



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
522 Acklen Park Drive
July 18, 2012

Application: New construction-primary building and accessory structure
District: Richland-West End Addition Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405006400
Applicant: John Eldridge, E3 Construction Services LLC
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Construct new single-family residence and detached accessory structure on vacant lot.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff review and approve a brick sample, the asphalt shingle color, all window and door specifications, the material for the front porch floor and steps, the material for the rear deck and railing, and the design and material for any front porch railing; 2. The utilities be located in the rear of the house or along a side façade, beyond the midpoint of the house; and 3. The driveway be single-width to at least the front wall of the house, where it can expand to a double-width concrete driveway. <p>With these conditions, staff finds that the project meets II.B.1. of the <i>Richland-West End Addition Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

a. 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.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill 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. BL2007-45).

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*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.I.F.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 minimum 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.

e. R o o f S h a p e

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

f. O r i e n t a t i o n

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings shall 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.

For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than those that front the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

Generally, curb cuts should not be added.

g. P r o p o r t i o n a n d R h y t h m o f O p e n i n g s

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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

h. O u t b u i l d i n g s

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

Roof

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

Siding and Trim

- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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:

1. *where they are a typical feature of the neighborhood*
2. *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.*

i . P u b l i c S p a c e s

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.

Background: 522 Acklen Avenue is a vacant parcel located in the Richland-West End Addition Neighborhood Conservation Zoning Overlay. The parcel backs up to the railroad tracks and has never been developed. To the left/south of the site is a vacant parcel that extends to Murphy Road.



Parcel at 522 Acklen Park Drive.

All of the existing structures on Acklen Park Drive in the conservation overlay are non-contributing. Several of them were constructed just shortly before the creation of the overlay in 2007. Without any immediate historic context, the one and one-and-a-half story bungalows along Murphy Road and Greenway Avenue provide guidance for new development.



Parcel to the right/north of 522 Acklen Park Drive (non-contributing).



Duplexes to the north of the site, along Acklen Park Drive (non-contributing).



Multi-family structures at the corner of Acklen Park Drive and Hillsdale Avenue (non-contributing)



Multi-family structure on Acklen Park Drive (non-contributing).



Mid-century, non-contributing structure across the street from 522 Acklen Park Drive.



Examples of contributing structures on Murphy Road (Right: No. 3530, Left: No. 3528)



Examples of contributing structures on Greenway Avenue (Right: No. 309; Left: No. 310).

Analysis and Findings:

Applicant proposes to construct a new single-family residence and detached accessory structure on vacant lot. The pool shown on the site plan is not reviewed in a Neighborhood Conservation Zoning Overlay.

Location and Setback: The proposal meets all bulk zoning setback requirements. The site is shallow compared to typical properties in the Richland-West End neighborhood. It is approximately one hundred feet (100') deep, whereas most lots on Murphy Road and Greenway Avenue that contain contributing structures have depths of approximately one hundred and fifty feet (150'). The lot is approximately sixty-nine feet (69') wide at the front and sixty feet (60') at the rear. The rear portion of the site also has a steep berm resulting from the railroad tracks, which restricts the developable area of the site.

The primary building is situated towards the right/north side of the lot in order to accommodate the proposed accessory structure on the left/south side of the lot. The accessory structure, which will be discussed in detail under "Outbuildings," is detached, but located to the side of the proposed infill. The accessory structure's front wall is approximately thirteen feet, three inches (13'3") behind the front wall of the house and approximately nineteen feet, eleven inches (19'11") behind the line of the porch. The back wall of the accessory structure lines up with the back wall of the house. The accessory structure is separated from the house by a width of four feet, one inch (4'1").

Although the design guidelines state that accessory structures should be located in the rear of the property, behind the back line of the primary house, staff finds the proposed location of the accessory structure appropriate in this instance for several reasons. The site's shallow depth and the existence of the railroad berm in the rear of the property severely limit the practicability of building in the rear of the lot. In addition, because there is no historic context in the immediate vicinity of the site, the location of the garage will not significantly impact the historic character of the neighborhood. Lastly, the garage is detached from the house, is subordinate to it in height and scale, and is pushed back as far from the front of the house as is practical for the site.

