

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
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STAFF RECOMMENDATION

1411 Boscobel Street

February 17, 2016

Application: Demolition—principle building; New construction—infill

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08313033500

Applicant: Boscobel Brothers

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish the existing non-contributing structure and to construct new duplex infill.

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

1. The finished floor height 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;
3. Staff approve the roof color;
4. Staff approve the brick sample;
5. A trim board be added between the two levels;
6. The front porch wall be removed;
7. The existing front gravel driveway be removed; and
8. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed demolition and infill meet Sections II.B. and IV.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

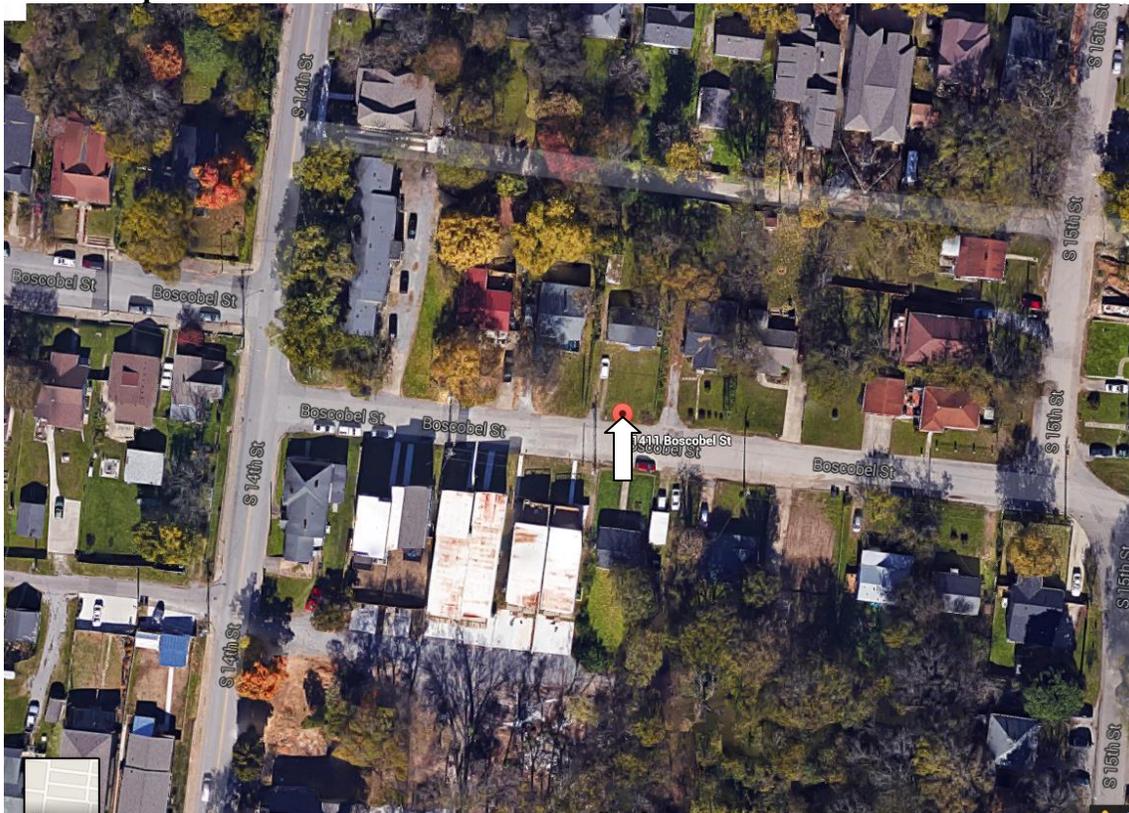
Attachments

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

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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.

For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

Exception: buildings with first floor residential use, minimum first floor height shall be 12'.

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.

For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

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

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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. 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*

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

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.

Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

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.

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.

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

IV. B. Demolition

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1411 Boscobel Street is a 1950s house that does not contribute to the historic context of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1). The 1400 block of Boscobel has little historic context, and many two to three story, modern homes were built on the block prior to the expansion of the conservation zoning overlay.



Figure 1. 1411 Boscobel Street

Analysis and Findings: Application is to demolish the existing non-contributing structure and to construct a new duplex infill.

