KARL F. DEAN
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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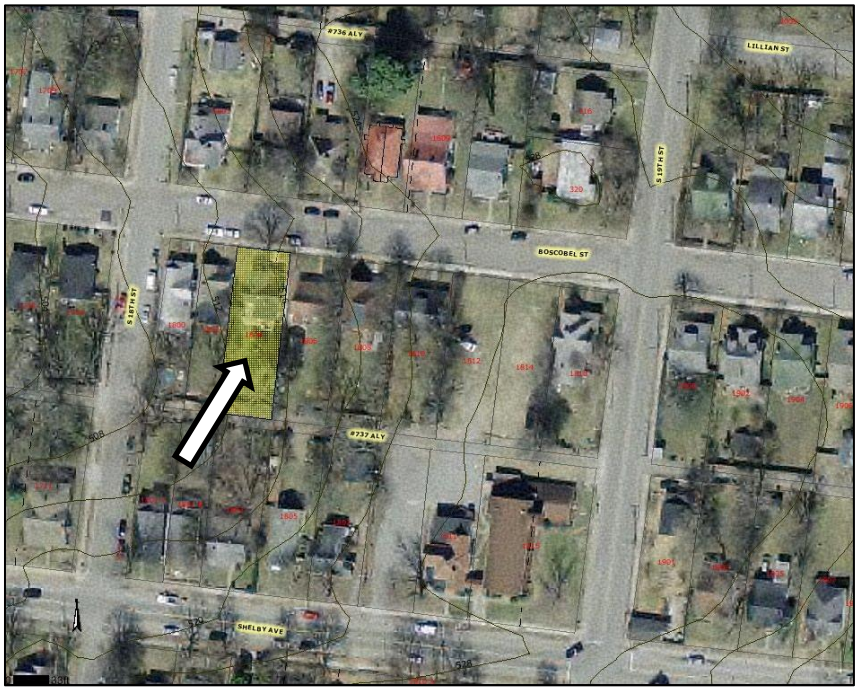
STAFF RECOMMENDATION
1804 Boscobel Street
March 21, 2012

Application: New Construction – Rear Addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08314032200
Applicant: Jeff Livingston
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a rear addition to a contributing structure. The addition will set in from the original structure on both sides and will match the height of the existing roof. The materials of the addition will be: cement-fiber siding, asphalt shingle roof, split-faced block foundation, and wood windows. **Recommendation Summary:** Staff recommends approval of the proposed rear addition with the condition that staff approve final material selections, as meeting the guidelines for New Construction and Additions in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:

Aerial Map:



Background: The house at 1804 Boscobel is a one-story Transitional Victorian with a steep cross-gabled roof. Based on the architectural features present and the materials of its construction, it is estimated to have been constructed circa 1910.

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.

2. Scale
   The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

3. Setback and Rhythm of Spacing
   The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot width and building width, infill new buildings should maintain the rhythm.

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.

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.

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.

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 new buildings shall be visually compatible with the surrounding buildings.

8. Outbuildings
   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.

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.

10. Additions to Existing Buildings
    a. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.
Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

b. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public facades.

Placement

- *Additions should be located at the rear of the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

- *When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*
    - *Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*
    - *To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

Additions taller than existing building

Foundation

- *Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding) since the change in materials will allow for a minimum of a four inch (4") inset.*
- *Foundation height should match or be lower than the existing structure.*
- *Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in materials or a change in masonry coursing, etc.*

Roof

- *The height of the addition's roof and eaves must be less than or equal to the existing structure.*
- *Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*
- *Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building.)*

c. Additions must not imitate earlier styles or periods of architecture.

Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when

such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. The creation of an addition through the enclosure of a front facade porch is inappropriate and should be avoided.

Additions should following all New Construction guidelines.

Analysis and Findings:

The applicant is proposing to enlarge the structure with a rear addition.

Scale, Massing

The original structure has an asymmetrical "Queen Anne" floorplan, roughly thirty-five feet (35') wide and forty-two feet (42') long. The addition will be twenty-six feet (26') wide and will increase the length by twenty-seven feet (27'). The addition will set in from the walls of the existing structure by one foot (1') on the left and one foot, seven inches (1'-7") on the right. The right side wall will match the location of an earlier addition, which is likely a porch that has been enclosed. Staff finds this massing to be subordinate to that of the original structure and to meet guidelines II.B.2, II.B.10.a, and II.B.10.b.

