

MEGAN BARRY  
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  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**

**906 Boscobel Street  
January 20, 2016**

**Application:** New construction--infill  
**District:** Edgefield Historic Preservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08216034800  
**Applicant:** Brad Sayers, Four Square Design Studio  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

**Description of Project:** New construction of a single-family residence. A Specific Plan (SP) was approved for the site in 2013 permitting a second structure on the property.

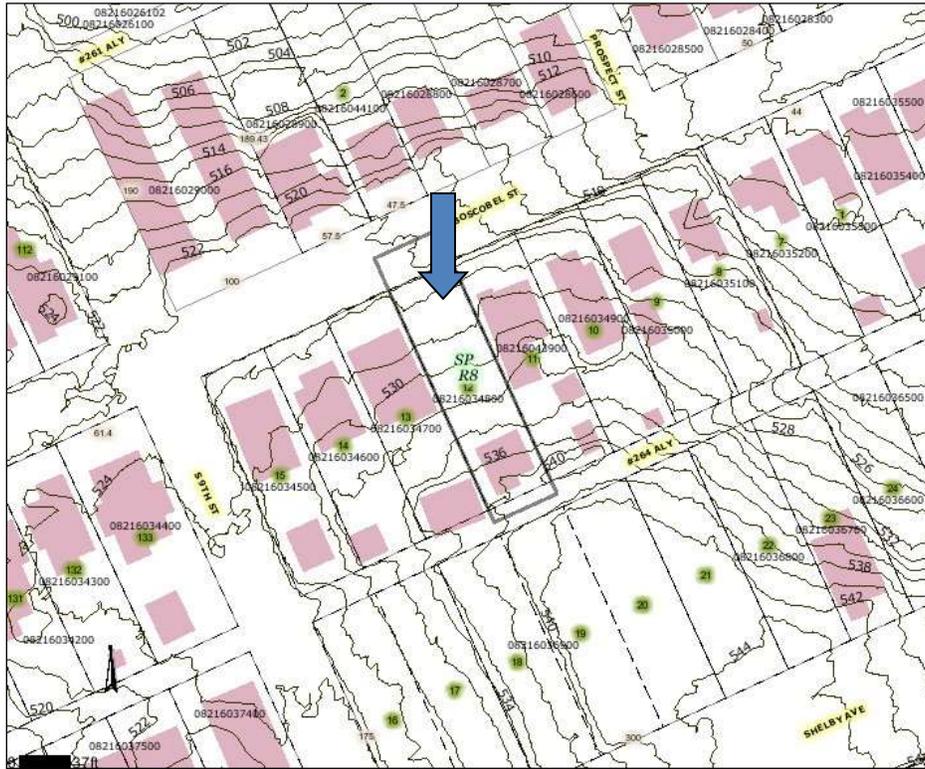
**Recommendation Summary:** Staff recommends approval with the conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
3. Staff approve the roof color and masonry color, dimensions and texture.

Staff finds that the proposed infill meets the design guidelines for the Edgefield Historic Preservation Zoning Overlay.

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

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **III.B.2 NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS.**

#### **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 reinforce 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*

*In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:*

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

#### **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.

*For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.*

#### **c. Building Shape**

The shape of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

#### **d. 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.

*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.*

#### **e. Orientation**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

##### *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.*

##### *Multi-unit Developments*

*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.*

#### **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.

*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.*

**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 siding are not appropriate.

*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.*

**i. Appurtenances Related to New Construction**

*For information on fences, paving, walls, et cetera, see the Appurtenances section.*



Figure 1. 906 Boscobel Street. The existing non-contributing building is in the background.

**Background:** The existing house at 906 Boscobel Street is a non-contributing structure built circa 1948. In 2013, Ordinance BL2013-620 was approved for the property, permitting a second building on the lot by Specific Plan (SP).

**Analysis and Findings:** The application is for new construction of a residence at the front of the lot.

Setbacks and Rhythm of Spacing: The front setback is twenty-nine feet from the front property line (29'), which is the average of the adjacent homes. The new house will be approximately fifty feet (50') from the existing one. The side setbacks are five feet, six inches (5'6") on the left, and approximately eleven feet (11') on the right. The rear wall of the house will be approximately ninety-two feet (92') from the rear property line. The proposed setbacks meet bulk zoning, and the project meets section III.B.2.a of the design guidelines.

Height & Scale: The new building will be thirty-seven feet, seven inches (37'7") from grade at the front, as the grade slopes to the street. Contributing homes in the vicinity range from eighteen feet (18') to thirty-eight feet (38') in height. The foundation height is four feet (4'), which is typical for homes on this side of the street. As drawn, the porch steps up from the foundation height approximately one foot (1'). As this accentuates the building's perceived height, Staff recommends verifying that the material change between the foundation and the first floor occur at the finished floor height. This is in accordance with the italicized information in section III.B.2.g, "*When different materials are used, it is most appropriate to have the change happen at floor lines.*" The building will be thirty-three feet, five inches (33'5") wide. The context ranges from twenty-eight feet (28') to forty feet (40') wide. With Staff's verification of the finished floor height, the proposed new building meets section III.B.2.b.

Building Shape and Roof Shape: The proposed building is a four-square design. Its hipped roof has dormers on all four sides of the roof. The roof pitches are 9/12 and 7/12. The building form and roof forms are commonly found historically and are appropriate for the context. The project meets sections III.B.2.c and d of the design guidelines.

Orientation: The front door and porches of the house address Boscobel Street. The front porch is eight feet (8') deep. A walkway leads from the porch to the street. The site plan for the project shows a driveway from the alley to a new parking pad for the new building. Parking for the existing home is not indicated. The new building will be visually compatible with surrounding historic structures, and meets section III.B.2.e.

Proportion and Rhythm of Openings: The windows on the proposed addition are generally twice as tall as they are wide, meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings meet Section III.B.2.f.

