

DAVID BRILEY  
MAYOR



# 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

1506 Boscobel Street

July 17, 2019

**Application:** New Construction-Infill

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

**Council District:** 06

**Base Zoning:** R6

**Map and Parcel Number:** 083130477

**Applicant:** Allard Ward Architects

**Project Lead:** Jenny Warren, jenny.warren@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to construct a new duplex.</p> <p><b>Recommendation:</b> Staff recommends approval of the proposed infill with the conditions that:</p> <ol style="list-style-type: none"><li>1. Staff shall approve the front setback in the field, at staking;</li><li>2. Staff shall approve the roofing color, brick sample, trim material, metal railing and final door, garage door and window selections;</li><li>3. There shall be no paved parking in front of the house along Boscobel Street; and</li><li>4. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner or on the rear or rear-side within five feet (5') of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s),</li></ol> <p>finding that the proposal meets the design guidelines for infill construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b></p> <p><b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
---	---

**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.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.*

#### **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.*

*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.

*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.*

#### *Duplexes*

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.*

*In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.*

### **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**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

- 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 new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.*

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.*

*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.*

#### *Setbacks & Site Requirements.*

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

#### *Driveway Access.*

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

- 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.*



Figure 1: Subject lot at 1506 Boscobel

**Background:** The applicant is proposing to construct a new infill duplex on a vacant lot.

The 1400-1600 blocks of Boscobel Street have very little historic context. This area was added to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay in 2014 and includes infill which was constructed prior to that date, without MHZC review. At that time, there was an understanding that infill on this block would follow the existing context, rather than the historic context. The slope on this side of the 1500 block is very steep, rising approximately twenty feet (20') from the front to the rear, and presenting unique challenges to both design and construction.

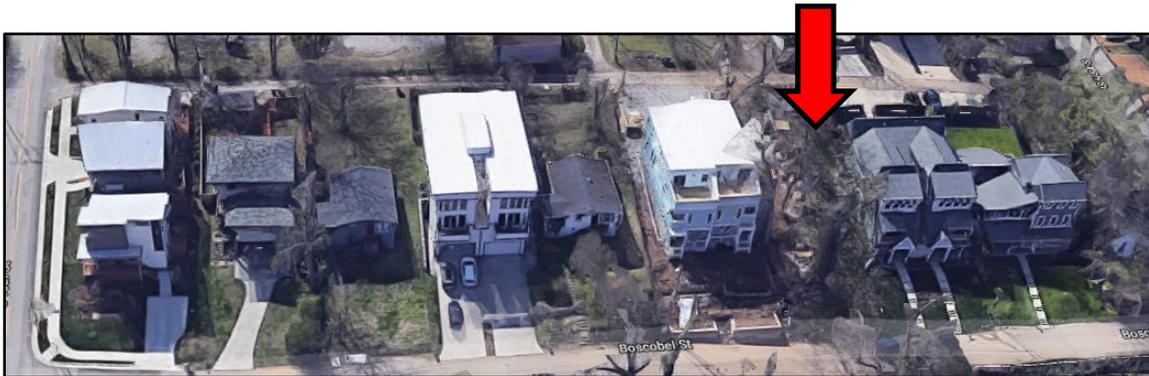


Figure 2: South side of 1500 block of Boscobel – arrow indicates subject lot

### **Analysis and Findings:**

#### Height & Scale:

The proposed duplex will have two full stories at the street with a height of twenty-eight feet, six inches (28'6") from grade and a third floor that will be set back behind rooftop decks. (Figure 3) The third floor level will have a side gabled roof form about twenty-four feet (24') beyond the front elevation. This ridge height will be approximately thirty-six feet (36') from grade. Due to the considerable slope of the lot, there will be a partial-depth walk-out basement level (labelled as 'ground floor' on the plans) with primary entrances facing onto Boscobel. The first and second floor levels continue to the rear, creating a two-story structure on the rear elevation as well. The height on the alley is about twenty-four feet, nine inches (24'9") to the top of the side-gabled ridge.



Figure 3: Side elevation

Because the 1400 through 1600 blocks of Boscobel Street do not have strong historic integrity, the design guidelines specify that infill in this area may be two-stories tall. Other houses on the block range from nineteen feet (19') to thirty-eight feet (38') tall. (Figures 2, 4 and 5). Staff finds that the height is appropriate in this case as the partial third level is set back significantly, as the immediate context contains comparably sized houses and as the immediate context contains little historic integrity.



Figure 4: 1508 Boscobel, to the immediate left



Figure 5: 1504 Boscobel, to the immediate right

The building will be forty feet (40') wide and about eighty feet (80') deep. Again, because the 1400 through 1600 blocks of Boscobel Street do not have strong historic integrity, the design guidelines specify that new construction may be up to forty feet (40') wide.