Demolition: 1411 Boscobel Street was constructed between 1951 and 1957, as it does not appear on the 1951 Sanborn map but does on the 1957 Sanborn Map (Figures 2 & 3). This is outside the period of historic significance for the Lockeland Springs neighborhood. The house's materials include smooth concrete block foundation and vinyl siding, which are not typical of historic houses in Lockeland Springs. The house lacks details common in historic Lockeland Springs houses, like eave overhangs and porches. Staff finds that existing house does not contribute to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Staff therefore finds that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

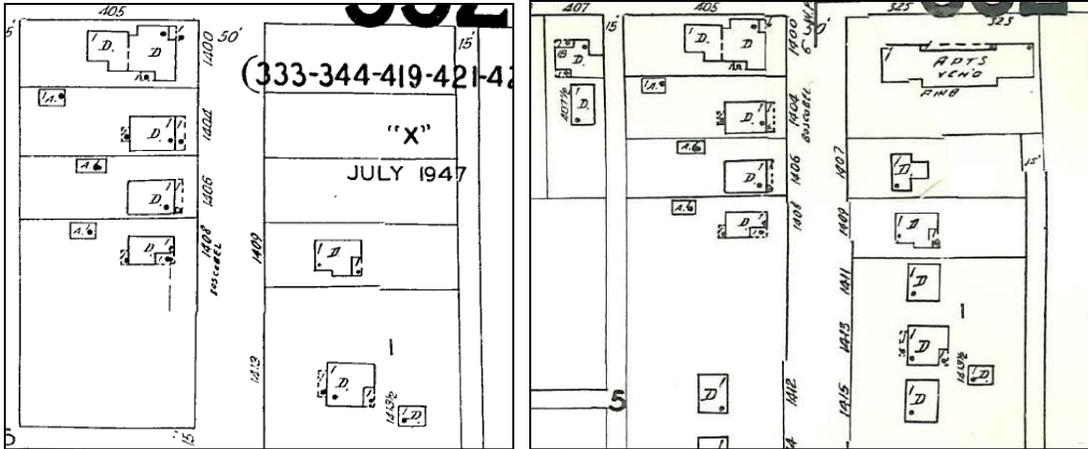


Figure 2 (left) is the 1951 Sanborn Map, and Figure 3 (right) is the 1957 Sanborn Map. 1411 Boscobel appears on the 1957 map, but not on the 1951 map.

Height & Scale: Because of the lack of historic context on the 1400 block of Boscobel Street and because of the modern, tall infill construction on the block built prior to the expansion of the overlay, the design guidelines state that *“Infill construction on the 1400-1600 blocks of Boscobel Street may be up to two-stories.”* The proposed infill is two stories tall with a maximum height of thirty feet (30’) from grade. Staff finds this to be appropriate on this block of Boscobel where there is little historic context and new infill construction is thirty feet (30’) or taller. The foundation height is drawn at two feet (2’). Because there is a substantial cross slope to the lot, staff recommends inspection of the foundation wall and finished floor height to ensure their appropriateness.

The house will be forty feet (40’) wide and will have a footprint of two thousand, eight hundred, and ninety-six square feet (2,896 sq. ft.). By comparison, the widths on the block range from thirty-three feet to forty-six feet (33’-46’). Staff finds the width and footprint to be appropriate, particularly given the lack of historic context on the block. Staff finds that the infill’s height and scale to meet Sections II.B.1.a. and b. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It will be five feet (5’) from the side property lines and approximately forty-four (44’) from the rear property line. The front setback will be the average of the two adjacent setbacks. Staff finds that the infill’s setback and rhythm of space meet Section II.B.1.c. of the design guidelines.

Materials: The infill will be clad in cement fiberboard lap siding. Staff recommends that the siding be smooth face with a five inch (5”) reveal. The trim will be wood or cement fiberboard. The applicant indicated that the windows would be MGM vinyl #6010 series, which staff finds is not an appropriate window choice. The doors and two of the upper windows appear to be leaded glass, which the design guidelines call out as inappropriate. A trim board between the two levels will help break-up the side facades. Staff recommends review and approval of another window selection. The foundation will be split face concrete block, and the roof will be Owen Corning Oakridge Dimension

Shingles. Staff recommends approval of the shingle color. The front porch columns will be brick, and staff recommends approval of a brick sample. The porch floor and steps will be concrete. With the aforementioned staff approvals, staff finds that the proposed materials meet Section II.B.1.d. of the design guidelines.

