JOHN COOPER
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

STAFF RECOMMENDATION
4709 Elkins Avenue
December 16, 2020

Application: New Construction—Infill
District: Park and Elkins Neighborhood Conservation Zoning Overlay
Council District: 24
Base Zoning: RS7.5
Map and Parcel Number: 09115034400
Applicant: Tarl LaRocco
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: Application is to construct one and one-half story infill.

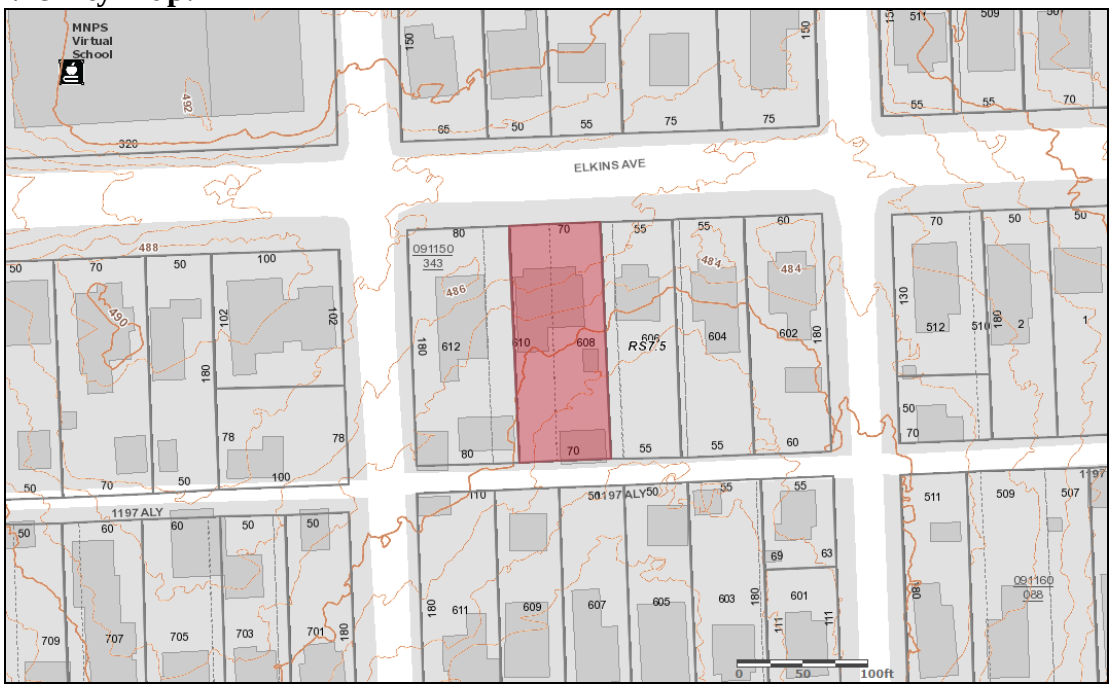
Recommendation Summary: Staff recommends approval with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback should be consistent with the buildings to either side, to be verified by MHZC staff in the field;
3. Staff approve the final details, dimensions and materials of the roof color; windows; doors; walkway; driveway; and porch floors, steps, posts, and pillars prior to purchase and installation;
4. Staff approve a masonry sample prior to purchase and installation;
5. A walkway connecting the front porch to the public street shall be added to the site plan;
6. All windows shall be twice as tall as they are wide;
7. An additional window shall be added to the right-side façade;
8. Staff shall review a masonry sample prior to purchase and installation; and,
9. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