Materials, Texture, and Details and Material Color: The new building will be clad in smooth face cement fiberboard with a reveal of five inches (5"). The trim will be wood. The foundation will be split-faced concrete block, and the roof will be composite shingles. The porch foundation and column bases are brick; Staff requests approval of a masonry sample for dimensions, color and texture, prior to purchase. Porch columns and railings will be wood. The window schedule lists most of the windows as Pella Proline, which is a model of wood double-hung windows that has been approved by the MHZC in the past. Staff recommends approval of the final window and door selections prior to purchase and installation. The porch gable field and dormers will be clad in cement fiberboard shingles. With the staff's final approval of the windows and doors, roofing color and masonry, staff finds that the materials meet Sections III.B.2.g.

Appurtenances & Utilities: The application as submitted does not indicate any changes to the existing appurtenances of the site. The location of the HVAC is on the right side beyond the midpoint of the house, meeting section III.B.2.i.

### **Recommendation:**

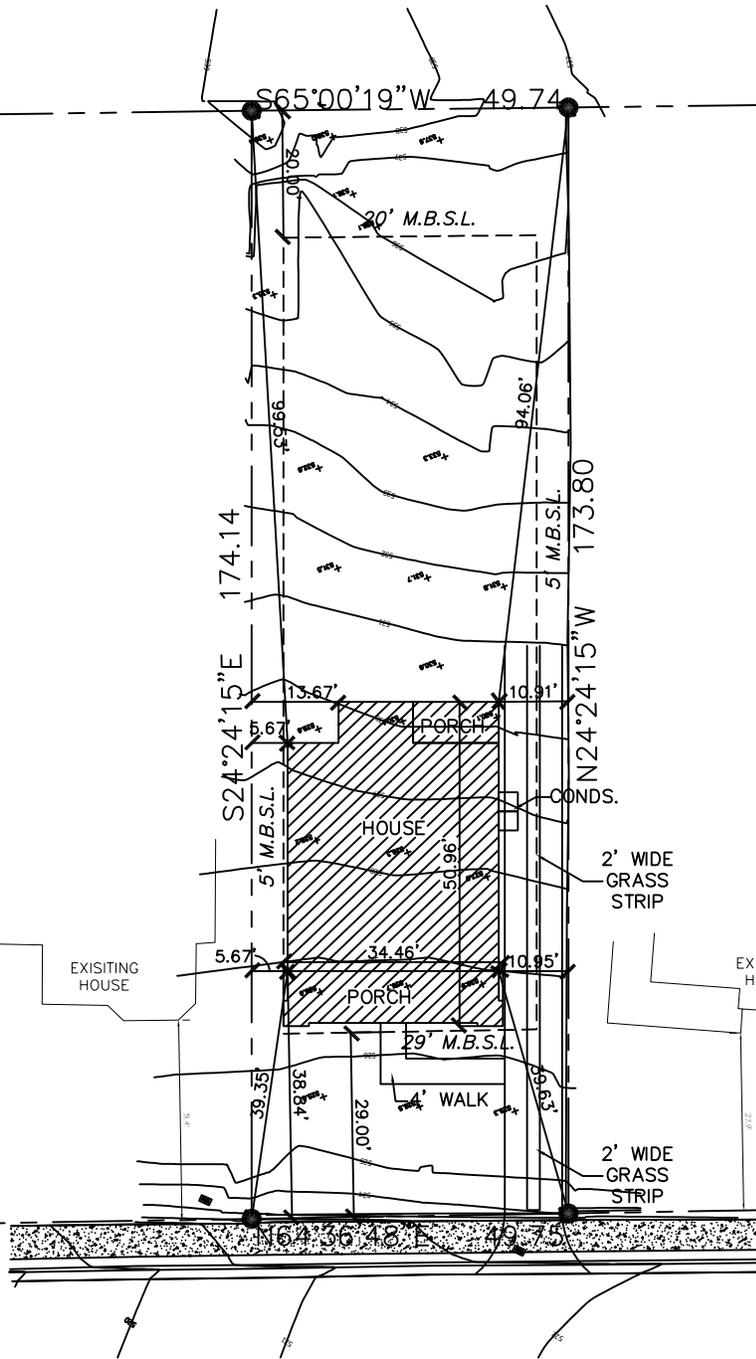
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Staff finds that the project meets the design guidelines for the Edgefield Historic Preservation Zoning Overlay.

# PRELIMINARY PLOT PLAN

DATE: 12/1/15



SQUARE FOOTAGE SUMMARY  
 FIRST LEVEL 1262 SQFT  
 REAR PORCH 87 SQFT  
 FRONT PORCH 281 SQFT

LOT COVERAGE RATIO  
 APPROXIMATELY 8,653 SQFT LOT/  
 1,630 SQFT FOOTPRINT = 19%

MAP REFERENCE  
 PARCEL ID FOR SUBJECT PROPERTY IS  
 08216034800 ON DAVIDSON COUNTY  
 PROPERTY MAP.

PLAT REFERENCE  
 Being Lot #12 on the Plan of W.W.  
 Totten's Addition—East Nashville, as of  
 record in Book 57, Page 22, Register's  
 Office for Davidson County, Tn.

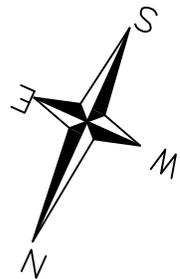
PROPERTY ADDRESS  
 906 BOSCOBEL  
 NASHVILLE, DAVIDSON COUNTY  
 TENNESSEE, 37206

