



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 517 Acklen Park Drive April 17, 2013

Application: New construction—Primary building
District: Richland-West End Addition Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405043200
Applicant: Preston Quirk
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a new duplex at 517 Acklen Park Drive. The application to demolish the existing structure that spans two lots at 515 and 517 Acklen Park Drive is being addressed under the application and staff recommendation for No. 515 Acklen Park Drive. A similar duplex is proposed for No. 515.

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

1. Staff review and approve the asphalt shingle color, the materials and specifications for all windows and doors, and the materials for the front and rear porches' columns, steps, and floor.
2. Staff approve the material and design of the porch railing if one is installed.
3. Four to six inch (4"-6") mullions be included in between all double windows.
4. The HVAC and other utilities be located at the rear of the structure, or on a side façade, beyond the midpoint of the house.
5. Staff review any appurtenances not indicated on the submitted plans and elevations.

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*.

Attachments
A: Site Plan
B: Elevations

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.

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. 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.

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.

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.

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 . Outbuildings

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.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*
- *Decorative raised panels on publicly visible garage doors are generally not appropriate.*

Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (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. 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.

j. 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.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

Background: 517 Acklen Park Drive is a c. 1956 mid-century modern duplex ranch that spans the two lots at No. 515 (left) and No. 517 (right). It does not contribute to the historic character of the Richland-West End neighborhood. In 2008, the Commission approved, with conditions, a proposal to demolish the mid-century structure and build a single family house at No. 515 and a duplex at No. 517. Final drawings were not submitted to staff, and permits for the demolition and new construction of the two structures were never issued.



The existing structure at 515 and 517 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 (see context photos on the next two pages).



Multi-family structure on Acklen Park Drive, to the left of 515-517 Acklen Park Drive. This development is non-contributing and was constructed prior to the overlay.



Two non-contributing structures to the right of 515-517 Acklen Park Drive



522 Acklen Park Drive, across the street from the site, was approved by MHZC in July 2012.



Parcel across the street from 515-517 Acklen Park Drive (non-contributing).



Duplexes across the street, to the north, on Acklen Park Drive (non-contributing). These buildings are non-contributing and were constructed prior to designation of the overlay.



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



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:

Application is to construct a new duplex at 517 Acklen Park Drive. The application to demolish the existing structure that spans two lots at 515 and 517 Acklen Park Drive is being addressed under the application and staff recommendation for No. 515 Acklen Park Drive. A similar duplex is proposed for No. 515.

Location and Setback: The proposal meets all bulk zoning setback requirements. The lot for No. 515 is angled at the front, but the house will be situated to be parallel to the rear lot line, which is not angled. Because there is no historic context on this street, the front setback, which ranges from forty-eight feet (48') at its closest point to seventy-two feet (72') at its farthest point, is appropriate. The front setback will match that of the duplex at No. 515. The duplex will be centered on lot and will be approximately seven feet, six inches (7'6") from the right and the left side property lines. Staff finds that the duplex 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*.

Orientation: The duplex is designed to read as one structure, with two separate entries on the front facade, as is typical of historic duplexes. The proposed duplex has a half-width front porch, behind which is the entrance to one of the duplex units. The entrance to the other unit is behind an shallow entryway. 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*.

Height & Scale: The proposed structure will be one-and-a-half stories and will have a maximum ridge height of thirty feet, one inch (30'1"), which includes the two foot (2') tall foundation. The house's eave height is approximately eleven feet (11'). The duplex will be thirty-four feet (34') wide and forty-five feet, six inches (45'6") deep. Because the structure is a duplex, there are two entries. The entry on the left will be behind a six foot (6') deep porch. The entry on the right is behind a covered entryway that is four feet (4') deep and six feet, three inches (6'3") wide. Although staff typically asks that porches be six feet (6') deep, staff finds the shallower entryway to be appropriate because it is narrower than a typical porch and will read more as a covered entryway.

Since there is no immediate historic context for the site, staff will compare the proposed duplex to the typical houses along Murphy Road and Greenway Avenue. 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'). In July 2012, the Commission approved infill across the street at 522 Acklen Park Drive that has a height of twenty-nine feet, eleven inches (29'11"), which is similar to that of the proposed duplex (see photo on page 8). 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.