Height, Roofs

Although the existing structure is one story, the addition has been designed with a lower floor level that allows for the addition of an upper half-story, yet keeps the overall height equal to that of the existing roof. The upperstory roof will be a side-oriented gable with a 6:12 pitch, connecting to the rear of the existing cross-gabled roof with a "saddle" that is one foot (1') lower. The saddle roof will match the 12:12 pitch of the existing roof on the left side and will have a 3:12 pitch on the right. While this pitch is significantly lower than the existing roof, it will be obscured behind the peak of the existing gable. The 6:12 roof pitch is similar to the roofs of many surrounding historic houses is appropriate in this instance because it is also largely obscured behind the original side gable, and because it begins nearly fifty feet (50") behind the front of the structure. Staff finds the roofs to meet guideline II.B.5. By matching and being subordinate to the existing structure, Staff finds the height of the addition to be compatible and to meet guidelines II.B.1, II.B.10.a, and II.B.10.b.

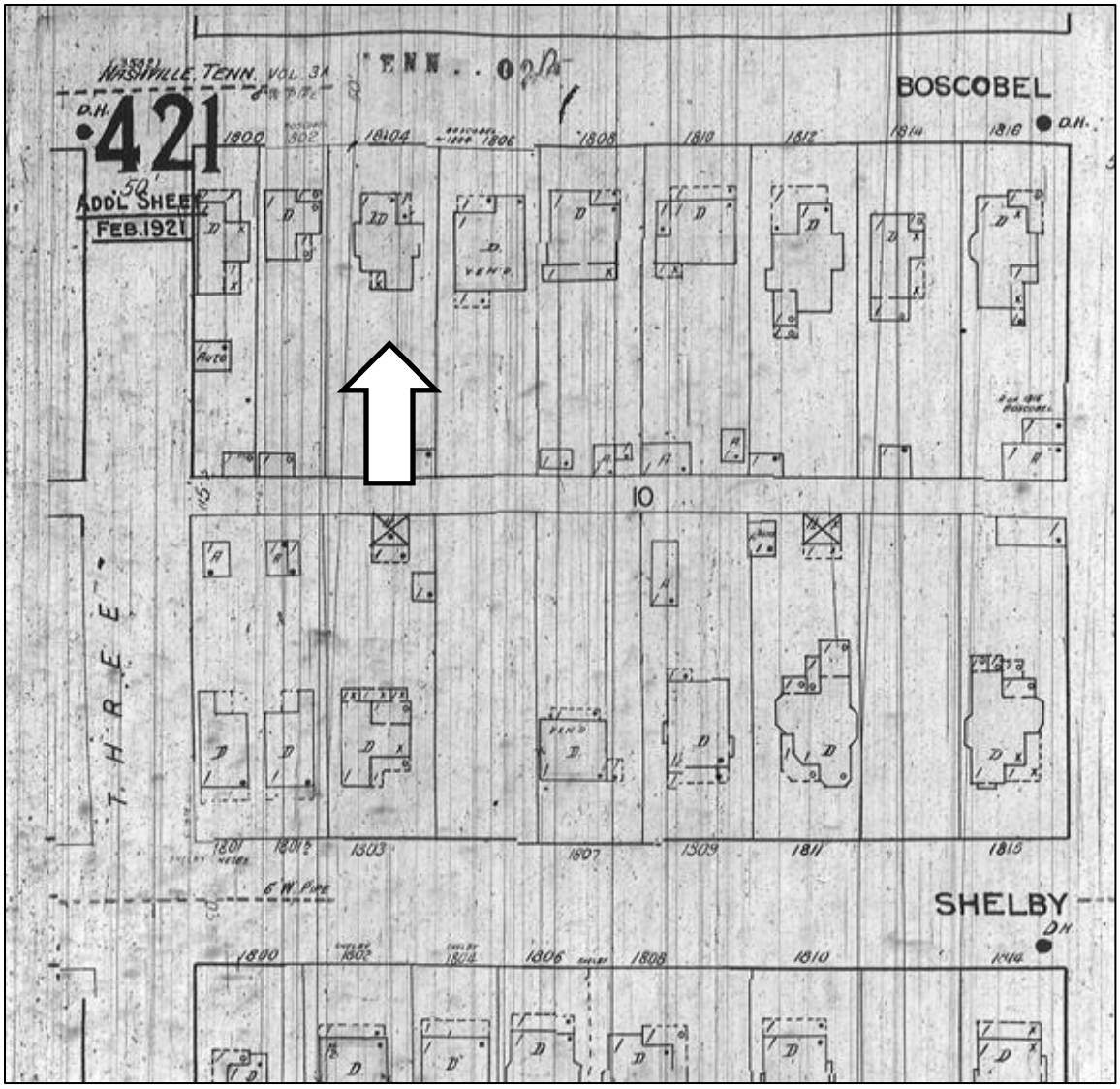
Materials, Windows, Orientation

The addition will be clad with smooth-faced cement-fiber siding with a five inch (5') exposure. The foundation will be split-faced concrete block and the roof will be asphalt shingles matching the color of the existing roof. These materials are compatible with surrounding houses, and meet guideline II.B.4 and II.B.10.a. A belt course on the addition at the height of the original eave line will help to reduce the perceived height of the addition and reinforce its horizontal orientation, meeting guideline II.B.7.

