



**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**  
**417 Park Circle**  
**March 19, 2014**

**Application:** New construction - infill  
**District:** Richland-West End Addition Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 10405043500  
**Applicant:** Daryl Adler, Acklen Property Group, LLC  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to construct a new two-family dwelling on a vacant parcel.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed new construction with the following conditions:</p> <ul style="list-style-type: none"><li>• Staff shall approve the color of the roofs;</li><li>• The porch roof shall be revised to be more compatible with surrounding houses, as approved by Staff;</li><li>• Staff shall approve the material of the porch floor, and of the windows and doors;</li><li>• Staff shall approve the location of the external HVAC unit; and,</li><li>• The plans and elevations shall be updated with all materials and dimensions labeled.</li></ul> <p>Meeting those conditions, staff finds that the application will meet the design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</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.

*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.

### 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 . Roof Shape

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.*

*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.*

**Background:** 417 Park Circle is a vacant parcel.

**Analysis and Findings:** The applicant is proposing to construct a new two-family dwelling.

Height & Scale:

The new building will be one- and one-half stories tall at the front, with an additional story gained at the rear due to a drop in grade. The maximum height at the front of the structure will be twenty-nine feet (29') from grade and the eave height will be thirteen feet (13') with a foundation height of eighteen inches (18"). By comparison, the historic houses on Park Circle and Greenway Avenue behind it are primarily one and one-and-half stories in height and range from twenty to twenty-seven feet (20'-27') tall. Along Murphy Avenue in this district, the historic houses are a little taller, going up to thirty-feet (30'). Staff finds the height of the proposed new building to be compatible with surrounding historic houses and to meet guideline II.B.1.a.

At the front and continuing back roughly one-third of the depth of the building, the structure will be thirty-two feet (32') wide, then stepping out to thirty-eight feet (38') wide for the remaining two-thirds. The narrower section at the front includes a six foot (6') deep front porch and a front-projecting gable nested under the larger gable of the primary roof.

Historic houses on Park Circle range from thirty-two feet (32') to forty-four feet (44') wide. Staff finds the scale of the proposed new building to be compatible with surrounding historic houses and to meet guideline II.B.1.b.

Setback & Rhythm of Spacing:

The front of the new building will be aligned with the fronts of adjacent structures, with a six foot (6') setback to each side property line. These setbacks are compatible with those of surrounding historic houses and will maintain the established rhythm of the street. Staff finds the setbacks and rhythm of spacing to meet guideline II.B.1.c.

(Note – An updated site plan showing revisions made to the plan is needed before permitting)

Materials:

The primary exterior material of the new building will be smooth-faced cement fiberboard with a reveal of five inches (5"). The trim will be wood. The foundation will be split-faced concrete block, and the roof will be asphalt shingles in a color that has not been indicated. The material of the porch floor is not known. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the roof color and the materials of the porch floor and the windows and doors, staff finds that the known materials meet guideline II.B.1.d.

Roof form:

The primary roof of the new building will be a cross-gable with a pitch of 7:12 on the side-gable surfaces and 9:12 on the front-to-back surfaces. From the perspective of the view from the street, these different pitches will not be discernable. The front section of the building will have a 9:12 pitched gable roof nested under the primary roof. This roof form is similar to the roofs of surrounding historic houses and meets guideline II.B.1.e.

The roof of the porch as depicted in the elevations would be a steeply pitched shed roof with no overhang. Staff finds that this porch roof is not compatible with historic houses, and would need to be revised. With a porch roof with a lower pitch and overhangs as approved by Staff, staff finds that the proposal would meet guideline II.B.1.e.

Orientation:

The building will be aligned to the same orientation as other houses on the street, with a porch and a pair of paved walkways to engage the street. Staff finds that the proposal meets guideline II.B.1.f.

Proportion and Rhythm of Openings:

The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities:

The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.i.

