JOHN COOPER
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
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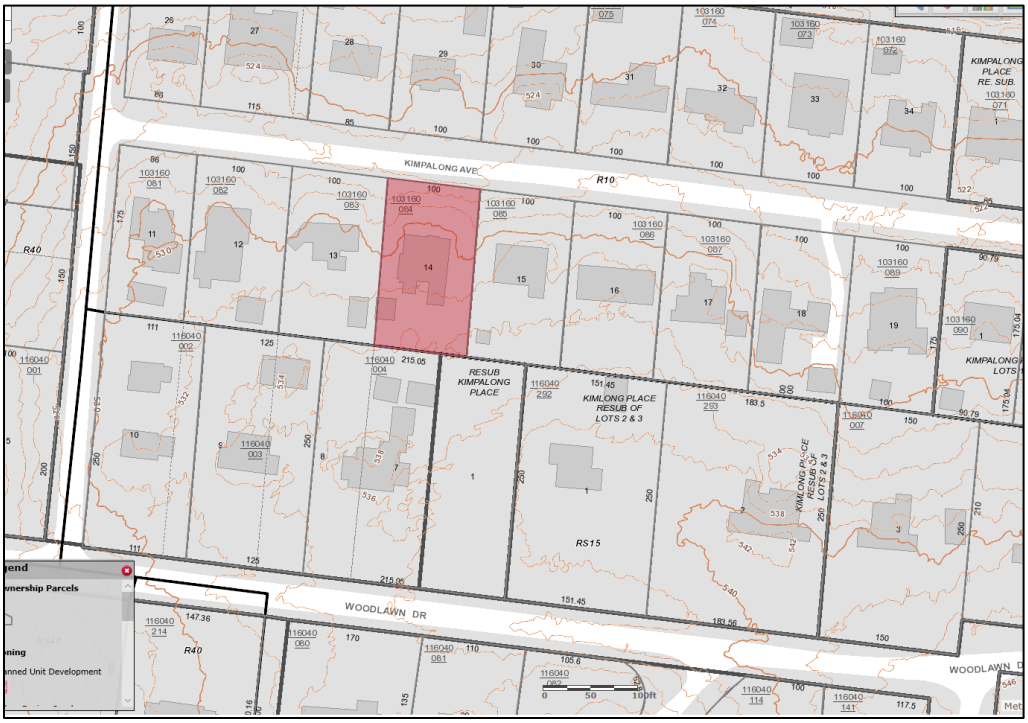
STAFF RECOMMENDATION
3921 Kimpalong Avenue
October 16, 2019

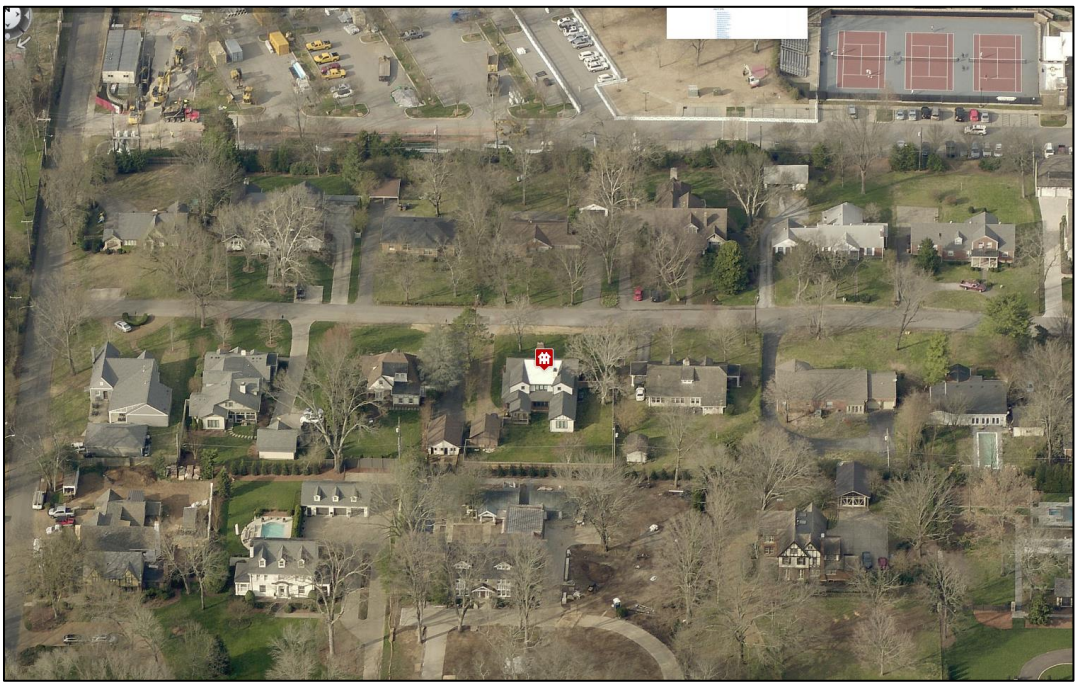
Application: New Construction—Detached Accessory Dwelling Unit (DADU)
District: Woodlawn West Neighborhood Conservation Zoning Overlay
Council District: 24
Base Zoning: R10
Map and Parcel Number: 10316008400
Applicant: Tyler LeMarinel, Allard Ward Architects
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

