



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
515 Acklen Park Drive
April 17, 2013

Application: Demolition—primary building; New construction—infill
District: Richland-West End Addition Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405007500
Applicant: Preston Quirk
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish the existing structure that spans two lots at 515 and 517 Acklen Park Drive and construct one duplex on the lot for No. 515. A similar duplex is proposed for No. 517, and will be addressed under a separate application and staff recommendation.

Attachments
A: Site Plan
B: Elevations

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

1. The porch columns have a cap and a base.
2. 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 porchs' columns, steps, and floor.
3. Staff approve the material and design of the porch railing if one is installed.
4. Four to six inch (4"-6") mullions be included in between all double windows.
5. The HVAC and other utilities be located at the rear of the structure, or on a side façade, beyond the midpoint of the house.
6. 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*.

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

a . H e i g h t

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 . S c a l e

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 . S e t b a c k a n d R h y t h m o f S p a c i n g

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.

d . M a t e r i a l s , T e x t u r e , D e t a i l s , a n d M a t e r i a l C o l o r

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. Orientation

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.

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

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

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.

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: 515 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. 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 demolish the existing structure that spans two lots at 515 and 517 Acklen Park Drive and construct one duplex on the lot for No. 515. A similar duplex is proposed for No. 517, and will be addressed under a separate application and staff recommendation.

Demolition: The existing structure was constructed c. 1956, outside the period of significance for the Richland-West End Neighborhood Conservation Zoning Overlay. The structure's wide, ranch form that spans two lots does not match the historic context, and staff finds that the demolition of the structure meets Section III.B.2.b. of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

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 thirty-four feet (34') at its closest point to forty-three feet (43') at its farthest point, is appropriate. The duplex will be shifted slightly on the lot so that it is approximately six feet, four inches (6'4") from the right side property line and approximately eleven feet, four inches (11'4") from the left side property line. 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 a 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 compared the proposed duplex to historic 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 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 front gables and on the front dormer. 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 porch columns lack a base and a cap, and staff asks that these be added to the columns. The materials for the porch columns, 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 shed roof. 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. The rear roof slope also 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, three inches (1'3"). 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*.

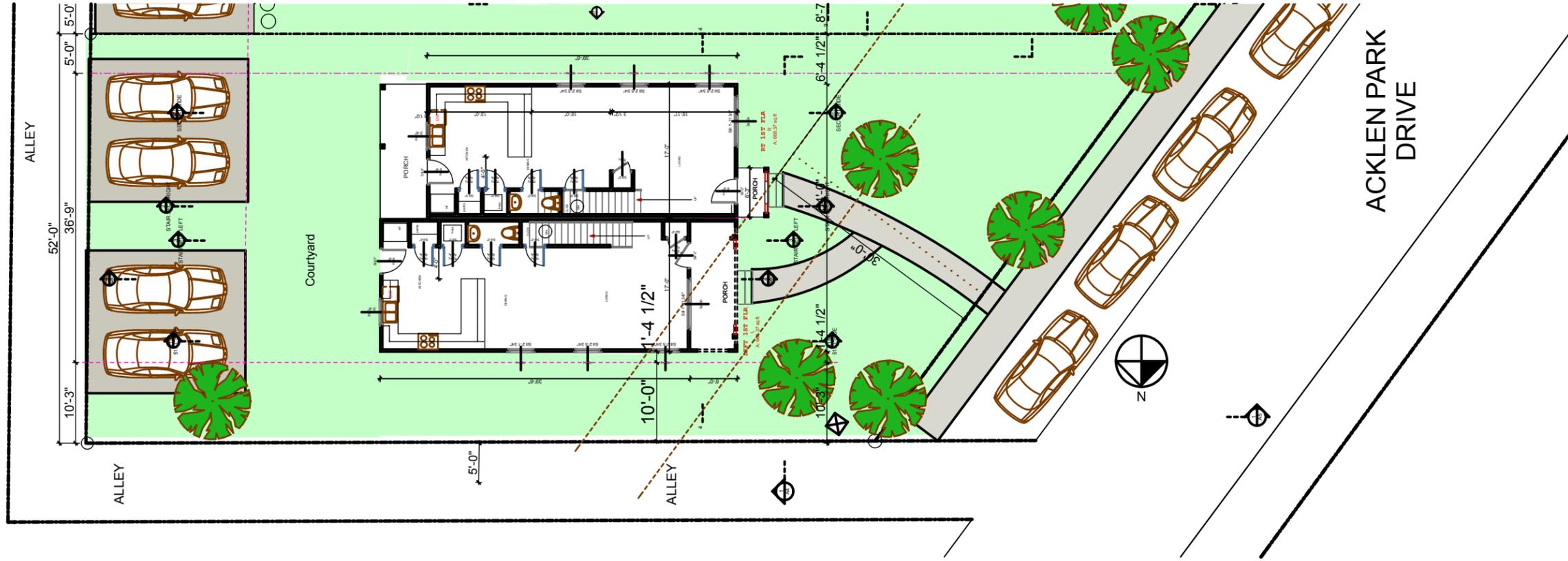
Utilities: The location of the HVAC system is unknown at this time. Staff recommends that it be located at the rear of the home or on the side, beyond the mid-point of the house.