OWNER INFORMATION  
 WOODLAND STREET PARTNERS, LLC  
 408 TAYLOR STREET, SUITE 202  
 NASHVILLE, TENNESSEE 37208

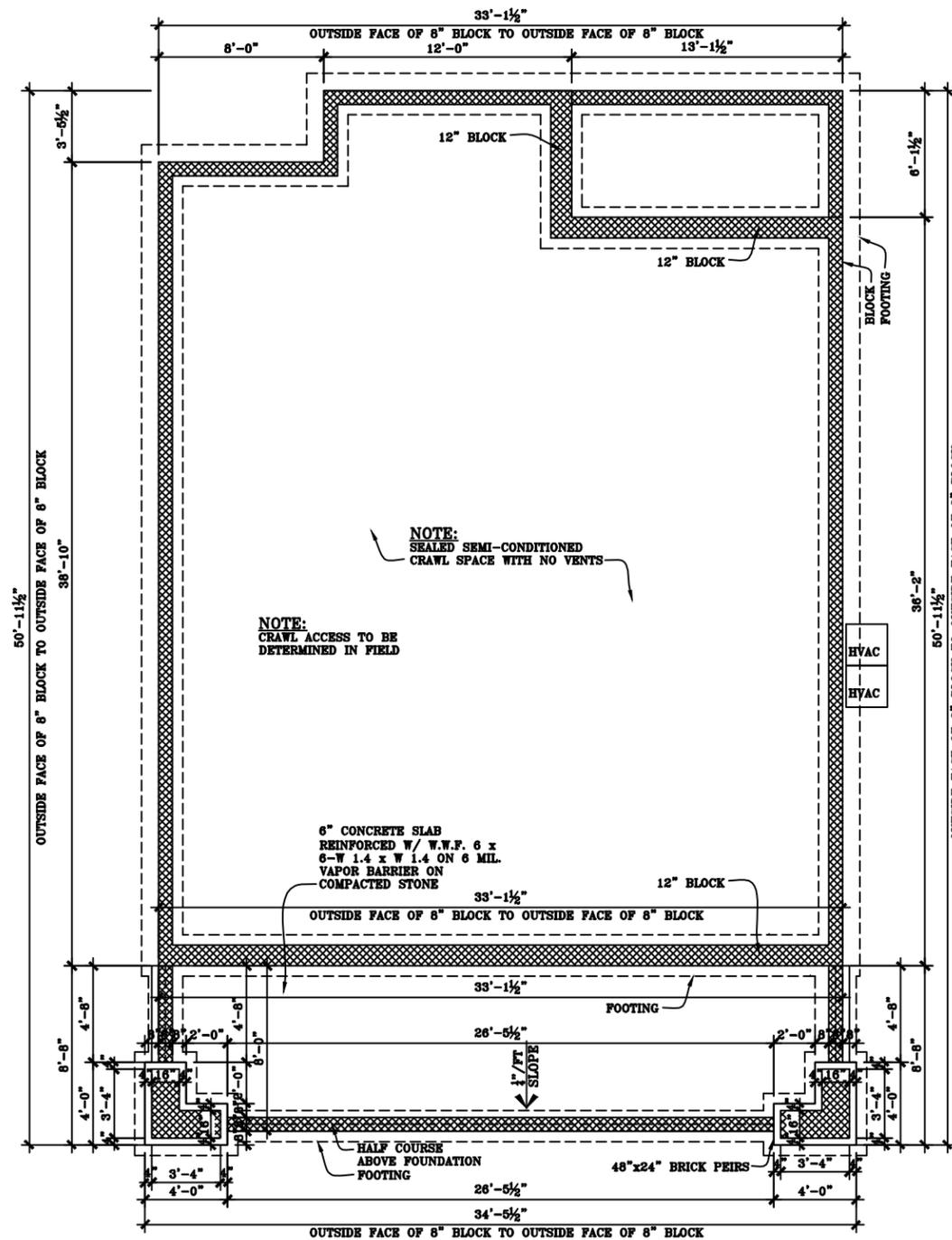
NOTE!!  
 DIMENSIONS FOR FOOTPRINT ARE  
 TO OUTSIDE FACE OF BLOCK.

SCALE: 1" = 30'

DRAWN: R.B.S.  
 APPROVED: \_\_\_\_\_



BOSCOBEL STREET



NOTE:  
CRAWL ACCESS TO BE  
DETERMINED IN FIELD

NOTE:  
SEALED SEMI-CONDITIONED  
CRAWL SPACE WITH NO VENTS

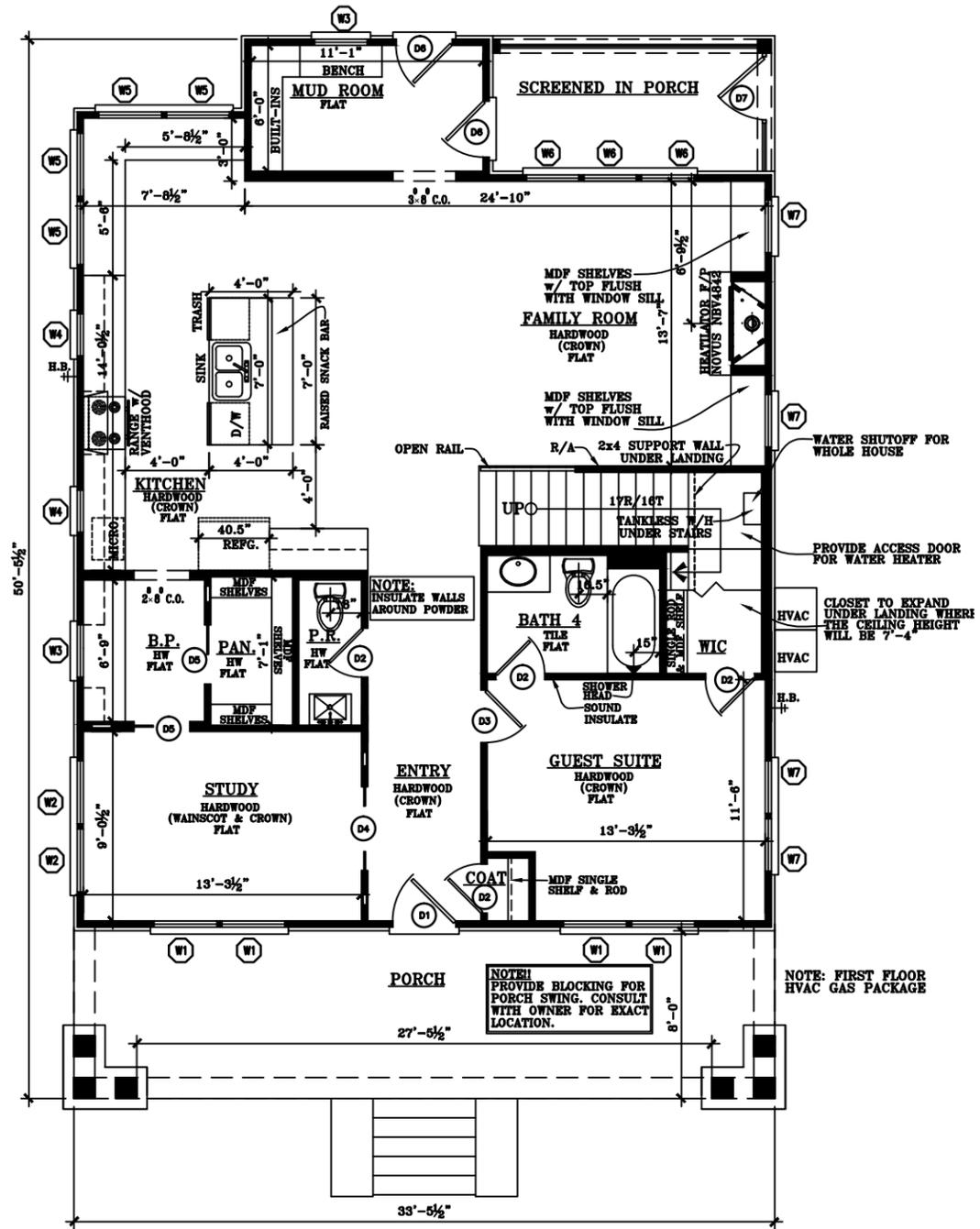
6" CONCRETE SLAB  
REINFORCED W/ W.W.F. 6 x  
6-W 1.4 x W 1.4 ON 6 ML.  
VAPOR BARRIER ON  
COMPACTED STONE

FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

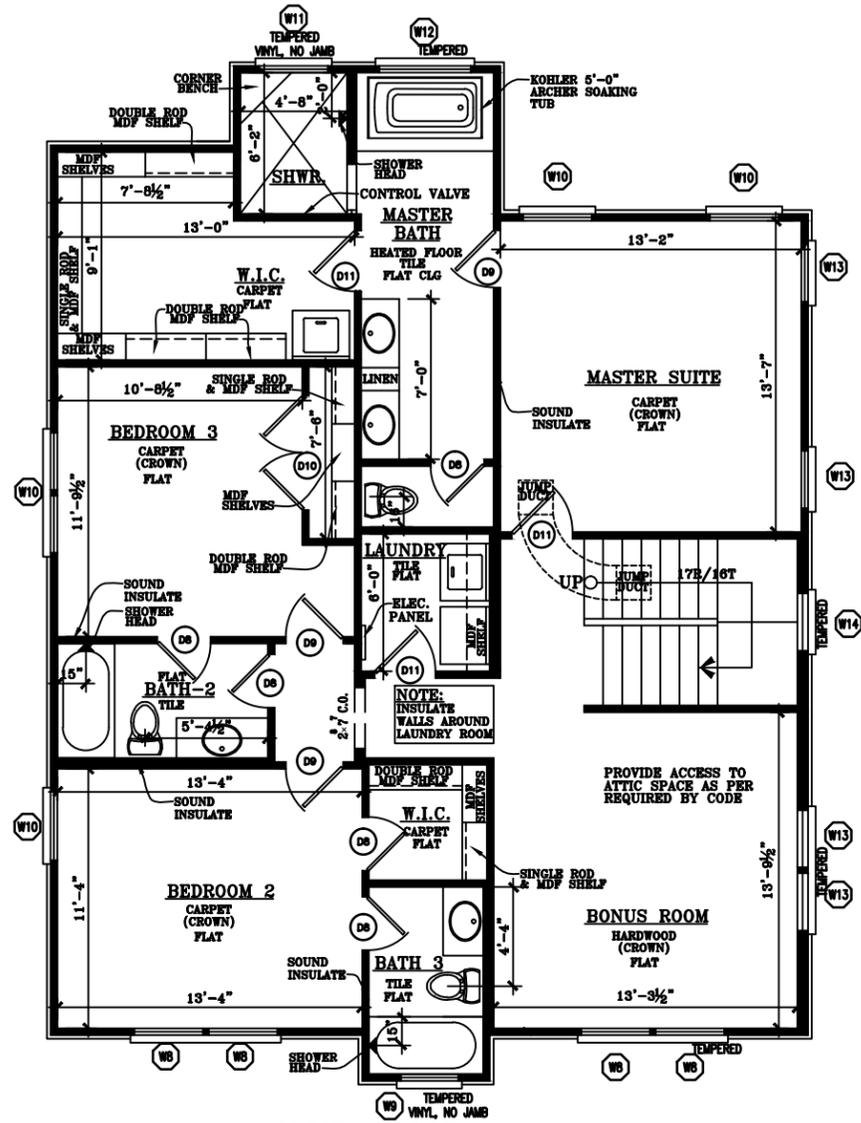
NOTE:  
HVAC PACKAGE  
FIRST FLOOR

**CRAWL FOUNDATION NOTES:**

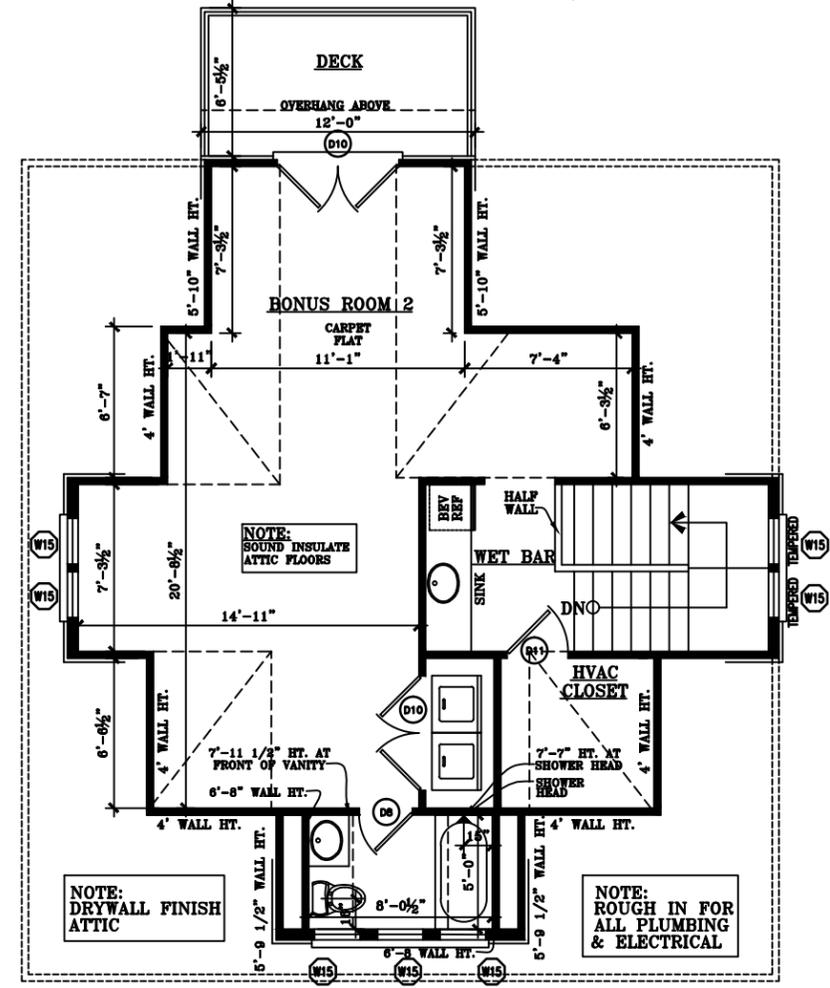
1. BUILDER TO LOCATE CRAWL SPACE ACCESS AND ROUGH OPENINGS PER EXTERIOR GRADES.
2. BUILDER TO SIZE ALL BEAMS AND FRAMING MEMBERS PRIOR TO CONSTRUCTION.
3. DIMENSIONS ARE TO OUTSIDE FACE OF 8" BLOCK AT FOOTING, CENTER LINES OF PIERS AND CENTER LINES THICKENED SLAB WHERE APPLICABLE.
4. BUILDER TO PROVIDE TERMITE TREATMENTS THAT COMPLY WITH LOCAL BUILDING CODES.
5. INSTALL TERMITE SHIELDS BETWEEN WOOD AND CONCRETE SURFACES.
6. ALL FINISH FLOORS SHALL BE FLUSH TO ADJACENT FLOORS UNLESS NOTED OTHERWISE.
7. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. BUILDER SHALL HAVE A LICENSED STRUCTURAL ENGINEER REVIEW ACTUAL SITE CONDITIONS TO DESIGN ALL STRUCTURAL ELEMENTS.
8. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION MEETS OR EXCEEDS ALL APPLICABLE CODES.
9. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL WALLS WHICH RUN PARALLEL TO FLOOR JOISTS.
10. BUILDER TO TAKE ALL EFFORTS TO PROVIDE A "QUIET" FLOOR SYSTEM (GLUE AND SCREW PLYWOOD DECKING TO JOISTS.)
11. IF BLOCK COURSES EXCEED 6 BLOCKS IN HEIGHT, BUILDER TO VERIFY WITH LICENSED STRUCTURAL ENGINEER FOR ADDED REINFORCING.
12. BUILDER SHALL INSPECT ACTUAL SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING ACTUAL CONSTRUCTION. BUILDER SHALL NOTIFY THE DESIGNER OR LICENSED STRUCTURAL ENGINEER OF ANY NON-TYPICAL CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER ISSUE WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN.
13. WHERE APPLICABLE, BRICK LEDGE TO BE 4" FROM OUTSIDE FACE OF 8" BLOCK.
14. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE POSITIVE DRAINAGE WITHIN THE CRAWL SPACE AND AROUND THE PERIMETER OF THE HOUSE AND PROVIDE THE APPROPRIATE VAPOR BARRIER WITHIN THE CRAWL SPACE.



