



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
1812 Boscobel Street
June 19, 2013

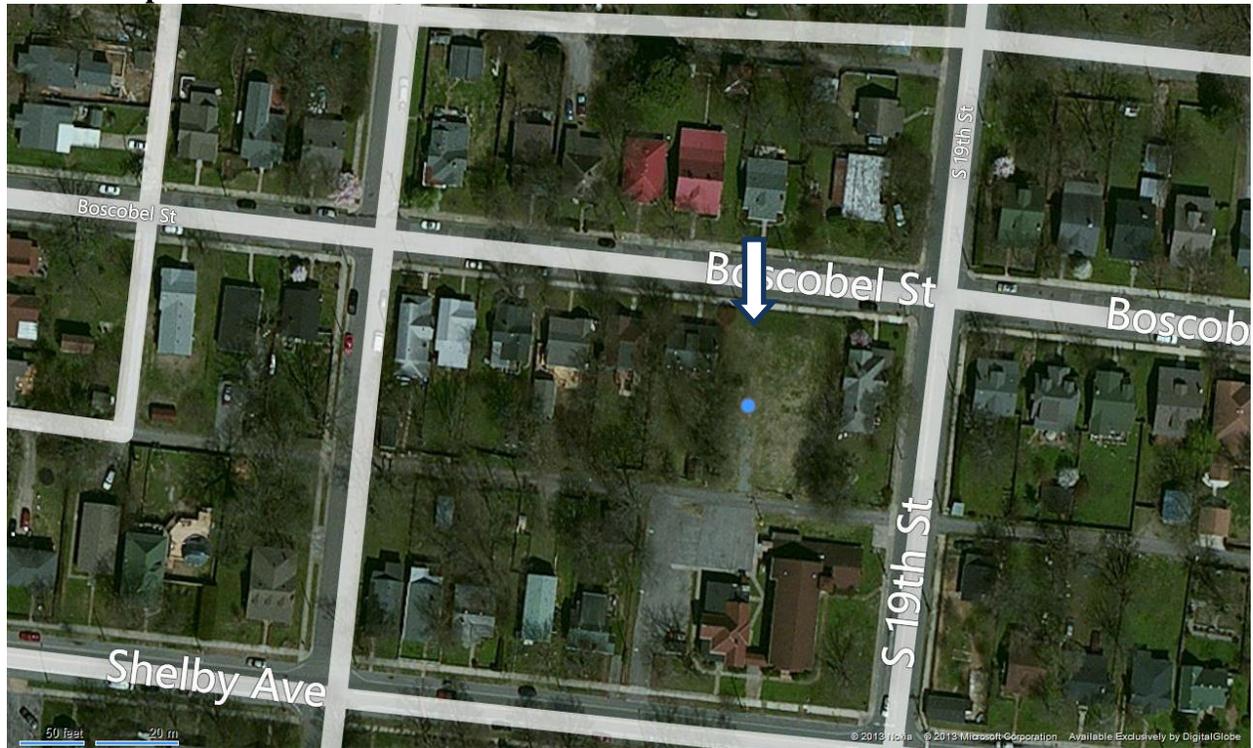
Application: New construction—Infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08314032600
Applicant: William Wood, Synergy Development Group
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a single-family house on a vacant lot.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff review all final material choices, including the asphalt shingle color, window and door materials and design, the foundation material, and the materials for the porch columns, bases, and floor; 2. A door frame on the front façade and a band board on the side facades be included; 3. The front porch columns have more substantial caps; 4. All double window openings have a window frame around the pair and a four to six inch (4"-6") mullion in between the windows; 5. The applicant consider enlarging the front dormer’s width and height to better match the scale of typical central dormers in the historic neighborhood. 6. The utilities be placed at the rear of the house, or on a side façade beyond the midpoint of the house. 7. Staff review and approved any appurtenances, including driveways, pathways, fencing, and lighting. <p>With these conditions, staff finds that the project meets II.B. of the <i>Lockeland Springs-East End Neighborhood Conservation District Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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.

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

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. BL2007-45).

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*

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.

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.

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.

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.

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.

For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

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.

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.

Background: 1812 Boscobel Street is a vacant lot. The structure that was on the lot was demolished in 1990, prior to the expansion of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay to this block of Boscobel Street. The adjacent property at 1814 Boscobel Street will be developed with a similar house.



Figure 1. 1812 Boscobel Street site

Analysis and Findings:

Application is to construct a single-family house on a vacant lot.

Setback and Rhythm of Spacing: The new infill will be centered on the lot and will meet all base zoning requirements for setbacks. The structure will be located seven feet (7') from each side property line, thereby keeping with the typical rhythm of spacing for the block. The front line of the house's porch will line up with the front line of the porch at 1810 Boscobel and will be pushed slightly forward from the house at 1816 Boscobel Street (Figures 2 & 3). Staff finds the setback and rhythm of spacing of the proposed structure to meet Section II.B.3. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.