Outbuildings:

The application would include a basement level garage, accessed from the rear. The policy of the Commission is that basement level garages accessed from the rear are appropriate, if the garage is in the location of historic outbuildings and it is at the foundation level, as this one is. Staff finds that the project meets this policy and guideline II.B.1.h.

**Recommendation:**

Staff recommends approval of the proposed new construction with the following conditions:

- Staff shall approve the color of the roof;
- The porch roof shall be revised to be more compatible with surrounding houses, as approved by Staff;
- Staff shall approve the material of the porch floor, and of the windows and doors;
- Staff shall approve the location of the external HVAC unit; and,
- The plans and elevations shall be updated with all materials and dimensions labeled.

Meeting those conditions, staff finds that the application will meet the design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay.



417 Park Circle.



411, 413 and 415 Park Circle.



405 and 407 Park Circle.



417 Park Circle from alley at rear.

PROPERTY REFERENCE  
 ROBERT P. LAWS & THERESA L. FULLER  
 DB 20131231 0131162 RODCT  
 MAP 104-05, PCL 435 TAODCT

OWNER INFORMATION

ROBERT P. LAWS & THERESA L. FULLER  
 P.O. BOX 1111  
 SPRING CITY, TN 37381

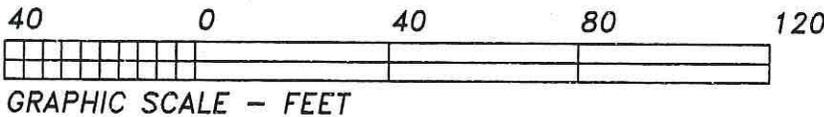
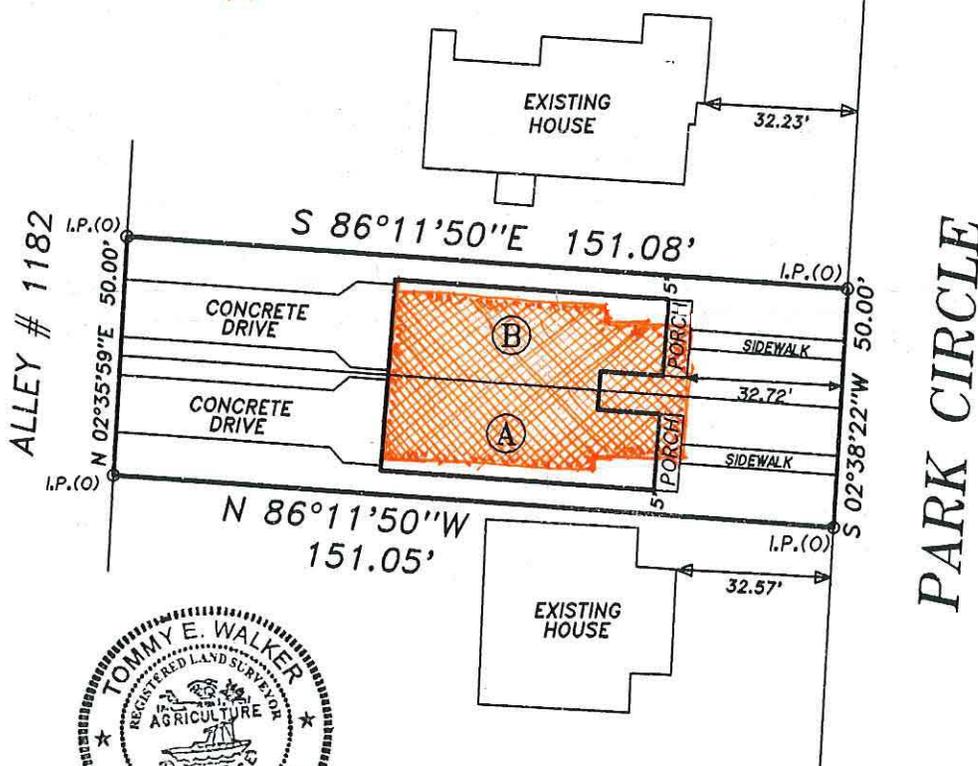
UNIT A - 417A PARK CIRCLE  
 UNIT B - 417B PARK CIRCLE

