

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

**STAFF RECOMMENDATION**  
**3910 Kimpalong Avenue**  
**October 19, 2016**

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

**Application:** New construction - infill  
**District:** Woodlawn West Neighborhood Conservation Zoning Overlay  
**Council District:** 23  
**Map and Parcel Number:** 10316007300  
**Applicant:** Vintage South Development  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

**Description of Project:** An application for new construction of a single-family residence.

**Recommendation Summary:** Staff recommends disapproval of this application. Staff's review is that the proposed infill is not compatible, in that it fails to meet sections II.B.1 a, II.B.1.b, and II.B.1.e for height, scale and roof form, of the design guidelines for the Woodlawn West Neighborhood Conservation Zoning Overlay.

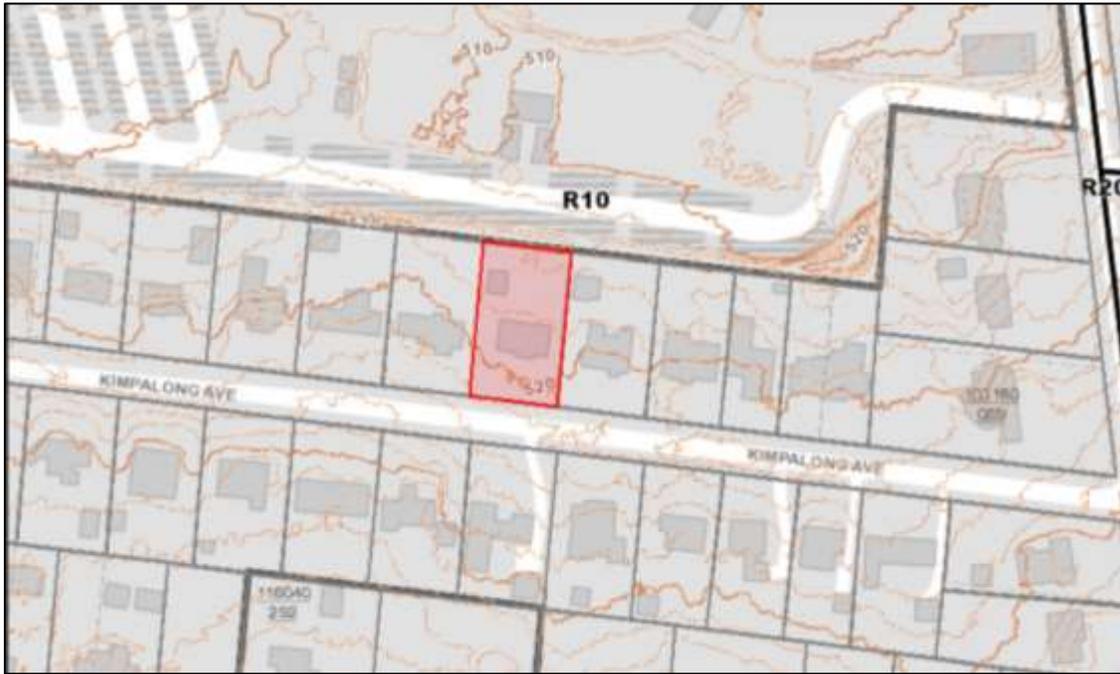
**Attachments**

**A:** Photographs

**B:** Site Plan

**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. 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.

*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.

*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.*

##### *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. Outbuildings and Detached Accessory Dwelling Units (DADU)**

*(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.*

*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 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 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.*

***i. 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.*

**Background:** The current residence at 3910 Kimpalong Avenue is a c. 1962 non-contributing building. MHZC staff approved the building for demolition in July 2016.



Figure 1. Existing non-contributing house at 3910 Kimpalong Avenue

**Analysis and Findings:** The applicant proposes new construction of a single-family residence on the site.

**Height & Scale:** The proposed building is two stories with an attached rear garage. It is proposed at sixty feet (60') wide. Contributing buildings in this district range from fifty to sixty feet (50'-60'), so the width is compatible. The proposed height is thirty feet (30') from grade. The context of contributing buildings is made up of one and one and a half story homes. The nearest contributing buildings have ridge heights of twenty-six feet (26') and twenty-eight feet (28'). Therefore the overall height and number of stories is not compatible with the context. Staff recommends the applicant revise the height and number of stories to be a one and a half story structure, with a ridge height no taller than twenty-eight feet (28'). Staff finds the project does not meet sections II.B.1.a. and b for height and scale.