Figure 2. 1810 Boscobel Street



Figure 3. 1816 Boscobel Street

Orientation: The new infill is oriented to face Boscobel Street, which is appropriate. The house will be parallel to Boscobel and will have a full-width front porch that is eight feet (8') deep. Staff finds that the orientation of the proposed structure meets Section II.B.6. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Height & Scale: The new structure will be one-and-a-half stories tall. It will have a maximum ridge height of approximately twenty-six feet, five inches (26'5") above the

foundation, and will be less than twenty-seven feet (27') tall from grade. Its eave height will be approximately nine feet, ten inches (9'10") above the foundation. By comparison, the historic houses in the immediate vicinity range in height from approximately eighteen feet (18') to twenty-seven feet (27'). In March 2013, the Commission approved infill across the street from this site at 320 S. 19th Street (aka 1815 Boscobel), and that house is approximately twenty-eight feet (28') from grade. Staff finds the proposed height of the infill to be appropriate.

The house will have a maximum width of thirty-six feet (36'). The house's maximum depth will be fifty-nine feet, six inches (59'6"). That depth is broken up by an inset portion of the house towards the rear. By comparison, the other houses in the immediate vicinity have widths that largely range from thirty to thirty-six feet (30'-36') and depths that range from forty to sixty-five feet (40'-65'). The footprint of the house will be approximately two thousand and fifty square feet (2,050 sq. ft.). Staff finds the house's width and depth to match the historic context.

Staff finds that the height and scale of the new construction meet Sections II.B.1. and II. B.2. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Materials: The primary cladding material for the building will be cement fiberboard with a four or five inch (4" - 5") reveal and cement board trim. The roof will be thirty year architectural shingles, and staff asks to review the final shingle color. The drawings list the foundation material as masonry, and staff asks to review the final masonry choice and sample. The materials for the windows were not specified, and staff asks to approve the specifications for all windows prior to purchase. Staff notes that the front door design with the oval window is not appropriate, and staff asks to approve the door material and design prior to purchase and installation. The materials for the porch floor, porch column bases, and porch columns were not specified, and staff will want to approve them.

Staff notes that the drawings do not show a door frame around the front door, and asks that one be included. Likewise, the double windows on the front, rear, and left side elevations should have a frame around the pairs and a four to six inch (4"-6") mullion in between the windows. Staff also suggests that adding a band board on the side façades at the change in floor level will help break up the façade. Finally, staff asks that the front porch columns have a more substantial cap.

With the above-mentioned approvals, staff finds the proposed materials to meet Section II.B.4. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Roof: The primary roof form will be a side clipped gable with an 8/12 pitch. The porch will have a 4/12 shed roof. The rear portion of the addition, which is inset from the main body of the house, will have a clipped gable form with a slope of 5/12. The Commission typically likes to see slopes of at least 6/12 on infill, but because this portion of the infill is at the rear and is inset from the main bulk of the house, the low slope is appropriate.

A central front dormer will have a hipped roof with a slope of 8/12. The dormer is set back more than two feet from the front wall of the house, which is appropriate. The dormer will be approximately four feet, six inches (4'6") wide and six feet, six inches (6'6") tall. Staff asks the applicant to consider enlarging the dormer's width and height so that the proportions of the dormer are more in keeping with other typical central dormers on side gabled houses. The house's roof shapes and pitches are found on historic buildings throughout the district and so meet Section II.B.5. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The windows of the proposed structure are approximately twice as tall as they are wide, with the exception of some more utilitarian windows on the side and rear facades. The windows therefore meet the historic ratio of windows in the neighborhood. Both the right and the left facades have wall spaces of approximately seventeen feet (17') without a door or window opening. Staff finds that these expanses are appropriate in this instance because they occur on the side facades, towards the rear of the structure. Staff finds that the window proportions and rhythm of openings meet Section II.B.7. of *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Appurtenances & Utilities: The site plan does not call out any appurtenances, other than a silt fence which staff assumes will be installed temporarily during construction. Staff asks that the utilities be placed at the rear of the infill or on a side façade, beyond the midpoint of the house. In addition, staff asks to review and approve any permanent appurtenances, including fencing, driveways, lighting, pathways, etc.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff review all final material choices, including the asphalt shingle color, window and door materials and design, the foundation material, and the materials for the porch columns, bases, and floor;
2. A door frame on the front façade and a band board on the side facades be included;
3. The front porch columns have more substantial caps;
4. All double window openings have a window frame around the pair and a four to six inch (4"-6") mullion in between the windows;
5. The applicant consider enlarging the front dormer's width and height to better match the scale of typical central dormers in the historic neighborhood.
6. The utilities be placed at the rear of the house, or on a side façade beyond the midpoint of the house.
7. Staff review and approved any appurtenances, including driveways, pathways, fencing, and lighting.