AREA LOT 20

0.173 ACRES  
 7,552 SQ.FT.

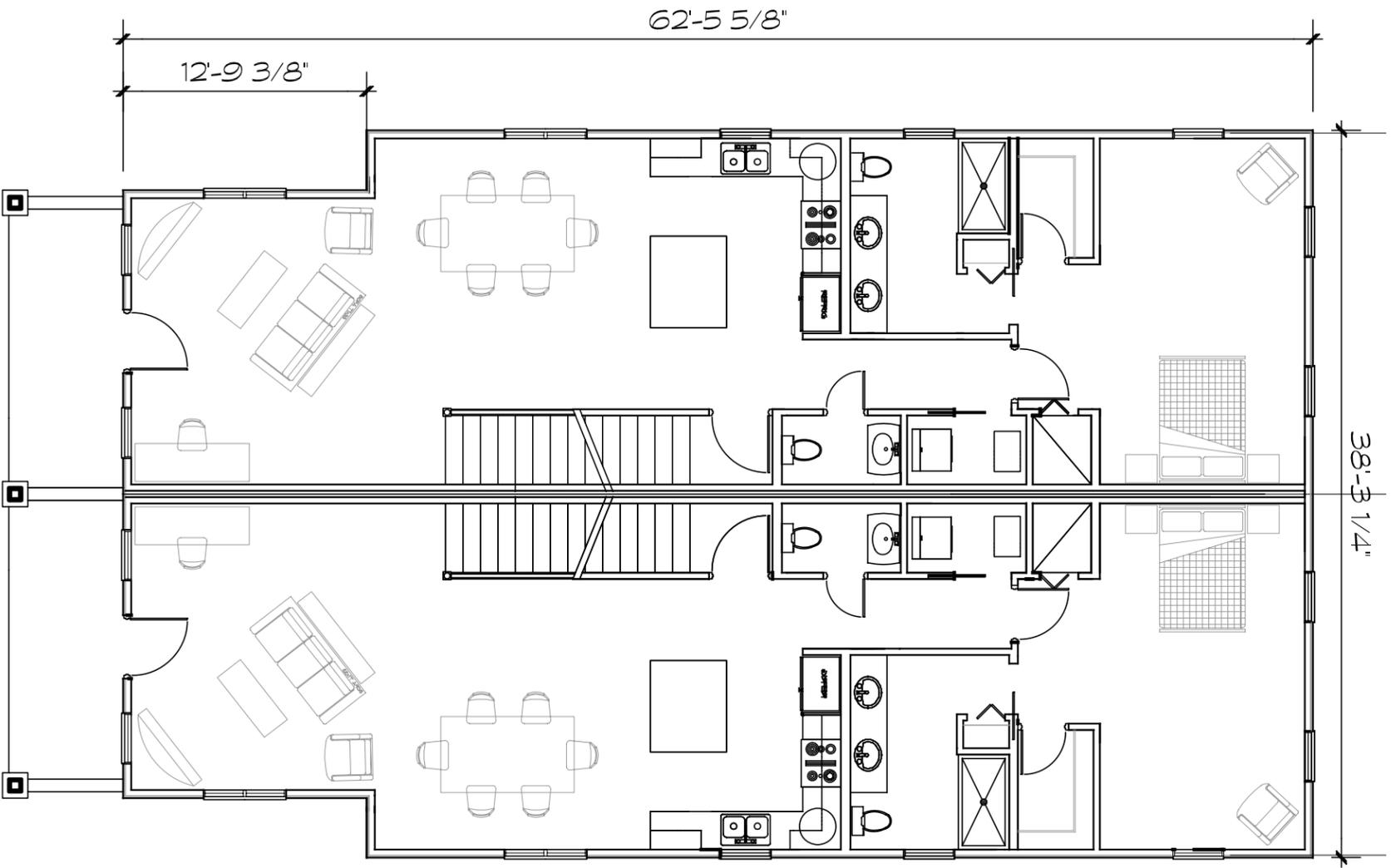


 = Current proposal footprint.  
 Applicant to verify + resubmit revised siteplan.