The windows will be wood windows with four inch (4") wooden flat casings, spaced no greater than eight feet (8') between any openings. The majority of new windows will be one-over-one double-hung windows, roughly twice their width in height, which is typical of historic windows. Two windows on each side of the addition will be square or "letterbox" shaped, and fixed. Since these windows are towards the rear of the addition, and set in from the outer edges of the house, they will be only minimally visible and will not contrast greatly with the surrounding historic houses. Staff finds the proposed window pattern to meet guidelines II.B.4 and II.B.7. To ensure compliance with the design guidelines, final material and window selections should be approved by staff.

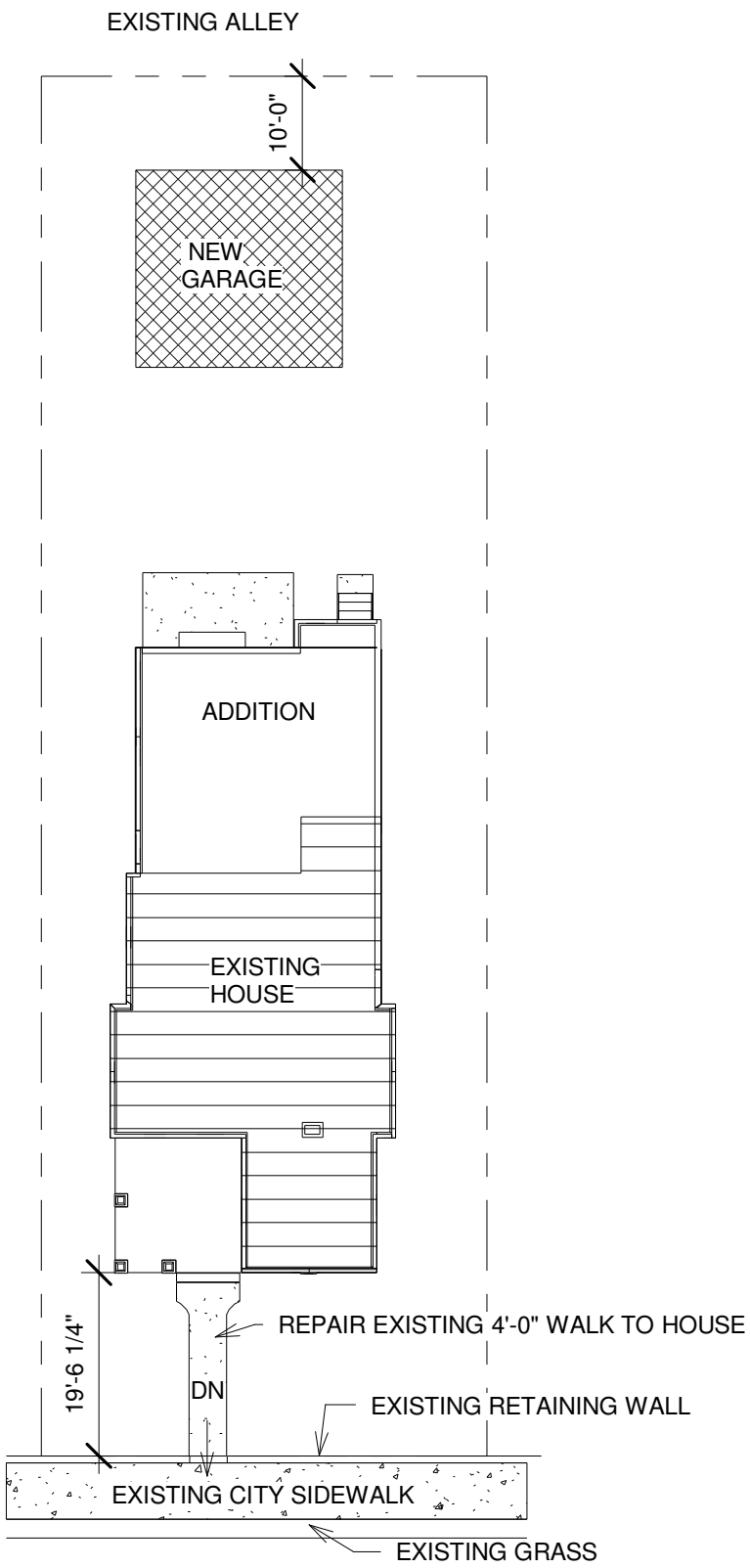
Recommendation:

Staff recommends approval of the proposed rear addition with the condition that staff approve final material selections, as meeting the guidelines for New Construction and Additions in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.