With these conditions, staff finds that the project meets II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

Additional Context Photos



Lot next door at 1814 Boscobel



320 S. 19th Street (aka 1815 Boscobel Street), approved by MHZC in March 2013

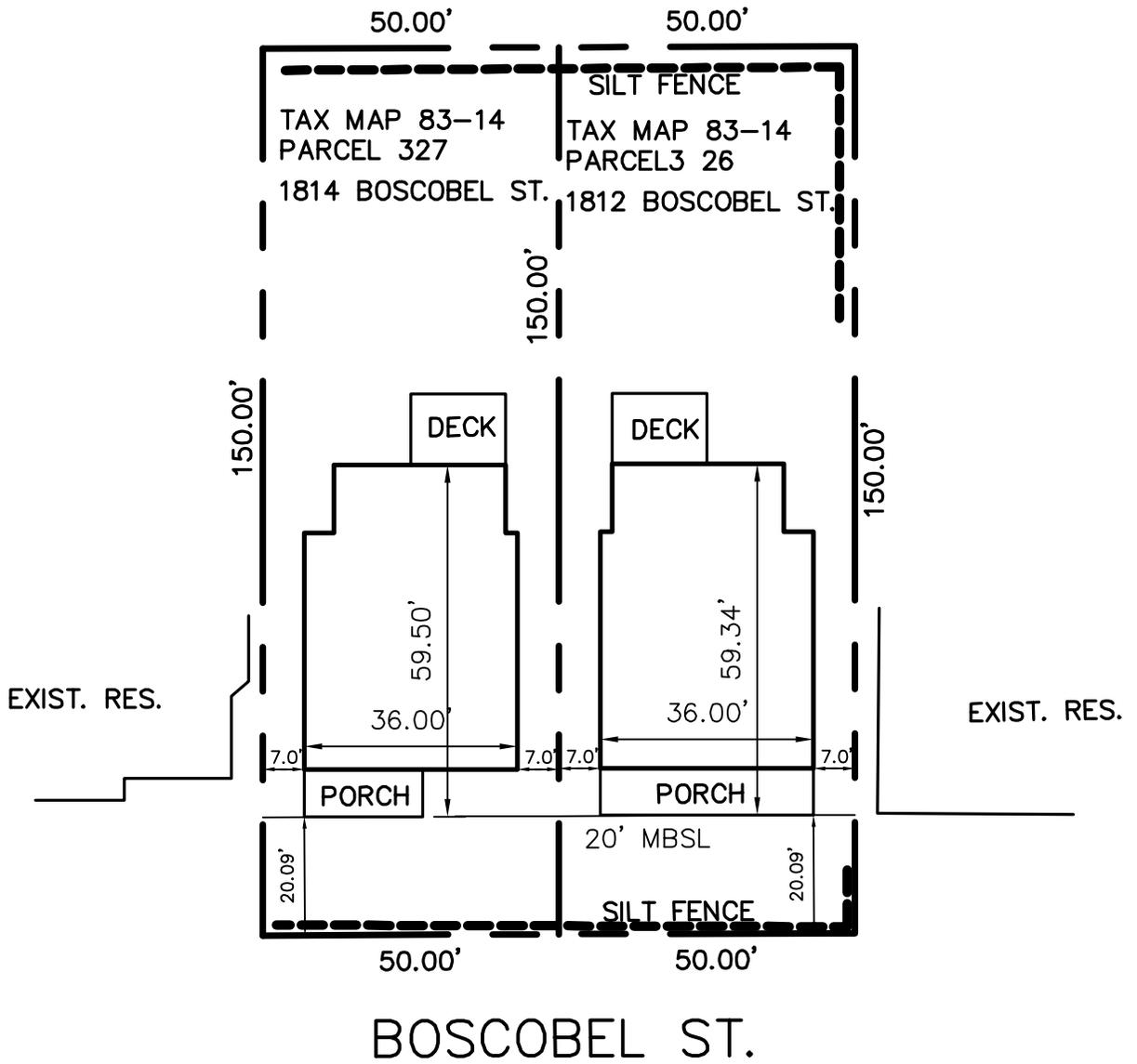


Houses across Boscobel Street, including 1809 and 1811 Boscobel



Looking west down the south side of Boscobel Street

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NOTE: BUILDER IS SOLEY RESPONSIBLE FOR CONFORMING TO ALL CURRENT ZONING REGULATIONS AND BUILDING REQUIREMENTS INCLUDING FRONT, REAR, AND SIDE BUILDING SETBACKS, EASEMENTS, AND OTHER BUILDING RESTRICTIONS AND CONDITIONS AS NOTED ON THE SUBDIVISION PLAT OR REQUIRED BY OTHER LOCAL, STATE, OR FEDERAL REGULATIONS, POLICIES, AND ORDINANCES AS APPLICABLE.

