



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**

**1109 Boscobel Street**

**August 20, 2014**

**Application:** New construction-infill

**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

**Council District:** 06

**Map and Parcel Number:** 08313017000

**Applicant:** Lynn Taylor, designer

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

**Description of Project:** The applicant proposes to demolish a non-contributing duplex and to construct a new duplex. The new building will be two-stories tall with two front porches, and garages in the basement level accessed from the alley.

**Recommendation Summary:** Staff recommends approval of the proposal to demolish the non-contributing structure and build a new two-story duplex, with the conditions that:

1. The finished floor height and front setback shall be consistent with the typical historic houses nearby, to be verified by MHZC staff in the field;
2. Staff approve the roof colors and the final details, dimensions and materials of windows, doors, and porches prior to purchase and installation; and,
3. Two walkways be added to connect the two front porches to the street;
4. Staff approve the location and materials of the driveway and any other site improvements;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and

Meeting those conditions, Staff finds that the proposal will meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

**Attachments**

**A:** Photographs

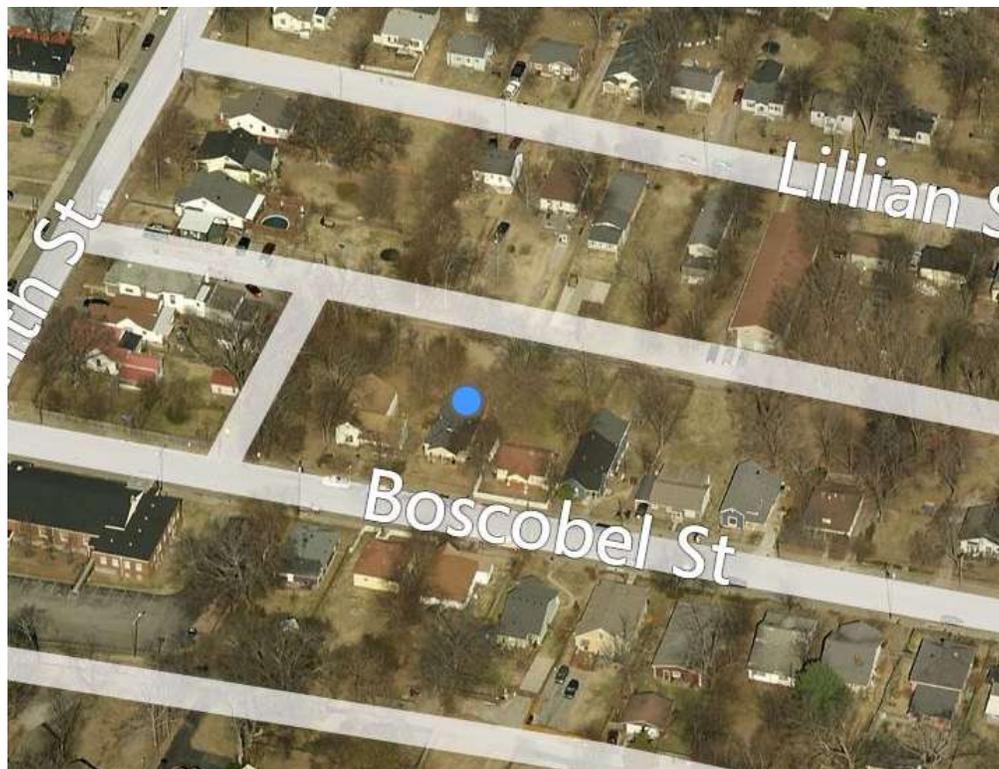
**B:** Site Plan

**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.*

#### **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**

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.

#### **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.*

#### **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.*

## **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.

*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.*

*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.*

## **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**

- 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.
- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

*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.*

- 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.*

## **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 structure at 1109 Boscobel is a one story duplex with a dutch-hipped roof with a gabled front porch.



**Analysis and Findings:**

Demolition:

1109 Boscobel does not contribute to the historic character of the neighborhood because it was built circa 1940, after the significant period of development for the area, and because its features and materials are not in keeping with the historic character of the district.

The proposal to demolish it meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

The proposed infill is a two-story two-family dwelling. The roof is hipped with a maximum height of thirty-one feet (31') tall from the ridge to the front grade. The finished floor level will be two feet (2') above grade, with a porch eave height of eight feet (8') and a primary eave height of eighteen feet, six inches (18'-6") above the floor level. Staff finds that these heights are compatible with surrounding historic structures in the area, which includes one and two-story buildings ranging from eighteen feet (18') to thirty-five feet (35') in height. Staff asks to verify that the height of the finished floor is constructed as proposed before framing begins.

The primary width of the building will be thirty-three feet, six inches (33'-6") wide, with projecting bays on both sides increasing the total width to thirty-nine feet (39'). These projecting bays will be configured asymmetrically help break up the massing, and as such only seven feet (7') of the building's overall depth will be at that full width. By comparison, houses nearby range from twenty-six feet (26') to as much as forty-feet (40') wide.

