



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

1414 Boscobel Street

October 15, 2014

**Application:** New construction-infill; Demolition of primary structure  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 083130Q00100CO, 083130Q00200CO, 083130Q90000CO  
**Applicant:** Echo Construction  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

**Description of Project:** This application is for demolition of the existing non-contributing building, and construction of a new two-family structure.

**Recommendation Summary:** Staff recommends approval with the conditions:

1. 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;
2. A window opening be added to the side facades to break up the long expanse without an opening;
3. Staff shall approve the selections of:
  - a. Windows and doors;
  - b. Color of roofing material;
  - c. Walkways, driveways and parking; and,
4. HVAC and other utilities shall be located to minimize their visibility from the street.

Staff finds that the project meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation 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.*

## **7. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door and window openings*) in a new building shall be compatible, by not contrasting greatly, with surrounding *historic* buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

## **9. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

### ***Utilities***

*Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.*

*Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.*

### **Public Spaces**

*Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.*

## **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 1414 Boscobel Street dates to 1948 and is not a contributing structure.

**Analysis and Findings:** The applicant proposes construction of a new building. It will be a two-story, two-family residence. There are features of the design, such as the contemporary style and flat roof, that were identified as appropriate at the time this area was added to the original overlay, due to the extremely low number of historic properties on the 1400-1600 blocks of Boscobel Street.



Figure 1. Existing house at 1414 Boscobel Street

Demolition: The existing house was built circa 1948 and does not contribute to the architectural or historic character of the district. The project meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The proposed building is two stories with a height of twenty-eight feet (28') from grade. Buildings of two stories may be built on the 1400-1600 block of Boscobel Street, where there is little historic context. The building will be forty-feet (40') wide. Contributing buildings nearby have a range of width from twenty-six to forty feet (26'-40'). The foundation height will be one to two feet (1'-2'), which is compatible with the context. The project meets section II.B.1 and 2.

Setback & Rhythm of Spacing: The new building will be centered on the lot with a side setback of six feet, six inches (6'6") on each side, meeting the minimum requirement of five feet (5'). The rear setback is approximately twenty-one feet (21') from the rear property line, which meets the twenty foot (20') requirement. The front wall of the building is in line with the adjacent houses. The project meets section II.B.3.

Materials: The new building's foundation will be concrete block. The cladding will be fiber cement lap siding, panels, and board-and-batten. A panel of stained wood is proposed on the front facade. Roofing, windows and doors were not specified. Staff asks to approve the final window and door selections and the color of roofing material prior to purchase and installation. With the staff's final approval of the windows, doors, and color of roofing, staff finds that the known materials meet section II.B.4.

Roof form: Infill on the 1400-1600 blocks of Boscobel Street may have a flat roof, due to the proliferation of flat roofed buildings in this area and the low number of historic properties. The project meets section II.B.5.

Orientation: The proposed building will face Boscobel Street, and therefore its orientation will be consistent with adjacent buildings. Each unit will have a porch addressing the street. Walkways and vehicular access were not specified. Staff requests

to have final approval of walkways, driveways and parking access. The project meets section II.B.6.

**Proportion and Rhythm of Openings:** The windows on the proposed building are generally twice as tall as they are wide, meeting the historic proportion of openings. The horizontal windows on the second story of the front façade can be read as transoms to the openings beneath. The largest expanse of wall space without a window or door opening is approximately nineteen feet (19') on each side. Staff requests a window opening be added to break up this expanse. (See Figure 2.) The modern cube of the second story also is a large expanse without a break but meets the contemporary design of this particular style. A strict interpretation of the design guidelines may render this feature an odd attachment.

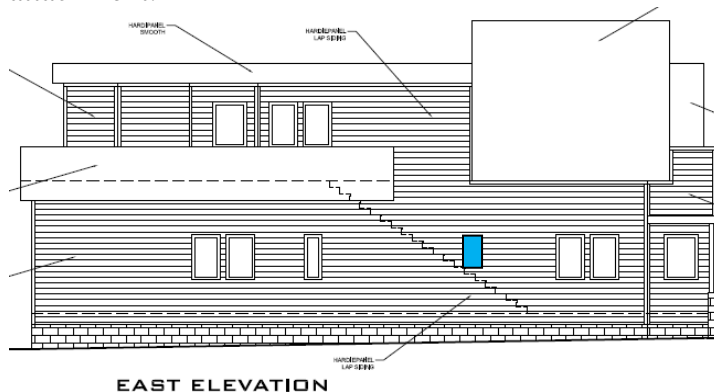


Figure 2. A small window in this approximate location would break up the long run without an opening

**Appurtenances & Utilities:** The drawings do not indicate the location of the HVAC or other utilities. Staff recommends that the HVAC and other utilities be located to minimize their visibility. With these conditions, the project meets section II.B.9.

