

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

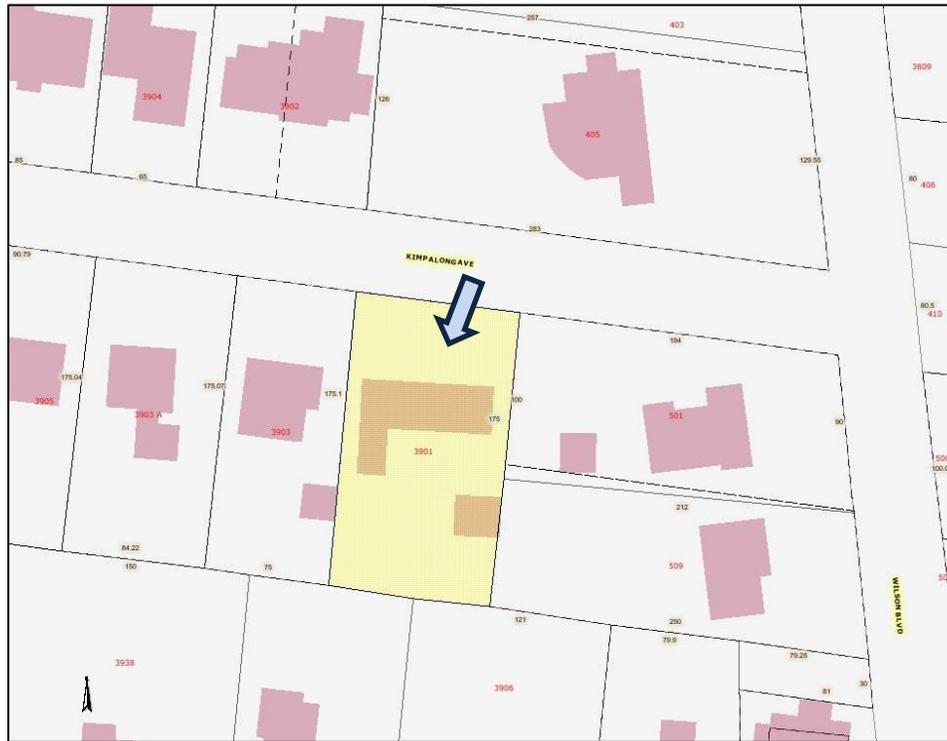
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 3901 Kimpalong Avenue October 21, 2015

Application: Demolition; New construction – infill and outbuilding
District: Woodlawn West Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10316009300
Applicant: Brady Fry
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to demolish a non-contributing house and to build a new house and outbuilding. The outbuilding will not be used as an accessory dwelling.</p> <p>Recommendation Summary: Staff recommends approval of the proposed demolition, infill and outbuilding with the conditions that:</p> <ul style="list-style-type: none">• The brick, roof color and window and door selections are approved by MHZC Staff prior to purchase and installation;• The upper level material be stucco or the walls be flush;• The front parking space is eliminated;• The HVAC be located behind the midpoint of the building or on the rear; and,• The street-facing garage bays have individual doors. <p>Meeting those conditions, Staff finds that the project will meet the design guidelines for new construction in the Woodlawn West Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



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.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

d. Materials, Texture, Details, and Material Color

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

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

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

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. Generally, two-story residential buildings have hipped roofs. Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

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

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

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. 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 DADUs 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.

Outbuildings: Character, Materials and Details

- 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
- DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

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

Outbuildings: Siding and Trim

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

III.B.1 Demolition is not appropriate

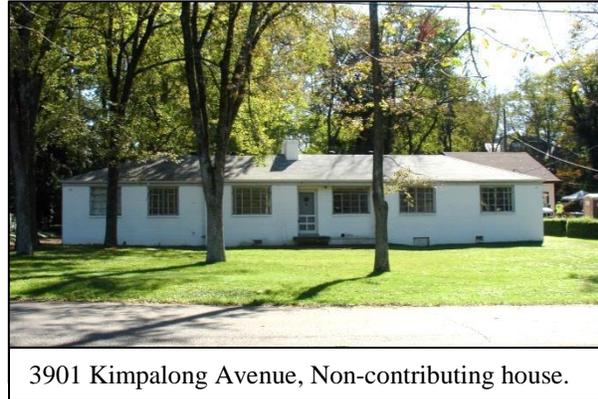
- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.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

- 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.

Background: The existing building at 3901 Kimpalong Avenue is a one story modern ranch house constructed circa 1950. Because of its recent date of construction, it is not considered to be a contributing building.