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. The porch columns have a cap and a base.
2. 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 porchs' columns, steps, and floor.
3. Staff approve the material and design of the porch railing if one is installed.
4. Four to six inch (4"-6") mullions be included in between all double windows.
5. The HVAC and other utilities be located at the rear of the structure, or on a side façade, beyond the midpoint of the house.
6. 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"

DATE: 4/21/11
REVISION 4/29/11

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SITE PLAN

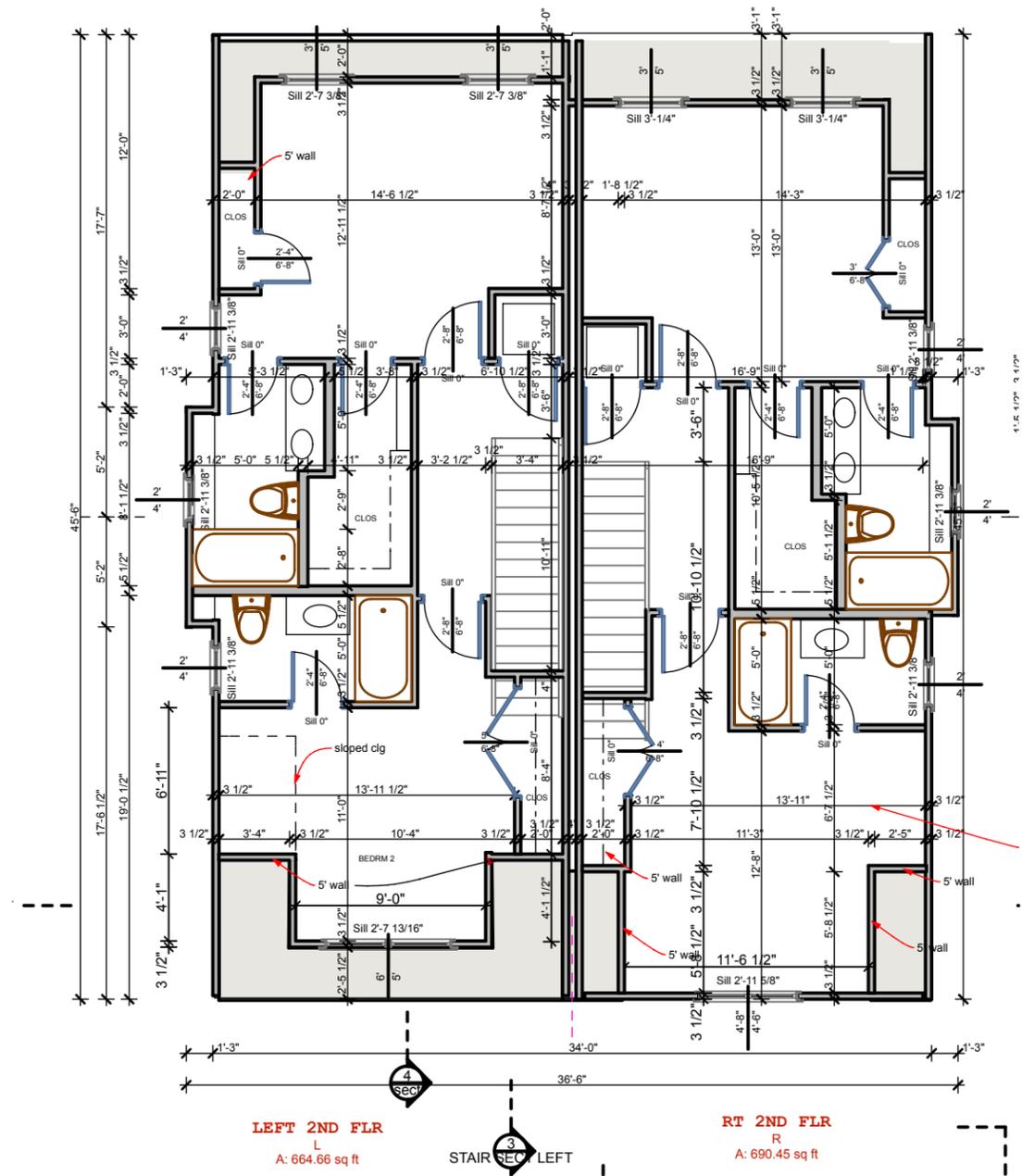
A1
SHEET 8

PHONE:
W335-0732
H298-1508

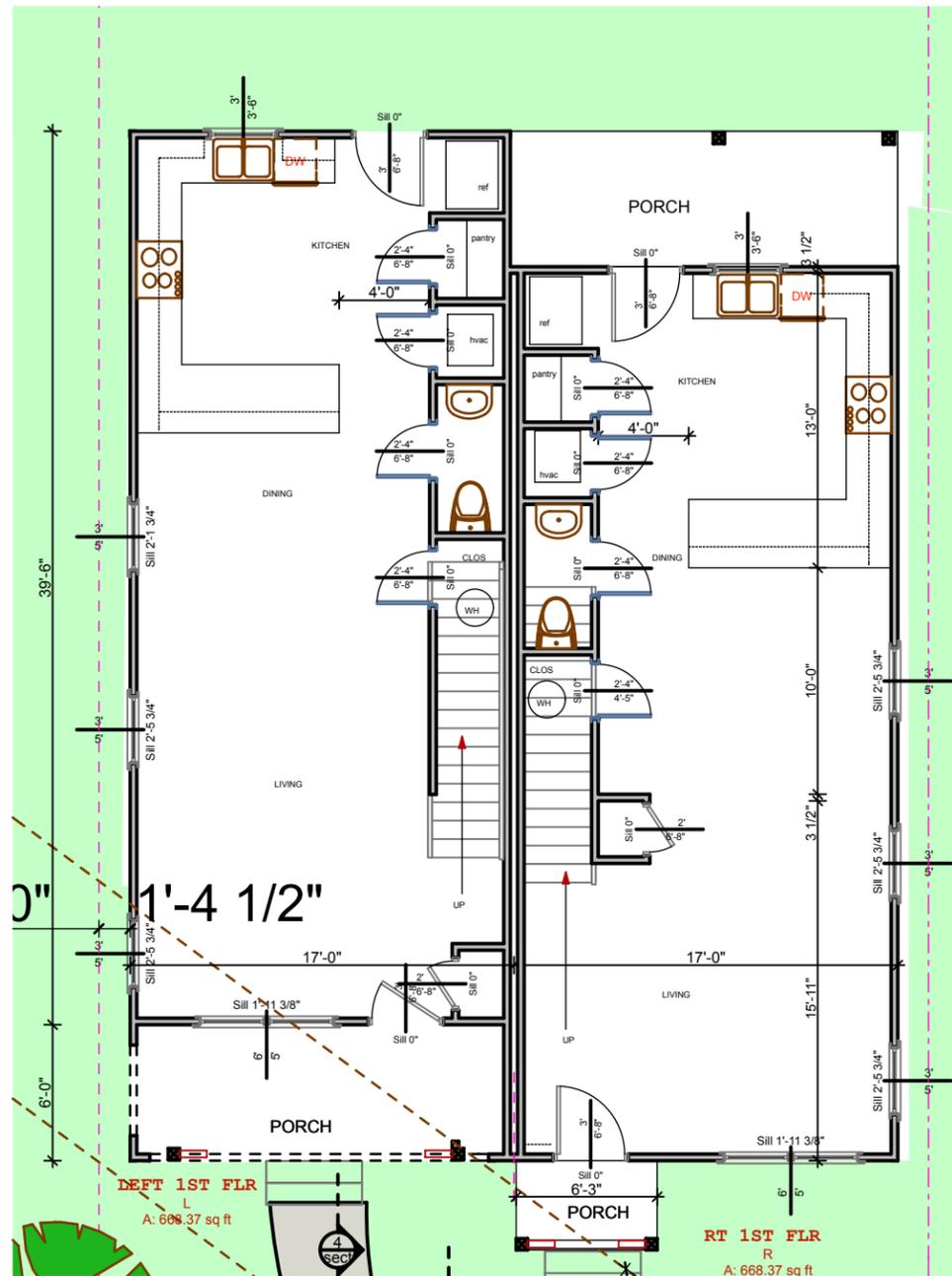
Acklen Park Drive Homes
Matthew Haitas
515 ACKLEN PARK DRIVE
NASHVILLE, TN 37205