PLOT PLAN

"THIS IS AN EXHIBIT - NOT TO BE USED AS A LAND SURVEY DOCUMENT"

OWNER: SYNERGY DEVLOPMENT

PROPERTY: TAX MAP 83-14, PAR. 326 & 327

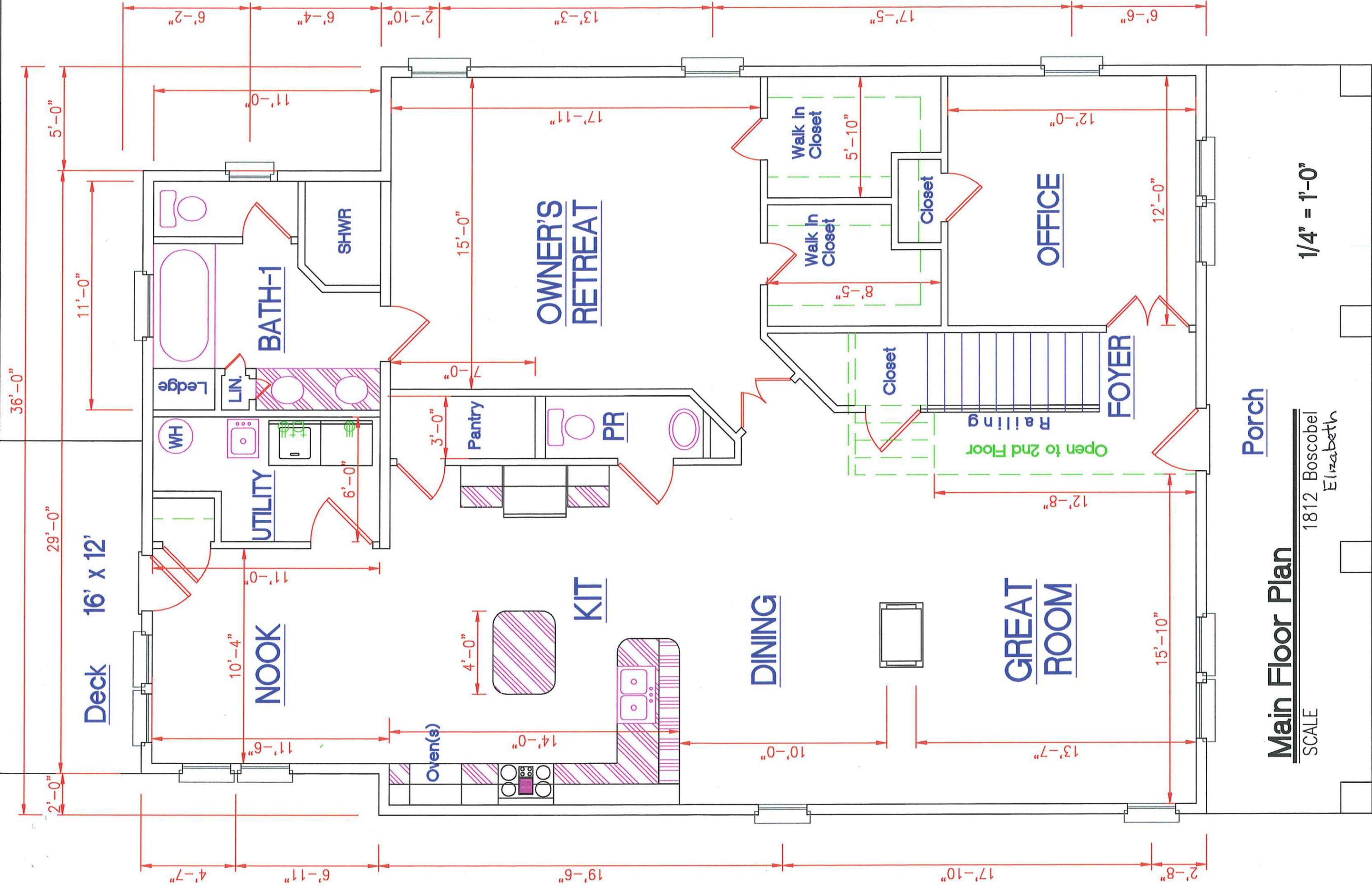
LOCATED: 1812 & 1814 BOSCOBEL ST. NASHVILLE, TN.

