

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION
1911 Boscobel Street
February 20, 2019

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

Application: Demolition—Partial; New Construction—Addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08314027500
Applicant: Kim Kennedy, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to demolish an existing rear addition and to construct a new addition to an historic house. The existing addition is wider than the existing house to the left, and the new addition will be wider to the left and right.

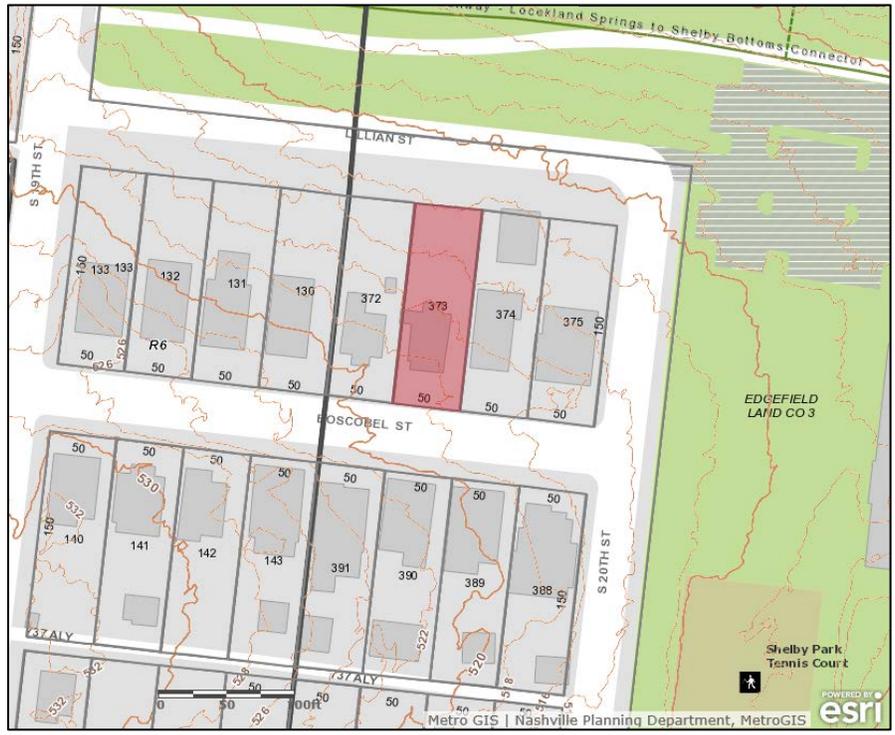
Recommendation Summary: Staff recommends approval of the proposed rear addition at 1911 Boscobel Street with conditions that:

1. A window shall be added on the right side of the addition; and
2. The window selections and roof color shall be approved by MHZC Staff; and
3. The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade.

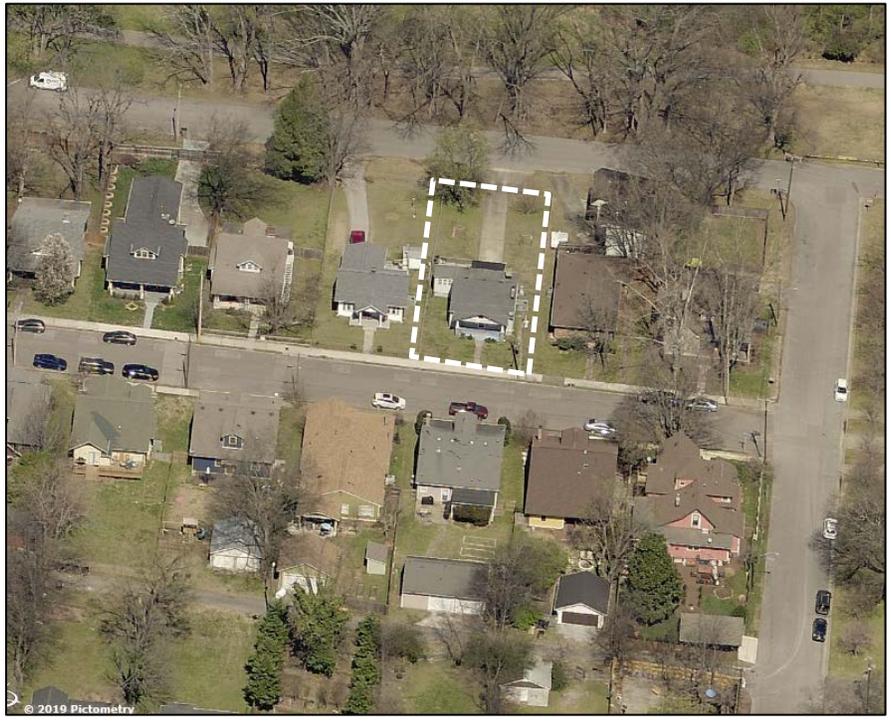
With those conditions met, Staff finds that the project will meet the design guidelines for additions in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Floorplans
D: 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