Roof form: The house's primary roof form will be hipped with a 4/12 slope. The design guidelines state that roof pitches should generally be a minimum of 6/12. However, on this block of Boscobel Street, there is little historic context, and many new infill houses have flat roofs. Staff therefore finds that the low-pitched hipped roof is appropriate. The porches and the second story bay will also have hipped roof with 4/12 pitches. Staff finds that the proposed roof form meets Section II.B.1.e. of the design guidelines.

Orientation: The new infill will be a duplex, with two front entries facing Boscobel Street. The entries will be located behind a six foot (6') deep front porch, and will be recessed an additional five feet (5') from the front wall of the house. The plans show a wall dividing the porch to separate the two units, and staff recommends that the wall be removed in the area of the porch (although it may remain in the recessed area). A front walkway will be added from Boscobel Street to the front porch. Vehicular access to the site will be at the rear, via the alley, to two parking pads. There are no outbuildings proposed under this application. Staff finds that the project's orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The windows on the ground floor are taller than those on the second story. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The front yard will include modified French drains. Staff recommends that the existing gravel driveway be removed.

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

1. The finished floor height 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;
3. Staff approve the roof color;
4. Staff approve the brick sample;
5. A trim board be added between the two levels;
6. The front porch wall be removed;
7. The existing front gravel driveway be removed; and

8. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed demolition and infill meet Sections II.B. and IV.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos:



Houses to the east of 1411 Boscobel Street



Houses to the west of 1411 Boscobel Street



Houses across the street and to the west of 1411 Boscobel Street



Houses across the street and to the east of 1411 Boscobel Street



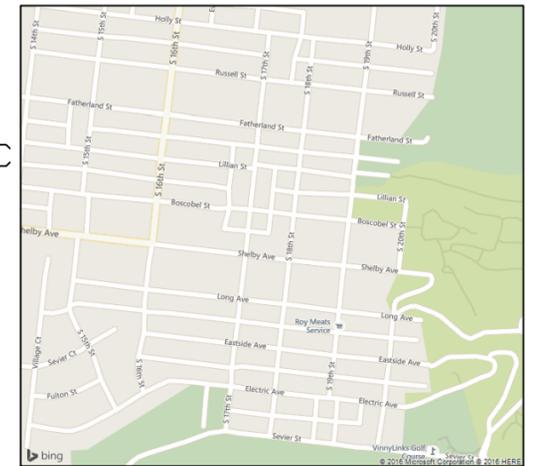
COMPASS NORTH

GENERAL NOTES:

1. THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN OR ANY OTHER RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL.
2. THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCRDACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREDN. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.

SETBACKS:
 FRONT 30'
 SIDE 5'
 REAR 20'

PARCEL ID: 08313033500
 1411 BOSCOBEL ST
 NASHVILLE, TN 37206
 BOSCOBEL BROTHERS, LLC
 COUNCIL DIST. 06
 ZONING: R6
 OVERLAY: OV-NHC
 OV-UZO



VICINITY MAP NOT TO SCALE

7429.9 Sq. Feet
 0.2 Acres

LEGEND

These standard symbols will be found in the drawing.

- X - X - X - X - FENCE
- [Hatched Box] COMMON AREA
- IRON PIN SET
- ⊙ IRON PIN FOUND
- [Diagonal Hatched Box] GARAGE