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SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
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2 2ND FLR PLAN
SCALE: 1/8" = 1'-0"



1 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	666.82
TOTAL	2,002.01 sq ft

FLOOR AREA	
Zone Name	Area
RT 1ST FLR	668.37
RT 2ND FLR	690.45
RT 2ND FLR	690.45
TOTAL	2,049.27 sq ft

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2034 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
email: info@quirkdesigns.com
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PHONE:
W335-0732
H298-1508

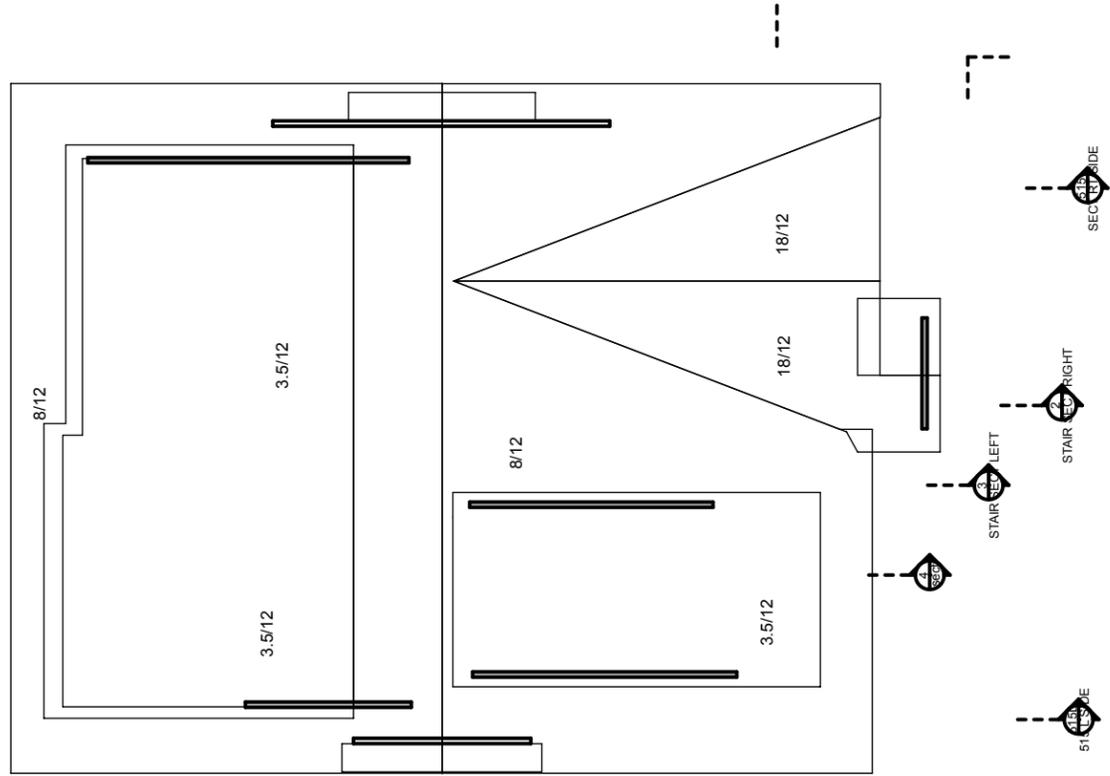
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FLOOR PLANS

