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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

STAFF RECOMMENDATION
3923 Kimpalong Avenue
July 21, 2021

Application: New Construction—Addition and Outbuilding (DADU); Partial Demolition

District: Woodlawn West Neighborhood Conservation Zoning Overlay

Council District: 24

Base Zoning: R10

Map and Parcel Number: 10316008300

Applicant: Preston Quirk

Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: Application is to construct a rear addition that extends wider than the historic house and to construct an outbuilding that includes a dwelling unit.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

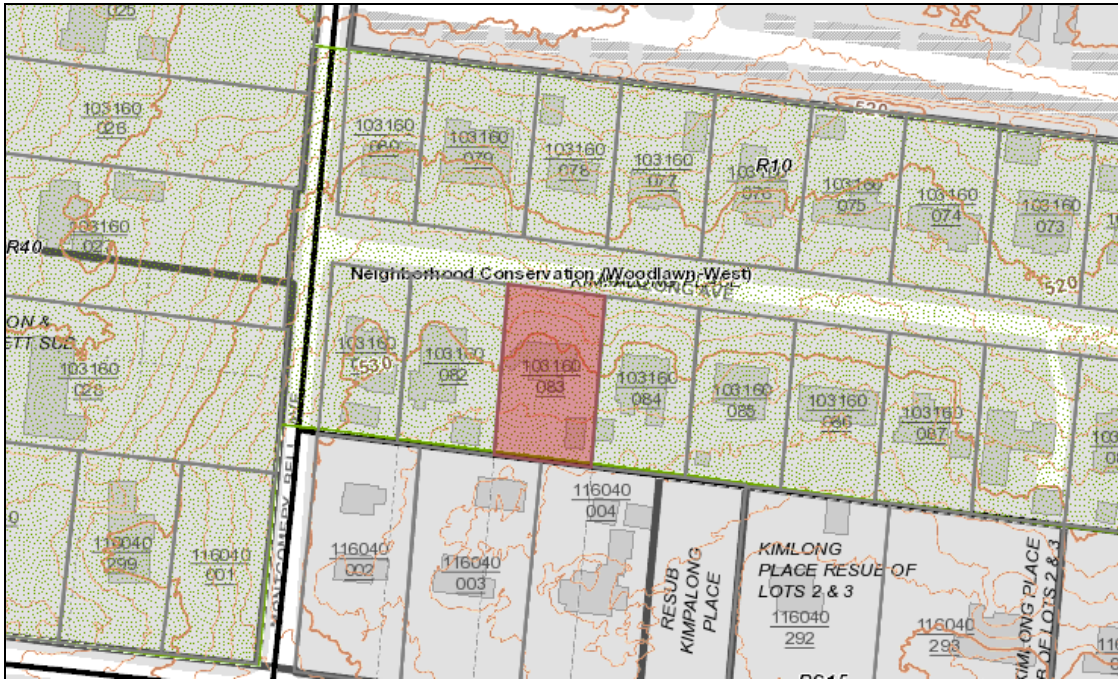
1. The addition shall not wrap the rear corner on the right-side of the historic house;
2. The oval window openings on the left-side façade be either square openings or rectangular openings that are twice as tall as they are wide;
3. The width of awnings on the outbuilding not cover more than two feet (2') on either side of the proposed doors;
4. There be a change in material at the foundation line;
5. Staff shall approve the final selections of the foundation materials, windows and doors, trim, all porch materials, and a brick sample prior to purchase and installation;
6. Staff shall approve the final selection of the stone, brick, windows, and doors for the DADU prior to purchase and installation; and
7. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the project meets Sections IV, VI, and VII. of the of Part I and the Woodlawn West chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. DEMOLITION

A. PRINCIPLE

1. The primary purpose of neighborhood conservation zoning overlays is to prevent demolition of historic buildings and their character-defining features.
2. The demolition of a building or major portion of a building, which contributes historically, culturally, or architecturally to the character and significance of the district, is not appropriate.
3. The historic character-defining features of a historic building should not be altered, removed, or destroyed.
4. Replacement windows and doors that do not change the dimensions and location of the openings is not considered partial-demolition and so is not reviewed. Replacement of historic casings for openings is not appropriate. Alteration of the location and dimensions of window and door opening is partial-demolition and so reviewed.
5. Replacement roofing material that does not require the removal of framing material and roofing details such as trim, or roofing features such as chimneys is not considered partial-demolition and so is not reviewed.
6. The removal of a building's primary cladding material is considered partial-demolition because removal can weaken the structural integrity of most buildings. Replacement of secondary cladding material such as siding in a gable field or on dormer is not reviewed.

