

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
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STAFF RECOMMENDATION 1107 Boscobel Street November 16, 2016

Application: New construction—infill and outbuilding; Setback determination
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313017100
Applicant: Jason Gibson, Smith Gee Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct duplex infill and an outbuilding on a vacant lot. The outbuilding has a footprint of seven hundred and forty-eight square feet (748 sq. ft.) and requires a rear setback determination from twenty feet (20') to ten feet (10') and a side setback determination from five feet (5') to three feet (3').

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

1. The ridge height be reduced to be no taller than thirty feet, six inches (30'6") and the eave height be reduced to be no taller than twenty-one feet (21');
2. 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;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Staff approve the shingle and the metal roof colors and texture; and
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

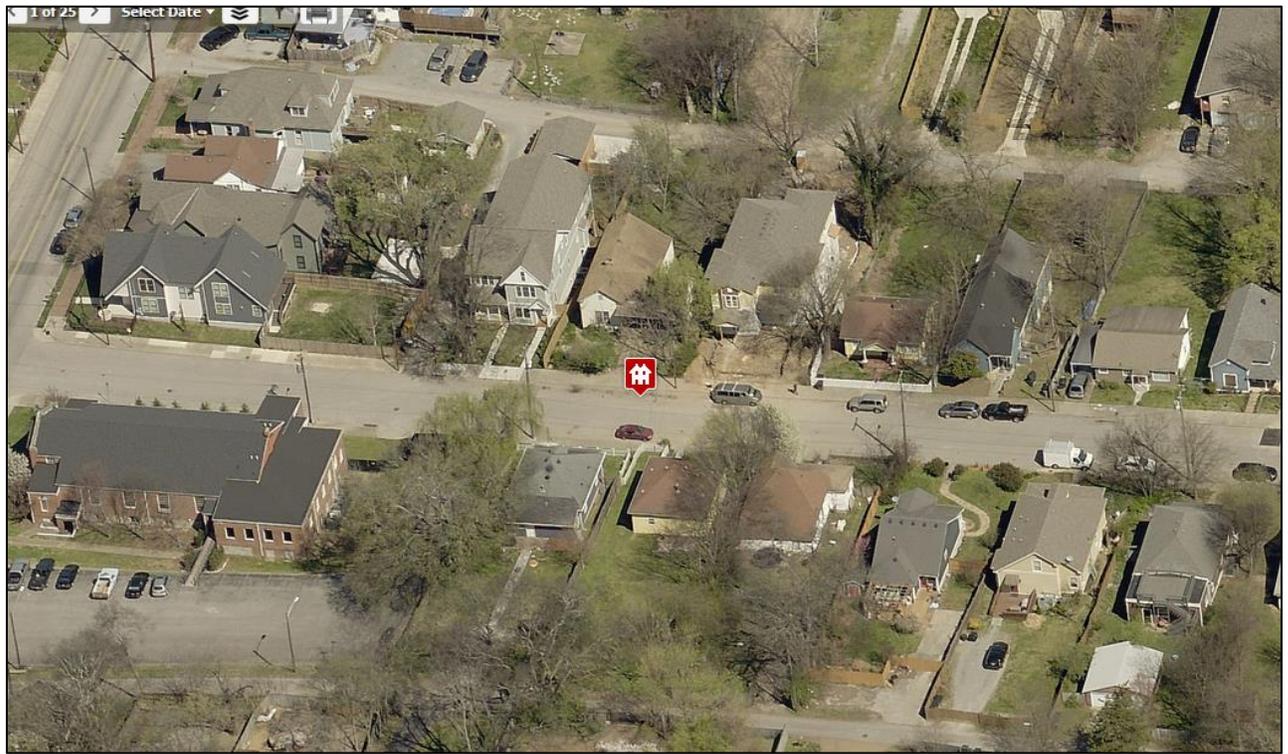
With these conditions, staff finds that the proposed infill meets Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.

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.

8. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 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.

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

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

Outbuildings: Siding and Trim

- Brick, weatherboard, and board-and-batten are typical siding materials.
- 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.

Setbacks & Site Requirements.

- To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

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.

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.

Background: 1107 Boscobel is currently a vacant lot. At the August 2016 Metro Historic Zoning Commission hearing, the Commission voted to approve the demolition of the historic house on the lot based on economic hardship.

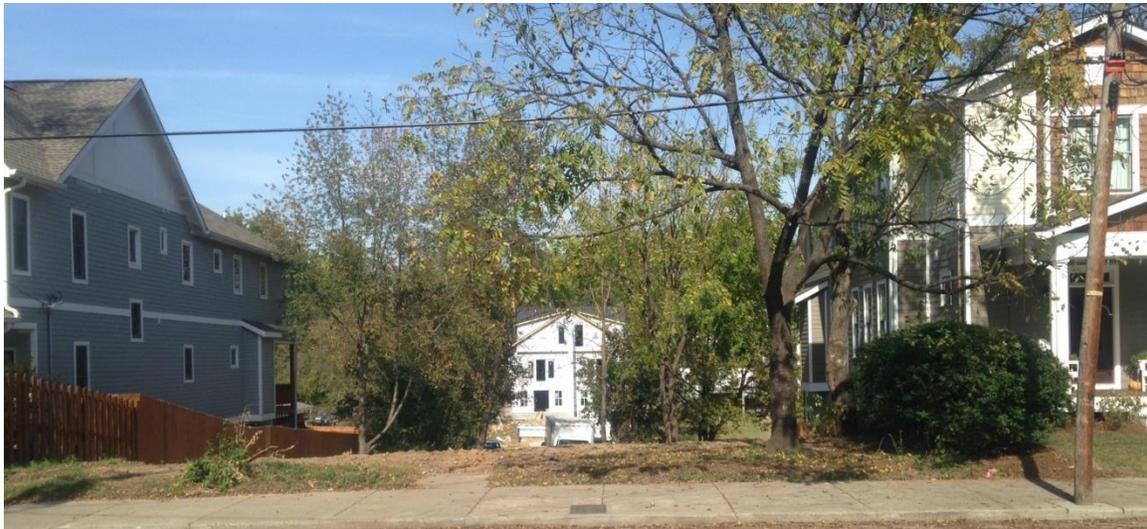


Figure 1. The vacant lot at 1107 Boscobel Street.

Analysis and Findings: Application is to construct duplex infill and an outbuilding on a vacant lot. The outbuilding has a footprint of seven hundred and forty-eight square feet (748 sq. ft.) and requires a rear setback determination from twenty feet (20') to ten feet (10') and a side setback determination from five feet (5') to three feet (3').