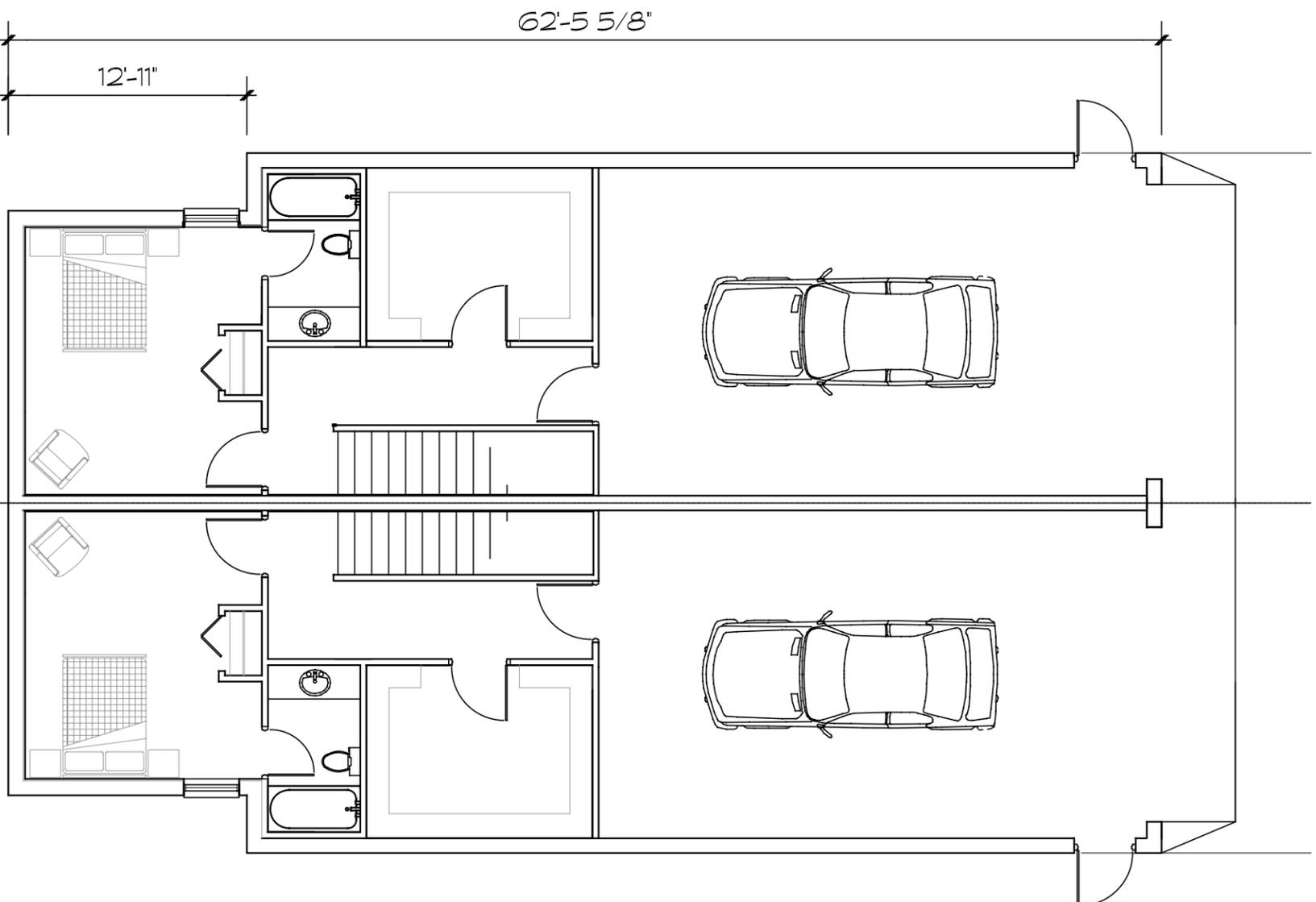


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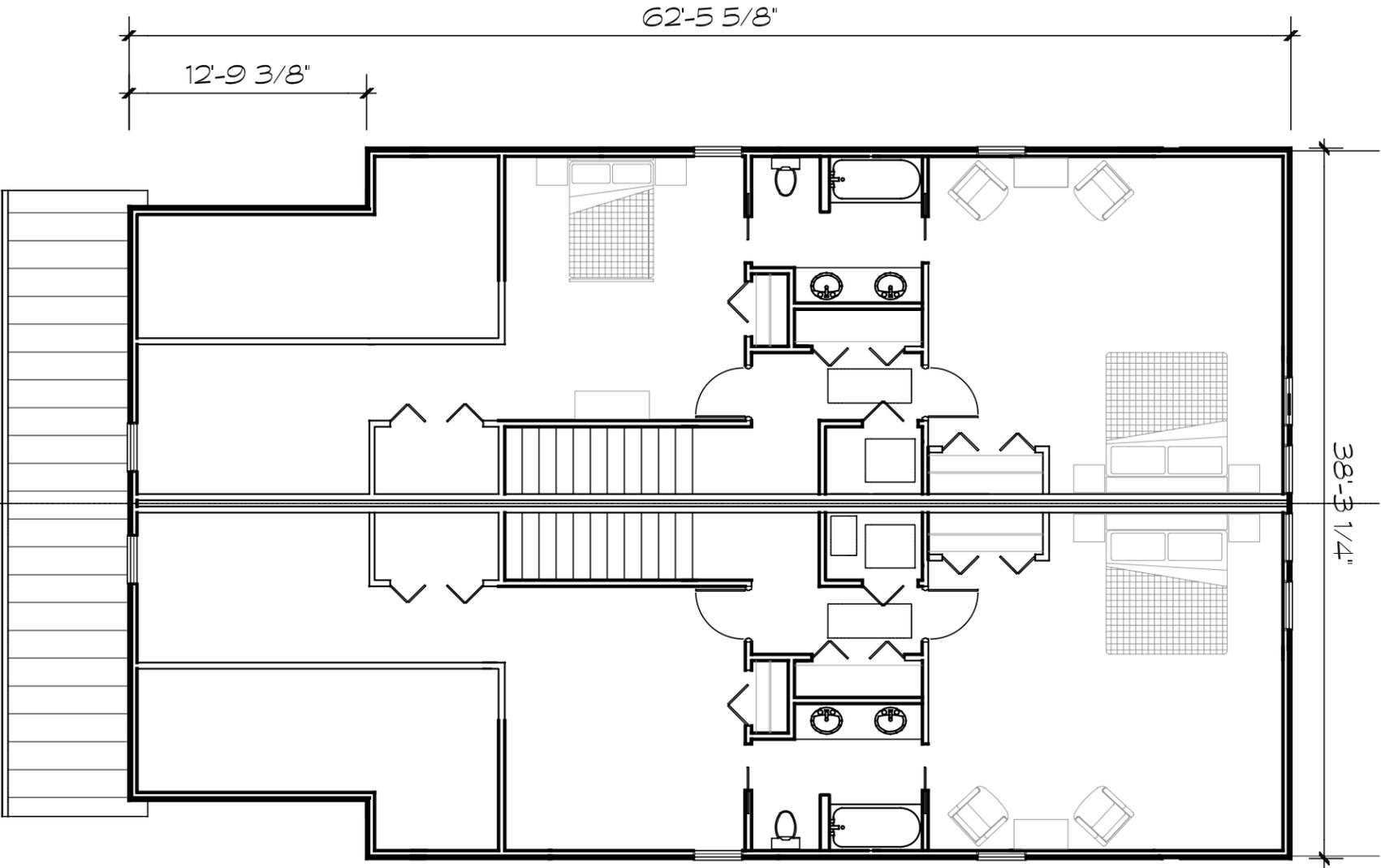
417 PARCK CIRCLE TOWNHOMES 417 A & B PARK CIRCLE LOT 20 HARDISON & YOUNG SUBDIVISION			
SCALE 1" = 40'	DRAWN BY T.E.W.	APPROVED T.E.W.	DATE 1/27/14
24TH COUNCILMANIC DISTRICT			
DAVIDSON COUNTY TENNESSEE		DRAWING NO. DAPARCK	