NASHVILLE, TENN. VOL 3A
TENN. 092
421
ADDL SHEET
FEB. 1921
BOSCOBEL
1800
1802
1804
1806
1808
1810
1812
1814
1816
Auto
10
THREE
1801
1803
1807
1809
1811
1815
6" W. Pipe
SHELBY
1800
1802
1804
1806
1808
1810

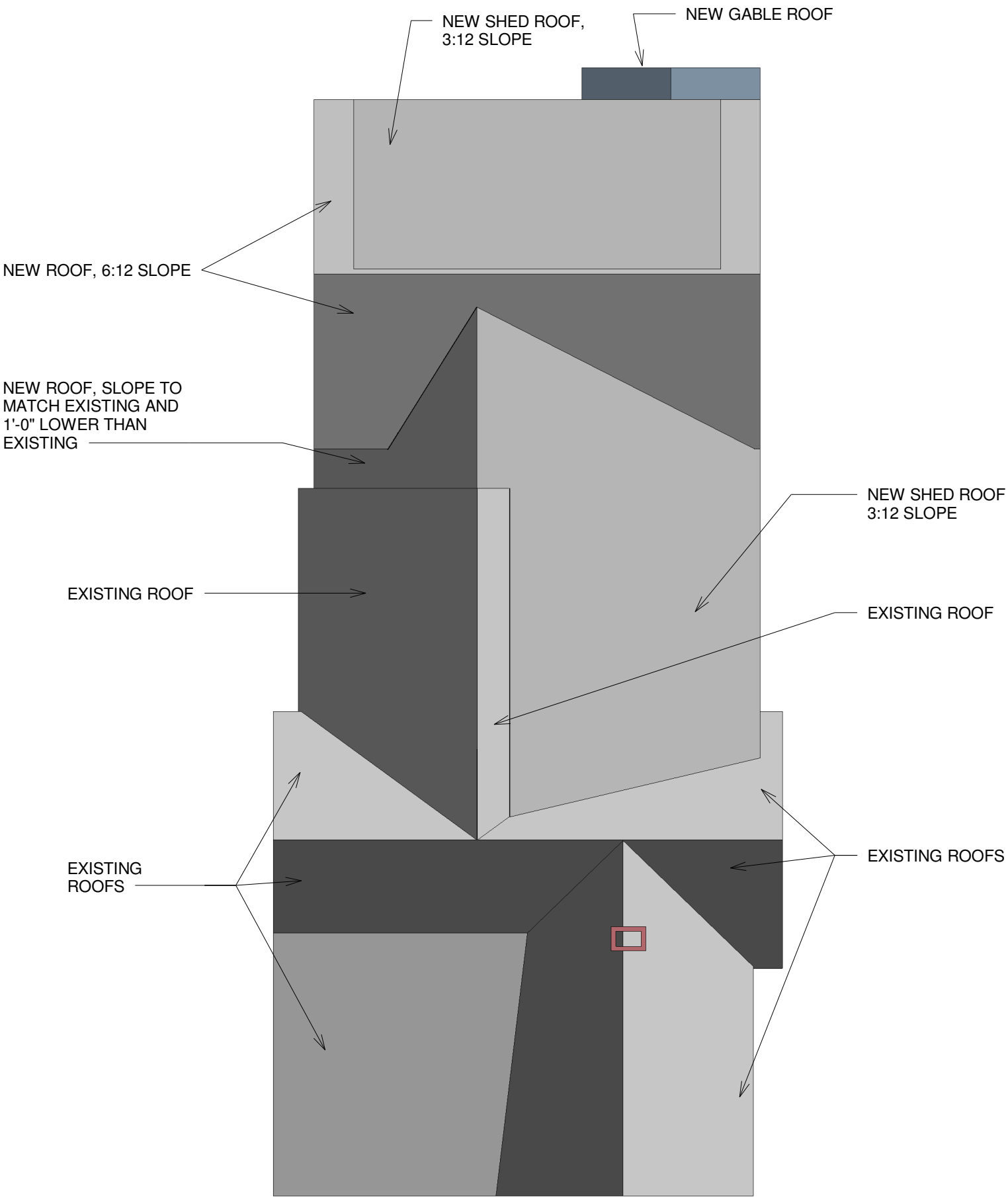
1804 Boscobel Street, front.