Staff finds that the infill meets Sections II.B.1.c. and II.B.1.h. of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Height & Scale: The proposed primary structure is drawn to show a maximum ridge height of twenty-nine feet, eleven inches (29' 11") from existing grade. The porch eave height is approximately ten feet, eleven inches (10' 11") above the grade. The primary structure will be thirty-three feet, four inches (33' 4") wide and forty-six feet, ten inches (46' 10") deep. Since there is no immediate historic context for the site, staff will compare the proposed infill to the typical houses along Murphy Road and Greenway Avenues. These houses range in height from sixteen to thirty feet (16'-30'), and are typically one or one-and-one-half stories. Their widths range from approximately thirty-two feet to forty-five feet (32'-45'), and their depths range from as little as thirty-one feet to as much as eighty-eight feet (31'-88'). Staff finds the height and scale of the proposed primary structure to be in keeping with that of the historic context along Murphy Road and Greenway Avenue.

With the construction of the primary structure and the accessory structure, the lot's percentage of open space will be approximately sixty percent (60%). Staff finds this to be in keeping with the historic context along Murphy Road and Greenway Avenue, where the percentages of open space range from sixty to eighty percent (60% – 80%).

Staff finds that the height and scale of the proposed infill meets Sections II.B.1. a. and II.B.1.b. of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Materials: The primary structure's primary cladding material will be smooth-face cement fiberboard with a five inch (5") reveal. The house's foundation will be split face concrete block, and the porch columns will have a brick veneer base and wood shaft. Staff asks to review a brick sample for the piers prior to purchase and installation. The roof will be asphalt shingle, and staff asks to review the shingle color prior to purchase and installation. The windows will be wood, and the door material was not specified. Staff asks to review all window and door materials and specifications prior to purchase and installation. The materials for the front porch floor and steps, and the rear deck and deck railing were not specified, and staff asks to review these materials as a condition of approval. If a front porch railing is installed, staff will want to review and approve the design and material of the railing prior to purchase and installation.

With the above-mentioned staff reviews, staff finds that the materials for the primary structure meet Section II.B.1. d. of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Roof: The infill's primary roof form will be a side gable with a front slope of 10/12 and a back slope of 8/12. Two gabled dormers, with slopes of 10/12, will be connected in the front with a 4/12 shed roof. On the rear, a shed dormer with a slope of 3/12 will be constructed. Staff finds the primary structure's roof forms to meet Section II.B.1.e. of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Orientation: The proposed infill has a full width front porch and centered primary entrance. The infill faces Acklen Park Drive, which is appropriate. Staff finds the orientation of the primary structure to meet Section II.B.1.f of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The primary windows on the infill are approximately twice as tall as they are wide, and so meet the historic ratio of windows. There are no large, visible expanses of fifteen feet (15') or greater without a window or door opening. The left façade has few window and door openings on its first floor, particularly in the back half of the house. Staff finds the lack of window openings in this area to be appropriate because the location of the garage will make this façade only minimally visible. Staff therefore finds that the window proportions and rhythm of openings meets Section II.B.1.g. of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Utilities: The location of the HVAC system is unknown at this time. Staff recommends that it be located at the rear of the home or on the side, beyond the mid-point of the house.

Appurtenances: The site plans shows a double-width driveway leading to the garage. Double width driveways are not typically found in the historic Richland-West End neighborhood. Staff therefore asks that a condition of approval be that the driveway be single-width to at least the front wall of the house, where it can expand to a double-width concrete driveway. The pool shown on the site plan is not reviewed in a Neighborhood Conservation Zoning Overlay. No other appurtenances were indicated on the site plan, and staff asks to review and approve any other appurtenances before they are installed.

Outbuilding: As mentioned in the "Location and Setback" section, a garage is proposed to be located to the left side of the new primary structure, which staff finds appropriate in this instance. The garage doors will face Acklen Park Drive and will be accessed via a new curb cut, which staff finds appropriate since the site has no alley access. The garage will have two distinct bays and garage doors, which is appropriate when such a structure faces the street.

