



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

611 Boscobel Street
September 16, 2015

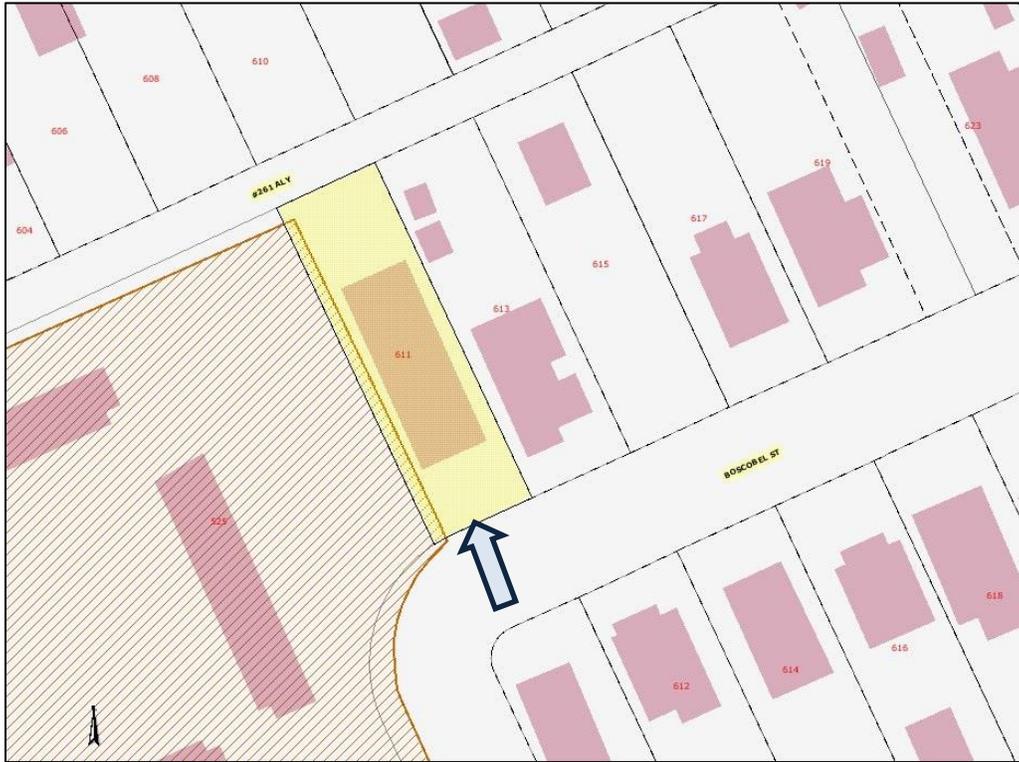
Application: New construction-additions
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08216032000
Applicant: Mark Bixler, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to increase the height of a recently approved addition to enlarge a non-contributing building with a second story, front addition with front porch, and with side porches and balconies.

Recommendation Summary: Staff recommends approval of the revision of the permit to include a foot (1') of additional height, finding that the proposal meets the design guidelines for additions in the Edgefield Historic Preservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B.2 NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS.

b. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

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.

Background: 611 Boscobel Street is a one-story brick apartment building with a front-gabled roof, constructed circa 1965. The entrances for the apartments are all on the left side of the building. There is a single window on the front of the building but no door.

An application to enlarge the structure by adding a second story with dormers and constructing a front addition, front porch, and side balconies was approved by the Historic Zoning Commission at the September 16th, 2015 meeting.

Analysis and Findings: The applicant has revised the plans, increasing the height of the first story ceiling by one foot (1') which, in turn, increases the roof peak height by one foot (1').

Height:

As approved, the building would be twenty-four feet (24') tall from peak to grade. The current proposal would be twenty-five feet (25') tall. The current proposal is otherwise identical to the approved plans. Staff finds that the height of the proposal will be compatible with surrounding historic houses and will meet guideline III.B.2.d.