Analysis and Findings: The applicant proposes to demolish the existing building and construct a new single family house and a detached outbuilding.

Demolition:

The house at 3901 Kimpalong Avenue was constructed circa 1950, which is after the significant period of development for the neighborhood. It is not an excellent example of its style and time period of construction and the materials and form do not fit into the historic context. Staff therefore finds that the structure does not contribute to the architectural and historical character and significance of the district, and that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

The new house will have a one and one-half story form with a peak height of twenty-six feet (26') and an eave height of twelve feet (12'). The surrounding historic context comprises one and one and one-half story houses ranging from twenty feet (20') to thirty feet (30') tall. At the front the new house will be forty-five feet (45') wide, widening to sixty-one feet (61') with a one-story projection at the rear. Surrounding historic houses range between forty feet (40') and sixty-five feet (65') wide.

Staff finds the height and scale of the proposed new building to be compatible with the surrounding context and to meet sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing:

The front edge of the building will be set back fifty feet (50') from the front of the property, which is the average of the adjacent houses' setbacks. The side setbacks for the primary mass of the building will be thirty-one feet (31') on the left and twenty-four feet (24') on the right. The one-story wing on the right side will step out sixteen feet (16') to the right, but this section is behind the midpoint of the house and much smaller in scale. Staff finds the proposed infill to meet the standard setback requirements and to be

compatible with the established rhythm of spacing between buildings on the street and to meet section II.B.1.c of the design guidelines.

Materials:

The new house will be clad with brick on the first story and the wall of a front projecting gable, and the upperstory will be clad with smooth face cement fiberboard with a reveal of five inches (5"). The upperstory wall will sit back approximately four inches (4') back from the first story wall below, a common configuration on historic Tudor Revival style houses, but typically the upperstory walls are stucco. Staff asks as a condition that the upperstory walls be stucco, or if the upperstory exterior material is siding that the wall be flush with the first story wall below. The trim will be wood or cement-fiber siding. The foundation will be brick, and the roof will be architectural fiberglass shingles. The color of the roof has not been determined. The material selections for the windows and doors also have not been determined, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the roof color and the windows and doors, staff finds that the known materials meet section II.B.1.d of the design guidelines.

Roof form:

The primary roof of the new building will be a cross-gable with clipped ends, with a front projecting gable over the front entrance. The pitch of the cross-gable will be 12:12, and the front-gable roof will have a 16:12 pitch. The one-story projection on the right side will have a hipped roof with a 5:12 pitch, which. Steep roofs with multiple pitches are common to Tudor Revival style houses, which are prevalent in the surrounding context. Staff finds the project to meet section II.B.1.e of the design guidelines.

Orientation:

The house will match the orientation of historic houses on the street, with a front facing vestibule entrance, with a walkway leading to a driveway along the left side of the house. The site plan shows a guest parking spot off of the driveway in front of the house. Front parking is not typical of the historic context, so staff that this parking be eliminated. With a condition that the front parking spot is eliminated, Staff finds that the proposal will meet section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings:

The windows on the proposed infill are all generally twice as tall as they are wide, consistent with the proportions of openings on nearby historic houses. There are no large expanses of wall space without a window or door opening. Paired windows have the required four to six inch (4"-6") mullion between. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities:

Other than the walkway and driveway, there were no appurtenances indicated on the site plan, and 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.

Outbuildings:

The project includes a new outbuilding at the rear of the lot. The building will be sixteen feet (16') tall with an eave height of nine feet, six inches (9'-6) and a footprint covering eight hundred square feet (800 s.f.). On lots greater than ten thousand square feet (10,000 s.f.) in area, garages can have a footprint up to one thousand square feet (1,000 s.f.). The materials will match those of the addition including cement-fiber siding and an asphalt shingle roof. As proposed, the outbuilding would have a two-bay, eighteen foot (18') wide garage door facing the street. The Commission has typically required the bays on street-facing garages to have individual doors, as is typical of historic outbuildings. The building will be located at the rear of the lot accessed from the driveway to the street. There is no alley at the rear of the lot, and the building will not be used as a detached accessory dwelling unit.

With a condition that the street-facing bays to have individual doors, Staff finds the proposed outbuilding to be subordinate to the principal building and to meet section II.B.1.i of the design guidelines.

Recommendation:

Staff recommends approval of the proposed demolition, infill and outbuilding with the conditions that:

- The brick, roof color and window and door selections are approved by MHZC Staff prior to purchase and installation;
- The upper level material be stucco or the walls be flush;
- The front parking space is eliminated;
- The HVAC be located behind the midpoint of the building or on the rear; and,
- The street-facing garage bays have individual doors.