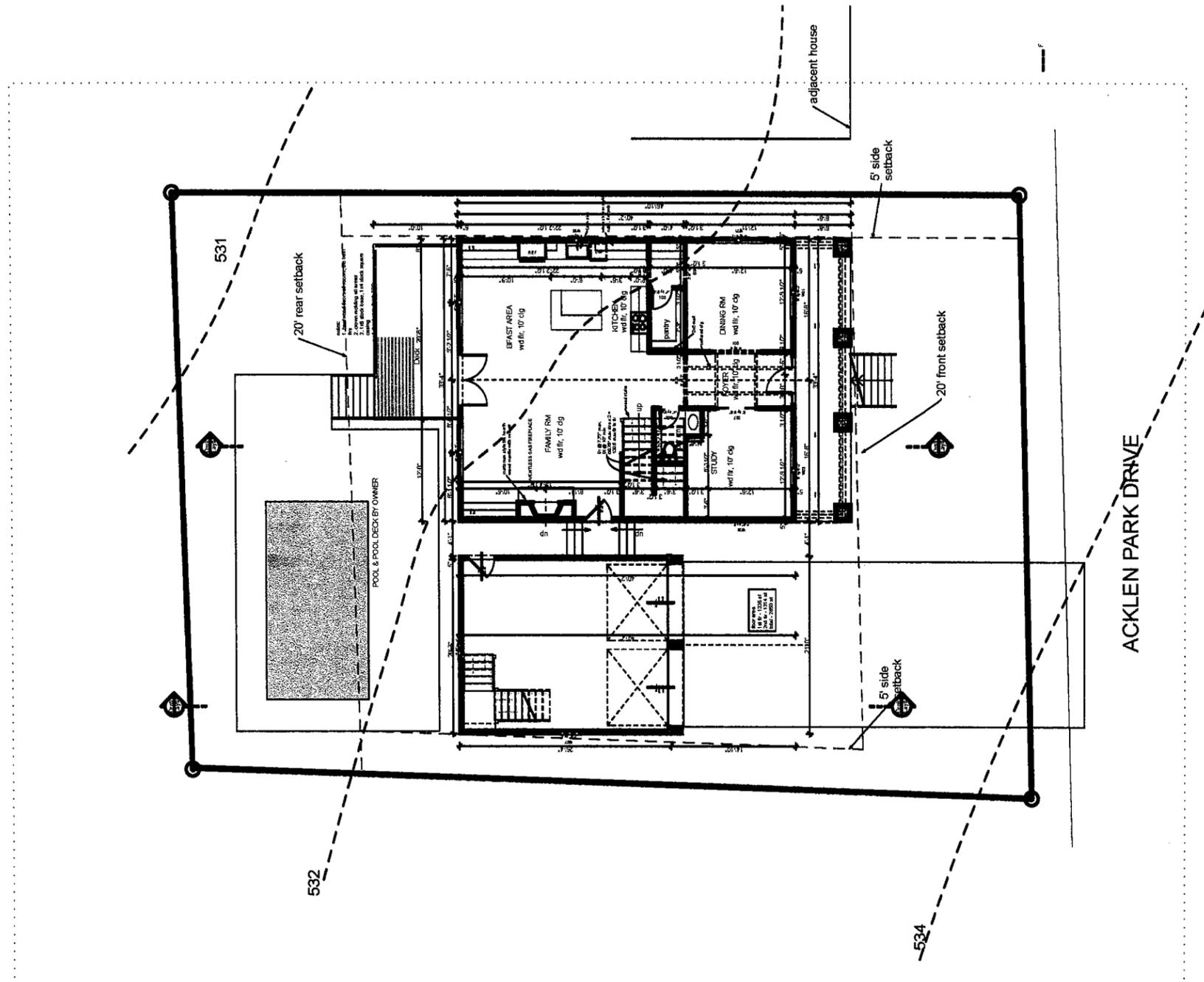
The garage will be approximately twenty-one feet (21') wide and twenty-seven feet (27') deep. It will have a ridge height of approximately twenty-one feet, ten inches (21'10") and an eave of approximately nine feet, two inches (9'2"). Both the ridge and the eave heights will be lower than those on the primary structure. The garage's roof form will be a side gable with a slope of 10/12. The front and back slopes will have shed dormers with slopes of 3/12. The materials for the garage will be similar to the materials for the primary structure. The garage will be clad in cement fiberboard with a five inch reveal. The roof will be dimensional shingles, and the windows will be wood. The material of the garage doors was not specified, and staff asks to review and approve the doors prior to purchase and installation.

Staff finds the proposed accessory garage to be subordinate to the primary structure and to meet Section II.B.1.h. of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