Height & Scale: The proposed new duplex will be two stories tall, with a maximum height of thirty-one feet, six inches (31'6") from grade and an eave height of twenty-two feet (22') from grade. On either side of the lot at 1107 Boscobel, there are two-story infills that were approved by MHZC. Both 1105 and 1109 Boscobel were approved to be two stories and approximately thirty feet, six inches (30'6") from grade, with eave heights of approximately twenty-one feet (21'). Staff recommends that the overall ridge and eave heights be reduced to be no more than thirty feet, six inches (30'6") and twenty-one feet (21'), respectively. This will ensure that the house is more in keeping with the historic context, where one and one-and-a-half story houses are predominant, although there are some two-story houses. The heights of historic houses in the immediate vicinity range from eighteen feet to thirty-one feet (18'-31').

The width of the house will be thirty-four feet (34') at the front. Approximately twenty four feet (24') from the front of the house on the right/east side and thirty-two feet (32') from the front on the left/west side, the house expands out with bays that are approximately two feet (2') wide. The total width will therefore be approximately thirty-eight feet (38'). Staff finds this to be appropriate as historic houses on this block range in width from thirty-one feet to forty-one feet (31'-41'). In addition, this width is in keeping with the infill houses approved for 1105 and 1109 Boscobel. The infill previously approved at 1105 Boscobel has a total width of thirty-one feet, nine inches (31'9"), while the infill approved at 1109 Boscobel is thirty-four feet (34') wide at the front with a total width of thirty-nine feet (39').

With the condition that the overall eave and ridge height be reduced by one foot (1'), Staff finds that the infill's height and scale meet Sections II.B. 1 and 2 of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It will be approximately six feet (6') from the side property lines and over sixty feet (60') from the rear property line. The front setback will approximate the side setbacks of the two infill houses on either side. Staff finds that the proposed setback and rhythm of spacing meet Section II.B.3. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete wall	Smooth	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Asphalt Shingles	Not indicated	Unknown	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Concrete	Natural Color	Yes	No
Front Porch Posts	Wood	Smooth wood	Yes	No
Front Porch Roof	Metal	Not indicated	Yes	Yes
Rear Porch floor/steps	Wood	Smooth wood	Yes	No
Rear Porch Posts	Wood	Smooth wood	Yes	No
Rear Porch Railing	Wood	Smooth wood	Yes	No
Windows	Pella Proline	Aluminum clad	Yes	No
Principle Entrance	1/2 glass door	Not indicated	Yes	Yes
Side/rear doors	Not indicated	Not indicated	Unknown	Yes
Driveway	Concrete	Smooth	Yes	No
Walkway	Concrete	Smooth	Yes	No

With staff's final approval of the shingle and metal roof colors and the door specifications, staff finds that the known materials meet Section II.B.4. of the design guidelines.

Roof form: The duplex's primary roof form is a hip with a 6/12 pitch and a gabled-el, also with a 6/12 pitch. The side bays will have gables that are also 6/12. The porch roofs will be sheds with a 6/12 pitch. Staff finds that the proposed roof forms are similar to other historic houses in Lockeland Springs and meet Section II.B.5. of the design guidelines.

Orientation: The duplex has two entrances facing Boscobel Street, which is appropriate. Although there are two separate entrances and porches, the infill has a cohesive look to it so that it is similar to other historic two-story infill houses. Each porch will be eight feet (8') deep. There will be two walkways leading from the street to the front porches. Vehicular access to the lot will be via the rear alley. Staff finds that the infill's orientation meets Section II.B.6. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. All double and triple window openings have a four to six inch (4" – 6") mullion in between them. Staff therefore finds that the infill's proportion and rhythm of openings meet Section II.B.7. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted on the plans. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. A parking pad will be located adjacent to the proposed outbuilding.

Outbuildings: The applicant is proposing a one-story detached garage that is seven hundred and forty-eight square feet (748 sq. ft.). The outbuilding will not contain a dwelling unit.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Hipped	yes
Primary roof slope	6/12	Yes

Since the form and slopes are similar to historic outbuildings, the project meets Section II.B.8 of the design guidelines.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. It is in a minimally-visible location at the side and rear of the building. The design meets section II.B.8 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Natural color	Yes
Cladding	Cement-fiber	Smooth with 5" reveal	Yes
Roofing	Architectural	Not indicated	Yes

	Asphalt shingles		
Trim	Cement fiber	Smooth	Yes
Driveway & Parking Pad	Concrete	Smooth	Yes
Pedestrian Door	Not indicated	Not indicated	Unknown
Vehicular Door	Not indicated	Indicated	Unknown

With the staff's final approval of the doors and roof color, staff finds that the known materials meet Section II.B.8. of the design guidelines.

Appurtenances & Utilities: A concrete parking pad will be poured adjacent to the new outbuilding. Staff finds this to meet Sections II.B.8. and II.B.9. of the design guidelines.

General requirements for DADUs:

	YES	NO
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Staff finds that the proposed outbuilding meets Section II.B.8 of the design guidelines

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	31'
Rear setback	20'	10'
L side setback**	5'	3'
R side setback**	5'	12'
How is the building accessed?	From the alley or existing curb cut	Alley

The new outbuilding does require a rear setback determination. When an outbuilding has a footprint greater than seven hundred square feet (700 sq. ft.), base zoning requires that the structure be located twenty feet (20') from the rear property line and five feet (5') from the side property lines. In this instance, the proposed outbuilding does not meet the rear or the left/west side setbacks. It is proposed to be located three feet (3') from the left/west side property line and ten feet (10') from the rear property line. Staff finds that the proposed setbacks are appropriate for several reasons. Historically, outbuildings were located at the rear of the property, close to the rear and side property lines. In addition, when a structure has a footprint of less than 700 sq. ft., the base zoning setbacks are three (3') from the side and ten feet (10') from the rear, like what is proposed. Also, the ten foot (10') rear setback will allow for more space in between the historic house and the outbuilding. Staff recommends approval of the setback determination. The project meets Section II.B.8. of the design guidelines.

Massing Planning:

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	31'6"	25'	16'
Eave Height	22' recommended	17'	9'

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1350 sq. ft.	748 sq. ft.

Staff finds that the proposed garage meets Section II.B.8 of the design guidelines.

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

1. The ridge height be reduced to be no taller than thirty feet, six inches (30'6") and the eave height be reduced to be no taller than twenty-one feet (21');
2. 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;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;

4. Staff approve the shingle and the metal roof colors and texture; and
5. 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 infill meets Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.