Meeting those conditions, Staff finds that the project will meet the design guidelines for new construction in the Woodlawn West Neighborhood Conservation Zoning Overlay.



3901 Kimpalong Avenue.



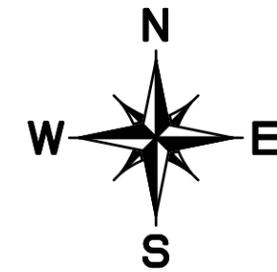
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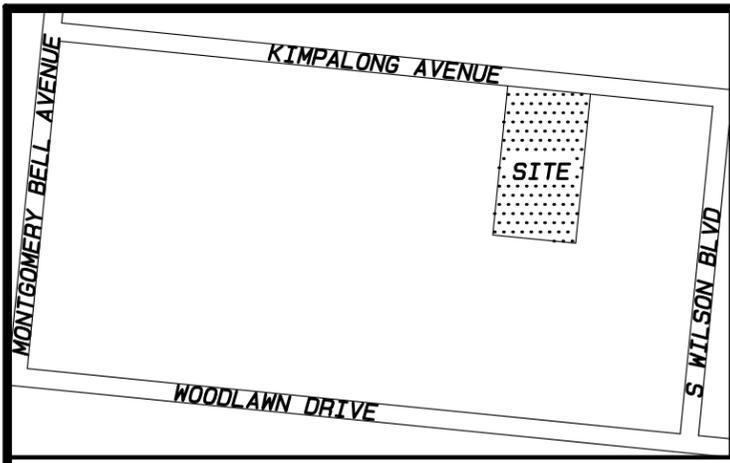
3908 Kimpalong Avenue.

DEPICTION OF EVE AND RIDGE ELEVATIONS OF ADJACENT HOUSES

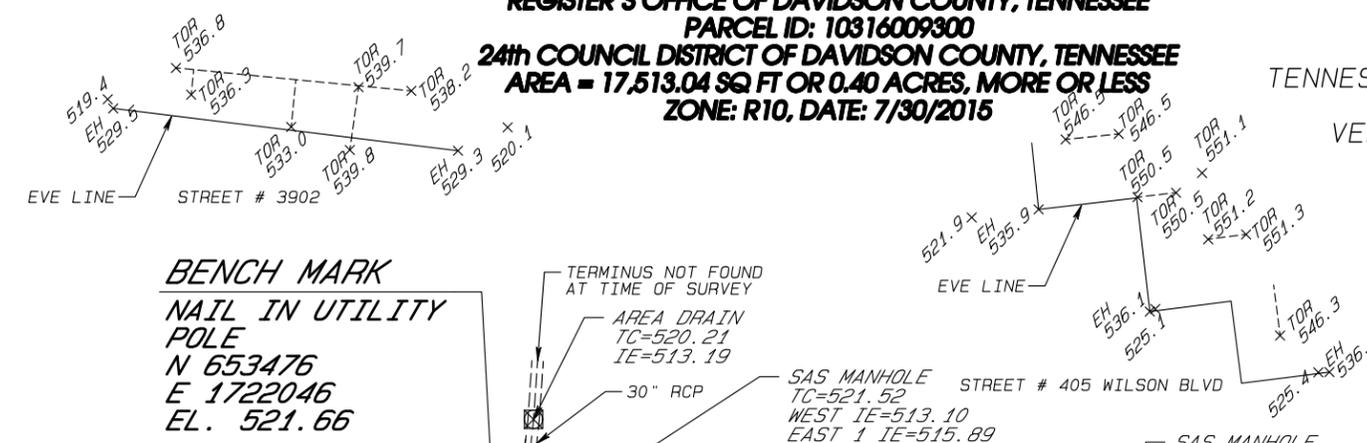
OF THE
PATRICIA ANN MORRIS PROPERTY
 AS RECORDED IN DB-00002016 0000423 AND WB-20150126 0007329
 ALSO BEING LOT 23 OF THE KIMPALONG PLACE AS RECORDED
 IN RECORD BOOK 547, PAGE 18 AT THE
 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE
 PARCEL ID: 10316009300
24th COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE
AREA = 17,513.04 SQ FT OR 0.40 ACRES, MORE OR LESS
ZONE: R10, DATE: 7/30/2015



