



**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**

**927 Boscobel Street**

**February 19, 2014**

**Application:** New construction-infill  
**District:** Edgefield Historic Preservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08216027900  
**Applicant:** David Baird, Building Ideas, LLC  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to build a new two-family residence. The building will be one-and-a-half stories with a combination roof form. Staff approved the demolition of a noncontributing building on the site in January 2014.</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the condition that:</p> <ul style="list-style-type: none"> <li>• Staff approve color of roofing material;</li> <li>• Staff approve windows and doors;</li> <li>• Porch columns have capitals and bases;</li> <li>• Double and triple windows have a four to six inch (4"-6") mullion between them; and</li> <li>• Privacy fence to be no taller than six feet (6').</li> </ul> <p>Staff finds that the project meets Section III.B.2 and IV.B of the <i>Edgefield Historic Zoning District: Handbook and Design Guidelines</i> for new construction.</p>	<p><b>Attachments</b>  <b>A:</b> Photographs  <b>B:</b> Site Plan  <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### 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. The use of hardboard (Masonite) siding is recommended against. The material is made out of wood particles bound together with a glue. As a building passes from owner to owner it will go through years of good and bad maintenance. Despite manufacturers' claims, hardboard usually cannot withstand a bad-maintenance period without exhibiting its poor weathering characteristics. These can include dissolution and sagging; unprotected hardboard can literally soak up moisture like a sponge. However, because the material is a close visual approximation of true wood, and taking into consideration economic realities, the MHZC may approve the use of hardboard on new construction if the applicant installs the material according to manufacturer's specifications. Hardboard is not approved for additions to historic buildings.*

### IV.B.1 Fences

- a. Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.
- b. Privacy fences are appropriate only around rear yards and can be up to 6' in height.  
*A rear yard is considered to be behind the mid-point on the side facades of a house. It is most appropriate for privacy fences to stop at the rear corners of a house.*
- d. Chain link or woven fences are generally not appropriate for front or visible side yards. They may be used in rear yards. If a portion of a rear fence is publicly visible, it should be camouflaged with plantings, or painted black or dark green.
- e. New or reclaimed iron fencing may be appropriate for pre-1900 houses. Iron fencing is generally not appropriate for later houses.

### IV.B.2 Permanent Built Landscape Features

- a. Walls, curbs, steps, pavement, gravel, driveways, lighting, walkways and other such appurtenances should not contrast greatly with the style of the associated house in terms of design, size, materials, material color and location, and should not contrast greatly with those original historic features of the surrounding buildings.
- b. Historic retaining walls in front and side yards should be retained.
- c. Satellite dishes (*over 3 feet in diameter*) are not appropriate.
- d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial historical evidence.



Figure 1. 927 Boscobel St

**Background:** 927 Boscobel Street is an application for infill construction of a two-family residence. A noncontributing house built circa 1972 was administratively approved for demolition in January 2014.

### **Analysis and Findings:**

Height and Scale: The new building will be a one-and-a-half story, two-family, dwelling that will be twenty-eight feet (28') from the front grade. Contributing homes in the vicinity range from sixteen feet (16') to thirty-eight feet (38') in height. The tallest section of the house will reach a height of thirty-three feet (33'); however, this is at the rear third of the house, approximately seventy-six feet (76') from the front wall and so will be minimally visible. The building will be thirty-six feet (36') wide at the front and expand to forty feet (40') at a distance of thirty-two feet (32') from the front wall of the house. The context ranges from twenty-eight feet (28') to forty feet (40').

The foundation will be two feet (2'), which is within the range of approximately one foot (1' 4") to three feet (3') for the historic context. The proposed eaves range from twelve feet (12') in the front to twenty-two feet (22') from grade. Eave height nearby is primarily ten feet (10') for one and one-half story homes; although there are some that are fourteen feet (14') tall so the building, as seen from the street, meets the historic context.

Porch roofs are nineteen feet (19') at the ridge, which is appropriate to the context. The project meets Section III.B.2.b for height and scale.



Figure 2. Front elevation of proposed building

**Setback & Rhythm of Spacing:**

The front porches will be thirty-eight feet (38') from the sidewalk, a front setback that is consistent with that established on the street. Side and rear setbacks of five feet (5') and forty feet (40') meet the minimum requirements for bulk zoning of five feet (5') and twenty feet (20') respectively. The proposed infill will meet the rhythm of the street. The project meets Section III.B.2.a.

