



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
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STAFF RECOMMENDATION
1105 Boscobel Street
December 18, 2013

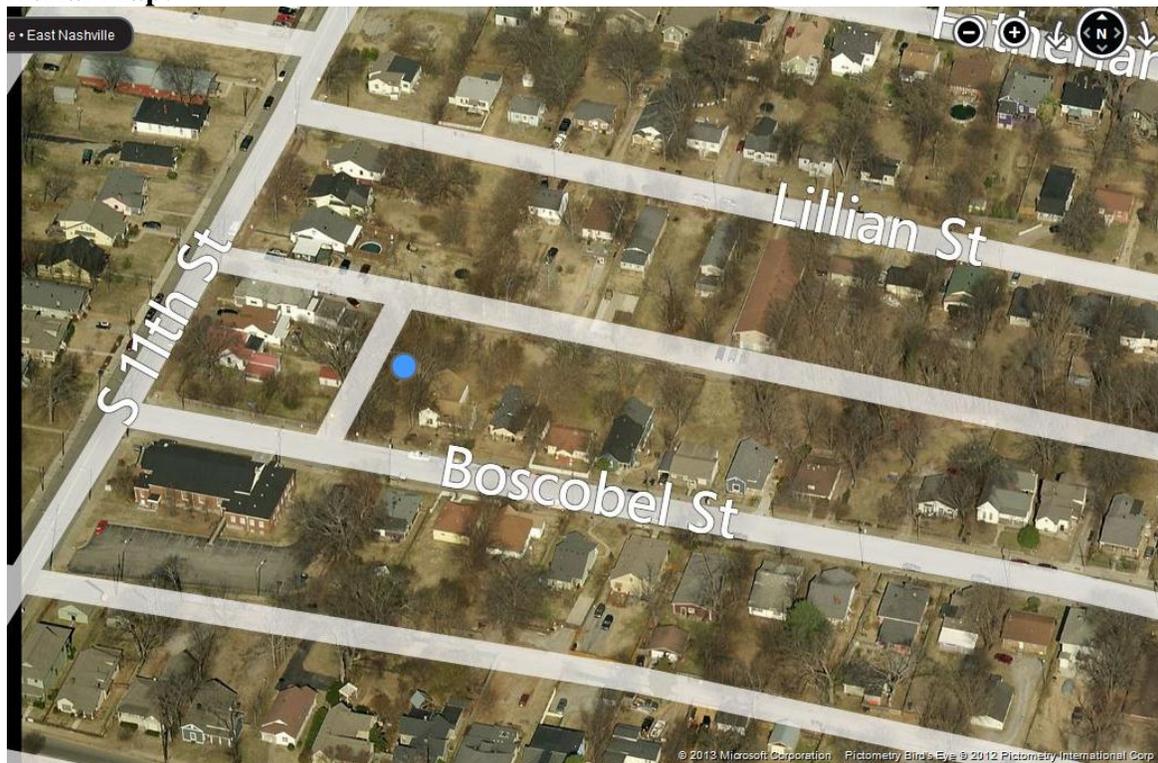
Application: New construction-infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313017200
Applicant: Jarred McNeal, Prime Nashville, LLC
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: Applicant proposes to build a new two-family residence at 1105 Boscobel Street, currently a vacant lot.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that staff approve windows and doors prior to their purchase and installation, and that siding have a maximum five inch (5") reveal. Staff finds that the project meets II.3.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.

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.

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.

8. Outbuildings

- 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.

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.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

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.

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.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

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.

- 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.

Background:

The lot has been vacant since a cottage here was demolished in 1997. The proposed house is a two-and-a-half story duplex.



Figure 1. Vacant lot at 1105 Boscobel St.

Analysis and Findings:

Height & Scale:

The proposed house is two-and-a-half stories with a ridge height of thirty feet six inches (30'6") to thirty-three feet (33') from grade due to cross-slope. It will be taller than its immediate neighbors which are nineteen feet (19') and twenty feet (20'), but there are several homes nearby that are thirty feet (30') or taller. Eave height is twenty feet (20') from the first floor and increases toward the rear with the slope of the site. Foundation

height on the front ranges from one to three feet (1'-3') and one to six feet (1'-6') on the side due to slope. The foundation height on the downhill side gets tall, but this is normal for the area due to its hills. Many houses in the area have much taller foundations on one end due to slope. Foundation height on this block ranges from none to three feet (0-3'). Several homes on the downhill side of Boscobel Street have a front elevation that goes to grade. A block-and-a-half foundation reveal at the uphill corner of this lot is appropriate here.