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. The reveal for lap siding should not exceed 5".

Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

10. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

In order to assure that an addition has achieved proper scale, the addition should:

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*
 - An extreme grade change*
 - Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be taller and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require

more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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). The change in material from masonry to wood allows 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. This is generally accomplished with a change in materials.

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).

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

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 (at or beyond the midpoint of the building) 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.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

b. The creation of an addition through enclosure of a front porch is not appropriate.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

c. 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. 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.

e. Additions should follow the guidelines for new construction.

Background: The structure at 1911 Boscobel Street is a one-story side-gabled house, constructed circa 1925. The house has square, battered front porch columns, three-over-one double hung windows, and wide, bracketed eaves, all typical features of the Craftsman architectural style.



The house has been enlarged with a rear addition that goes nine feet (9') wider to the left, but the original form of the house is otherwise intact. The house has retained its historic character and is considered a contributing structure.

Analysis and Findings: The applicant is proposing to demolish the existing addition and construct a new rear addition.

Demolition: The project involves demolishing the existing rear addition, along with portions of the rear walls and roof slope of the historic house. Because the existing addition is not historic, its demolition is appropriate under sections III.B.2 of the design guidelines.

The portions of the original building being removed are not visible front the front or sides and do not contribute to the character of the historic house. Staff finds that this partial demolition also meets section III.B.2 of the design guidelines.

Location & Removability: The addition will attach to the existing house at the rear-left corner where the existing addition is being demolished, and at the right-rear corner. The addition will extend six feet (6') to the left side before going back fourteen feet (14') to the rear. The right side will extend five feet, three inches (5'-3") to the right before going back. Additions should generally be stepped in one foot (1') from each side of an historic house before going back; however staff finds the proposed addition going wider without stepping back to be appropriate because it replaces an existing addition that is not stepped in on the left side and because the addition is minimal and the existing house is small.

Staff finds that the location and attachment of the addition to be appropriate and to meet sections II.B.2.a and II.B.2.d of the design guidelines.

Design: The design of the addition is similar to the historic house in its detailing, with a matching roof form and compatible exterior materials. Staff finds that the character of the addition does not contrast with the historic house; therefore it will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: The addition will have a side-gabled component at the rear, with a ridge height nine inches (9") shorter than the historic house's roof. A lower gabled hyphen will connect the new and existing gables by tying in two feet, nine inches (2'-9") below the existing ridge.

The addition increases the width of the house by five feet, three inches (5'-3") on the right but reduces the width on the left by three feet (3'). The total depth of the addition is twenty-three feet (23'), whereas the depth of the historic house is approximately forty-one feet (41'). Even with the additional width, the amount of new footprint being added is only half of the existing structure's footprint.

With a shorter roof height and footprint only half that of the existing house, Staff finds the scale of the proposed addition to be subordinate to the historic house and to meet sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: The existing rear addition extends nine feet (9') to the left, encroaching approximately two feet (2') into the current required setback of five feet (5'). By reducing the width of the addition to the left with the new proposal, the new addition will meet the setback requirement and result in a more appropriate spacing between 1911 Boscobel Street and the house to the left. The addition to the right side will meet the five foot (5') setback. The adjacent building to the right is noncontributing. For these reasons, Staff finds that the setbacks for the proposed addition will 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	Split-Faced Concrete Block	Typical	Yes	
Primary Cladding	Cement-Fiber Clapboard	Smooth, 5" Reveal	Yes	
Trim	Cement-Fiber Clapboard	Smooth	Yes	
Roofing	Asphalt Shingles	Color Not Indicated	Yes	X
Windows	Wood or Aluminum-Clad	Not indicated	Yes	X
Stairs and railing	Wood		Yes	

Staff recommends that the window selections and roof colors are approved administratively to ensure that they are compatible with historic houses and meet section II.B.4 of the design guidelines.