**Recommendation:**

Staff recommends approval with the conditions:

1. 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;
2. A window opening be added to the side facades to break up the expanse without an opening;
3. Staff approve:
  - a. Windows and doors;
  - b. Color of roofing material;
  - c. Walkways, driveways and parking; and,
4. HVAC and other utilities shall be located to minimize their visibility from the street.

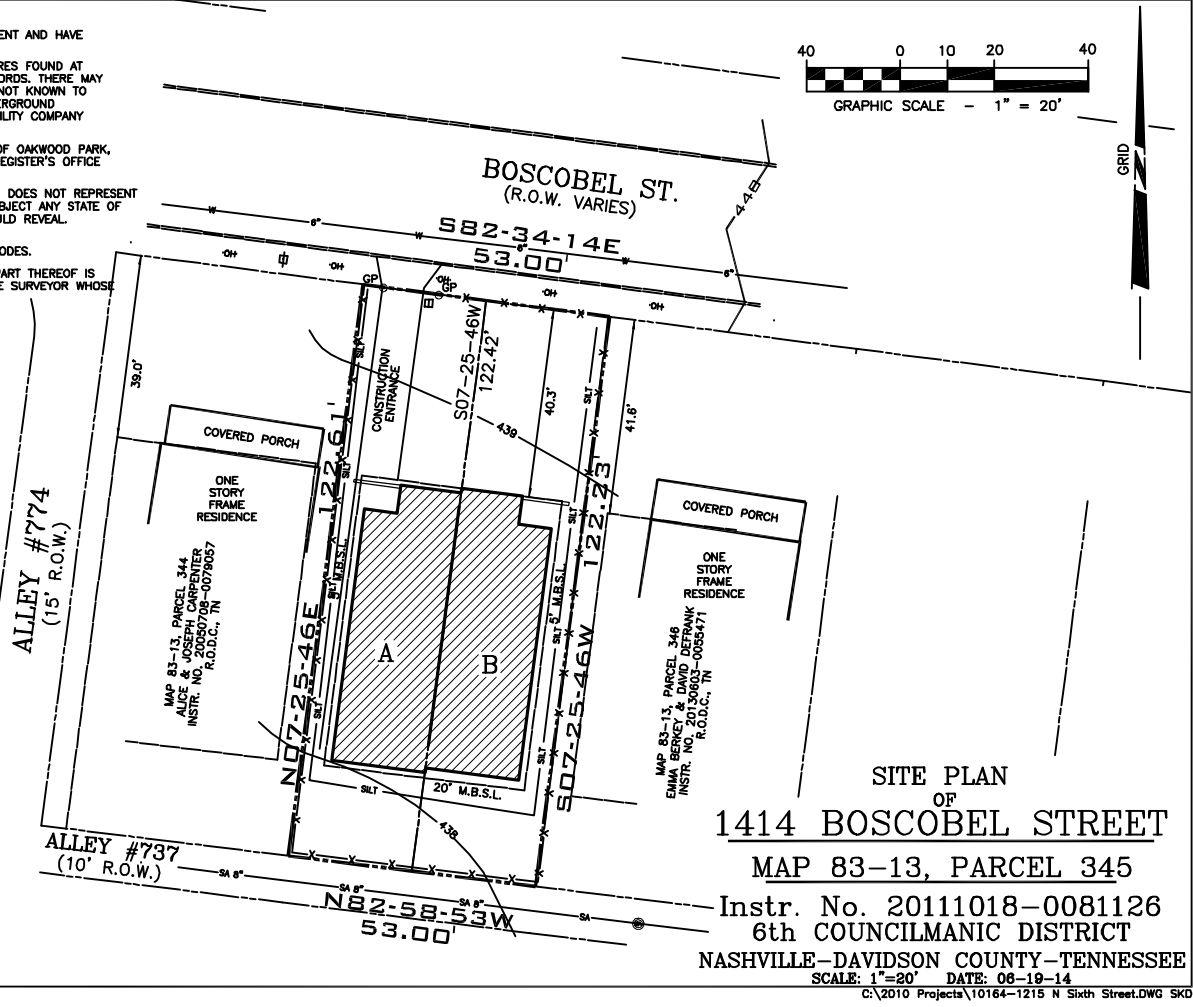
Staff finds that the project meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Overlay.