Setback & Rhythm of Spacing:

	Front Setback	Left Setback	Right Setback	Rear Setback
<b>Proposed</b>	50'	20''	18' 8''	20' 1''
<b>Bulk Standards</b>	20'	5'	5'	20'
<b>Range of historic block face</b>	50-52'	22'	23'	64'-75'

Note: Context used was historic buildings on similar-sized lots on the block face.

Finding the proposal to be similar to the immediate historic context, staff finds the project meets section II.B.1.c for setback and rhythm of spacing.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Brick to grade	Not indicated	Yes	X
<b>Cladding</b>	Brick	Painted	Yes	X
<b>Secondary Cladding</b>	Fiber-cement siding	5" reveal, smooth face	Yes	
<b>Roofing</b>	Architectural Shingles	Not specified	Yes	X
<b>Trim</b>	Not specified			X
<b>Front Porch floor/steps</b>	Not specified			X
<b>Front Porch Posts</b>	Brick	Not indicated	Yes	X
<b>Front Porch Roof</b>	Shed	3.5/12	Yes	
<b>Windows</b>	Aluminum-clad	Not specified		X
<b>Principal Entrance door</b>	3/4 light with wood shutters	Needs final approval	Shutters have not been approved in this manner	X
<b>Driveway</b>	Not provided	Needs final approval	Unknown	X
<b>Walkway</b>	Not provided	Needs final approval	Unknown	X

The materials indicated are compatible with one exception. The front door is flanked by cedar shutters, a configuration which has not been approved on any recent infill projects.

Roof form:

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary massing	Complicated	
Primary roof slope	9/12	X
Dormer	Shed	X
Skylights	n/a	n/a
Solar Panels	n/a	n/a
Chimneys	Interior and side	X

The proposed roof form includes hipped and gabled roofs and shed dormers on the rear attached garage, and a shed roof over the front porch. Individually these roof forms are found in the district. There are examples of a combination of roof shapes individually in this district, but Staff's review is that the overall roof form is unnecessarily complicated

and emphasizes the building's height. Staff finds that the roof form proposed contrasts with the roof forms of nearby structures, and does not meet section II.B.1.e.



Figures 2-4. Roof forms of the nearest contributing homes at 3916, 3908 and 3911 Kimpalong Avenue

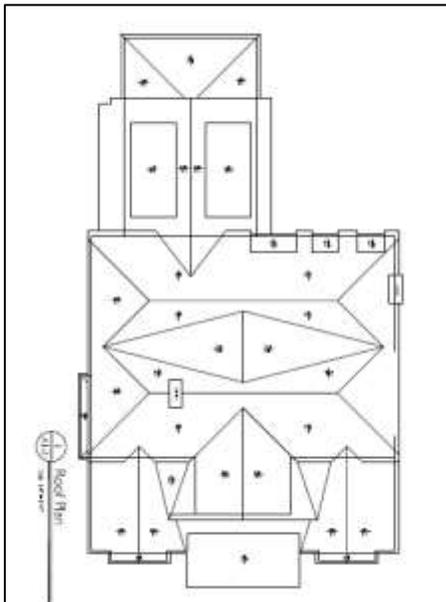


Figure 5. Proposed infill roof form

Orientation:

<b>Orientation elements</b>	<b>Proposed?</b>
Main entrance facing Street	Yes
Front porch/stoop or hood	Yes
Walkway leading to street	Not indicated
Parking in Rear	Yes

The site plan does not show a walkway to the street, which staff recommends, to meet the majority of the historic context.

**Proportion and Rhythm of Openings:** The windows on the proposed addition are generally twice as tall as they are wide, meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g.

**Outbuilding:** Attached outbuildings are normally discouraged. On this street, however, there is no rear alley. There is an existing carport behind the house. In the proposed location, the garage will be minimally-visible. Where attached garages with side entrances have been approved, the Commission has required a ten foot (10’) setback for the door side. As proposed, the setback is six feet and two inches. Staff recommends a full ten foot setback on the left side of the garage.