Triple - S

Land Surveying Services
6157 Pettus Road, Antioch, Tn. 37013
Ph. (615) 941-1149 Fax (615) 941-5381

DATE: 6/ 03 / 13

SCALE: 1" = 30'

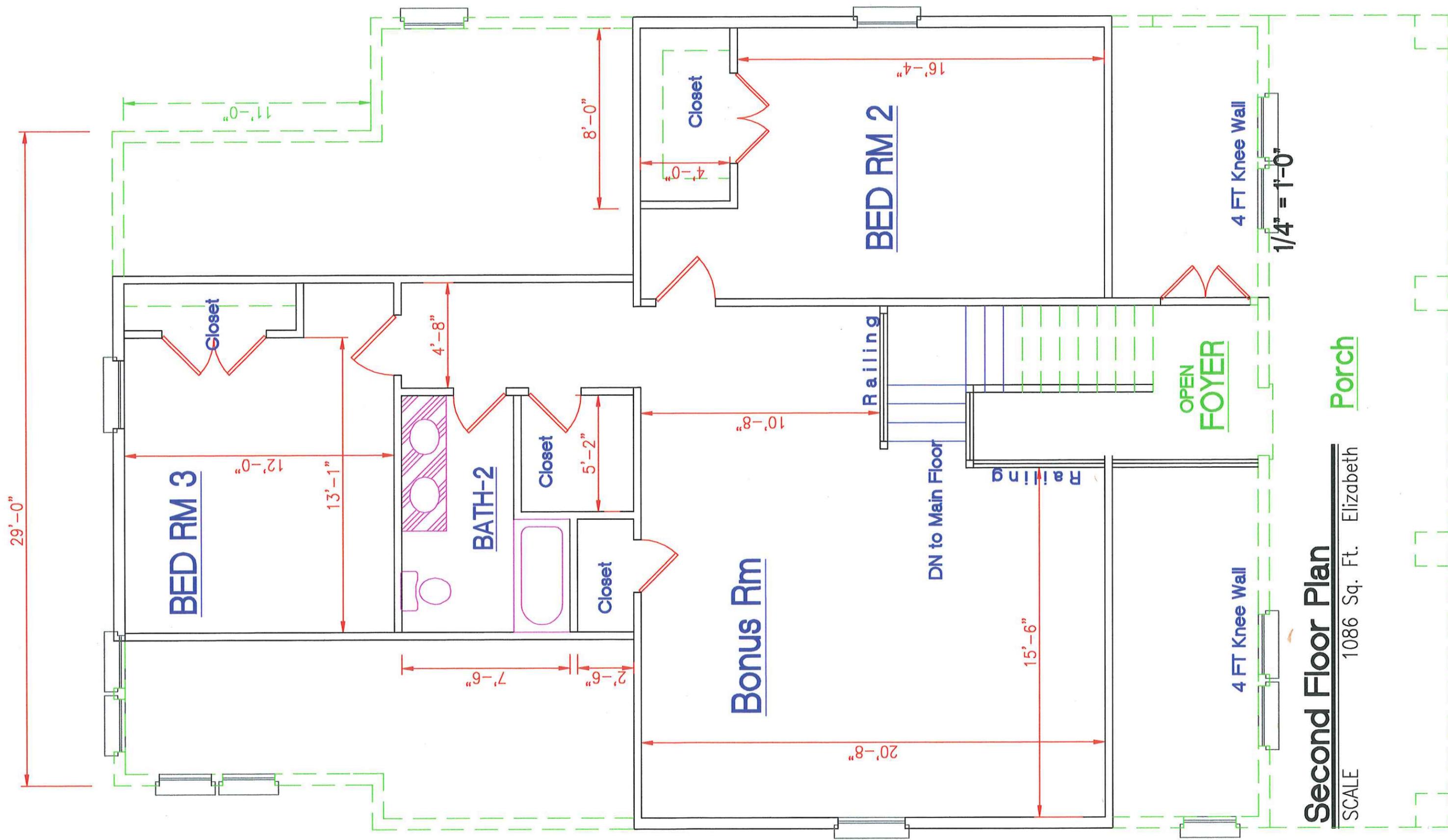


Main Floor Plan

SCALE

1812 Boscobel
Elizabeth

1/4" = 1'-0"



Second Floor Plan

SCALE 1086 Sq. Ft. Elizabeth

Porch

OPEN FOYER

BED RM 3

BATH-2

Bonus Rm

BED RM 2

Closet

Closet

Closet

Closet

Railing

Railing

4 FT Knee Wall

4 FT Knee Wall

1/4" = 1'-0"

29'-0"

11'-0"

8'-0"

16'-4"

4'-0"

4'-8"

10'-8"

5'-2"

12'-0"

13'-1"