**NOTES:**

- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 3) LOT NUMBERS SHOWN THUS REFER TO THE MAP OF OAKWOOD PARK, OF RECORD IN PLAT BOOK 421, PAGE 12, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 4) THIS SURVEY PREPARED FROM PLAT OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WOULD REVEAL.
- 5) THIS PROPERTY IS CURRENTLY ZONED "RS". BUILDING SETBACKS TO BE DETERMINED BY METRO CODES.
- 6) REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY. COPYRIGHT 2014.

SITE ADDRESS:  
 1414 A BOSCOBEL ST.-UNIT A  
 NASHVILLE, TN 37206  
 1414 B BOSCOBEL ST.-UNIT B  
 NASHVILLE, TN 37206

**Stanley M. Draper, R.L.S.**  
 4304 Central Valley Drive  
 Hermitage, TN 37076  
 (615) 891-7234 of./fax  
 (615) 290-2066 cell  
 stanleydraper@att.net



SITE PLAN  
 OF  
**1414 BOSCOBEL STREET**  
 MAP 83-13, PARCEL 345  
 Instr. No. 20111018-0081126  
 6th COUNCILMANIC DISTRICT  
 NASHVILLE-DAVIDSON COUNTY-TENNESSEE  
 SCALE: 1"=20' DATE: 08-19-14

**TOTAL AREA: 6488 SQ. FT.**  
**OR (0.149± ACRES)**

**TOTAL AREA UNIT A:**  
**1877 SQ. FT. OR (0.043± ACRES)**  
**TOTAL AREA UNIT B:**  
**1877 SQ. FT. OR (0.043± ACRES)**