Description of Project: This application is for construction of a new outbuilding/detached accessory dwelling unit (DADU). The applicant requests a right-side setback determination from five feet (5') to three feet (3'). **Recommendation Summary:** Staff recommends approval of the application with the conditions: **1.** The right-side setback is increased to five feet (5'); **2.** Staff approve the final details, dimensions and materials of roofing color, windows, doors and garage doors prior to purchase and installation. With these conditions, the proposed outbuilding/detached accessory dwelling unit (DADU) will meet Section II.B for new construction of the Woodlawn West Neighborhood Conservation Zoning Overlay. The Commission does not have the authority to approve the use. This recommendation is for the design of the project based on the proposed use.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. NEW CONSTRUCTION AND ADDITIONS

a. **Height**

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

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

e. 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
(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 a of DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.
· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

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

· The lot area on which a DADU is placed shall comply with Table 17.12.020A.
· The DADU may not exceed the maximums outlined previously for outbuildings.
· No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.
Density.
· A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.
Ownership.
· No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
· The DADU cannot be divided from the property ownership of the principal dwelling.
· The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
· Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.
Bulk and Massing.
· The living space of a DADU shall not exceed seven hundred square feet.

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: 3921 Kimpalong Avenue is a contributing brick home built c. 1930 in the Woodlawn West Neighborhood Conservation Zoning Overlay.

Analysis and Findings: The applicant proposes construction of a new detached accessory dwelling unit (DADU) at the rear of the lot. The applicant requests a setback determination for the left side from five feet (5') to three feet (3').

Figure 1: 3921 Kimpalong Avenue

Demolition: An existing outbuilding is proposed to be removed for the current application. This outbuilding is of recent construction, but the exact date is not known. Staff finds that the existing 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.

Figure 2: Existing outbuilding.

Massing Planning:

The lot is greater than 10,000 square feet, at approximately 17,667 square feet.

	50% of first floor area of principal structure	Lot greater than 10,000 square feet	Proposed
Maximum Square Footage	1,159 sq. ft.	1,000 sq. ft.	1,000 sq. ft.

	Potential maximums under Ordinance	Existing House	Proposed DADU
Ridge Height	25' unless existing building is less	25'	25'
Eave Height	10'	10'	10'

Staff finds that the application meets the design guidelines Section II.B.2.h.1, and Section 17.16.030.G.7 of the DADU Ordinance for height and scale.

Roof Form:

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross gable	Yes
Primary roof slope	13/12	Yes

Staff finds that the application meets Section II.B.2.h.1 of the design guidelines for roof shape and Section 17.16.030.G.8 for design standards of the DADU Ordinance.

Design Standards

The proposed structure has a simple design that is appropriate for outbuildings. The form and detailing do not contrast greatly with the historic home.

Staff finds the proposed design meets Section II.B.h.1 of the design guidelines or Section 17.16.030.G.8 of the Ordinance.

Materials:

	Proposed	Color/Texture	Needs final approval?
Foundation	Concrete slab	n/a	No
Cladding	Stucco	Natural	No
Roofing	Asphalt shingles	Needs final approval	Yes
Trim/Brackets	Wood or cement fiberboard	Smooth	No
Windows	Not indicated	Needs final approval	Yes
Doors	Not indicated	Needs final approval	Yes
Garage doors	Not indicated	Needs final approval	Yes

With staff approval of the final selections of the roof color and details, windows, and doors, staff finds the materials to meet Section II.B.1.d.

General requirements for Outbuildings/DADUs:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	n/a	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	n/a	
If dormers are used, do they sit back from the wall below by at least 2’?	n/a	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	Yes	
Is the building located towards the rear of the lot?	Yes	

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20’	20’
Rear setback	5’	10’
Left side setback	5’	65’
Right side setback	5’	3’
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	Yes	

The outbuilding will be located at the rear of the lot and will be accessed via the existing driveway. There is no alley. The power lines running across the rear property line of this block have an overall twenty-foot (20’) easement, ten feet (10’) on each neighboring rear yards. The outbuilding has proposed setbacks of ten feet (10’) at the rear, sixty-five feet (65’) from the left side property line, and three feet (3’) from the

Figure 3: View from Kimpalong Avenue along existing driveway.

