



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

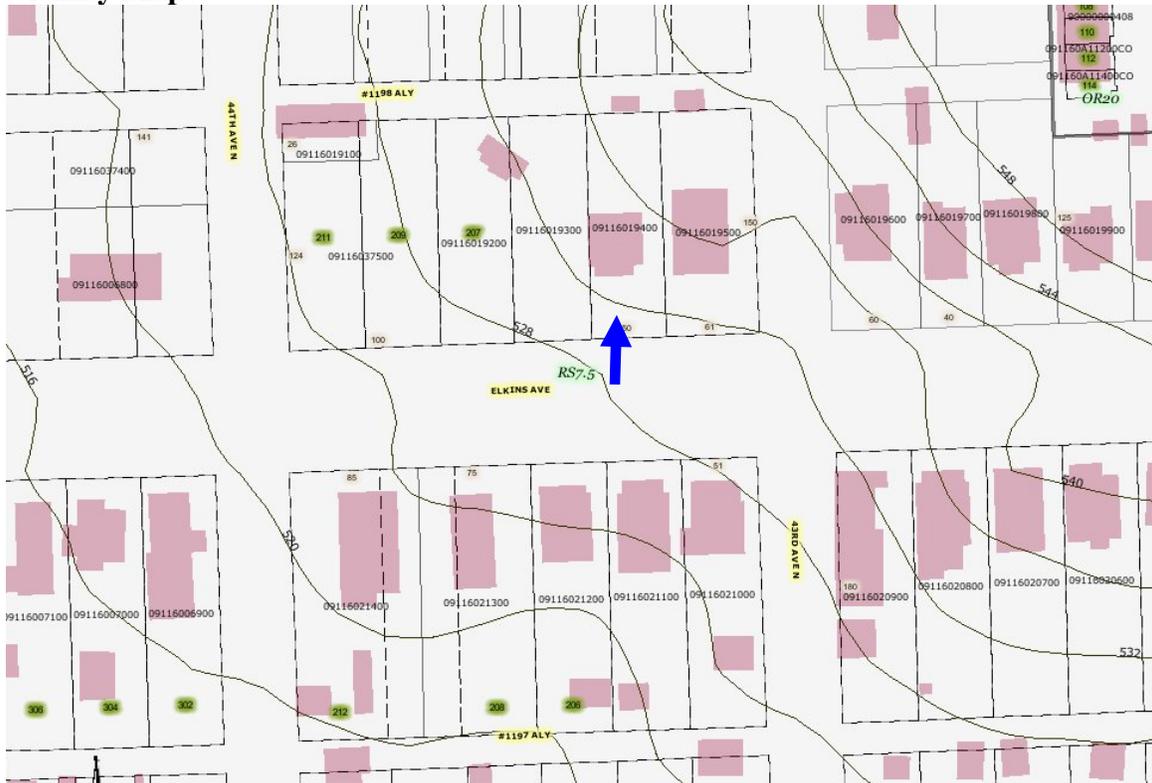
**STAFF RECOMMENDATION
4302 Elkins Avenue
April 18, 2012**