Context Photos:



Infill next door at 1109 Boscobel, approved by MHZC in 2014



Infill next door at 1105 Boscobel, approved by MHZC in 2013



View to the west, to the northeast corner of South 11th Street and Boscobel Street. The house at the corner, facing South 11th, was approved by MHZC in 2012



View to the east, along the north side of Boscobel Street



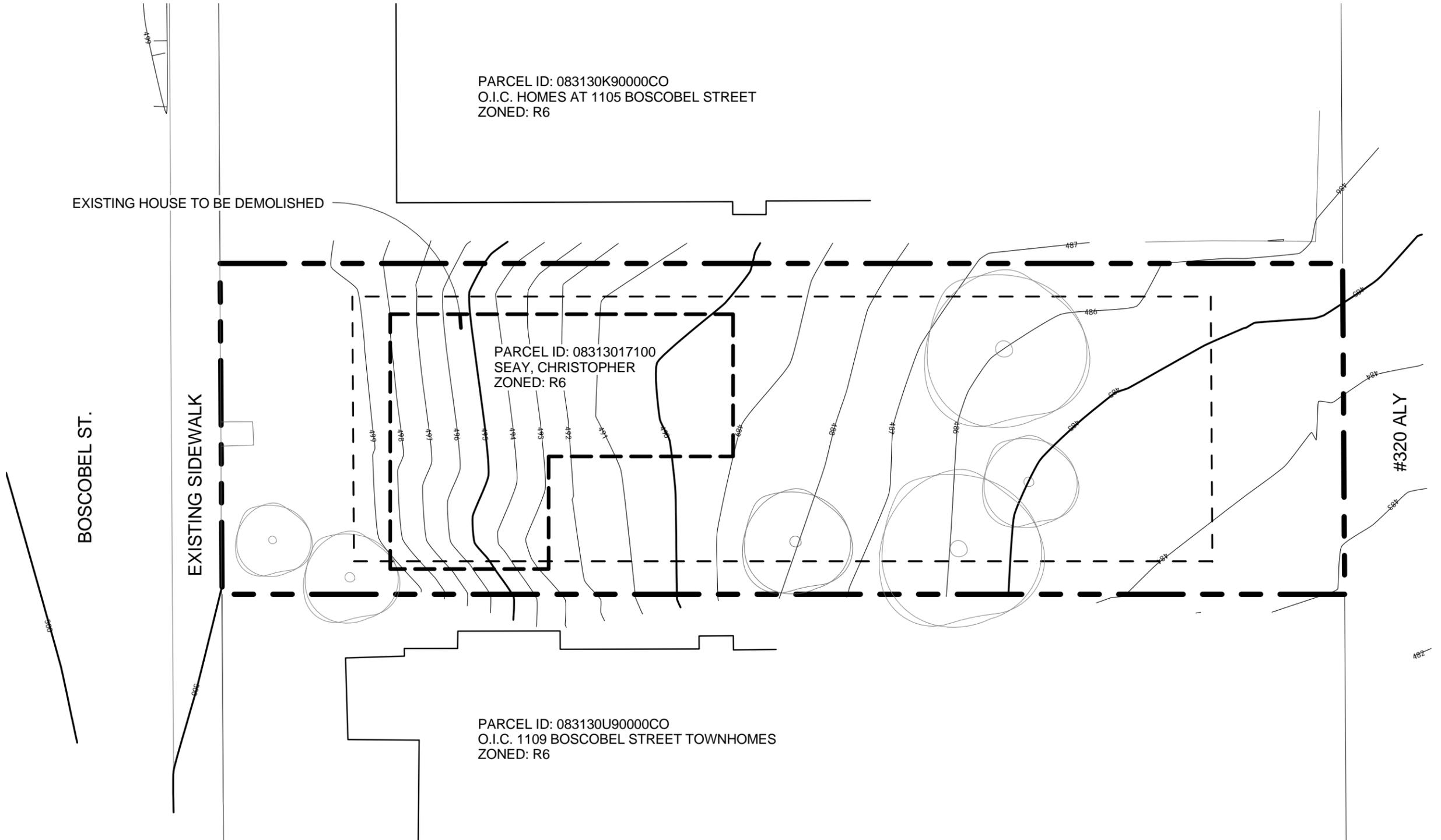
1108 Boscobel Street, across the street from the site.



1110 and 1108 Boscobel Street, across the street from the site.



Church at the southeast corner of Boscobel Street and South 11th Street.



1

DEMOLITION SITE PLAN

1/16" = 1'-0"