Staff finds the height and scale of the new house will be compatible with surrounding historic houses and will meet guidelines II.B.1.and 2.

Setback & Rhythm of Spacing:

The front setback of the new building will be approximately thirty-two feet (32'), which matches the setback of the adjacent structure but is greater than the setbacks of the two

adjacent contributing structures. Staff asks that the front setback be the average of the two adjacent buildings, to be verified with a staking inspection prior to construction of the foundation.

The side setbacks for the majority of the building will be eight feet (8'), with a five foot (5') setback at the projecting side bays. These side setbacks meet the zoning requirements and will maintain the rhythm of spacing established by existing houses on the street.

Staff finds that the setbacks and rhythm of spacing of the proposed infill meets section II.B.3.

#### Materials:

The addition will primarily be clad in smooth-face cement fiberboard with a six inch (6") reveal on the first story and a four inch (4") reveal on the second as well as cement-fiber shingles. A five inch (5") reveal is typically required for clapboard siding, but staff finds the proposed to be appropriate because the average of the two meets the requirement and because siding slightly greater than (5") has been allowed in the past when it was not the primary material. In this case, the greater reveal is only one inch (1") greater than the requirement. The trim material is not indicated. The front porch columns will be twelve inch (12") round "permacast" or 6 x 6 pressure treated wood. Staff asks to approve the permacast material prior to purchase and installation. The foundation will be split-faced concrete, and the porch floor and front steps will be poured concrete. The roof will be architectural fiberglass shingles, the color of which is not known. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. The rear porch materials and garage doors were not indicated. The site plan is unclear as to whether or not the existing concrete walkway will be retained. With the staff's final approval of the roof color and of the windows, doors, and porch materials staff finds that the known materials meet section II.B.4

#### Roof form:

The primary roof of the new building will be hipped with a pitch of 6:12, with the same pitch on the projecting side bays and a smaller projecting gable on the front. The front porch will have a gabled roof for the left unit and a hipped roof for the right, both with a pitch of 4:12.

These roof forms are compatible with those found on historic houses, and meet section II.B.5.

#### Orientation:

The new building will be sited facing the street with two prominent front-facing porches, as is typical of historic houses nearby. The plans do not indicate a driveway. Staff recommends two concrete walkways from the two front entrances to the street. With the paving and permanent site features approved administratively, staff finds that the project meets section II.B.6.

Proportion and Rhythm of Openings:

The windows on the proposed new building 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. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

Appurtenances & Utilities: No new appurtenances were indicated on the drawings, and 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 project meets section II.B.9.

Outbuildings:

The new duplex will have garages in the basement, accessed from the alley at the rear of the lot. Basement-level garages were not uncommon in this area historically, as the grade drops more than fifteen feet (+15') from the front of the lot to the rear. Because they face the rear, the garages will not be visible from the street. For these reasons, staff finds that the attached basement-level garages meet section II.B.8 of the design guidelines.

**Recommendation:**

Staff recommends approval of the proposal to demolish the non-contributing structure and build a new two-story duplex, with the conditions that:

1. The finished floor height and front setback shall be consistent with the typical historic houses nearby, to be verified by MHZC staff in the field;
2. Staff approve the roof colors and the final details, dimensions and materials of windows, doors, and porches prior to purchase and installation; and,
3. Two walkways be added to connect the two front porches to the street;
4. Staff approve the location and materials the driveway and any other site improvements;
5. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house; and

Meeting those conditions, Staff finds that the proposal will meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



Existing structure at 1109 Boscobel Street.



1109 Boscobel and adjacent houses.



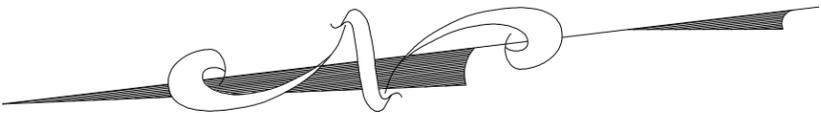
Directly across the street from 1109 Boscobel Street.



Two-story historic house nearby at 1214 Boscobel Street.

8/4/2014

1109 Boscobel Street,  
Nashville, TN 37206



TAX MAP  
83-13  
**(169)**  
HOMESTEAD  
PROPERTIES, INC.  
INST. # 20091215-011408  
R.O.D.C., TN.

S 83°14'21" E 50.00'

24" HACKBERRY

227.1'

S 07°03'39" W 170.00'

TOTAL AREA:  
8,499.89 SQ.FT.  
OR 0.20 ACRES

TAX MAP  
83-13  
**(170)**

N 07°03'39" E 170.00'

GRAVEL

TAX MAP  
83-13  
**(171)**  
BILLY ARLIN &  
FRANCIS C. COX  
INST. # 20001113-011228  
R.O.D.C., TN.

