KARL F. DEAN
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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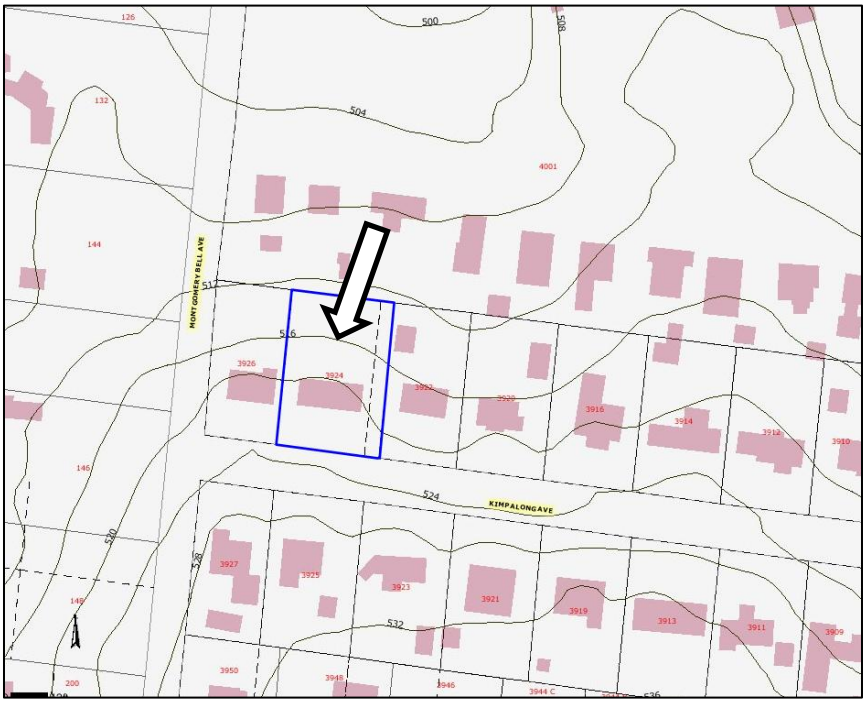
STAFF RECOMMENDATION
3924 Kimpalong Avenue
May 16, 2012

Application: Partial demolition, New construction--addition
District: Woodlawn West Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10316007900
Applicant: Preston Quirk, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a rear addition setting in from the sides of the existing house. The eaves and roofs of the addition will match the height of the existing structure, with a low-sloped roof gradually rising two feet (2') higher than the existing ridge at the center. The materials of the addition will match those of the existing house. **Recommendation Summary:** Staff recommends approval of the proposed rear addition with the condition that Staff approve the materials of the final window and door selections, rear railing material, and roof color, finding it to meet the design guidelines for the Whitland Avenue Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:



Aerial Map:

Background: 3924 Kimpalong Avenue is a one-story Craftsman style house with a hipped roof. The house has a wide, horizontal plan with shallow gabled projections on both ends and a central shed-roof dormer vent on the front slope of the roof, flanked by two gable-roofed dormers. The structure gains an additional story in the basement because of a drop in grade toward the rear. For structural reasons, the stone veneer was recently removed and the applicant plans to replace it.

Applicable Design Guidelines:

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, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.I.F.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a minimum of a 5" reveal.
Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
Four inch (4") nominal corner boards are required at the face of each exposed corner.
Stud wall lumber and embossed wood grain are prohibited.
Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.
When different materials are used, it is most appropriate to have the change happen at floor lines.
Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

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.

f. Orientation

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.

II.B.2 Additions

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

Additions normally not recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

Placement

- *Additions should be located at the rear of the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

Additions taller than existing building
Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option:

1. *Additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the mass of the addition.*

Ridge raises
Ridge raises are appropriate for side-gable buildings (without clipped gables) that do not have side chimneys and require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be

raised no more than 2' of total vertical height within the same plane as the front roof slope.

Rear additions wider than existing building

- *Rear additions that are wider than or equal in width to an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

Sunrooms

- *Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass, or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

Foundation

- *Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding) since the change in materials will allow for a minimum of a four inch (4") inset.*
- *Foundation height should match or be lower than the existing structure.*
- *Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in materials or a change in masonry coursing, etc.*

Roof

- *The height of the addition's roof and eaves must be less than or equal to the existing structure.*
- *Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*
- *Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building.)*

Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or a decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

It is appropriate to proportionally match the design and dimensions of a historic dormer on a building in the neighborhood that is of similar style and massing as the primary building.