The house is thirty-two feet (32') wide. The houses nearby range from twenty-six to forty feet (26'-40'). Staff finds that the proposed home has an acceptable width for the context. The house is sixty-four feet (64') deep with a total footprint of two thousand and twelve square feet (2012 sq.ft). The left-hand unit is set back four feet (4') from the other, helping to break up the building's massing. The project meets sections II.B.1 and 2.



Setback & Rhythm of Spacing:

The house will be set back twenty-six feet (26') from the front, in line with the adjacent homes and nine feet (9') from the sides. The plan meets bulk zoning requirements and staff finds the project meets section II.B.3 for setback and rhythm of spacing.

Materials:

The new house will primarily be clad in cement fiberboard with a maximum five inch (5") reveal. The trim will be wood. The foundation will be concrete block, and the roof will be architectural fiberglass shingles. The color of roofing shingles have been approved by staff. The windows and doors will be wood, and staff asks to approve the

final window and door selections prior to purchase and installation. The gable fields will be clad in smooth face cement fiberboard. Porches, walkways and parking pads will be concrete. With the staff's final approval of the roof color, windows and doors, staff finds that the known materials meets section II.B.4.

Roof form: The roof is cross-gabled with no dormers or chimneys. Primary roof pitch is 7/12 and the cross gable is 6/12. The front porch has a Tudor-style roof with a steeper pitch of 13/12. There are other examples of this roof form in the neighborhood, and it is appropriate to the context of the neighborhood. The project meets section II.B.5.

Orientation:

The house will address Boscobel Street with the same orientation as neighboring homes. Each unit has a porch addressing the street, as found on historic duplexes. A new concrete walkway will connect each porch with the sidewalk. Vehicular access is at the rear of the lot with two parking pads at the alley. The project meets section II.B.6 for orientation.