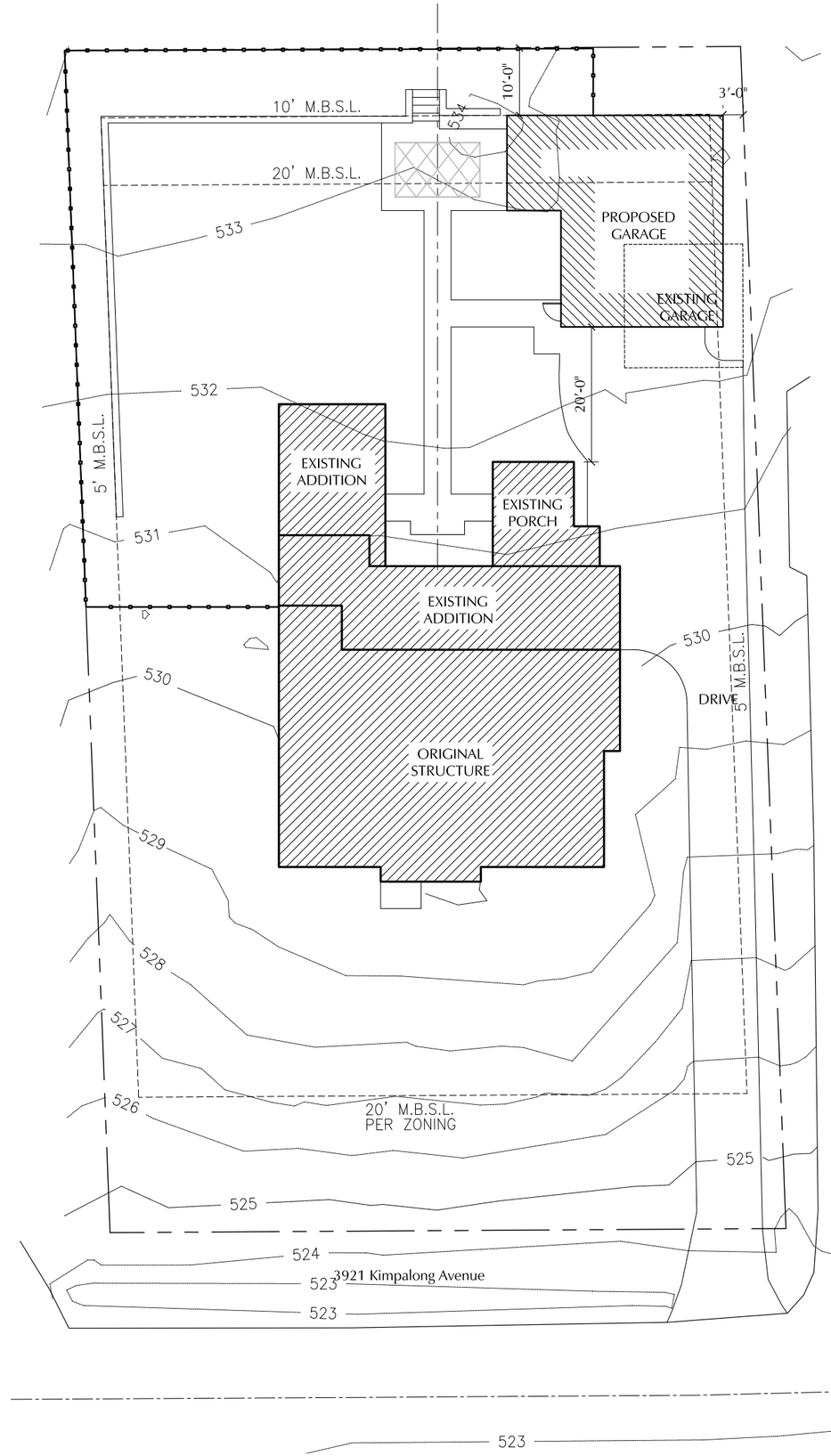
right-side property line. The applicant requests a setback determination of three feet (3') for the right side. The Commission has not approved a reduced side setback for an outbuilding or DADU in most cases and has kept to five feet (5') setback to follow base zoning. Staff therefore recommends that the side setback is increased to five feet (5') to meet these requirements.

With this condition, Staff finds that the application will meet Section II.B.2.h.2 of the design guidelines and Section 17.16.030.G.4 of the DADU Ordinance for setbacks.

Recommendation:
Staff recommends approval of the application with the conditions:

1. The right-side setback is increased to five feet (5');
2. Staff approve the final details, dimensions and materials of roofing color, windows, doors and garage doors prior to purchase and installation.

With these conditions, the proposed outbuilding/detached accessory dwelling unit (DADU) will meet Section II.B for new construction of the Woodlawn West Neighborhood Conservation Zoning Overlay Design Guidelines.



1 Site Layout Plan

Scale: 1" = 20'-0"

0 2' 6' 10' 20'

- NOT FOR CONSTRUCTION

Renovations and Additions to:

The Brown Residence

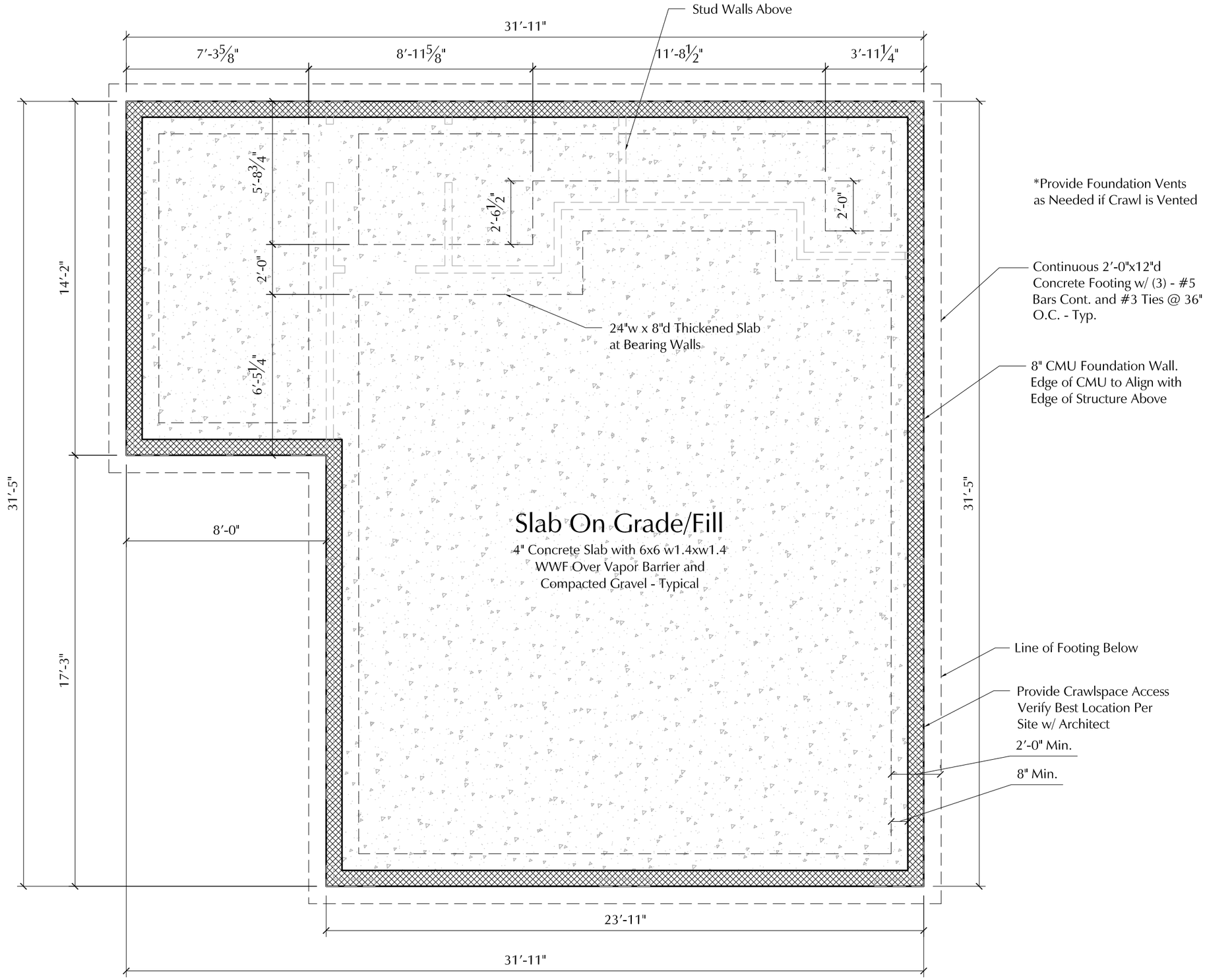
3921 Kimpalong Avenue
Nashville, Tennessee 37205

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
Site Layout Plan

Date:
09.19.19

A0.1



1 Foundation Plan

Scale: 1/4"=1'-0"

- NOT FOR CONSTRUCTION

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ALLARD WARD
ARCHITECTS
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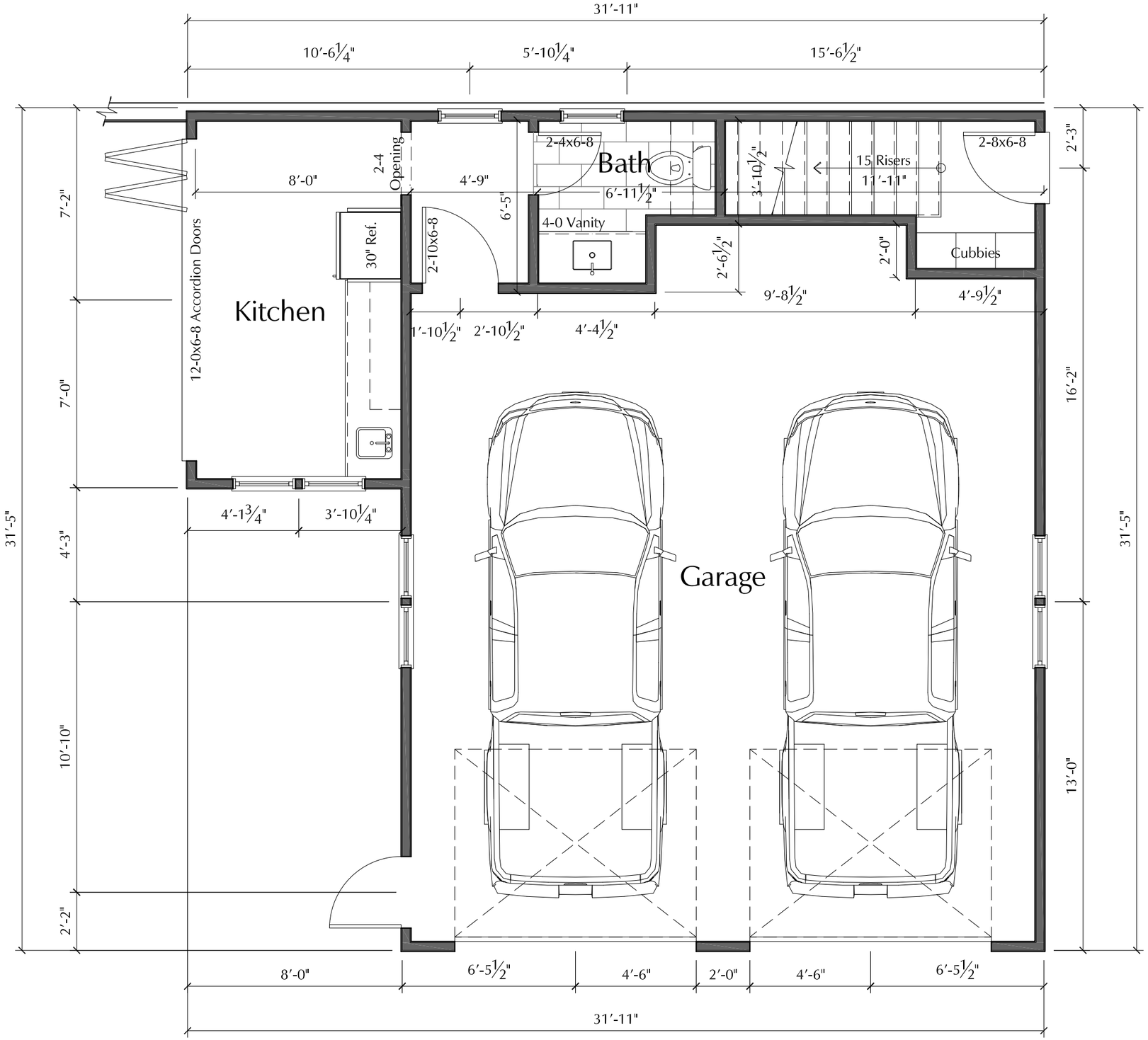
Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
Foundation Plan