**FIRST FLOOR**  
SCALE: 1/4" = 1'-0"  
10'-1" CLG. HGT. UNLESS NOTED OTHERWISE



**SECOND FLOOR**  
SCALE: 1/4" = 1'-0"  
9'-1" CLG. HGT. UNLESS NOTED OTHERWISE

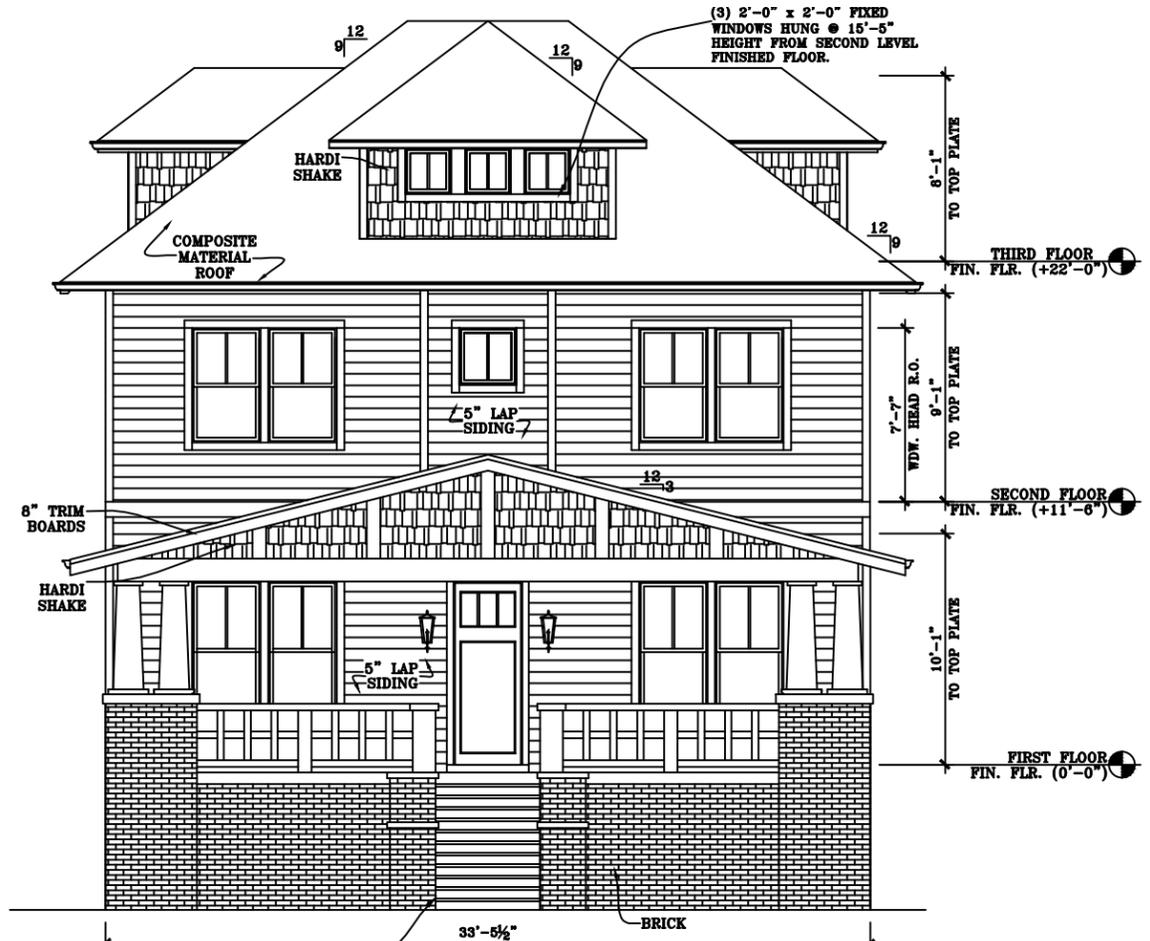


TEMPERED VINYL, NO JAMB VINYL, NO JAMB VINYL, NO JAMB  
**THIRD FLOOR**  
SCALE: 1/4" = 1'-0"  
8'-1" CLG. HGT. UNLESS NOTED OTHERWISE  
NOTE: PROVIDE ATTIC ACCESS AS REQUIRED BY LOCAL CODES.

WINDOW SCHEDULE (PELLA PROLINE)							
NUMBER	WIDTH	HEIGHT	WIDTH R.O.	HEIGHT R.O.	HEAD HEIGHT	TYPE	REMARKS
W1	2'-11"	5'-11"	2'-11 3/4"	5'-11 3/4"	8'-0"	SINGLE HUNG	2 OVER 1
W2	2'-5"	2'-5"	2'-5 3/4"	2'-5 3/4"	8'-0"	FIXED	1 LITE
W3	2'-5"	3'-11"	2'-5 3/4"	3'-11 3/4"	8'-0"	SINGLE HUNG	1 OVER 1
W4	1'-11"	3'-11"	1'-11 3/4"	3'-11 3/4"	8'-0"	SINGLE HUNG	1 OVER 1
W5	2'-11"	4'-11"	2'-11 3/4"	4'-11 3/4"	8'-0"	FIXED	1 LITE
W6	2'-5"	5'-11"	2'-5 3/4"	5'-11 3/4"	8'-0"	SINGLE HUNG	1 OVER 1
W7	2'-5"	3'-5"	2'-5 3/4"	3'-5 3/4"	8'-0"	FIXED	2 LITE
W8	2'-11"	4'-11"	2'-11 3/4"	4'-11 3/4"	7'-7"	SINGLE HUNG	2 OVER 1
W9	2'-5"	2'-5"	2'-5 3/4"	2'-5 3/4"	7'-7"	FIXED	2 LITE
W10	2'-11"	4'-11"	2'-11 3/4"	4'-11 3/4"	7'-7"	SINGLE HUNG	1 OVER 1
W11	2'-11"	1'-11"	2'-11 3/4"	1'-11 3/4"	7'-7"	FIXED	1 LITE