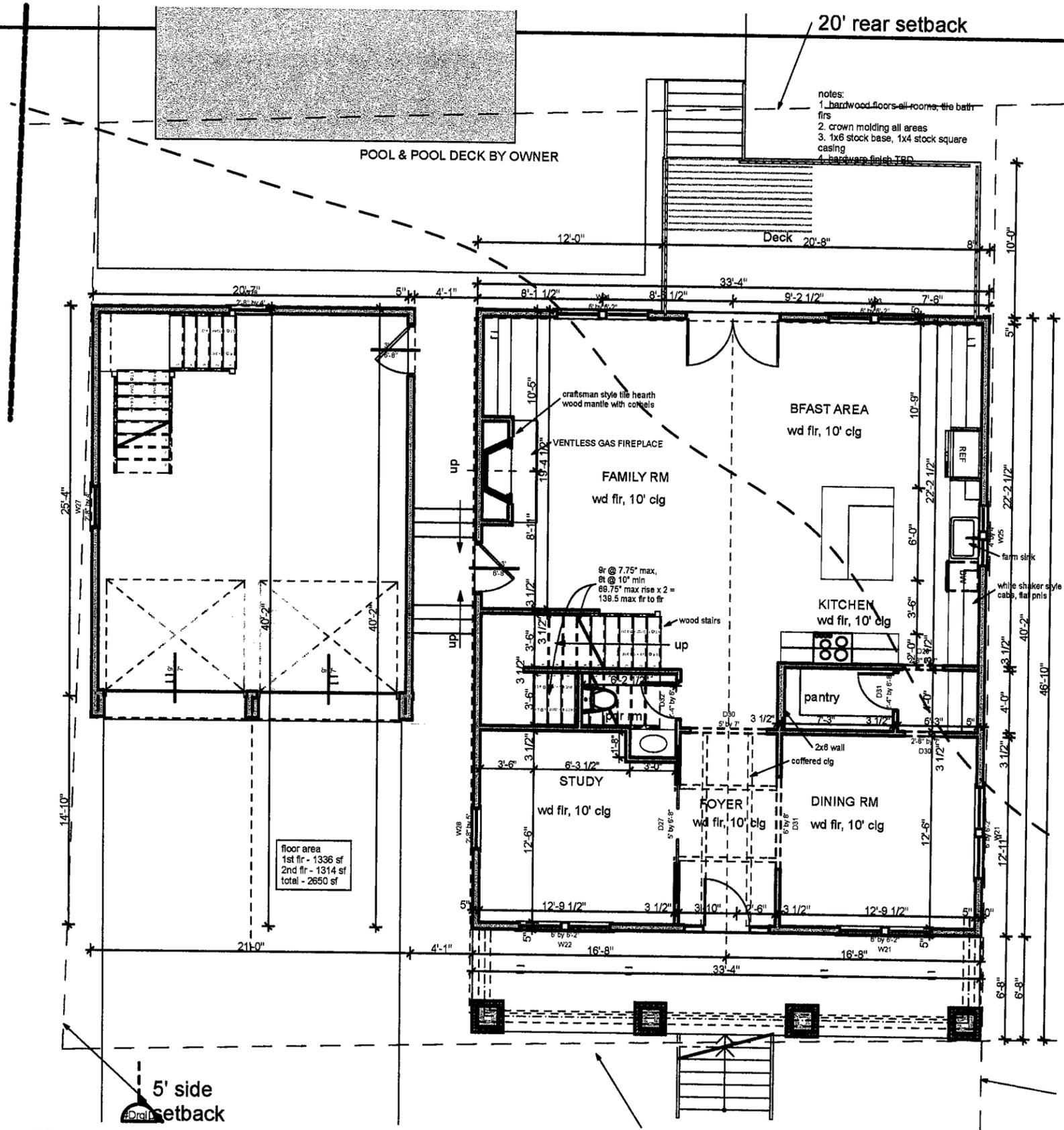
1. Staff review and approve a brick sample, the asphalt shingle color, all window and door specifications, the material for the front porch floor and steps, the material for the rear deck and railing, and the design and material for any front porch railing.
2. The utilities be located in the rear of the house or along a side façade, beyond the midpoint of the house.
3. The driveway be single-width to at least the front wall of the house, where it can expand to a double-width concrete driveway

With these conditions, staff finds that the project meets II.B.1. of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



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

2811 BERRY HILL DRIVE NASHVILLE, TN 37204 Phone: (615) 288-9248 Fax: (615) 627-1288 email: quirkdesigns@comcast.net	
 QUIRK DESIGNS	
#Custom 1	
New Residence Jack Jeong 522 Acklen Park Drive Nashville, TN 37205	
DATE: 7/10/12	
REVISIONS	
PROJECT NO: COPYRIGHT 7/10/12 QUIRK DESIGNS	
SITE PLAN	
A1	
SHEET 8	



floor area
 1st flr - 1336 sf
 2nd flr - 1314 sf
 total - 2650 sf

1 1ST FLR PLAN
 SCALE: 1/8" = 1'-0"

