

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION
3910 Kimpalong Avenue
November 16, 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 with attached garage.

Recommendation Summary: Staff recommends approval with the conditions:

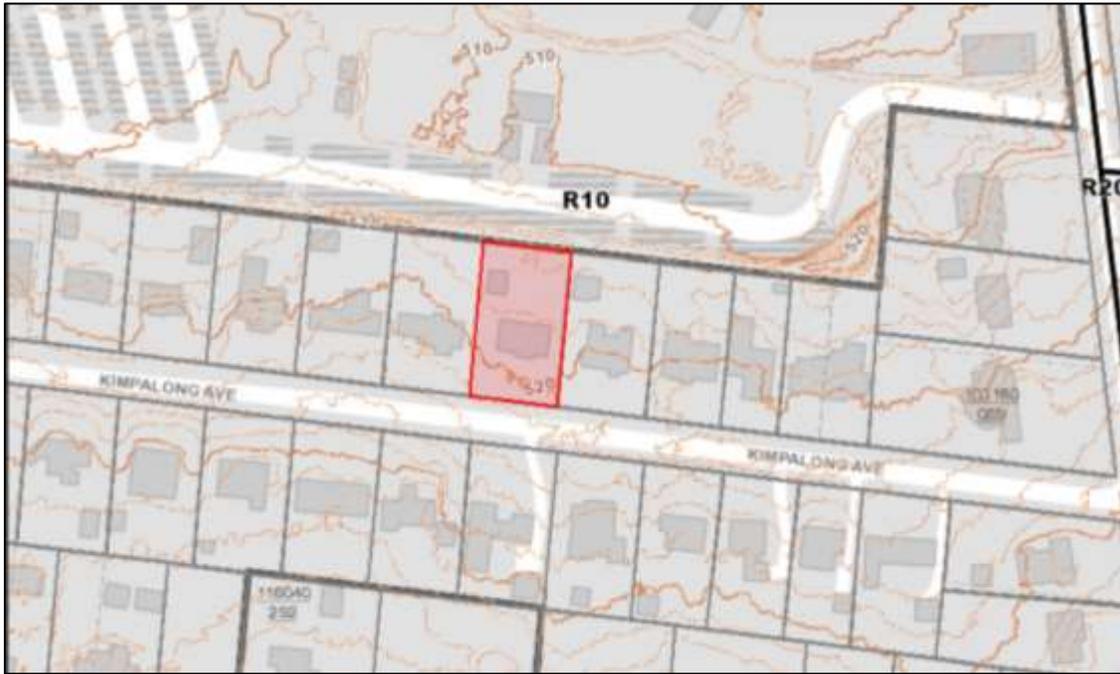
1. The building be moved forward on the lot, to be consistent with the setback of adjacent contributing structures (to be verified by MHZC Staff);
2. The foundation be differentiated with a change in material or the brick pattern;
3. A walkway be added to address the street;
4. That Staff have final review of windows, doors, brick, roofing color, and other materials that have not been specified;
5. That the finished floor height is compatible with that of contributing homes in the district, to be verified by MHZC Staff;
6. HVAC and other utilities are located on the rear façade, or on a side façade beyond the midpoint.

Meeting these conditions, Staff finds that the proposed infill meets Section II.B of the design guidelines of 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.

Height & Scale: The proposed building is a story and a half with a two-story portion at the midpoint. As designed there is no change in material at the floor level, as the brick cladding continues to the foundation. (See section on Materials)

The eaves are ten feet (10') from grade, which is consistent with the context of contributing homes on this street, which have eave heights from nine feet (9') to twelve

feet (12’).

It is proposed at sixty feet (60’) wide. This lot and adjacent lots on Kimpalong Avenue are one hundred feet (100’) wide, and contributing buildings in this district range from fifty to sixty feet (50’-60’), so the width is compatible. The proposed height is twenty-eight feet (28’) from grade, which is at the upper end of the range of nearby ridge heights, twenty-six to twenty-eight feet (26’-28’). Staff finds the overall height and width are consistent with the context, and that the project will meet Sections II.B.1.a and II.B.1.b for height and scale.

