

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

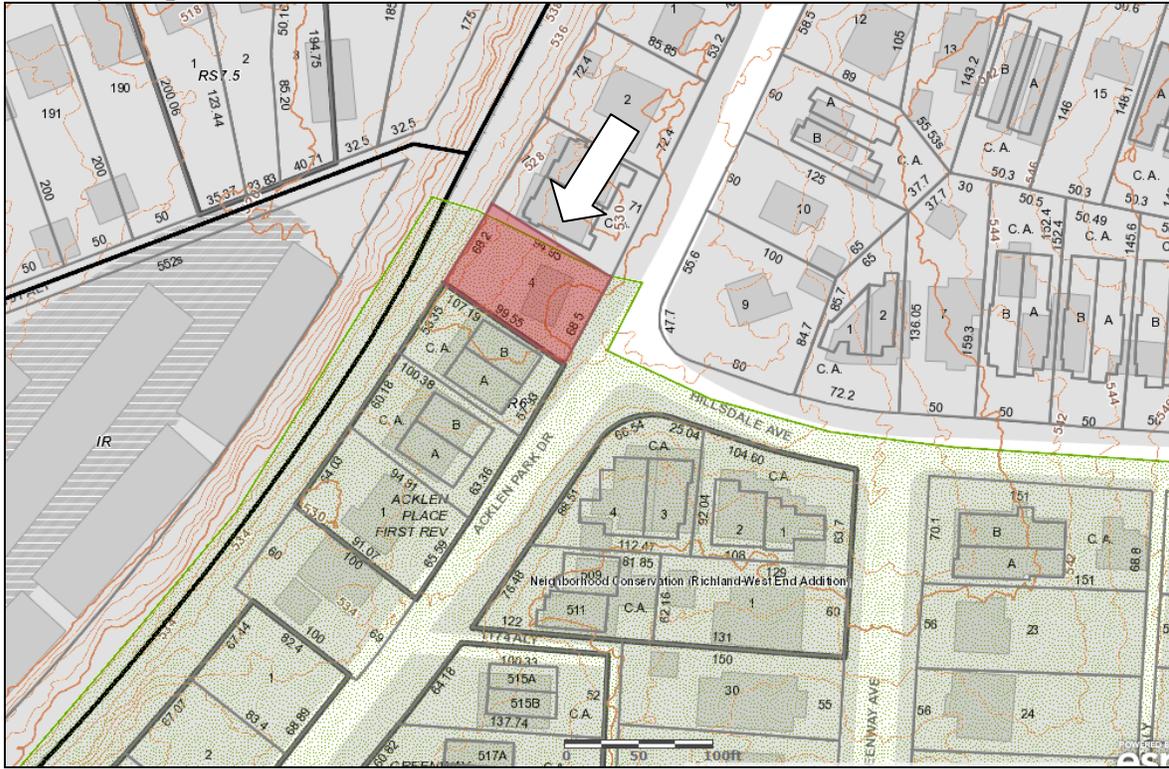
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
506 Acklen Park Drive
November 15, 2017