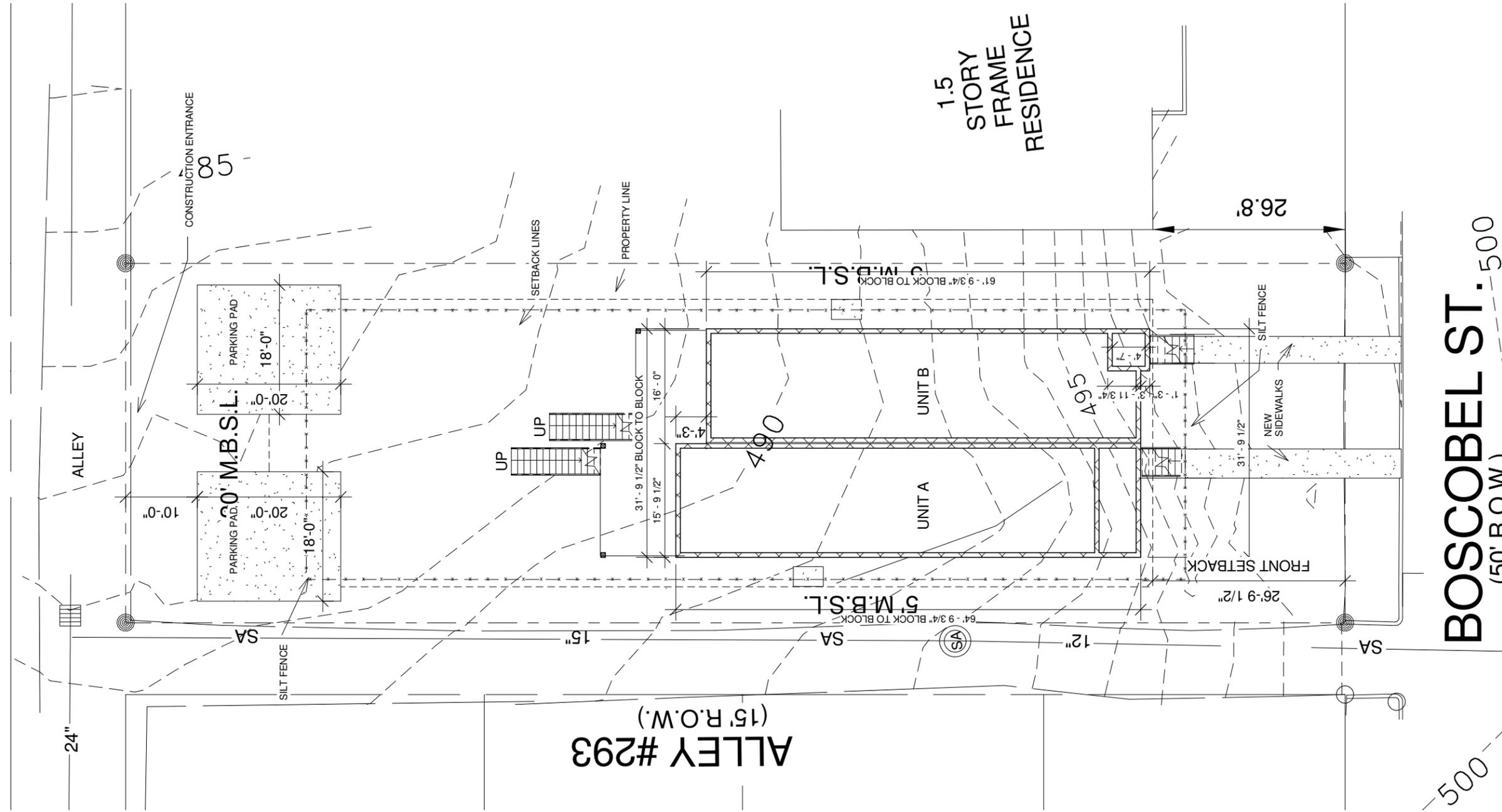
Proportion and Rhythm of Openings: The windows on the proposed house are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The current drawings show a narrow horizontal window near the midpoint of the second floor, but the designer has agreed to put a more traditional window in its place. There are no large expanses of wall space without a window or door opening. There are three smaller square windows on each side towards the rear of the house and are less visible. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

Appurtenances & Utilities: New walkways and parking pads are compatible with the neighborhood. The location of the HVAC and other utilities was not noted on plans. Staff requests that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.9.

Recommendation:

Staff recommends approval of the proposed infill construction, with the conditions that staff approve windows and doors prior to their purchase and installation, and that lap siding have a reveal no more than five inches (5").

Staff finds the new building meets the guidelines for new construction in the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.



BOSCOBEL ST. 500
(50' R.O.W.)

ALLEY #293
(15' R.O.W.)

