

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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STAFF RECOMMENDATION

1508 Boscobel Street

April 20, 2016

Application: New construction-infill

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08313047800

Applicant: John Pirtle/ Third Coast Builders

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to demolish the existing non-historic house and to construct a new duplex.

Recommendation: Staff recommends approval of the application to demolish a non-contributing house and to construct a new two-family dwelling at 1508 Boscobel Street, with the conditions that:

- Window and door selections shall be approved by MHZC Staff prior to purchase and installation;
- Front walkways are added to connect the entrances to the street or sidewalk; and,
- HVAC be located on the rear façade, on a side façade beyond the midpoint of the house or on the roof, beyond the midpoint of the house.

Meeting those conditions, Staff finds that the proposal meets the design guidelines for infill construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

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.

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.

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.

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: The existing house at 1508 Boscobel Street is a non-contributing building constructed in 1964.

This lot is very steep, rising more than twenty feet (20') from the front to the rear.

Analysis and Findings: The applicant proposes to demolish the existing house and to construct a new duplex.

Demolition: The principle dwelling at 1508 Boscobel was constructed in 1964. This date of construction is after the significant period of development for the neighborhood. Its low slope roof, shallow eaves, fenestration pattern, brick color and other details are inconsistent



with the predominant surrounding historic character. In addition, the building is not a good example of its period of development. Staff therefore finds that the structure does not contribute to the architectural and historical character and significance of the district, and that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The new house will have two full stories with a flat roof, and because of the grade it will have a partial walk-out basement level at the front. The primary entrances for the building will be in the basement level. The height of the front façade will be thirty-three feet (33') tall from grade, although the two main levels comprise only twenty-two feet (22') of the total height. Because the 1400 through 1600 blocks of Boscobel Street do not have strong historic integrity, the design guidelines specify that infill in this area may be two-stories tall. Other houses on the block range from nineteen feet (19') to thirty-eight feet (38') tall.

The building will be thirty-eight feet (38') wide and sixty-two feet (62') deep, with the two halves of the duplex offset by two feet (2'). Because the 1400 through 1600 blocks of Boscobel Street do not have strong historic integrity, the design guidelines specify that new construction may be up to forty feet (40') wide.

Staff finds the height and scale of the proposed infill to meet sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The new duplex will be situated on the lot with its front edge in line with the adjacent house to the left, which has a setback of twenty-eight feet (28'). The lot to the right is vacant. Staff finds the proposed street setback to be compatible with the surrounding context, which does not have an intact historic setback rhythm. The side setbacks will be six feet (6') because the building will be centered on a fifty foot (50') wide lot. Staff finds the setbacks of the proposed infill will meet section II.B.1.c of the design guidelines.

Materials: The new duplex will primarily be clad in smooth face cement-fiberboard, with vertical panels on the front façade and the forward half of the sides, switching to clapboard siding for the back half of the two main levels. The trim will be cement-fiberboard. The foundation and side walls of the basement will be split-faced concrete block, with cedar-plank siding on the front wall at the basement-level entrances. The material of the windows and doors have not been indicated, therefore staff asks to approve their final selections prior to purchase and installation. With the staff's final approval of the windows and doors, staff finds that the known materials meet section II.B.1.d of the design guidelines,

Roof form: The new building will have a flat roof. Because the 1400 through 1600 blocks of Boscobel Street do not have strong historic character and because there were several low-sloped and flat-roofed structures built prior to expansion of the overlay to include this area, the design guidelines specify that infill in this area may have a flat roof. Staff finds the proposed infill to meet section II.B.1.b of the design guidelines.

Orientation: The new building will be aligned toward the street, matching the orientation of the surrounding houses. The building does not have a typical front porch, but it does have primary entrances at the basement level and balconies on the front of the two main levels. Staff finds this configuration to be compatible with the context on this section of Boscobel Street because it does not have strong historic integrity. The site plan does not indicate any paved walkways. Typically, houses in the area have concrete walkways connecting the street or sidewalk to the front entrance. With the conditions that front walkways shall be added to connect the entrances to the street or sidewalk, and that there shall not be paved parking areas in front of the building, Staff finds that the project meets section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings: The windows on the front façade of the proposed addition are vertically oriented, as are the majority of windows on the sides. Overall, there are no large expanses of wall space without a window or door opening. While the proportion and rhythm of openings reflects a more modern influence than would be found on most historic houses, Staff finds that the infill will meet section II.B.1.g of the design guidelines because the 1400 through 1600 blocks of Boscobel Street do not have strong historic character.