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

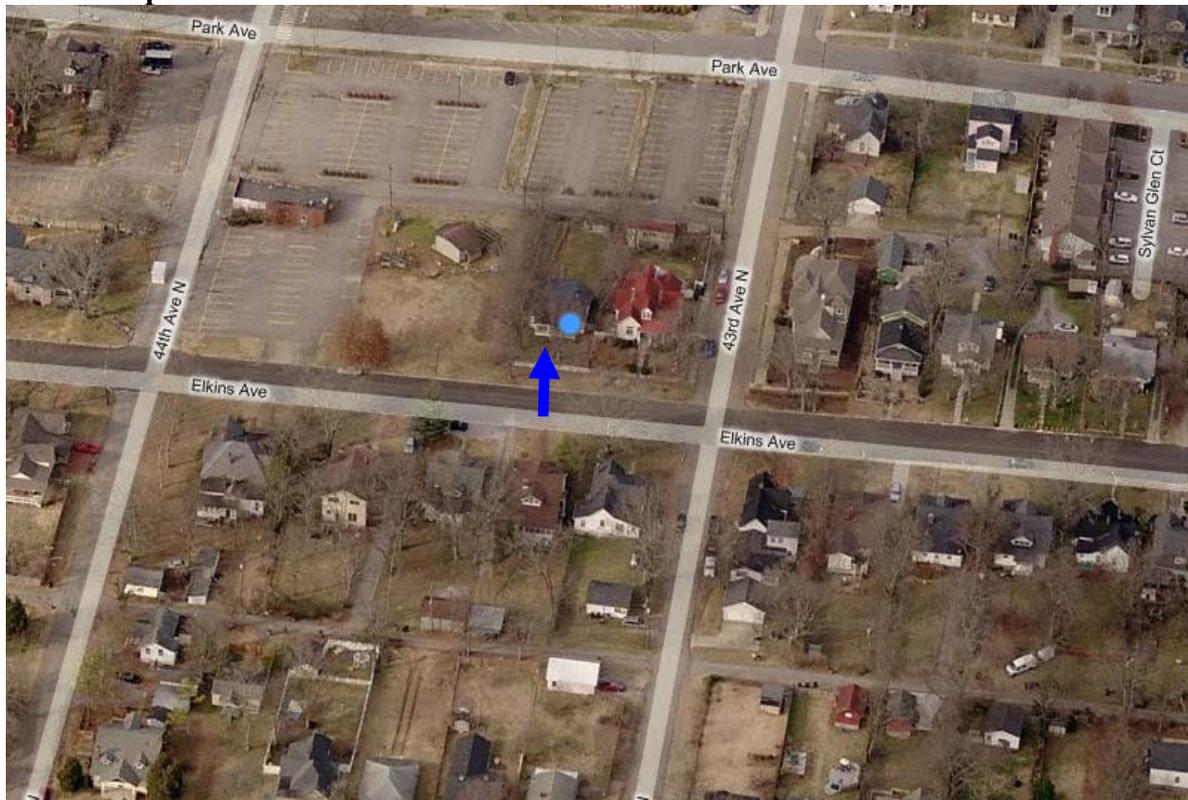
Application: Demolition, Infill
District: Park and Elkins Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 09116019400
Applicant: Jamie Pfeffer, architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to demolish a non-contributing house and accessory structure and to construct a new single-family house on the site.</p> <p>Recommendation Summary: Staff recommends approval of the infill with the following conditions:</p> <ol style="list-style-type: none"> 1) Staff review and approve all window and door specifications, the asphalt shingle color, the porch floor material, and deck material prior to purchase and installation. 2) Any utilities be located in the rear of the house or on a side façade beyond the midpoint of the house. 3) Staff review and approve any new appurtenances, including, but not limited to, driveways, pathways, paving, lighting fixtures, and fences, prior to the purchase and installation of these features. <p>With these conditions, staff finds the project to meet II.B.1. and III.B.2. of the <i>Park and Elkins Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments</p> <p>A: Sanborn Map B: Photographs C: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Background: 4302 Elkins Avenue dates to c. 1935. The Park & Elkins National Register Historic District nomination considers the structure to be “contributing” to the district because it “still retains basic architectural character.” However, after investigating the interior and exterior of the structure, examining its materials, and assessing its historic integrity, the property appears to have had multiple changes to its form. MHZC staff has determined that 4302 Elkins Avenue has lost its architectural and historic integrity and significance.

Applicable Design Guidelines:

II. B. NEW CONSTRUCTION AND ADDITIONS

I. *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.

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 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, and Details, and Material Color*

The materials, texture, and 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.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 maximum 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.

e. R o o f s

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.

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. 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.

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 midpoint of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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.

III. B. DEMOLITION

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

Generally, non-historic (non-contributing) structures may be demolished for new construction that will have a more historically appropriate effect on the district.

- 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 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Analysis and Findings:

Demolition: Although the existing house at 4302 Elkins Avenue was constructed within the period of significance for the Park and Elkins district, staff has determined that it has lost its architectural and historic integrity and significance. Staff extensively examined the exterior of the house and portions of the interior and determined that the structure is non-contributing. Staff also finds that the existing accessory structure lacks historic and architectural integrity. Staff therefore finds that the demolition of 4302 Elkins Avenue and its accessory structure meets Section III.B.2. of the *Park and Elkins Neighborhood Conservation District: Handbook and Design Guidelines*.