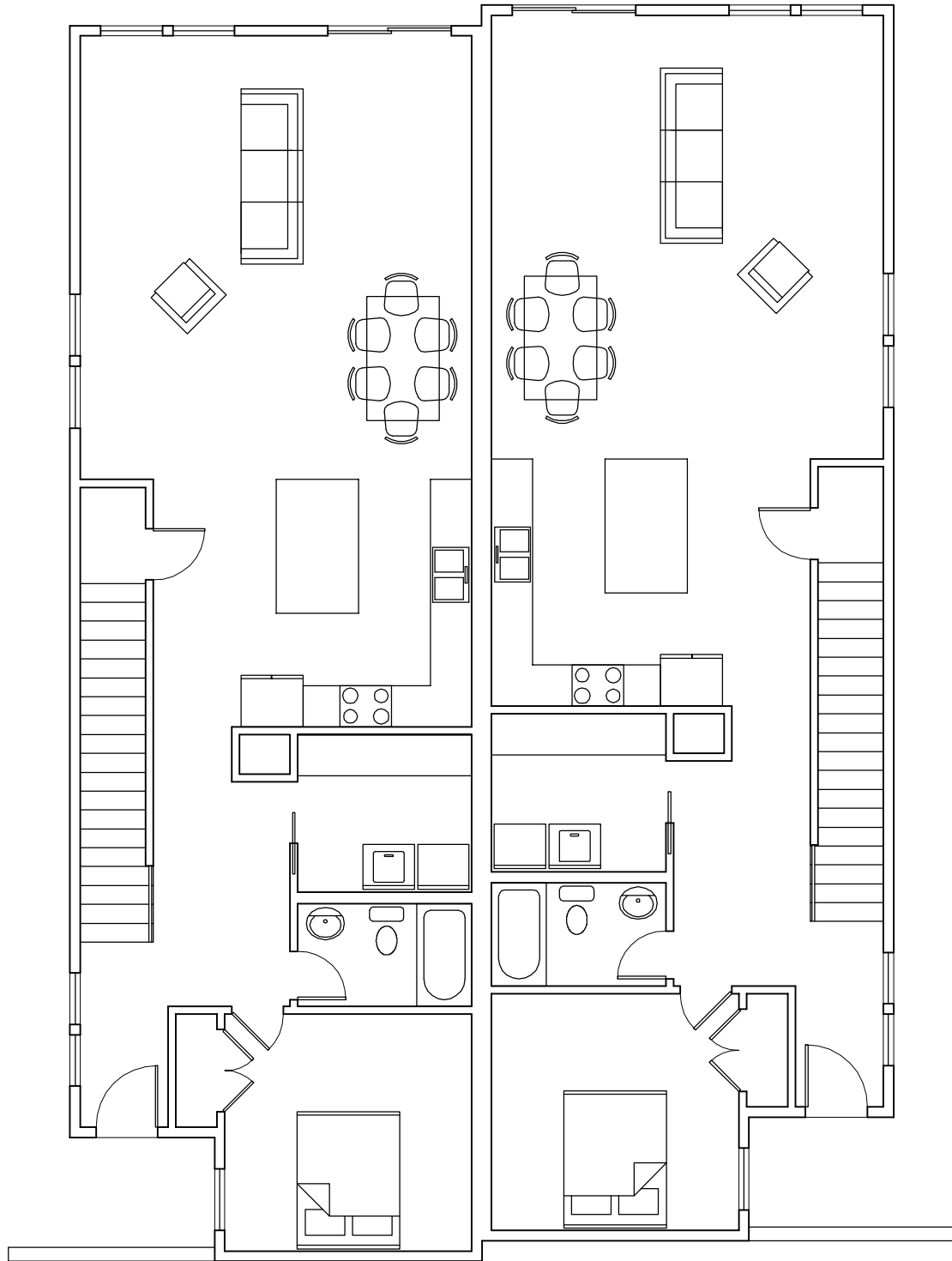
**RYAN THEWES**

165 LELAWOOD CIR. NASHVILLE, TN 37209 615-517-4186

1414 BOSCOBEL NASHVILLE, TENNESSEE

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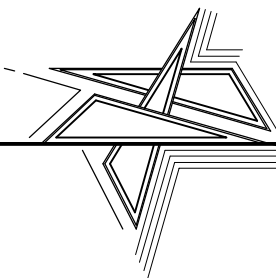