**1.5
STORY
FRAME
RESIDENCE**

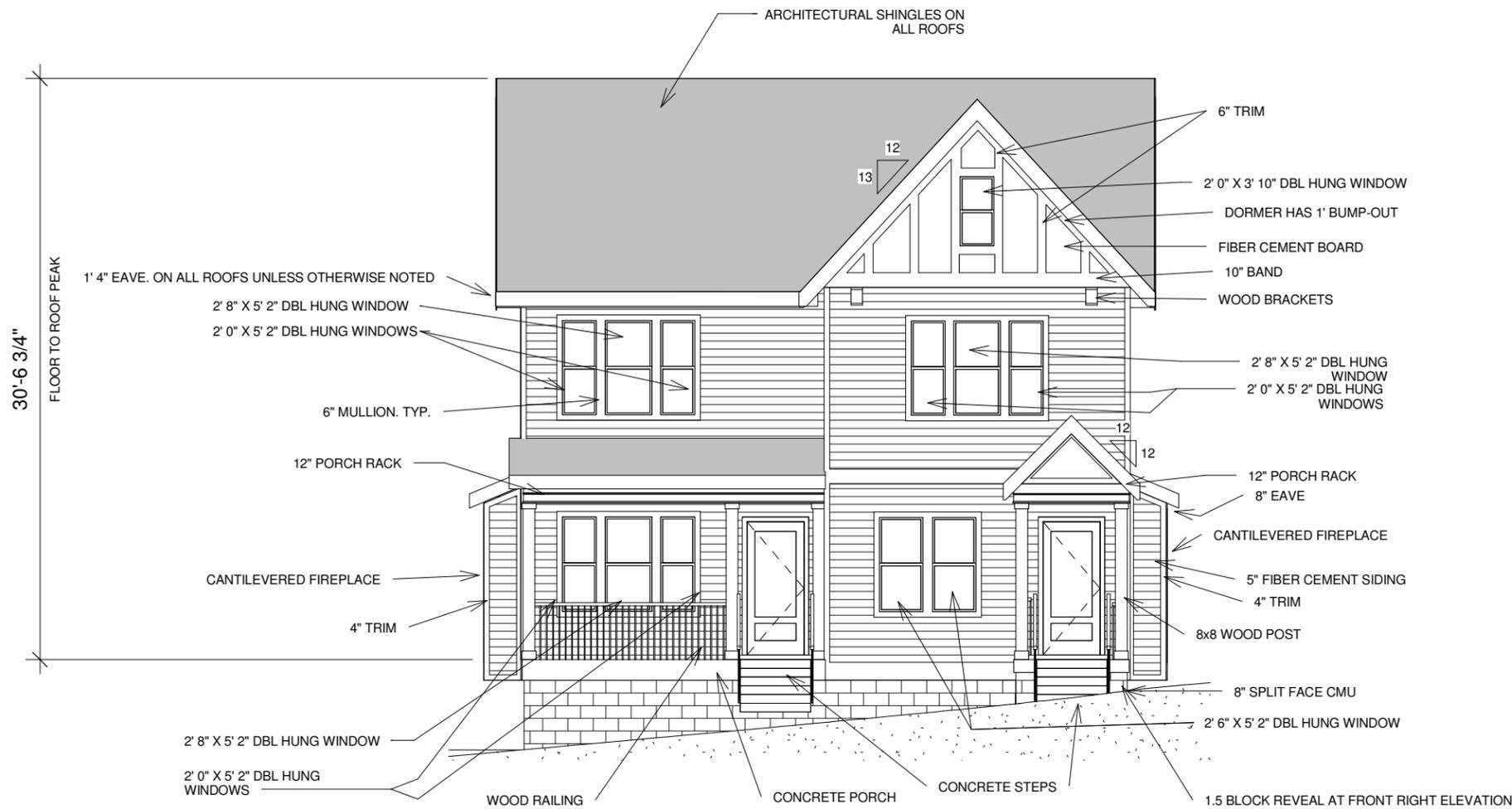
1 Historic - Site
1/16" = 1'-0"



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 THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY.
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**1105 Boscobel
NASHVILLE, TN**

SITE		H1
Date	11/25/13	
Drawn by	J. Feller	Scale 1/16" = 1'-0"