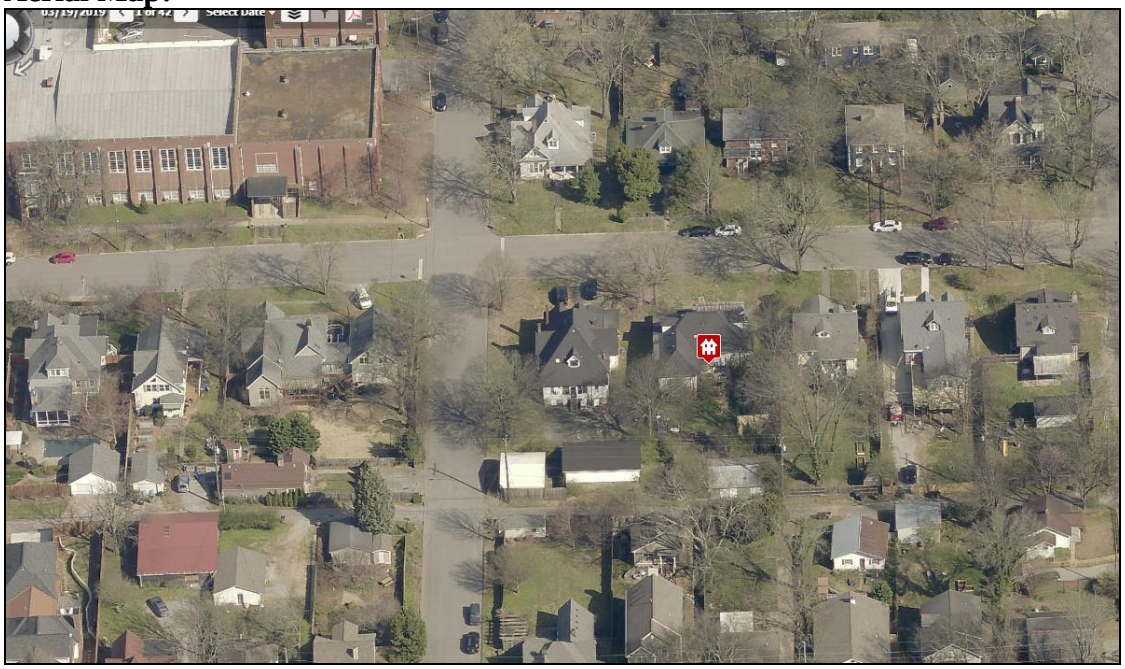
With these conditions, staff finds that the project meets II.B of the *Park & Elkins Neighborhood Conservation District: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations
D: Context Photos

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. NEW CONSTRUCTION AND ADDITIONS

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 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. MHZC does not review the painting of structures.

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. Roofs

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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 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.

Multi-unit Developments
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 the primary building(s) that faces 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.

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.

h. 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.* Appurtenances**

Appurtenances related to new building, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and site to which they relate.

k. Public Spaces

New construction of buildings, structures or additions, 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 Commission approved the demolition of the historic house located at 4709 Elkins Avenue in October 2019, finding that the house met the criteria for economic hardship. The historic house was constructed c. 1914 (Figure 1).

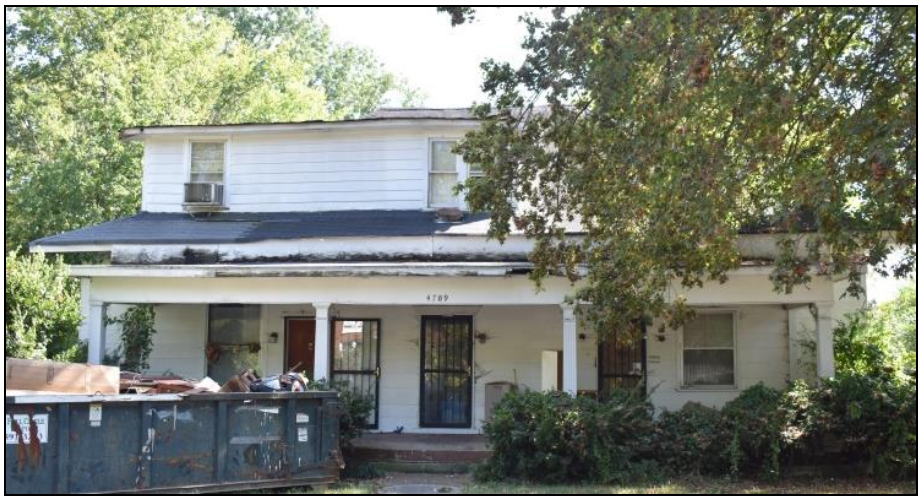


Figure 1. 4709 Elkins Avenue, October 2019.

Analysis and Findings: Application is to construct infill.