Appurtenances & Utilities: The location of the HVAC and other utilities are not indicated on the submitted plans. Staff asks that the HVAC be located on the rear façade, on a side façade beyond the midpoint of the house or on the roof, beyond the midpoint of the house. The project meets section II.B.1.i.

Recommendation: Staff recommends approval of the application to demolish a non-contributing house and to construct a new two-family dwelling at 1508 Boscobel Street, with the conditions that:

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Note - The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



1508 Boscobel Street, Aerial view.



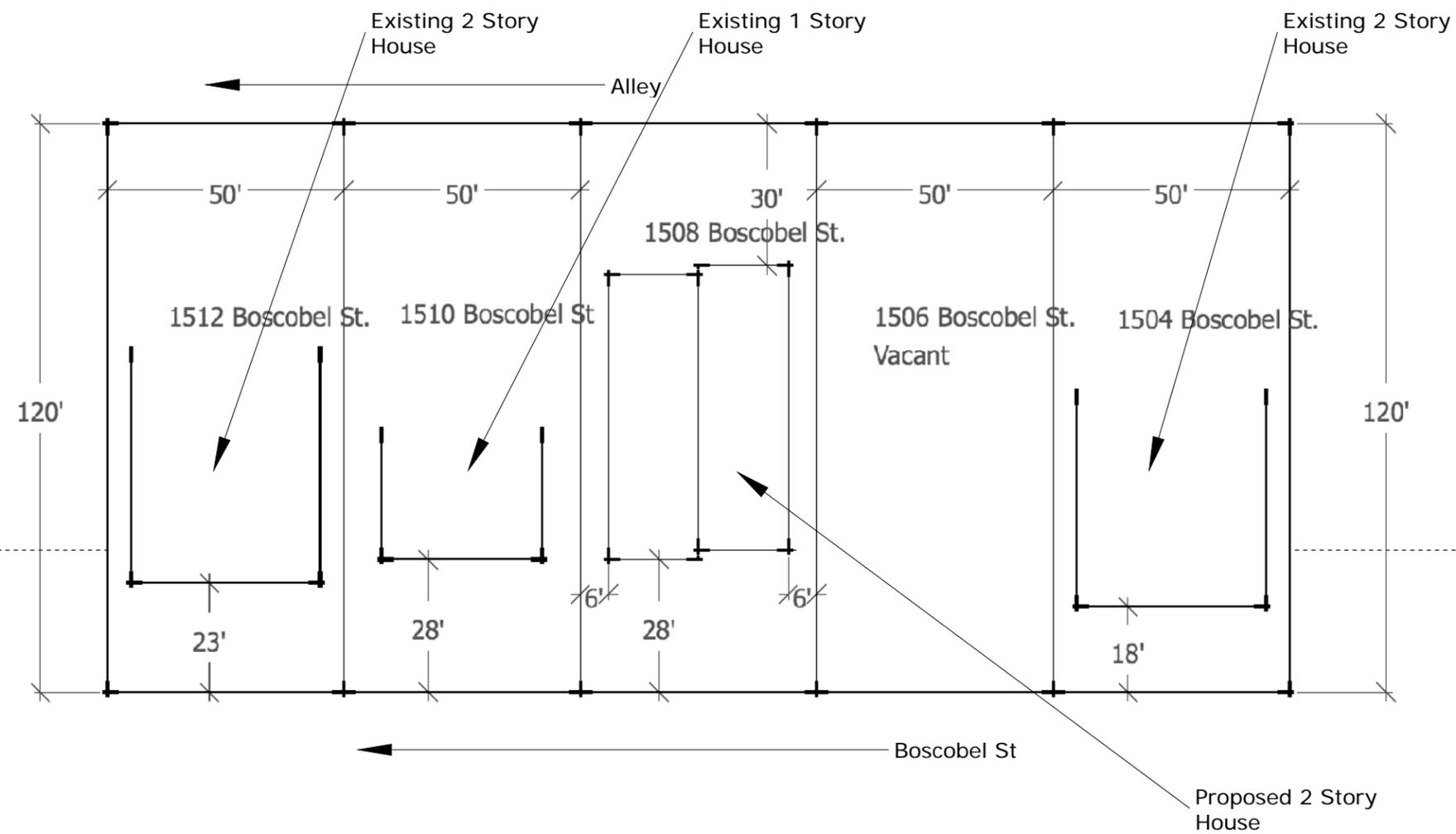
Circa 2007 infill on the 1600 Block of Boscobel Street.