Setback & Rhythm of Spacing:

	Front Setback	Left Setback	Right Setback	Rear Setback
Proposed	61’	21’	19’ 1”	13’
Bulk Standards	20’	5’	5’	20’
Range of historic block face	47-52’	22-27’	8-23’	50-73’

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

Front setback: The front walls of the contributing structures on this block are from forty-seven to fifty-two feet (47-52’) from the front property line. The site plan indicates the new building’s front porch at sixty-one feet (61’) from the front property line. Staff recommends the building be moved forward so that its front wall is in the established range.

Rear setback: The rear wall of the attached garage is proposed at thirteen feet (13’) from the rear property line. Base zoning requires a minimum of twenty feet (20’) rear setback. The rear setbacks of homes on the street range from fifty to seventy-three feet (50-73’). However those measurements are to the rear wall of the principal structure, not to an outbuilding. In 2013, MHZC approved the outbuilding at a neighboring property at twenty-two feet (22’). Because the rear wing is an attached garage and will be in the same location on the lot as adjacent outbuildings, Staff recommends the building be moved forward to meet the base zoning requirement of twenty feet (20’) of rear setback.

Moving the building forward will allow for both front and rear setback to meet base zoning and not require a setback determination. With this condition that the building is shifted forward on the lot, staff finds that the project will meet Section II.B.1.c for setback and rhythm of spacing.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or	Requires Additional

			Typical of Neighborhood	Review
Foundation	Brick to grade	Not indicated	Yes	Yes
Cladding	Brick	Painted	Yes	Yes
Secondary Cladding	Fiber-cement siding	5" reveal, smooth face	Yes	No
Roofing	Architectural Shingles	Not specified	Yes	Yes
Chimney	Brick	Not specified	Yes	Yes
Trim	Not specified			Yes
Front Porch floor/steps	Not specified			Yes
Front Porch Posts	Brick	Not indicated	Yes	Yes
Front Porch Roof	Shingles	3.5/12	Yes	No
Bay Roofs	Bronze aluminum standing seam		Yes	No
Windows	Aluminum-clad	Not specified		Yes
Principal Entrance door	Not specified	Needs final approval	Yes	Yes
Shutters	Not specified			
Garage Doors	Not indicated			
Driveway	Not provided	Needs final approval	Unknown	Yes
Walkway	Not provided	Needs final approval	Unknown	Yes

The exterior wall material carries to the ground level. While it is most appropriate to have a change in material at the floor level, the Commission has approved a brick foundation when a soldier course or rowlock has been added. Therefore, Staff recommends the foundation be differentiated from the wall material with either a material change or a change in the brick pattern. With this condition, and the condition that Staff approve windows, doors, roofing color, masonry, and other materials that have not been specified, the materials are compatible and meet Section II.B.1.d.

Roof form:

Proposed Element	Proposed Form	Typical of district?
Primary massing	Cross-gable, varied pitch	No
Primary roof slope	9/12, 12/12	Yes
Dormer	Shed	Yes
Skylights	n/a	n/a
Solar Panels	n/a	n/a
Chimneys	Interior and side	Yes

The proposed roof form includes hips, gables, shed dormers on the rear attached garage, and a shed roof over the front porch. Individually these roof forms are found in the district. The midsection of the building features a broken gable roof form, of which there is one example in the district, and has been approved by the Commission in the Richland-West End overlay, nearby. Although there is not an example on this street, Staff’s review is that it is compatible, does not contrast greatly with the roof forms of nearby structures, and will meet Section II.B.1.e.



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

Orientation:

Orientation elements	Proposed?
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. There is an existing driveway on the left side which will remain. Driveways are typical for this neighborhood because there is no rear alley.

Proportion and Rhythm of Openings: The windows 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 for vehicular access. There is an existing carport behind the house in approximately the same location as the proposed garage. In the proposed location, the garage will be minimally-visible. In this case, Staff finds the attached garage is compatible, and meets Section II.B.1.i for outbuildings.

Appurtenances & Utilities:

	Location	Typical of District?
Driveway	Existing	Yes
Walkway	Front porch to sidewalk	Not indicated
Fencing	Not indicated	N/A
HVAC	Not provided	N/A

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 approval with the conditions:

1. The building be moved forward on the lot, to be consistent with the setback of adjacent contributing structures;
2. The foundation be differentiated with a change in material;
3. A walkway be added to address the street;
4. Staff have final review of windows, doors, brick, roofing color, and other materials that have not been specified;
5. The finished floor height is compatible with that of contributing homes in the district, to be verified by MHZC Staff; and,
6. HVAC and other utilities are located on the rear façade, or on a side façade beyond the midpoint.