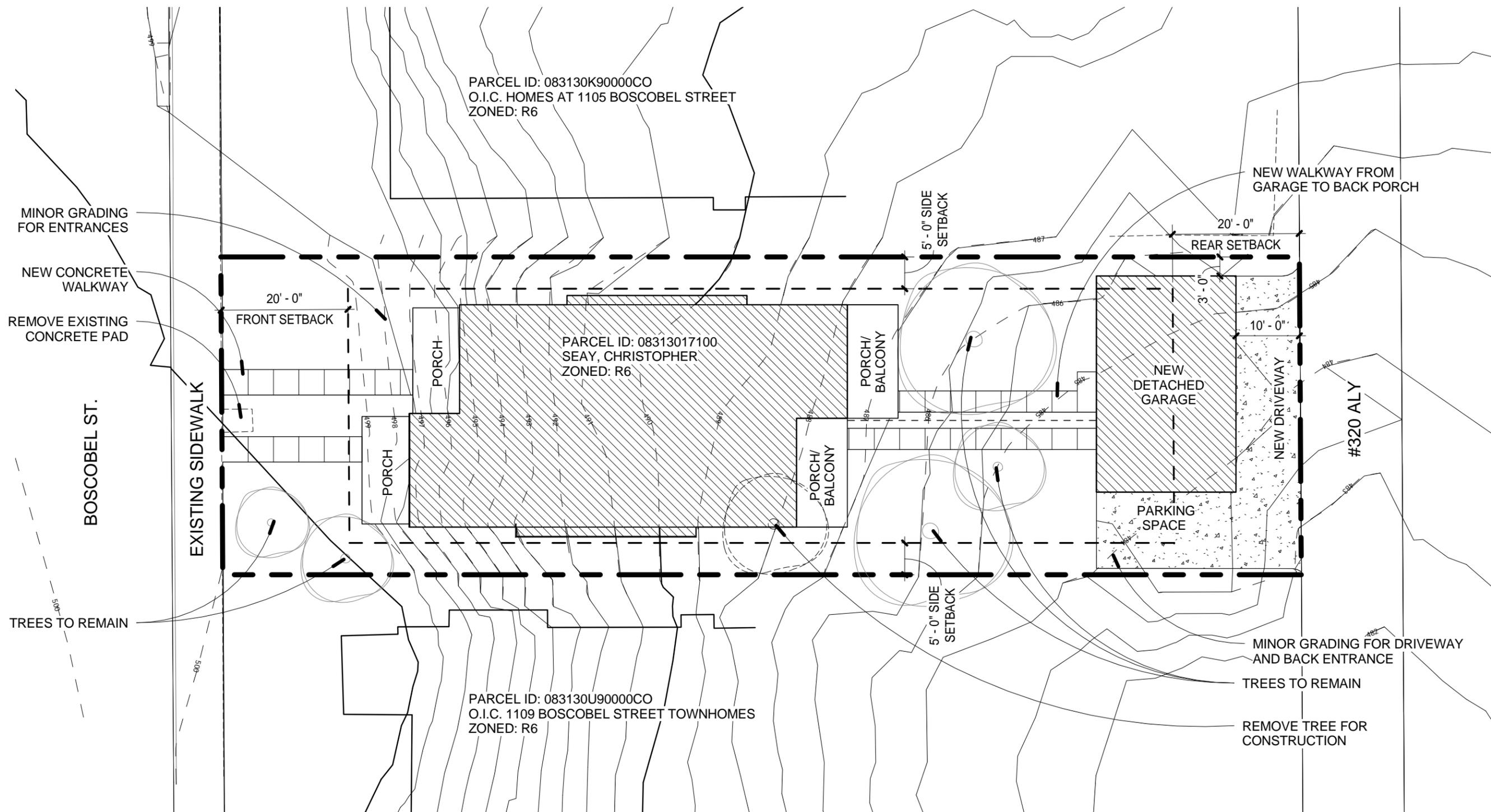


HISTORIC SUBMISSION

1107 Boscobel Duplex

1107 Boscobel St.
Nashville, TN 37206





1
SITE PLAN
 1/16" = 1'-0"

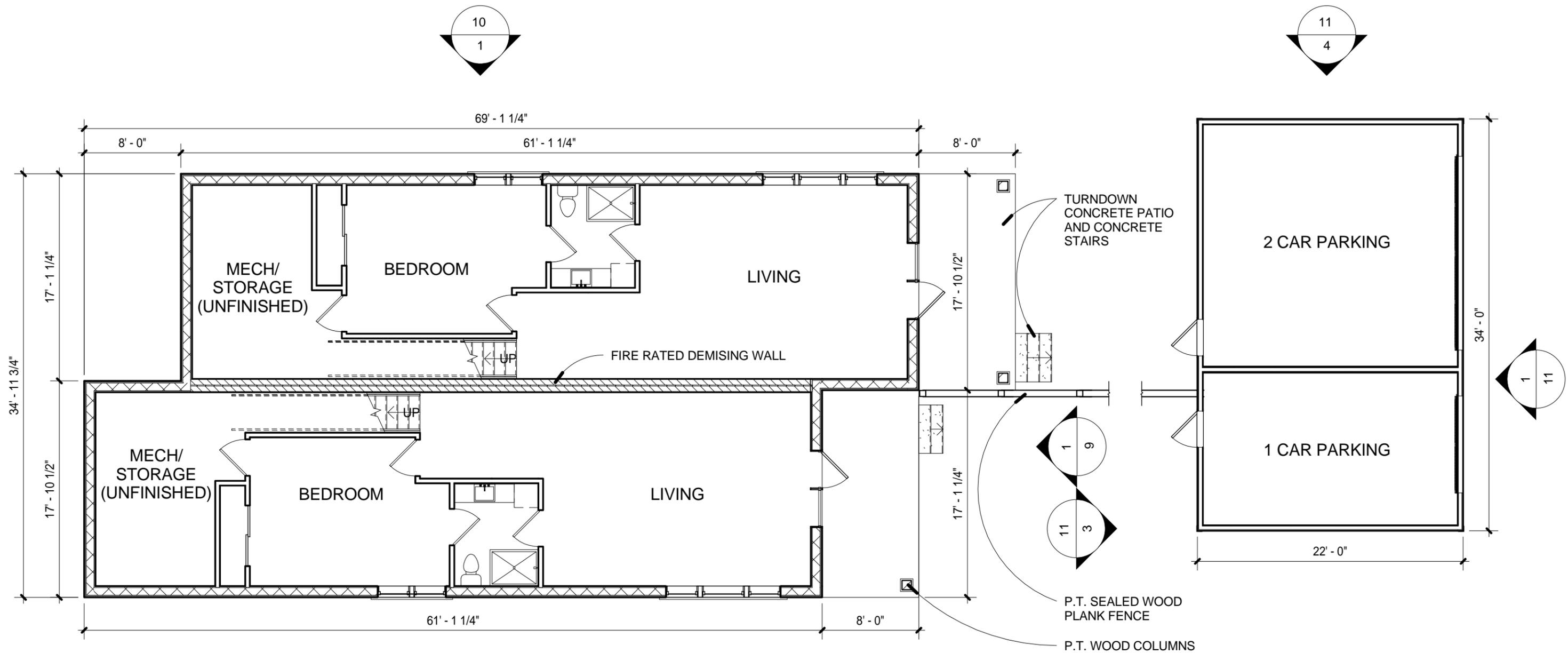


HISTORIC SUBMISSION

1107 Boscobel Duplex

1107 Boscobel St.
 Nashville, TN 37206





1

BASEMENT FLOOR PLAN

1/8" = 1'-0"