NORTH BASED ON
 TENNESSEE STATE PLANE COORDINATES
 N.A.D. 83/GRID NORTH
 VERTICAL DATUM: N.A.V.D 88



VICINITY MAP
 (NOT TO SCALE)



BENCH MARK
NAIL IN UTILITY POLE
N 653476
E 1722046
EL. 521.66

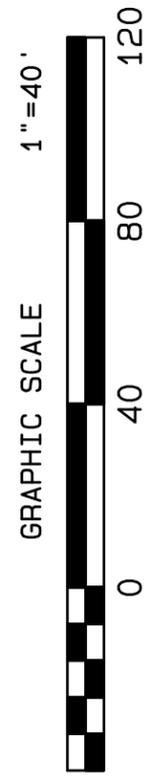
LEGEND

- BOUNDARY LINE
- - - ADJOINER'S LINE
- ROADWAY CENTERLINE
- 8" - SA - 8" CLAY PIPE SEWER LINE
- HEDGE LINE
- - - PIPE (SIZE & TYPE AS INDICATED)
- - - SETBACK LINE
- G - GAS LINE
- P - OVERHEAD UTILITY LINE
- X - FENCE LINE
- - - ROOF RIDGE LINE

- ⊙ SANITARY SEWER MANHOLE
- ⊗ AREA DRAIN
- ⊙ UTILITY POLE
- 🌳 TREE
- EH 522.2 EXISTING ROOF EVE ELEVATION
- TOP 522.2 EXISTING RIDGE LINE SPOT ELEVATION
- ⊙ BENCHMARK
- ⊗ WATER METER
- ▒ PAD OF PAVERS
- ⊙ MONUMENT FOUND (1/2" REBAR UNLESS OTHERWISE NOTED)
- ⊙ CLEAN OUT
- ⊙ SEWER VALVE
- 522.2 EXISTING SPOT ELEVATION
- TOP 522.2 EXISTING RIDGE LINE SPOT ELEVATION
- ⊙ ASPHALT DRIVEWAY
- ▒ EXISTING BUILDING

ROW=RIGHT OF WAY
 TC=TOP OF CASTING
 IE=INVERT ELEVATION
 POB=POINT OF BEGINNING
 NAD=NORTH AMERICAN DATUM
 RCP=REINFORCED CONCRETE PIPE
 FFE=FINISHED FLOOR ELEVATION
 NAVD=NORTH AMERICAN VERTICAL DATUM
 MBSL=MINIMUM BUILDING SETBACK LINE
 RODCT=REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE
 EH=EVE HEIGHT (ELEVATION)
 TOR=TOP OF ROOF RIDGE ELEVATION