W12	3'-11"	1'-11"	3'-11 3/4"	1'-11 3/4"	7'-7"	FIXED	1 LITE
W13	2'-5"	3'-5"	2'-5 3/4"	3'-5 3/4"	7'-7"	FIXED	1 LITE
W14	2'-5"	4'-11"	2'-5 3/4"	4'-11 3/4"	13'-3"	SINGLE HUNG	1 OVER 1
W15	1'-11"	1'-11"	1'-11 3/4"	1'-11 3/4"	4'-9"	FIXED	1 LITE
W16	1'-11"	1'-11"	1'-11 3/4"	1'-11 3/4"	4'-9"	FIXED	1 LITE

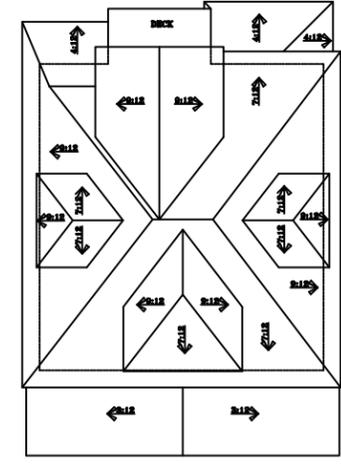
DOOR SCHEDULE							
NUMBER	WIDTH	HEIGHT	PAIR	GLAZING	MATERIAL	FRAME MATERIAL	REMARKS
D1	3'-0"	8'-0"	N	1/4 LITE	FIBERGLASS	WOOD	CRAFTSMAN STYLE ENTRY DOOR
D2	2'-4"	8'-0"	N		MASONITE	WOOD	
D3	2'-6"	8'-0"	N		MASONITE	WOOD	
D4	4'-0"	8'-0"	Y		MASONITE	WOOD	
D5	2'-8"	8'-0"	N		MASONITE	WOOD	POCKET DOOR
D6	2'-8"	8'-0"	N	FULL LITE	WOOD	WOOD	REAR ENTRY DOOR
D7	2'-4"	8'-0"	N		WOOD	WOOD	SCREEN DOOR
D8	2'-4"	6'-8"	N		MASONITE	WOOD	
D9	2'-6"	6'-8"	N		MASONITE	WOOD	
D10	5'-0"	6'-8"	Y		MASONITE	WOOD	
D11	2'-8"	6'-8"	N		MASONITE	WOOD	
D12	2'-8"	6'-8"	N		MASONITE	WOOD	

906 BOSCOBEL	
<b>SQUARE FOOTAGE CALCULATION:</b>	
(OUTSIDE FACE OF STUDS TO OUTSIDE FACE OF STUDS)	
FIRST FLOOR HEATED:	1286 SQFT.
SECOND FLOOR HEATED:	1227 SQFT.
THIRD FLOOR HEATED:	564 SQFT.
TOTAL HEATED AREA:	3077 SQFT.
FRONT PORCH:	281 SQFT.
SCREEN PORCH:	87 SQFT.
THIRD LEVEL DECK:	73 SQFT.
TOTAL UNDER ROOF:	3518 SQFT.