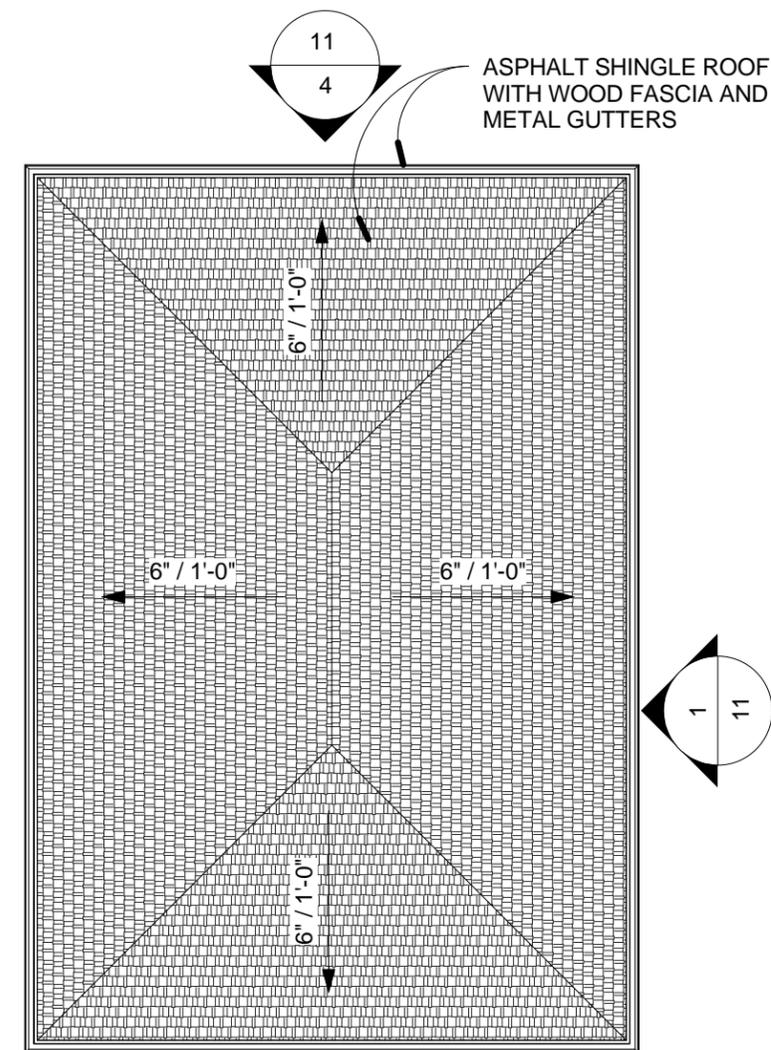
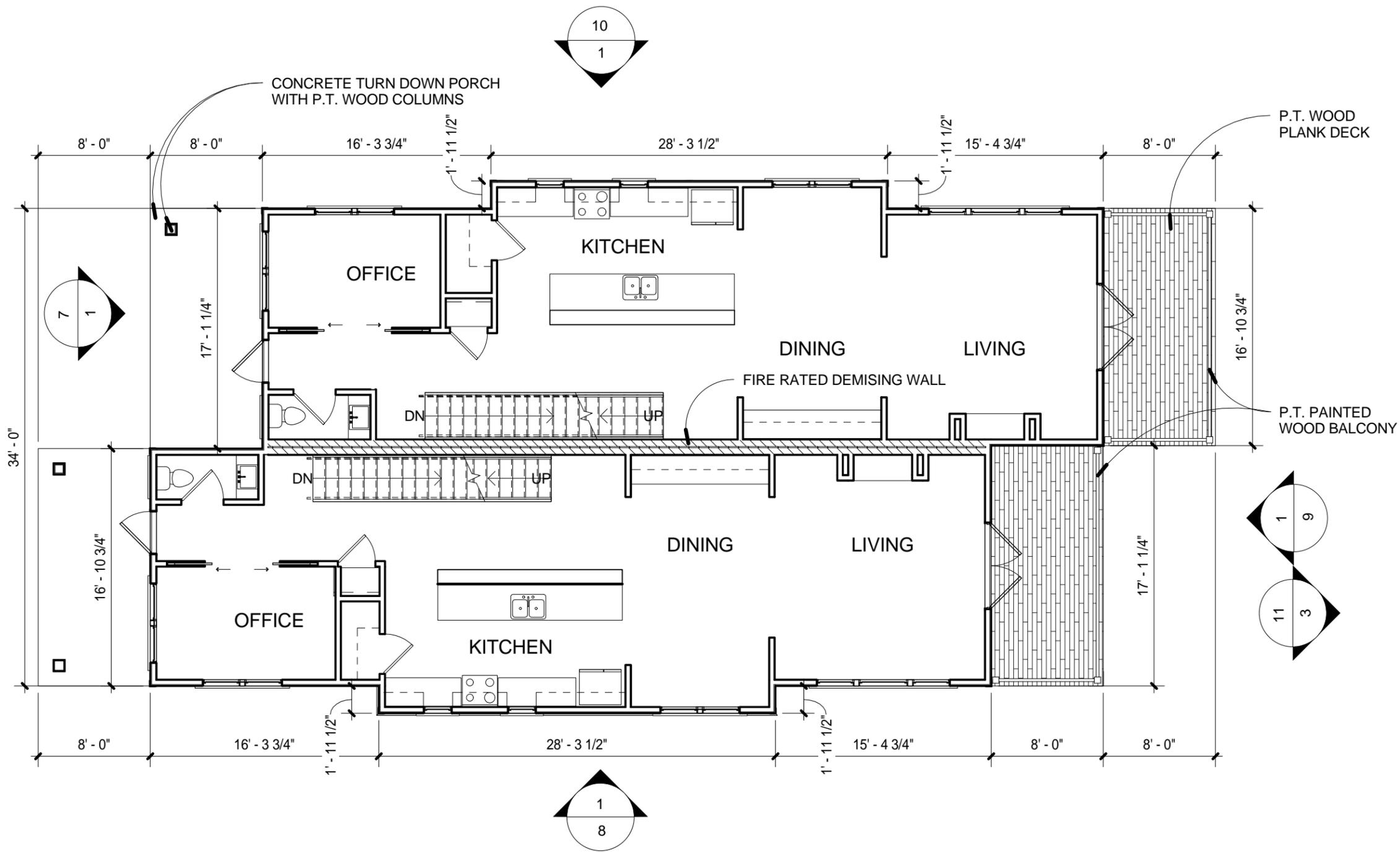