2  
A11  
SCALE: 1/8"=1'-0"  
**MAIN FLOOR PLAN**



1  
A11  
SCALE: 1/8"=1'-0"  
**BASEMENT PLAN**



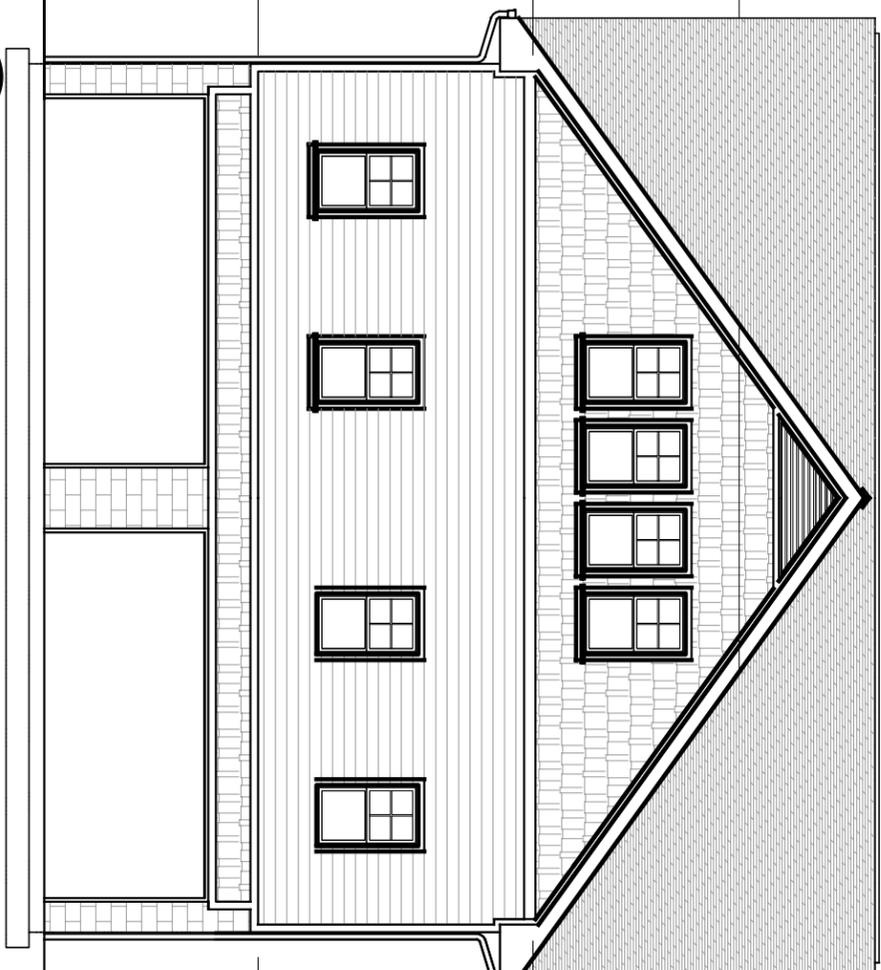
3  
2ND FLOOR PLAN

A1.1 SCALE: 1/8"=1'-0"