**Building Shape and Roof Form:** The proposed building features a central front-facing gable with symmetrical gabled porches and side shed-roof dormers. A hipped roof rises five feet (5') higher at the rear portion of the building. The roof pitches are 6/12 and 8/12, which are common in the neighborhood. These roof forms and pitches are appropriate for the context. The project meets Sections III.B.2.c and III.B.2.d.

**Orientation:** The front doors and porches of the proposed infill will address Boscobel Street. Walkways will lead from the porches to the street. The orientation of the proposed building meets Section III.B.2.e.

**Proportion and Rhythm of Openings:** The windows on the building's first story are all as twice as tall as they are wide, thereby meeting the historic proportions of openings. The second story windows are a square, but the dimensions of the shed dormers make taller windows impracticable and the others are minimally visible from the street. There are no large expanses of wall space without a window or door opening. Staff asks that double and triple windows have a four to six inch (4"-6") mullion between them. Staff finds the project's proportion and rhythm of openings meet Section III.B.2.f.



Figure 3. Shorter second-story windows are found in the context, as in the shed dormer on this house on Fatherland.

**Materials, Texture, and Details and Material Color:** The new building will primarily be clad in smooth face cement fiber lap siding, panels and board-and-batten. Lap siding will have a reveal of four inches (4"). The trim, columns, porch deck and stairs will be wood. The foundation will be split-face concrete block, and the roof will be asphalt shingles. Porch columns and trim will be painted wood. The drawings do not clearly show capitals and bases; Staff asks that the columns have both capitals and bases. Front doors will be Craftsman style, stained or painted fiberglass with glass inserts. Staff recommends having final approval of windows and doors, and color of the roofing material prior to their purchase and installation. With the staff's final approval of the windows and doors, the application meets Section III.B.2.g for materials.

**Appurtenances & Utilities:** The HVAC units will be located on a side façade beyond the midpoint of the house. The site plan shows a wood privacy fence separating the rear yards, which is appropriate provided it is no taller than six feet (6') high, per the guidelines. Rear parking areas and a path on each side to the house will be gravel. Sidewalks leading from each porch to Boscobel Street will be concrete. With the condition that the rear privacy fence be no taller than six feet (6'), this application meets Section IV.B.1 and 2 for appurtenances.