Height & Scale: The 4700 block of Elkins Avenue includes a mix of one, one and one-half story, and two-story historic homes that includes a broad range of building heights and widths. In this context the one and one and one-half story homes tend to be on the shorter end of heights but the wider end of building widths; whereas, the two-story historic homes are taller yet narrower than the other forms. As proposed, the infill is a one and one-half story home that is appropriately scaled for the historic context.

The overall height is approximately twenty-six feet, seven inches (26'-7") from grade, and the eaves at the front are eleven feet (11') from grade. Historic homes on this block of Elkins Avenue range from approximately twenty-three feet to thirty-five feet (23' –

35') in height. The infill is forty-five feet (45') wide at the front setback and widens to a maximum of forty-seven feet, eight inches (47'-8") approximately ten feet (10') beyond the front wall. Historic homes on this block range from thirty-two feet to thirty-eight feet (32' – 48') wide. The historic house on the subject property that has been approved for demolition is the widest house on the block and an outlier in regard to building width. The proposed infill is similar in width, but staff finds that the width can be appropriate since the overall massing is appropriate for the historic context. Staff finds that the proposed infill has a massing similar to that of historic examples on this block of Elkins Avenue.

The project meets Section II.B.1.a.and b.

Setback & Rhythm of Spacing: The front setback is thirty-four feet (34') which is appropriate as it between the front setbacks established by the historic houses at 4707 and 4711 Elkins Avenue. The infill is located eleven feet, four inches (11'-4") from the right-side property line, eleven feet (11') from the left, and fifty-six feet (56') from the rear property line. The project meets all base zoning setbacks and the setback and rhythm of spacing are appropriate for the historic context.

The project meets Section II.B.1.c.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Brick and Split Face CMU	Split Face; More information needed for the brick	Yes	Yes
Cladding	5" Hardie siding	Smooth	Yes	
Secondary Cladding	3" Hardie siding	Smooth	Yes	
Roofing	Architectural Shingles	Color unknown	Yes	Yes
Trim	Miratec	Smooth	Yes	
Front Porch floor/steps	Not indicated	Needs final approval	Unknown	Yes
Front Porch Posts	Not indicated	Needs final approval	Unknown	Yes
Front Porch Pillar	Brick	Needs final approval	Yes	Yes
Chimney	Brick	Needs final	Yes	Yes

		approval		
Rear Porch floor/steps	Not indicated	Needs final approval	Unknown	
Rear Porch Posts	Not indicated	Needs final approval	Unknown	Yes
Rear Porch Roof	Architectural shingles	Color unknown	Unknown	Yes
Windows	Not indicated	Needs final approval	Unknown	Yes
Principle Entrance	¾ light double door	Needs final approval	Yes	Yes
Rear Doors	Full light	Needs final approval	Unknown	Yes
Driveway	Not indicated	Needs final approval	Unknown	Yes
Walkway	Not indicated	Needs final approval	Unknown	Yes

With staff approval of the final selections of the roof color; windows; doors; walkway; driveway; and porch floors, steps, posts, and pillars as well as approval of a masonry sample prior to purchase and installation, staff finds that the project meets Section II.B.1.d

Roof form: The infill has a hipped roof form similar to the historic house that was approved for demolition. The project includes appropriately scaled dormers on the front and right-side façade. Staff finds that the proposed roof form and pitch are appropriate for the historic context.

The project meets Section II.B.1.e.

Orientation: The infill is oriented to Elkins Avenue. Staff recommends that a walkway connecting the front porch to the public street be added to the site plan before the preservation permit is issued.

With the condition that a walkway connecting the front porch to the public street be added, staff finds that the project meets Section II.B.1.f.

Proportion and Rhythm of Openings**:** All of the windows on the infill are vertically oriented and most appear to be approximately twice as tall as they are wide. However, on the right-side façade there are two windows that appear shorter when compared to those in the dormer above (Figure 2). These windows are not twice as tall as they are wide. In addition, there is an approximately fifteen feet (15') expanse that does not include an opening; the design guidelines recommend that an opening be included every eight to thirteen feet (8' – 13'). Given the location of these windows on the side façade near the

front of the infill, staff recommends that the proportions be revised so that they are twice as tall as they are wide and that an additional window be added.

Figure 2. Right-side façade.

With the conditions that all windows be twice as tall as they are wide and that an additional window be added to the right-side façade, staff finds the project's proportion and rhythm of openings can meet Section II.B.1.g.