The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.

Dormers should not be added to secondary roof planes.
Eave depth on a dormer should not exceed the eave depth on the main roof or be less.
The roof form of the dormer should match the roof form of the building or be appropriate for the style.
The roof pitch of the dormer should generally match the roof pitch of the building.
The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
Dormers should generally be fully glazed and aprons below the window should be minimal.
The exterior material cladding of front and side dormers should match the primary or secondary material of the main building.

Side additions
When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

- *Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*
- *To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

b. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

e. Additions should follow the guidelines for new construction.

Analysis and Findings:

The applicant is proposing to enlarge the structure with a rear addition.

Location & Scale: The addition will set in from the rear corners of the historic house by two feet (2') on each side. On the left side, the outside wall of the addition will extend twenty-four feet (24') to the rear. The right side will extend twelve feet (12') back and then set back out flush with the wall of the historic house and extend another twenty-four feet (24') back. The addition will increase the footprint of the structure from two thousand square feet (2000 sq. ft.) to three thousand, six hundred square feet (3,600 sq. ft.), taking the lot coverage from ten percent (10%) up to eighteen percent (18%). Staff finds this scale to be compatible with surrounding historic houses, for which the current lot coverages range from ten to seventeen percent (10'-17%), and to meet guideline II.B.1.b.

Roofs, Height: The roof of the addition, as seen from the left and right, will be hipped matching the form and pitch of the existing roof. The central mass of the addition will have a low-pitched roof (2:12 pitch) extending up and back from the ridge of the existing roof. Generally, additions should not be taller than the existing house; however, additional height is needed to utilize the existing attic space and a ridge raise (which would be allowed for side-gable buildings) is not appropriate on a hipped roof. The section that rises above the existing roof will be behind the existing ridge line and therefore would not alter the existing form. In addition, the low slope of this roof will help to minimize its visibility.

There will also be a hipped-roof dormer on each side of the rear addition, matching the primary roof pitch. The roof ridges of the new side dormers will be higher than the primary roof ridge of the historic structure, but because their eaves are lower than the ridge and because they will be located over new space completely behind the original massing of the house, their visual impact on the original structure will be minimal.

All other roofs of the addition will match the height of the historic house or be lower. Because the majority of the new roofs are compatible with the roof of the existing structure, and because the taller central roof of the addition will not have a significant impact on the character of the historic house, staff finds the application to meet guidelines II.B.1.a. and II.B.1.e.

Setbacks, Orientation: Because the addition is set behind and in from the sides of the historic house, the existing orientation and established rhythm of the street will not be impacted. The existing side setbacks of eight feet (8') on the left side and twenty-three feet (23') on the right will also be maintained. The rear setback will be more than sixty feet (60'). Staff finds the setbacks, rhythm, and orientation to meet guidelines II.B.1.c. and II.B.1.f.

Materials: The materials of the proposed addition and new rear chimney will be stone to match the original stone veneer of the house that is currently removed but will be

reinstalled, with smooth cement-fiber siding with a five inch (5") reveal on the new dormers, a fiberglass asphalt shingle roof, wood windows, and wood trim. The foundation will be split-faced concrete block. Staff will need to approve the materials of the final window and door selections, rear railing material, and roof color, but in general the proposed materials are compatible with those of surrounding historic houses and meet guideline II.B.1.d.

Outbuildings: The addition will have a basement-level garage with three vehicle doors on the right side of the house. Historic Sanborn maps show this house and several others on the North side of Kimpalong Avenue with basement-level garages. The first opening will be recessed from the existing and the majority of the addition's side wall by approximately two and one-half feet (2.5'), which will help to minimize the impact of multiple vehicular doors, as seen from the street. For this reason, the proposed garage location meets guideline II.B.1.i.

Appurtenances/Alterations: The project includes a pool and the removal/replacement of the original stone veneer, which are not reviewed in this district.

Recommendation:
Staff recommends approval of the proposed rear addition with the condition that Staff approve the materials of the final window and door selections, rear railing material, and roof color, finding it to meet the design guidelines for the Whitland Avenue Neighborhood Conservation Zoning Overlay.