Roof form: The primary roof of the addition will be a side-oriented gable, matching the form and pitch of the existing roof. The roof on the left side addition will be a shed with a pitch of 4:12. These pitches are compatible with the historic house and meet section II.B.5 of the design guidelines.

Proportion and Rhythm of Openings: The window openings on the new addition will be vertically oriented openings, arranged in singles and pairs. The sizes and spaces between openings on the left side of the addition are consistent with the openings on the historic house. Staff finds that the window proportions and rhythms are generally compatible with the historic house and that the project will meet section II.B.7 of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that if the HVAC are relocated that they are located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition, Staff finds that the project meets section II.B.9 of the design guidelines.

Recommendation: Staff recommends approval of the proposed rear addition at 1911 Boscobel Street with conditions that:

1. The window selections and roof color shall be approved by MHZC Staff; and,
2. The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade.

With those conditions met, Staff finds that the project will meet the design guidelines for additions in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

ATTACHMENT A: PHOTOGRAPHS



1911 Boscobel Street, front.



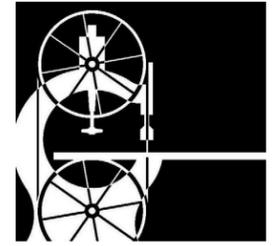
1911 Boscobel Street, left oblique.