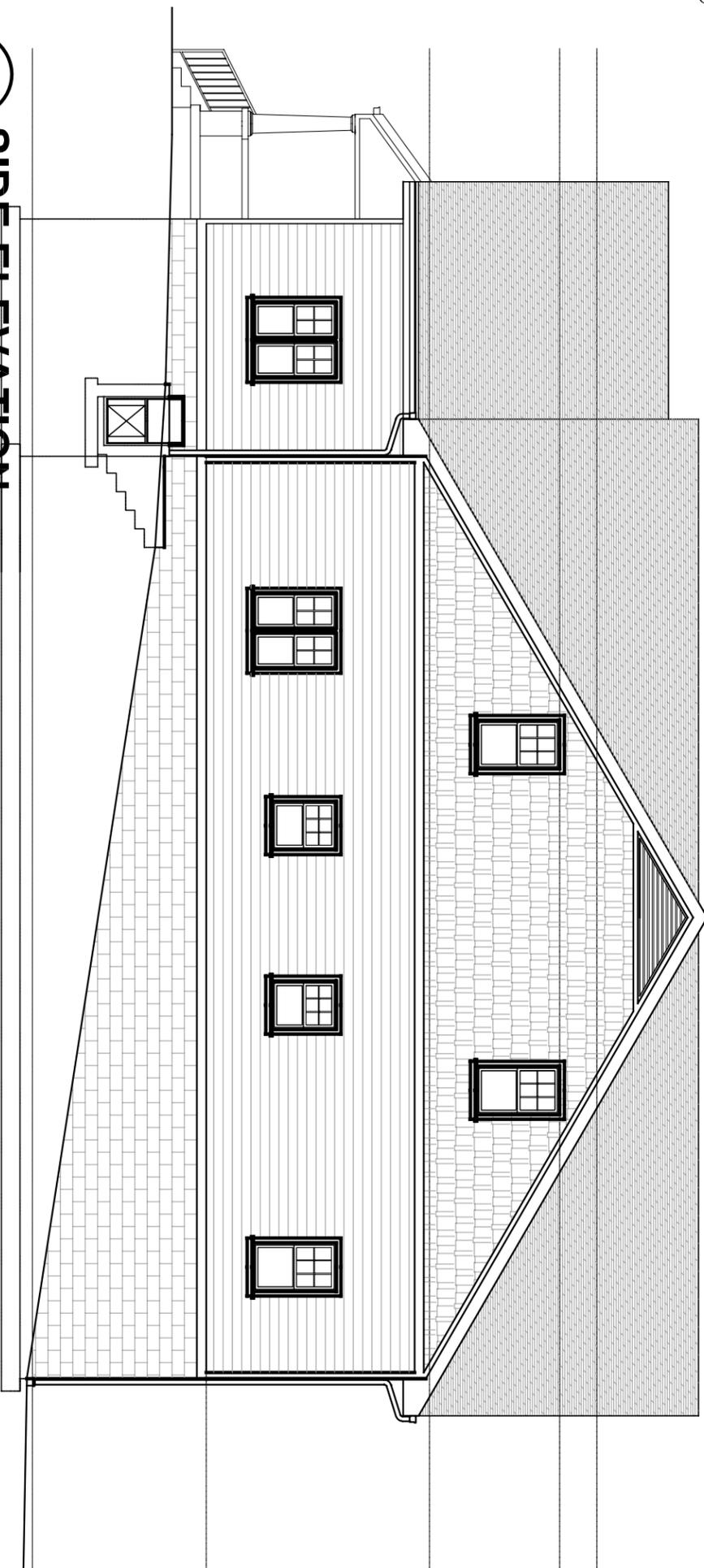
1  
**FRONT ELEVATION**

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



2  
**REAR ELEVATION**

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



3  
**SIDE ELEVATION**

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