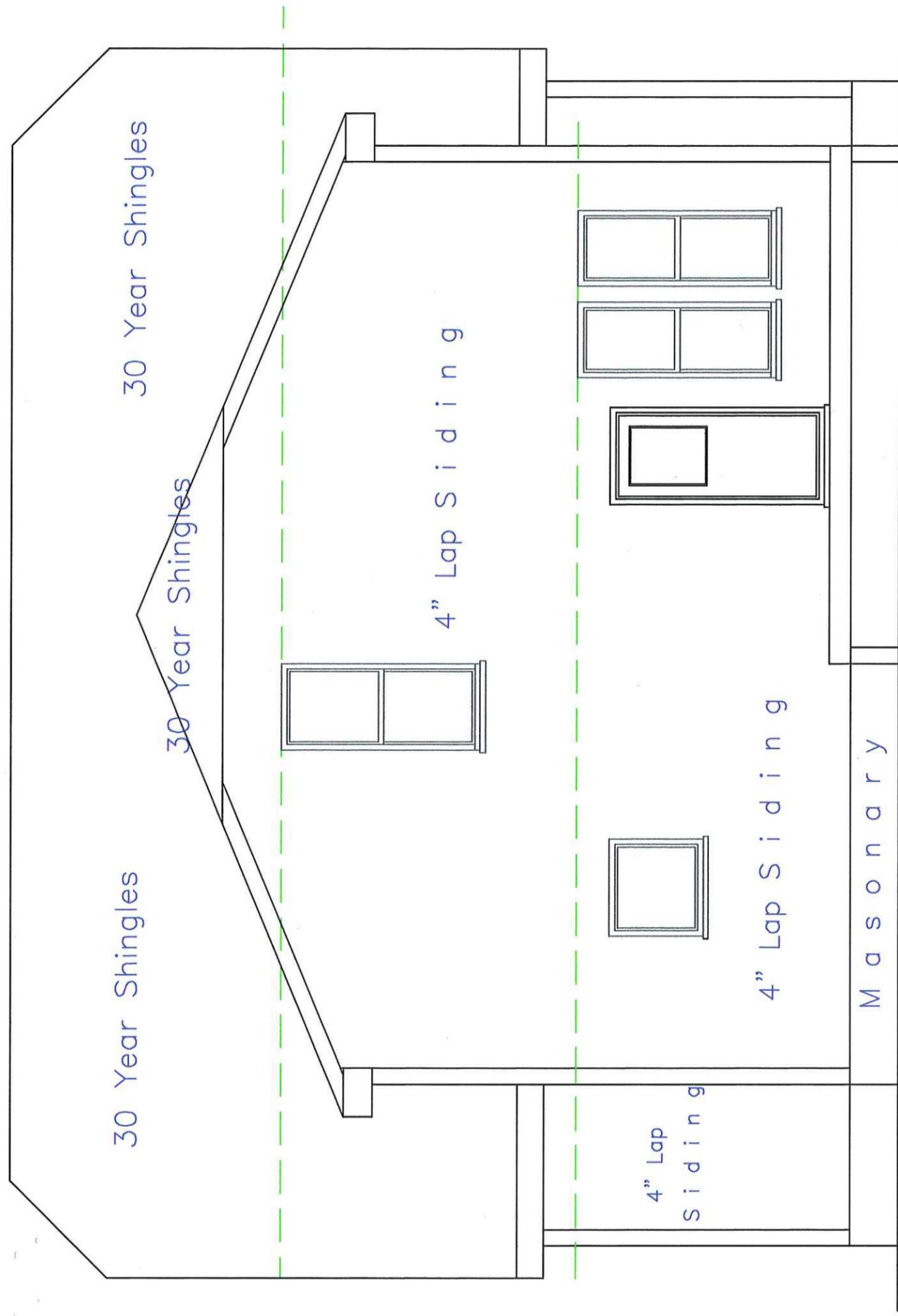
7'-6"

2'-6"

15'-6"

20'-8"