1 Historic - Front
1/8" = 1'-0"



2 3D View 5



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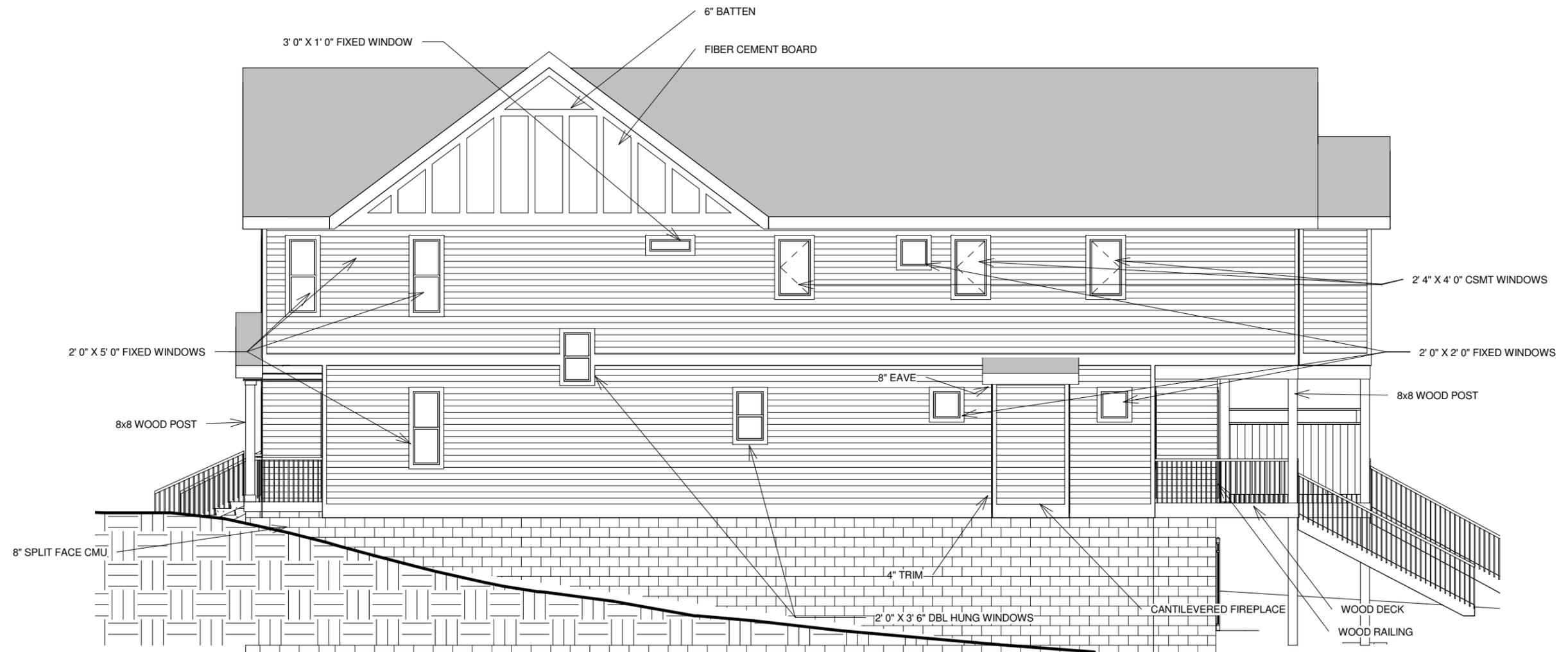
1105 Boscobel