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. Painted Hardishakes will be used as an accent material on the main front gable. The house's foundation will be split face concrete block, and the roof will be dimensional fiberglass shingles. 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 porch floor and steps on both the front and rear facades 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 cross-gable. The cross gable at the front and the gable over the entryway will have a steep slope of approximately 24/12. The house's side gable will have a roof slope of 9/12. On the front slope of the house will be a dormer with a gabled roof with a slope of 24/12. The dormer is set in two feet (2') from the front wall of the house and more than two feet (2') from the house's sidewall. It is two feet (2') below the roof ridge. The rear roof slope has a shed dormer. Each of the side gable fields has a shed roof bay window that protrudes beyond the wall of the house by one foot, eight inches (1'8"). 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*.

Proportion and Rhythm of Openings: The primary windows on the duplex are approximately twice as tall as they are wide, and so meet the historic ratio of windows. In addition, the windows on the upper stories are as tall or are shorter than the windows on the primary floor. The two side facades do contain a wall expanse of approximately sixteen feet (16') without a window or door opening. Staff finds this expanse to be appropriate because it occurs on the back half of the house and therefore will be less visible from the street. Staff asks that the applicant ensure that there are four to six inch (4" – 6") mullions in between the house's double windows. With this condition, staff 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*.

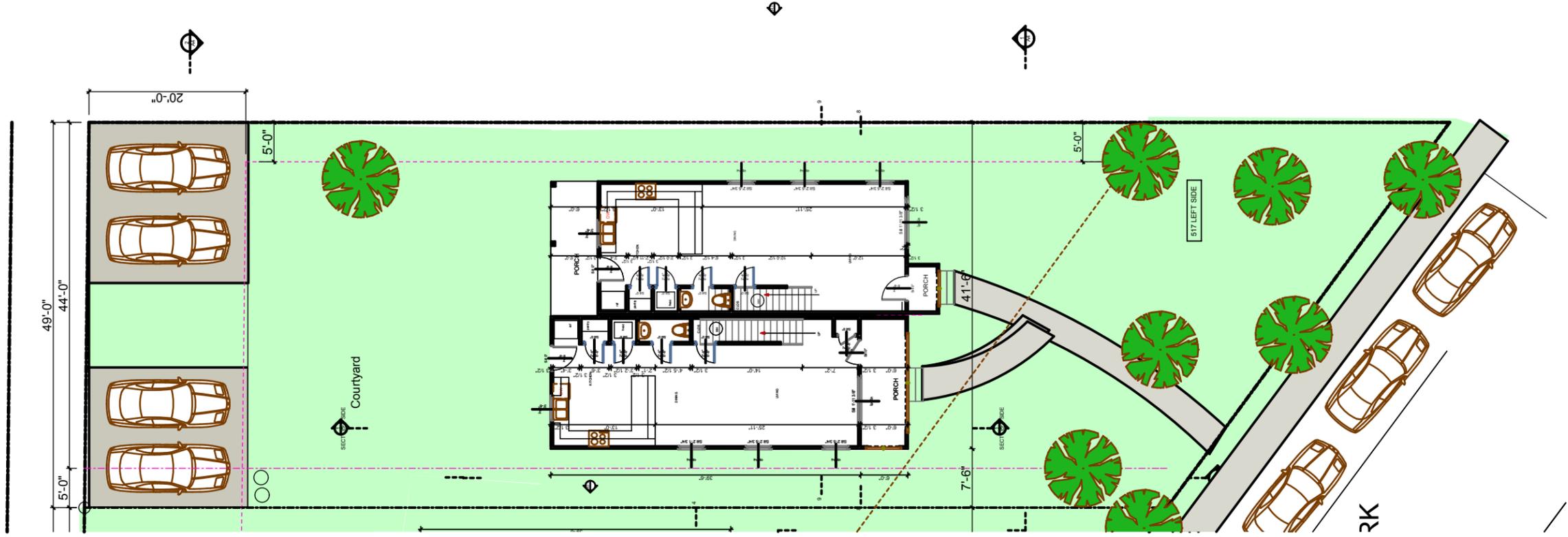
Utilities: The location of the HVAC system is unknown at this time. Staff recommends that it be located at the rear of the home or on the side, beyond the mid-point of the house.