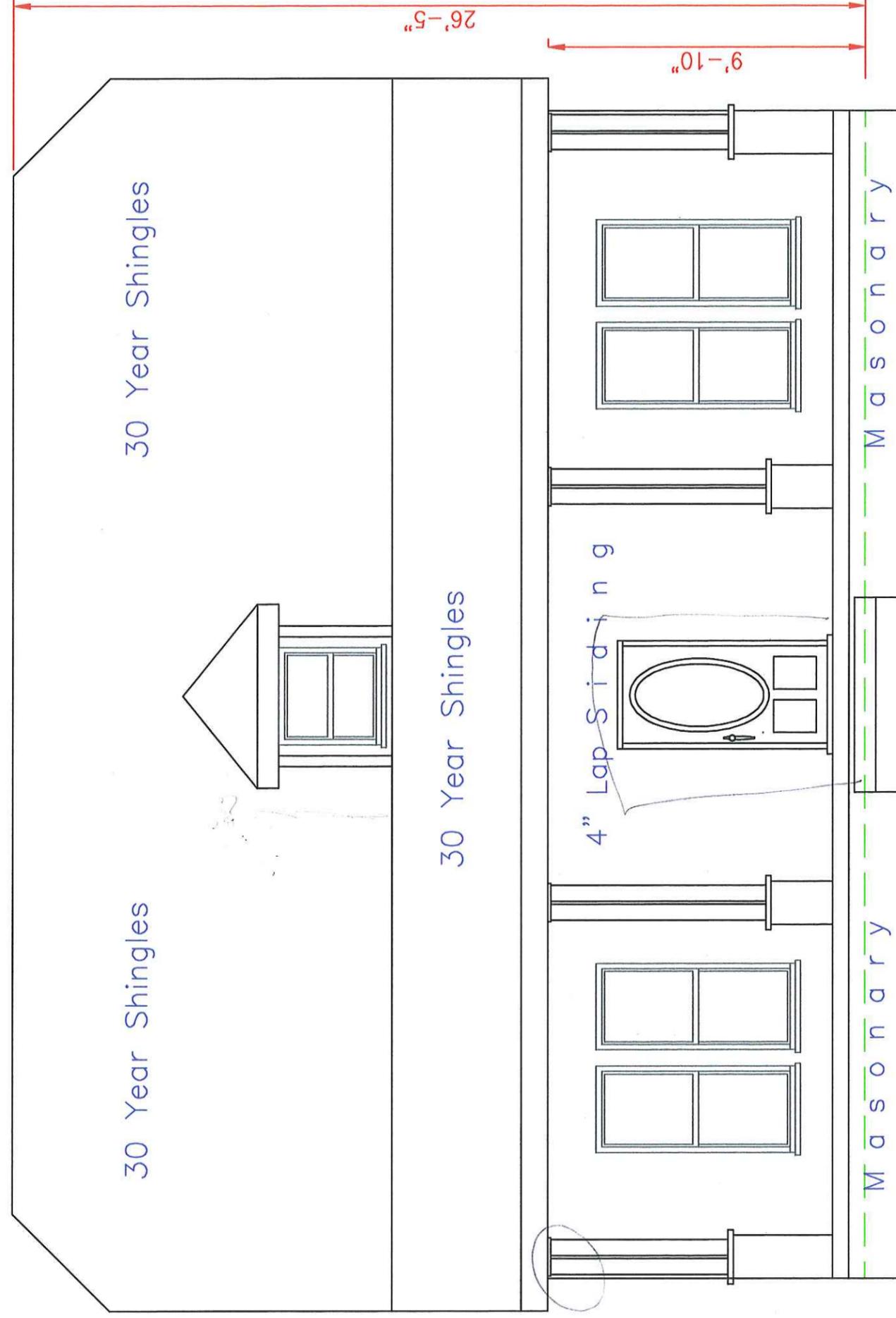
DN to Main Floor



Rear Elevation

SCALE

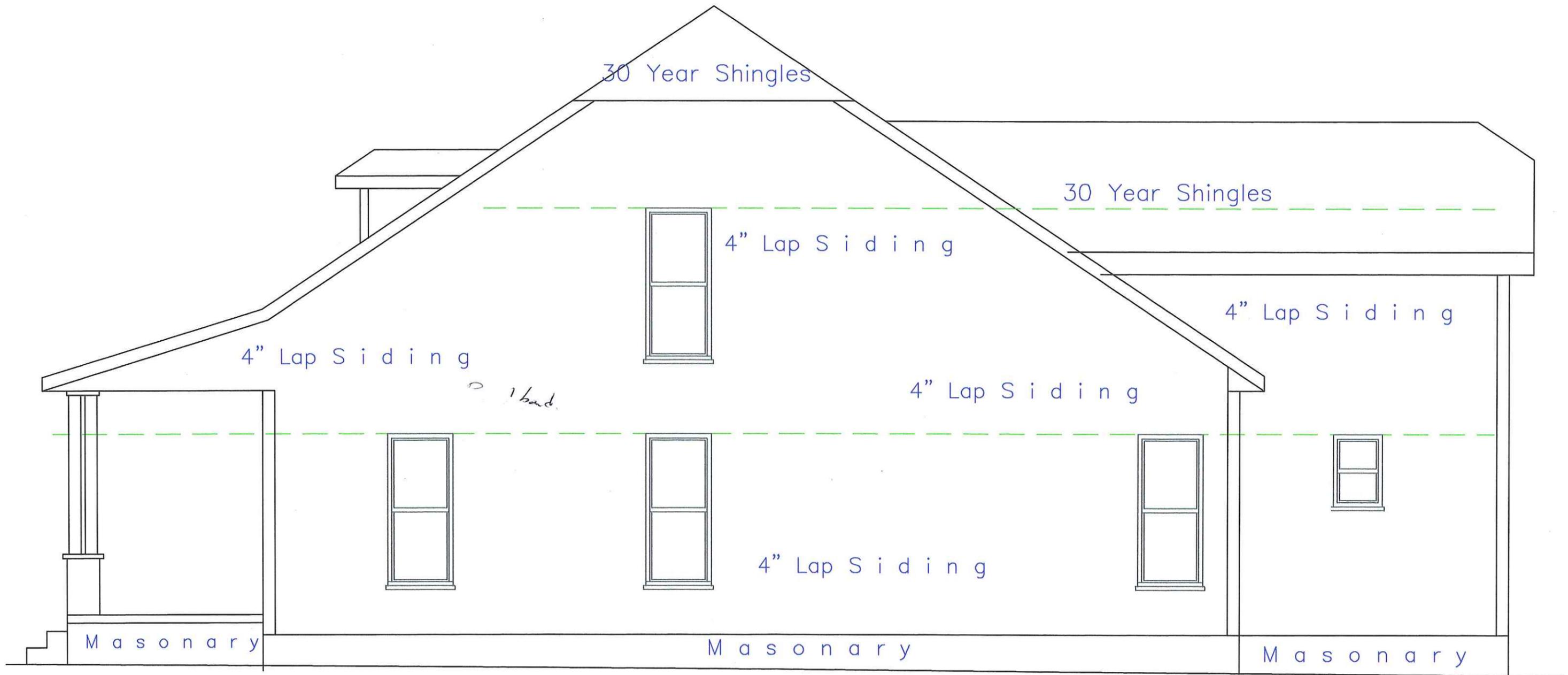
Elizabeth



Front Elevation