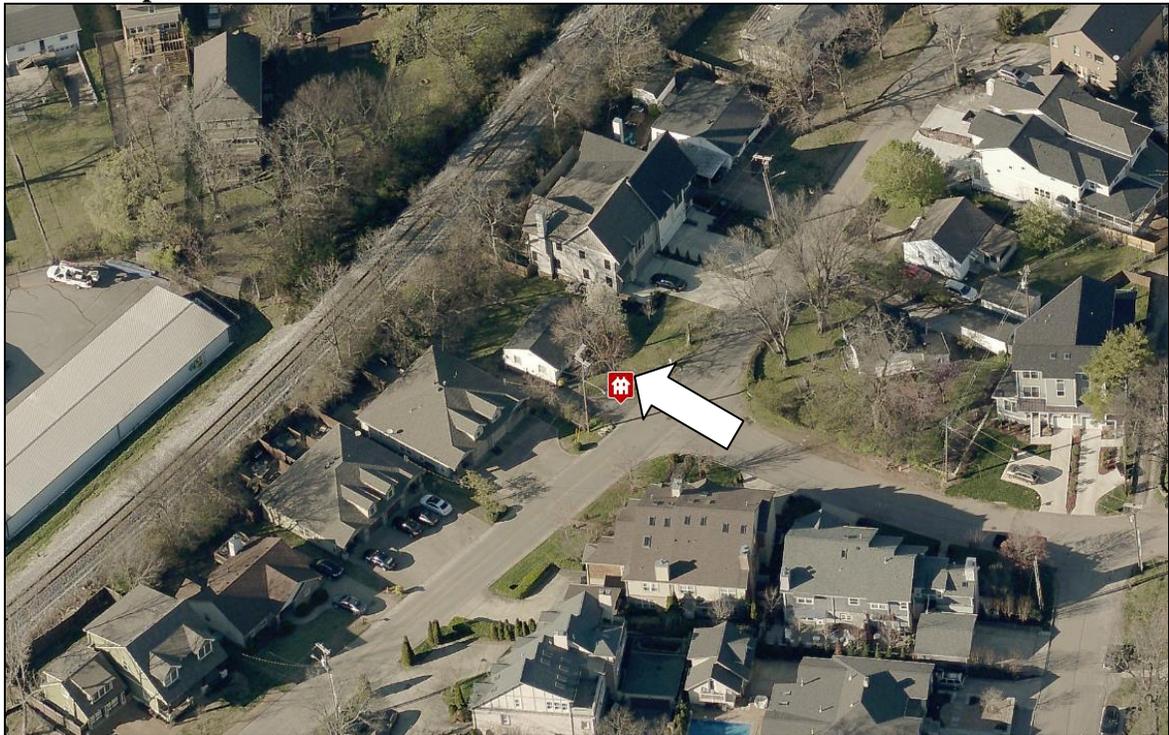
Application: New construction - infill
District: Richland-West End Addition Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10401040100
Applicant: Ke Qin, owner
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

<p>Description of Project: The application is to construct infill.</p> <p>Recommendation Summary: Staff recommends approval of the proposed infill with the following conditions:</p> <ol style="list-style-type: none">1. Staff shall review the materials for the roof color, windows, doors, trim, porch floor and steps, porch posts, porch railings, walkways, and the driveway prior to purchase and installation;2. Staff approve a brick sample;3. The HVAC shall be located on the rear façade, or on a side façade beyond the midpoint of the house;4. The front dormer shall be separated from the front facing gable and shifted to the right;5. Material changes shall occur at floor level and shall not emphasize a taller second level; and6. New drawings shall be submitted prior to issuance of a permit, addressing conditions. <p>With those conditions met, staff finds that the project would be compatible with surrounding historic houses, and that the project will meet the Richland-West End Addition Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.</p>	<p>Attachments A: Photographs B: Site Plan C: 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. This is typically accomplished with a change in material.

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 determine appropriate 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 setbacks 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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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.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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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. Orientation

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

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.

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.

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.

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: The house located at 506 Acklen Park Drive was constructed c. 1950 and does not contribute to the character of the Richland-West End Addition Neighborhood Conservation Zoning Overlay. Staff issued a permit for the demolition of the non-contributing house in November 2017.

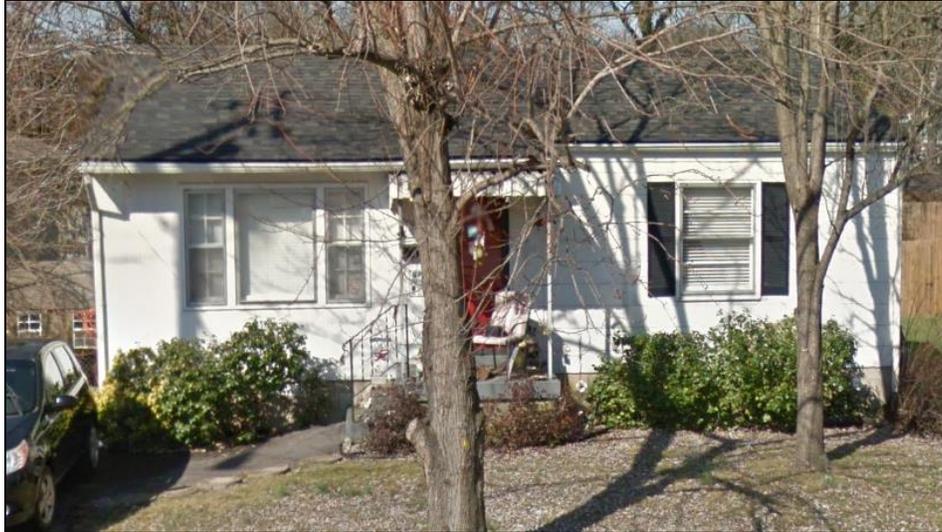


Figure 1: 506 Acklen Park Drive

Analysis and Findings: Application is to construct duplex infill. The carport shown on the site plan is not included with the application at this time.

