

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION 4406 Elkins Avenue July 18, 2018

Application: New Construction – Infill and Outbuilding
District: Park and Elkins Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 091160067.00
Applicant: Potter Brothers Construction
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: The application is for new construction, including a single family home and an outbuilding.

Recommendation Summary: Staff recommends approval with the following conditions:

1. The height of the house shall be reduced to a maximum of twenty-six feet (26');
2. The front setback of this house shall be halfway between the historic home to the left and the side-elevation of the corner historic home on the right. This setback must be verified by Staff after field staking, prior to pouring the foundation;
3. 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;
4. A second window shall be added to the dormer on the left elevation which currently contains only one window;
5. Staff approve the final roofing color, trim material, front & rear porch steps and flooring material, rear porch post material, windows and doors, driveway and walkway materials
6. Staff approve the final foundation, cladding, roofing and trim materials, and the final window and door selections for the garage, prior to purchase and installation;
7. All grouped windows shall be separated by shall be separated by four to six inch (4"-6") mullions;
8. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;

finding that the project meets II.B of the *Park & Elkins Neighborhood Conservation District: Handbook and Design Guidelines*.

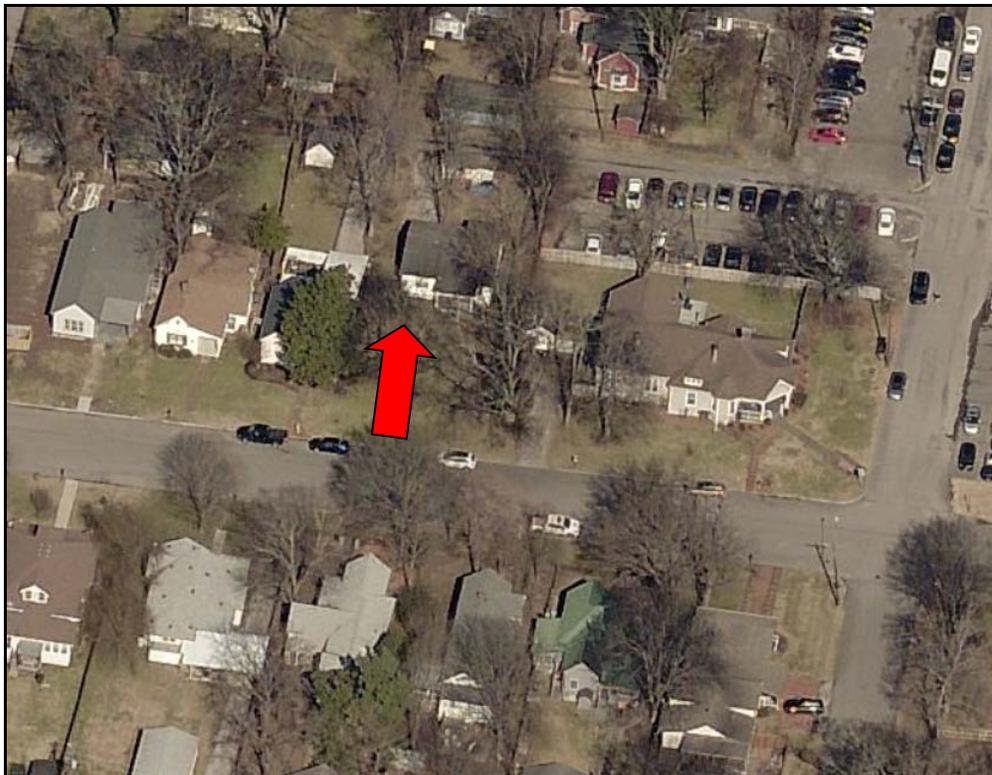
Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

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.

i. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

- On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard

siding typically have wide cornerboards and window and door casings (trim). Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry. Four inch (4" nominal) corner-boards are required at the face of each exposed corner. Stud wall lumber and embossed wood grain are prohibited. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 clad buildings.

- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings. Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure. Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

Setbacks & Site Requirements.

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- *The DADU may not exceed the maximums outlined previously for outbuildings.*
- *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

Density.

- *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*

Ownership.

- *No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- *The DADU cannot be divided from the property ownership of the principal dwelling.*
- *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

- *The living space of a DADU shall not exceed seven hundred square feet.*

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.

l: Multi-unit Detached Developments/ Cottage Developments

Multi-unit detached developments or “cottage” developments are only appropriate where the Planning Commission has agreed that the community plan allows for the density requested and the design guidelines for “new construction” can be met.

The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.

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 face the street.

Interior dwellings should be “tucked-in” behind the buildings facing the street.

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.

Attached garages are only appropriate for rear units along the alley.



Figure 1: Existing non-contributing house at 4406 Elkins Avenue, to be demolished.

Background: MHZC issued a staff permit for the demolition of the non-contributing house at 4406 Elkins Avenue in June. This application is for the construction of a new single family residence and a garage.

Analysis and Findings:

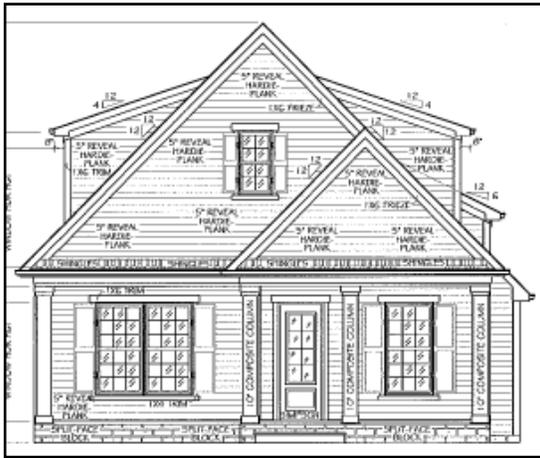


Figure 2: Proposed front elevation.

Height & Scale:

The proposed infill is thirty-one feet (31') wide, which is generally consistent with the historic context. Most of the contributing houses on the block have articulated massing. For example: the three houses to the left all have a projecting front gable with side porches at the front setback, such that the front gabled massing is approximately sixteen feet (16') wide, with each house stepping out to a full thirty-one feet (31') of width fifteen feet (15') back from the front façade. The proposed house has a front-gabled form with a recessed front porch and will have the full thirty-one feet (31') of width set behind a nine foot (9') deep porch.



Figure 3: 4412 Elkins Ave, three doors down from subject property

The proposed depth is approximately sixty-six feet (66') to the back of the covered rear porch. This depth is consistent with the historic houses on the immediate block, which have had additions over the years. Staff finds that the proposed depth is appropriate to the historic context.



Figure 4: 4410 Elkins Ave, two doors down from the subject property.



Figure 5: 4408 Elkins Ave, immediately to the right of the subject property.

The proposed infill is approximately twenty-eight feet, two inches (28'2") tall. The contributing houses on the immediate block are between approximately nineteen feet and twenty-six feet (19'-26') tall. There are taller houses nearby, but at twenty-eight feet, two inches (28'2"), this will be the tallest house on the block. The front-gabled form tends to accentuate this height, as the full width and height are visible on the front façade, as opposed to other house forms that may be more articulated. The proposed eave height is approximately eleven feet (11') from grade and the proposed foundation height is approximately one foot, six inches (1'6"). The proposed eave and foundation heights are consistent with the immediate historic context, and are appropriate. Staff recommends that the proposed house not exceed an overall height of twenty-six feet (26') from grade.