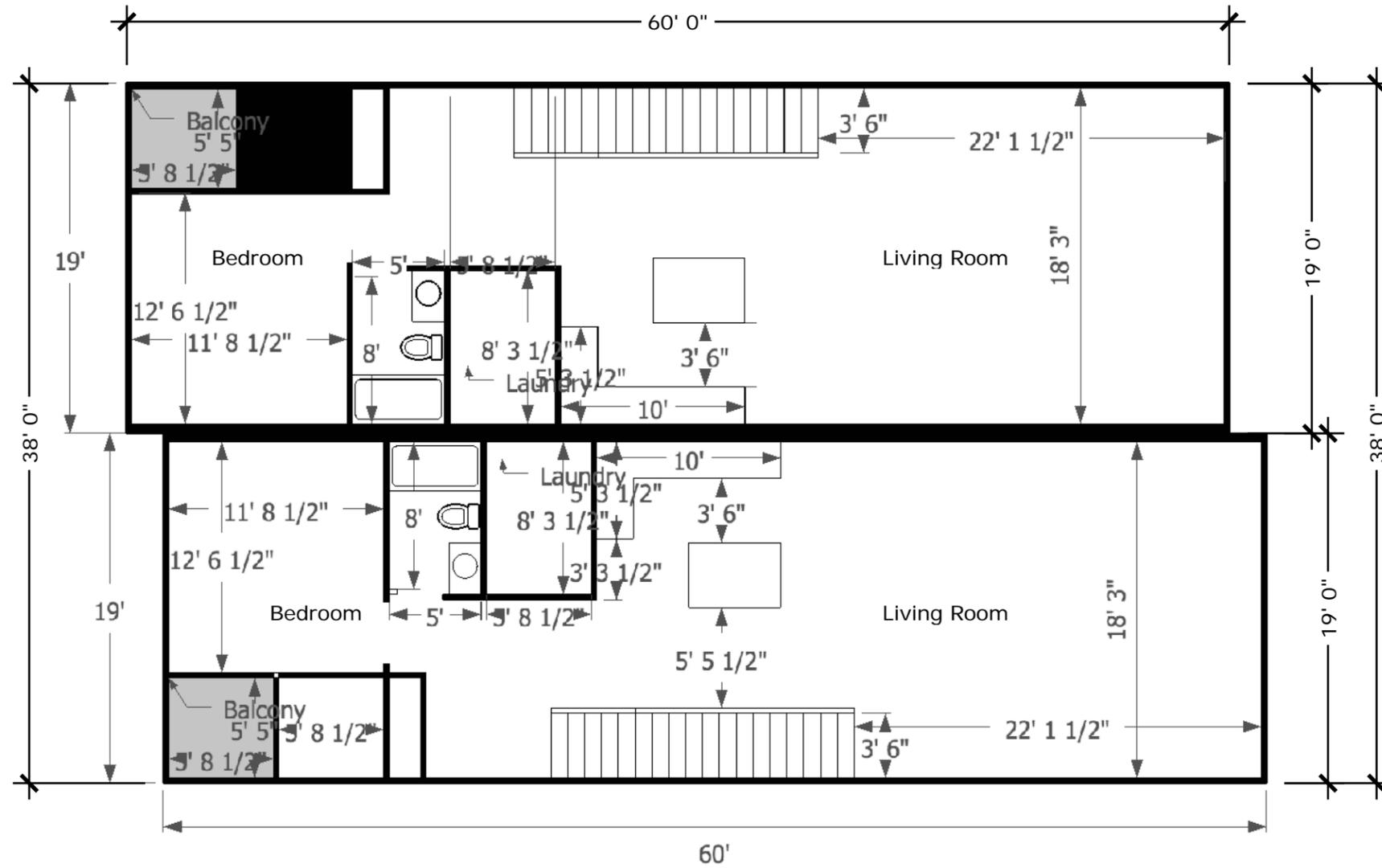


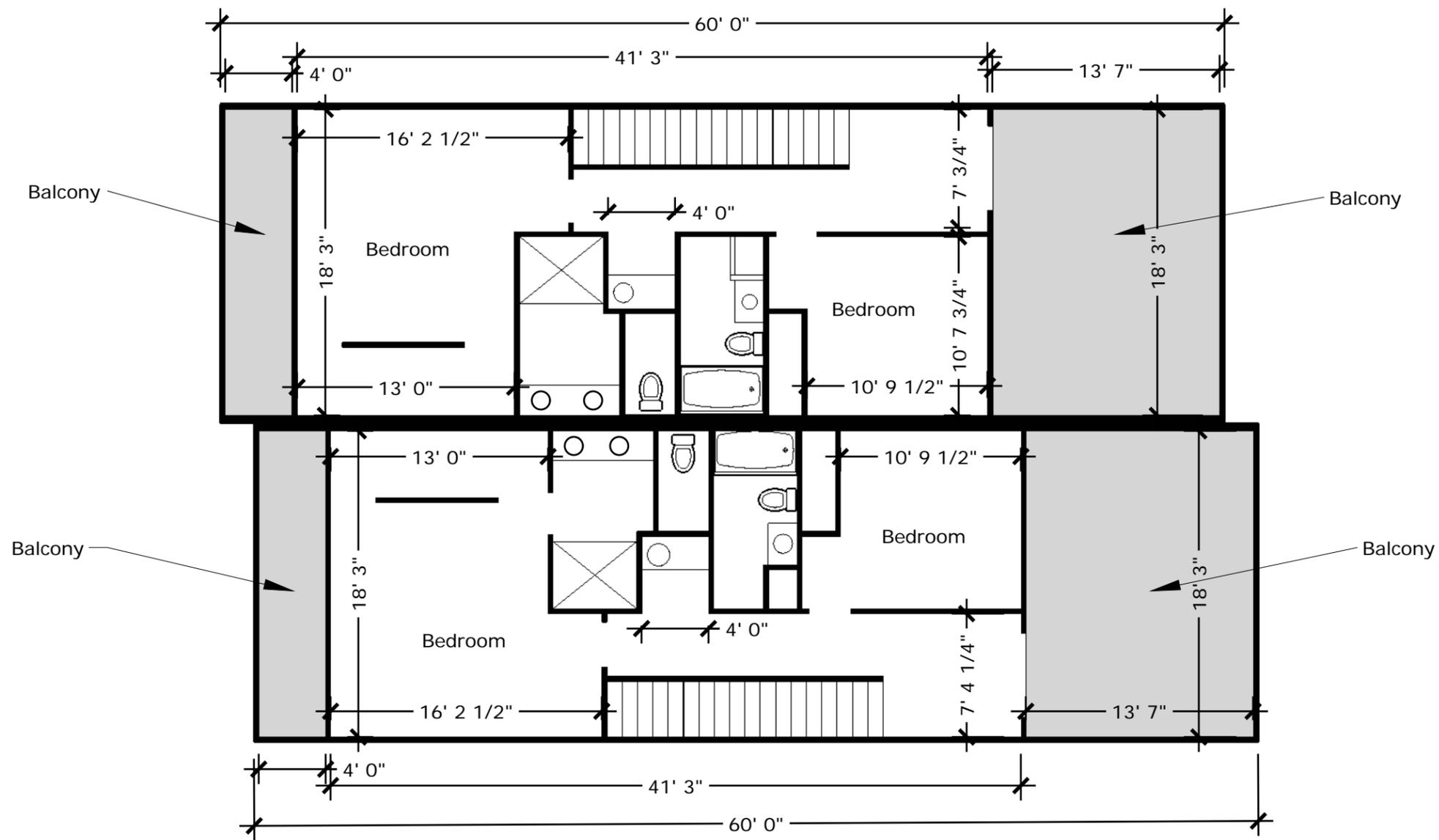
Modern-influenced infill on the 1400 Block of Boscobel Street.