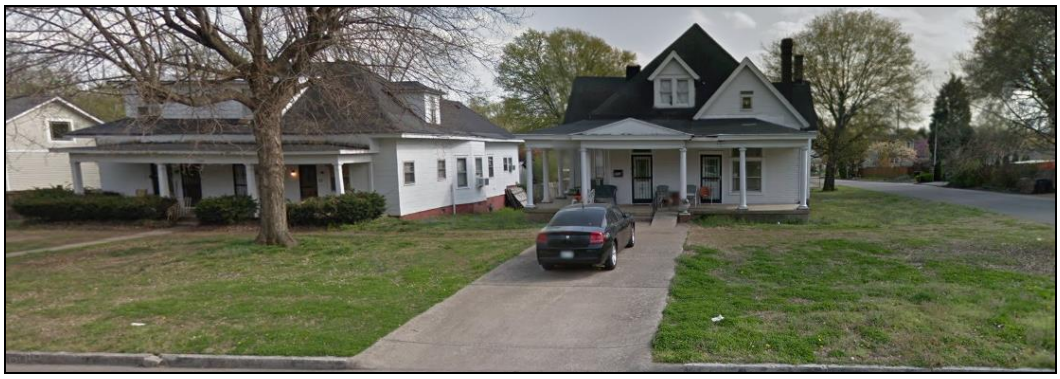
Appurtenances & Utilities: The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets Section II.B.1.h.

Recommendation: Staff recommends approval with the following conditions:

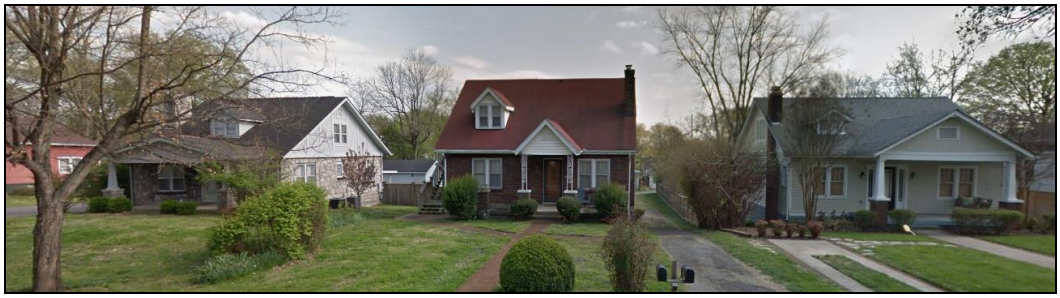
1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback should be consistent with the buildings to either side, to be verified by MHZC staff in the field;
3. Staff approve the final details, dimensions and materials of the roof color; windows; doors; walkway; driveway; and porch floors, steps, posts, and pillars prior to purchase and installation;
4. Staff approve a masonry sample prior to purchase and installation;
5. A walkway connecting the front porch to the public street shall be added to the site plan;
6. All windows shall be twice as tall as they are wide;
7. An additional window shall be added to the right-side façade;
8. Staff shall review a masonry sample prior to purchase and installation; and,
9. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets II.B of the *Park & Elkins Neighborhood Conservation District: Handbook and Design Guidelines.*