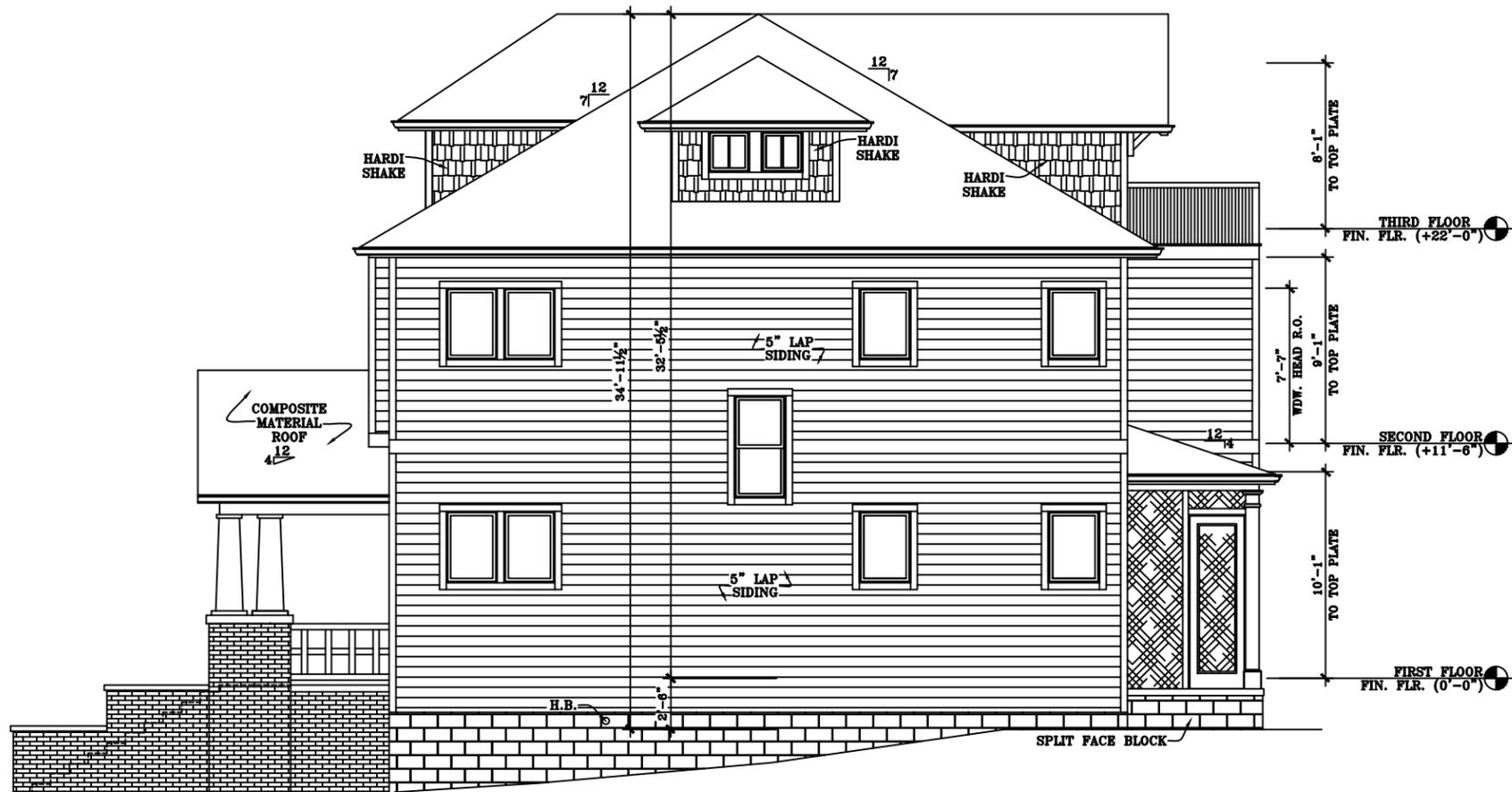
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

BUILDER TO COORDINATE FINAL STEPS AND WING WALLS WITH GRADING PLAN AND PROVIDE RAILING AS REQUIRED BY LOCAL CODES.

