and character of the porch is maintained.
- f. Dormers generally should not be introduced where none existed originally.
- g. New additions should follow the guidelines for new construction.

III.B.2 New Construction

- 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 should reinforce that rhythm.
- 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.
- c. **Building Shape:** The shape of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.
- a. **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.
- e. **Orientation:** The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
- 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.
- 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 sidings are not appropriate.
Materials include, but are not limited to, wood, brick, stone, mortar, roofing, concrete, and metals.

Background: The structure at 817 Boscobel is a single-family house constructed 2009-2010. The house is primarily brick with cement-fiber panels as a secondary material on a front box-bay and the upperstory walls on the side elevations.

Analysis and Findings: The applicant is proposing to enlarge the structure with an addition to the upperstory rear. The new area will not alter the footprint of the structure, and will fit entirely within the “silhouette” of the original front elevation.

Height & Scale

The addition does not add any additional height or width to this non-contributing building. The addition meets Section III.B.2.a.

Building Shape

The shape of the building will not change dramatically, as this addition is a second story to a rear one-story portion of the current building. The project meets section III.B.2.c.

Roof Shape

The roof shape of the addition is an asymmetrical gable that will be minimally visible from the street. The project meets section II.B.3.

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 is similar to the existing building and the historic buildings in the neighborhood. The project meets section III.f.e.

Materials Texture, Details, and Material Color

The materials of the addition will match those of the existing structure: cement-fiber panels, wood windows, and fiberglass-asphalt roof shingles. The proposal meets section III.B.2 of the design guidelines, pertaining to New Construction.

Location

The addition is located at the back of the building and will have minimal visibility from the street. The project meets III.B.1 of the design guidelines.

Section II.B.2.e is not relevant to the project.

Staff finds the addition to be in keeping with the existing in character and materials, and that the scale of the house will be compatible with the surrounding context. Because the existing structure is not historic, the addition meets section III.B.1 of the design guidelines, pertaining to additions.

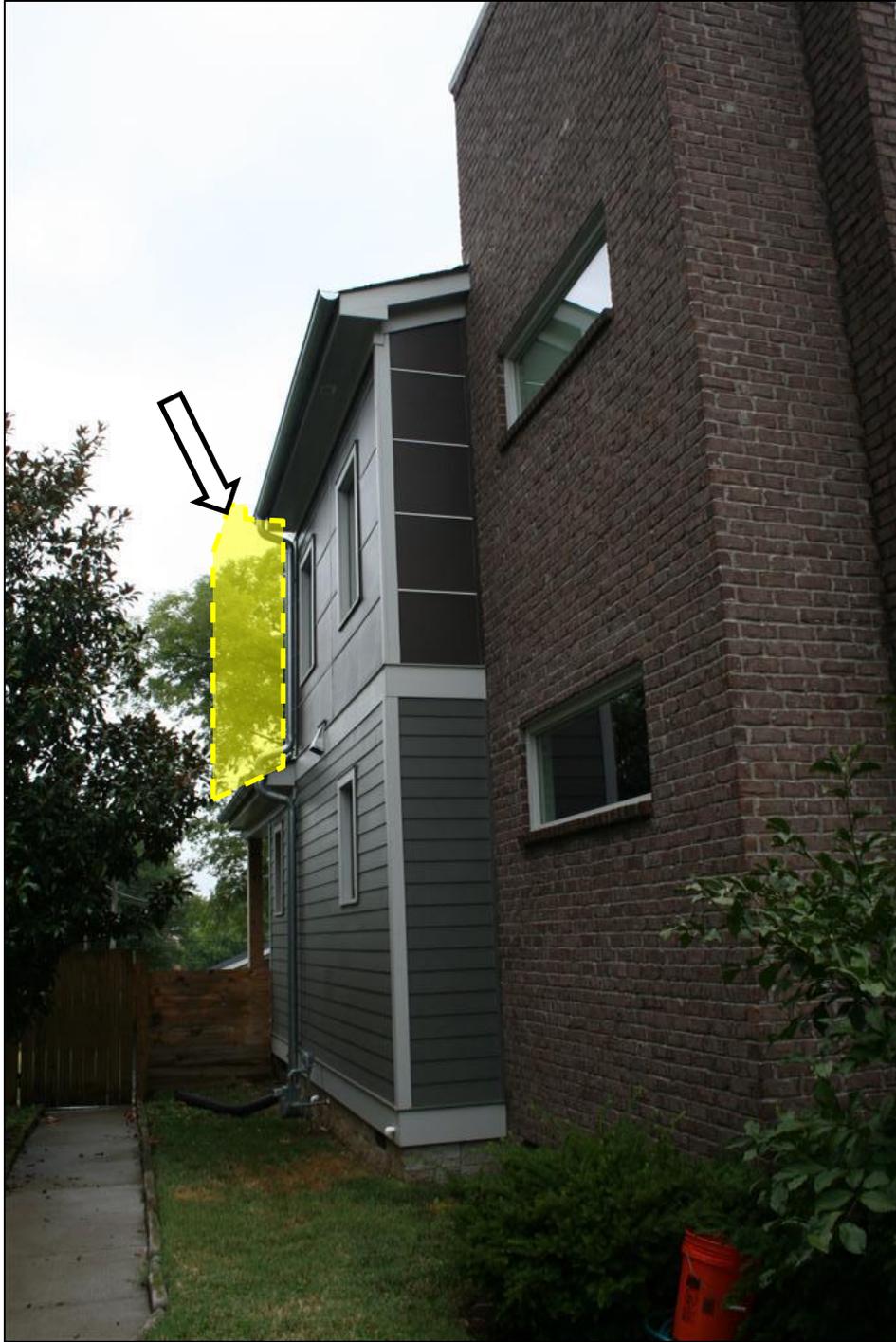
Recommendation: Staff recommends approval of the proposed addition, finding it to meet sections II.B.2 and III.B.1 of the design guidelines for the Edgefield Historic Preservation Zoning Overlay.