3924 Kimpalong Avenue, front, shown after stone was removed.

3924 Kimpalong Avenue, front-right, shown after stone was removed.

3924 Kimpalong, before stone was removed.

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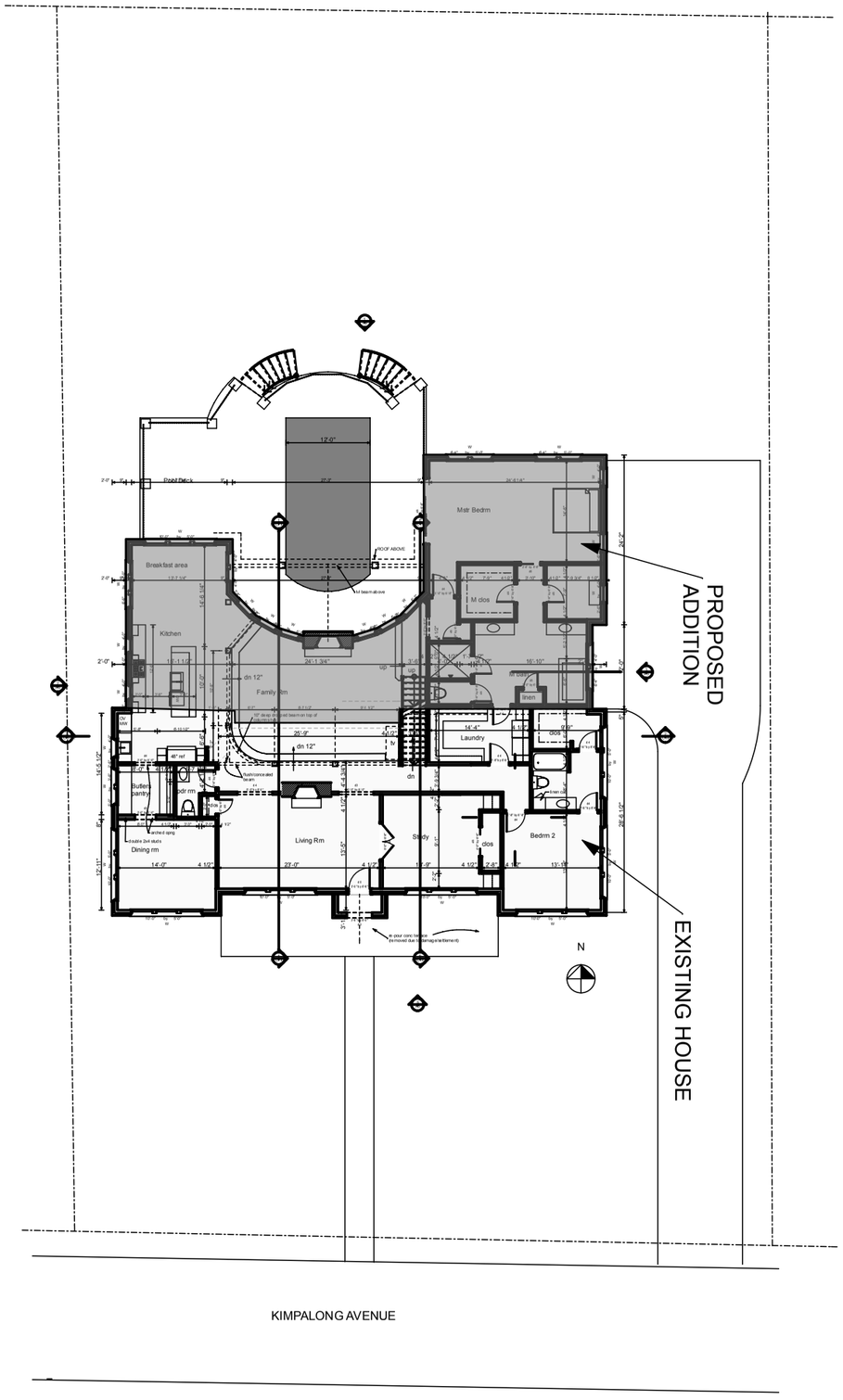
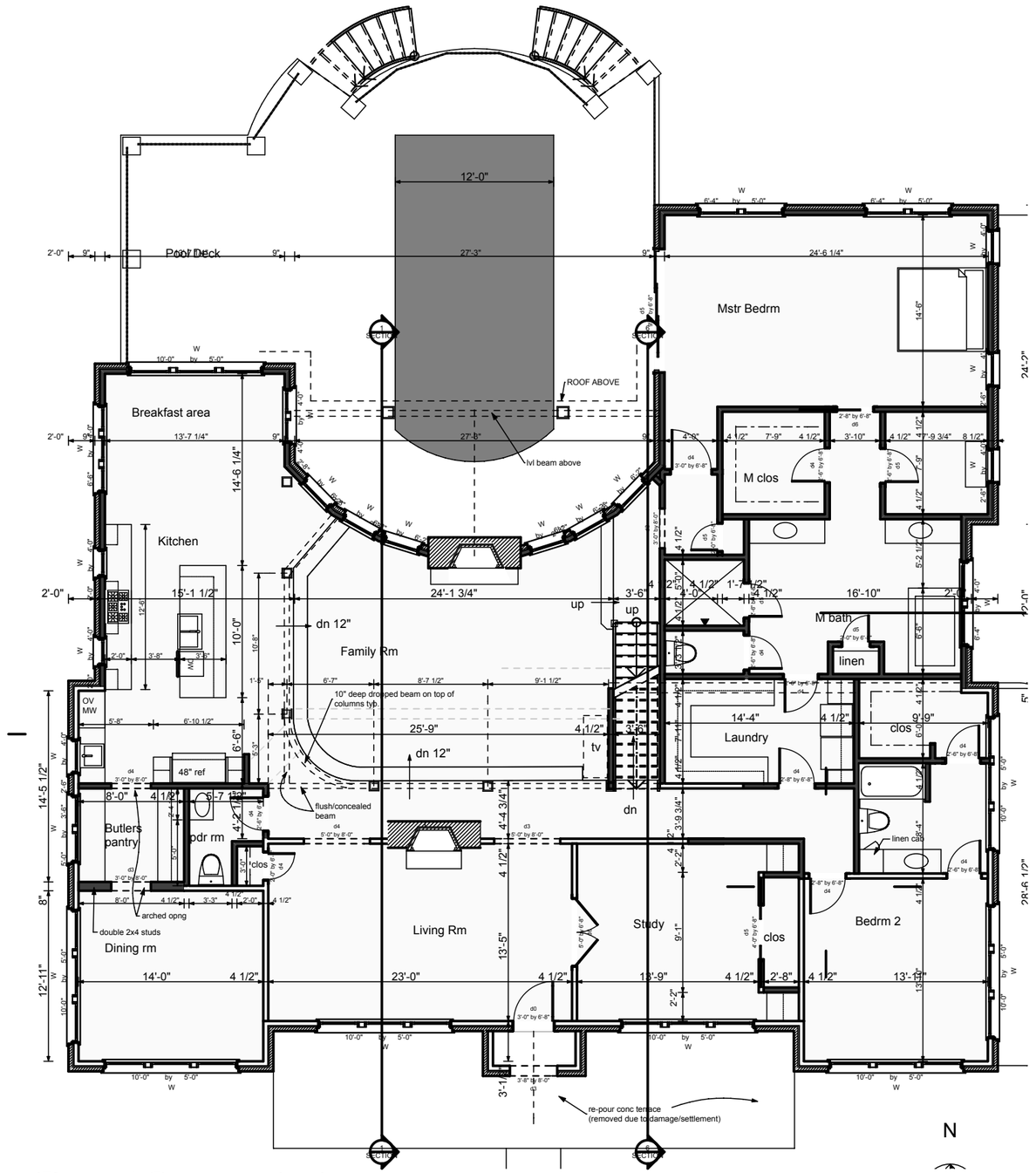