Date:
09.19.19

A1.0



1 First Floor Plan

Scale: 1/4"=1'-0"

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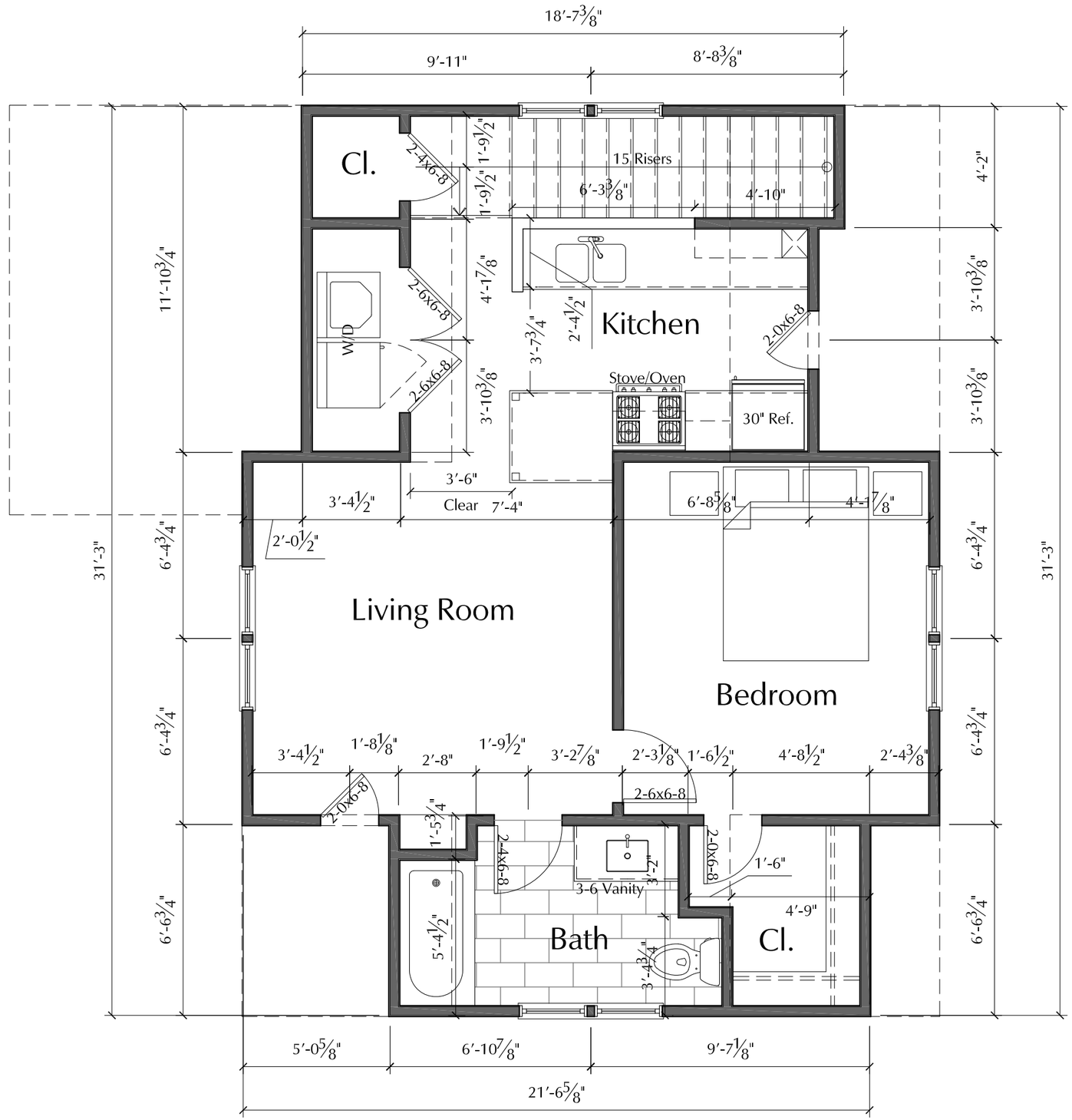
Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
First Floor Plan

Date:
09.19.19

A1.1



1 Second Floor Plan

Scale: 1/4"=1'-0"

- NOT FOR CONSTRUCTION

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Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
Second Floor Plan

Date:
09.19.19

A1.2

1 Roof Plan

Scale: 1/4"=1'-0"