817 Boscobel Street, front.

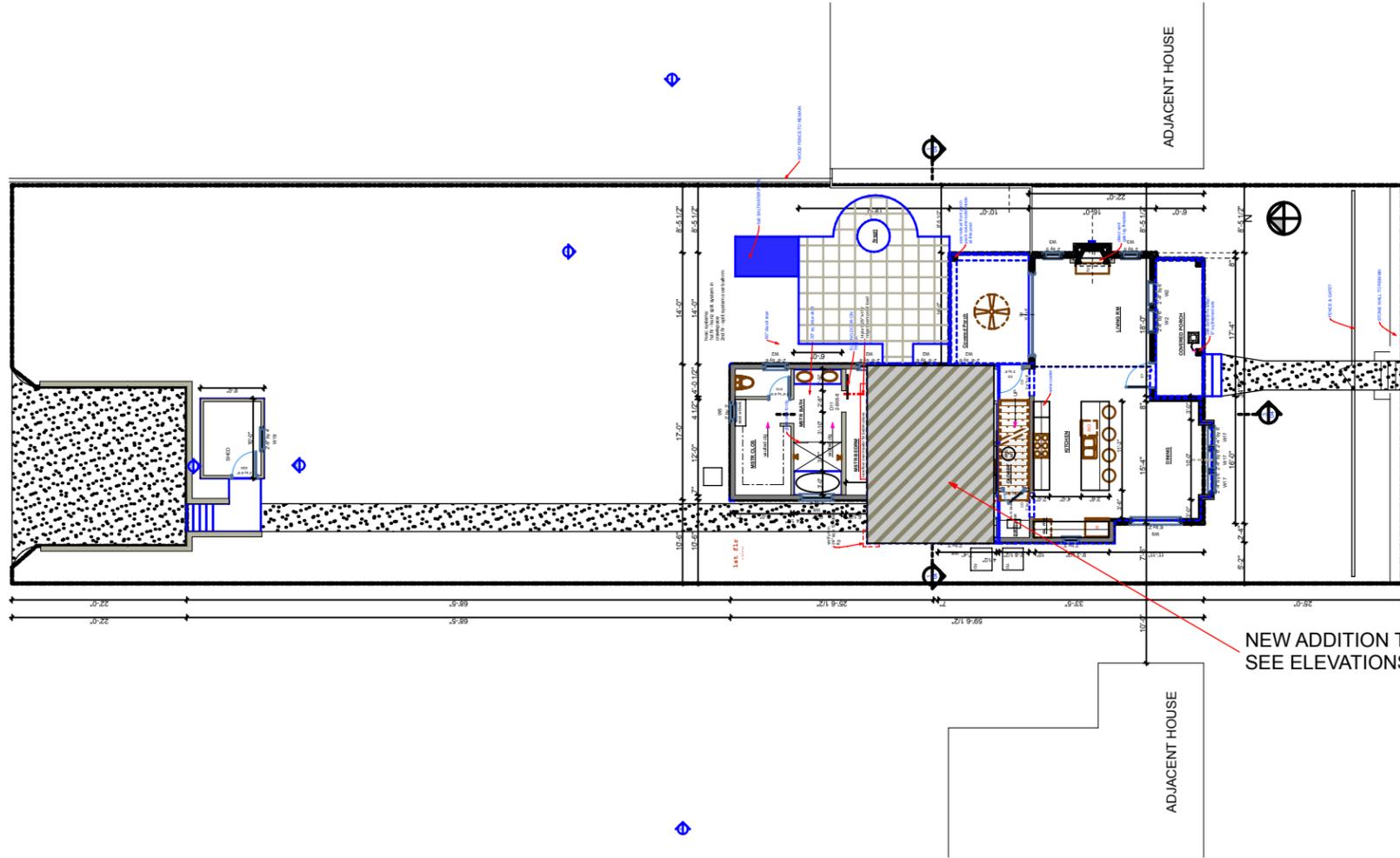


817 Boscobel Street, rear.



Site of addition to 817 Boscobel Street.

ALLEY



BOSCOBEL STREET

NEW ADDITION TO SECOND FLOOR
SEE ELEVATIONS

1 1ST FLOOR PLAN

SCALE: 1" = 20'