1804 Boscobel Street, rear.



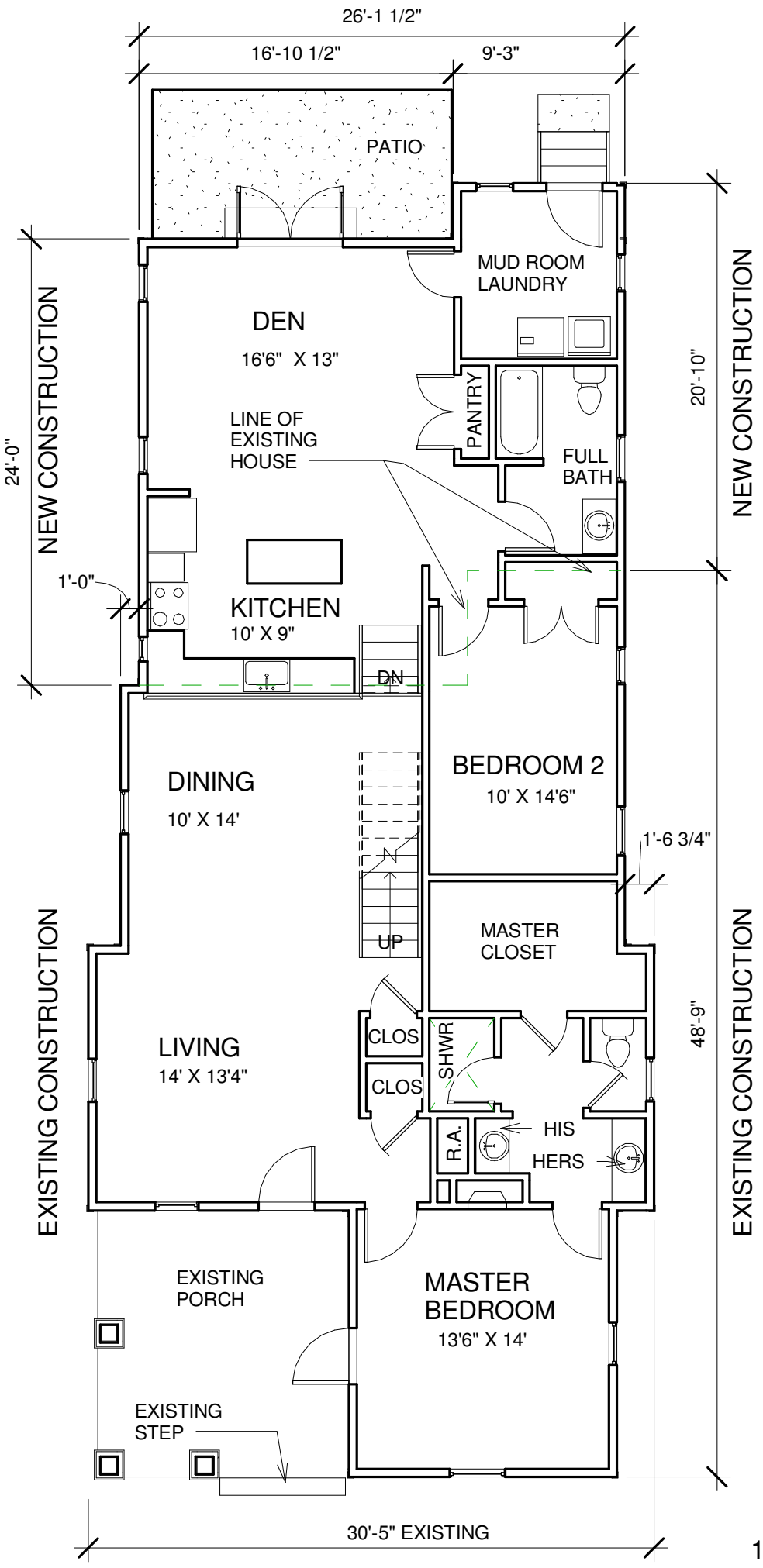
1804 BOSCOBEL SITE PLAN

1" = 20'