With these conditions, Staff finds that the proposed infill meets Section II.B of the design guidelines of the Woodlawn West Neighborhood Conservation Zoning Overlay.

PHOTOS
Contributing context on even side of Kimpalong Avenue



3916 Kimpalong Avenue



3908 Kimpalong Avenue



3906 Kimpalong Avenue



3902 Kimpalong Avenue

3910 KIMPALONG
 N:\PROJECT\53160 NS - 3910 KIMPALONG - B-T SURVEY WITH CIVIL\3910 KIMPALONG AVENUE PLAN 11-7-16.DWG
 PLOTTED: 11/9/2016 2:51 PM

LEGEND

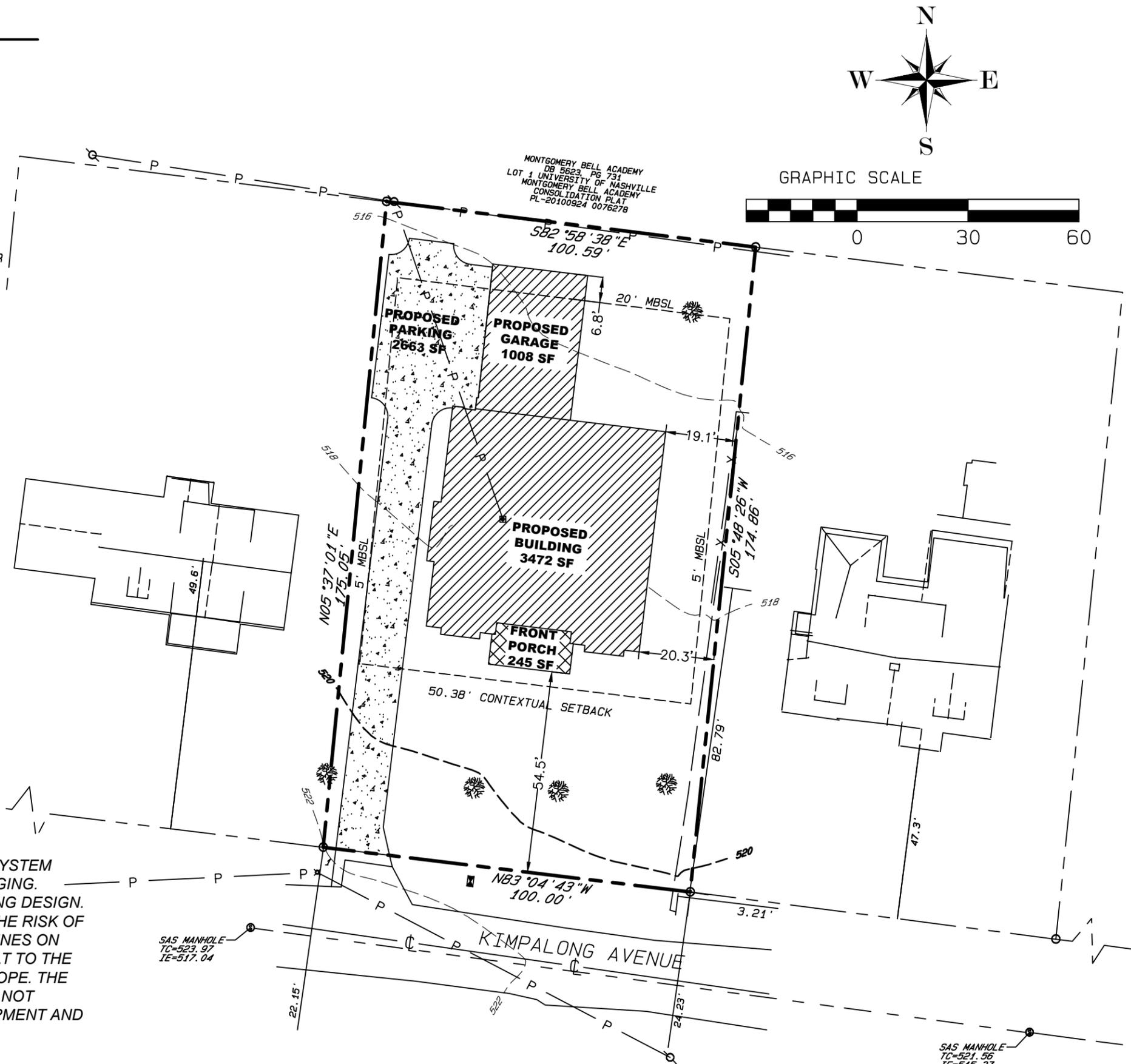
- BOUNDARY LINE
- - - ADJOINER'S LINE
- ⊕ ROADWAY CENTERLINE
- PUDE LINE
- MBSL LINE
- X FENCE LINE
- SETBACK LINE
- 540 EXISTING CONTOUR
- P OVERHEAD UTILITY LINE
- SA SANITARY SEWER LINE