- NOT FOR CONSTRUCTION

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Drawings:
Roof Plan

Date:
09.19.19

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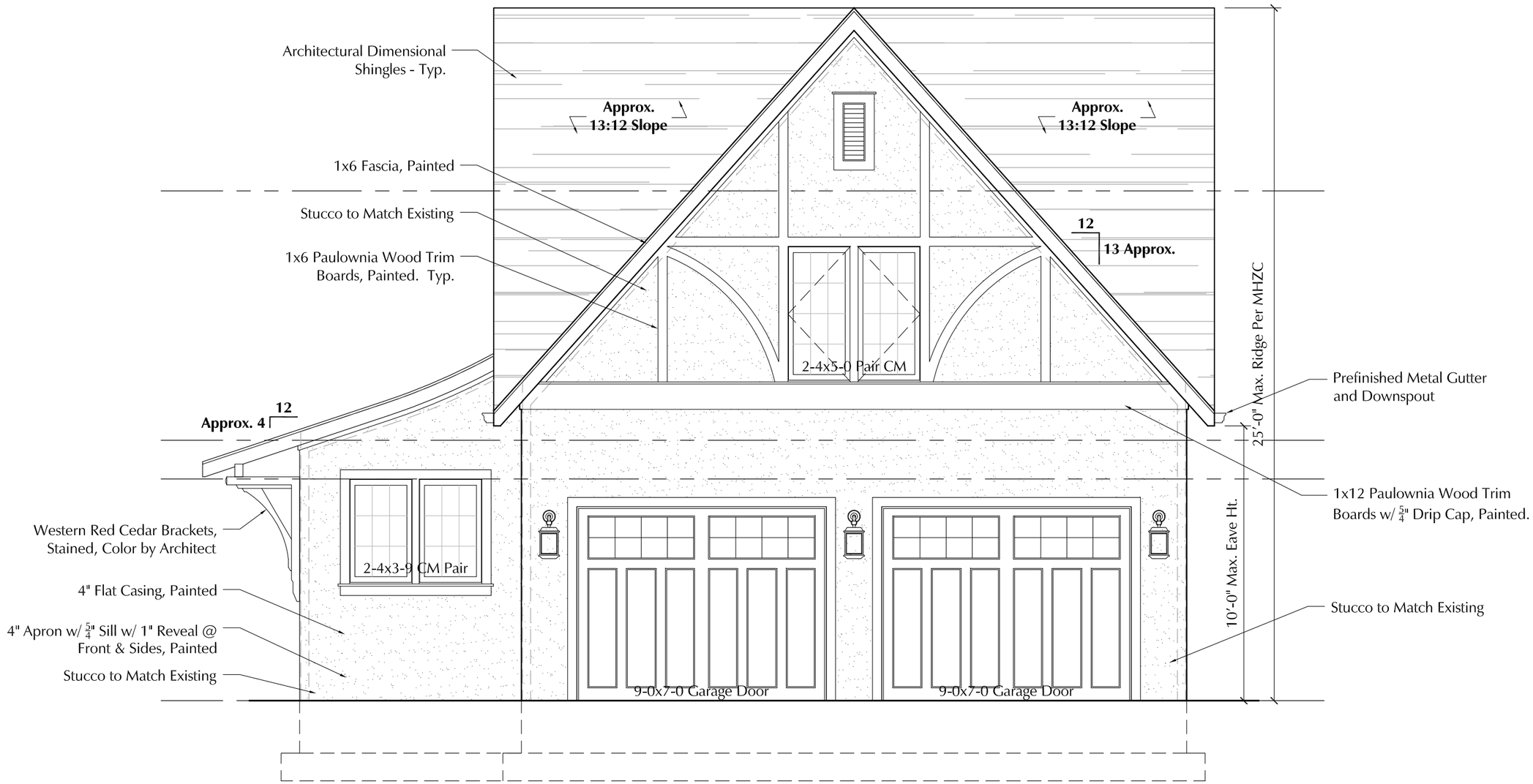

1 North Elevation

1' 6" 0 1' 2' 3' 4' 6'

Scale: 1/4"=1'-0"