Height & Scale: The proposed dwelling is one-and-a-half stories, and is approximately thirty-two feet, six inches (32'6") tall from existing grade to the ridge. To the house's right is a historic house that is approximately twenty-three feet (23') tall. To the house's left is a vacant lot that extends to the end of the block. The majority of the historic houses in the immediate vicinity are one and one-and-a-half stories in height and are in the range of twenty-three feet to thirty-two-feet (23' to 32') tall. Nearby, at the corner of Park Avenue and 42nd Avenue, is a historic house at 4210 Park Avenue that is nearly thirty-seven feet (37') tall.

Staff finds the proposed height of the new construction to be appropriate for several reasons. It is comparable in height to other houses on this block of Elkins Avenue. In addition, the main side-gable form of the house helps to minimize its height. The maximum height of the house is not reached until twenty-eight feet (28') behind the front wall of the house, which will help to minimize the impact of the height.

The width of the building is a maximum of thirty-six feet, two inches (36'2") although the front of the building is thirty-two feet (32') wide. By comparison, the house next door at 4300 Elkins is approximately thirty-six feet (36') wide, and the houses across the street on Elkins are between twenty-eight feet and forty feet (28'-40') wide. The depth of the house is a maximum of eighty-three feet (83'). This depth is mitigated by the house's form. The full width, one-and-a-half story portion of the house is fifty feet (50') deep, and at the rear is a one-story, half-width extension which is thirty-feet (30') deep. By comparison, the house next door at 4300 Elkins is fifty-six feet (56') deep, and the houses across Elkins range in depth between forty-eight and seventy-six feet deep (48'-76') deep. At the corner of Elkins and 42nd Avenue, at 4211 Elkins, is a house with a depth of approximately ninety feet (90'). The depth of the infill's porch is eight feet (8'). Staff finds the width and depth of the infill to meet the historic context.

The footprint of the infill is approximately two thousand, three hundred and eighty-four square feet (2,384 sq. ft.). The percentage of open space on the site will be approximately seventy percent (70%). By comparison, the house next door at 4300 Elkins has a percentage of open space of approximately seventy-four percent (74%), and the neighboring context (excluding the large empty lot to the house's left) has percentages of open space ranging from sixty-four percent to eighty-seven percent (64%-87%). Staff therefore finds that the infill's percentage of open space is in keeping with the historic context of the immediate vicinity.

Staff finds the height and scale of the new construction to meet Sections II.B.1.a. and II. B.1.b. of the *Park and Elkins Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Setback and Rhythm of Spacing: The proposal meets all bulk zoning setback requirements. The structure will be centered on the lot, similar to its neighbor at 4300 Elkins Avenue. The new house will be set back approximately thirty-four feet, six inches (34'6") from the front property line. By comparison, the house next door at 4300 Elkins is set back approximately forty feet (40') from the front property line. Staff finds that there are several reasons that a shorter setback than the historic house on the right is appropriate and will not negatively affect the district. One reason is that the first six feet (6') of the house is a one-story porch and therefore the bulk of the house is towards the back. In addition, there are no other houses on the north side of this block of Elkins, and the houses across the street are set closer to the front property line (20-25'). Staff therefore finds the structure's setback and rhythm of spacing to be appropriate for its historic context.

Staff finds the setback and rhythm of spacing of the proposed structure to meet Section II.B.1.c. of the *Park and Elkins Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Materials: The primary cladding material for the building will be cement fiberboard. Hardie shake will be used as an accent material in the front and rear dormers, side bays, and upper portions of the gable fields. Wood brackets, rafter tails and trim will also add detail to the structure. The windows will be wood clad, and the material for the doors was not specified. Staff asks to approve the specifications for all windows and doors prior to purchase and installation. The foundation will be split face concrete block, and the chimney will be split face concrete block or stucco. The porch columns will be wood with a split face concrete block base, and the porch railing will be wood. The material of the porch floor was not specified. The roof will be asphalt shingle. Staff asks to approve the color of the asphalt shingle prior to purchase and installation. The materials for the rear, uncovered deck were not specified.