1804 BOSCOBEL - ROOF PLAN

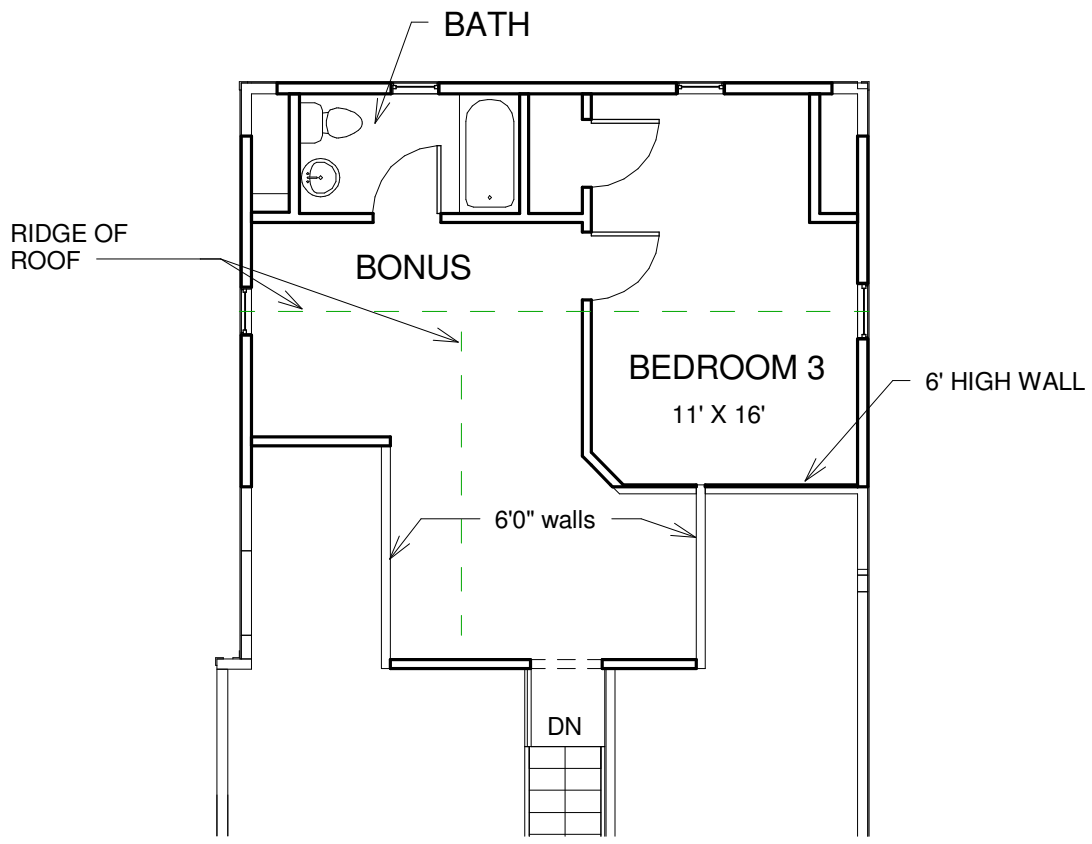
1/8" = 1'-0"