NASHVILLE, TN

FRONT ELEVATION

Date 11/25/13
Drawn by J. Feller

H2

Scale 1/8" = 1'-0"



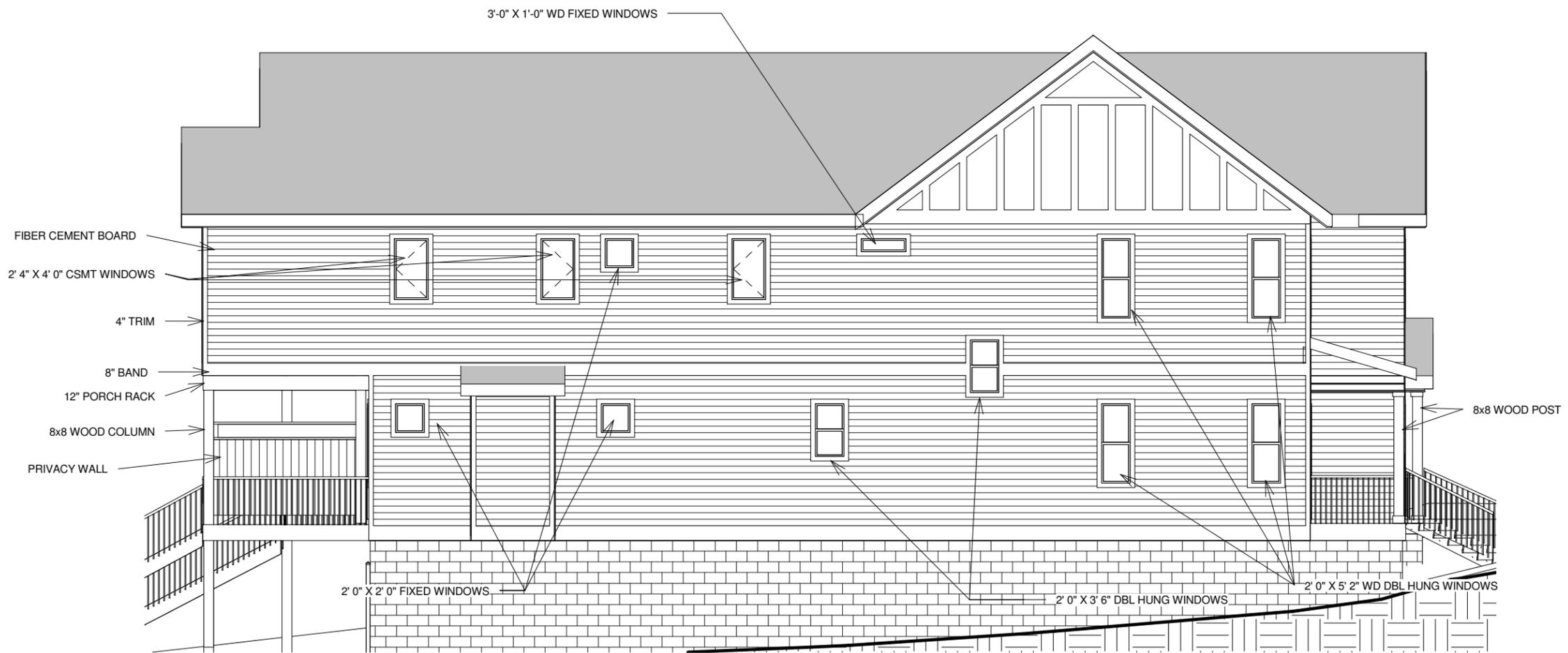
1 Historic - Right
1/8" = 1'-0"