With the staff's approval of the windows and doors, roof color, porch floor material, and deck material, staff finds the proposed materials to meet Section II.B.1.d of the *Park and Elkins Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Roof: The primary roof form is a side gable with a slope of 10/12. The front dormer will have a gabled roof with a pitch of 10/12, and the front porch will have a shed roof with a pitch of 4/12. The rear dormer will have a roof pitch of 4/12. The rear, one-story extension will have a gabled roof with a pitch of 10/12. The roof shapes and pitches are found on historic buildings throughout the district and so meet Section II.B.1. e. of the *Park and Elkins Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Orientation: The proposed structure has a symmetrical façade with a centered front entrance. Its porch extends the entire width of the house. The house is oriented to face Elkins Avenue, as are all of the buildings on this block. Staff finds that the orientation meets section II.B.1.f. of the *Park and Elkins Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

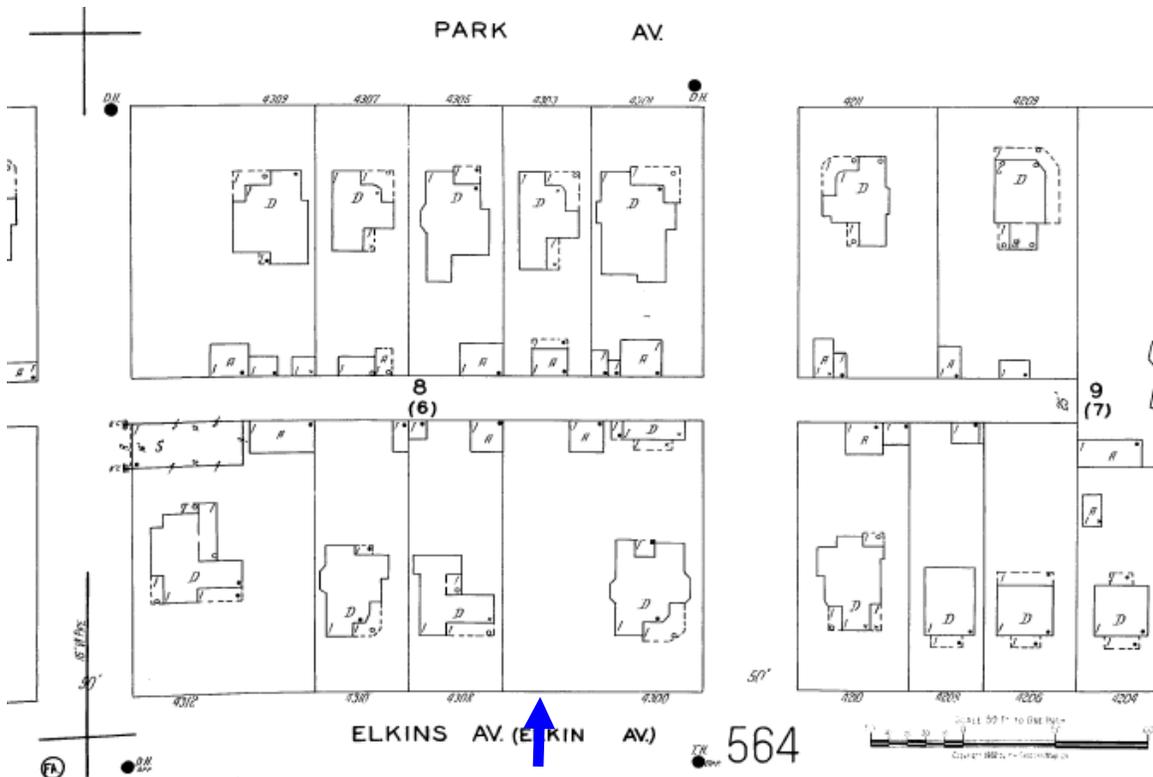
Proportion and Rhythm of Openings: The windows of the proposed structure are approximately twice as tall as they are wide, with the exception of some more utilitarian windows on the side and rear facades. The windows therefore meet the historic ratio of windows in the neighborhood. The largest expanse of wall space without a window or door opening is seventeen feet (17'). However, staff finds that expanse appropriate because does not occur until the back portion of the house on the left elevation and it is inset on the lot. Staff finds that the window proportions and rhythm of openings meets Section II.B.1.g. of *Park and Elkins Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Appurtenances & Utilities: No driveways, sidewalks, or other significant appurtenances are part of the project at this time. Staff asks that a condition of approval be that staff review and approve any new appurtenances, including, but not limited to, additional pathways, paving, lighting fixtures, driveways, and fences, prior to the purchase and installation of these features. In addition, 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.