# SITE PLAN

SCALE: 1/16" = 1'-0"

PRELIM NARY, SCHEMATIC  
NOT FOR CONSTRUCTION

255± TO S 11TH ST

N 83°14'20" W 50.00'

CONCRETE WALK

12.70'

16.1'

CONCRETE WALK

38'-1/2"

5'-8 3/4"

5'-15 3/4"

24'-6 13/16"

30.0'

27.66'

# BOSCOBEL STREET

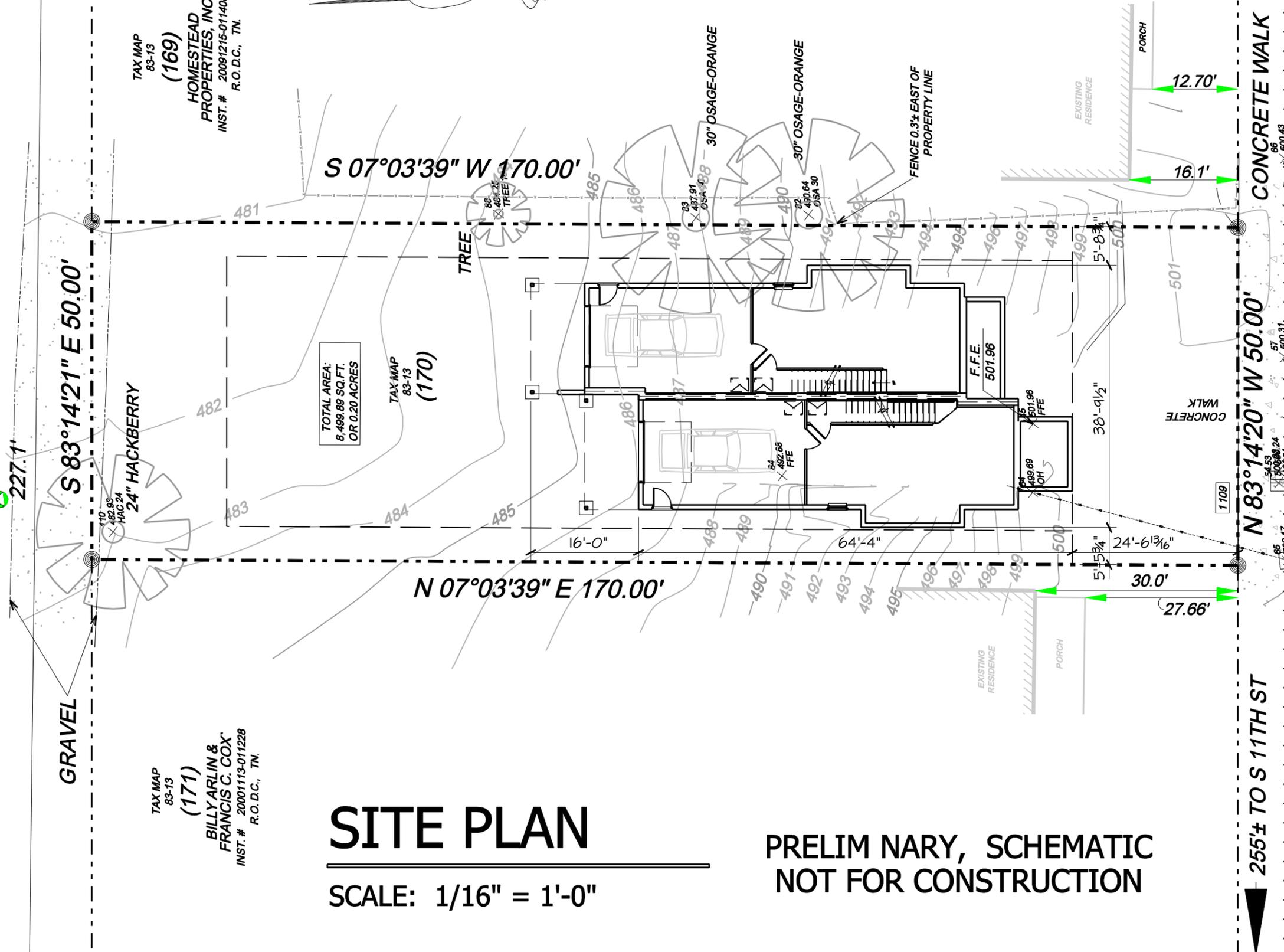
50' R.O.W.