Other Sections:

Because only the height of the proposal has changed, Staff finds the proposal still meets the guidelines pertaining to setbacks, proportion and rhythm of openings, roof shape, and orientation. Please see the September Staff Recommendation for 611 Boscobel Street for more information.

Recommendation:

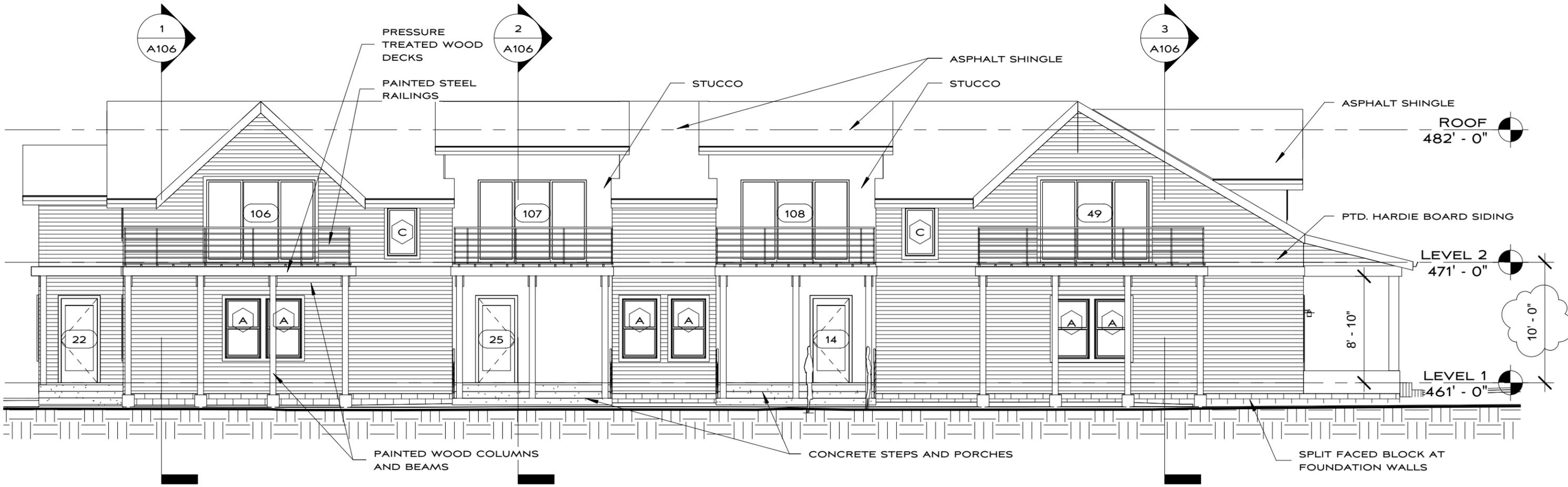
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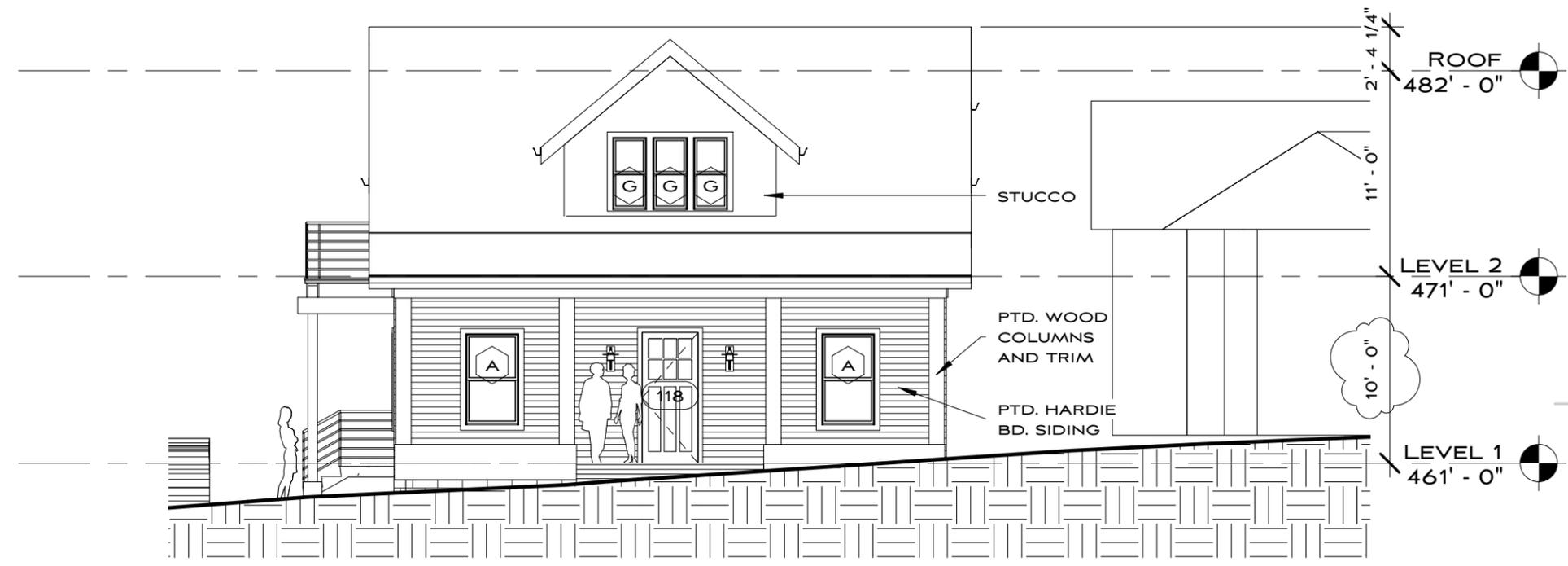
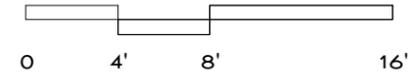
611 Boscobel Street, front-left.