Appurtenances: The site plans shows two double-width parking pads in the rear of the property, accessed from the alley, which is appropriate. No other appurtenances were indicated on the site plan, and staff asks to review and approve any other appurtenances before they are installed.

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

1. Staff review and approve the asphalt shingle color, the materials and specifications for all windows and doors, and the materials for the front and rear porches' columns, steps, and floor.
2. Staff approve the material and design of the porch railing if one is installed.
3. Four to six inch (4"-6") mullions be included in between all double windows.
4. The HVAC and other utilities be located at the rear of the structure, or on a side façade, beyond the midpoint of the house.
5. Staff review any appurtenances not indicated on the submitted plans and elevations.

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"

Acklen Park Drive Homes
 Matthew Haitas
 517 ACKLEN PARK DRIVE
 NASHVILLE, TN 37205

PHONE:
 W335-0732
 H298-1508

2031 BERRY HILL DRIVE
 SUITE 200
 NASHVILLE, TN 37204
 Phone: (615) 289-9248 Fax: (615) 627-1298
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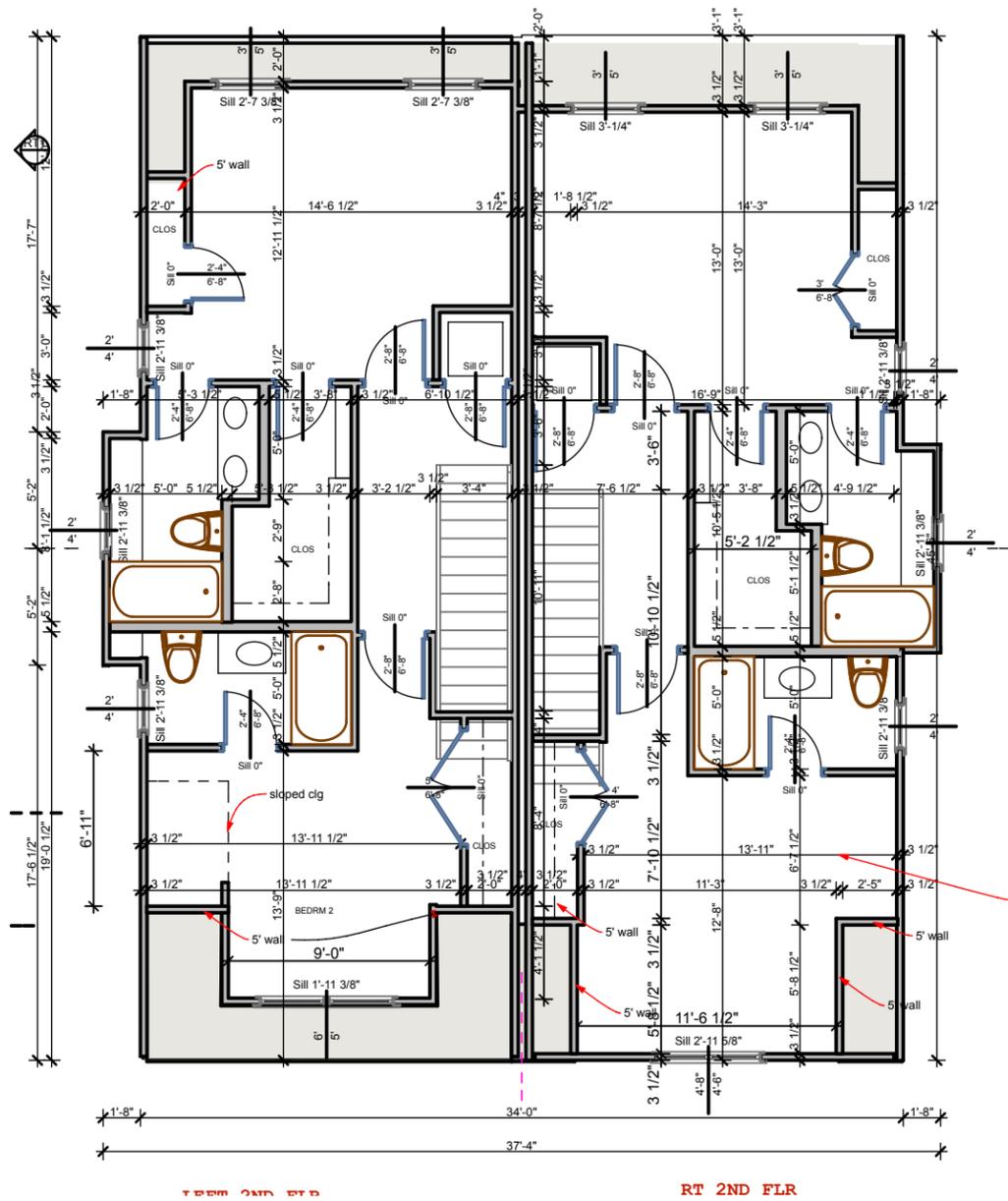
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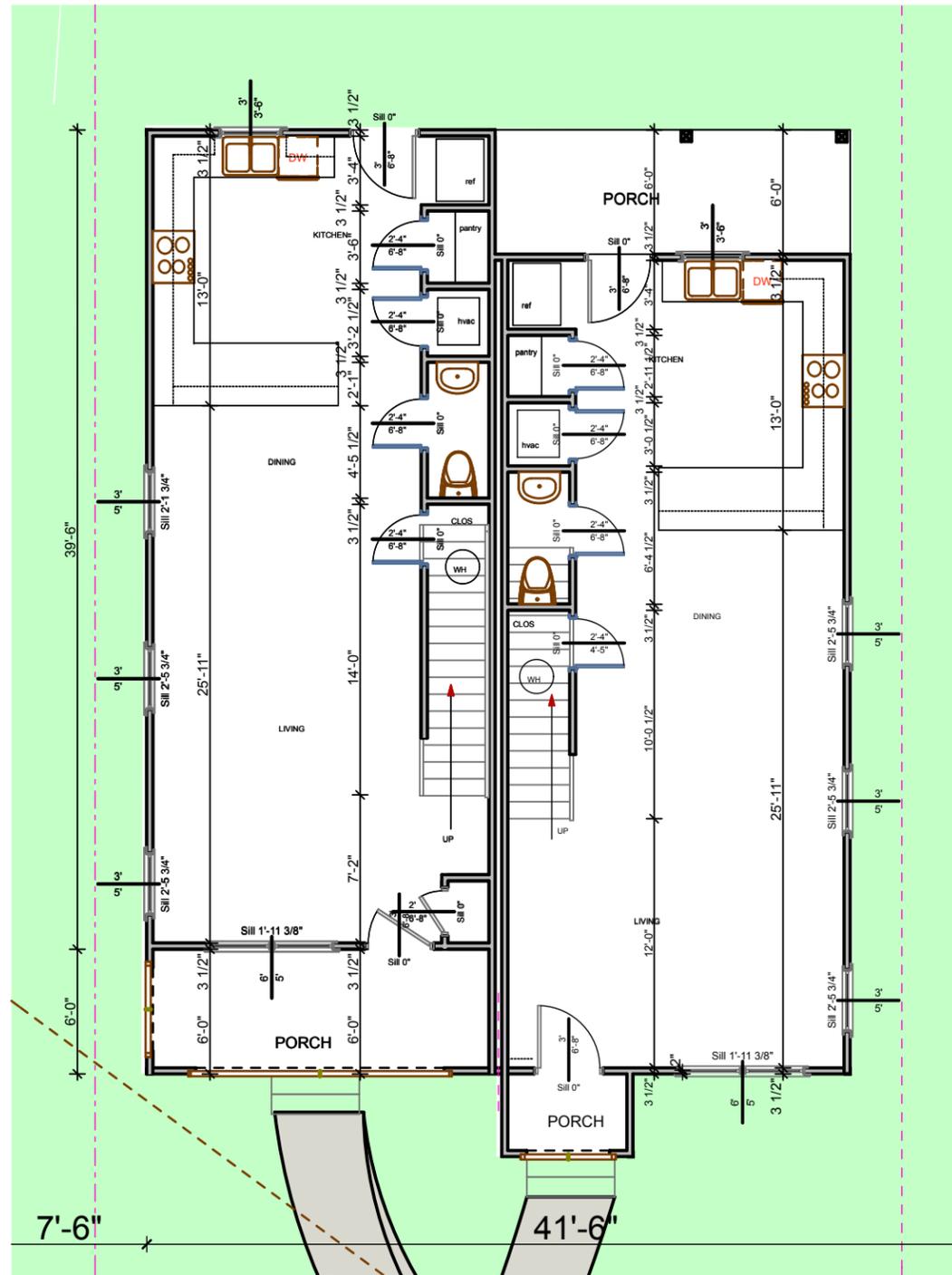
SITE PLAN