**FIRST FLOOR PLAN**

1,158 SQ.FT. PER SIDE

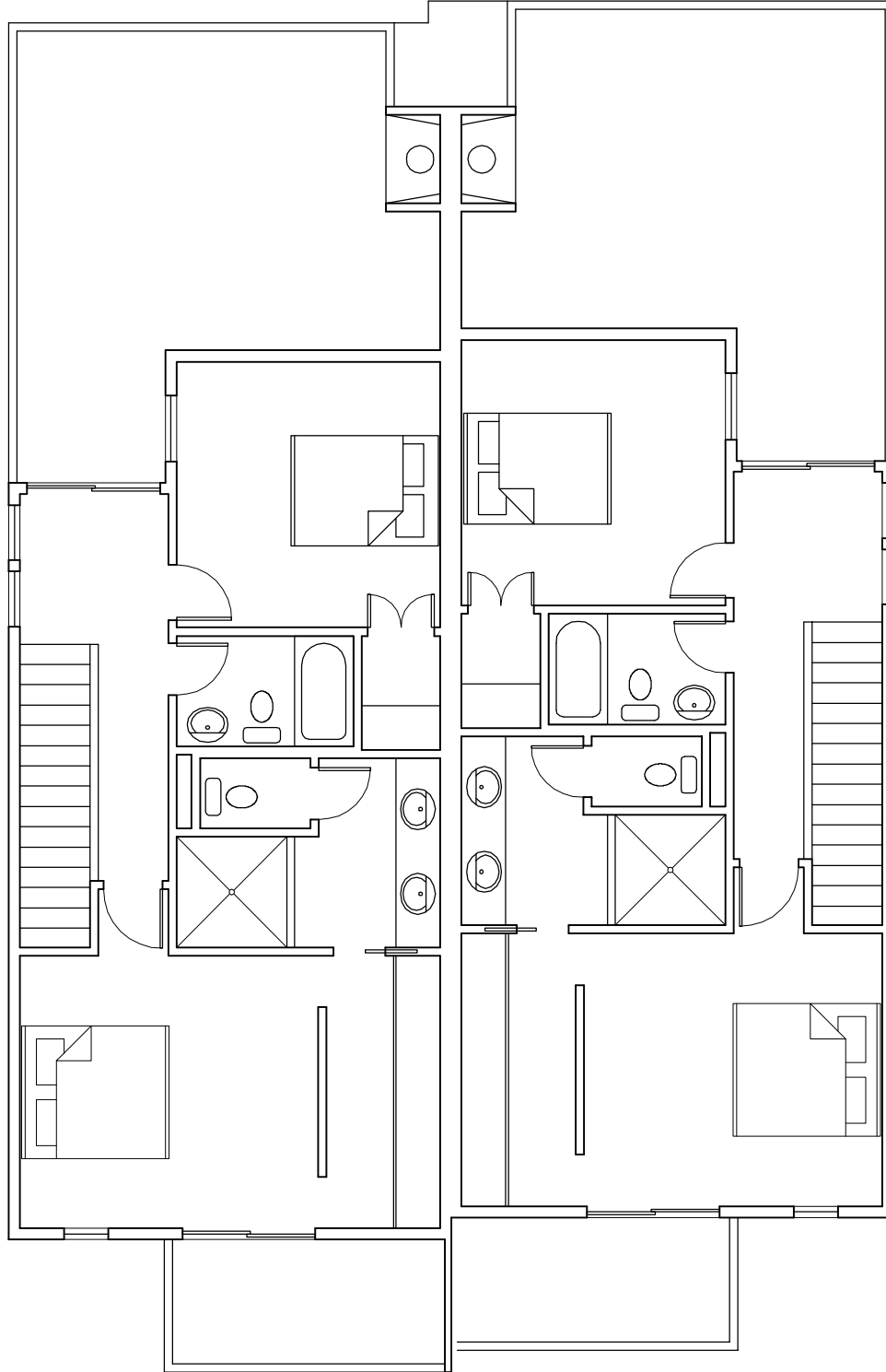
SCALE: 1/8" = 1'-0"



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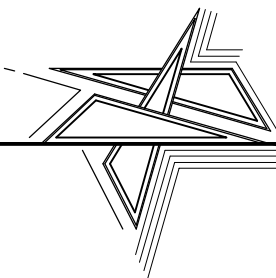
1414 BOSCOBEL  
NASHVILLE, TENNESSEE



**SECOND FLOOR PLAN**

719 SQ.FT. PER SIDE

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



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NASHVILLE, TENNESSEE

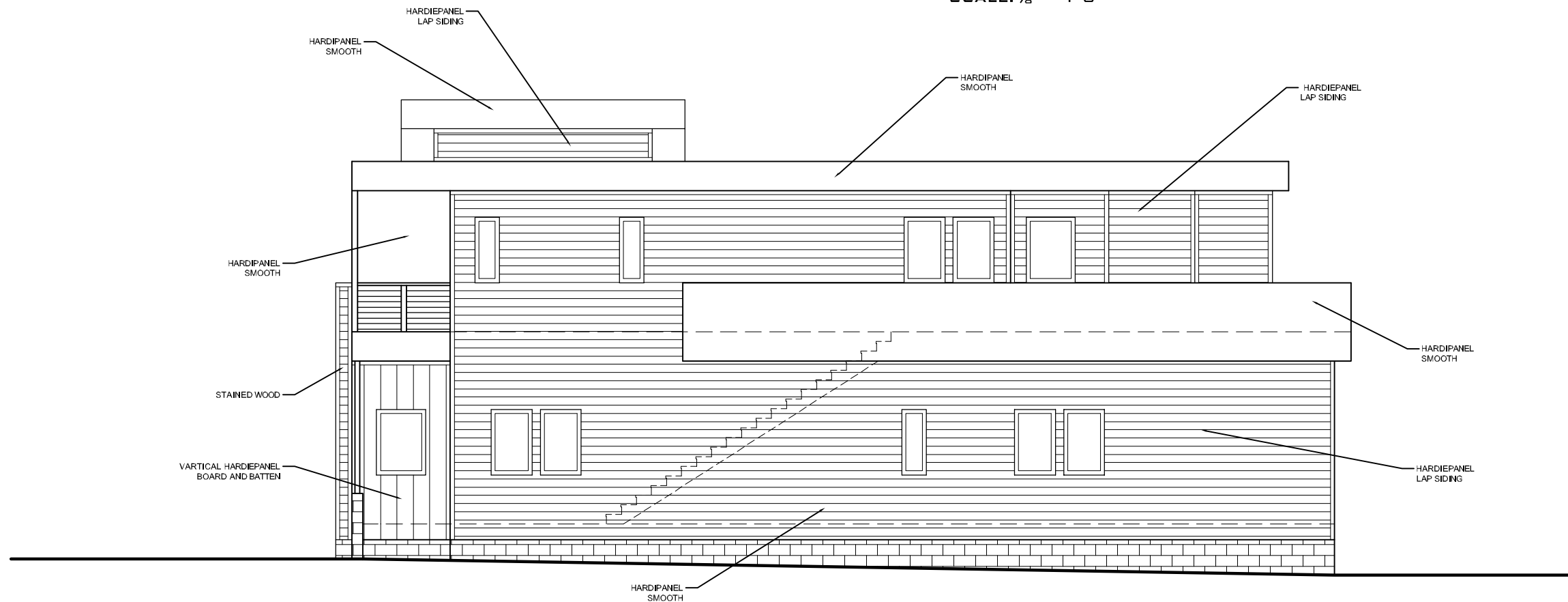
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A3 OF 5