1 SITE PLAN

SCALE: 1" = 20'

A1 SHEET 8	Site Plan	PROJECT NO: 12-020 COPYRIGHT 2007 QUIRK DESIGNS	REVISION 4/29/11	DATE: 4/21/11	Renovation of Residence Torne & Sandy White 3924 Kimpalong Ave. Nashville, , TN 37205	PHONE: #Custom 1 #Custom 2	QUIRK DESIGNS	2931 BERRY HILL DRIVE SUITE 200 NASHVILLE, TN 37204 Phone: (615) 269-9248 Fax: (615) 627-1298 email: quirkdesigns@comcast.net



1ST FLR PLAN

SCALE: 1" = 10'

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1st flr plan

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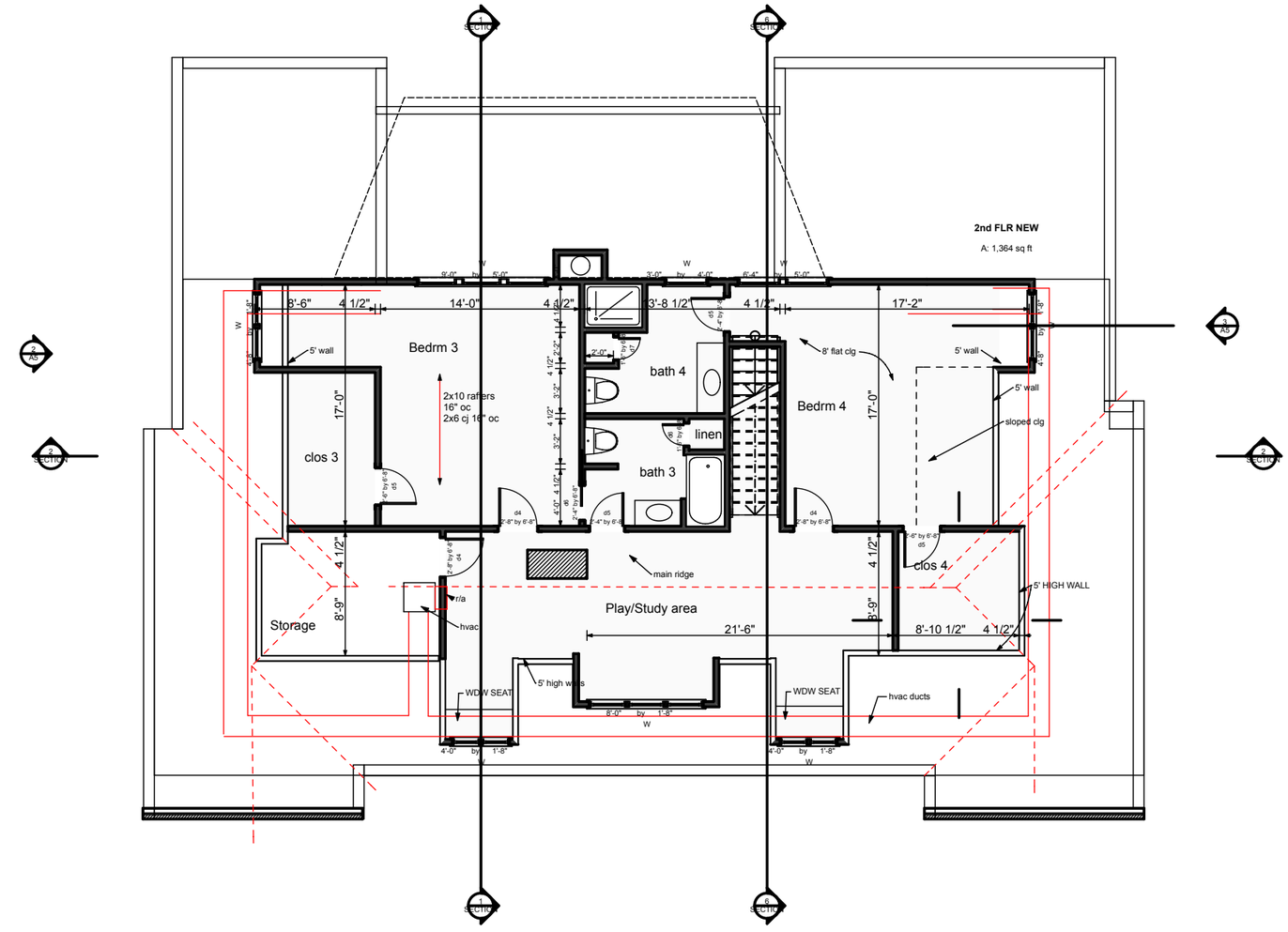