1911 Boscobel Street, right oblique.



1911 Boscobel Street, rear.



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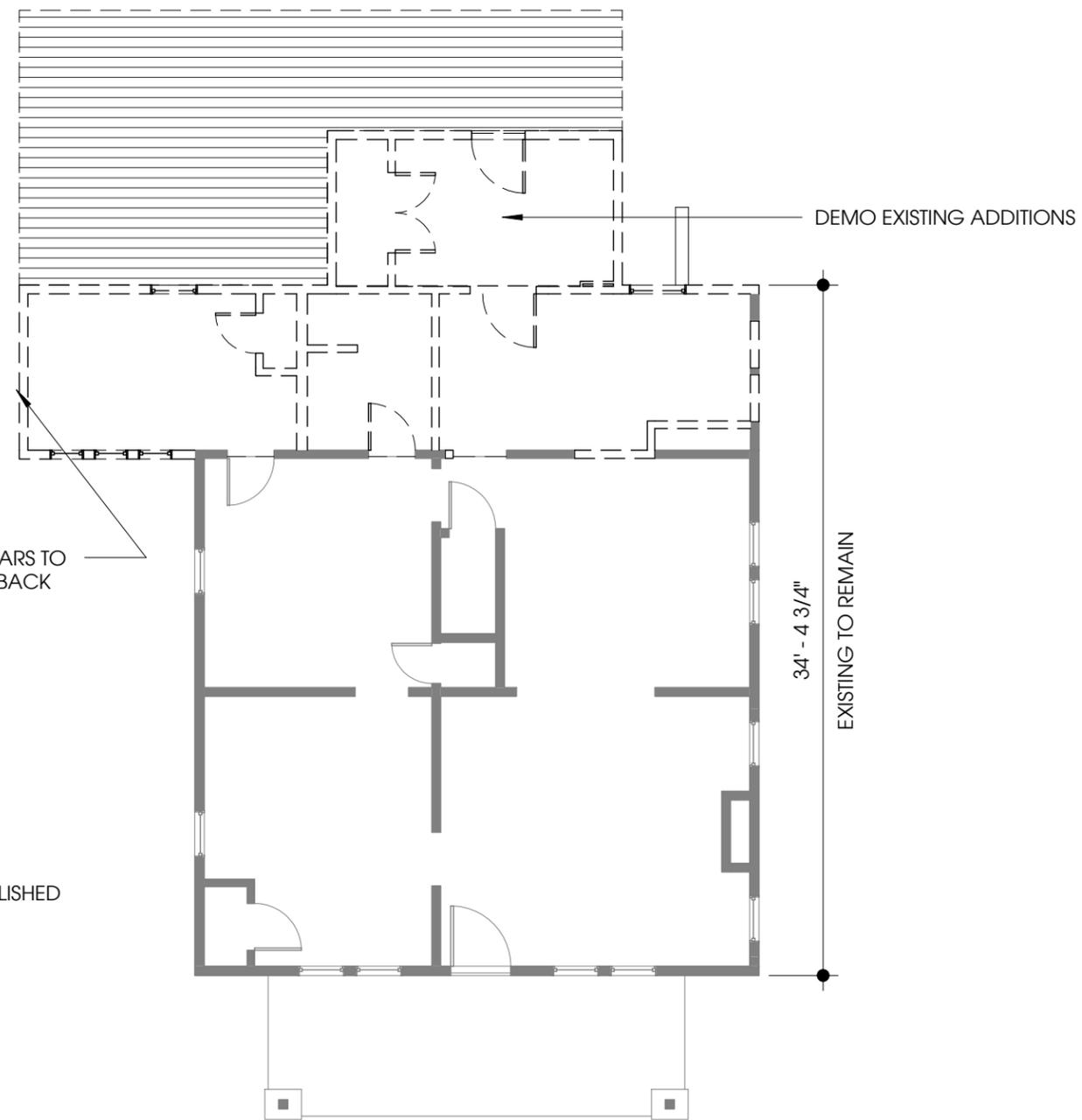
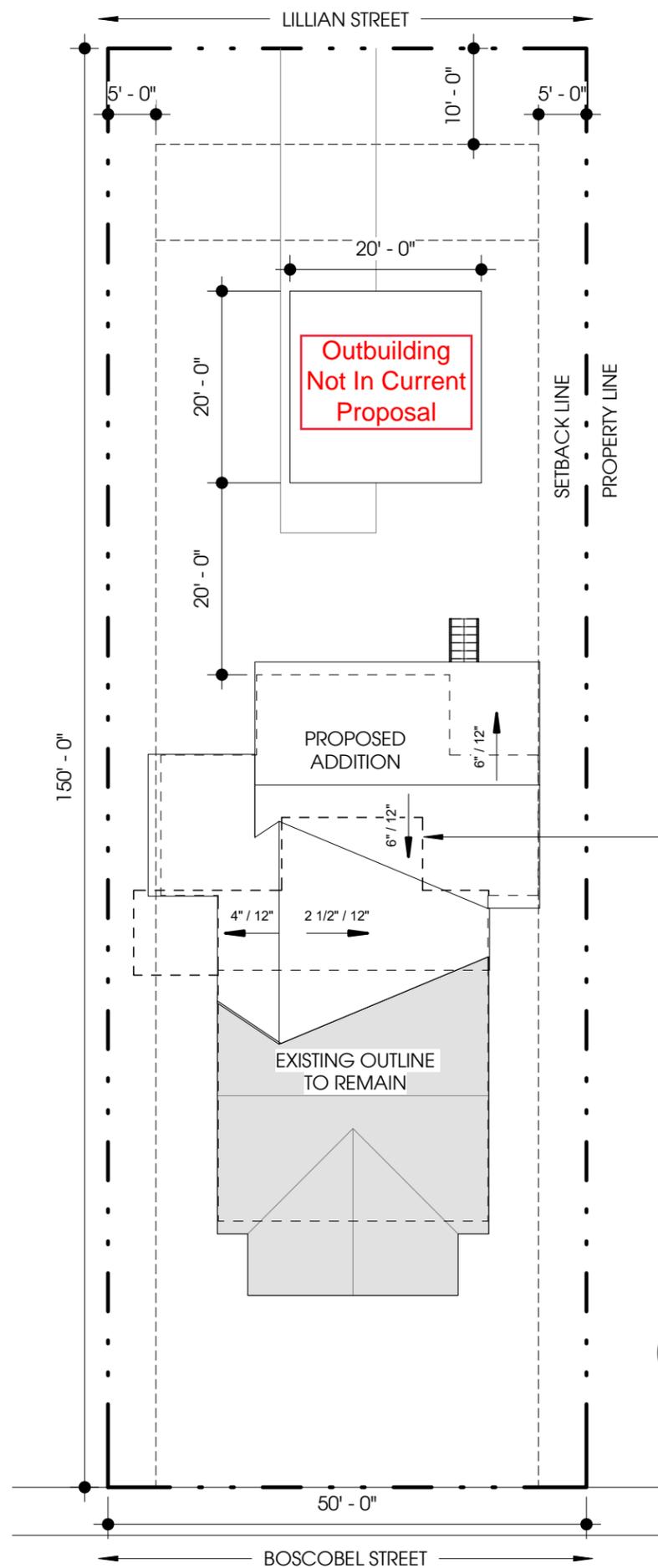
PASCHETAG RESIDENCE