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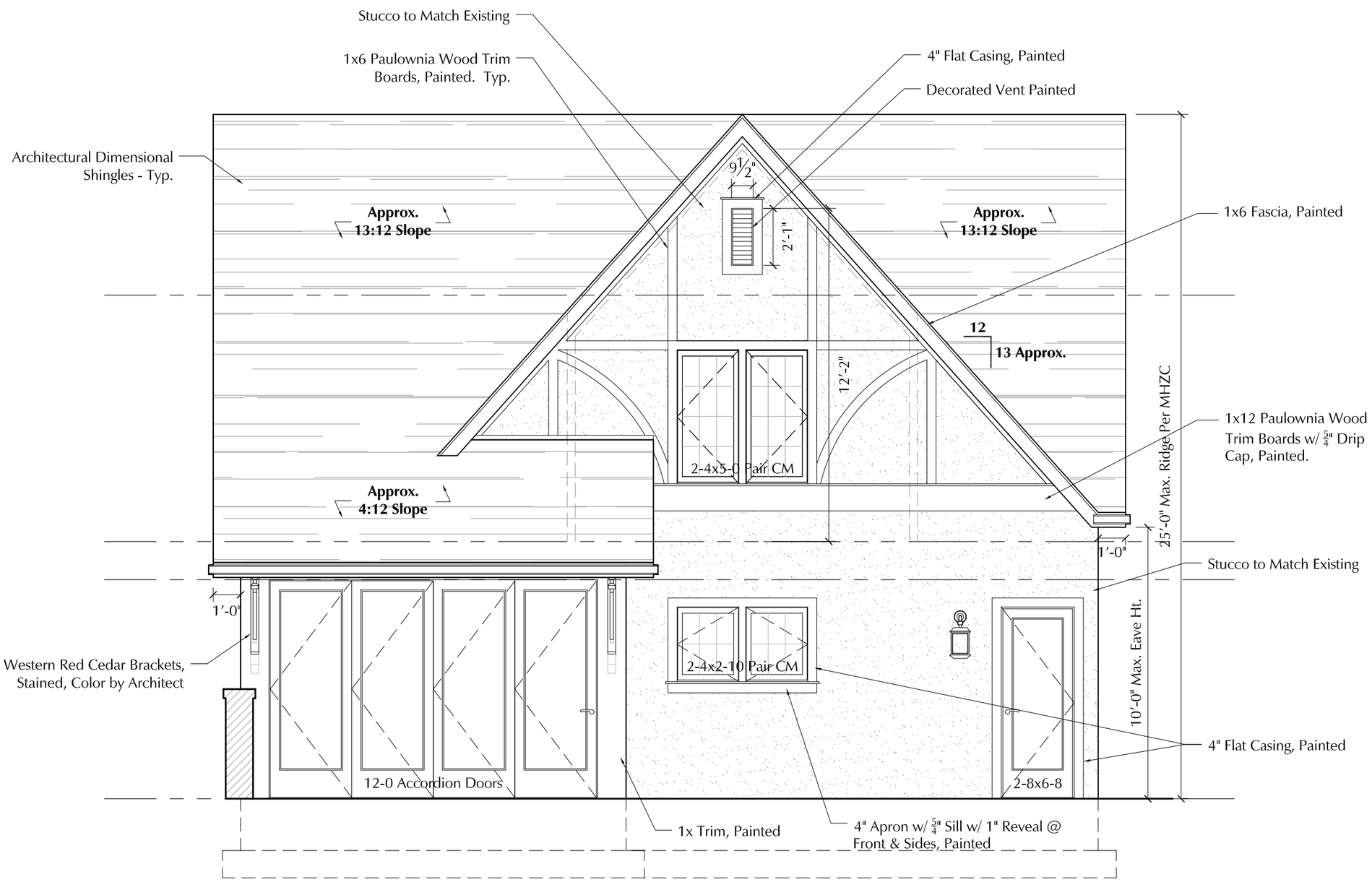
Drawings:
North Elevation

Date:
09.19.19

A2.1



2 East Elevation

1' 6" 0 1' 2' 3' 4' 6'

Scale: 1/4"=1'-0"

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Tel: 615.345.1010
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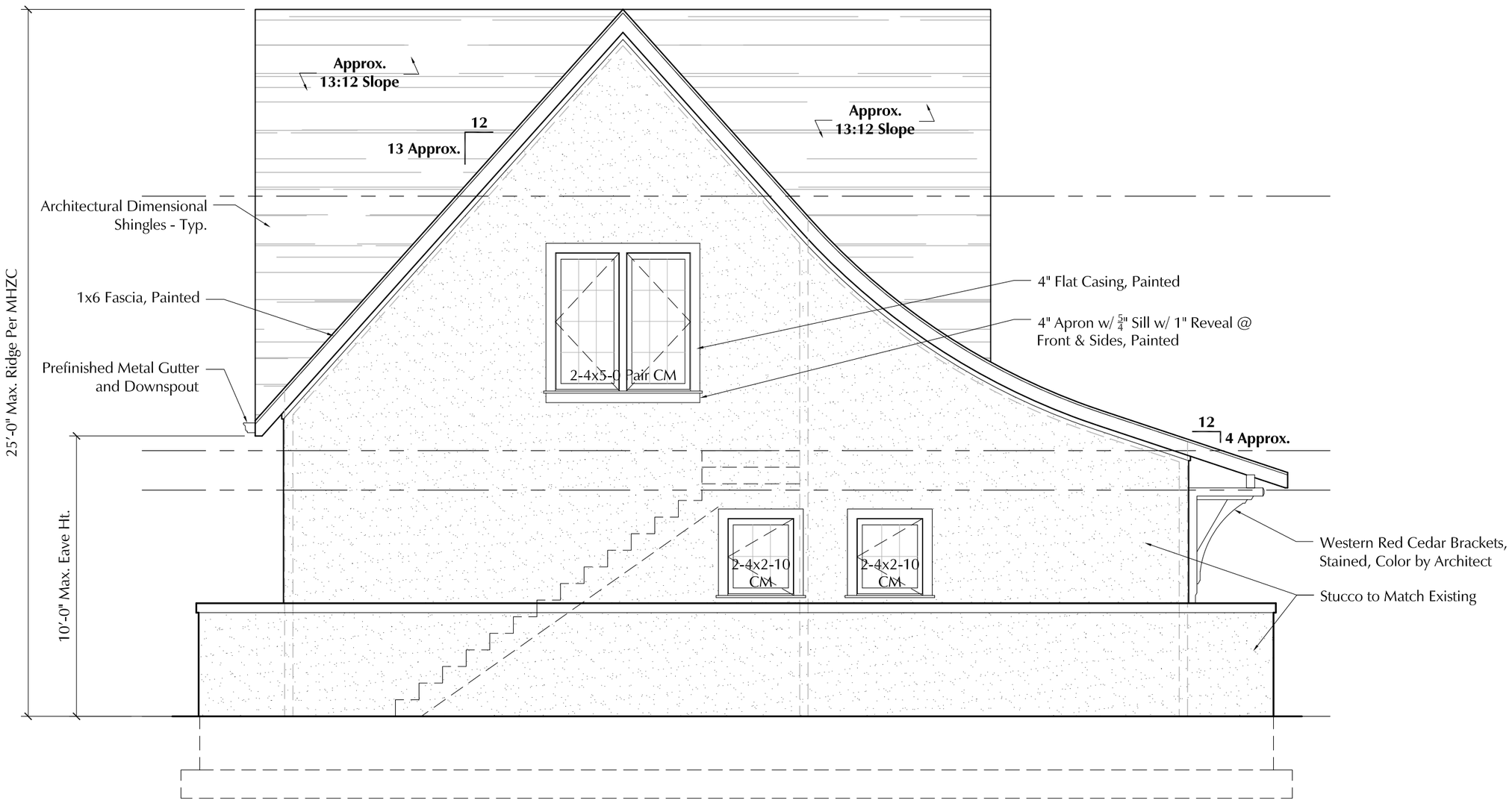
Drawings:
East Elevation