1 2ND FLR PLAN

SCALE: 1" = 10'

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2nd flr plan

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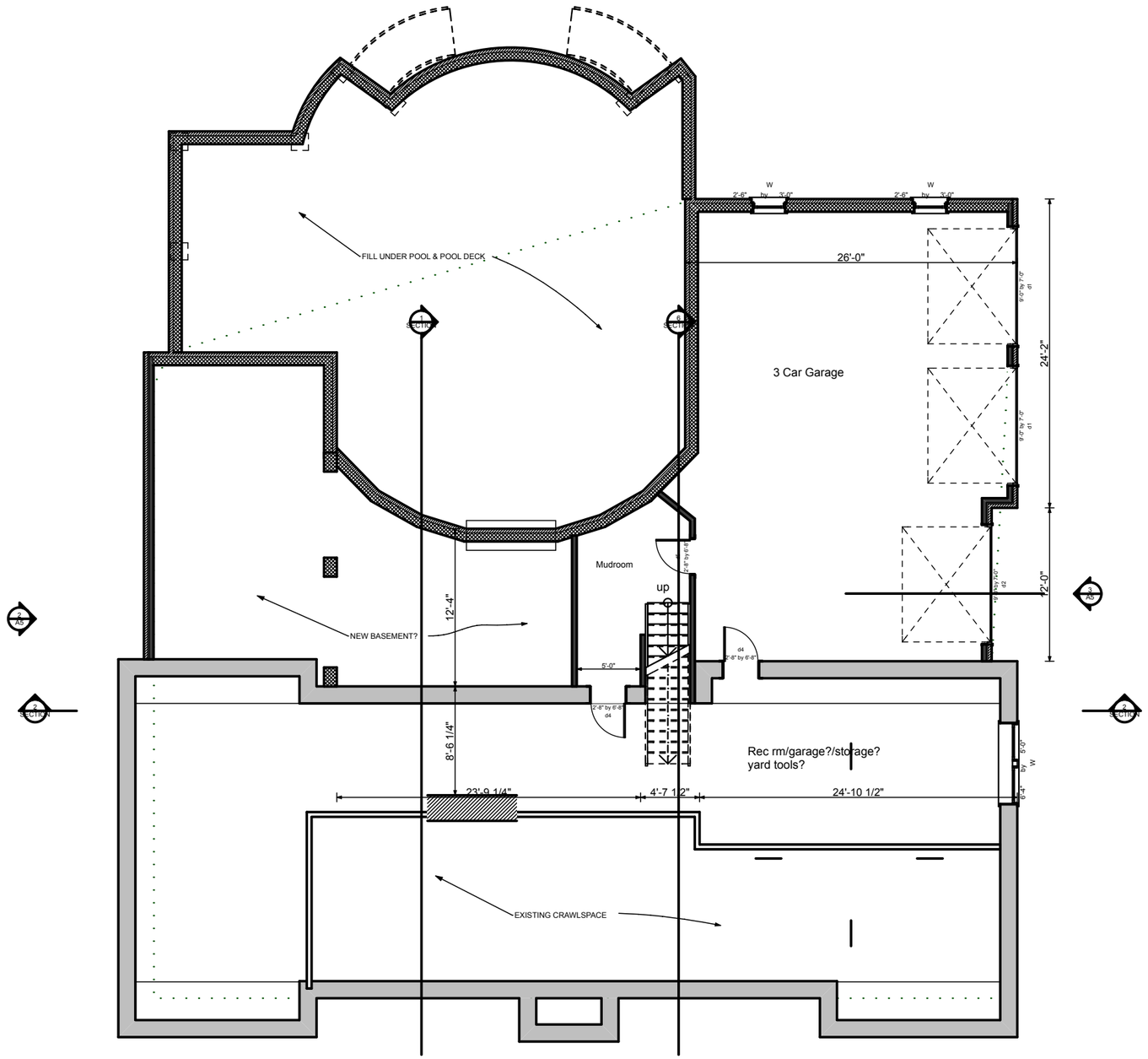

1 BASEMENT PLAN

SCALE: 1" = 10'