- ⊙ SANITARY SEWER MANHOLE
- ⊙ BILLSOUTH MANHOLE
- ⊙ UTILITY POLE
- ⊙ GAS VALVE
- ⊙ BENCHMARK
- ⊙ WATER VALVE
- ▨ BUILDING
- ▨ CONCRETE
- ▨ PORCH
- ⊙ GAS METER
- ⊙ WATER METER
- ⊙ GAS VALVE
- ⊙ LIGHT POLE
- ⊙ TREE

GENERAL NOTES:

1. CONTACT THE TENNESSEE ONE CALL SYSTEM PRIOR TO ANY CONSTRUCTION OR DIGGING.
2. SITE LAYOUT PROVIDED BY LONG & LONG DESIGN.
3. THE OWNER/CONTRACTOR ASSUMES THE RISK OF BUILDING OVER SETBACK/EASEMENT LINES ON THE LOTS SINCE THE HOUSES ARE BUILT TO THE MAXIMUM EXTEND OF BUILDING ENVELOPE. THE SIZE OF THE HOMES ON THE LOT DOES NOT PROVIDE SUFFICIENT ROOM FOR EQUIPMENT AND STAKING DEVIATIONS.

NOTES: CONTRACTOR AND DEVELOPER SHOULD ALWAYS MAINTAIN POSITIVE DRAINAGE ON THE SITE.