Height & Scale: The new building will be one and one-half stories tall, measuring thirty feet, four inches (30'-4") at the front from finished grade which includes an eighteen inch (18") foundation. The height of the building is compatible with surrounding historic houses which are typically one and one-half stories with heights between twenty-two feet (22') and thirty-one feet (31') tall.

The building will be forty feet (40') wide. Historic houses nearby are in the range of thirty feet (30') to thirty-eight feet (38') wide. While the proposed infill is slightly wider than nearby historic houses, the subject property is wider than typical lots in the area. Lots with historic homes in the surrounding area have lots widths that range from forty-three feet to sixty feet wide whereas the subject property is sixty-eight feet, six inches (68'-6"). In addition, the subject property is shallow at ninety-nine feet, six inches (99'-6") deep, and backs up to railroad tracks. For these reasons, staff finds that the proposed building width is appropriate for this lot.

Staff finds the scale of the houses to be appropriate, and to meet sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The new building will be located approximately nineteen feet (19') from the street, which is consistent with the front setbacks of existing non-contributing houses on the street as well as recently approved infill at 522 Acklen Park Drive, which was approved with a twenty foot (20') front setback. The side setbacks will

be approximately five feet (5') on the right and twenty-five feet (25') on the left. The rear setback will be thirty-one feet (31'). These setbacks meet the requirements of the zoning code and are compatible with the surrounding context. The proposed setbacks and rhythm of spacing will be compatible with the surrounding context and will meet section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	Hardie lap siding	Smooth, 4" reveal	Yes	
Secondary Cladding	Board-and-batten	Smooth face	Yes	
Roofing	Architectural Shingles	Color unknown	Yes	X
Trim	Not indicated	Unknown		X
Front Porch floor/steps	Not indicated	Unknown		X
Front Porch Posts	Wood posts and brick bases	Smooth wood (base material needs final approval)	Yes	X
Front Porch Railing	Not indicated	Needs final approval	Unknown	X
Rear Porch floor/steps	Not indicated	Needs final approval	Unknown	X
Rear Porch Railing	Not indicated	Needs final approval	Unknown	X
Windows	Wood	Needs final approval	Unknown	X
Principle Entrance	Half light	Needs final approval		X
Side/rear doors	Half and full light	Needs final approval		X
Driveway	Not indicated	Needs final approval	Unknown	X
Walkway	Not indicated	Needs final approval	Unknown	X

Material changes typically occur at floor level, and the first floor level was historically taller than the second floor level. As proposed, the placement of the belt course does not

appear to occur where the floor level changes, and its placement emphasizes a taller second level. Historically, first levels were taller than upper levels; therefore, staff recommends moving up the belt course to where the floor level changes while keeping the first floor windows in the same location. The applicant has agreed to this condition. With the condition that the material change occur where the floor level changes as well as staff approve the unknown materials and review a brick sample prior to purchase and installation, staff finds that the project meets section II.B.1.d.

Roof forms: The roof of the new building will be cross-gabled with pitches of 9:12 and 18:12. A shed dormer is included on the front of the house with a pitch of 4:12, and a double gabled dormer with a pitch of 12:12 is proposed for the rear. The front dormer ties into the front facing gable, and staff recommends that the dormer not be connected to the front facing gable and that the shed dormer be shifted to the right. The applicant has agreed to a condition regarding the location of the front dormer. With this condition, staff finds that the roof forms and pitches will complement those commonly found on historic homes throughout the neighborhood, and therefore meet Section II.B.1.e of the design guidelines.