Staff finds the height and scale of the proposed infill to meet sections II.B.1.a and II.B.1.b of the design guidelines.

**Setback & Rhythm of Spacing:** The new duplex will be situated on the lot with its front setback approximately in line with the adjacent houses, which creates a setback of

roughly twenty to twenty-one feet (20'-21') from the front property line. Staff finds the proposed street setback to be compatible with the surrounding context, which does not have an intact historic setback rhythm. The side setbacks will be five feet (5') with the forty foot (40') wide building centered on a fifty foot (50') wide lot. The rear attached garage will be set twenty feet (20') off the alley.

Staff finds the setbacks of the proposed infill will meet section II.B.1.c of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block/Brick-to-grade at front	Not Indicated	No	X
<b>Cladding</b>	6" cement fiberboard lap siding	Smooth	No	X
<b>Secondary Cladding</b>	Brick	Not indicated	Yes	X
<b>Roofing</b>	Architectural Shingles	Color unknown	Yes	X
<b>Trim</b>	Cement Fiberboard or wood	Smooth faced	Yes	X
<b>Front Porch floor/steps</b>	Brick	Not indicated	Yes	X
<b>Front Porch Posts</b>	Brick	Not indicated	Yes	X
<b>Front rooftop railing</b>	Metal	Not indicated	No	X
<b>Windows</b>	Aluminum clad, wood	Not indicated	Yes	X
<b>Principle Entrance</b>	Full light	Not indicated	Yes	X
<b>Side doors</b>	Full light	Not indicated	Yes	X
<b>Garage doors</b>	Glass paneled	Not indicated	Yes	X
<b>Driveway</b>	Concrete	N/A	Yes	
<b>Walkway</b>	Concrete	N/A	Yes	
<b>Retaining wall</b>	Concrete	N/A	Yes	

The applicant is proposing brick-to-grade on the front elevation and six inch (6”) exposure for the siding. Typically, foundations should be a different material than the principal cladding and siding should not exceed five inches (5”) but due to the lack of historic context, Staff finds these material details to be appropriate.

With staff approval of the roofing color, brick sample, trim material, metal railing and final door, garage door and window selections, staff finds that the materials meet section II.B.4. of the design guidelines, for materials.

Roof form: The new building will have a flat roof on the front elevation, with decks above. Beyond there will be two side gables with a 6/12 slope, connected by a low-sloped front gable. (Figure 3) Because the 1400 through 1600 blocks of Boscobel Street do not have strong historic character and because there were several low-sloped and flat-roofed structures built prior to expansion of the overlay to include this area, the design guidelines specify that infill in this area may have a flat or minimally sloped roof.

Staff finds the proposed infill to meet section II.B.1.b of the design guidelines.



Figure 6: Front elevation

Orientation: The new building will be aligned toward the street, matching the orientation of the surrounding houses. The building has recessed front porches on the ground level, facing Boscobel. The front doors are turned ninety (90) degrees from the street, which is a feature sometimes seen on historic houses. There are also balconies on the front at the rooftop. The site plan indicates concrete walkways from both porches to the street, as is appropriate. Parking is provided at the rear, with a driveway from the alley to the attached garage.

With the condition that there shall not be paved parking areas in front of the building, Staff finds that the project

meets section II.B.6 for orientation.

Proportion and Rhythm of Openings: The windows on the front façade of the proposed addition are vertically oriented, as are the majority of windows on the sides. Overall, there are no large expanses of wall space without a window or door opening. While the proportion and rhythm of openings reflects a more modern influence than would be found on most historic houses, Staff finds that the infill will meet section II.B.7 of the design

guidelines because the 1400 through 1600 blocks of Boscobel Street do not have strong historic character.

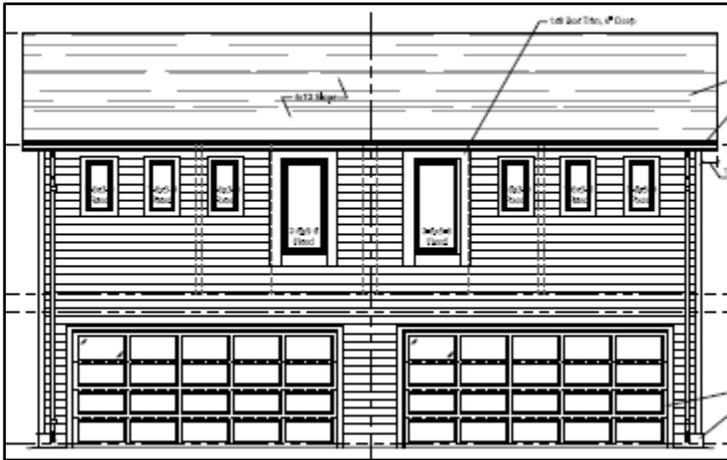


Figure 7: Rear elevation

**Outbuildings:**

The applicant is proposing an attached garage on the rear elevation, at the alley.