**Appurtenances & Utilities:**

	<b>Location</b>	<b>Typical of District?</b>
<b>Driveway</b>	Existing	Yes
<b>Walkway</b>	Front porch to sidewalk	Not indicated
<b>Fencing</b>	Not indicated	
<b>HVAC</b>	Not provided	

The project will utilize an existing curb cut and left-side driveway. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house, to meet section II.B.1.i.

**Recommendation:** Staff recommends disapproval of the proposed infill, finding that the application does not meet sections II.B.1.a, II.B.1.b, and II.B.1.e of the Woodlawn West Neighborhood Conservation Zoning Overlay design guidelines, with regard to height, scale, and roof form.

**PHOTOS**  
**Contributing context on even side of Kimpalong Avenue**



3916 Kimpalong Avenue



3908 Kimpalong Avenue



3906 Kimpalong Avenue



3902 Kimpalong Avenue



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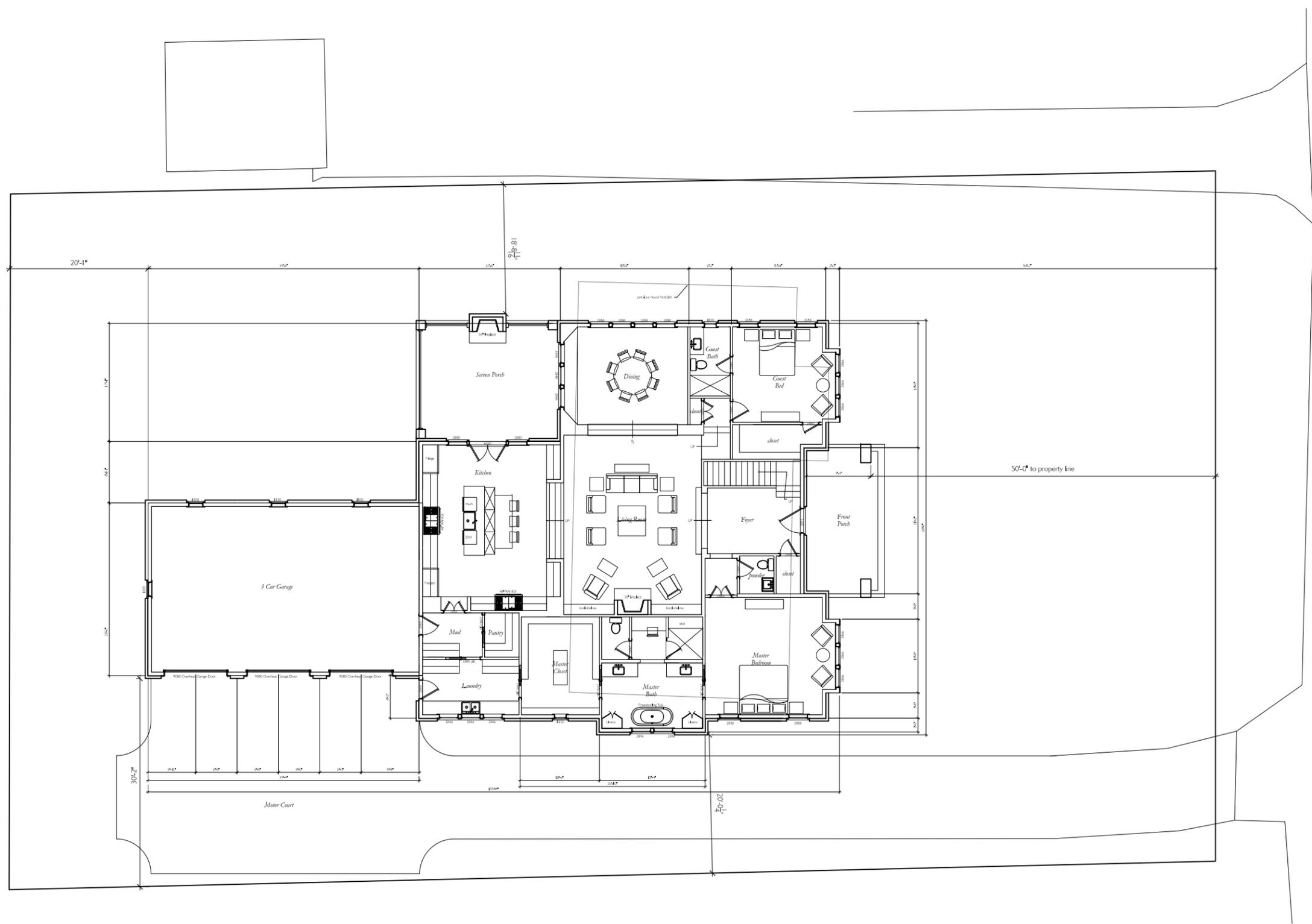
REVIEW  
SET