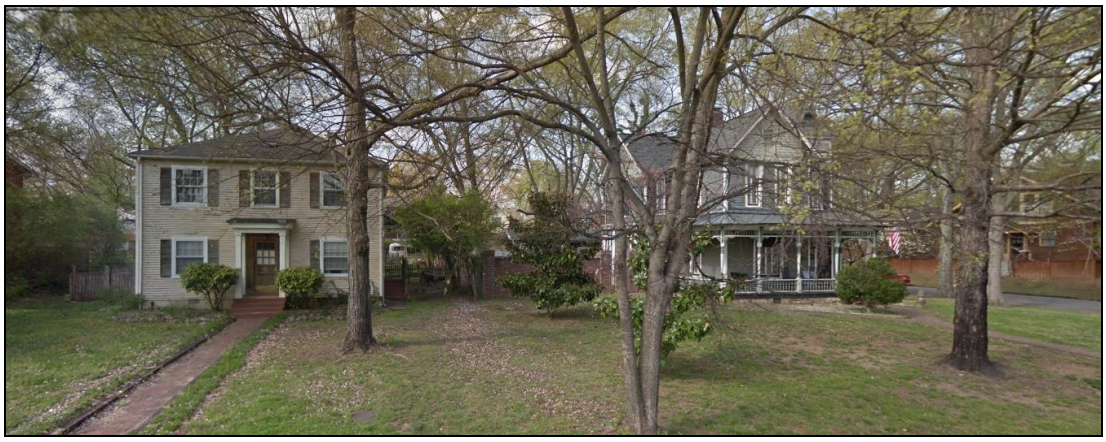
Attachment A: Context Photos



4709 and 4711 Elkins Avenue – both contributing. 4709 Elkins Ave approved for demo due to economic hardship in October 2019.



4701, 4705, and 4707 Elkins Avenue – all contributing.



4706 and 4700 Elkins Avenue – both contributing.


4712 Elkins Avenue - contributing

ALLEY

PROP. LINE 70'

10'-8"

29'-0"

36'-0"

5'-0"

FUTURE

GARAGE/ADU

864 SF FOOTPRINT

24'-0"

Outbuilding not included with this application

27'-0"

43'-8"

5'-4"

PROP. LINE 180'

16'-0"

PROPOSED
NEW CONSTRUCTION

51'-8"

84'-4"

11'-0"

47'-8"

11'-4"

7'-0"

31'-11"

33'-7"

34'-0"

37'-2"

PROP. LINE 70'