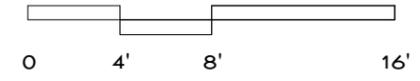
Streetview of 611 and 613 Boscobel Street.



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



2 SOUTH
1/8" = 1'-0"



REVISION 1: RAISE LEVEL 2 BY 1'
9/28/2015

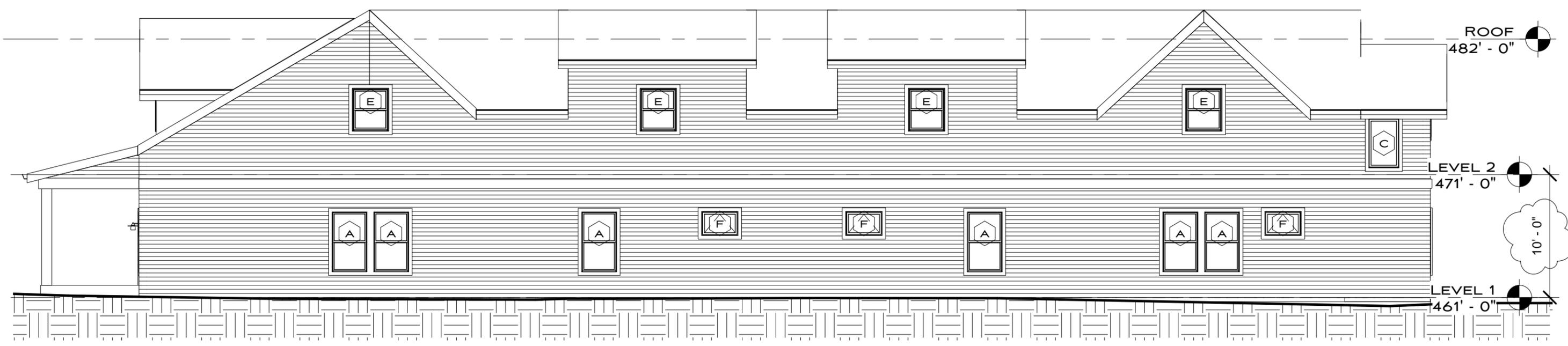
611 BOSCOBEL
EXTERIOR ELEVATIONS
HISTORICAL COMM. **A104**
09/28/2015 1424

MANUEL ZEITLIN ARCHITECTS