HISTORIC SUBMISSION

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

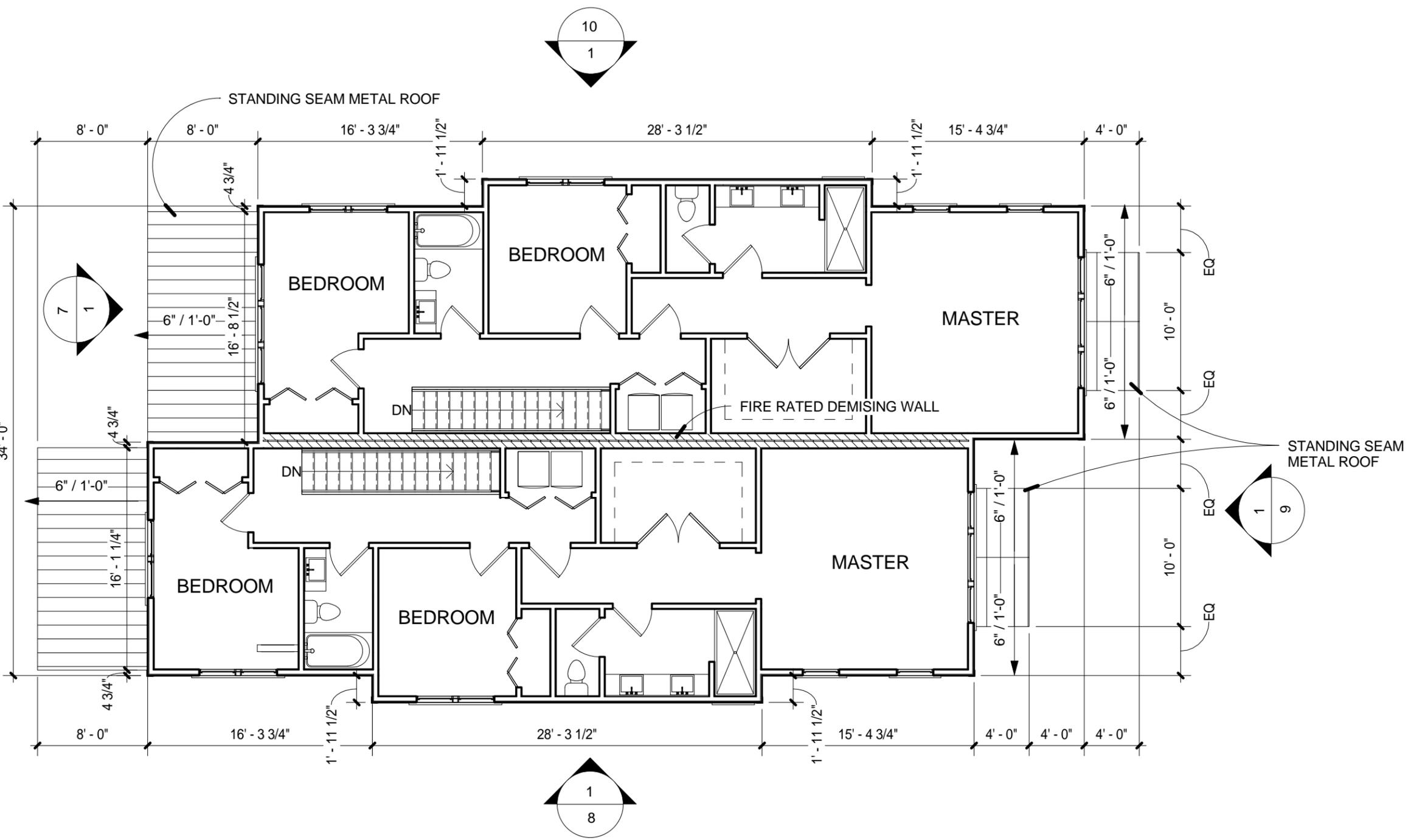


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1 SECOND FLOOR PLAN
 1/8" = 1'-0"



HISTORIC SUBMISSION

1107 Boscobel Duplex

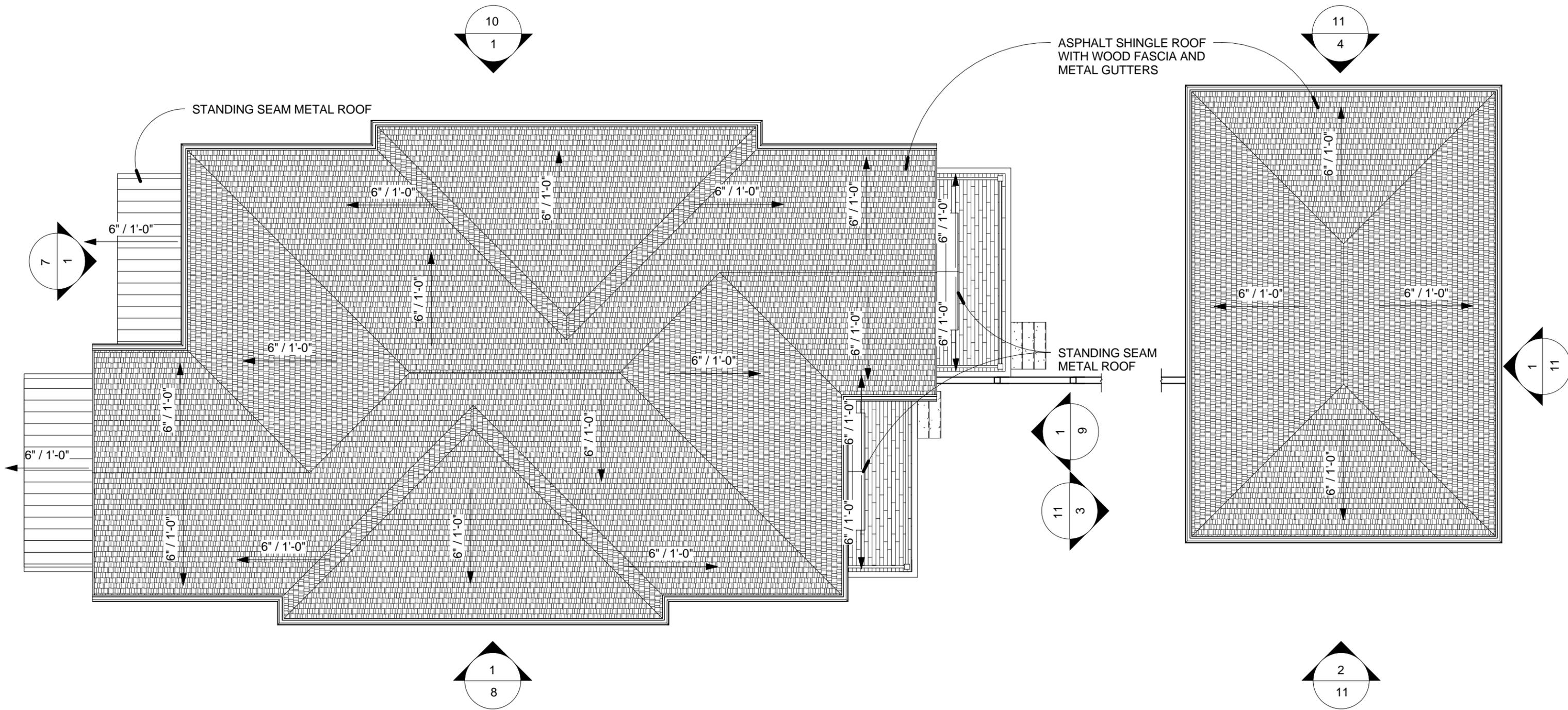
1107 Boscobel St.
 Nashville, TN 37206

16063.00
 11/7/2016 3:34:03 PM

5

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 Suite 425
 Nashville, Tennessee 37203
 p 615.739.5555