Attached garages are not typically permitted in the overlay unless they are at basement level. However, in this case, Staff finds that it could be appropriate for several reasons. First, the lot is somewhat short, at one-hundred-twenty feet (120') deep; the slope of the lot

makes a detached outbuilding problematic; the narrowness of the street make street parking difficult on this block; and lastly, the lack of historic context on this block creates a condition where an attached garage would not be out-of-place.

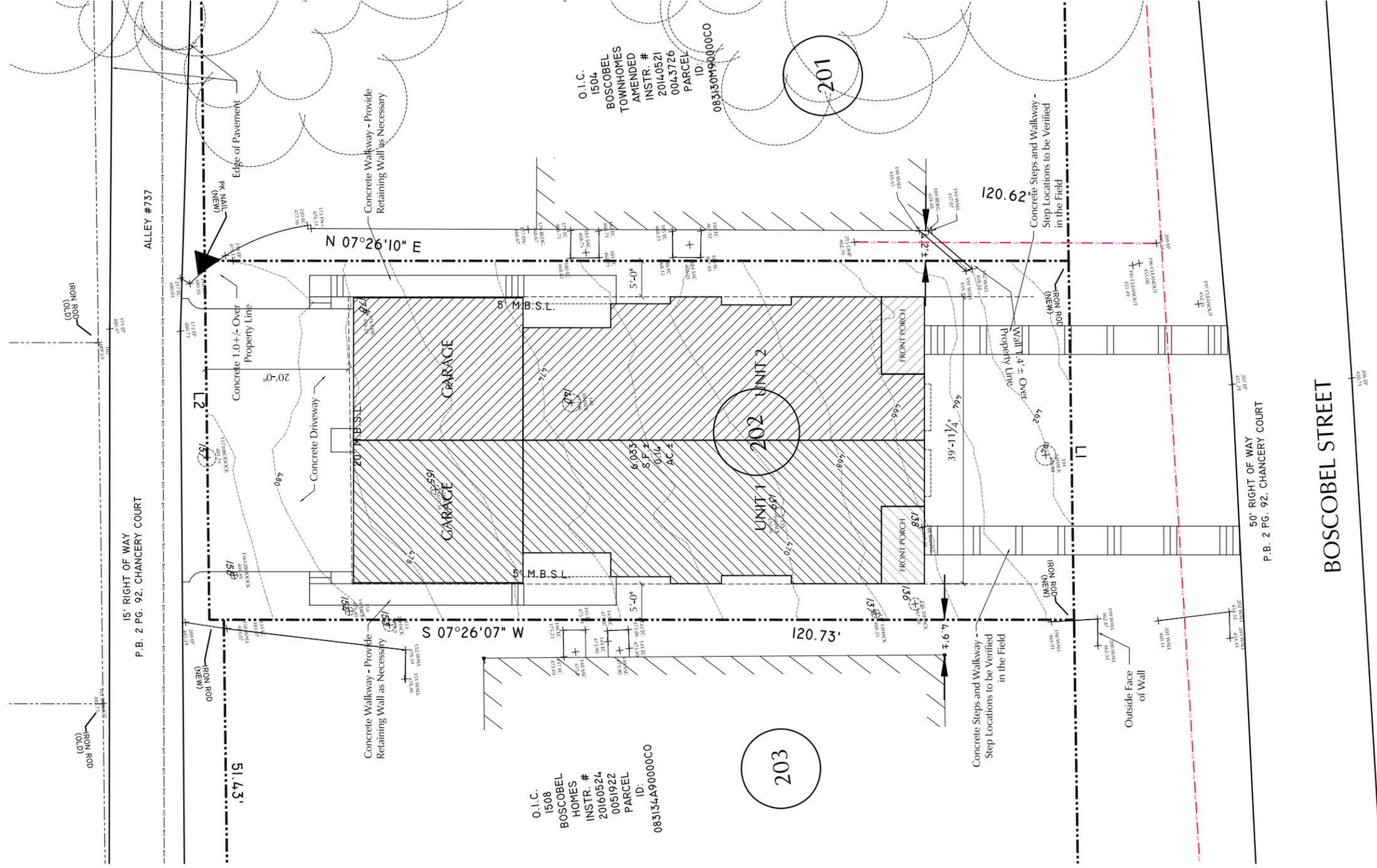
For these reasons, Staff finds that the proposed attached garage may be appropriate in this specific instance.