TEL 615 256.2880
FAX 615 256.4839

516 HAGAN ST., STE. 100, NASHVILLE, TN 37203



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



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

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9/28/2015

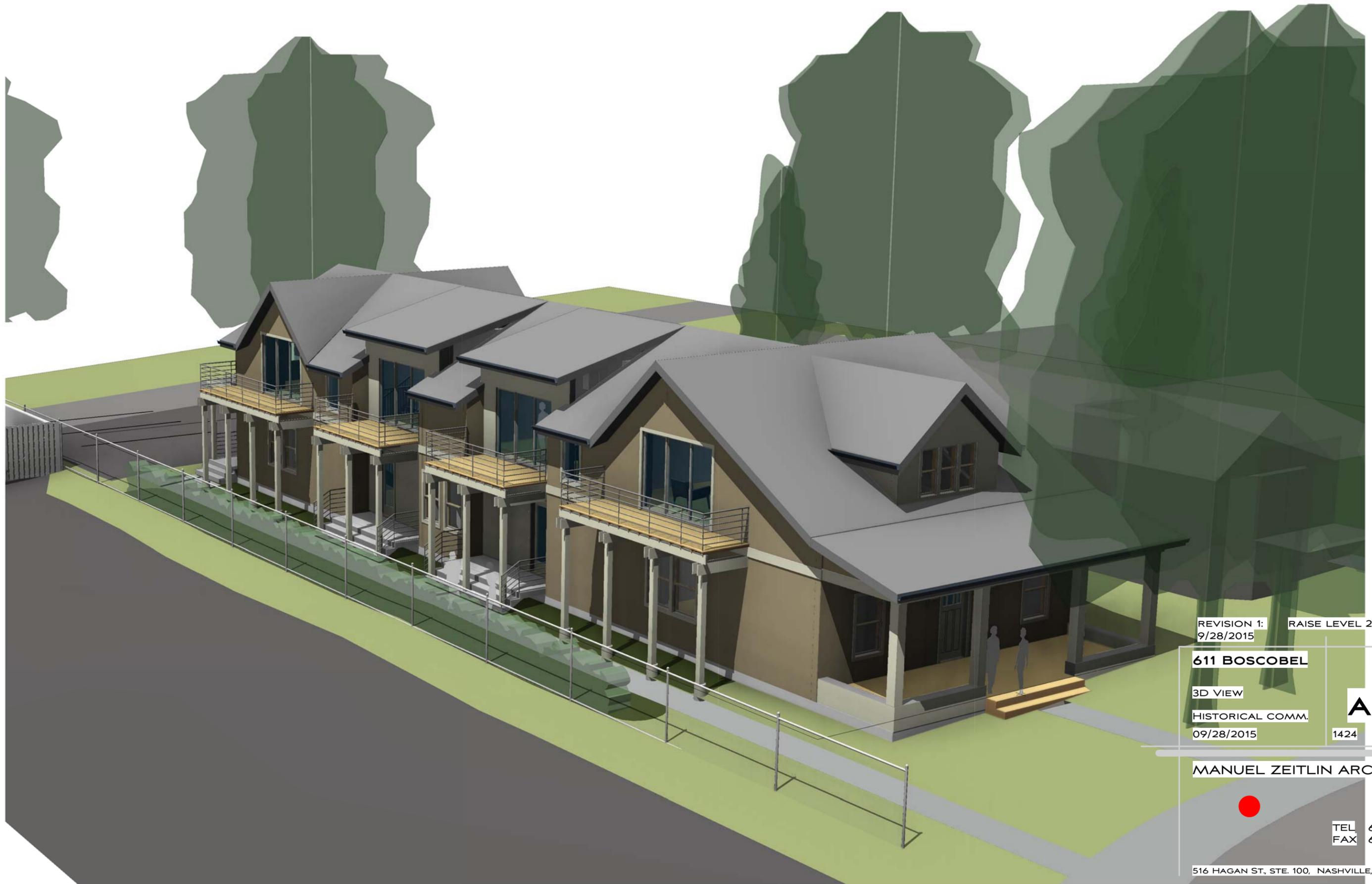
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611 BOSCOBEL