The immediate context on this block is all true one-story houses, while the proposal is a one-and-a-half story house. The three houses to the right of this property are all very similar in size, design, and setback. All three are about thirty-one feet (31') wide and around sixty-five feet (65') deep. They are all approximately eighteen feet, six inches (18'6") tall. The proposed house will be similar in terms of footprint, but will be more than nine feet (9') taller.

Staff finds that a one-and-a-half story form could be appropriate, particularly given the larger neighborhood context, but due to the one-story character of the immediate vicinity, Staff recommends that the overall height of the house be reduced to a maximum of approximately twenty-six feet (26'). This would still allow for second story living space, but would better respect the character of the historic block.

With the condition that the height of the house be reduced to a maximum of twenty-six feet (26'), the project meets section II.B.1.a. and b.

Setback & Rhythm of Spacing:



Figure 6: 4408-4412 Elkins Ave, note uniform width, height and setbacks. #4406 is at the far right

The site plan indicates that the house will be set back about twenty-one feet, six inches (21'6") from 'iron rod set'. These were not easily identifiable in the field. The three contributing houses to the left of this property are all oriented to Elkins Avenue and are all setback approximately forty feet (40') from the curb. The house to the left is oriented toward the corner of Elkins Avenue and 44th Avenue North. Staff recommends that the front setback of this house be halfway between the historic home to the left and the side-elevation of the corner historic home on the right. This will mean that the proposed home is slightly back from the consistent setback of the three historic homes to the left, helping to lessen the impact of the additional height of the proposed. This setback should be verified in the field by staff after field staking, prior to pouring the foundation.

The sides will both be set back approximately ten feet (10') from the side property lines and the rear will be set back approximately sixty-three feet (63'). All these setbacks comply with base zoning and are consistent with the rhythm of spacing. The project meets section II.B.1.c.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	5" cement fiberboard lap siding	Smooth	Yes	
Roofing	Architectural Shingles	Color unknown	Yes	X
Trim	Unknown	Unknown		X
Front Porch floor/steps	Unknown	Unknown		X
Front Porch Posts	Composite columns	Smooth wood (pedestal	Yes	

		material needs final approval)		
Rear Porch floor/steps	Deck Material	Unknown		X
Rear Porch Posts	Unknown	Unknown		X
Windows	Monarch	Needs final approval	Unknown	X
Principle Entrance	¾ glass Simpson door	Needs final approval	Yes	X
Rear door	Glass	Needs final approval	Yes	X
Walkway	Unknown	Unknown		X
Driveway	Unknown	Unknown		X

With Staff approval of the final roofing color, trim material, front and rear porch steps and flooring material, rear porch post material, windows and doors, driveway and walkway materials, the project meets section II.B.1.d

Roof form: The roof is a front-gabled roof form with a projecting front gable at the porch. Both have a slope of 12/12. Both side elevations contain two shed dormers with a roof pitch of 4/12. The dormer on the left elevation, closest to the front, features only one window: dormers should be primarily glazing, so Staff would recommend that a second window is added to this dormer – the window could be frosted for privacy, as it will be within the master shower (see Figure 7). This roof form and use of dormers is compatible with the historic context and Staff finds the roof to be appropriate.

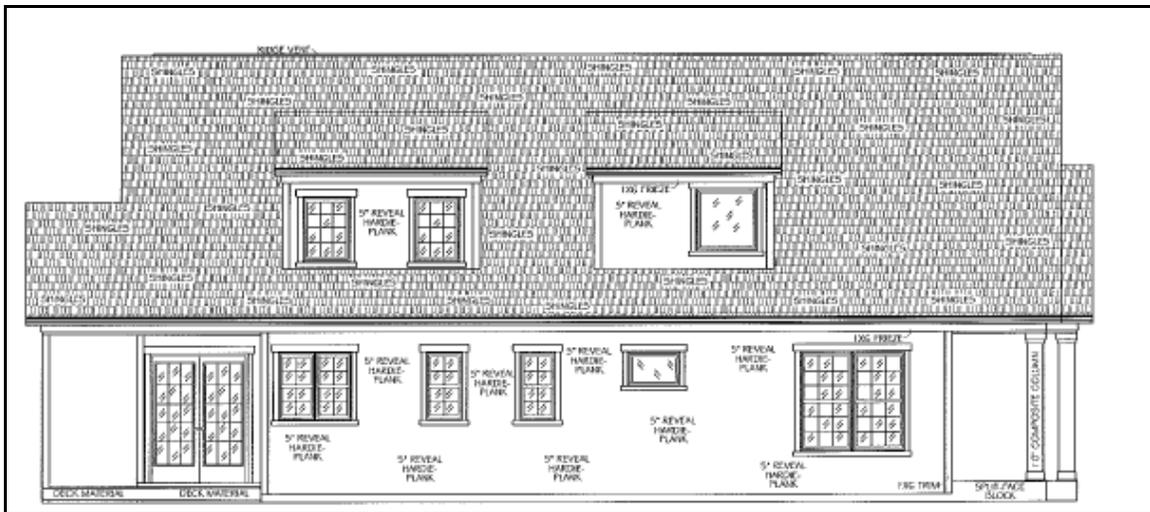


Figure 7: Proposed left elevation, note lack of glazing in dormer on the right

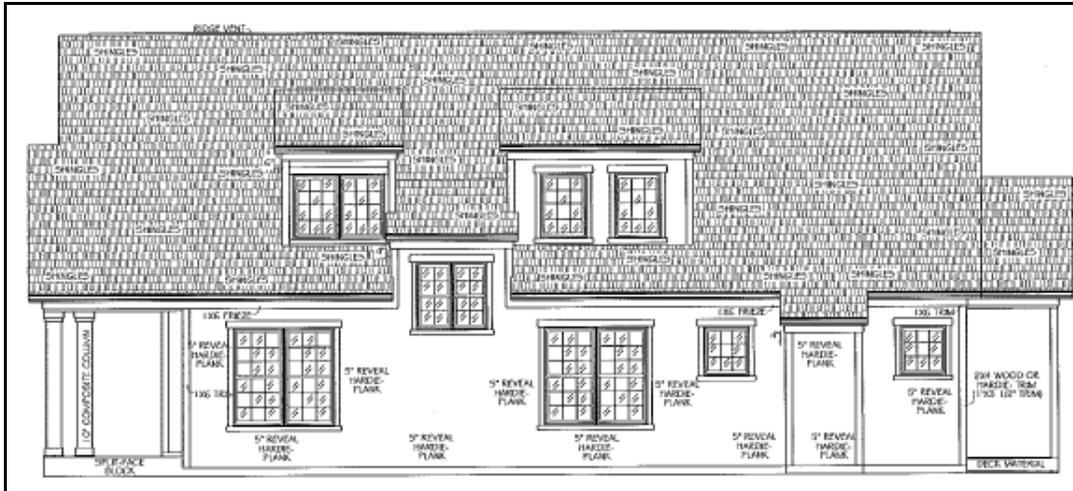


Figure 8: Proposed right elevation, note wall dormer

The right elevation contains a wall dormer (see Figure 8). Wall dormers are not typical in the historic context, but Staff finds that this single wall dormer could be appropriate because it is on a secondary façade, is no wider than the typical window opening on the house and does not project beyond the main wall. The project meets section II.B.1.e.