HISTORIC SUBMITTAL

2019 JANUARY 31
PROJECT #18.022

SITE PLAN

H0.1



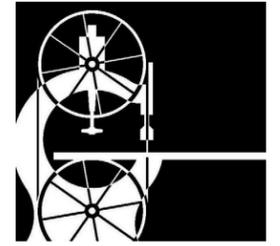
2 DEMO PLAN
0' 8' 16' 32'
PLAN NORTH

1 SITE PLAN
0' 8' 16' 32'
PLAN NORTH

PROJECT INFORMATION

ZONING:
 - PARCEL #08314027500
 - R-6
 - EAST END NEIGHBORHOOD CONSERVATION OVERLAY
 - URBAN ZONING OVERLAY

PROJECT SUMMARY:
 THE PROJECT SCOPE INCLUDES A REAR ADDITION AND INTERIOR RENOVATION.



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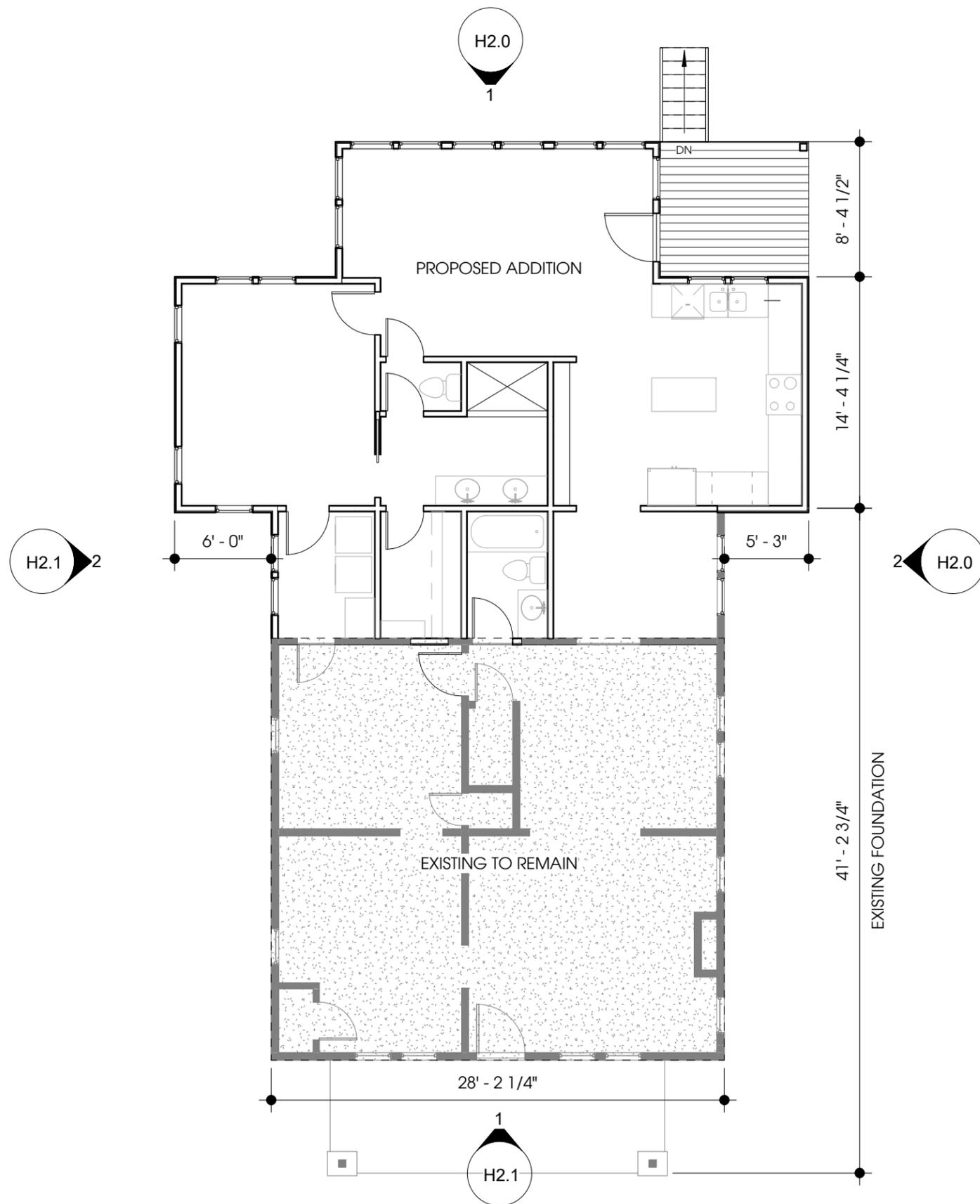
PASCHETAG RESIDENCE