A2
SHEET 9



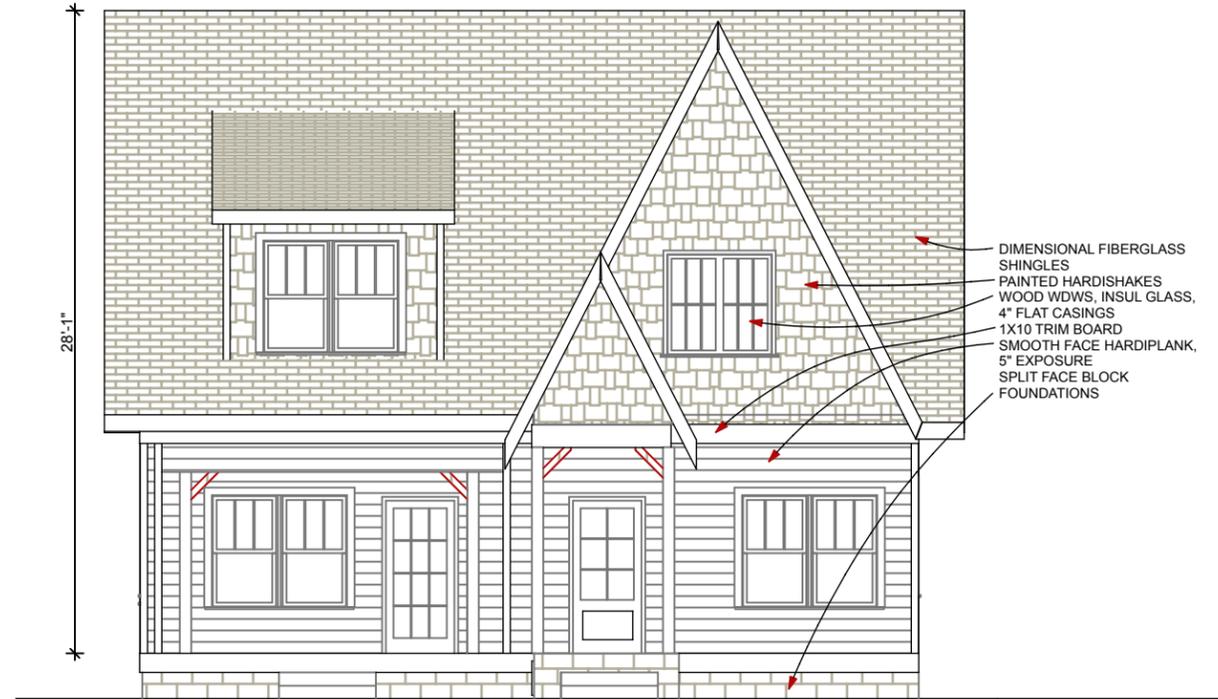
8

1 ROOF PLAN
SCALE: 1" = 10'

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<p>Acklen Park Drive Homes Matthew Haitas 515 ACKLEN PARK DRIVE NASHVILLE, TN 37205</p>	
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<p>PROJECT NO: 13-013 COPYRIGHT 2007 QUIRK DESIGNS</p>	
<p>ROOF PLAN</p>	
<p>A3 SHEET 10</p>	



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



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

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

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W335-0732
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ELEVATIONS

A4
SHEET 11



1 Left Elevation 515
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION 515
SCALE: 1/8" = 1'-0"

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ELEV 2

A5
SHEET 12



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3d

A6
SHEET 13