229.9'

CONCRETE WALK

MANHOLE  
T.C.-499.93  
I.E.-495.73

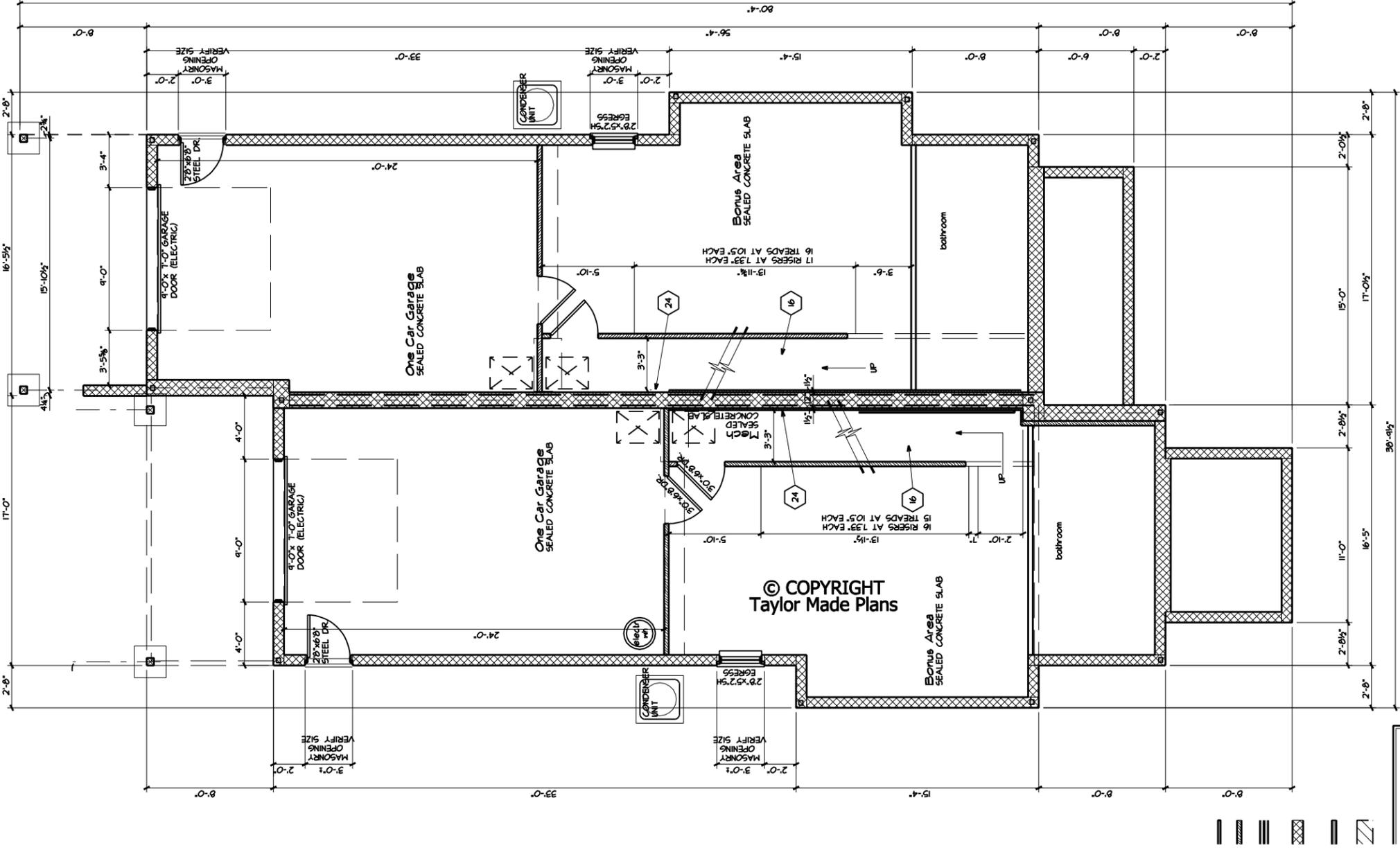
109.83  
MH 00.0



8/4/2014

1109 Boscobel Street,  
Nashville, TN 37206