SITE LAYOUT

95 White Bridge Road
 Suite 250
 Nashville, TN 37205
 Phone (615) 244-2040
 www.dbsengr.com

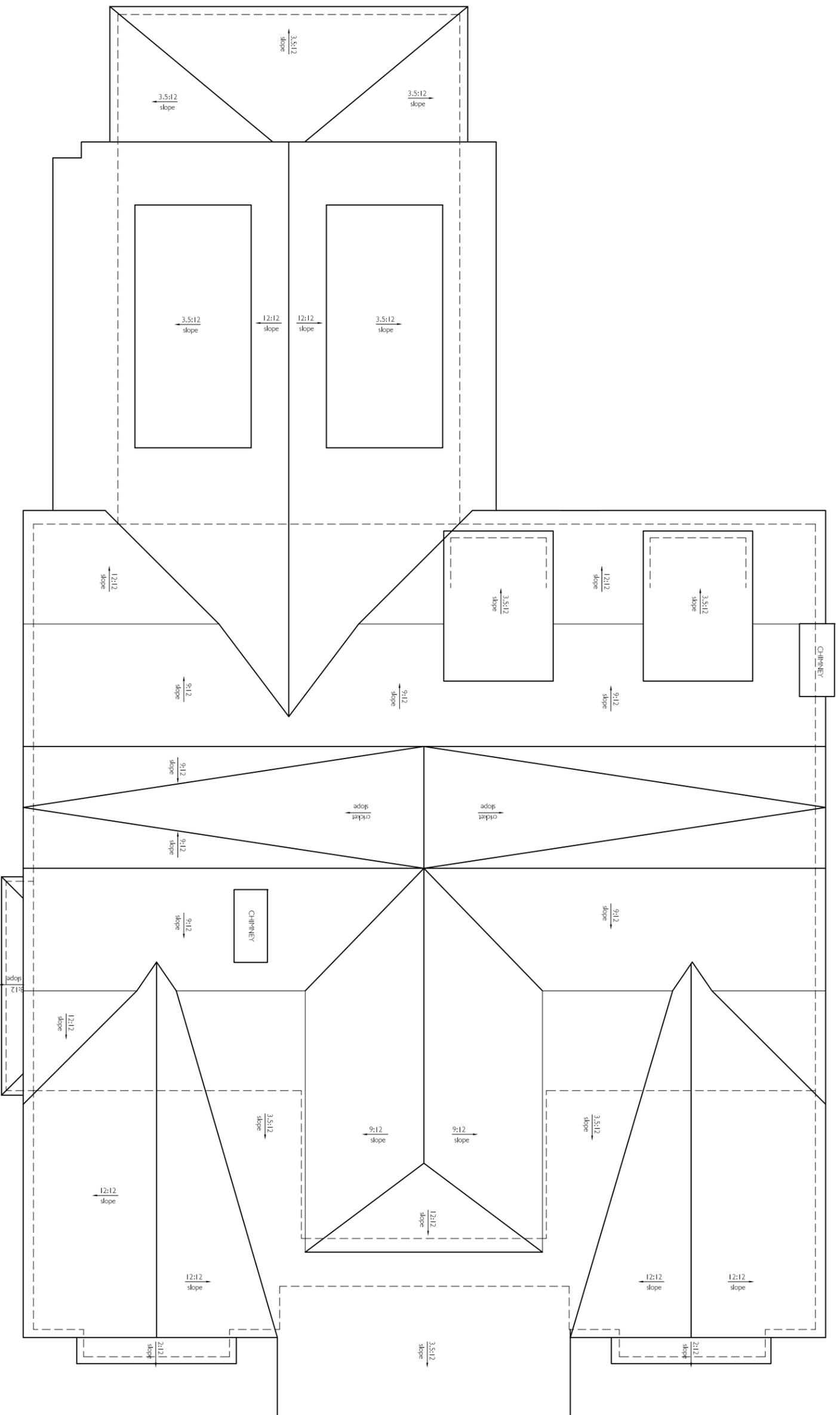


3910 KIMPALONG
 NASHVILLE
 DAVIDSON COUNTY,
 TENNESSEE
 DATE: November 9, 2016

DRAWN BY: MN
 CHECKED BY: DBS

C 1.00

Planners
 Surveyors • Engineers



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

THIS DRAWING IS THE PROPERTY OF LONG & LONG DESIGN, INC. AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART OR USED WITHOUT THE APPROVAL OF LONG & LONG DESIGN, INC., AND IS TO BE RETURNED UPON REQUEST.



LONG & LONG
 DESIGN

telephone : 205.537.6777
 longandlongdesign.com

3910
 KIMPALONG
 CUSTOM SPEC

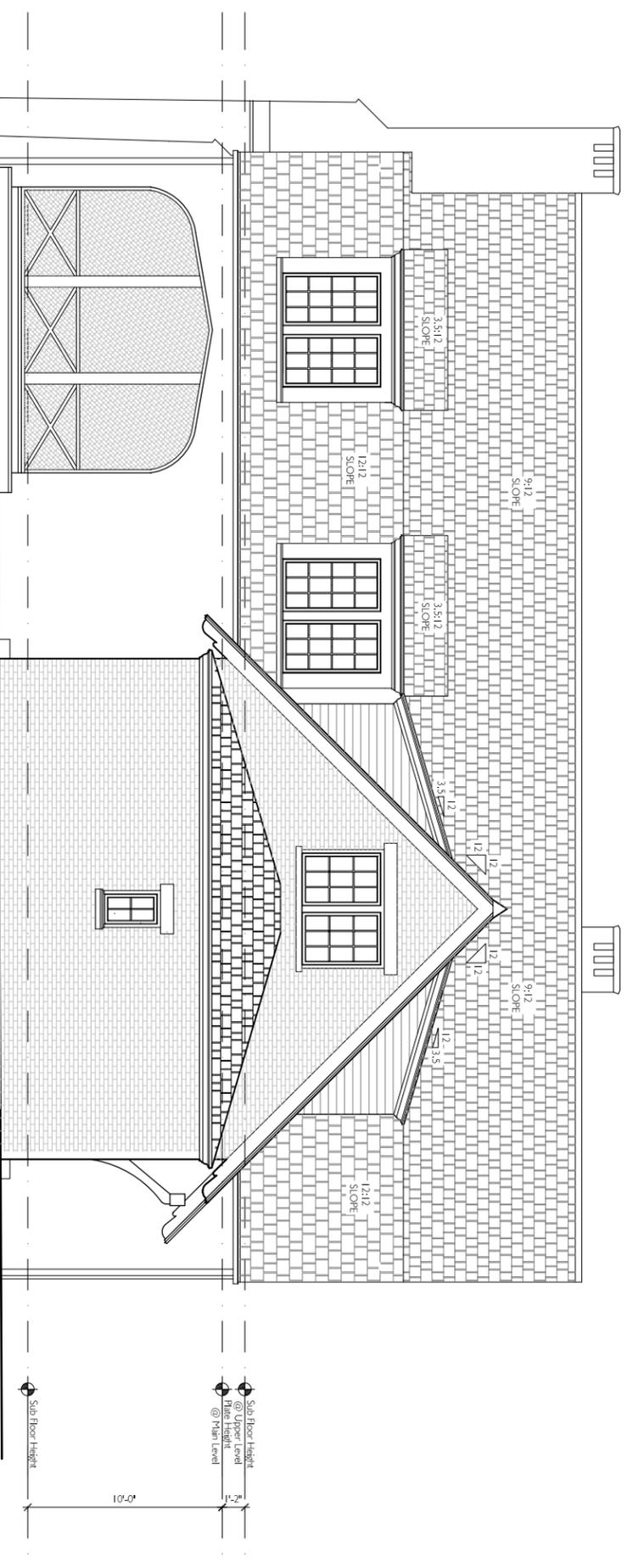
Vintage South Development
 Nashville, Tennessee