Staff recommends approval of the infill with the following conditions:

- 1) Staff review and approve all window and door specifications, the asphalt shingle color, the porch floor material, and deck material prior to purchase and installation.
- 2) Any utilities be located in the rear of the house or on a side façade beyond the midpoint of the house.
- 3) Staff review and approve any new appurtenances, including, but not limited to, driveways, pathways, paving, lighting fixtures, and fences, prior to the purchase and installation of these features.

With these conditions, staff finds the project to meet II.B.1. and III.B.2. of the *Park and Elkins Neighborhood Conservation District: Handbook and Design Guidelines*.



1932 Sanborn map shows that at this time, the site for 4302 Elkins was still a part of the side yard for 4300 Elkins.



4302 Elkins Avenue, front façade.



4302 Elkins Avenue, Side façade. The accessory structure in the rear will also be demoliseld



4302 Elkins Avenue, rear façade and yard.



Lot to the left of 4302 Elkins Avenue.



4300 Elkins Avenue, house to the right of the site.



4210 Elkins Avenue (across 43rd Avenue)



4301 Elkins Avenue (at corner of 43rd Avenue, across street from site).



4303 Elkins Avenue (across the street from the site).



4305 Elkins Avenue (across the street from the site).



4307 Elkins Avenue (across the street from the site)



4311 Elkins Avenue (at corner of 44th Avenue, across the street from the site).



4210 Park Avenue.

BUILDING DATA

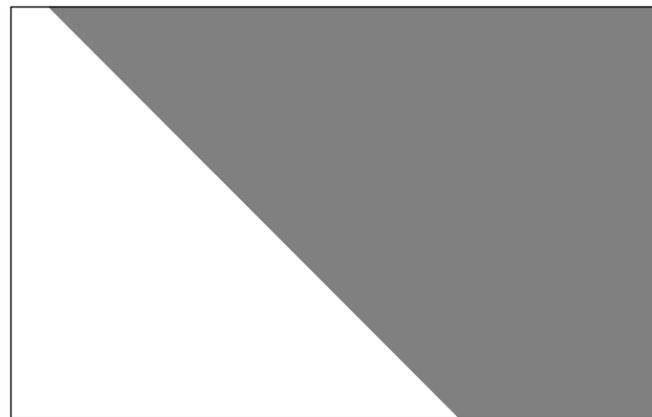
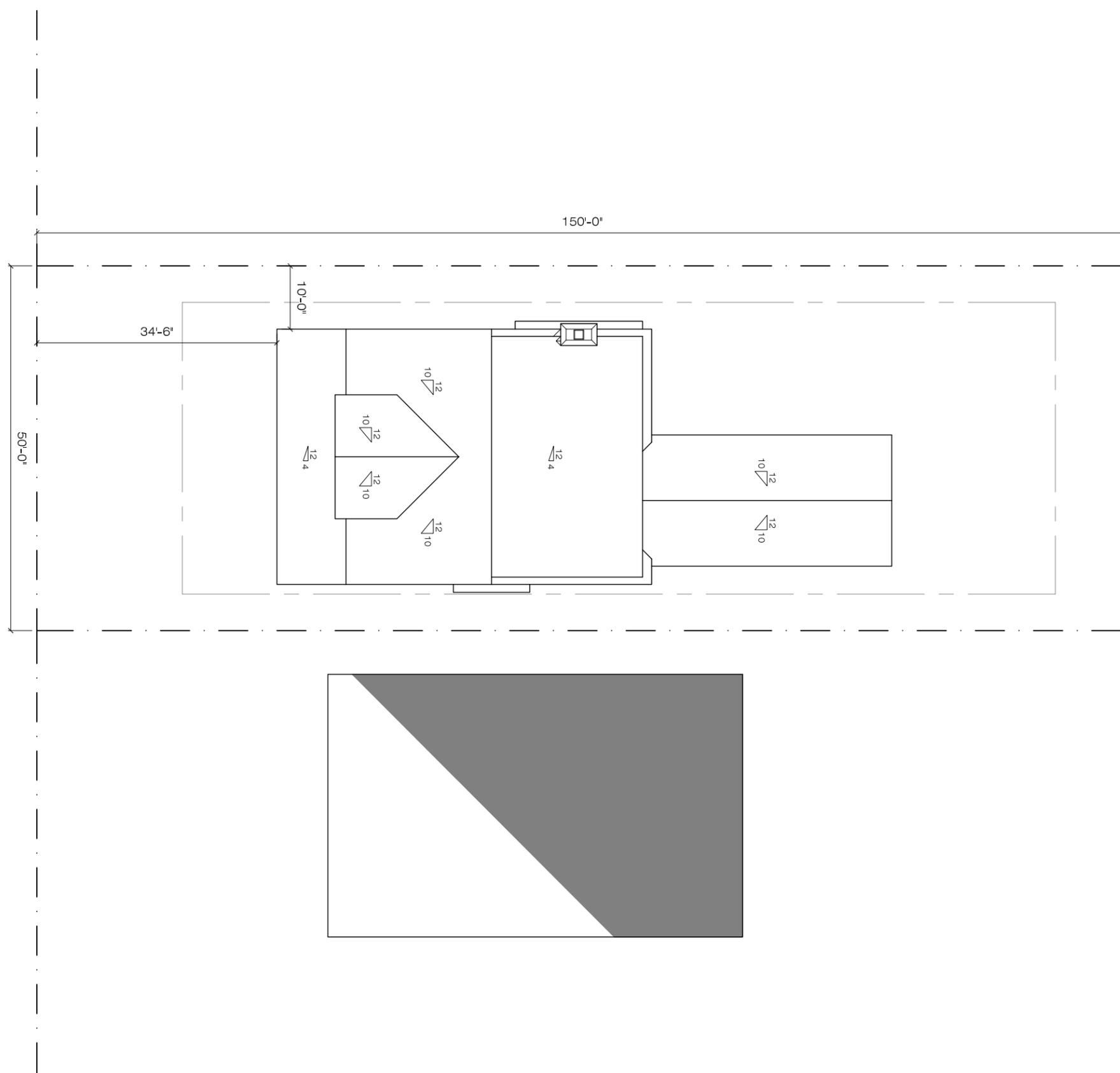
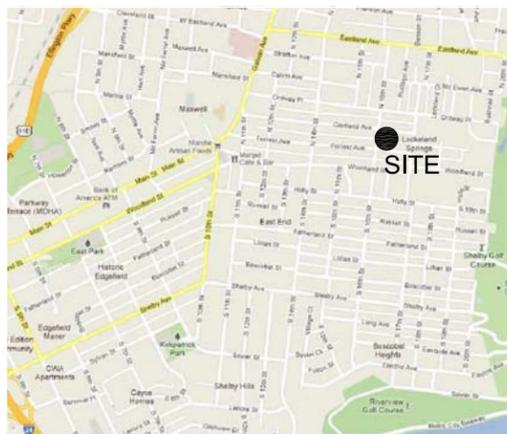
ADDRESS: 4302 ELKINS AVENUE
 NASHVILLE, TENNESSEE 37209
 PARCEL ID: 09116019400
 DESCRIPTION: LOT 203 BLK 8 CHARLOTTE PARK CO. 1ST ADDN
 LOT AREA: .18 ACRES
 DIMENSIONS: 50' X 150'
 ZONING: RS7.5
 PROPOSED BUILDING AREAS:
 BUILDING FOOTPRINT: 2,384 SF
 TOTAL LIVING AREA: 2,667 SF