Orientation: The proposed house will face onto Elkins Avenue, as is appropriate. There is a front walkway leading from the house toward the street. The design incorporates a full-width front porch, which is a minimum of six feet (6') deep, stepping out to nine feet (9'). This is consistent with the historic context. Vehicular access will be provided via the alley, to the rear of the property. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are two small square windows flanking the projecting bay on the right elevation (see Figure 7), Staff finds these to be appropriate as they are so far set back from the street, and because smaller windows of this type are sometimes seen flanking chimneys in historic examples. A small horizontal window on the left elevation could also be appropriate, because there is only one. There are no large expanses of wall space without a window or door opening. Grouped windows should all have four inch (4") nominal mullions. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The location of the HVAC unit has not been indicated. 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.

Outbuildings: A new detached outbuilding at the rear of the lot is also proposed:

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and Garage	20'	~24'
Rear setback	10'	15'
L side setback	3'	~20'
R side setback	3'	6'
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

The building will be located at the rear of the lot, with the garage door facing the alley. The rear and side setbacks also meet the design guidelines and zoning requirements.

Massing Planning: The following charts refer to the scale of the proposed outbuilding.

	Existing conditions (height of primary structure)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	~28'2"	25'	16'
Eave Height	~11'	1 story - 10'	~9'1"

For a one-story building on a lot less than 10,000 square feet:

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint (maximum cannot exceed lesser number to left)
Maximum Square Footage	750 sq. ft.	~967 sq. ft.	552 sq. ft.

The roof and eave heights and the proposed square footage of the garage meet the requirements of the design guidelines. Staff finds the height and scale of the proposed outbuilding meets section II.B.1.i.1 of the design guidelines.

Design Standards: The materials, proportions, and overall character of the outbuilding will be similar to the house. Its front gabled roof form will match that of the house, and

the materials will not contrast greatly with the primary structure. The window proportions and locations are compatible with those of outbuildings historically. Staff finds the design of the proposed outbuilding to meet section II.B.1.i.1 of the design guidelines

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Front gable	X
Primary roof slope	6:12	X

The roof of the building meets section II.B.1.i.1 of the design guidelines.

Material:

	Proposed	Color/Texture/Make/Manufacturer	Typical of Neighborhood	Requires Additional Review
Foundation	Not indicated	Unknown		X
Cladding	Siding material	Unknown		X
Roofing	Shingles	Match existing	Yes	X
Trim	Not indicated	Unknown		X
Window	Not indicated	Unknown		X
Pedestrian Door	Not indicated	Unknown		X
Garage Door	Not indicated	Unknown		X

With the that condition that the final foundation, cladding, roofing and trim materials, and the final window and door selections are approved by MHZC Staff prior to purchase and installation, the project will meet section II.B.2.h of the design guidelines.

The project meets section II.B.1.i of the design guidelines.

Recommendation: Staff recommends approval with the following conditions:

1. The height of the house shall be reduced to a maximum of twenty-six feet (26’);
2. The front setback of this house shall be halfway between the historic home to the left and the side-elevation of the corner historic home on the right. This setback must be verified by Staff after field staking, prior to pouring the foundation;
3. 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;
4. A second window shall be added to the dormer on the left elevation which currently contains only one window;

5. Staff approve the final roofing color, trim material, front & rear porch steps and flooring material, rear porch post material, windows and doors, driveway and walkway materials
6. Staff approve the final foundation, cladding, roofing and trim materials, and the final window and door selections for the garage, prior to purchase and installation;
7. All grouped windows shall be separated by shall be separated by four to six inch (4"-6") mullions;
8. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;

finding that the project meets II.B of the *Park & Elkins Neighborhood Conservation District: Handbook and Design Guidelines*.