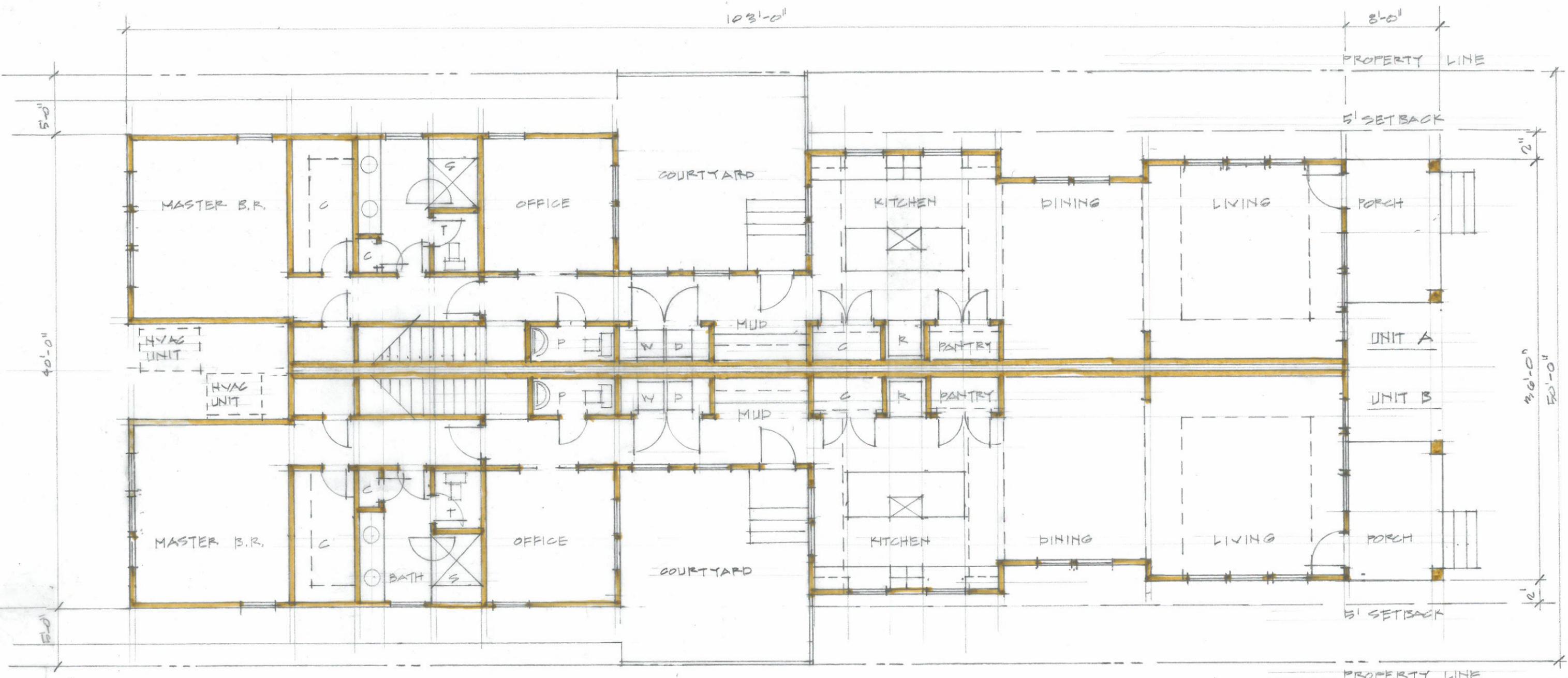
**Recommendation:**

Staff recommends approval of the infill construction providing the applicant meet the following conditions:

- Staff approve windows and doors;
- Staff approve color of roofing material;
- Porch columns have capitals and bases;
- Double and triple windows have a four to six inch (4'-6") mullion between them; and
- Privacy fence to be no taller than six feet (6').

Meeting these conditions, Staff finds the proposal meets Section III.B.2 and IV.B of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*.