PROJECT TEAM

DEVELOPER
 JUSIN HICKS
 615-260-5523
 justin@buildingmasters.com

ARCHITECT
 PFEFFER TORODE ARCHITECTURE
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VICINITY MAP



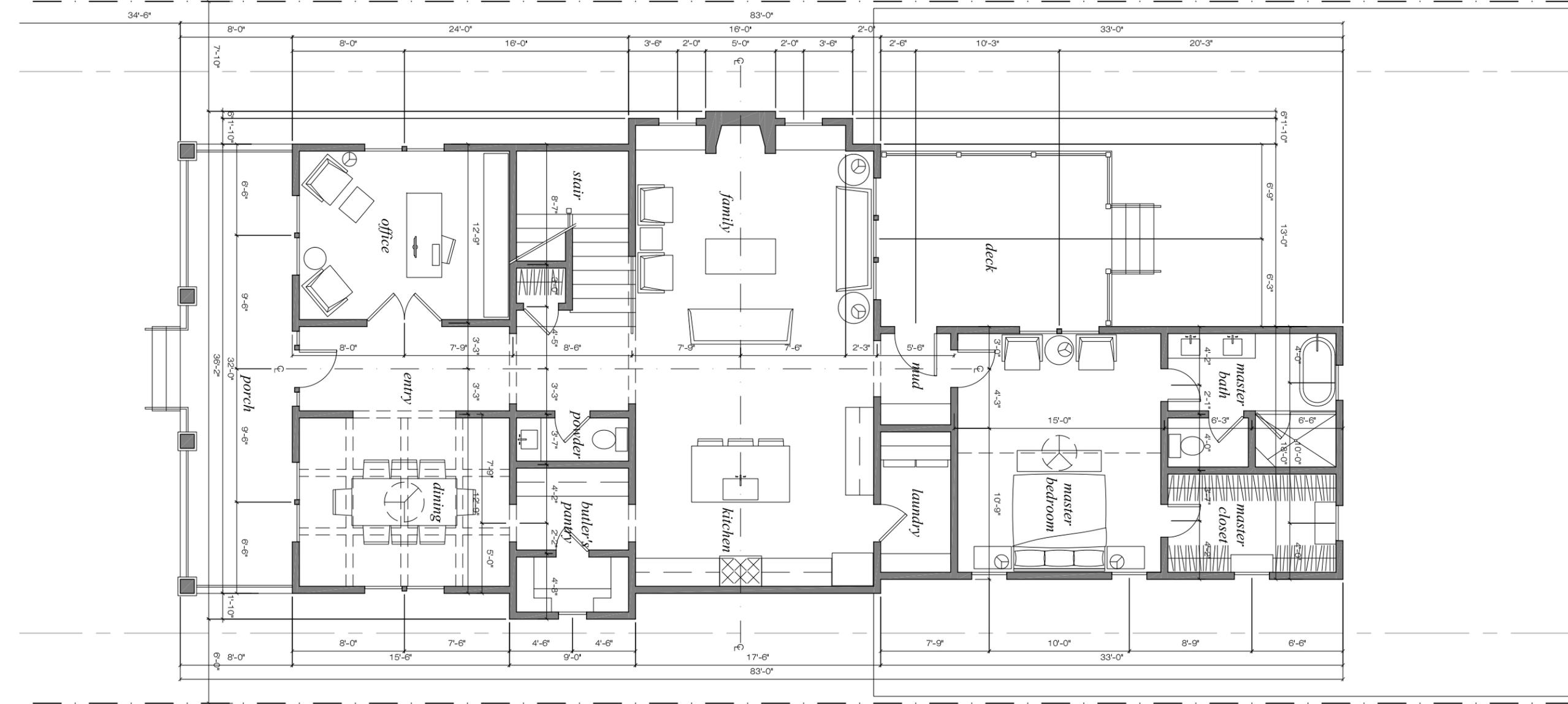
ARCHITECT:
pfa PfefferArchitecture
 1123 GLENWOOD AVENUE, NASHVILLE, TENNESSEE 37204