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FLOOR PLAN

H1.1



1 MAIN LEVEL

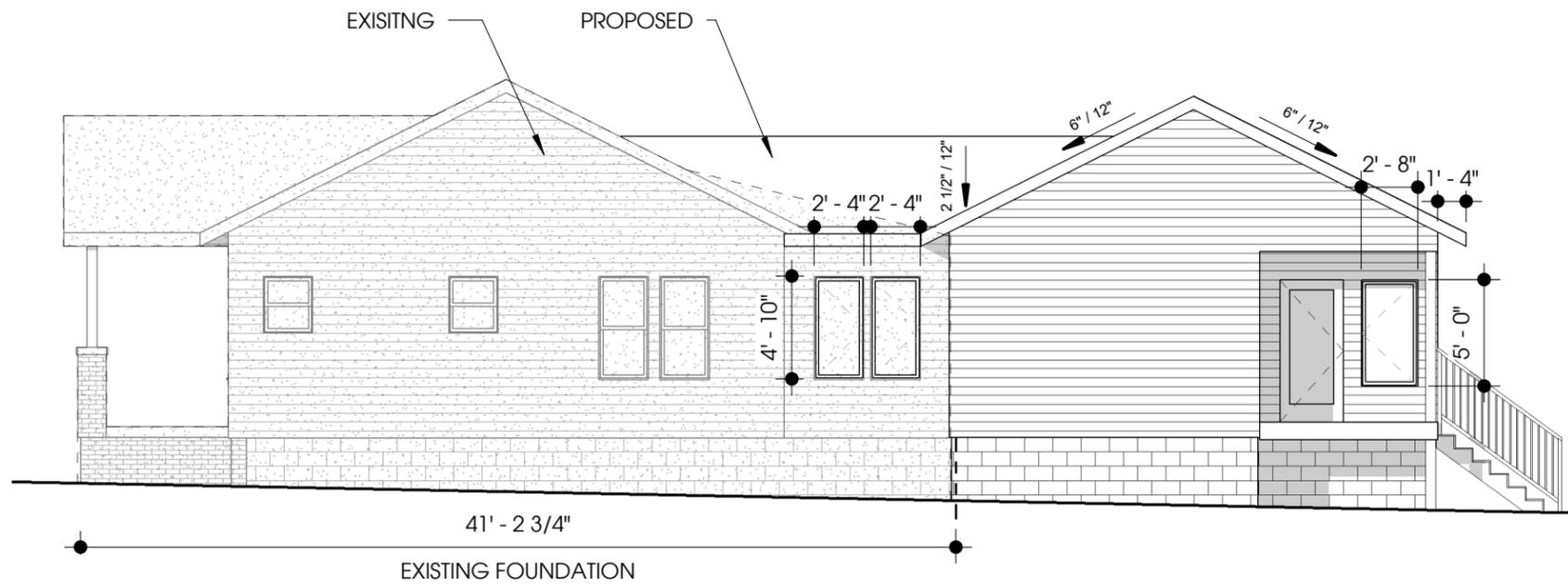
0' 4' 8' 16'