SCALE

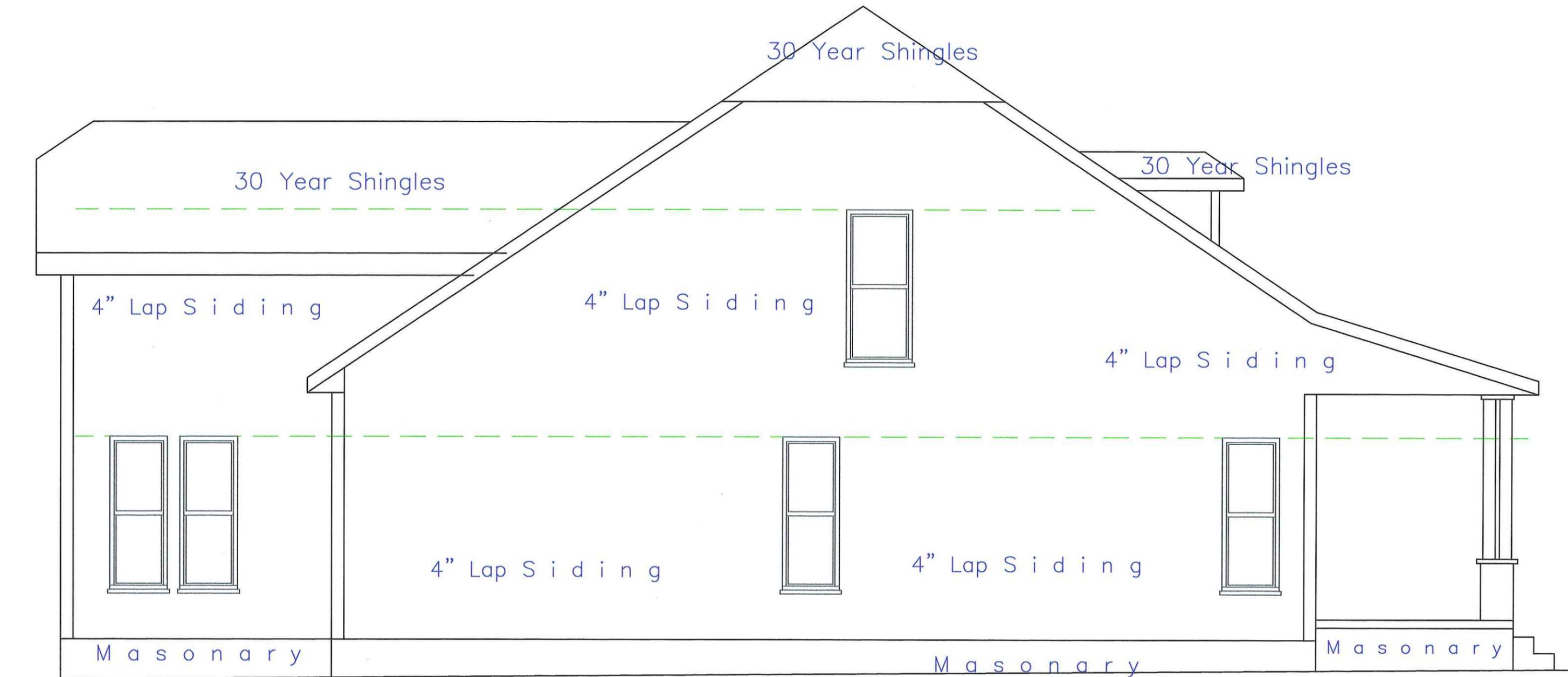
1224 Sq. Ft. Elizabeth



Right Side Elevation

SCALE

Elizabeth



Left Side Elevation

SCALE

Elizabeth