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

HISTORIC SUBMISSION

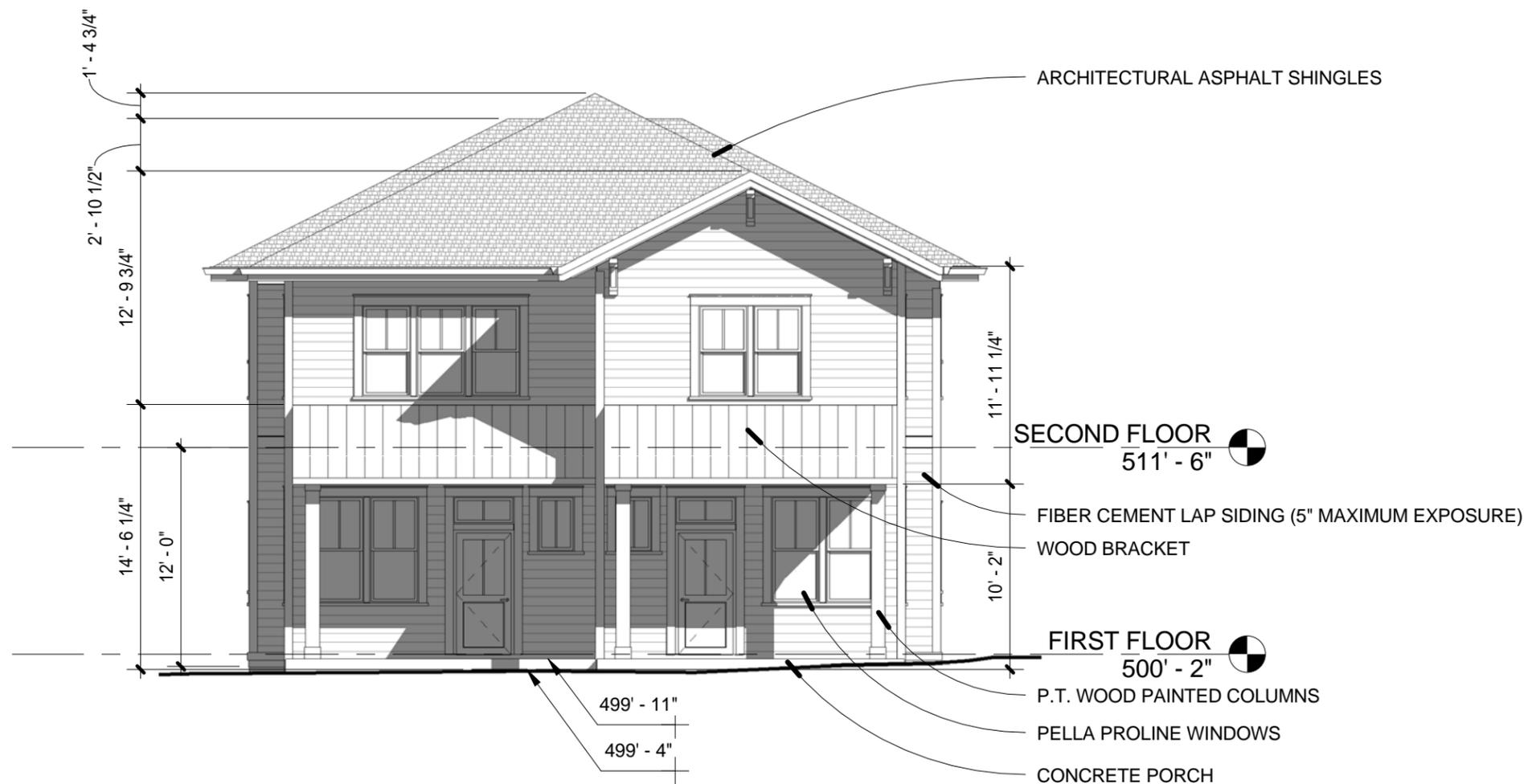
1107 Boscobel Duplex

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 Nashville, TN 37206

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1

SOUTH ELEVATION - BOSCOBEL ST.

1/8" = 1'-0"

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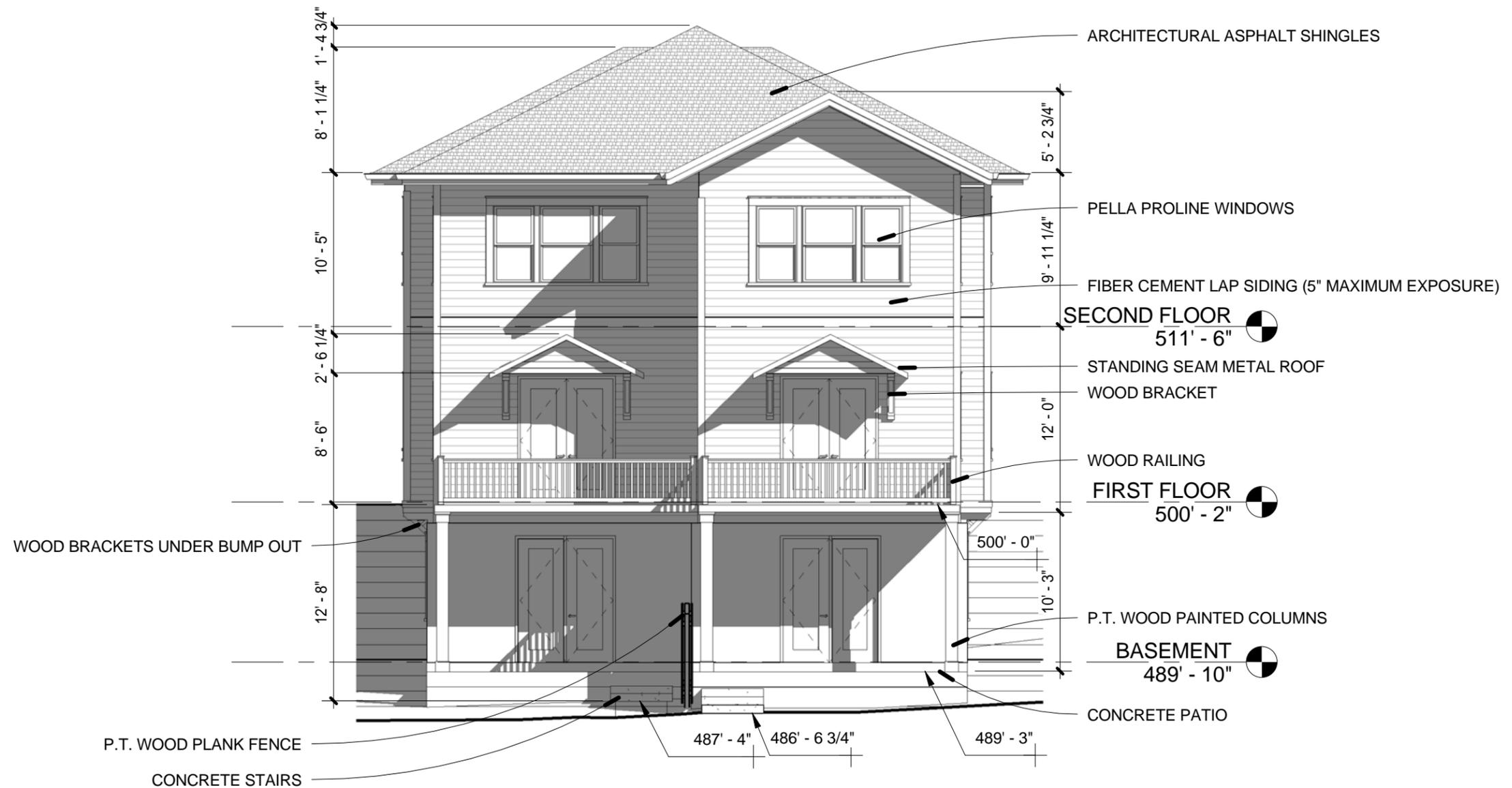
1 EAST ELEVATION
 1/8" = 1'-0"