20' rear setback

- notes:
 1. hardwood floors-all rooms, the bath, firs
 2. crown molding all areas
 3. 1x6 stock base, 1x4 stock square casing
 4. hardware finish TRD



2631 BERRY HILL DRIVE
 SUITE 200
 NASHVILLE, TN 37204
 Phone: (615) 627-1298
 email: quirkdesigns@comcast.net

#Custom 1

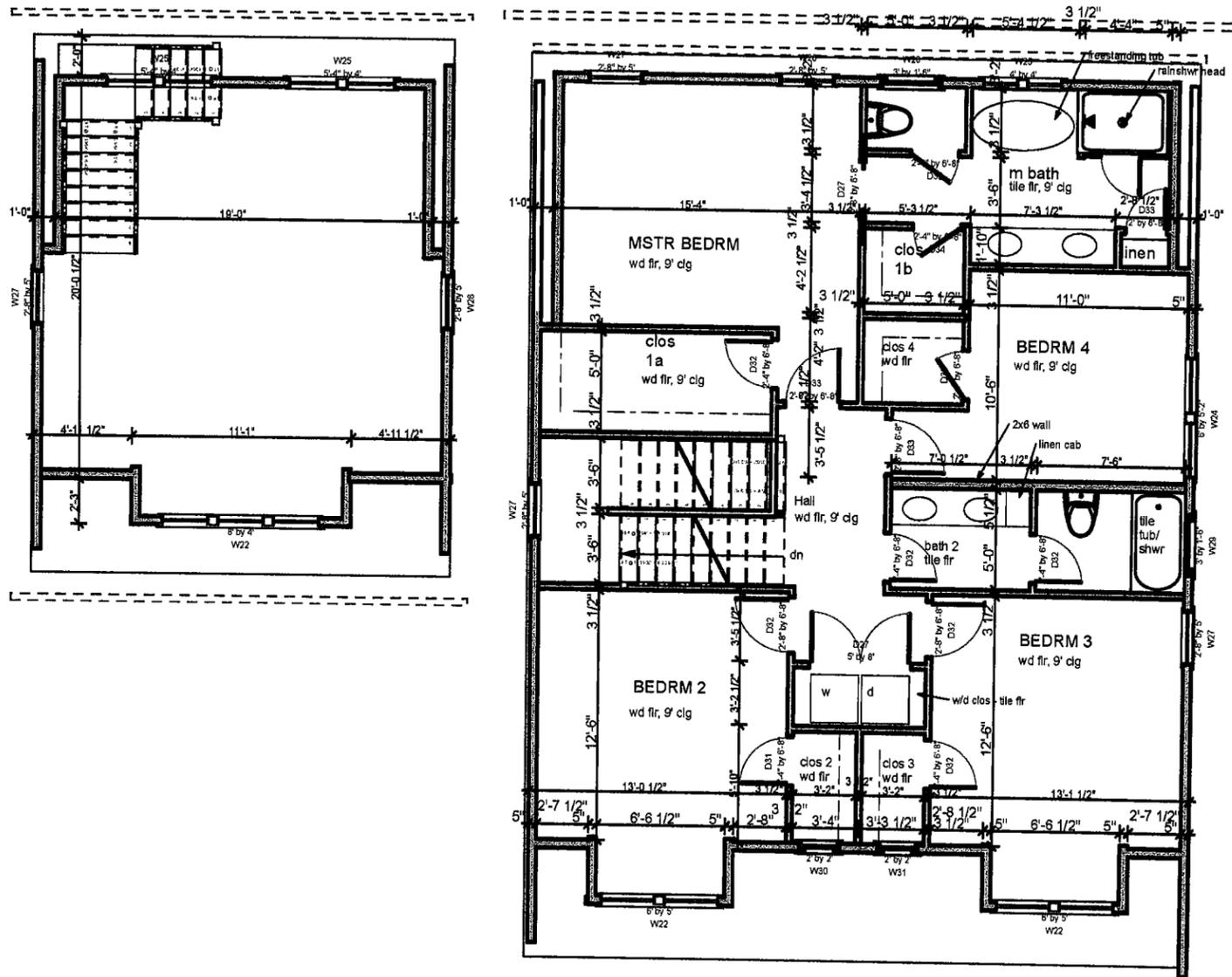
New Residence
 Jack Jeong
 522 Acklen Park Drive
 Nashville, TN 37205

DATE: 7/10/12
 REVISIONS

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 QUIRK DESIGNS

FIRST FLOOR PLAN

A2
 SHEET 9



1 2ND FLR PLAN
SCALE: 1/8" = 1'-0"