**SCHEMATIC PLANS  
NOT FOR CONSTRUCTION**



# BASEMENT FLOOR PLAN

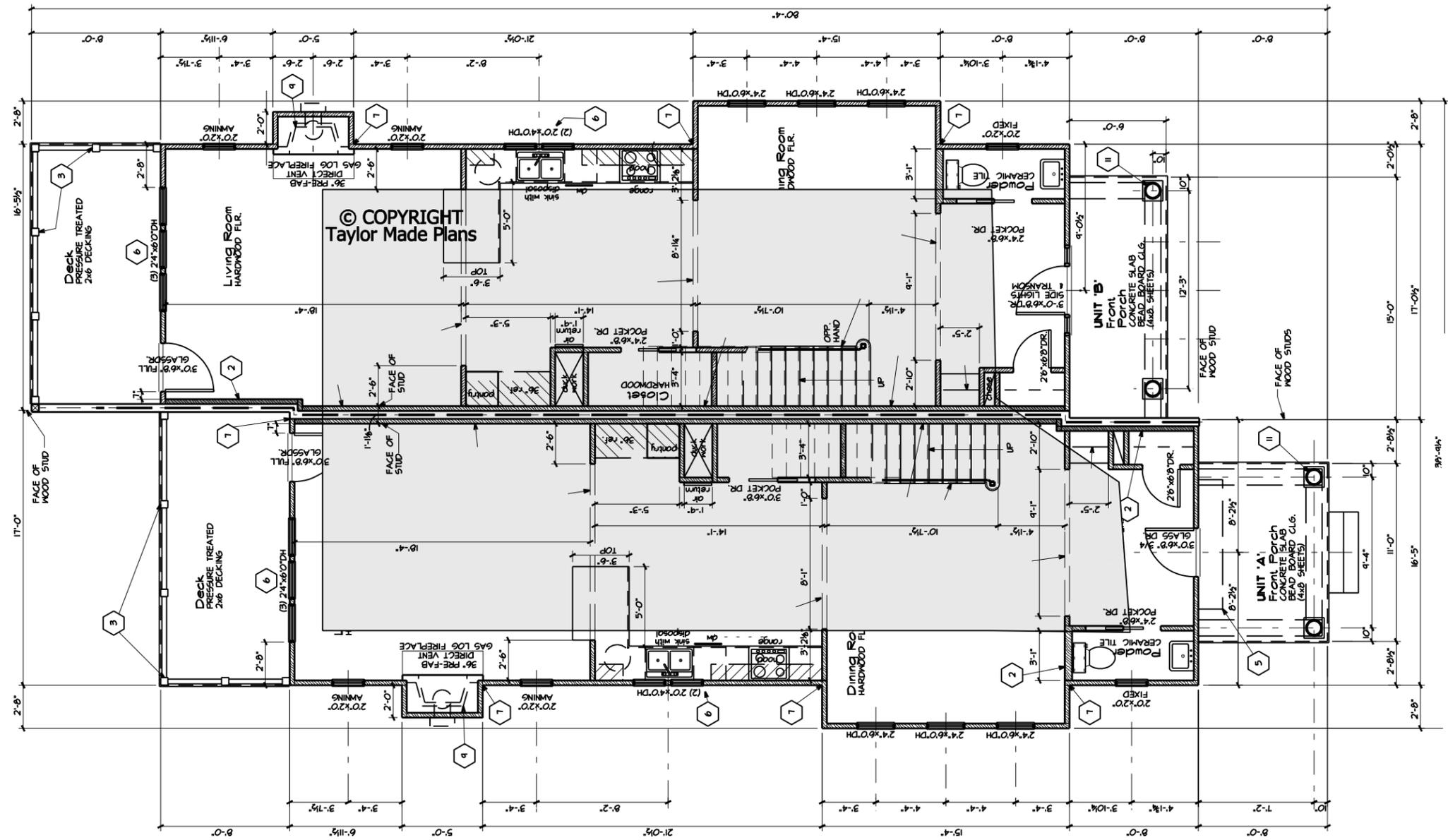
SCALE: 1/8" = 1'-0"

BASEMENT FLOOR PLAN

SECTION PRODUCT  
AND APPLICABLE CODES:

8/4/2014

1109 Boscobel Street,  
Nashville, TN 37206



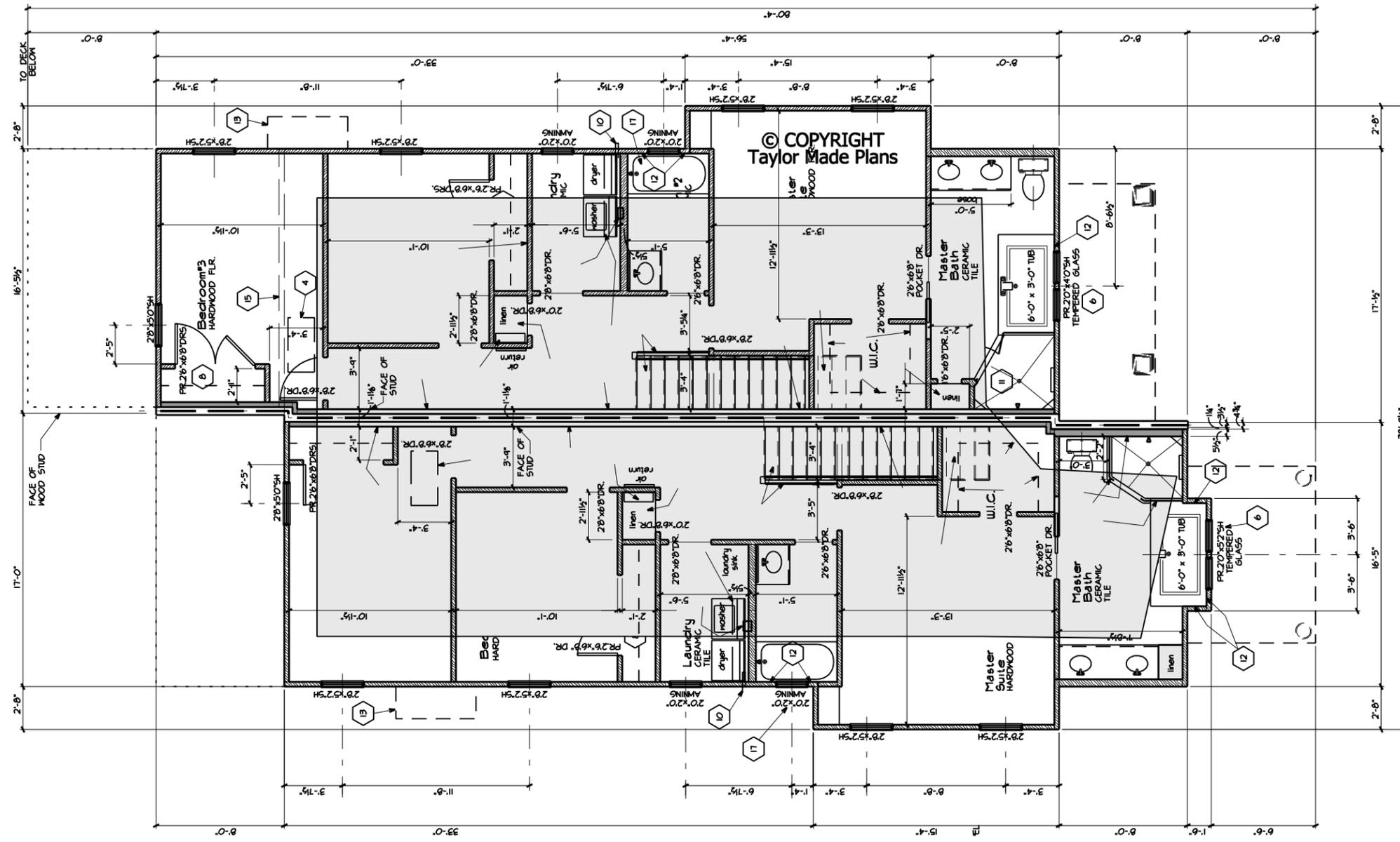
# FIRST FLOOR PLAN

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

SCHEMATIC PLANS  
NOT FOR CONSTRUCTION

8/4/2014

1109 Boscobel Street,  
Nashville, TN 37206

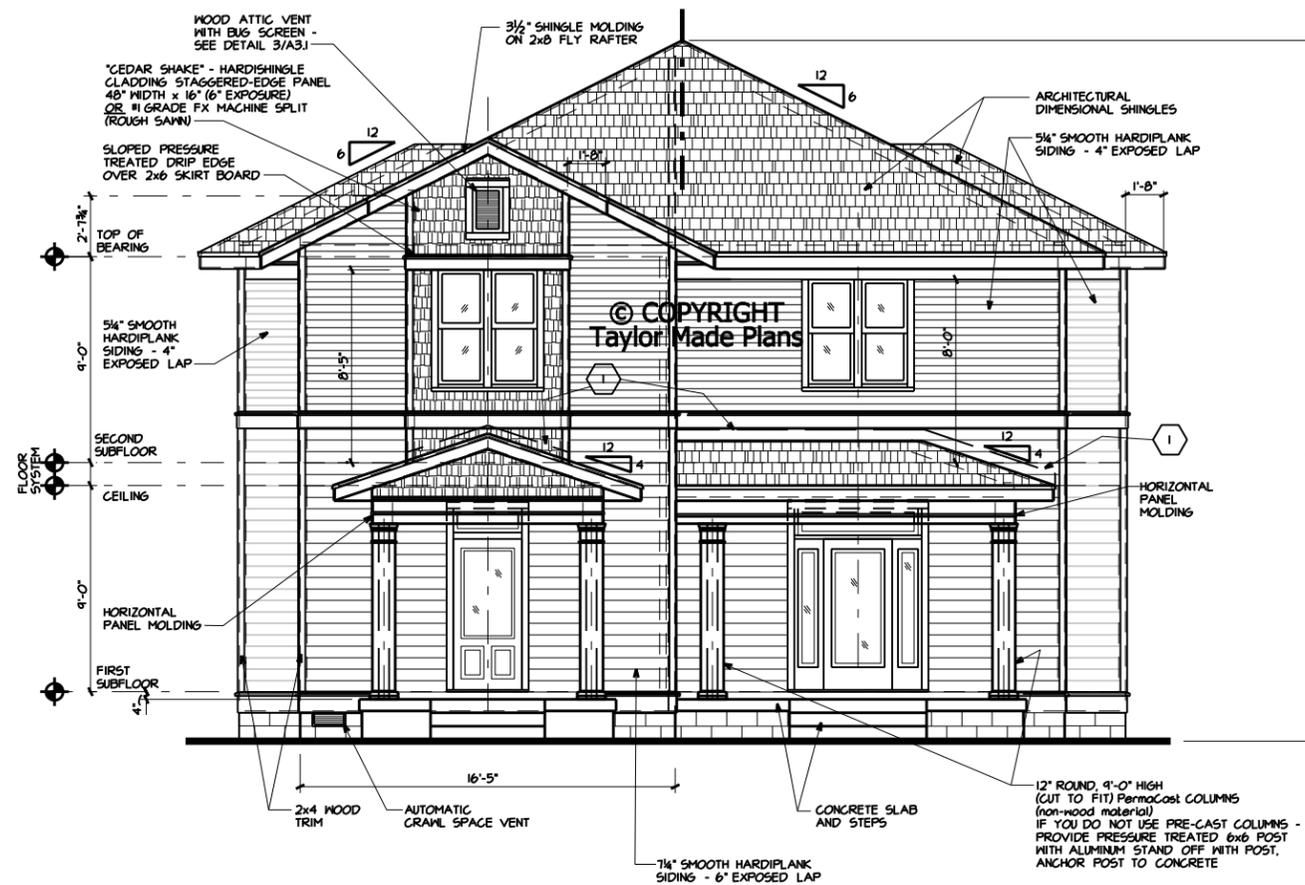