**Appurtenances & Utilities:** The location of the HVAC and other utilities are not indicated on the submitted plans. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner or on the rear or rear-side within five feet (5') of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s). With this condition, the project meets section II.B.9.

**Recommendation:** Staff recommends approval of the proposed infill with the conditions that:

1. Staff shall approve the front setback in the field at staking;
2. Staff shall approve the roofing color, brick sample, trim material, metal railing and final door, garage door and window selections;
3. There shall be no paved parking in front of the house along Boscobel Street; and
4. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner or on the rear or rear-side within five feet (5') of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s),

finding that the proposal meets the design guidelines for infill construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1

Site Plan



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

15' RIGHT OF WAY  
 P.B. 2 PG. 92, CHANCERY COURT

ALLEY #737

50' RIGHT OF WAY  
 P.B. 2 PG. 92, CHANCERY COURT

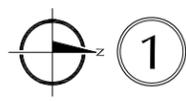
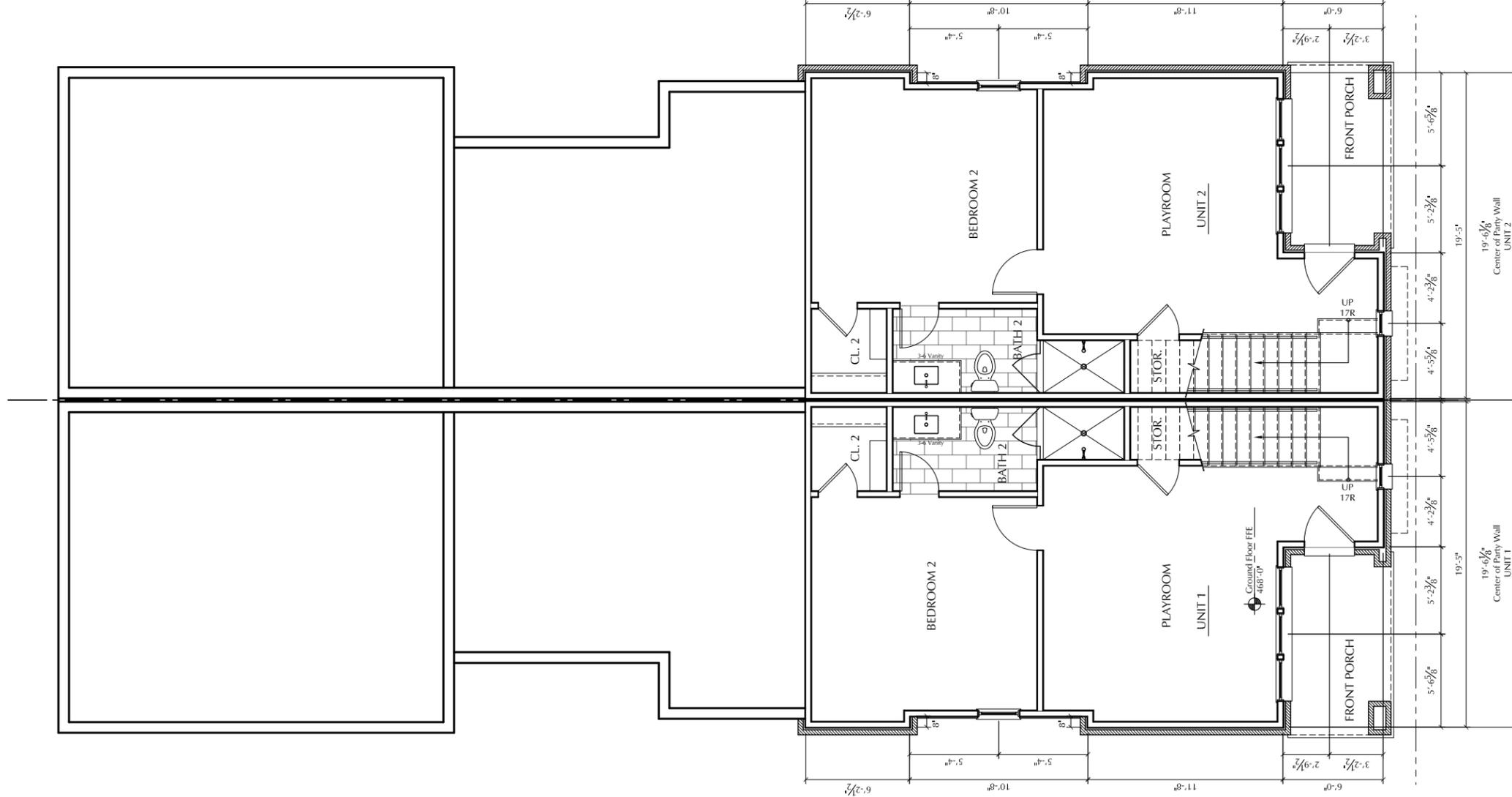
BOSCOBEL STREET