CONTEXT PHOTOGRAPHS



4400 Elkins, to the immediate left of the property



4401 Elkins, across the street



4403 Elkins, across the street

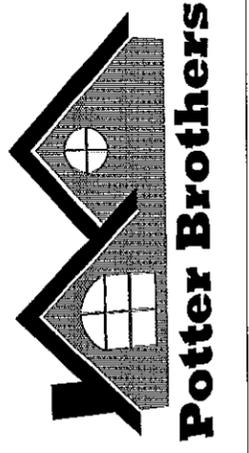
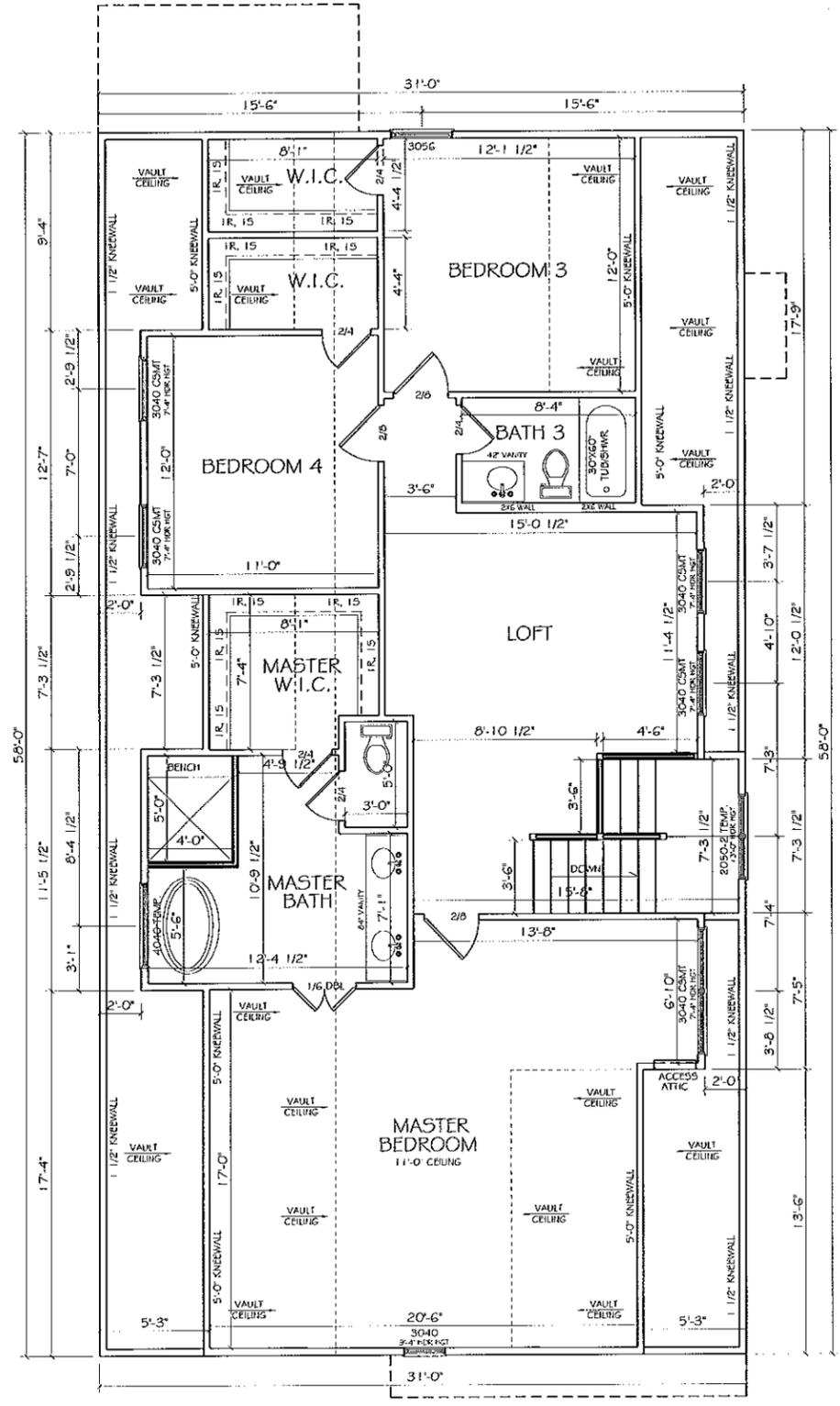
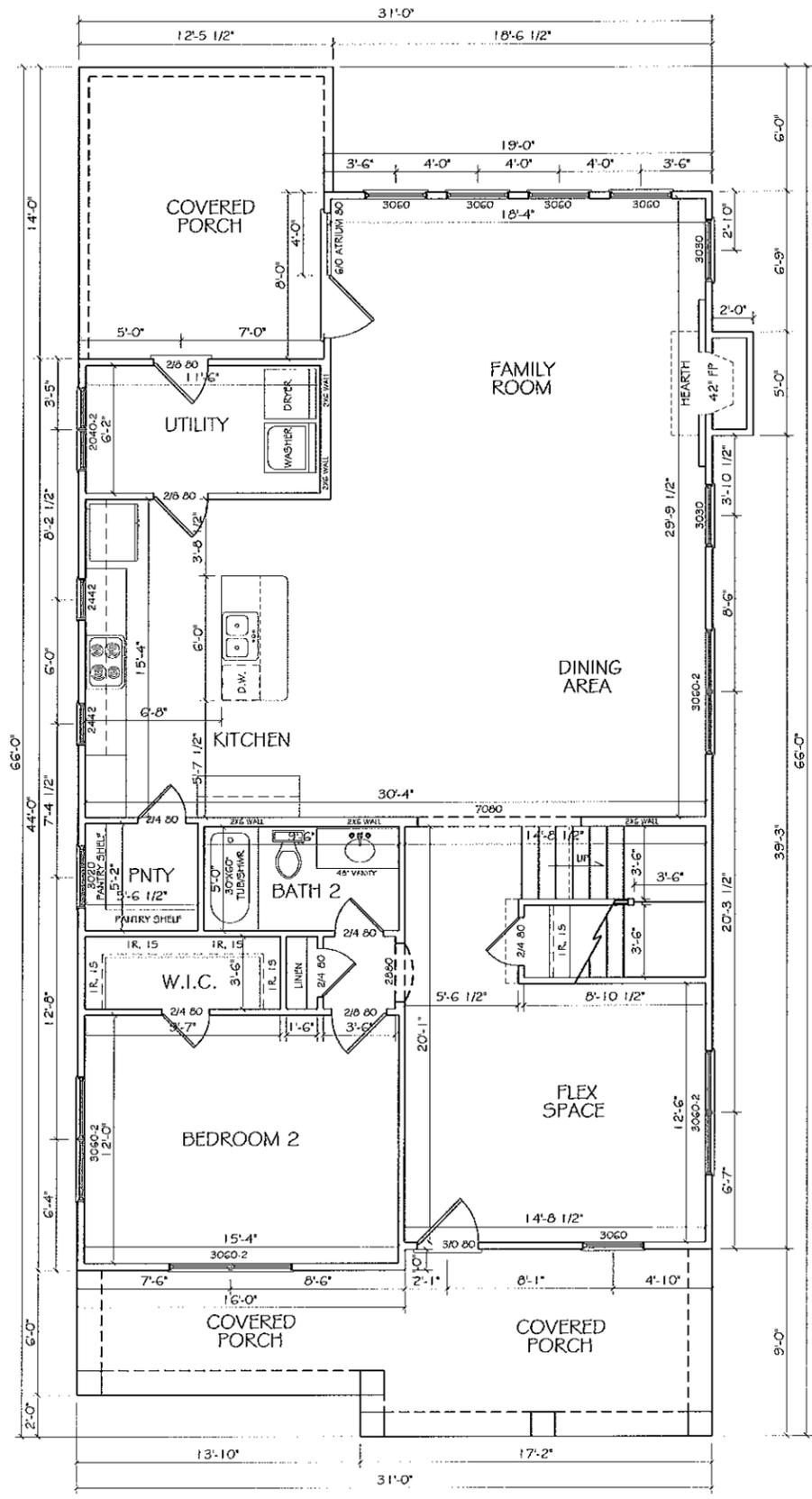


4405 Elkins, across the street



4413 Elkins, across the street

AREA CALCULATIONS	
FIRST FLOOR - HEATED	1,511
SECOND FLOOR - HEATED	1,325
TOTAL - HEATED	2,836
ADDITIONS:	
FRONT COVERED PORCH	226
REAR COVERED PORCH	171



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Proudly working with:

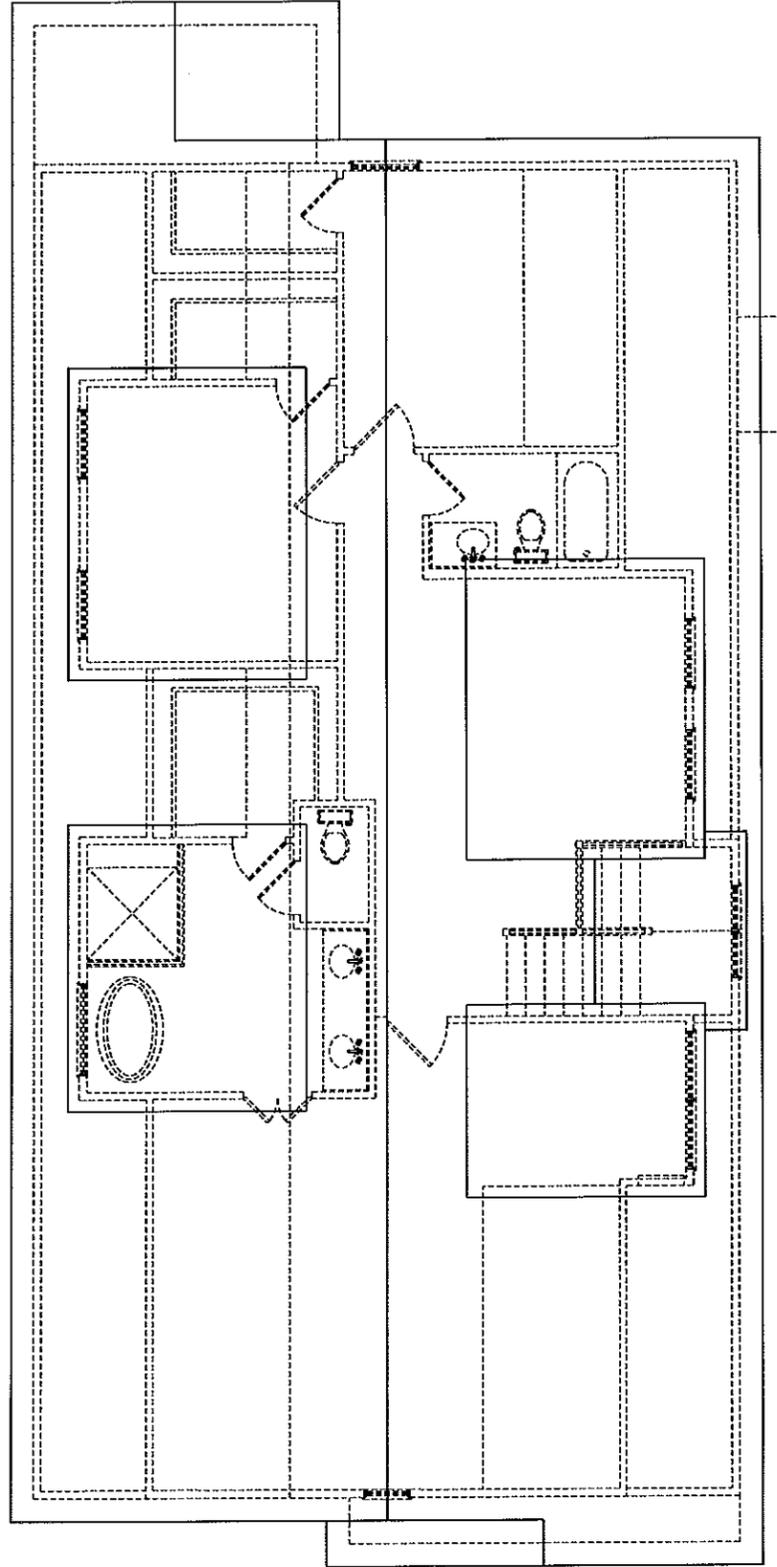
4406 Elkin Avenue,
Nashville, TN

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J.W.

PLAN NUMBER:
4406 Elkin Ave.

DATE: 7/05/18



ROOF PLAN
1/8" = 1'-0"

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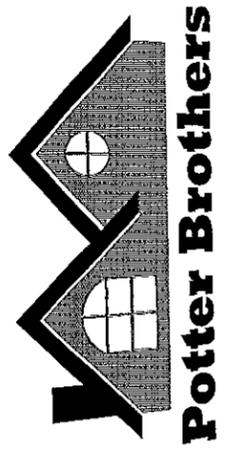
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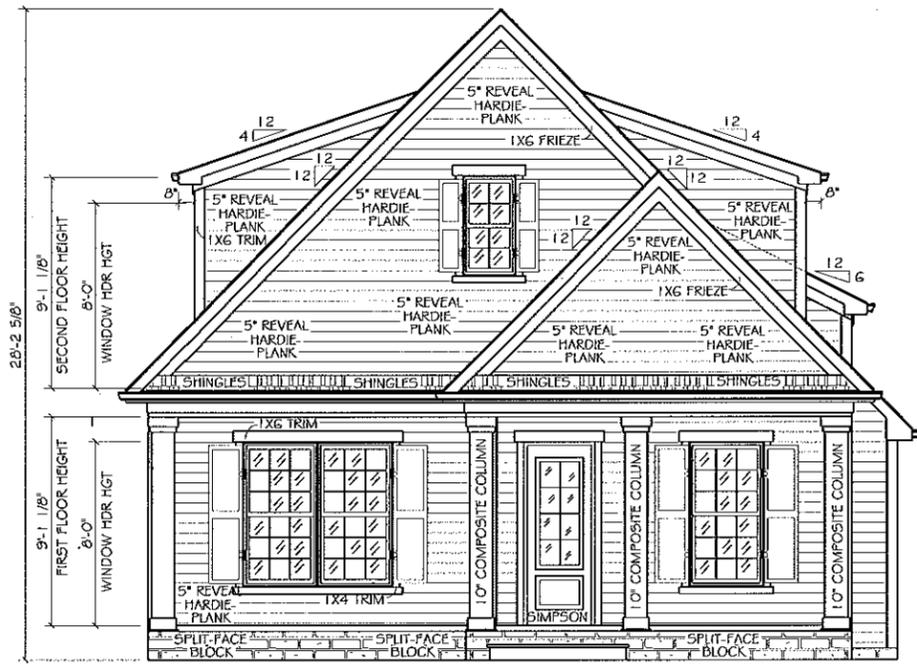
DATE: 7/05/18

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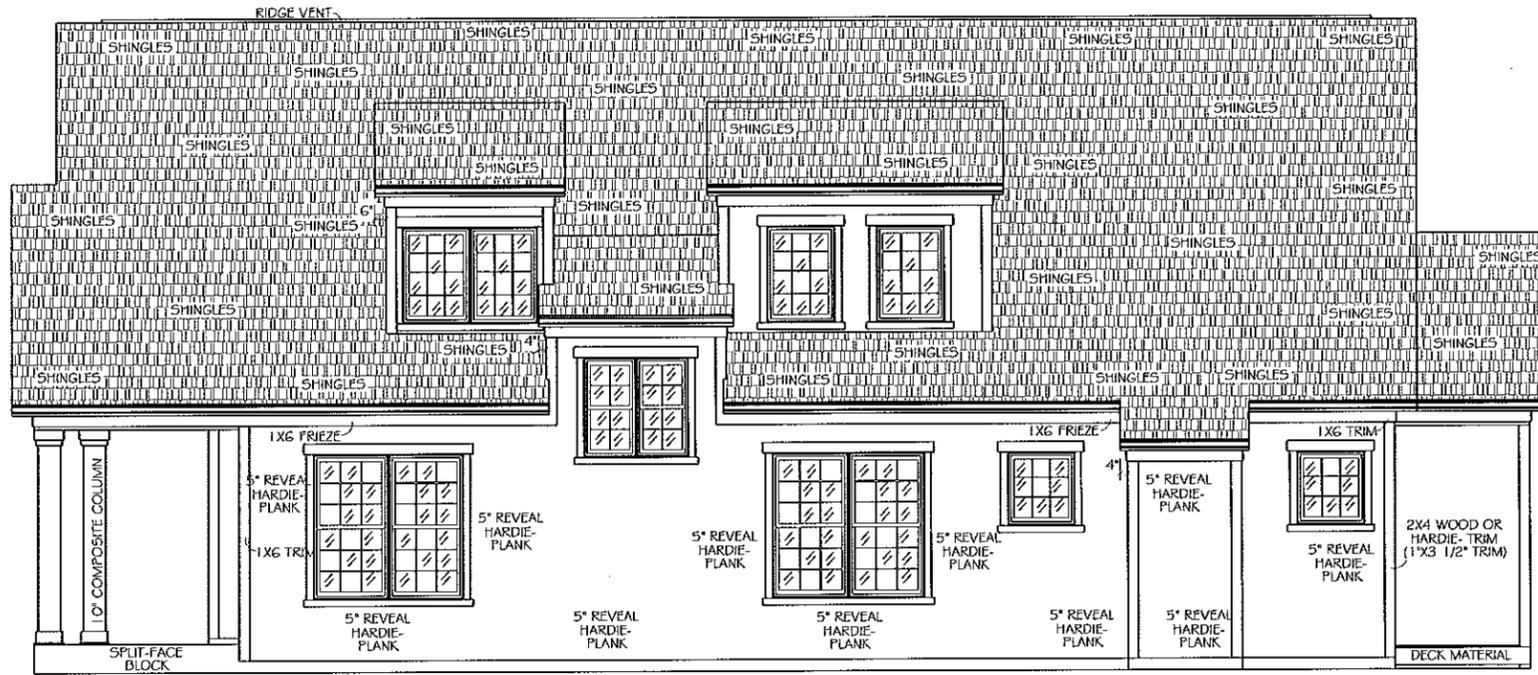