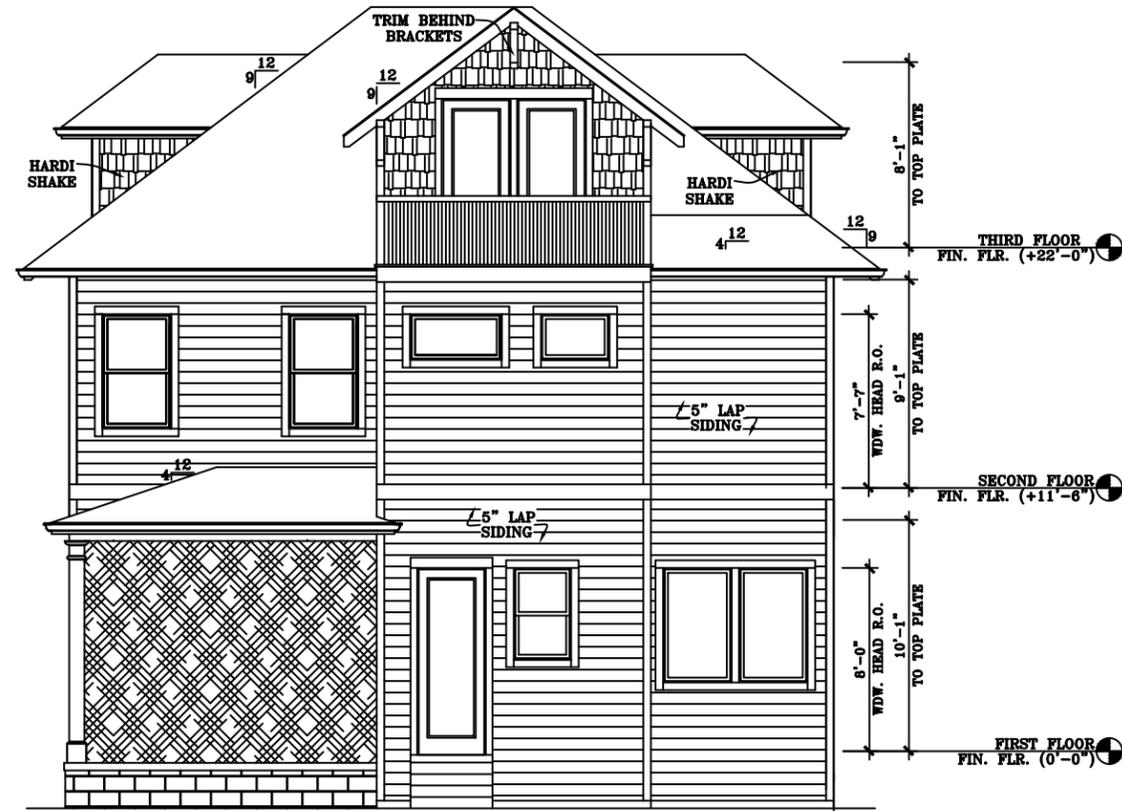


**ROOF SCHEMATIC**  
SCALE: 3/32" = 1'-0"

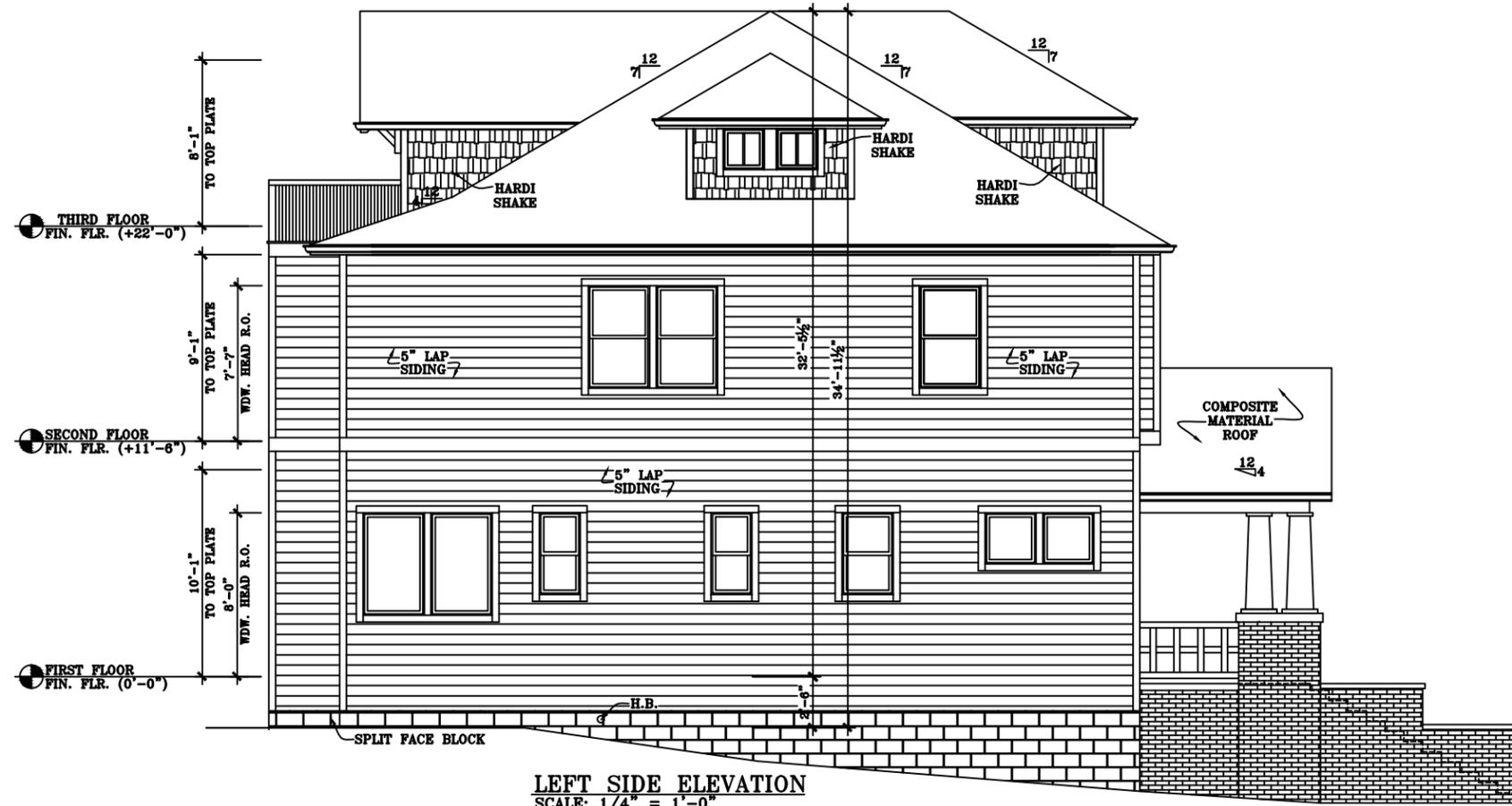
- ROOF NOTES:**
1. COMPOSITE MATERIAL ROOF UNLESS NOTED OTHERWISE
  2. BUILDER TO PROVIDE ROOF VENTILATION SYSTEM AS REQUIRED BY CODE AND IN COMPLIANCE WITH NEIGHBORHOOD REGULATIONS



**SPLIT FACE BLOCK**



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"