Orientation: The new house will be oriented to Acklen Park Drive with two covered front stoops that are both seven feet (7') deep that address the street with a walkway leading from the stoops to the street. Staff finds this is consistent with the historic context and that the proposed infill will meet section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings: Historic houses nearby typically have windows that are twice as tall as they are wide, with the first story windows larger than the upper story windows. The proportions of windows on the proposed infill will be generally compatible with those of historic houses. The side elevations will have some smaller, square windows located toward the rear of the house. Staff finds that the square windows could be appropriate since they are located on the side façades near the rear and likely would not be visible from the street. Staff finds the project's proportion and rhythm of openings meet section II.B.1.g of the design guidelines.

Appurtenances & Utilities: The material of the driveways is not known. The location of the HVAC and other utilities was not noted. Staff asks that the materials of all paving shall be approved by staff and that the HVAC would be located on the rear façade, or on a side façade beyond the midpoints of the houses, to ensure that the project meets section II.B.1.i of the design guidelines.

Recommendation: Staff recommends approval of the proposed infill with the following conditions:

1. Staff shall review the materials for the roof color, windows, doors, trim, porch floor and steps, porch posts, porch railings, walkways, and the driveway prior to purchase and installation;
2. Staff approve a brick sample;
3. The HVAC shall be located on the rear façade, or on a side façade beyond the midpoint of the house;

4. The front dormer shall be separated from the front facing gable and shifted to the right;
5. Material changes shall occur at floor level and shall not emphasize a taller second level; and
6. New drawings shall be submitted prior to issuance of a permit, addressing conditions.

With those conditions met, staff finds that the project would be compatible with surrounding historic houses, and that the project will meet the Richland-West End Addition Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.

Notes: The applicant has agreed to all conditions. The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Context Photos



Multi-family structure on Acklen Park Drive, to the left of across the street from 506 Acklen Park Drive



522 Acklen Park Drive, four houses to the left of the site, was approved by MHZC in July 2012.



Duplex located to the left of the site on Acklen Park Drive (non-contributing).



Duplex located to the right of the site on Acklen Avenue (not in overlay).



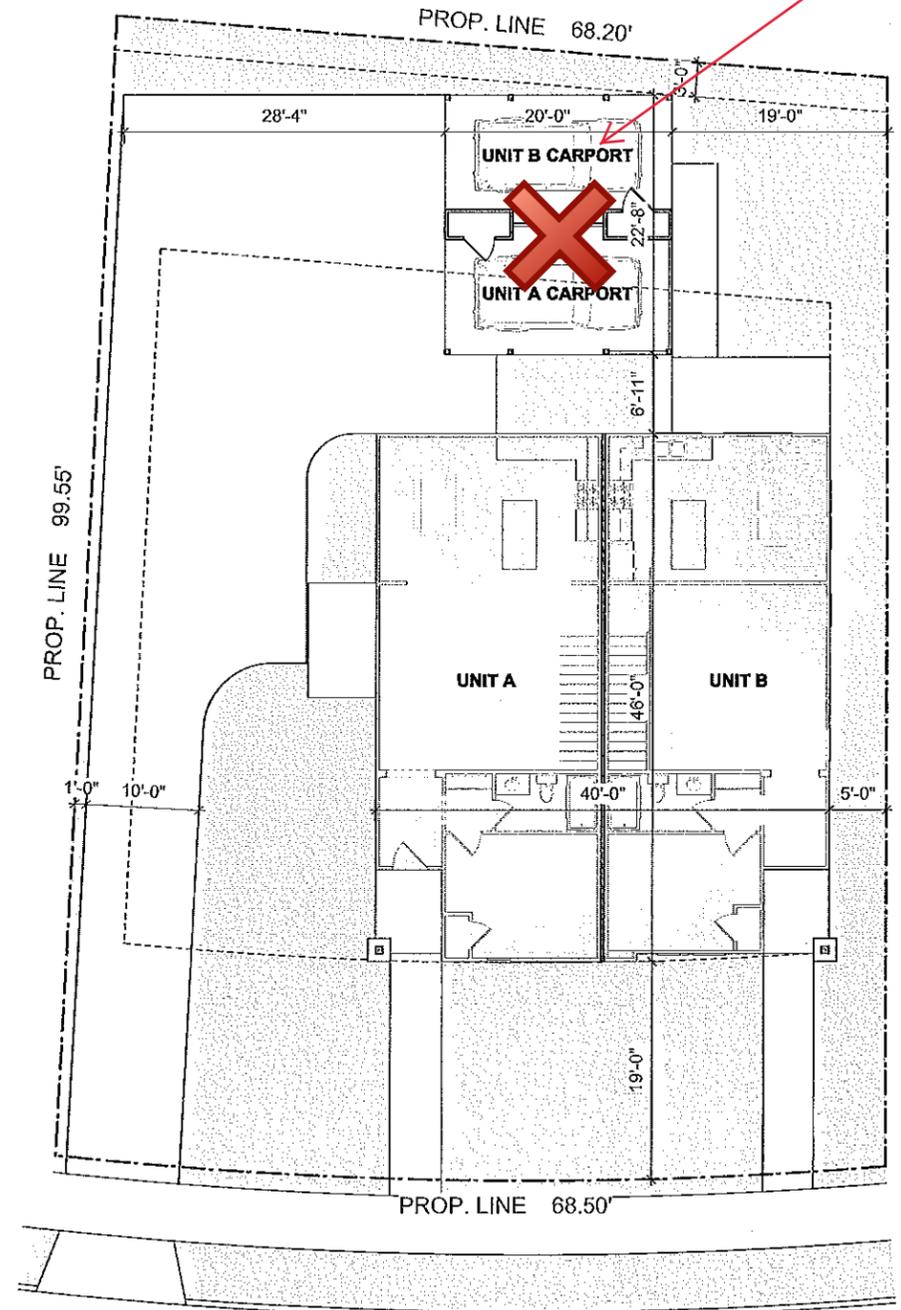
Multi-family structures at the corner of Acklen Park Drive and Hillsdale Avenue (non-contributing)