FRONT ELEVATION

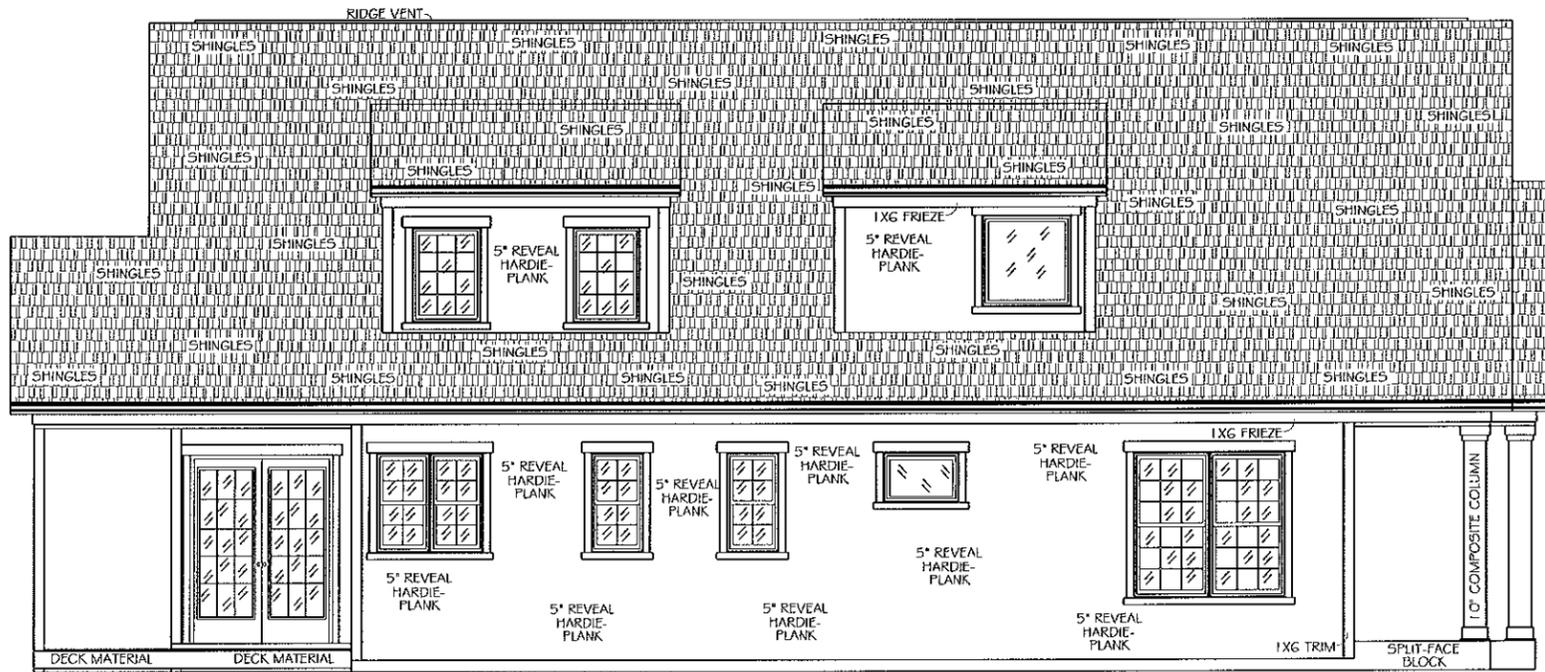
1/8" = 1'-0"

MONARCH WINDOWS &
SIMPSON DOORS
ARCHITECTURAL SHINGLES



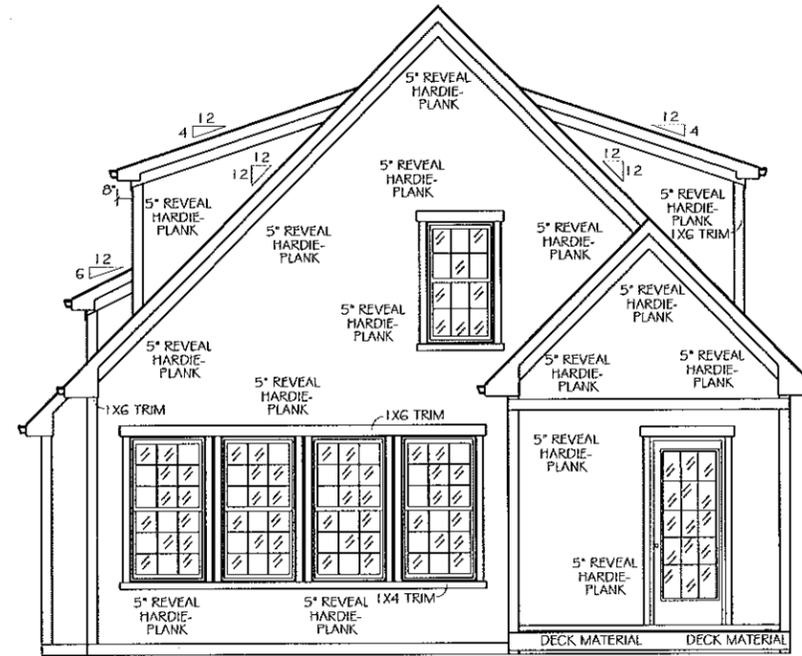
RIGHT ELEVATION

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



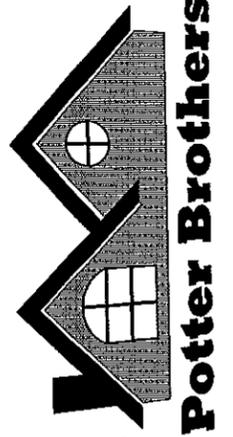
LEFT ELEVATION

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



REAR ELEVATION

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



Potter Brothers

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Proudly working with:

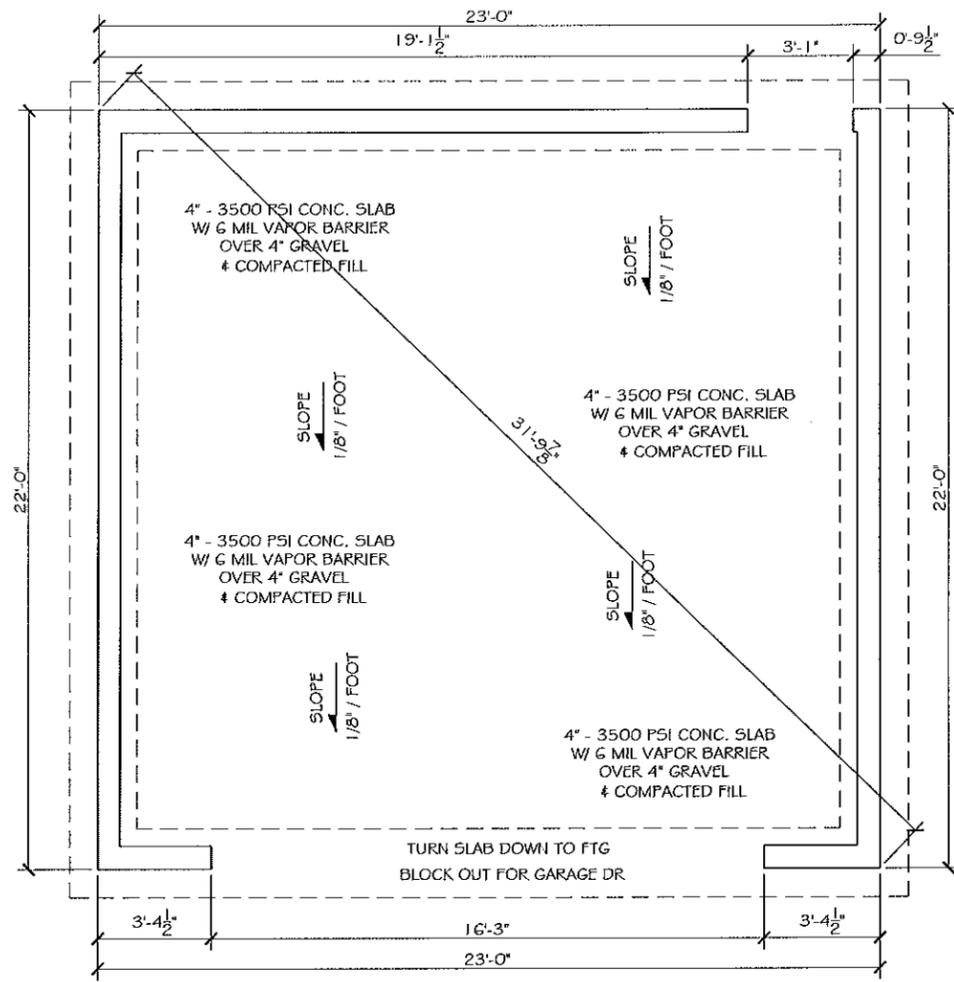
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FOUNDATION PLAN

3/16" = 1'-0"

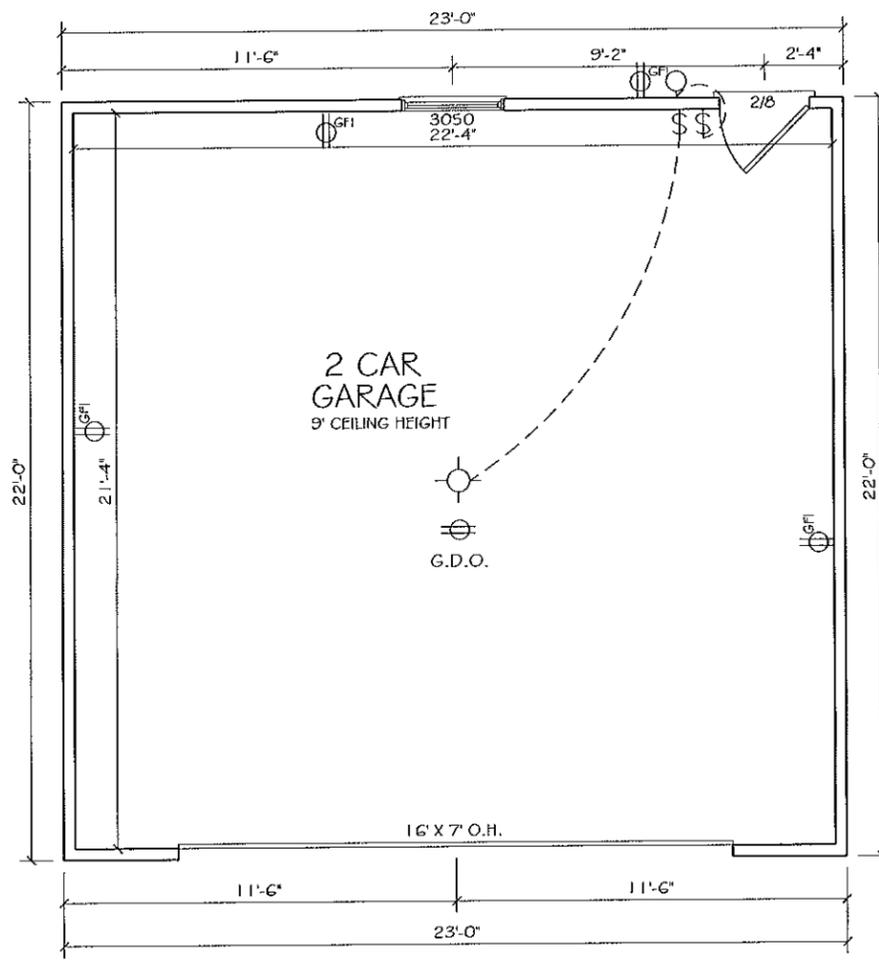
4" BRICK LEDGE

NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA REQUIREMENTS.
2. ALL DIMENSIONS SHOULD BE READ OR CALCULATED. DO NOT SCALE
3. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE LOADS.
4. EXT. DIMENSIONS ARE NOTED TO OUTSIDE OF BRICK LEDGE.
5. BUILDER TO VERIFY ALL DIMENSIONS & MEASUREMENTS.
6. FOUNDATION VENTS AND ANCHOR BOLTS TO BE PLACED ACCORDING TO LOCAL CODES AND REQUIREMENTS.
7. BUILDER TO FIELD LOCATE HVAC & CRAWL ACCESS ACCORDING TO GRADE.

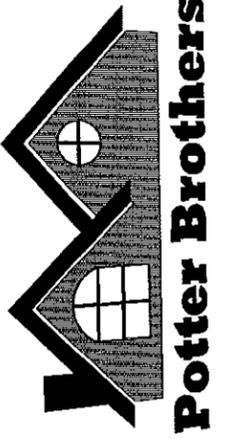
NOTES:

1. ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
2. ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.N.O.
3. ALL EXT. WALLS ARE DRAWN AS 4". INT. WALLS ARE DRAWN AS 3 1/2" U.N.O.
4. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
5. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
6. ALL ANGLES ARE 45° U.N.O.
7. (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.