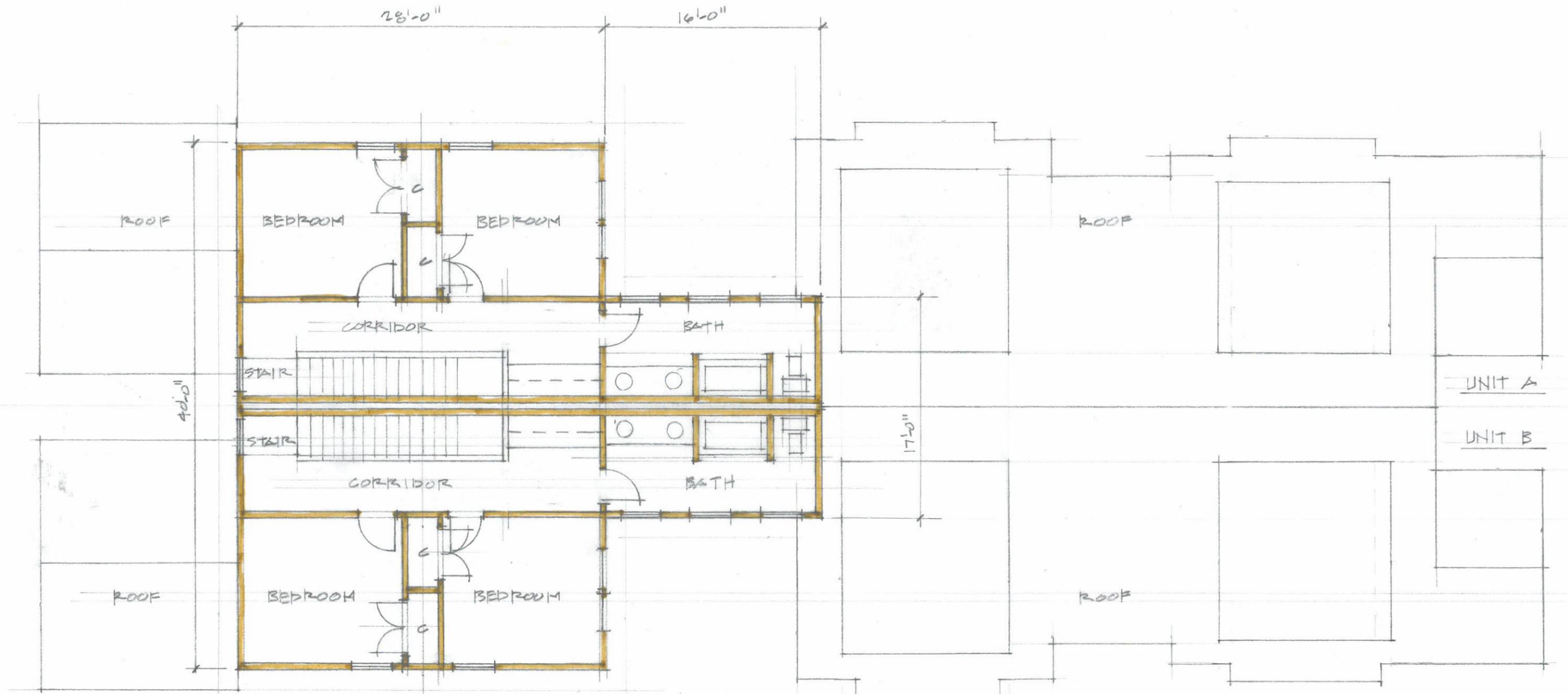




FIRST FLOOR PLAN  
 1/8" = 1'-0"

ADDRESS:  
 927 BOSCOBEL STREET  
 NASHVILLE, TN 37206

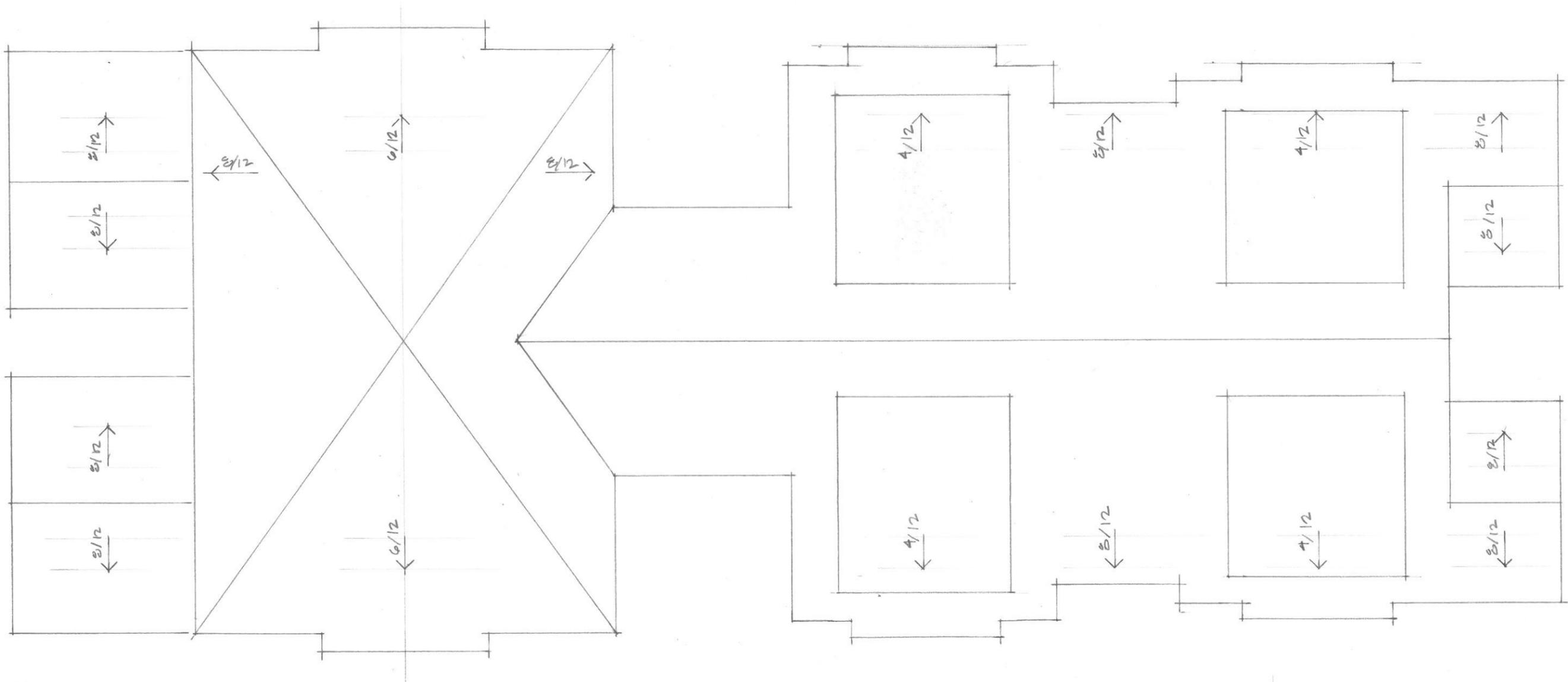
ARCHITECT: BUILDING IDEAS, LLC  
 615-535-9410