2851 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 298-8248 Fax: (615) 627-1298
email: info@quirkdesigns.com

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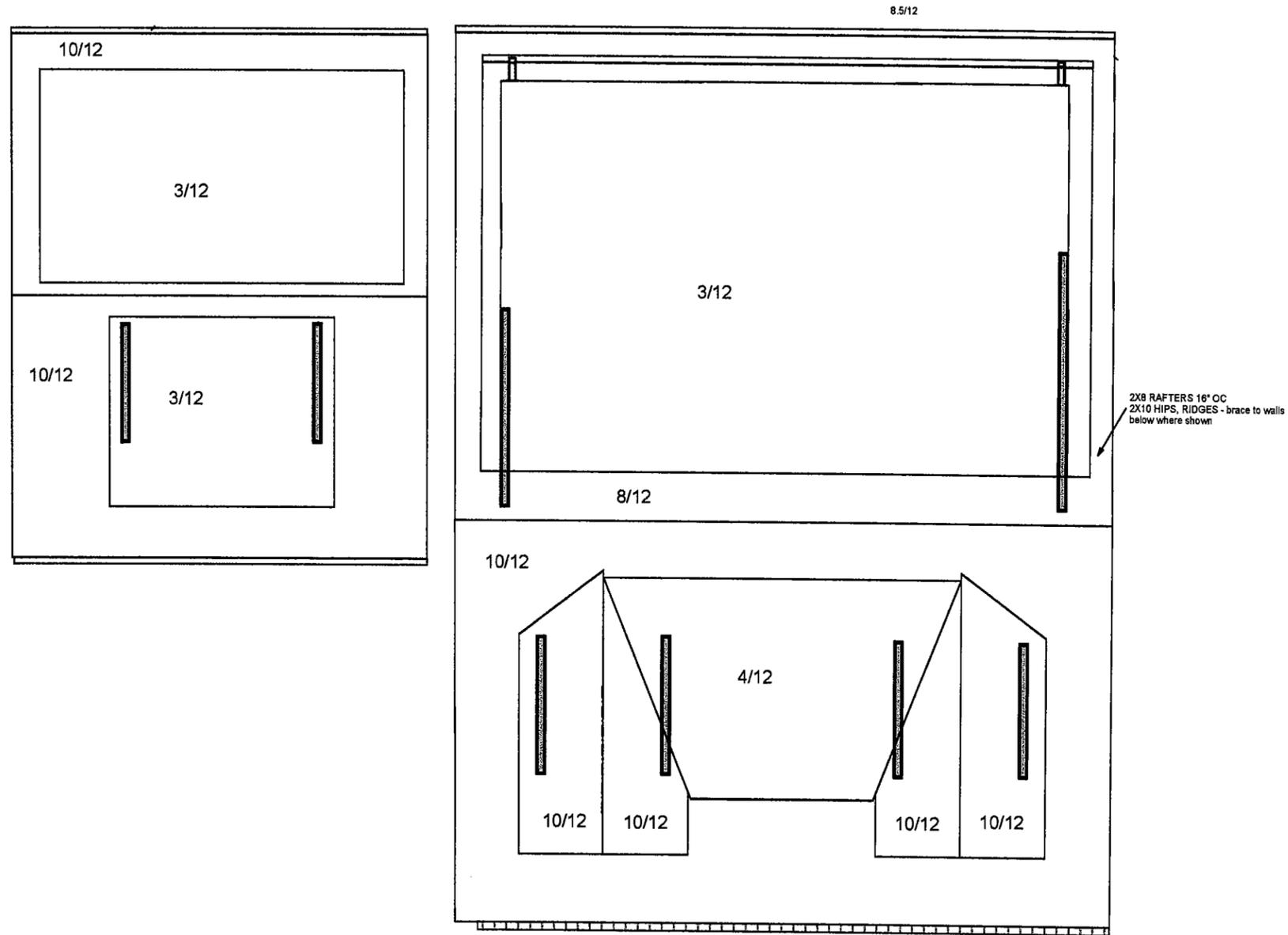
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2ND FLR PLAN

A3
SHEET 10



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

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Roof Plan

A4
SHEET 11



2 REAR ELEV
SCALE: 1/8" = 1'-0"



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

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ELEV. 1

A5
SHEET 12



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



2 RIGHT ELEV
SCALE: 1/8" = 1'-0"

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ELEV 2

A6
SHEET 13