GARAGE FLOOR PLAN

3/16" = 1'-0"



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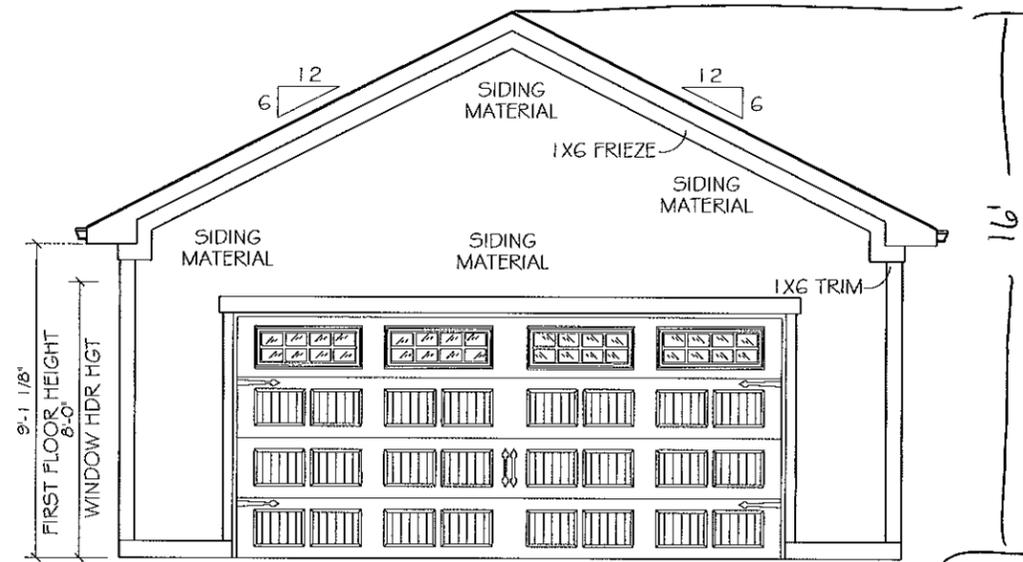
4406 Elkins
Nashville, TN

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J.W.

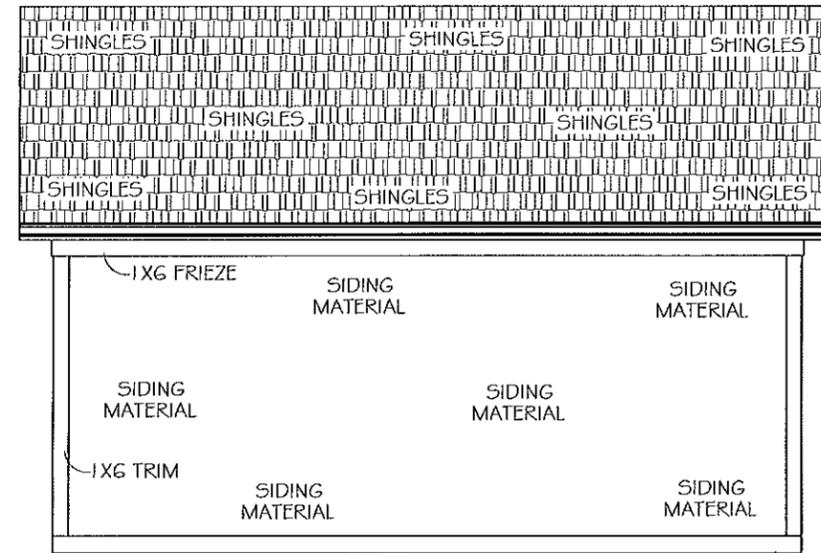
PLAN NUMBER:
5305 Tennessee

DATE: 2/12/18



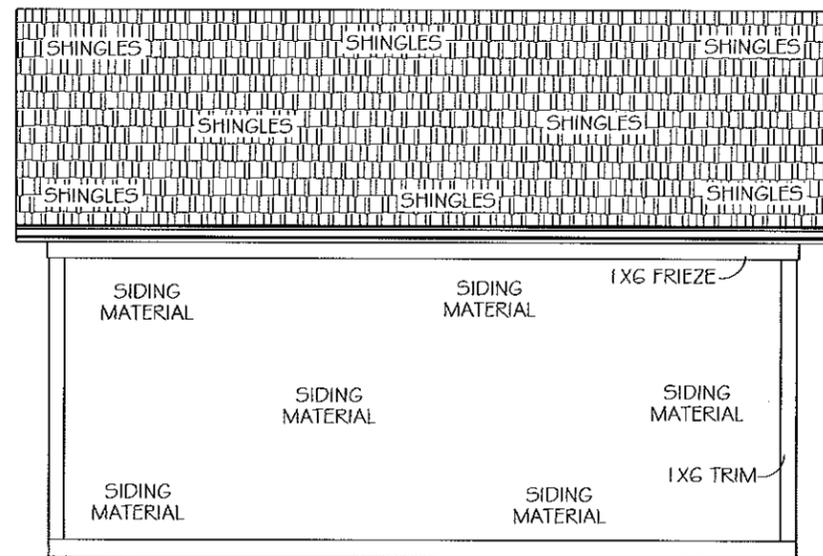
FRONT ELEVATION

3/16" = 1'-0"



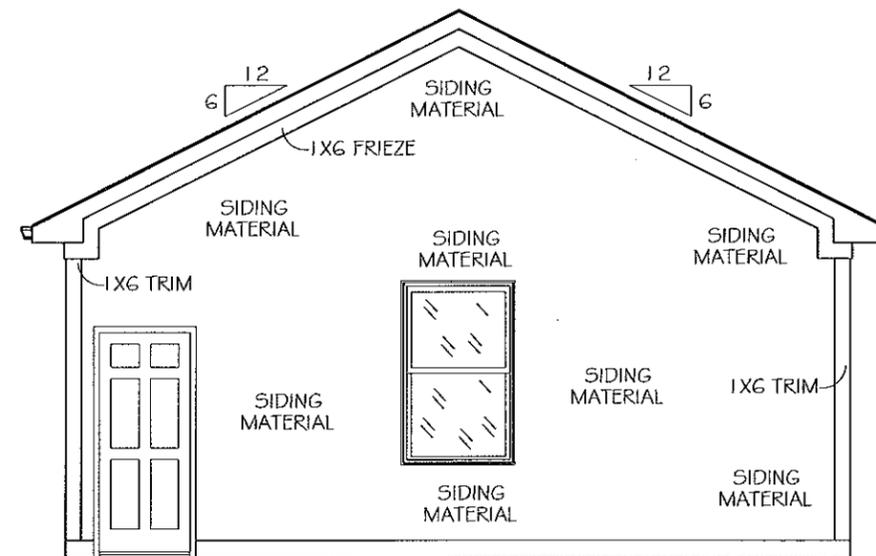
RIGHT ELEVATION

3/16" = 1'-0"



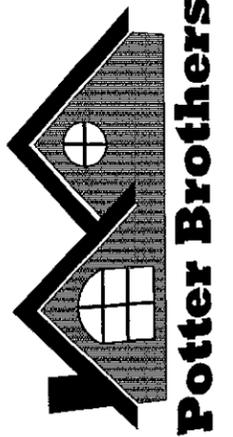
LEFT ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"



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Nashville, TN

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