Modern-influenced infill on the 1400 Block of Boscobel Street.







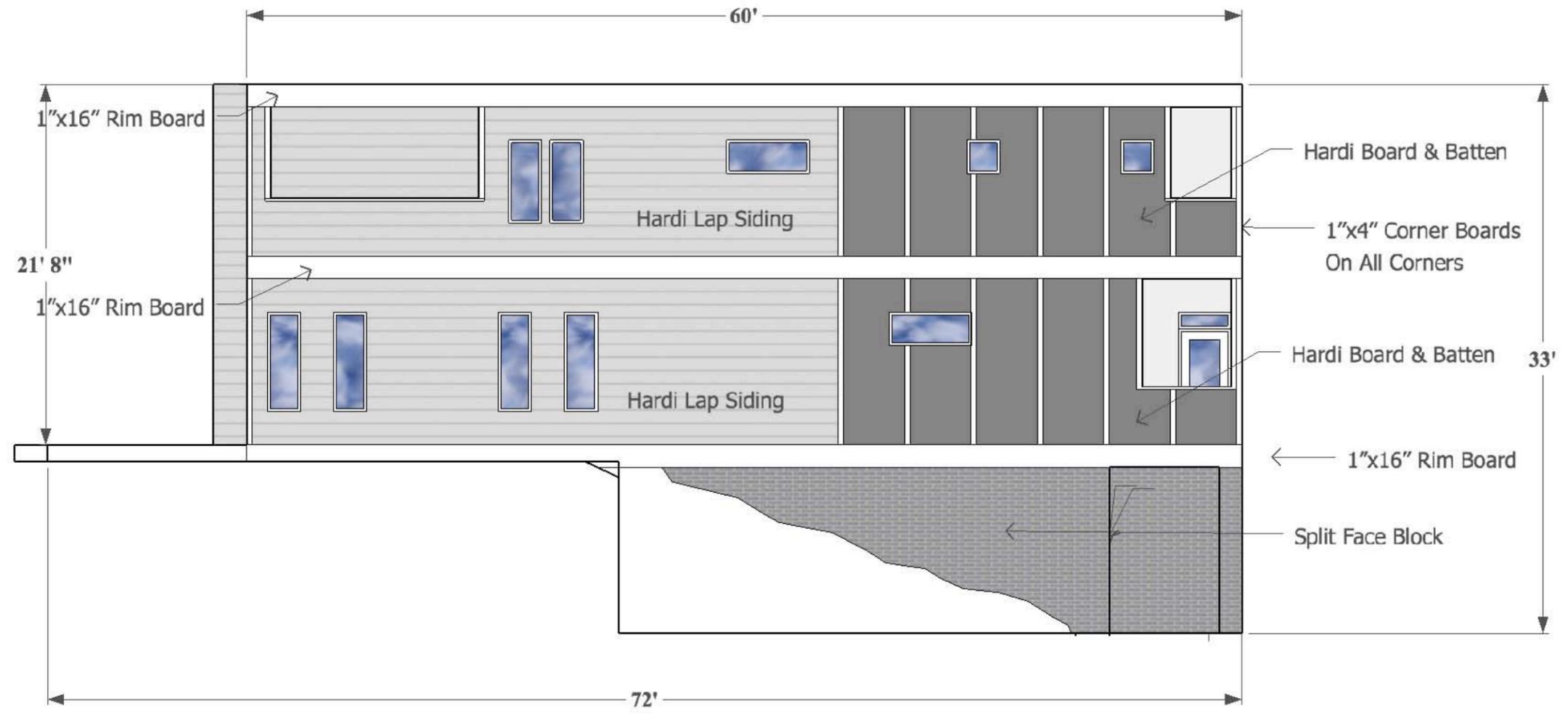


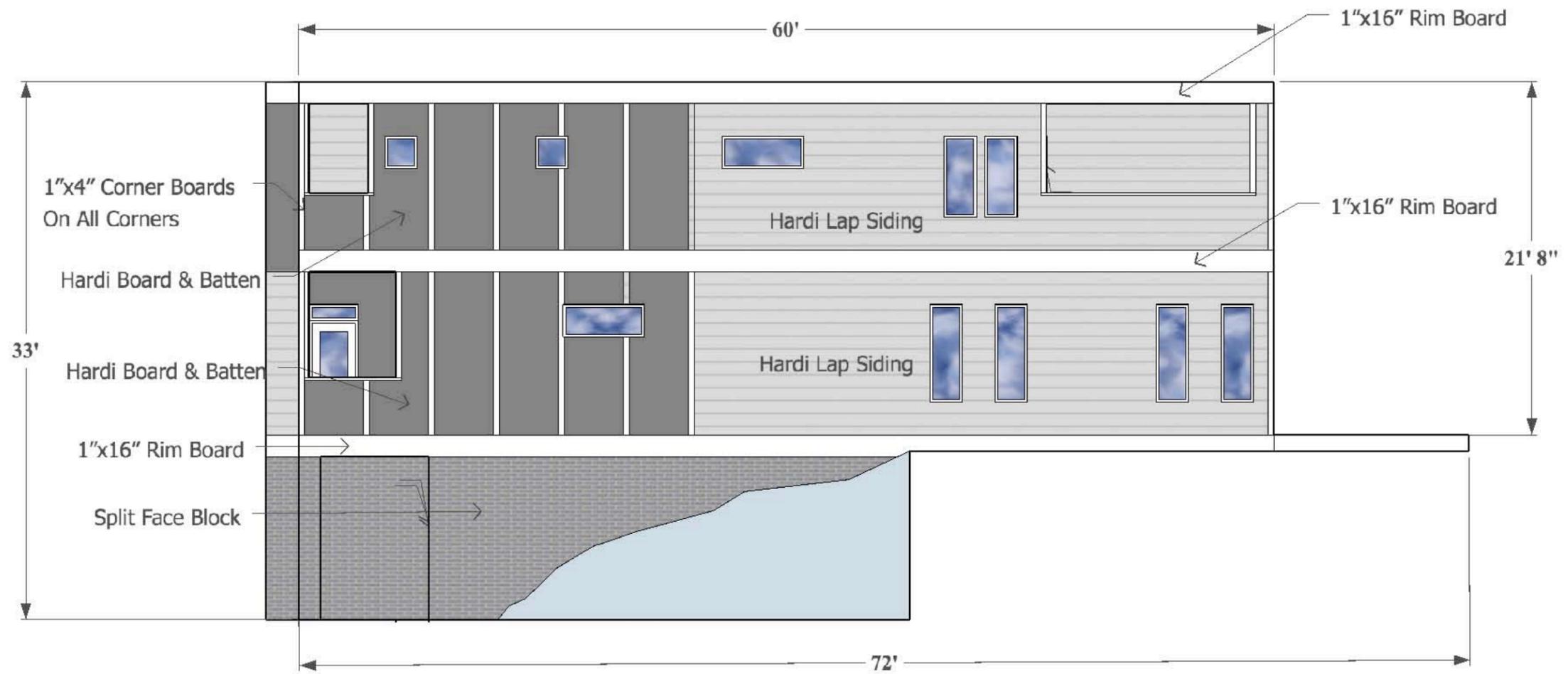
Third Coast Builders
 708 Brockten St.
 Lebanon, TN. 37087

Project:
 1508 Boscobel St.
 Nashville, TN. 37206

Scale 3/16" = 1' FRONT
 ELEVATION

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Third Coast Builders
 708 Brockten St.
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Project:
 1508 Boscobel St.
 Nashville, TN. 37206

Scale 1/8" = 1' RIGHT ELEVATION