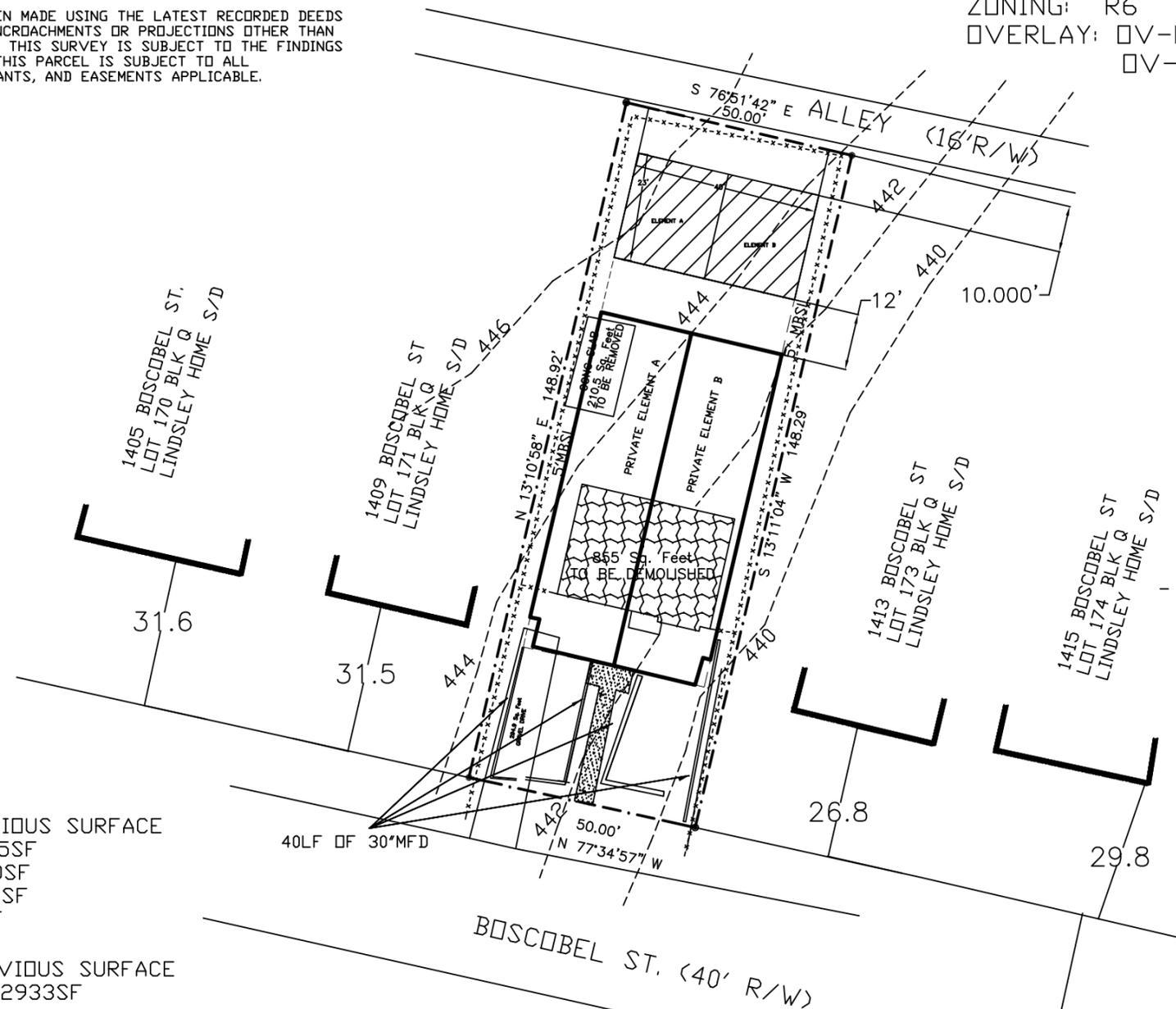
EXISTING IMPERVIOUS SURFACE
 ROOFTOP 855SF
 CONCRETE 210SF
 DRIVEWAY 295SF
 TOTAL 1360SF