1

DATE: 6/25/12
REVISION

PROJECT NO: #P1n
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QUIRK DESIGNS

SITE PLAN

A1
SHEET 8

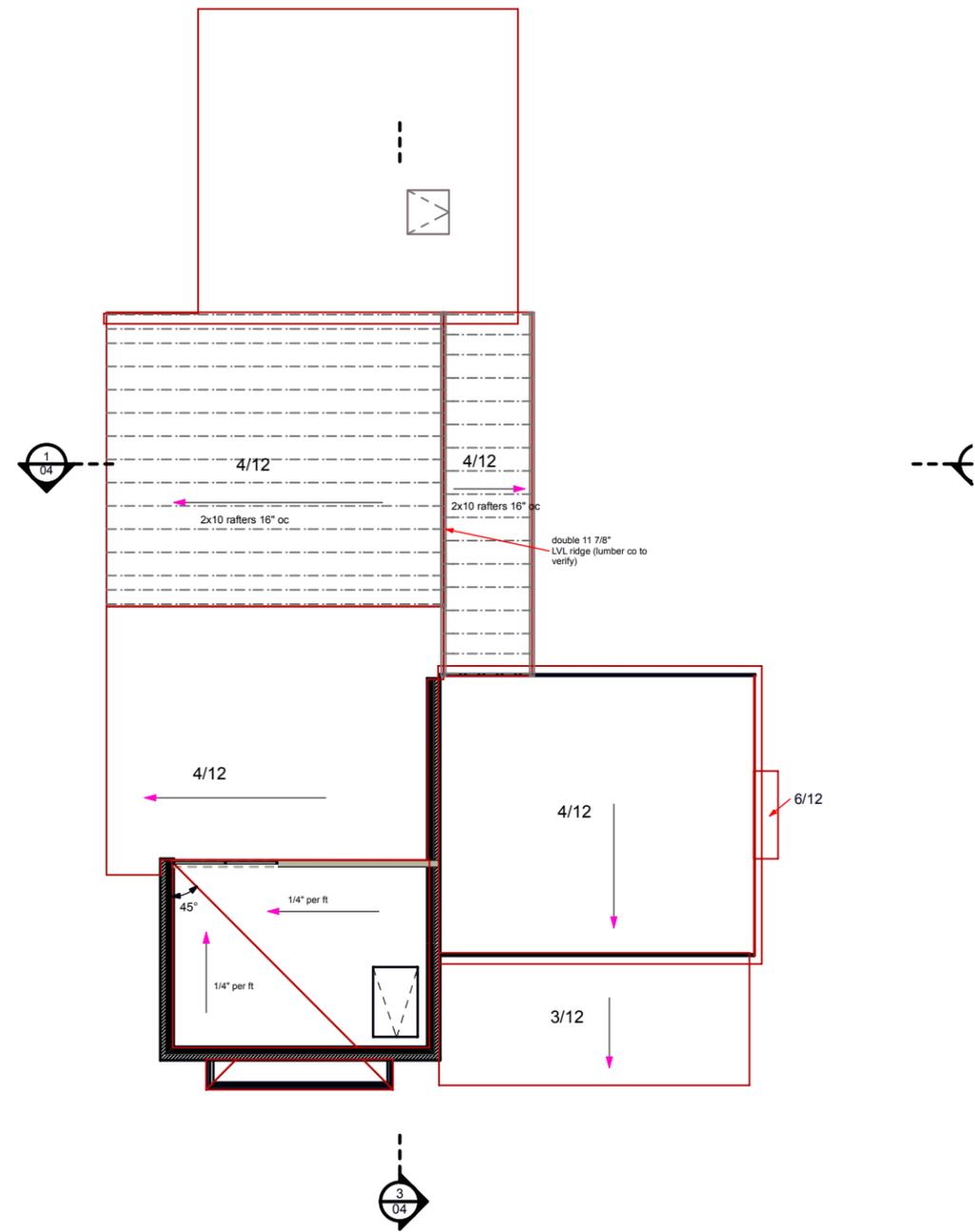
New Bedroom
Brian & Rachel Hoppes
817 Boscobel St.
Nashville, TN 37206