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1105 Boscobel
 NASHVILLE, TN

LEFT ELEVATION		H3
Date	11/25/13	
Drawn by	Author	Scale 1/8" = 1'-0"



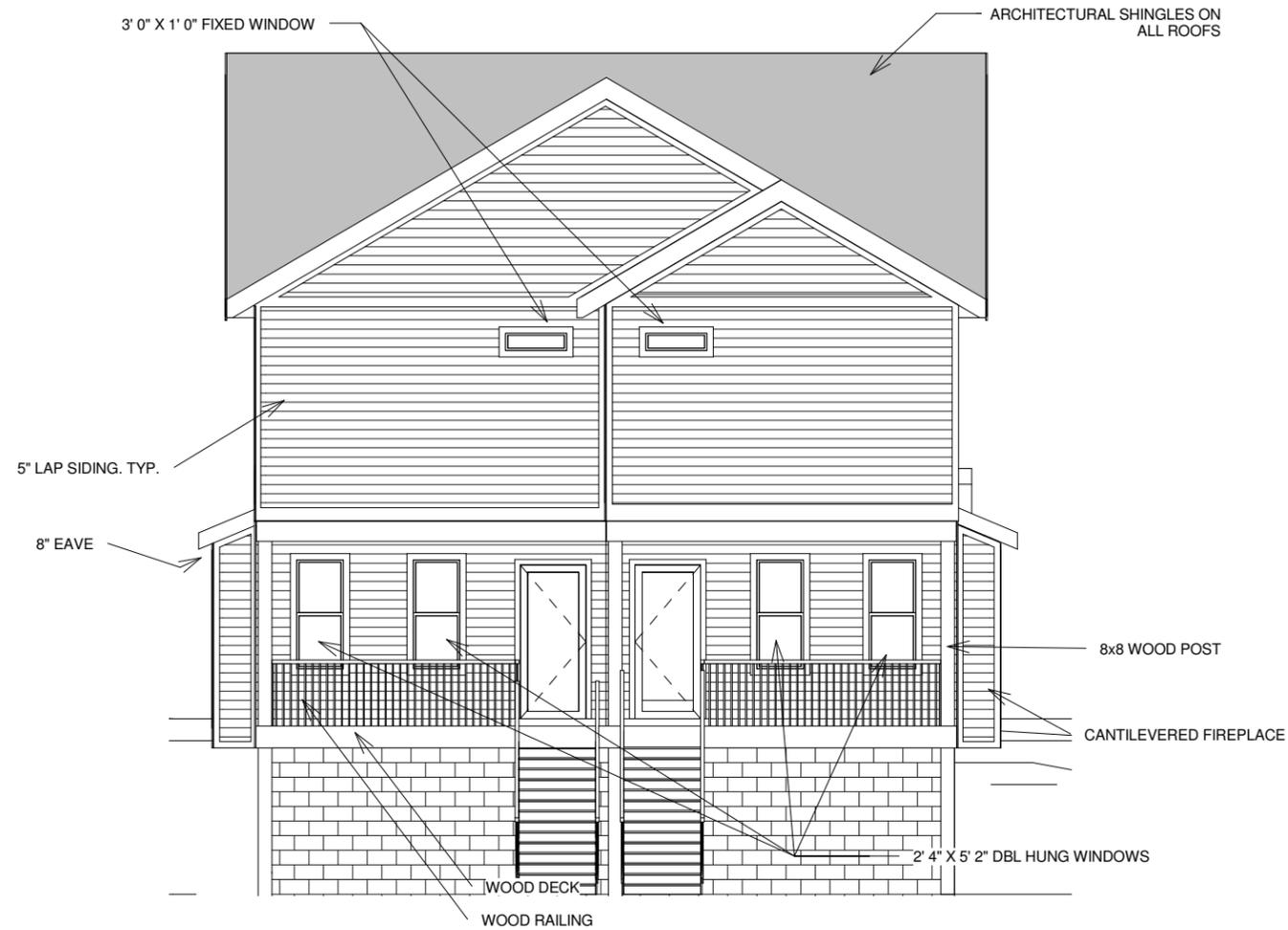
1 Historic - Left
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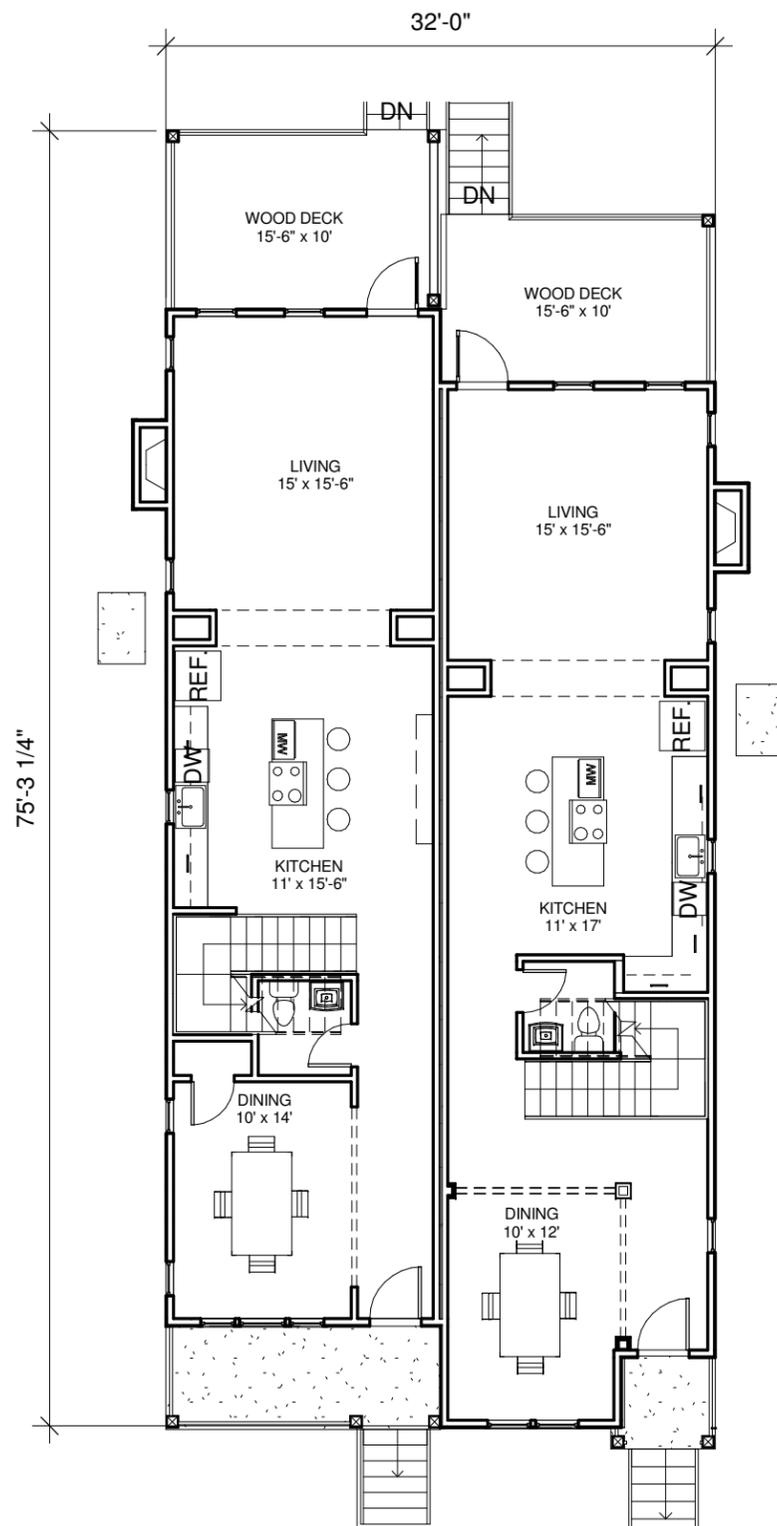
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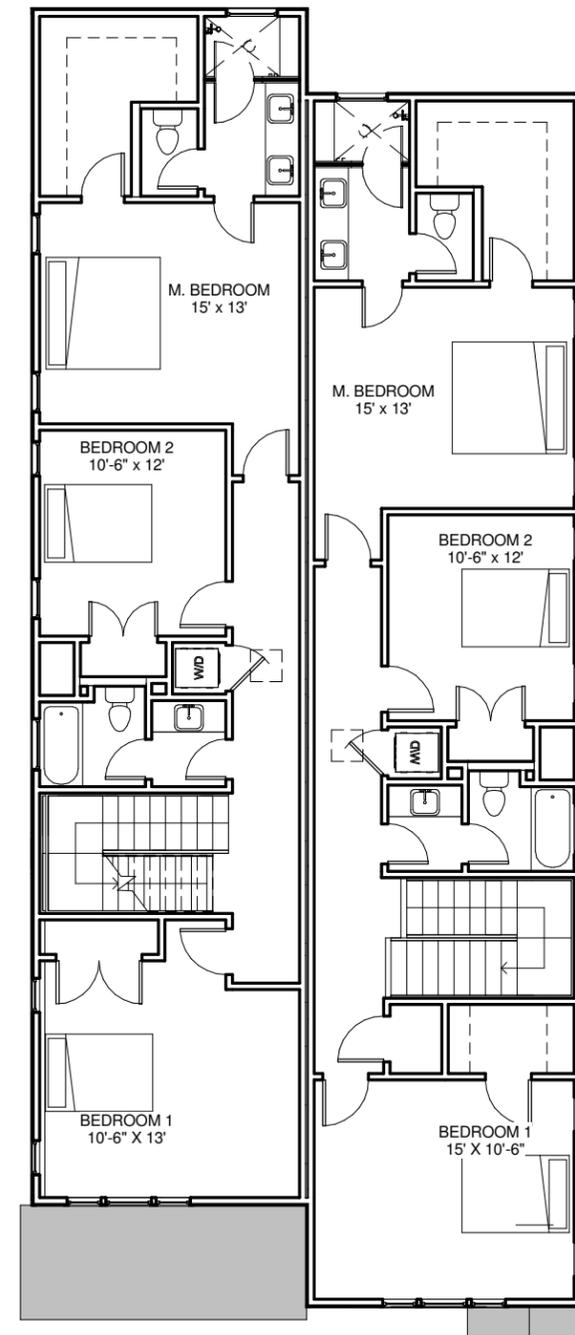
RIGHT ELEVATION		H4
Date	11/25/13	
Drawn by	J. Feller	Scale 1/8" = 1'-0"



① Historic - Rear
1/8" = 1'-0"



1 Historic - First Floor
3/32" = 1'-0"



2 Historic - Second Floor
3/32" = 1'-0"



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1105 Boscobel
NASHVILLE, TN

FLOOR PLANS		H6
Date	11/25/13	
Drawn by	J. Feller	Scale 3/32" = 1'-0"