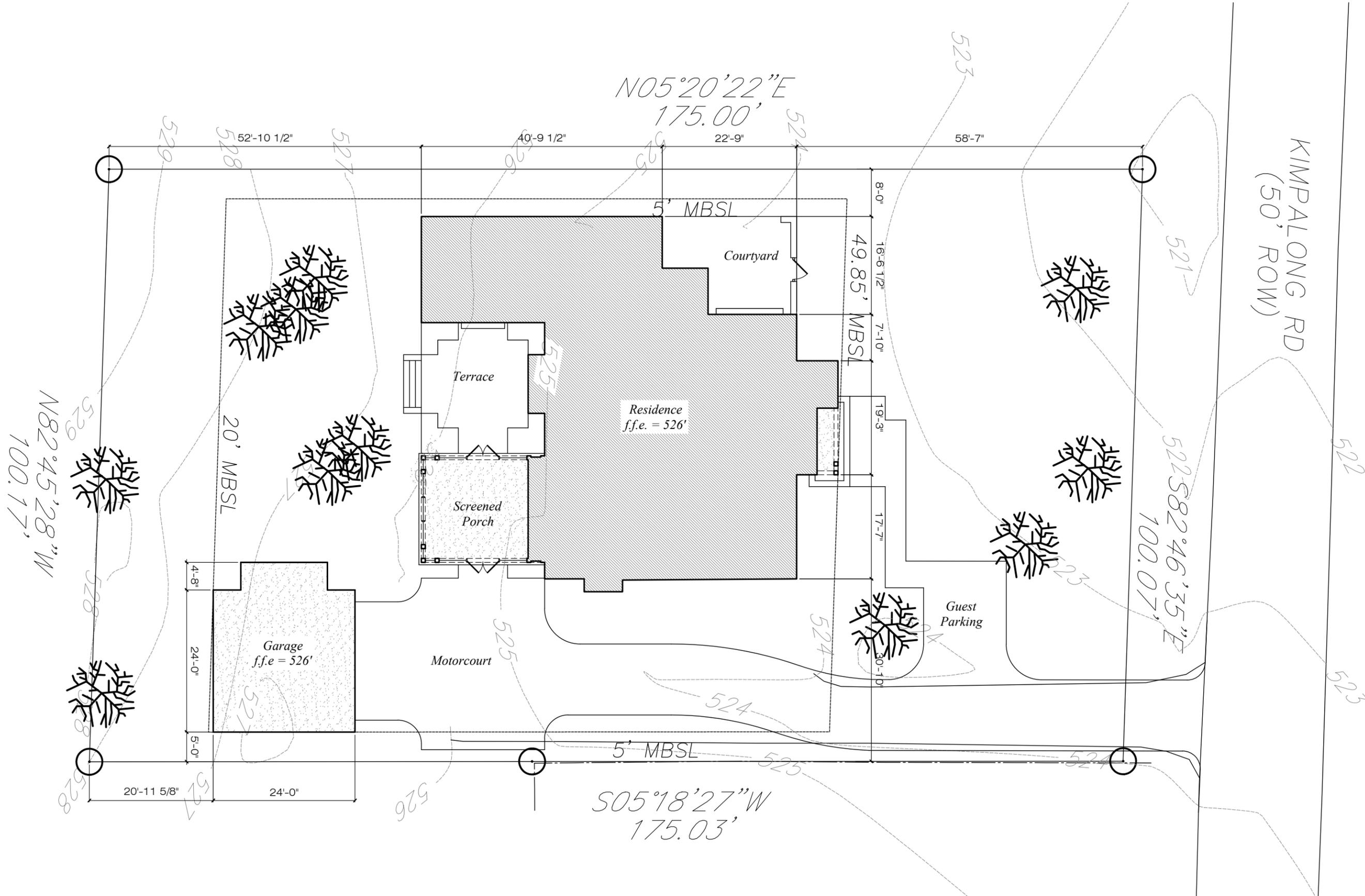
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 CHECKED BY: MLM
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95 WHITE BRIDGE ROAD
SUITE 250
NASHVILLE, TN 37205