PROPOSED IMPERVIOUS SURFACE
 ROOFTOP 2933SF
 PARKING 920
 TOTAL IMPERVIOUS 3853SF

NET IMPERVIOUS 3853-1360= 2497SF

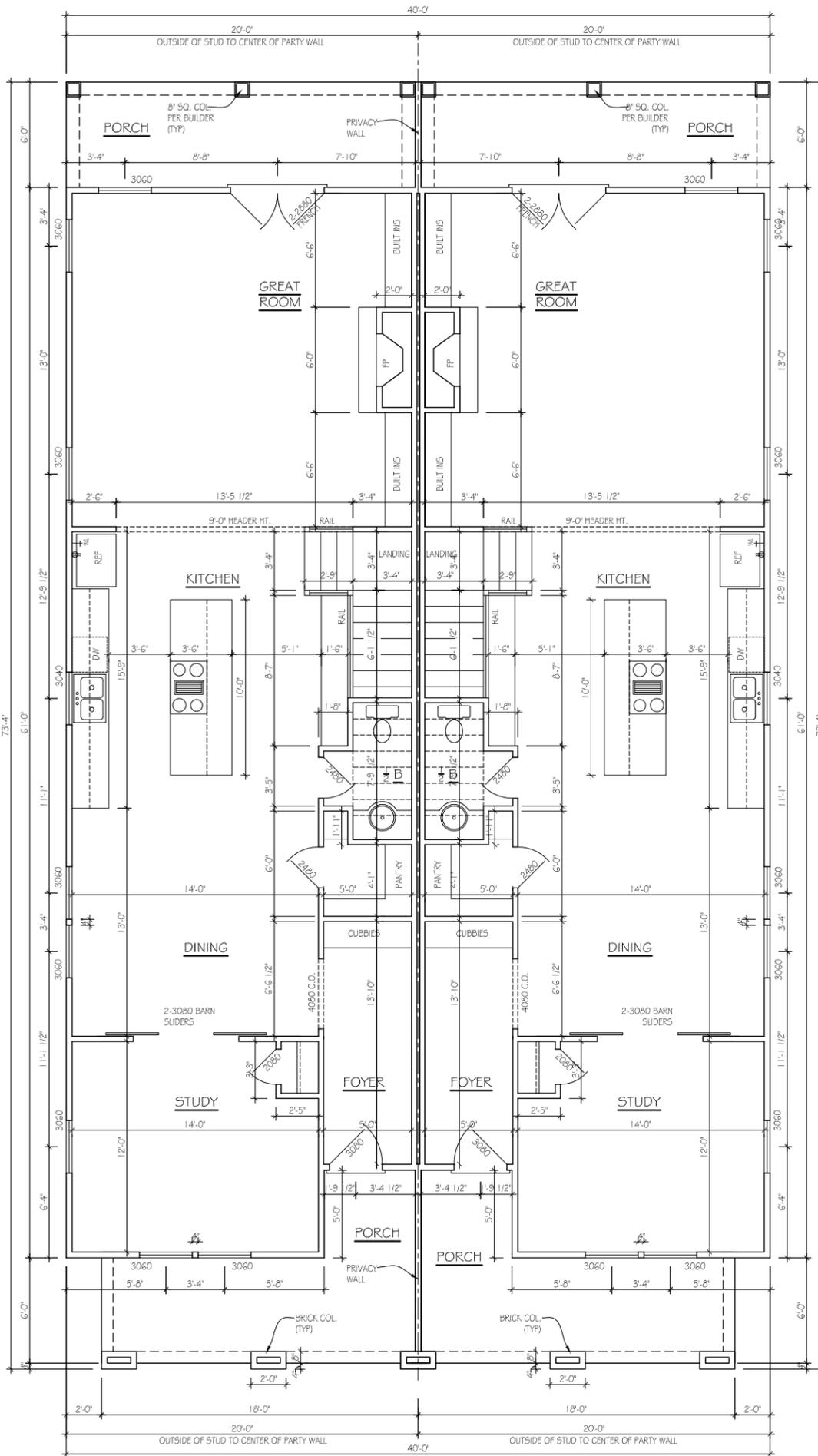
TOTAL COVERAGE: 3853/7430 = 51% COVERAGE
 TIER ONE INFILL GUIDANCE TO BE MET

ROOFTOP AREA 3853SF = 155LF 30" MODIFIED FRENCH DRAIN TO BE INSTALLED

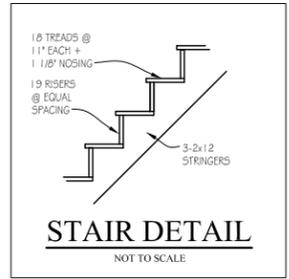


I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

SITE PLAN				
HPR LOT 172 BLK Q				
LINDSLEY HOME				
1411 BOSCOBEL ST				
NASHVILLE, TN 37206				
PREPARED FOR: MIKE MATHEWS				
DATE	SCALE	SHEET	DRAWNBY	PROJECT
JAN 25, 2016	1" = 30'	1 OF 1	DME	16009



UNIT-A FIRST FLOOR PLAN UNIT-B
 SCALE: 1/8"=1'-0"



- FRAMING NOTES**
1. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED
 2. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED
 3. ALLOW 4" BRICK POCKET IF APPLICABLE
 4. CEILINGS: 1ST FLR: 10'-0"
2ND FLR: 9'-0"
 5. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 6'-8" AFF UNLESS OTHERWISE NOTED
 6. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-2" AFF UNLESS OTHERWISE NOTED