REVIEW
 SET
 October 29th, 2016

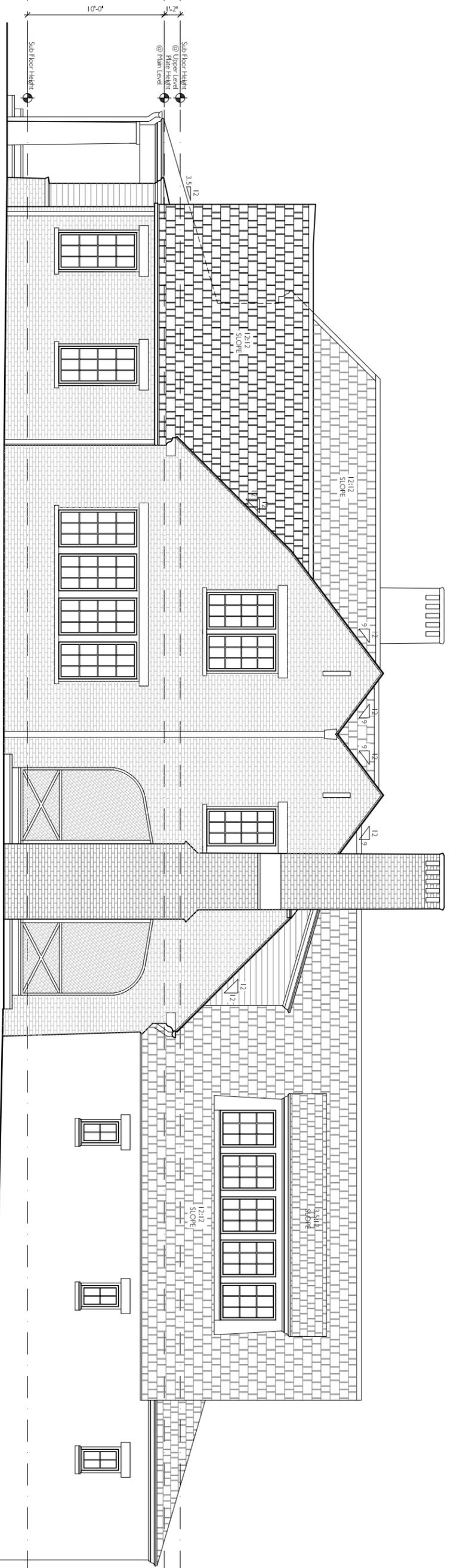
REVISIONS

Floor Plans

A1-3



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



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

THIS DRAWING IS THE PROPERTY OF LONG & LONG DESIGN, INC. AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART OR USED WITHOUT THE APPROVAL OF LONG & LONG DESIGN, INC., AND IS TO BE RETURNED UPON REQUEST.



LONG & LONG
DESIGN

telephone: 205.537.6777
longandlongdesign.com

3910
KIMPALONG
CUSTOM SPEC
Vintage South Development
Nashville, Tennessee

REVIEW
SET
October 29th, 2016

REVISIONS

Exterior Elevations

A2-2