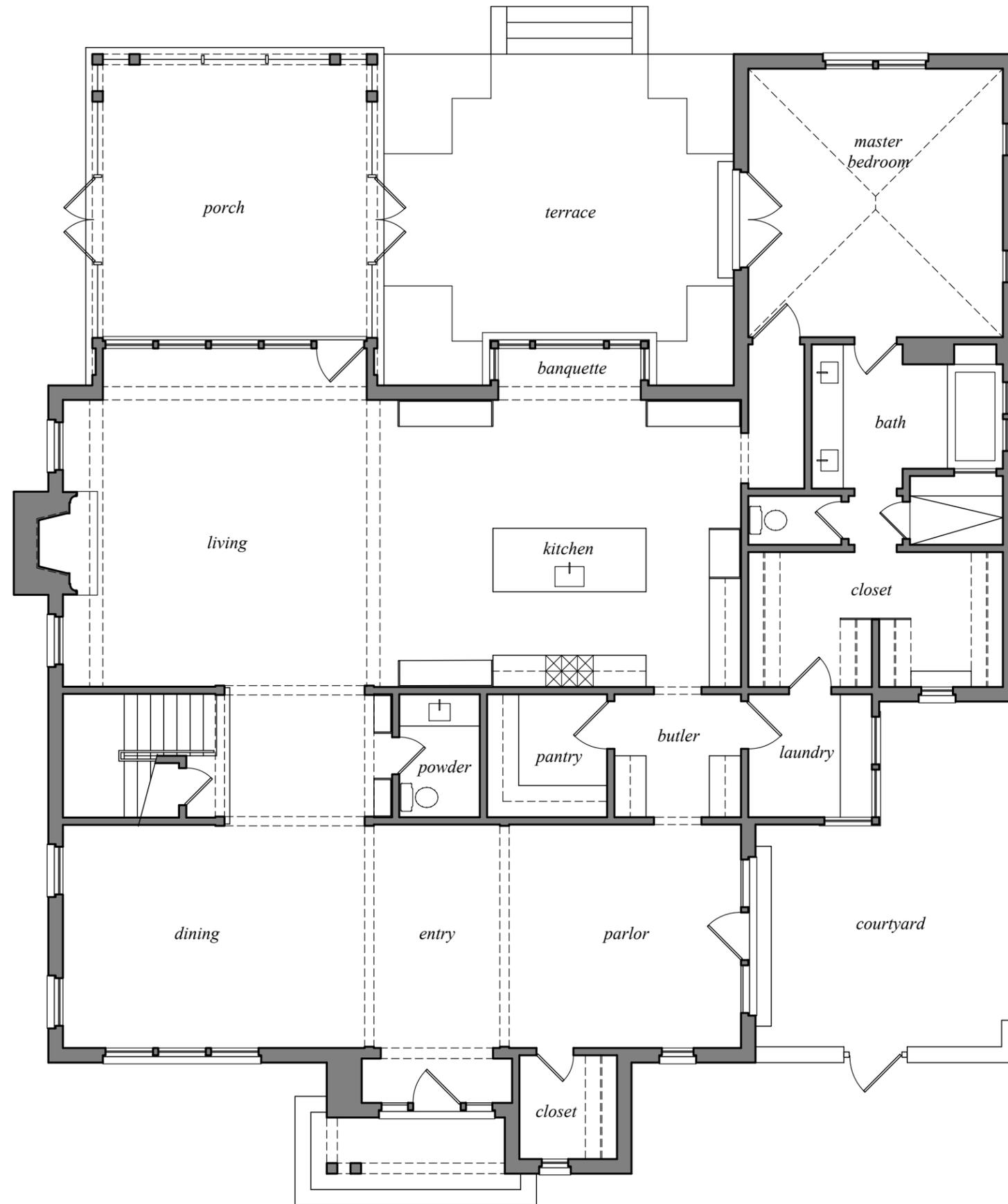


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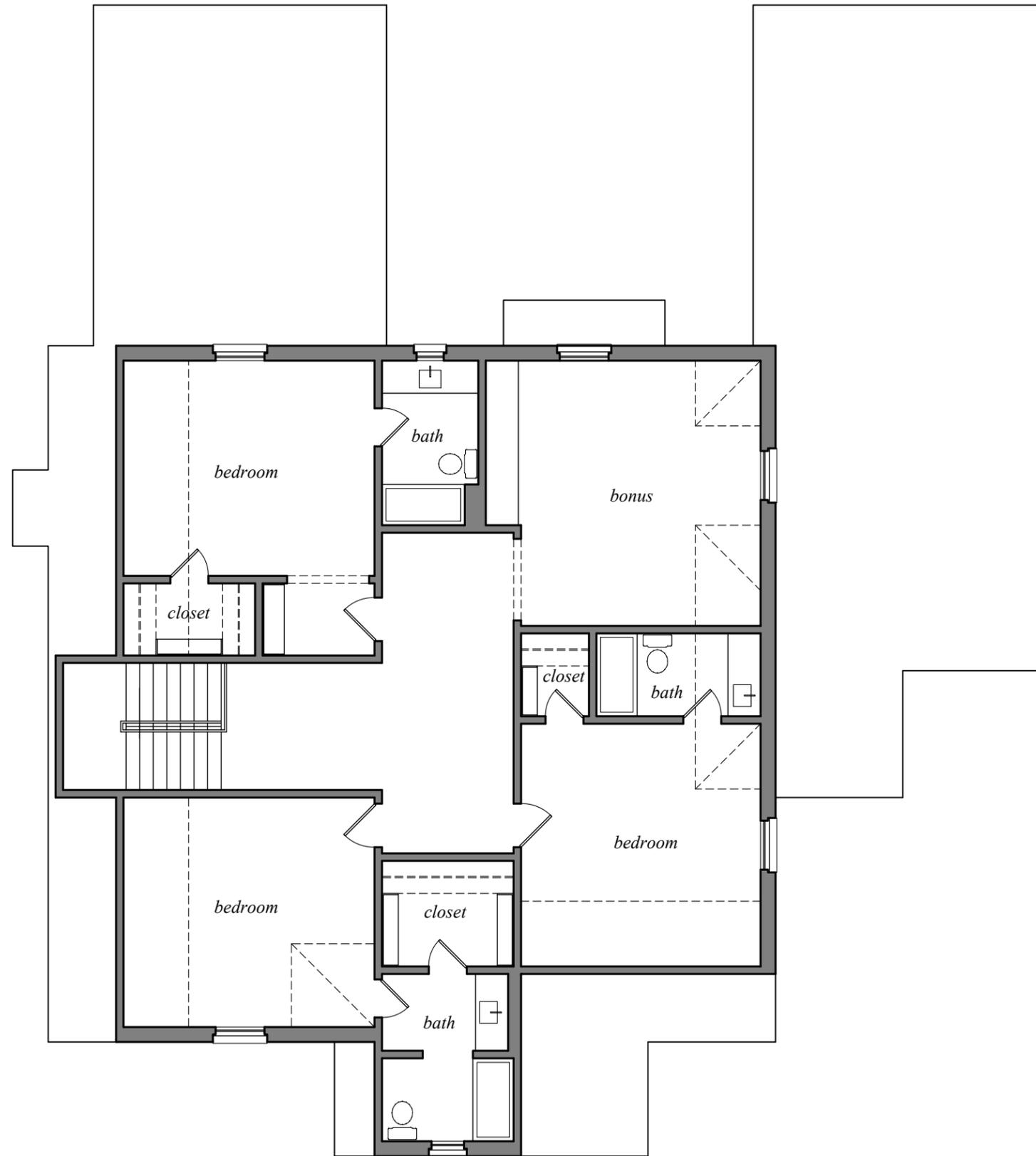
3901 Kimpalong Avenue