UNIT-A

APPROX. AREA	
FIRST FLOOR LIVING	1189
SECOND FLOOR LIVING	1168
TOTAL LIVING	2357
FRONT PORCH	135
REAR PORCH	120
TOTAL COVERED	2612

UNIT-B

APPROX. AREA	
FIRST FLOOR LIVING	1189
SECOND FLOOR LIVING	1168
TOTAL LIVING	2357
FRONT PORCH	135
REAR PORCH	120
TOTAL COVERED	2612

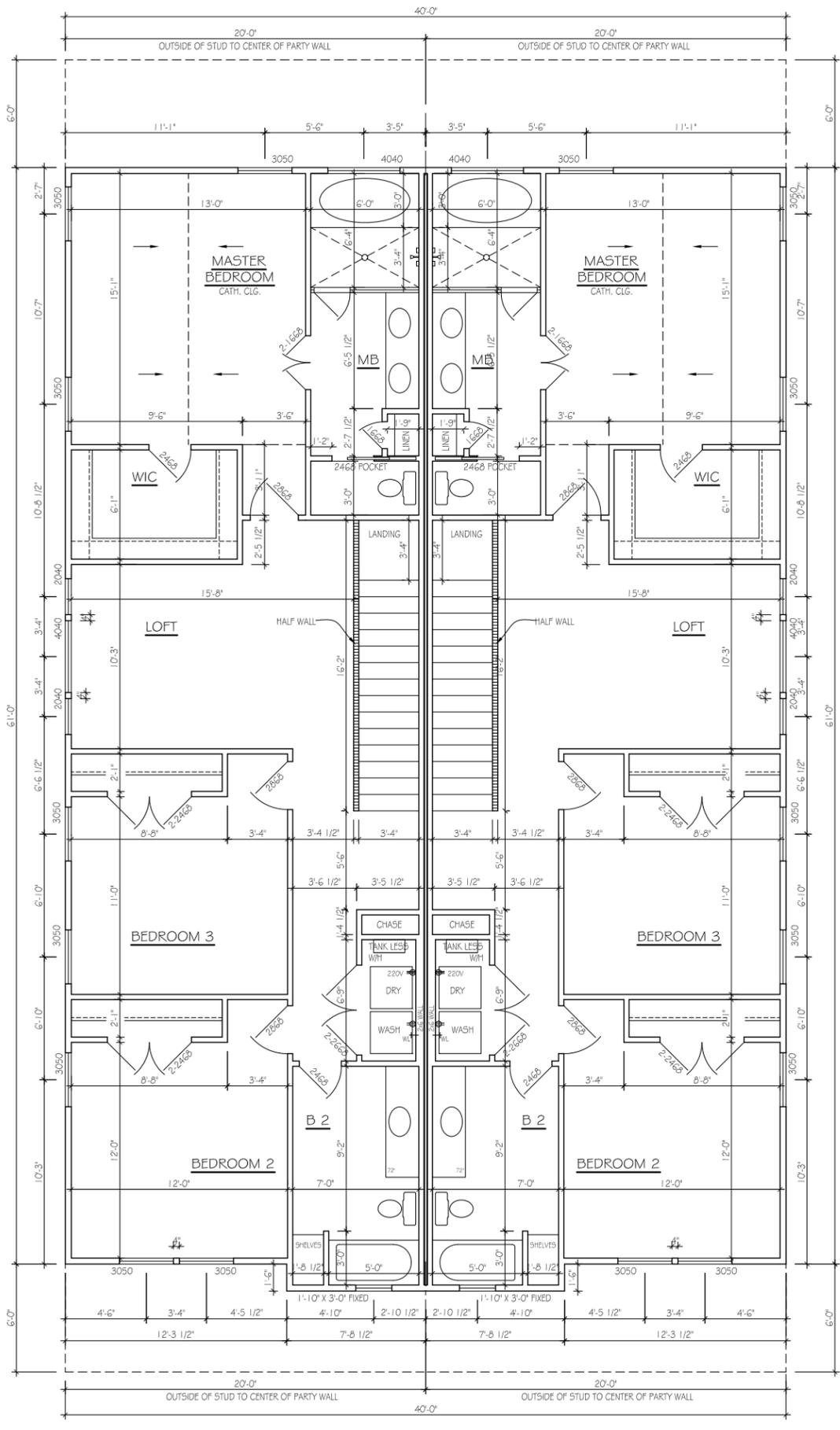
1411 BOSCOBEL AVE.