Drawings:  
 Site Plan  
 Date:  
 07.01.19

**ALLARD WARD ARCHITECTS**  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 allardward.com  
 Tel: 615.345.1010  
 Fax: 615.345.1011

A New Development for:  
**The Tudor Building Group**  
 1506 Boscobel Street  
 Nashville, Tennessee 37206

**A0.1**



# Ground Floor Plan



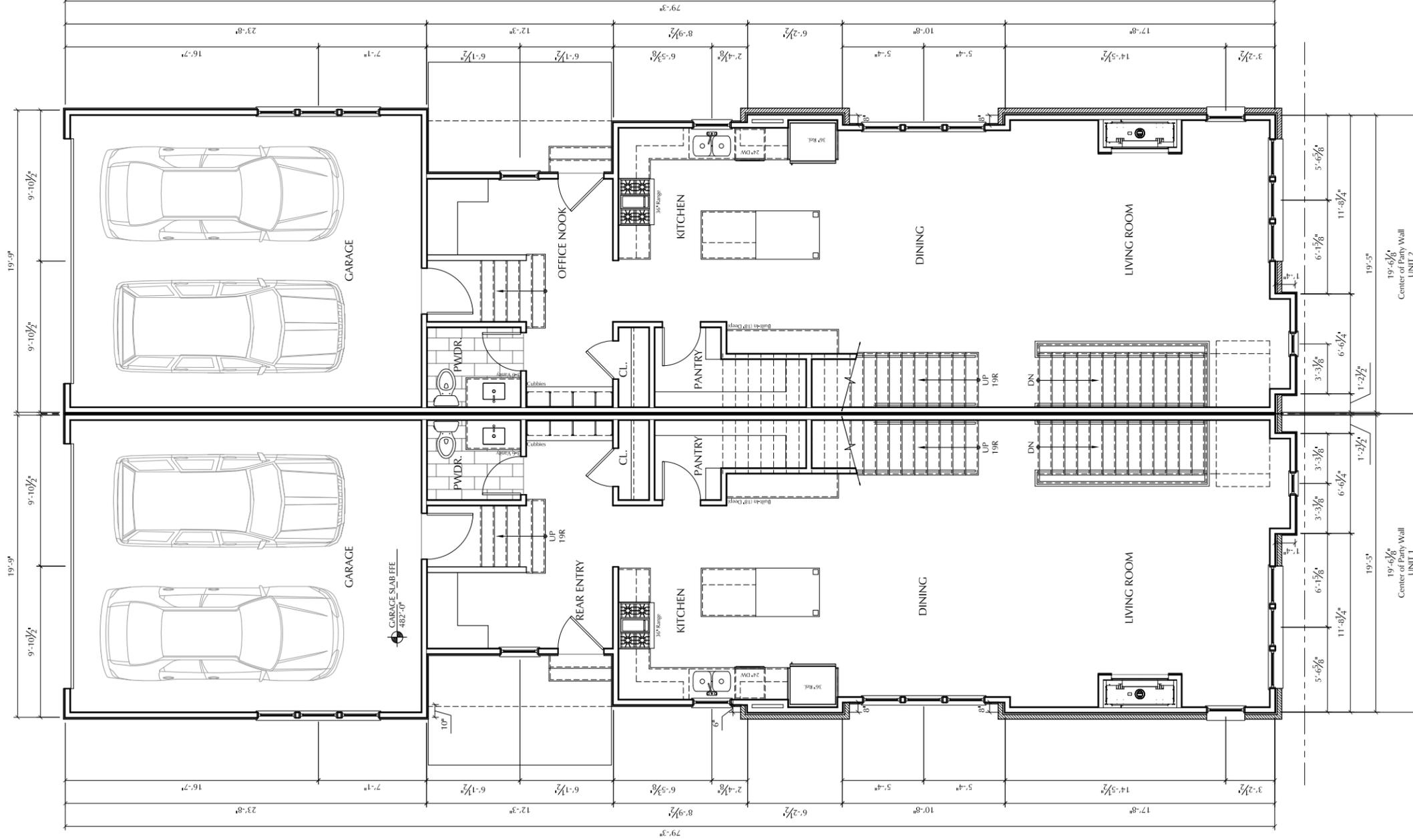
Drawings:  
Ground Floor Plan

Date:  
07.01.19

**ALLARD WARD**  
A P C H I T E C T S  
1618 Sixteenth Avenue South  
Nashville, Tennessee 37212  
allardward.com  
Tel: 615.345.1010  
Fax: 615.345.1011