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



Examples of contributing structures on Greenway Avenue (Right: No. 409; Left: No. 410).



Carports not included with this application

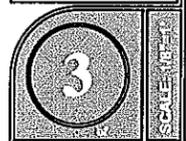
ACKLEN PARK DRIVE

NOTES



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tj.design@yahoo.com

DESIGN BY	TARL L.
DRAWN BY	TARL L.
PLAN	ACKLEN PK
DATE	10/30/17



506 Acklen Park
Nashville, TN

Scale: 1/16" = 1'

NOTES



LEFT SIDE ELEVATION
SCALE: 1/8"=1'



- 30-YR ARCHITECTURAL ASPHALT SHINGLE ROOF
- 8" BARGE FASCIA TRIM
- 6" TRIM @ CORNICE
- WOOD WINDOWS W/ 4" MIRATEC TRIM (UNLESS NOTED OTHERWISE)
- 4" REVEAL HARDIE LAP SIDING @ 2ND FLOOR (WHERE SHOWN)
- EXPOSED RAFTER TAILS
- HARDIE-PANEL SIDING @ 1FLR W/ 4" BATTS (6" CORNER TRIM)
- 6x6 PT POSTS, BOX TO 10"x10" W/ MIRATEC TRIM
- 24"x24" BRICK POST BASES, 60" HT FROM PORCH
- SPLIT-FACED CMU BLOCK FOUNDATION TYPICAL
- SPLIT-FACED CMU BLOCK FOUNDATION

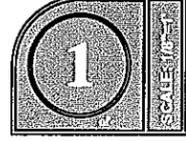
- BUILD-OUT GABLE END 4" HARDIE-PANEL SIDING W/ 1x2 BATTS (AS SHOWN)
- 8" BARGE FASCIA TRIM
- 6" TRIM @ CORNICE
- 4x6 CORBELS @ FRONT GABLE (WHERE SHOWN)

FRONT (STREET) ELEVATION
SCALE: 1/8"=1'



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DESIGN BY	TARL L.
DRAWN BY	TARL L.
PLAN	ACKLEN PK
DATE	10/30/17



506 Acklen Park
Nashville, TN

NOTES



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'



REAR ELEVATION
SCALE: 1/8" = 1'



TARL LARO

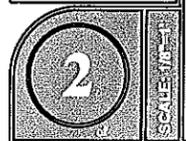
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PLAN ACKLEN PK

DATE 10/30/17



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