Date:
09.19.19

A2.2



3 South Elevation

1' 6" 0 1' 2' 3' 4' 6'

Scale: 1/4"=1'-0"

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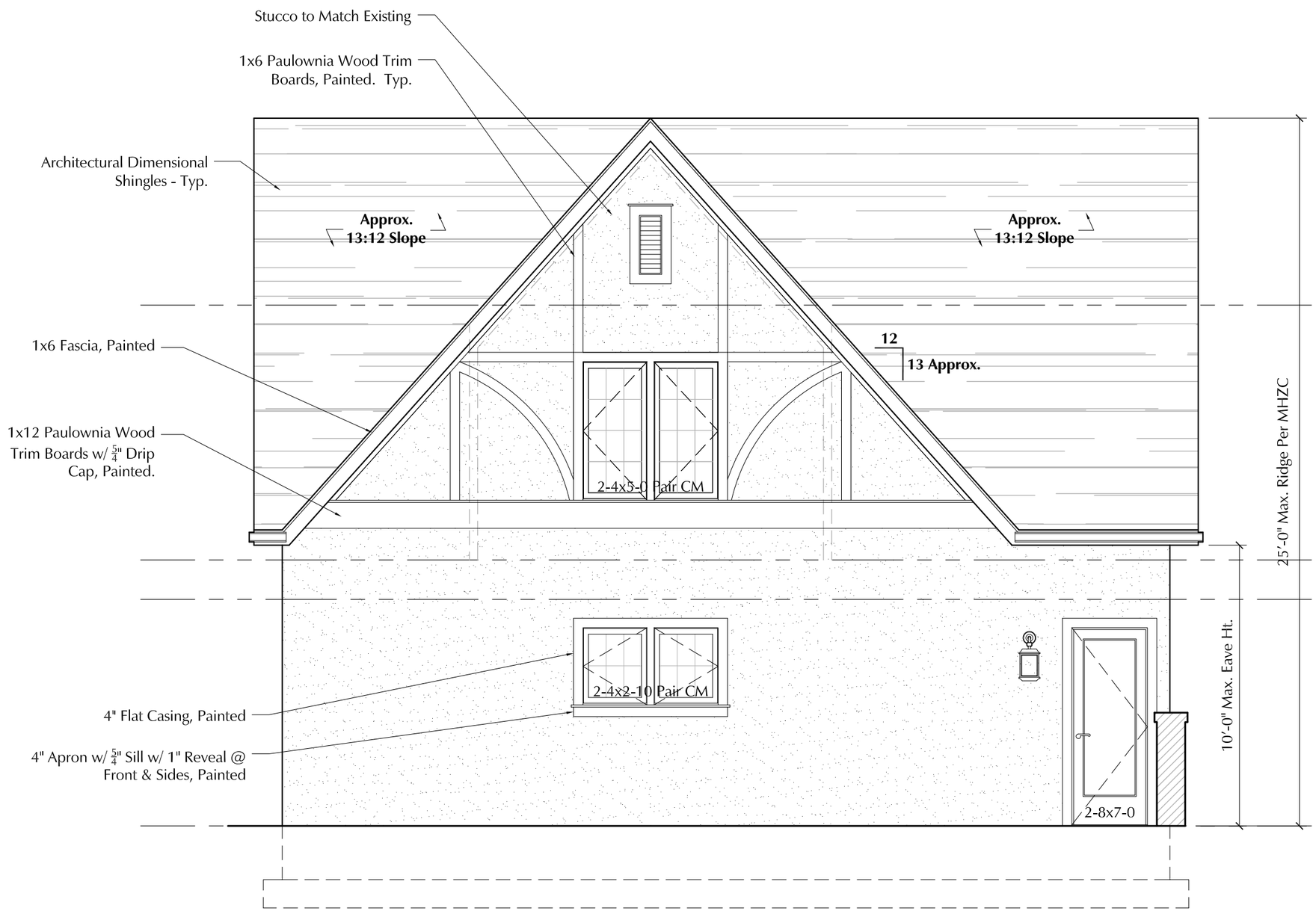
Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
South Elevation

Date:
09.19.19

A2.3



4 West Elevation

1' 6" 0 1' 2' 3' 4' 6'

Scale: 1/4"=1'-0"

- NOT FOR CONSTRUCTION

Renovations and Additions to:

The Brown Residence

3921 Kimpalong Avenue
Nashville, Tennessee 37205

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
West Elevation

Date:
09.19.19

A2.4