PROJECT:
 4302 ELKINS AVENUE
 NASHVILLE, TENNESSEE 37209

4 APRIL 2012

1 SITE PLAN
 SCALE 1/16" = 1'-0"

A1.1



1 MAIN LEVEL PLAN
SCALE 1/8" = 1'-0"

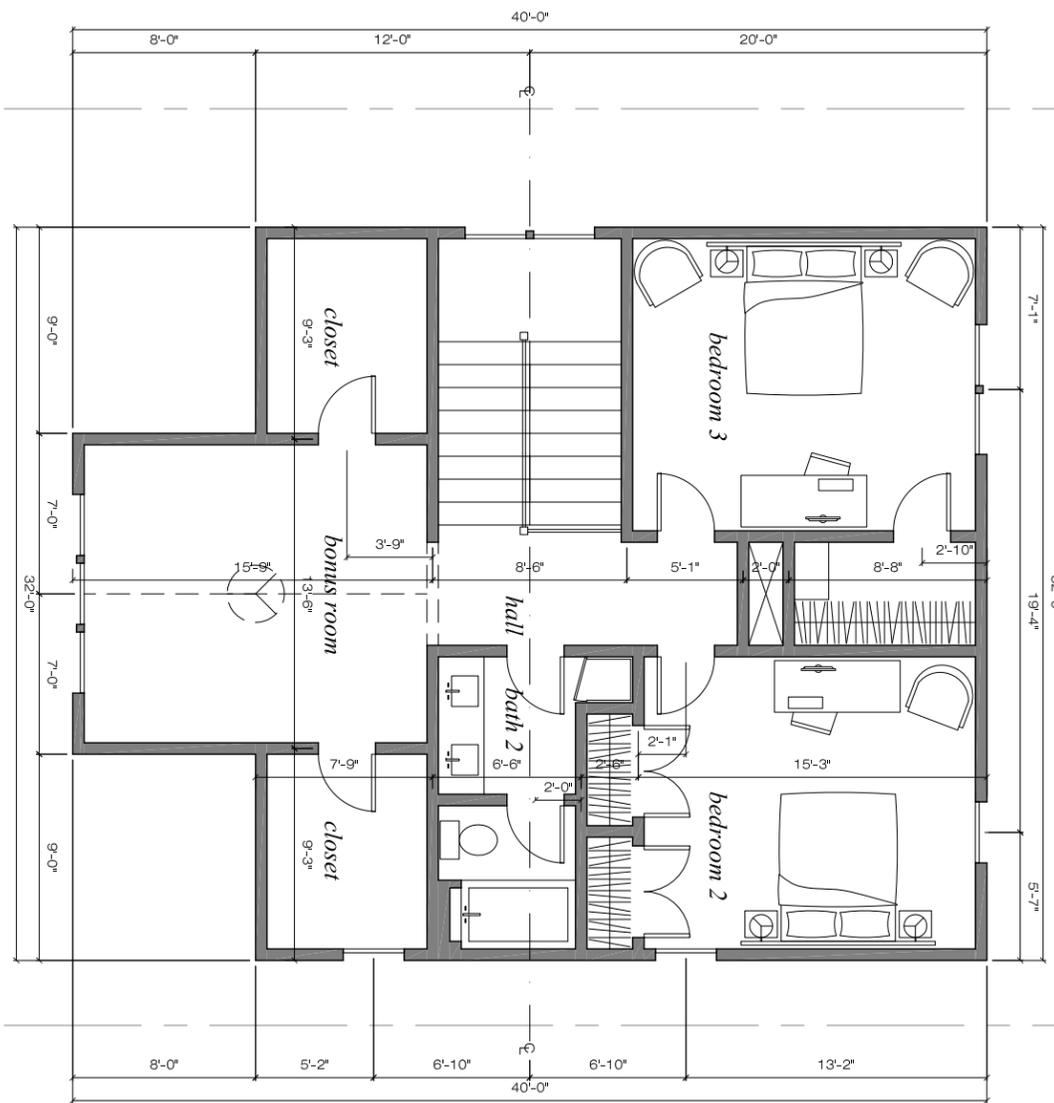
4 APRIL 2012

A1.2

PROJECT:
4302 ELKINS AVENUE
NASHVILLE, TENNESSEE 37209

ARCHITECT:
 PfefferArchitecture
 1123 GLENWOOD AVENUE, NASHVILLE, TENNESSEE 37204

1 UPPER LEVEL PLAN
SCALE 1/8" = 1'-0"



4 APRIL 2012

A1.3

PROJECT:
4302 ELKINS AVENUE
NASHVILLE, TENNESSEE 37209

ARCHITECT:
pfa PfefferArchitecture
1123 GLENWOOD AVENUE, NASHVILLE, TENNESSEE 37204



1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



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

ARCHITECT:
 PfefferArchitecture
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PROJECT:
 4302 ELKINS AVENUE
 NASHVILLE, TENNESSEE 37209

4 APRIL 2012

A2.1



ARCHITECT:
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PROJECT:
 4302 ELKINS AVENUE
 NASHVILLE, TENNESSEE 37209

4 APRIL 2012

1 SIDE ELEVATION
 SCALE 1/8" = 1'-0"

A2.2



1 SIDE ELEVATION
SCALE 1/8" = 1'-0"

ARCHITECT:
 PfefferArchitecture
 1123 GLENWOOD AVENUE, NASHVILLE, TENNESSEE 37204

PROJECT:
 4302 ELKINS AVENUE
 NASHVILLE, TENNESSEE 37209

4 APRIL 2012

A2.3