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REVISIONS

Floor Plans

A1-0



KIMPALONG AVENUE

1 Site Plan  
A1-0 Scale 1/16" = 1'-0"



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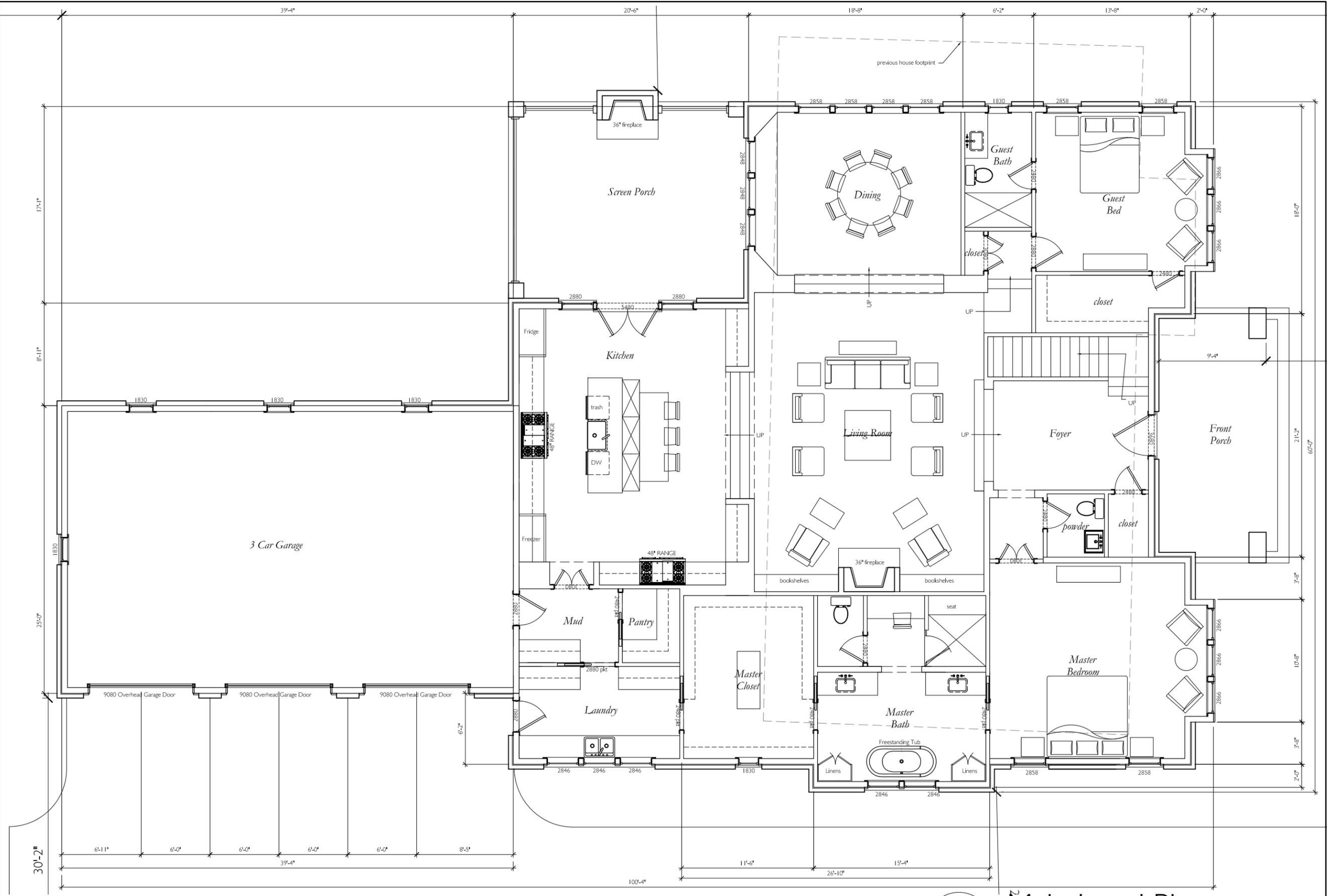
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Floor Plans