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Taylor Made Plans

SCHEMATIC PLANS  
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## SECOND FLOOR PLAN

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



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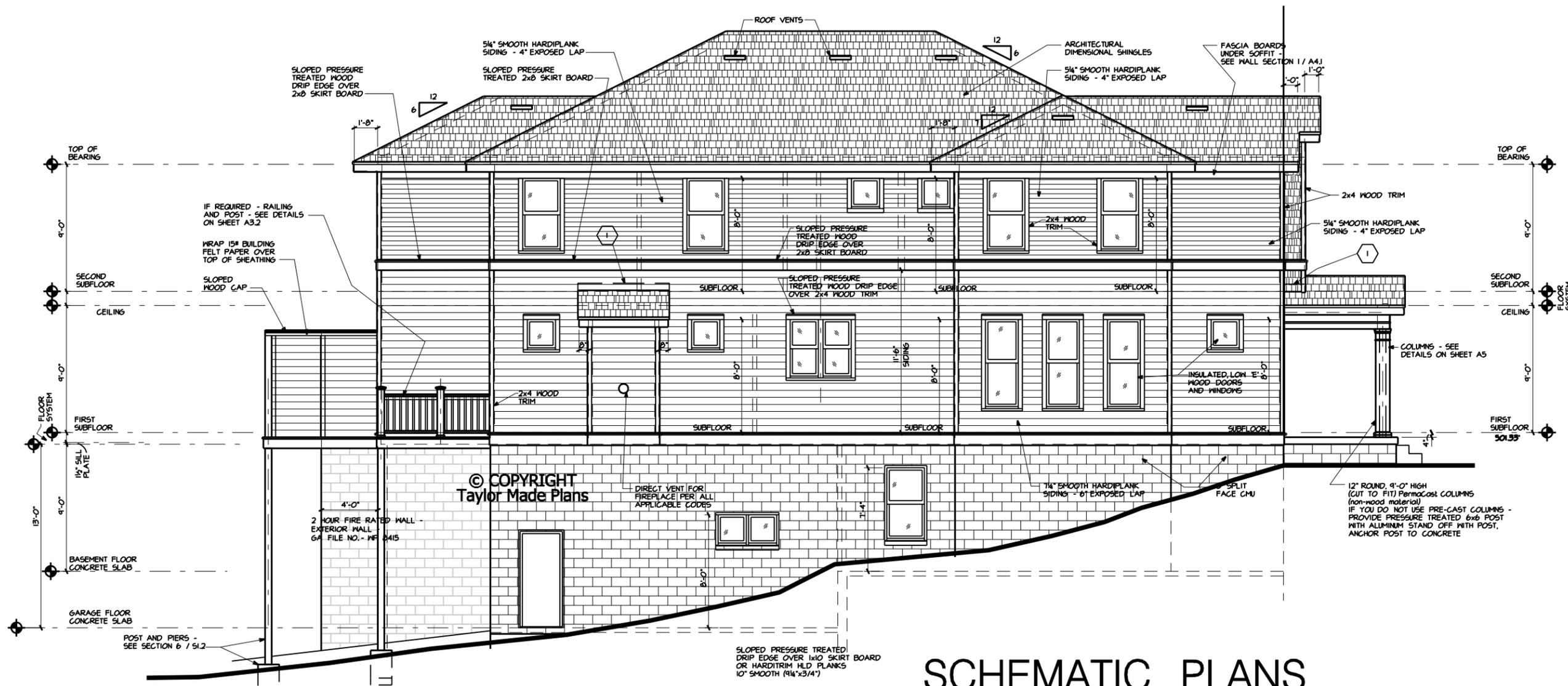
1