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basement plan

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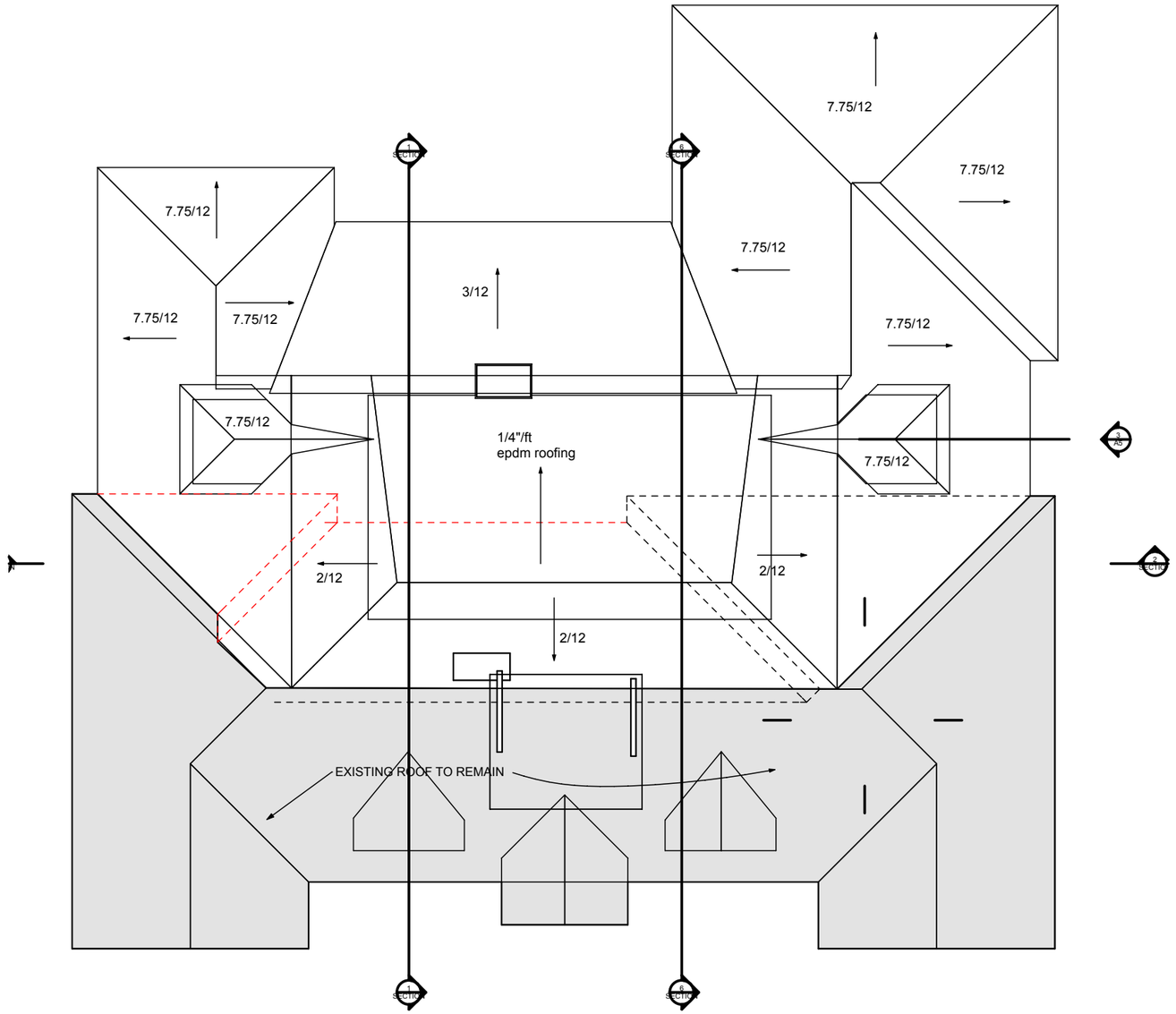

1 ROOF PLAN

SCALE: 1" = 10'

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Roof Plan

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2 FRONT ELEVATION

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

1 REAR ELEVATION

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

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elevations

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SHEET 13

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2 RIGHT ELEVATION

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

1 LEFT ELEVATION

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

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ELEV 2

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EYE LEVEL VIEW FROM STREET

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3d views

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