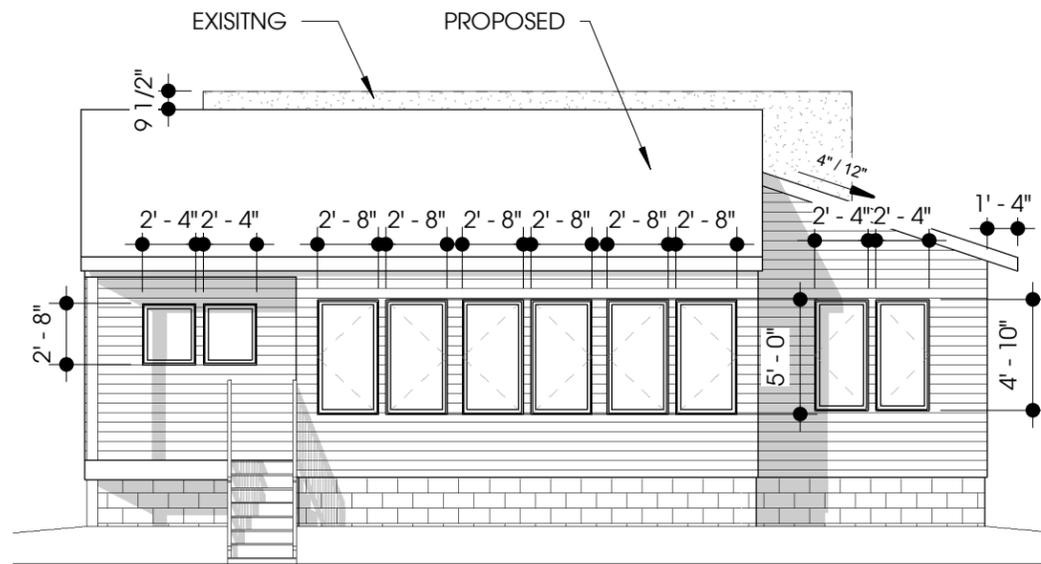
PLAN NORTH

WALL LEGEND

-  EXISTING TO REMAIN
-  DEMOLISHED
-  NEW CONSTRUCTION



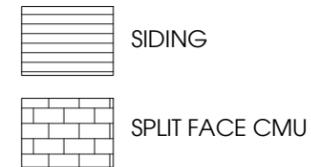
2 EAST ELEVATION



1 NORTH ELEVATION

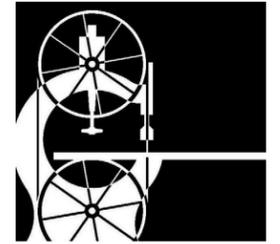


MATERIAL SYMBOLS



MATERIAL NOTES

- ALL TRIM SHALL BE SMOOTH FACED FIBER CEMENT
- WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ALL NEW CMU FOUNDATIONS SHALL BE SPLIT FACE CMU.
- ROOFING WILL BE ASPHALT SHINGLES.



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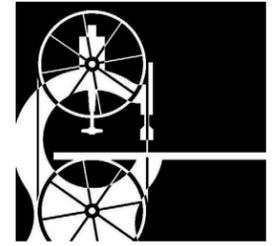
**PASCHETAG
RESIDENCE**