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1 NORTH ELEVATION
 1/8" = 1'-0"

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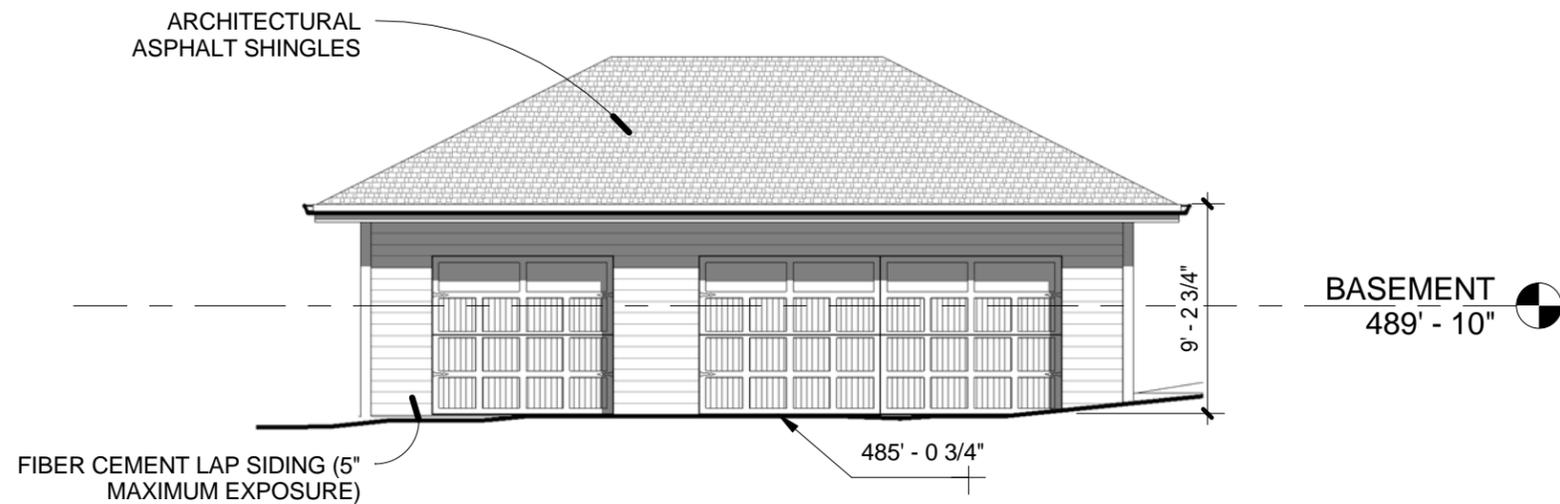
1 WEST ELEVATION
 1/8" = 1'-0"

HISTORIC SUBMISSION

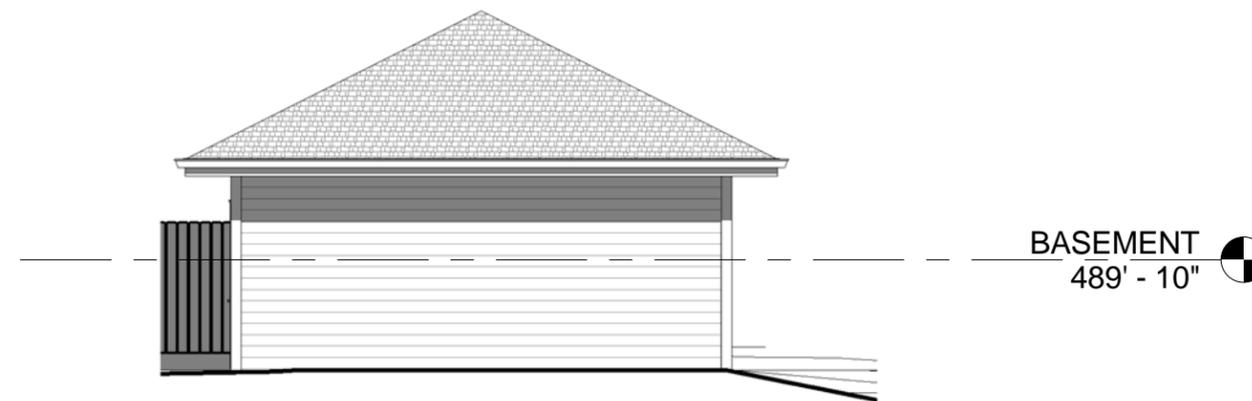
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1 NORTH GARAGE ELEVATION
1/8" = 1'-0"



2 EAST GARAGE ELEVATION
1/8" = 1'-0"



3 SOUTH GARAGE ELEVATION
1/8" = 1'-0"



4 WEST GARAGE ELEVATION
1/8" = 1'-0"

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