## FRONT ELEVATION

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

8/4/2014

1109 Boscobel Street,  
Nashville, TN 37206



SCHMATIC PLANS  
NOT FOR CONSTRUCTION

**2** LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

**8/4/2014**  
1109 Boscobel Street,  
Nashville, TN 37206



**SCHEMATIC PLANS  
NOT FOR CONSTRUCTION**

**3**

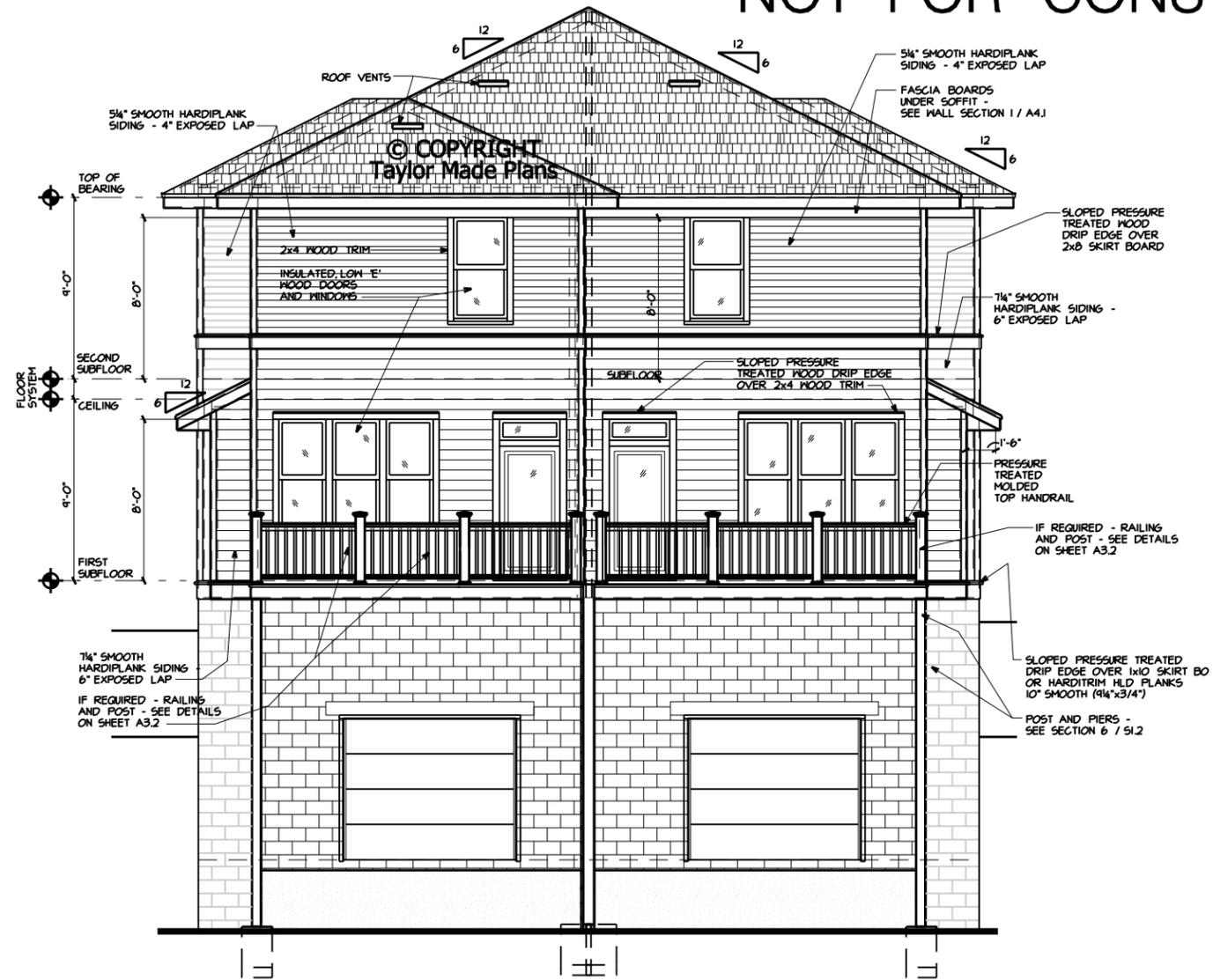
**RIGHT SIDE ELEVATION**

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

**8/4/2014**

1109 Boscobel Street,  
Nashville, TN 37206

# SCHEMATIC PLANS NOT FOR CONSTRUCTION



4

## REAR ELEVATION

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

8/4/2014

1109 Boscobel Street,  
Nashville, TN 37206