48th AVENUE N

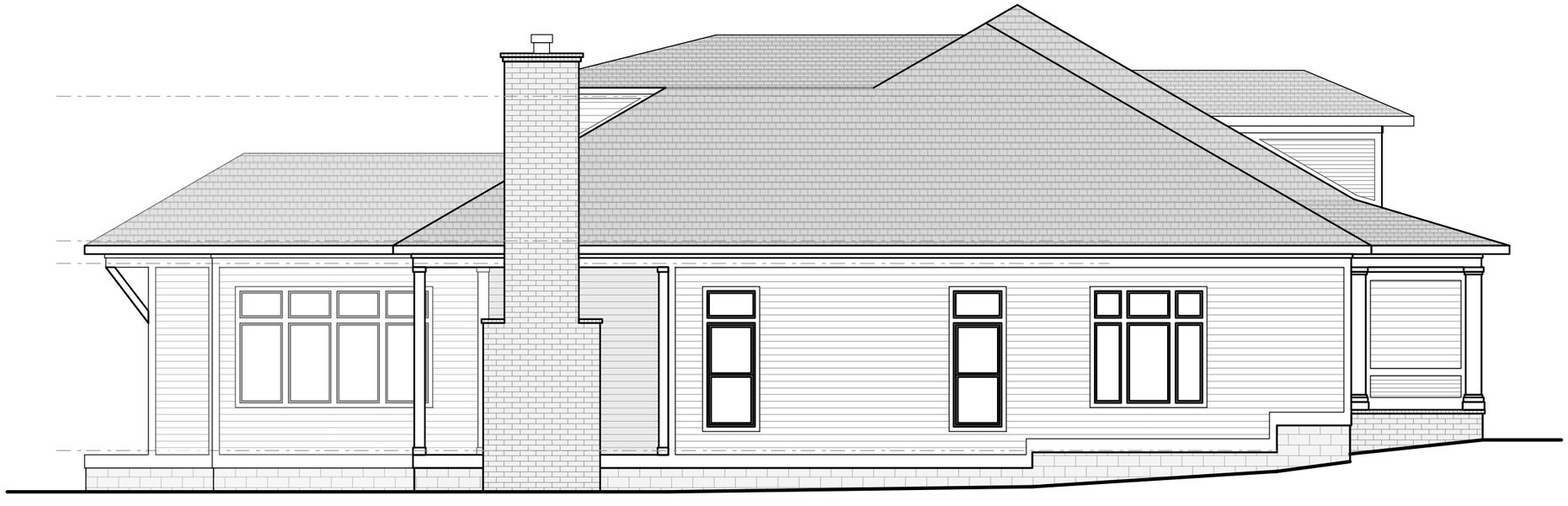
ELKINS AVENUE

4709 ELKINS AVENUE

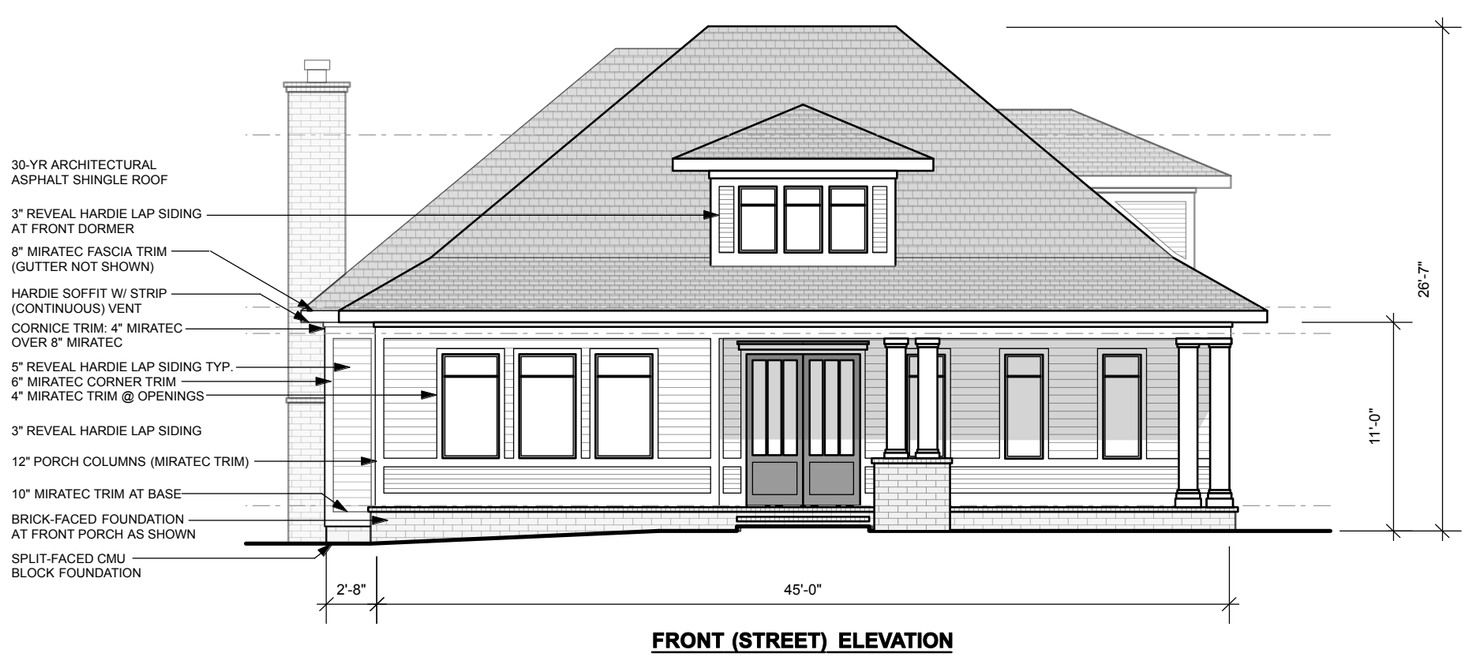
SITE PLAN • SCALE: 1"=20'