A1
 SHEET 1

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



4 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA LEFT SIDE AREA	
Zone Name	Area
LEFT 1ST FLR	668.37
LEFT 2ND FLR	666.82
LEFT 2ND FLR	671.04
	2,006.23 sq ft

FLOOR AREA	
Zone Name	Area
RT 1ST FLR	668.37
RT 2ND FLR	690.45
RT 2ND FLR	694.29
	2,053.11 sq ft

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SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
www.quirkdesigns.com

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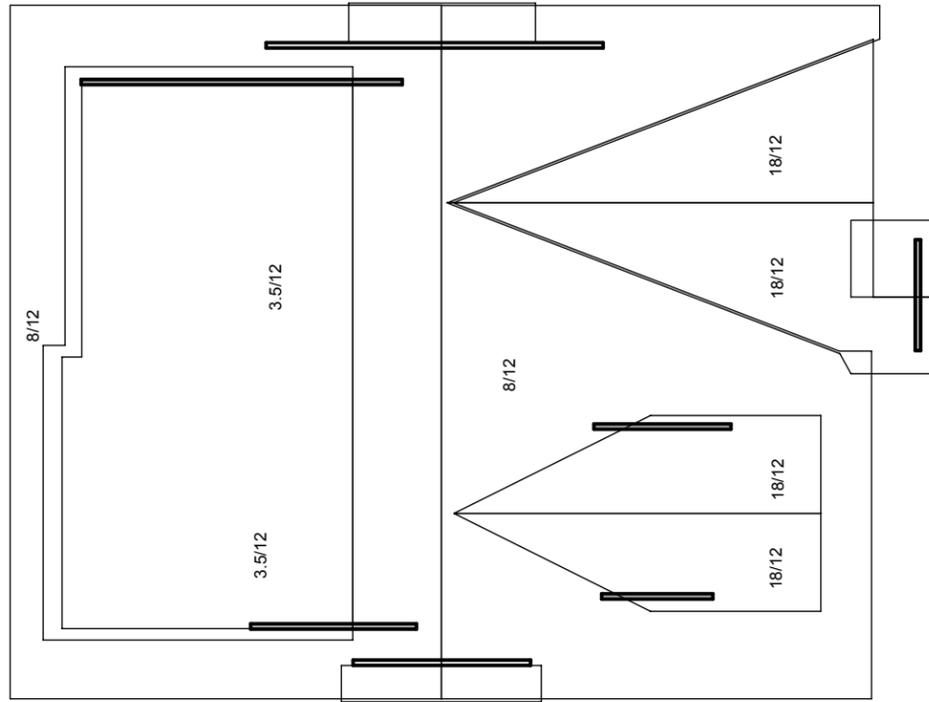
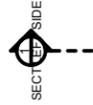
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FLOOR PLANS

A2
SHEET 2



1 ROOF PLAN

SCALE: 1" = 10'

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ROOF PLAN

A3
SHEET 3

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



- DIMENSIONAL FIBERGLASS SHINGLES
- WOOD WDWS, INSUL GLASS, 4" FLAT CASINGS
- 1X10 TRIM BOARD
- SMOOTH FACE HARDIPLANK, 5" EXPOSURE
- SPLIT FACE BLOCK FOUNDATIONS

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

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NASHVILLE, TN 37204
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ELEVATIONS

A4
SHEET 4



2 LEFT ELEV 517
SCALE: 1/8" = 1'-0"



1 RIGHT ELEVATION 517
SCALE: 1/8" = 1'-0"

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ELEVATIONS 517

A5
SHEET 5



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A6

SHEET 6