A1-1



1  
A1-1

Main Level Plan

Scale 1/8" = 1'-0"



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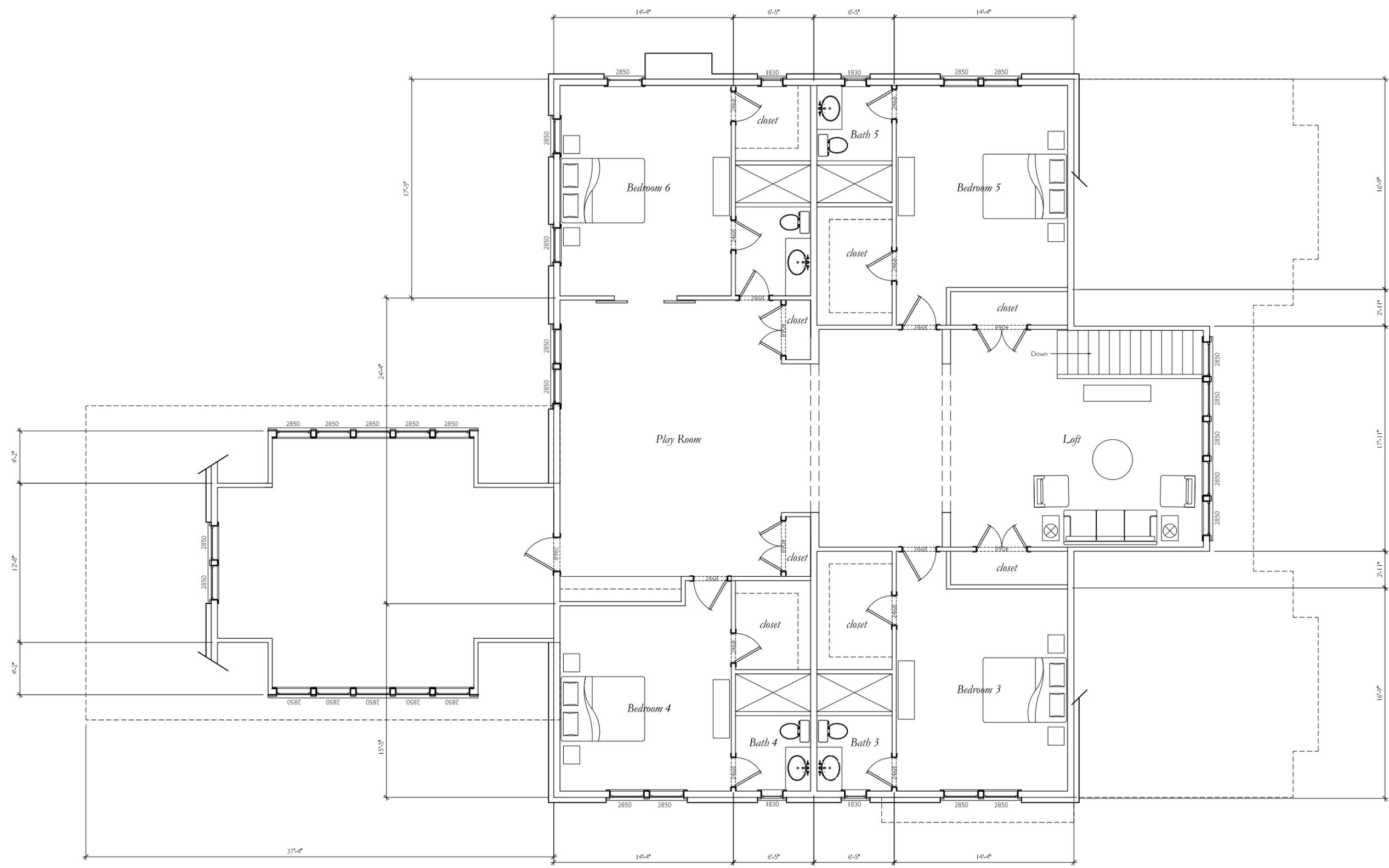
REVIEW  
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REVISIONS