B. GUIDELINES

1. Partial-demolition of a structure

- a. Character-defining features of historic buildings shall be retained. Partial-demolition of historic buildings is appropriate if the feature to be removed is not a character-defining feature. Examples of non character-defining features are features that have lost historic integrity or that were added in recent years.
- b. Replacement of historic materials or features may be necessary in the case of extreme deterioration. In those cases, replacement materials and features should match the historic material and feature in terms of design, location, and dimensions. If the original is not known, it shall be similar to common historic examples on buildings of a similar style and form found in the neighborhood. Substitute materials may be appropriate if the material has the same dimensions, texture, design, and workability as the historic material. For instance, smooth-faced fiber-cement lap siding is a common substitute material for wood lap siding.
- c. Historic cladding shall be retained. It is appropriate to remove cladding installed over historic cladding material and repair the historic cladding. Lap siding installed over, or to replace historic masonry, or a masonry veneer installed over, or to replace historic lap siding is not appropriate. When it is appropriate to replace siding, the casings of openings should be retained. And the new siding shall replicate the reveal and dimensions of the historic siding.
- d. Historic window and door dimensions and locations should be retained. Limited changes to window and door openings may be appropriate on the rear or side facades, beyond the midpoint of the house, so long as the new window and door pattern meets the design guidelines for "proportion and rhythm of openings."
- e. Historic building wall dimensions, exterior cladding, and locations shall be retained. Generally, removal of the rear wall for an

addition may be appropriate if the two rear corners are maintained.

- f. Partial-demolition of non-contributing buildings is appropriate if demolition does not result in a form or condition that would not meet the design guidelines for “new construction” or if partial-demolition brings the existing building closer into compliance with the design guidelines for new construction.

IV. MATERIALS, TEXTURE, DETAILS & MATERIAL COLOR

Please see “Partial Demolition” for replacement siding.

- A. Specific materials are italicized so that the list can be revised as more materials become available and as the quality and workability of existing materials improves. Materials listed are to provide general guidance to applicants based on the Commission’s past decisions. Applicants are always welcome to propose new materials not listed as “appropriate” or re-propose materials listed as “inappropriate.”
- B. The texture, details, and dimensions of new materials for replacement or new construction shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Replacement materials should mimic historic materials in texture, dimensions, and workability. Materials that create a false version of a historic material are not appropriate. For instance, a “wood-grain” fiber-cement lap siding creates a texture that did not exist historically, as wood cladding historically had a smooth finish.
1. Paint color and roof color are not reviewed. The inherent color, texture and dimensions of masonry is reviewed. *It is recommended that if multiple colors are used for a roof that they be used to create a pattern, as seen historically, rather than creating a “speckled” or random design.*

2. INAPPROPRIATE materials include:

Foundations

- *Stone veneer without mortar*
- *Smooth concrete block without a parge coating*

Cladding

- *Synthetic sidings such as vinyl, aluminum, permastone and E.F.IS.*
- *T-1-11- type building panels*
- *Stud wall lumber*
- *Embossed wood grain*
- *Unpainted or unstained wood*

Chimneys

- *Fiber cement panels*
- *Lap siding*

Roofing

- *Corrugated metal*
- *Snap-lock standing seam metal with big seams*
- *Metal made to look like a traditional materials such as wood shingles, slate or clay/terra cotta*

Windows

- *Brass comes on leaded or stained glass windows.*

3. *APPROPRIATE materials include:*

Foundations

- *Continuous or piers of pre-cast stone, split-face concrete block, parge coated concrete block, or brick as long as the primary cladding is not the same material as the foundation*
- *Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material at the floor line.*

Cladding

- *Smooth-finished cement fiberboard or smooth-finished wood lap sidings are both appropriate. The siding should be not be stamped or embossed and the reveal should not exceed 7". Wider reveals may be appropriate if a wider reveal meets the immediate historic context and if the building is only one-story with mitered corners rather than a corner board, to be in keeping with typical conditions of historic wide siding reveals.*
- *Shingle siding is only appropriate as an accent material, an upper level, or a feature such as a bay.*
- *Fiber-cement or wood panels, board-and-batten, and half-timbering are only appropriate as accent materials such as cladding for a bay, a gable field or an upper level.*
- *When different cladding materials are used on one building, it is most appropriate to have the change happen at floor lines.*
- *Masonry cladding should have the color, dimensions, textures, and mortar tooling of like historic examples. Four inch (4") nominal corner boards are required at the face of each exposed corner of a frame building, unless the lap siding is mitered.*
- *All wood, or materials to substitute for wood, should be milled and painted, with the exception of shingles which could be painted or stained.*

Chimneys

- *Masonry or stucco is appropriate for chimneys.*

Roofing

- *Asphalt and architectural shingles, slate and slate substitutes, and metal are appropriate roofing materials. Clay tile, or clay tile substitutes may be appropriate in areas where this a common historic roofing material.*
- *Clay tile ridges are appropriate.*
- *Types of appropriate metal roofing include 5-V, low-profile snap-lock, rolled standing seam*

Trim & Architectural Features

- *All wood or materials to substitute for wood should be milled and painted.*
- *Composite materials are appropriate for trim and decking*

- C. Windows with 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.
- D. 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. Paired and ribbons of multiple single- or double-hung windows should have a four inch to six inch (4" to 6") mullion in between each window.
- E. Brick moulding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry buildings.

VI. NEW CONSTRUCTION-ADDITIONS

A. GENERAL PRINCIPLES

1. Additions to historic buildings should be compatible with the historic buildings to which they are attached.
2. Additions to non-contributing buildings should be considered in terms of new construction-infill, taking into account existing conditions and historic context. Existing conditions do not need to be altered to meet the design guidelines; however, if they are to be altered, the result must meet the design guidelines.
3. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, material, and character of the property, neighborhood, or environment.