scale: $\frac{1}{16}'' = 1' = 0''$



3901 Kimpalong Avenue

scale: $\frac{1}{8}'' = 1' = 0''$

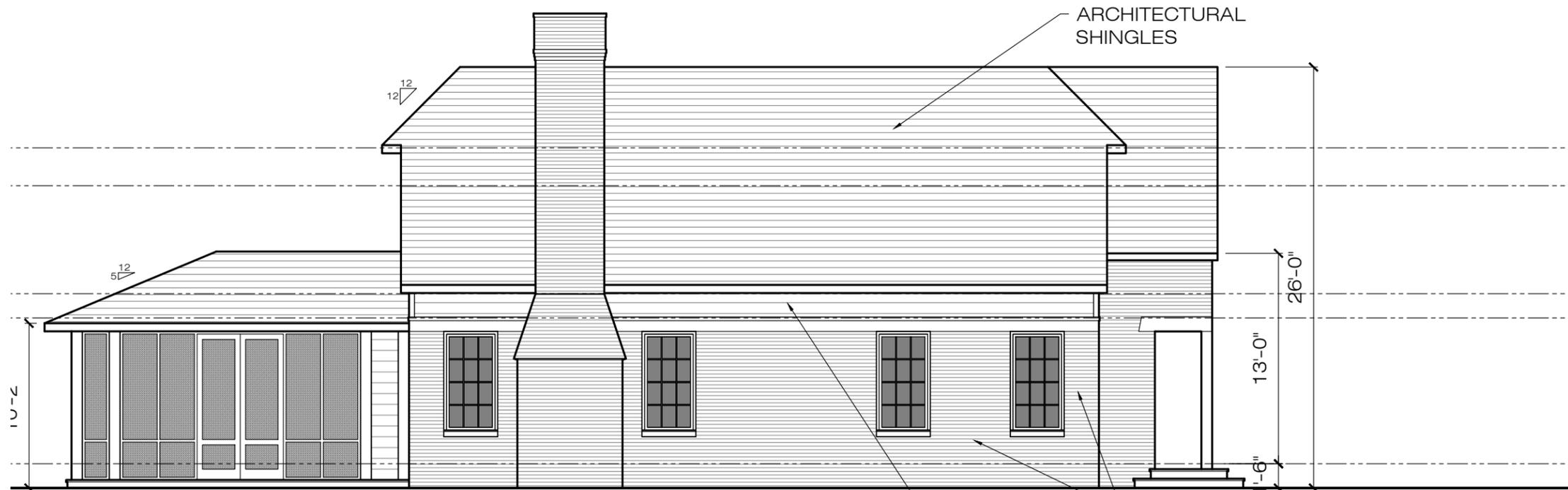


3901 Kimpalong Avenue

scale: $\frac{1}{8}'' = 1' = 0''$



front elevation



side elevation

3901 Kimpalong Avenue

scale: $\frac{1}{8}'' = 1' = 0''$



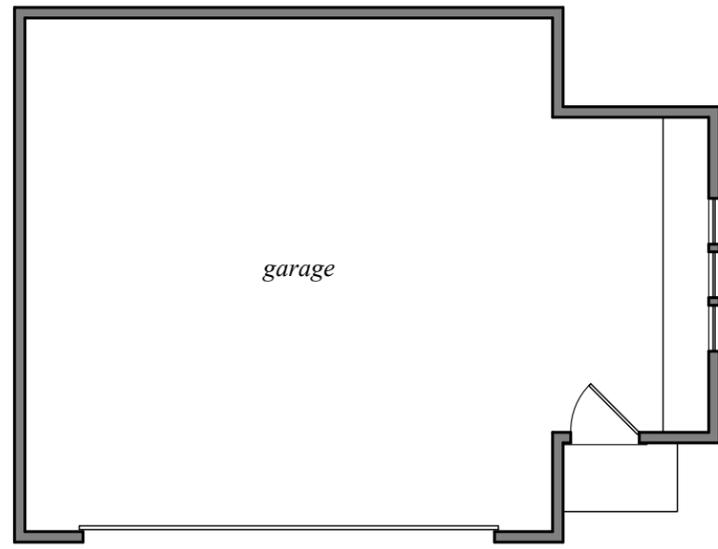