HISTORIC SUBMITTAL

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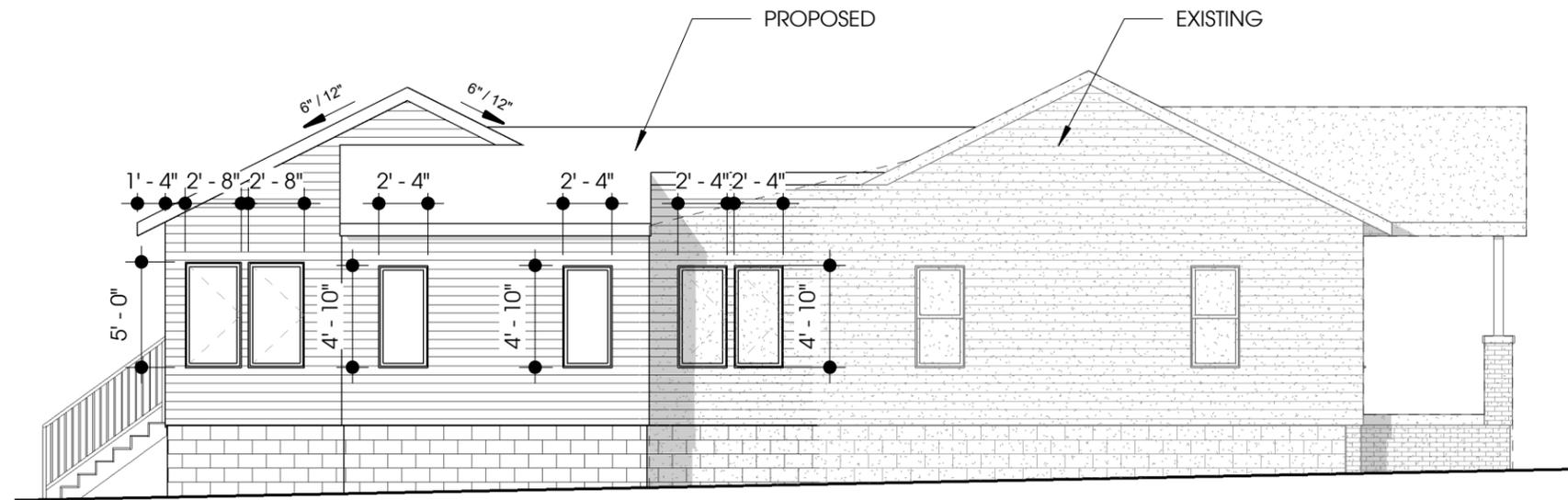
ELEVATIONS

H2.0



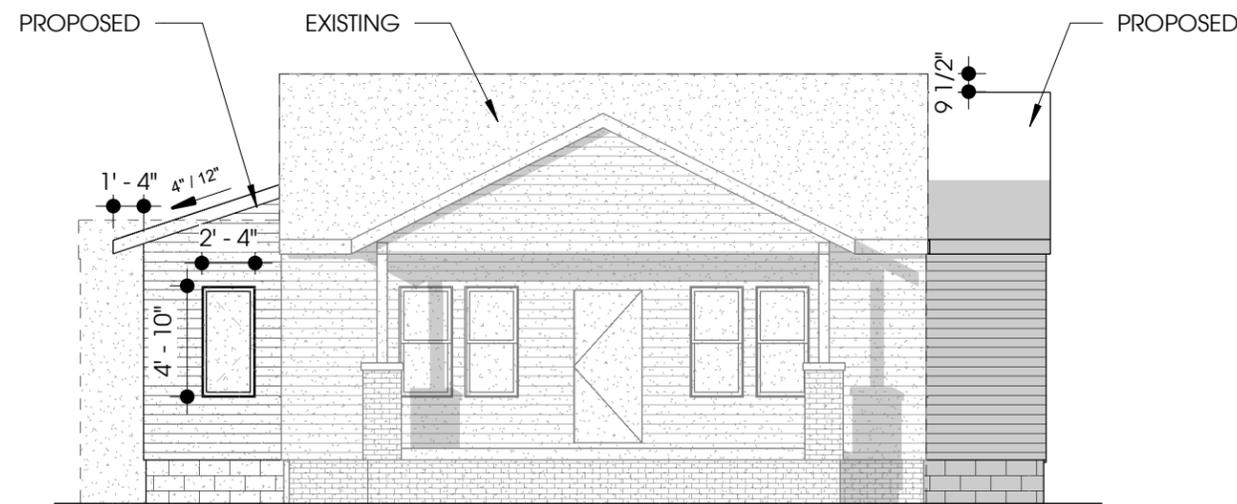
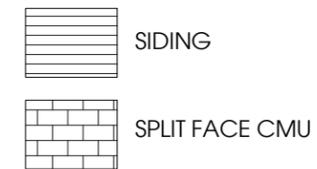
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2 WEST ELEVATION
0' 4' 8' 16'

MATERIAL SYMBOLS



1 SOUTH ELEVATION
0' 4' 8' 16'

MATERIAL NOTES

- ALL TRIM SHALL BE SMOOTH FACED FIBER CEMENT
- WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ALL NEW CMU FOUNDATIONS SHALL BE SPLIT FACE CMU.
- ROOFING WILL BE ASPHALT SHINGLES.

**PASCHETAG
RESIDENCE**

HISTORIC SUBMITTAL

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ELEVATIONS

H2.1