DATE ISSUED: 1-29-16
 REVISIONS:

Mark Lynn

ARCHITECTURAL SERVICES

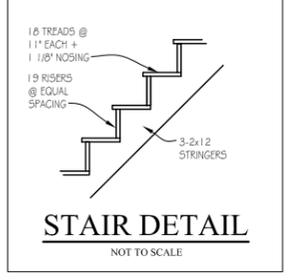
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 NASHVILLE, TN 37211
 p 615.308.5330
 marklynn1@hotmail.com
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SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

UNIT-A

UNIT-B



- FRAMING NOTES**
1. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED
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 6. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-2" AFF UNLESS OTHERWISE NOTED

1411 BOSCOBEL AVE.
DATE ISSUED: 1-29-16
REVISIONS:

Mark Lynn

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LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"



UNIT-A

FRONT ELEVATION

UNIT-B

SCALE: 1/8"=1'-0"

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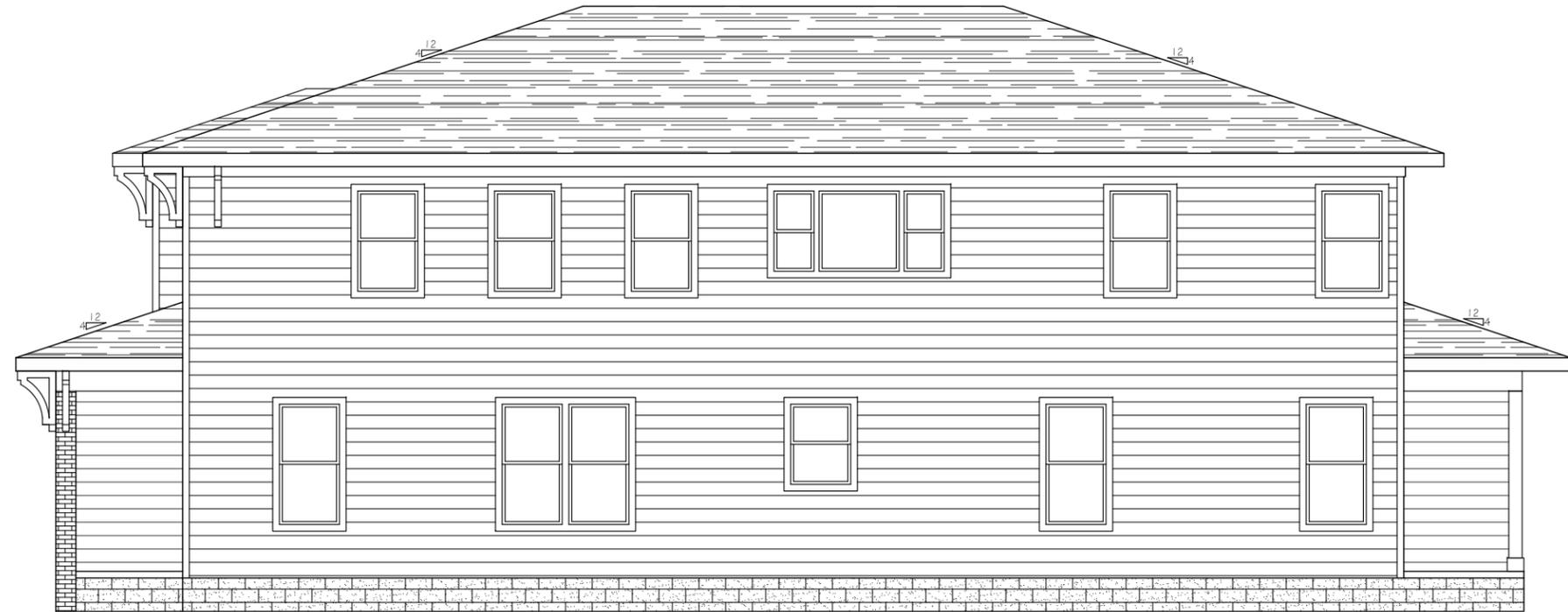
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RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION

SCALE: 1/8"=1'-0"

1411 BOSCOBEL AVE.

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