side elevation



rear elevation

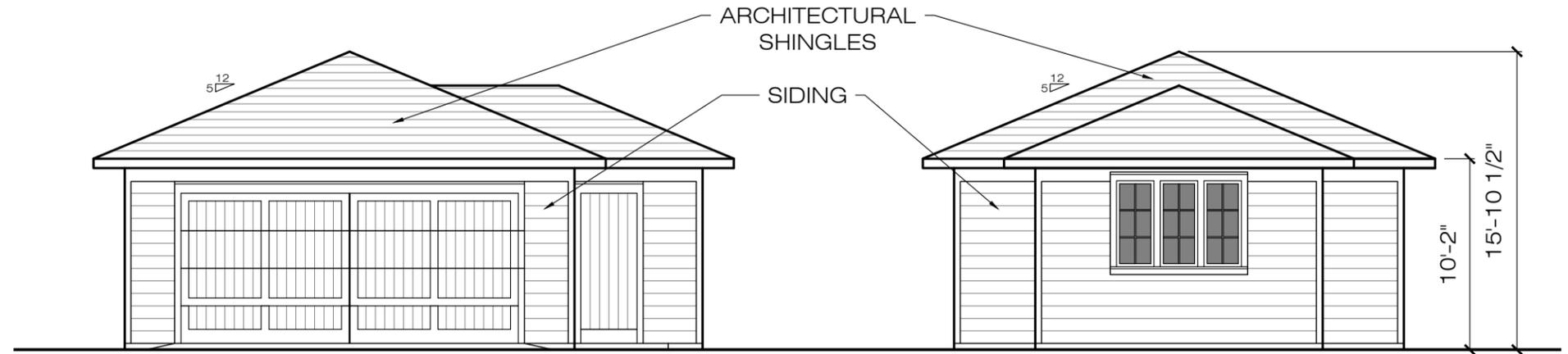
3901 Kimpalong Avenue

scale: $\frac{1}{8}'' = 1' = 0''$



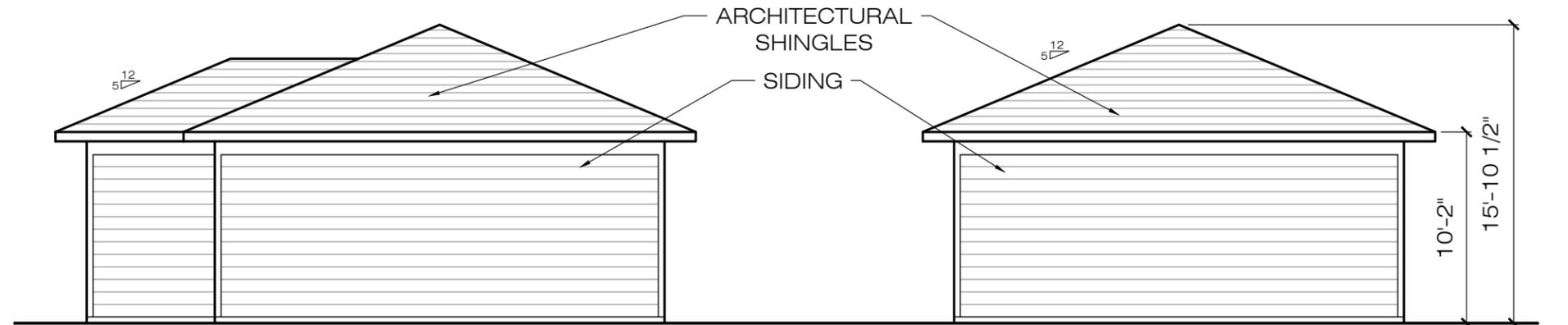
garage

floor plan



front elevation

side elevation



rear elevation

side elevation

3901 Kimpalong Avenue

scale: $\frac{1}{8}'' = 1' = 0''$