# A1.0

A New Development for:  
**The Tudor Building Group**  
1506 Boscobel Street  
Nashville, Tennessee 37206



1

# First Floor Plan



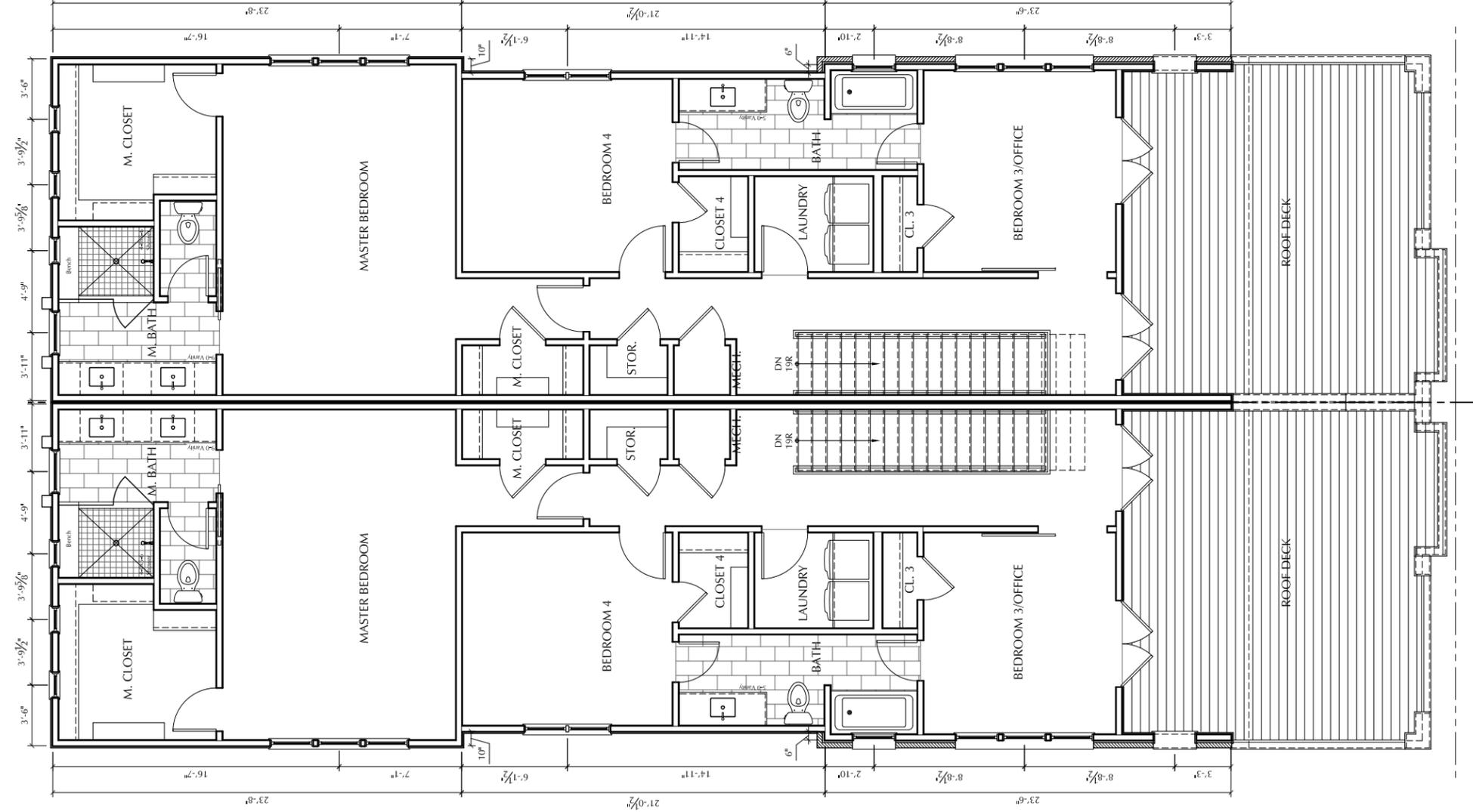
Scale: 1/8"=1'-0"

Drawings:  
First Floor Plan  
Date:  
07.01.19

**ALLARD WARD**  
ARCHITECTS  
1618 Sixteenth Avenue South  
Nashville, Tennessee 37212  
allardward.com  
Tel: 615.345.1010  
Fax: 615.345.1011