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**NORTH ELEVATION**

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



**WEST ELEVATION**

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

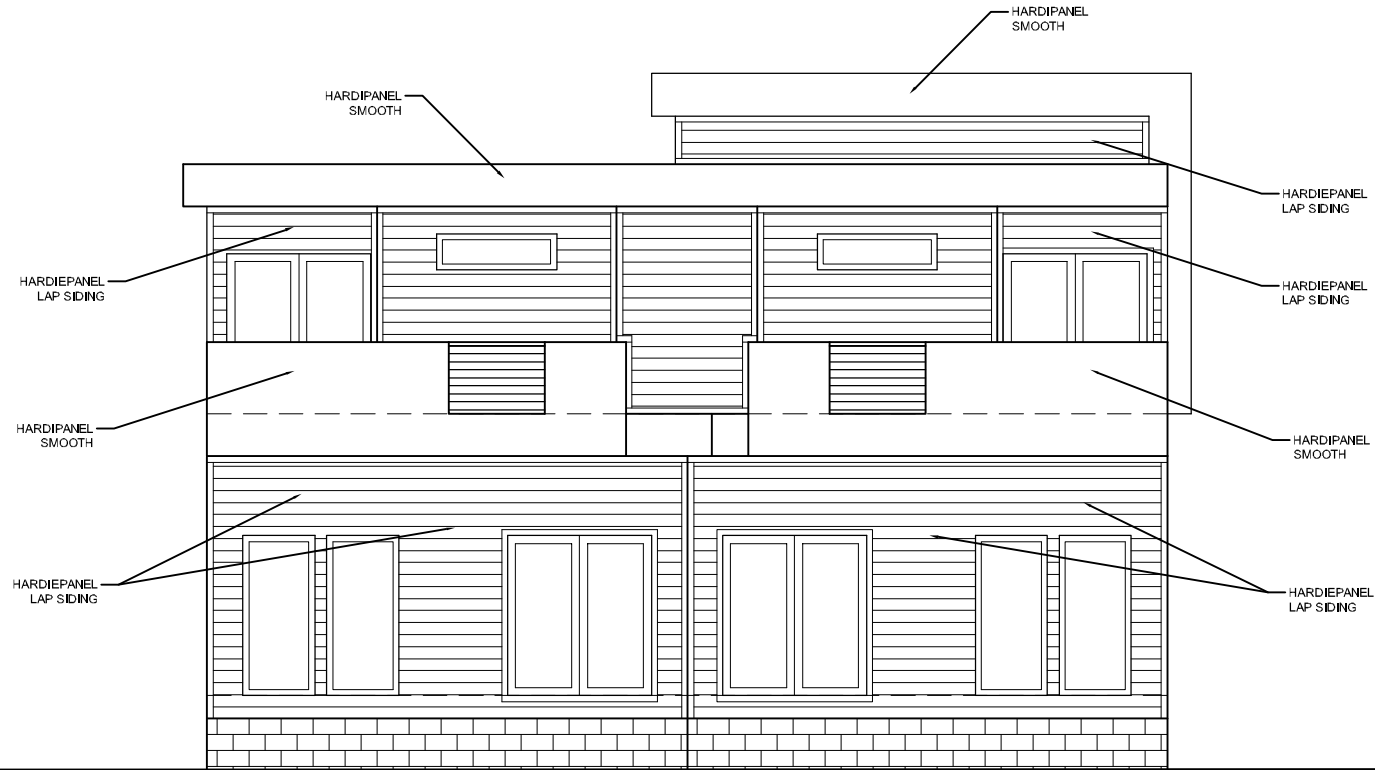
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 1414 BOSCOBEL  
 NASHVILLE, TENNESSEE