PHONE:
#Custom 1
#Custom 2



2831 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 283-3248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

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1 ROOF PLAN
SCALE: 1" = 10'

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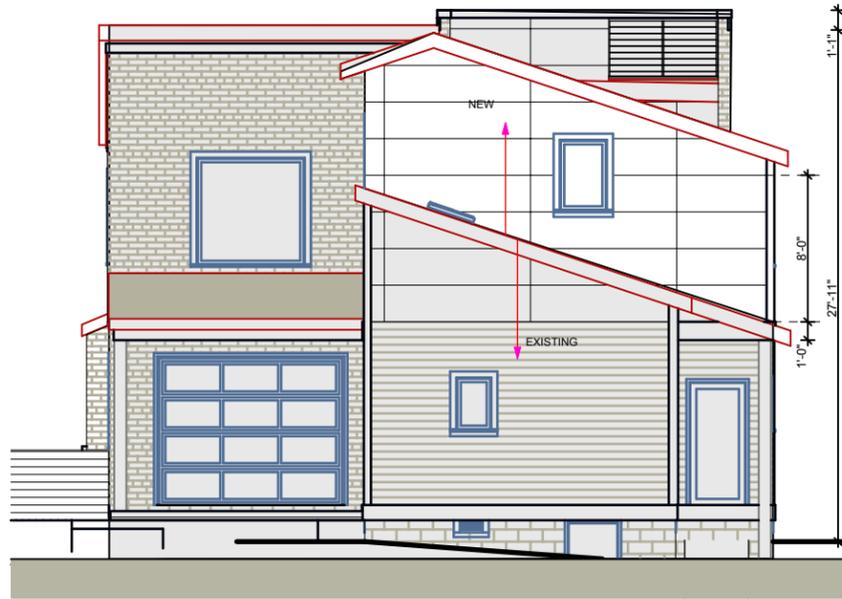
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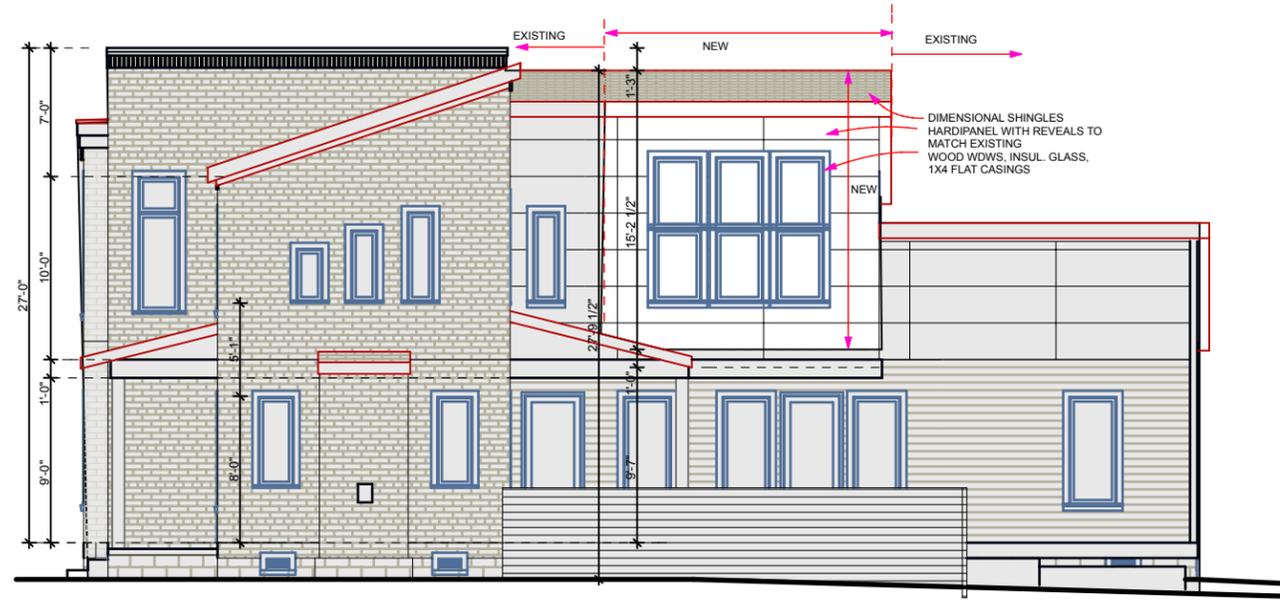
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ROOF PLAN