N

TARL LAROCCO DESIGNS



LEFT SIDE ELEVATION

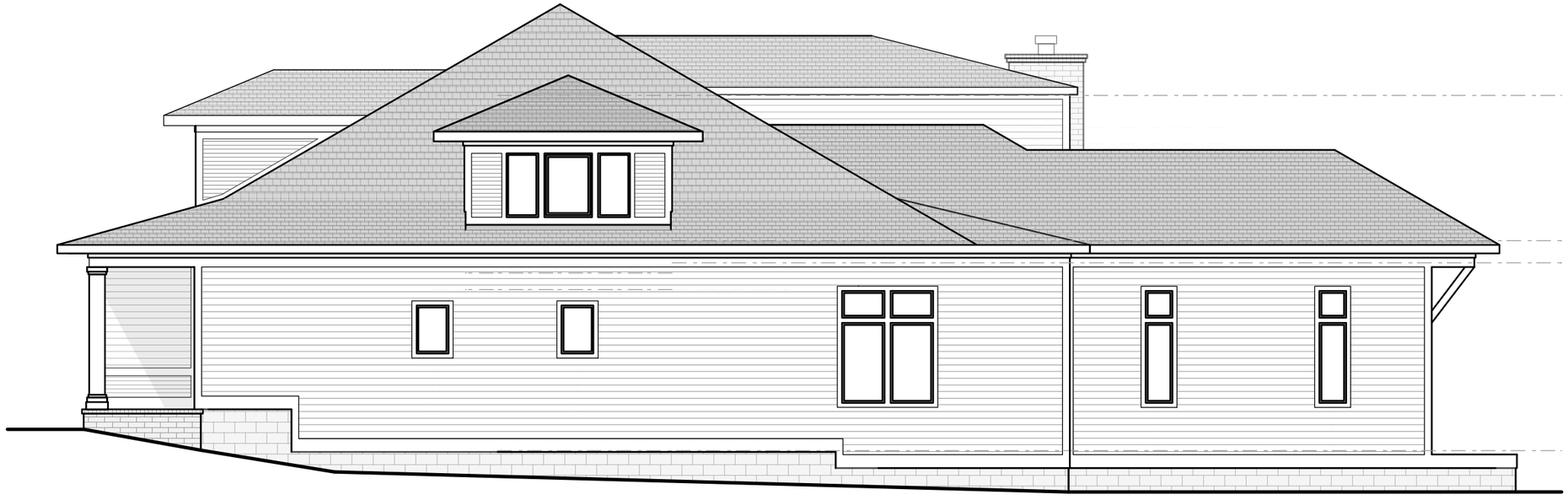


FRONT (STREET) ELEVATION

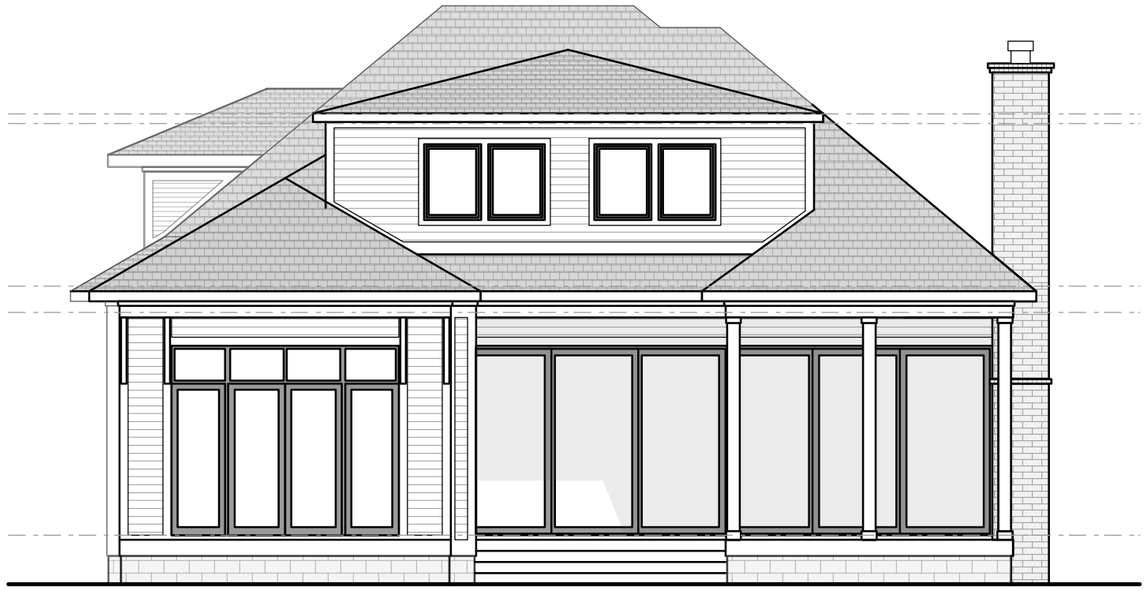
4709 ELKINS AVENUE

SCALE: 1/8"=1'

TARL LAROCCO DESIGNS



RIGHT SIDE ELEVATION



REAR (ALLEY) ELEVATION

4709 ELKINS AVENUE

SCALE: 1/8"=1'

TARL LAROCCO DESIGNS