1ST FLOOR: 1610 SQ FT
2ND FLOOR: 489 SQ FT
TOTAL: 2099 SQ FT

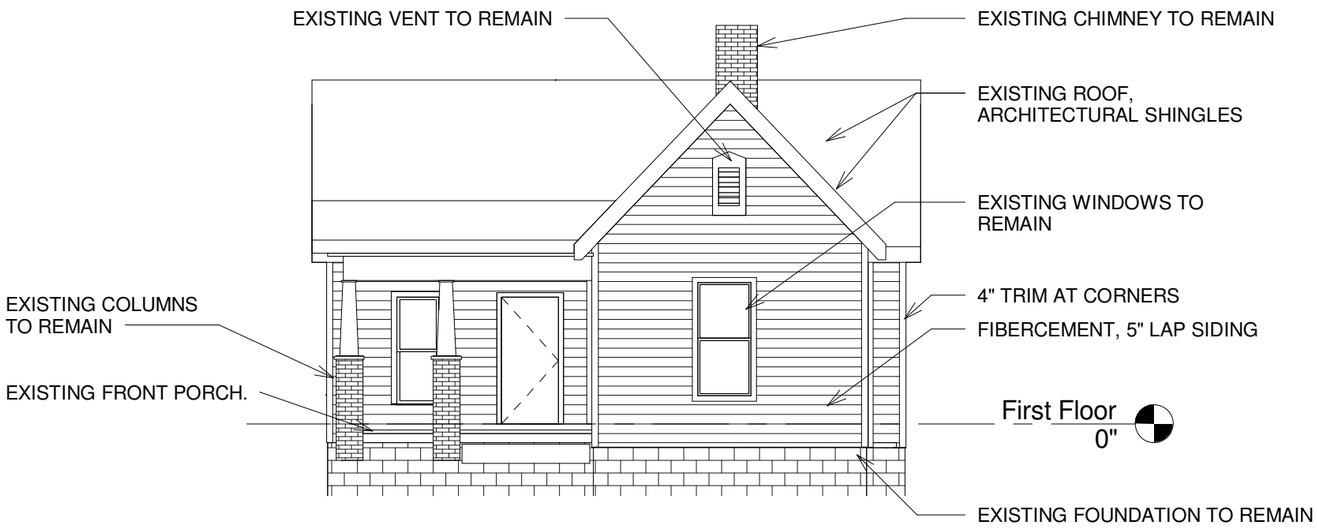
1804 BOSCOBEL

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



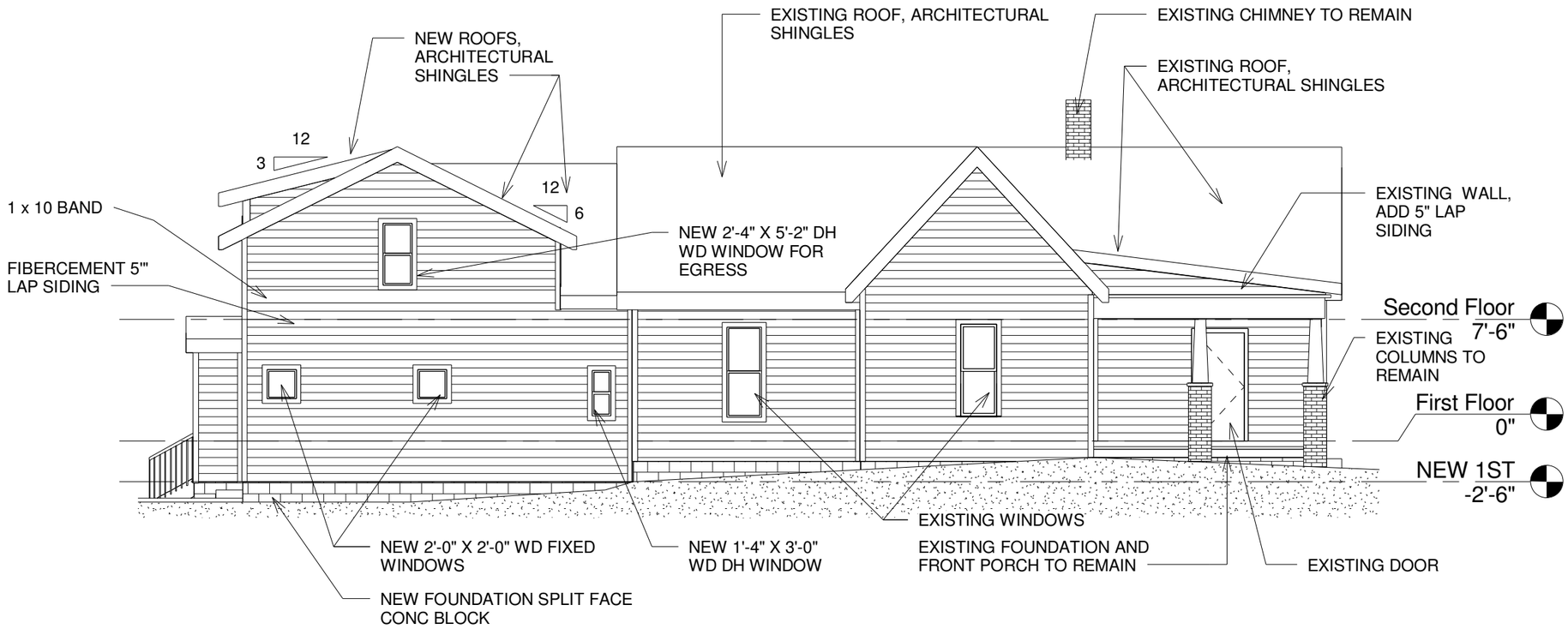
1804 BOSCOBEL - 2ND FLOOR PLAN

1/8" = 1'-0"



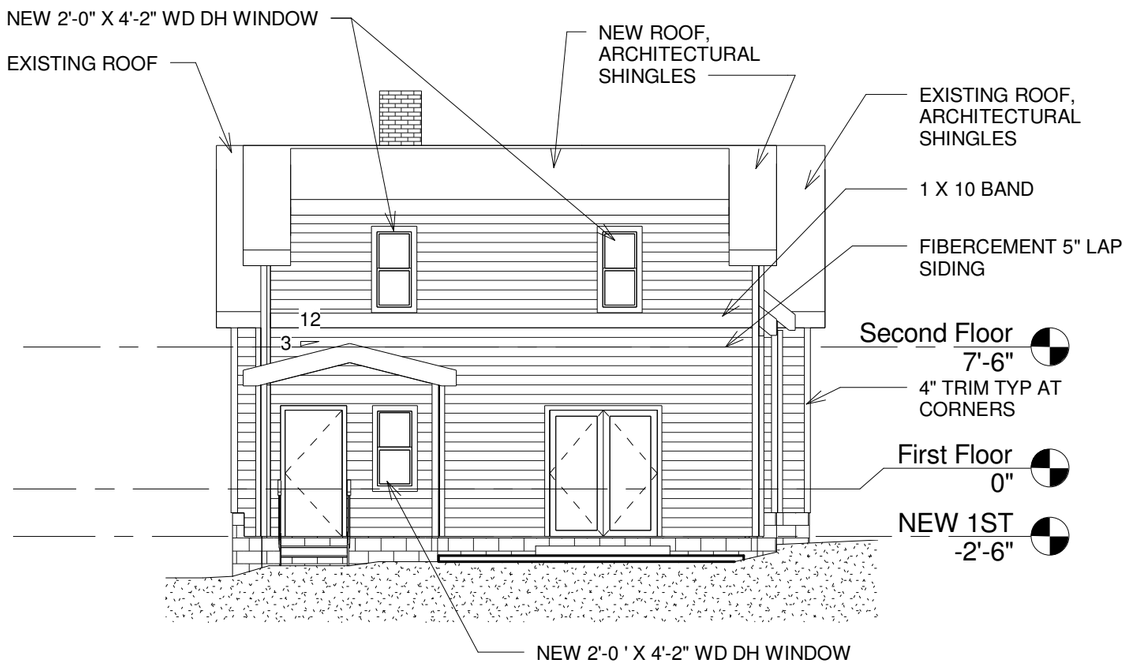
1804 BOSCOBEL FRONT ELEV

1/8" = 1'-0"