SECOND FLOOR PLAN  
 1/8" = 1'-0"

ADDRESS:  
 927 BOSWELL STREET  
 NASHVILLE, TN 37206

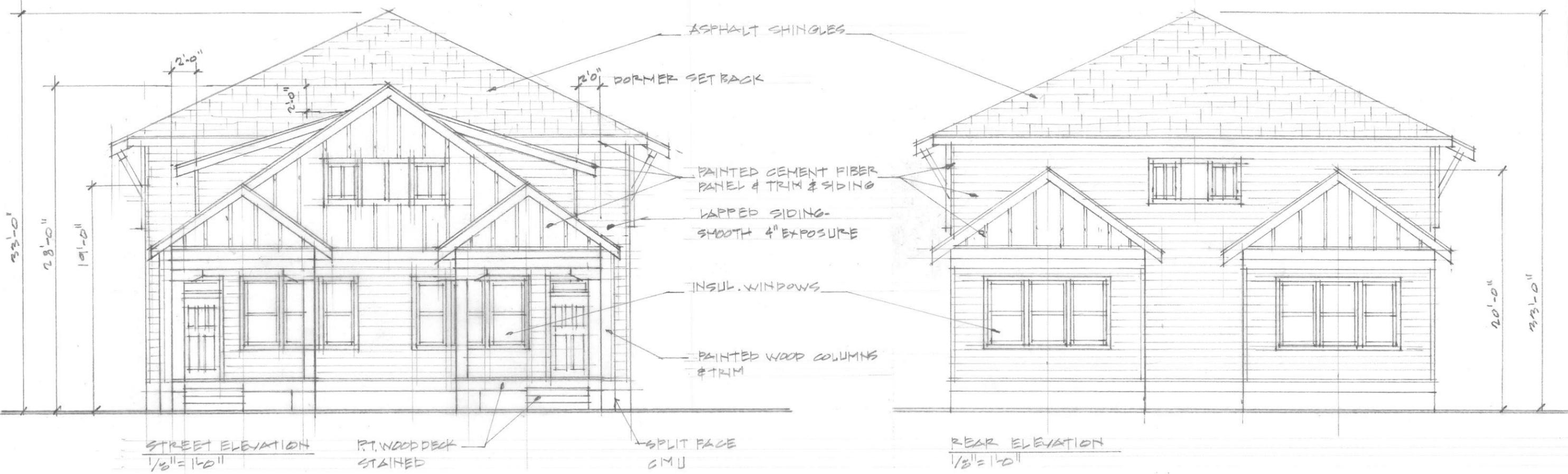
ARCHITECT: BUILDING IDEAS, LLC  
 615-585-9410



ROOF PLAN  
 1/8" = 1'-0"

ADDRESS:  
 927 BOSCOBEL STREET  
 NASHVILLE, TN 37206

ARCHITECT: BUILDING IDEAS, LLC  
 615-585-9410



ADDRESS:  
 917 BOSCOBEL STREET  
 NASHVILLE, TN 37206

ARCHITECT: BUILDING IDEAS, LLC  
 615-585-9410



LEFT SIDE ELEVATION  
 1/8" = 1'-0"

- PAINTED CEMENT FIBER PANEL & TRIM (TYP.) SIDING (4" EXPOSURE) SMOOTH TEXTURE
- P.T. WOOD STAIR
- PAINTED GUTTERS & DOWNSPOUTS
- SPLIT FACE CMU
- INSUL. WINDOWS
- P.T. WOOD DECK & STAIRS - STAINED

ADDRESS:  
 921 BOSCOBEL STREET  
 NASHVILLE, TN 37206

ARCHITECT: BUILDING IDEAS, LLC  
 615-585-9410



ADDRESS:  
 927 BOSCOBEL STREET  
 NASHVILLE, TN 37206

ARCHITECT: BUILDING IDEAS, LLC  
 615-555-9410