3D VIEW

HISTORICAL COMM.
09/28/2015

A110

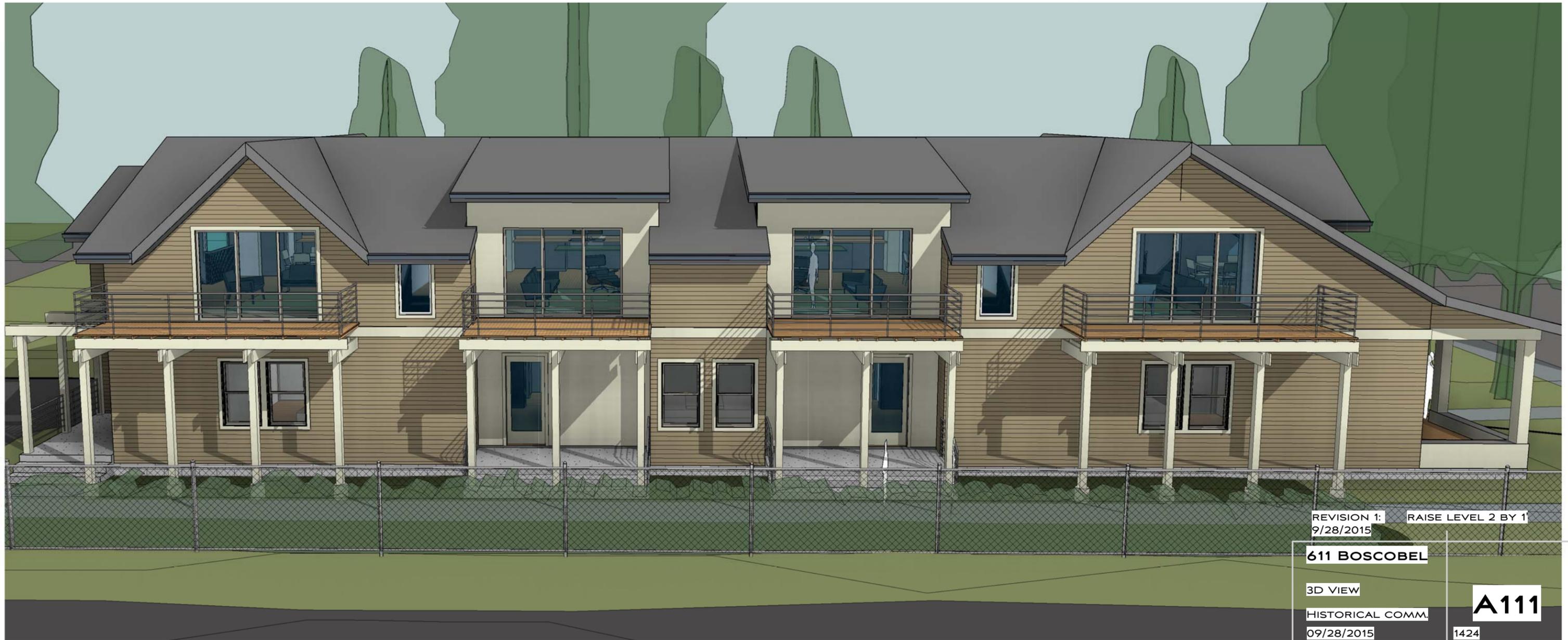
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611 BOSCOBEL

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1 3D VIEW 7

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