Floor Plans

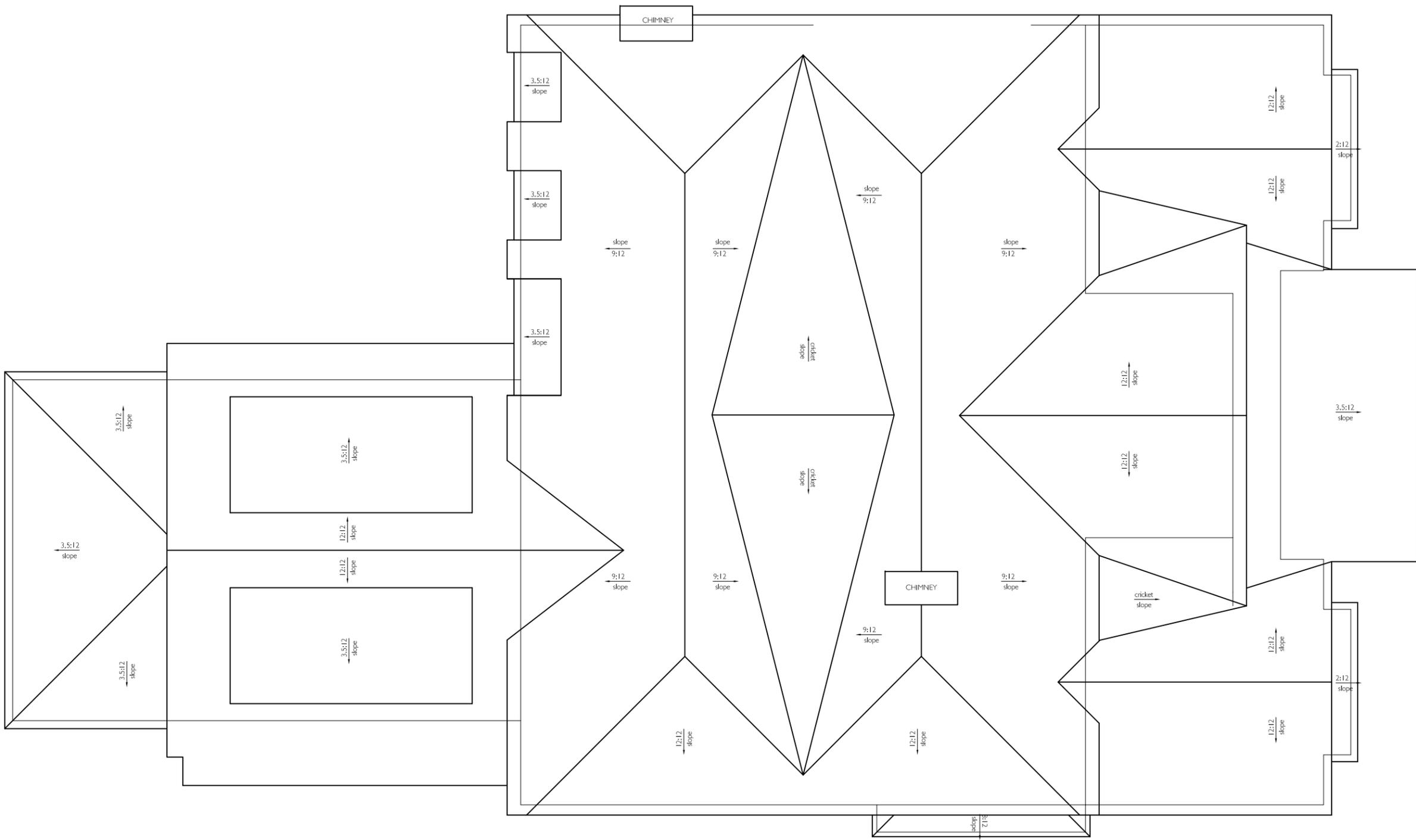
A1-2



1  
A1-2

Upper Level Plan

Scale 1/8" = 1'-0"



1 Roof Plan  
A1-3 Scale 1/8" = 1'-0"



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REVISIONS

Exterior Elevations

A2-1



1 Exterior Elevations  
A2-1 Scale 1/8" = 1'-0"



2 Exterior Elevations  
A2-1 Scale 1/8" = 1'-0"



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Exterior Elevations

A2-2



1 Exterior Elevations  
A2-2 Scale 1/8" = 1'-0"



2 Exterior Elevations  
A2-2 Scale 1/8" = 1'-0"