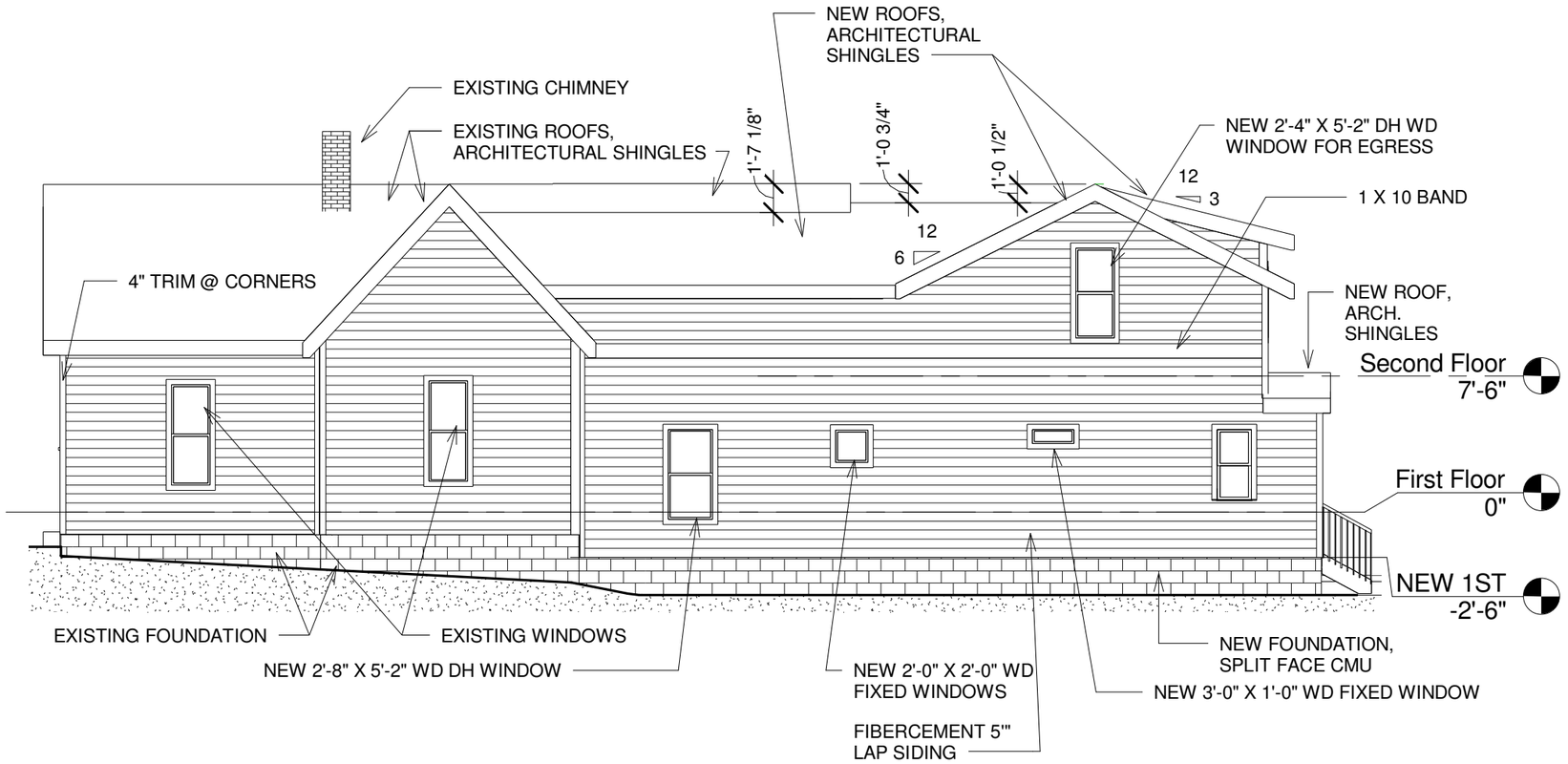
1804 BOSCOBEL LEFT ELEV

1/8" = 1'-0"



1804 BOSCOBEL REAR ELEV

1/8" = 1'-0"



1804 BOSCOBEL RIGHT ELEV

1/8" = 1'-0"