A New Development for:  
**The Tudor Building Group**  
1506 Boscobel Street  
Nashville, Tennessee 37206

# A1.1



1

## Second Floor Plan

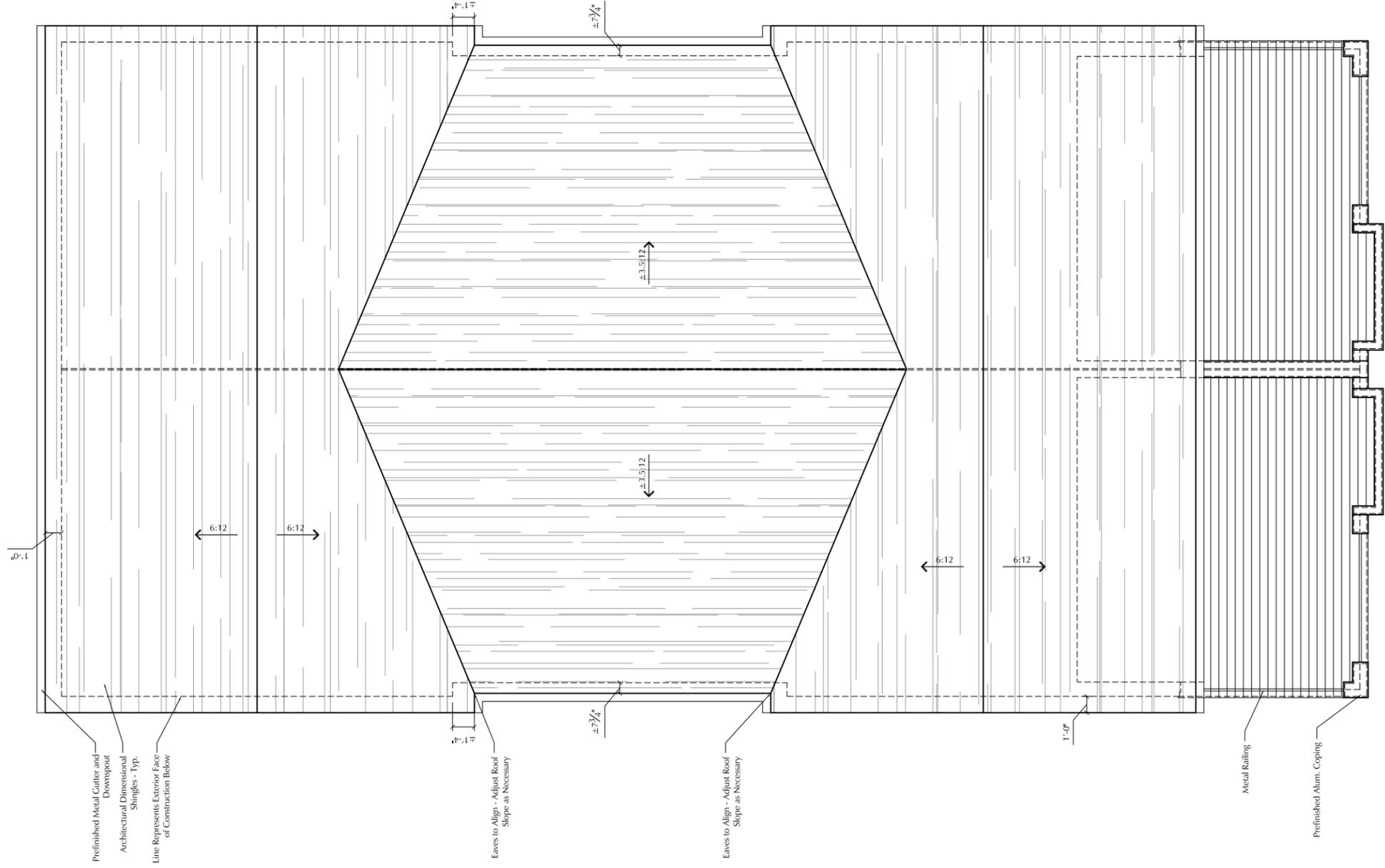
Scale: 1/8"=1'-0"

Drawings:  
Second Floor Plan  
Date:  
07.01.19

**ALLARD WARD**  
ARCHITECTS  
1618 Sixteenth Avenue South  
Nashville, Tennessee 37212  
Tel: 615.345.1010  
allardward.com  
Fax: 615.345.1011

A New Development for:  
**The Tudor Building Group**  
1506 Boscobel Street  
Nashville, Tennessee 37206