DATE:  
 SEPTEMBER 25, 2014

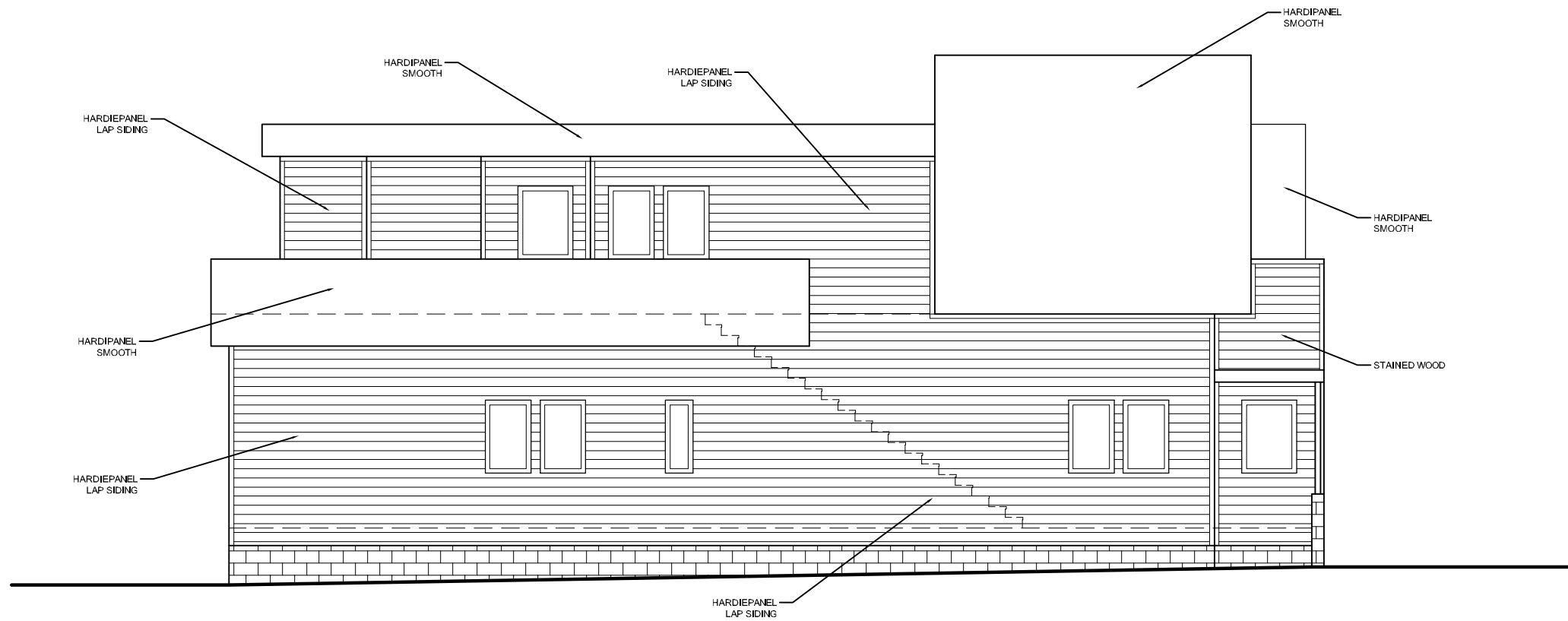
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**SOUTH ELEVATION**

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



**EAST ELEVATION**

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

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 NASHVILLE, TENNESSEE

DATE:  
 SEPTEMBER 25, 2014

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