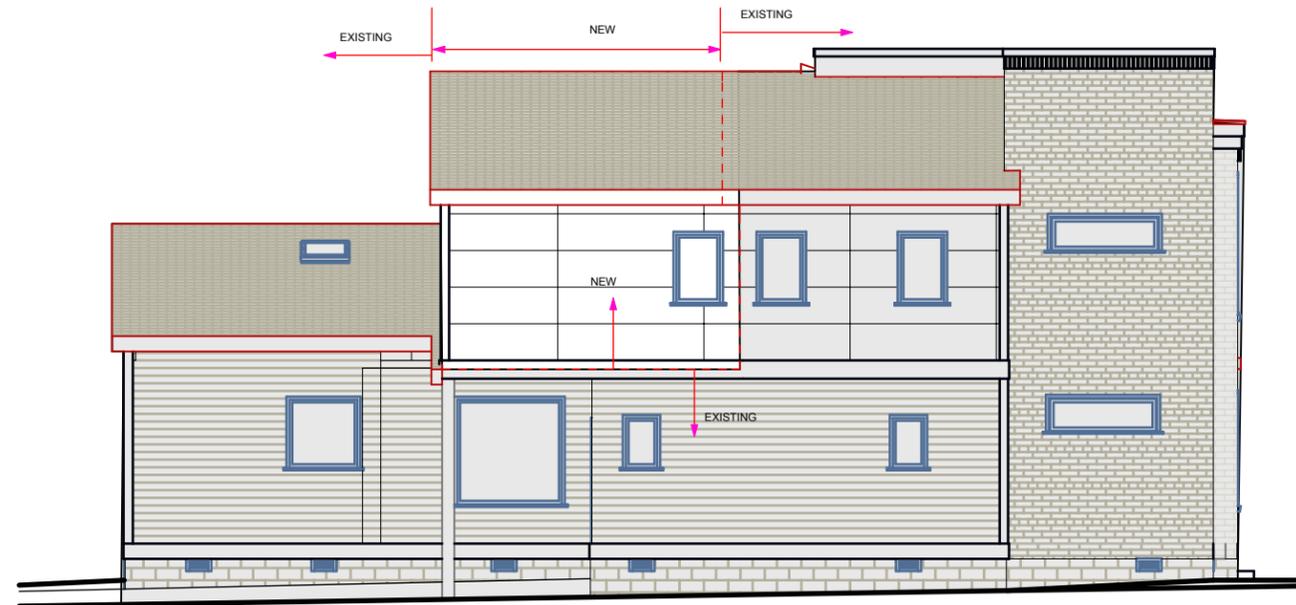
A3
SHEET 10



3 NORTH ELEVATION
SCALE: 1" = 10'



1 EAST ELEVATION
SCALE: 1" = 10'



2 WEST ELEVATION
SCALE: 1" = 10'



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ELEVATIONS 1

A4
SHEET 11