**A1.2**



Prefinished Metal Gutter and Downspout Architectural Dimensional Shingles - Typ. Line Represents Exterior Face of Construction Below

Eaves to Align - Adjust Roof Slope as Necessary

Eaves to Align - Adjust Roof Slope as Necessary

Metal Railing Prefinished Alum. Coping



1

Roof Plan



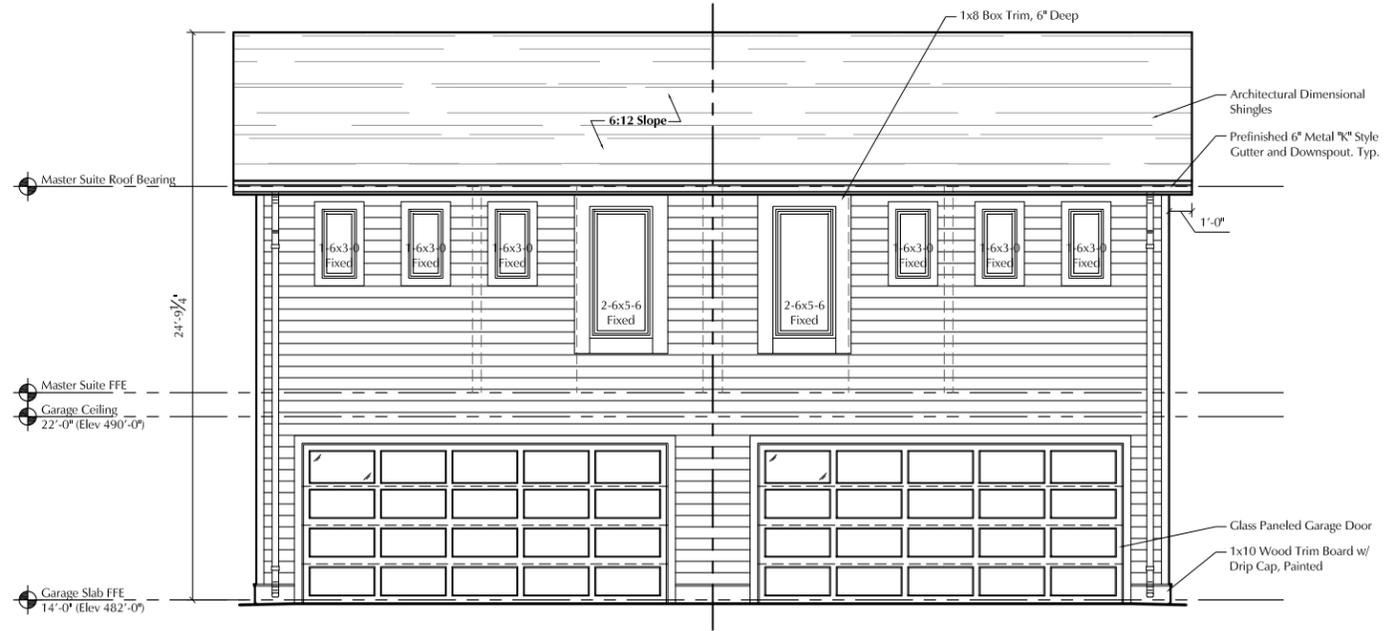
Scale: 1/8"=1'-0"

**A1.3**

Drawings:  
Roof Plan  
Date:  
07.01.19

**ALLARD WARD**  
ARCHITECTS  
1618 Sixteenth Avenue South  
Nashville, Tennessee 37212  
allardward.com  
Tel: 615.345.1010  
Fax: 615.345.1011

A New Development for:  
**The Tudor Building Group**  
1506 Boscobel Street  
Nashville, Tennessee 37206



2 South Elevation  
Scale: 1/8" = 1'-0"



1 North Elevation  
Scale: 1/8" = 1'-0"



1 East Elevation



Drawings:  
Elevations  
Date:  
07.01.19

**ALLARD WARD**  
ARCHITECTS  
1618 Sixteenth Avenue South  
Nashville, Tennessee 37212  
allardward.com  
Tel: 615.345.1010  
Fax: 615.345.1011

A New Development for:  
**The Tudor Building Group**  
1506 Boscobel Street  
Nashville, Tennessee 37206

**A2.1**



1 West Elevation  
 Scale: 1/8" = 1'-0"

A New Development for:  
**The Tudor Building Group**  
 1506 Boscobel Street  
 Nashville, Tennessee 37206

**ALLARD WARD**  
 ARCHITECTS  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 allardward.com  
 Tel: 615.345.1010  
 Fax: 615.345.1011

Drawings:  
 Elevations  
 Date:  
 07.01.19

**A2.2**