B. MASS, SCALE & CONNECTION

1. An addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions should be physically distinguished from the historic building and generally fit within the shadowline of the existing building. A side addition may be possible if all these conditions are met:
 - a. The lot width exceeds 60 feet or the standard lot width on the block.
 - b. The addition sits back from the front face of the historic structure at or beyond the midpoint of the building.
 - c. The addition is at least two feet (2') shorter than the primary massing of the historic building and one-story in height.
 - d. The width of the side addition is approximately half the width or less of the primary massing of the historic building.
 - e. The foundation is at or below the existing building's foundation.
 - f. The roof form is hipped or side-gable roof form.
 - g. The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.
2. In order to ensure that an addition has achieved proper scale, the addition should be shorter and narrower than the existing building. One story additions should set in at least 1' from the rear corner and two-story additions should set in at least 2' from the rear corner.
3. Generally, additions should not exceed the number of stories of the historic building to which it is attached. Exceptions to an addition not being narrower and shorter than the historic building follows in sections 4 and 5; however an addition may not be both taller and wider.
4. Rear additions that extend to be wider than the historic building may be possible when the applicant has exhausted other options and in the following conditions:
 - The lot is unusually shallow for the historic context.
 - The lot is wider than typical lots in the immediate vicinity.
 - The historic building is narrower than 30 feet on a standard lot size.

- The historic building is shifted greatly to one side of the lot on a typical lot size.
 - The addition is designed to leave the corners of the building visible and intact and does not wrap around a corner.
 - The project does not also include a side addition to the historic building.
 - Eaves and ridges of addition do not exceed the main corresponding elements of the historic building.
 - The portion that extends beyond the side wall does not exceed one-story.
 - The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.
5. Rear additions that are taller than the historic building may be possible when the applicant has exhausted other options and in the following conditions:
 - The grade rises steeply towards the rear of the lot
 - The historic building is one or one and one-half stories tall and one to two-feet of additional height will allow for usable second-story space that otherwise is unavailable. Additions that are taller than the historic building are not appropriate on buildings that are two-stories or more.
 - The proposed addition does not extend more than two-feet above the main roof form of the historic building.
 - The taller portion of the addition is fully inset 2' from the historic house's sidewalls.
 - The portion of the proposed addition that extends taller than the historic building is all roof, as seen from the street.
 - No portion of the proposal increases the height of the historic building itself, only the addition, with the exception of "ridge raises."
 6. Some one and one and one-half story, side-gabled, historic buildings may increase in height with a "ridge raise." The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. As such, a ridge raise is inappropriate for a proposal that adds additional stories or height beyond the ridge raise; that includes an addition that is wider than the historic house; that includes a side addition; that includes a rooftop deck or that is proposed to be on a building that is two or more stories. Ridge raises may be used in the following ways and in the following conditions:
 - The historic building is one or one and one-half stories.
 - The historic building has a side-gable roof form without clipped gables.
 - The raised portion sits in a minimum of two feet (2') from each side wall and is raised no more than two feet (2') of total vertical height within the same plane as the front roof slope.
 7. Where an addition attaches to a historic roof form, it shall sit below the ridge of the roof, except in the case of "ridge raises."
 8. The height of the addition's roof, eaves, and foundation should be less than or equal to the existing structure.
 9. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.
 10. In order to achieve compatibility in scale, an addition should not be larger than the existing building. The diversity of housing type and size are character-defining features of the historic districts; therefore, it is not the goal of the overlay to ensure that all buildings can become the same size. Generally, the addition's footprint should not more than double the footprint of the historic building.
 11. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically.
 12. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the enclosure is constructed in such a way that the historic form, openings, and features of the porch remain visible and prominent and the enclosure has an open design. "Enclosure" does not include

screening-in porches that do not require the removal of porch posts or the addition of substantial new framing for the screening. This type of screening is not reviewed.

13. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the historic structure would be unimpaired.
14. Adding front porches to contributing houses that did not have a front porch historically is not appropriate. Additions of front porches to non-historic buildings may be possible if the resulting building has an appropriate front-setback.
15. Vehicular storage such as garages, carports, and porte-cocheres should not be added to buildings where there is no historic evidence of such. An exception may be when a garage, that is part of an addition, is fully located at the basement level and accessed from the rear or accessed from the side and inset at least four feet from the back corner of the historic house.
16. When an addition includes a garage or roll up door/window, the door(s) should be located on the rear. (See previous section for guidance on attached garages.) Garage, roll up, or sliding glass doors on the side of an addition may be appropriate if the wall that includes the door is stepped back from the primary side wall of the historic building by at least 4 feet.

C. SITING & SETBACK

1. The setback from front- and side-yard property lines established by the historic buildings should be maintained.
2. There should be a minimum of 20' between primary buildings (including additions) and outbuildings. Less than 20' may be appropriate in the case of site constraints such as shallow lots.
3. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions, and accessory structures (ordinance no. 17.40.410).
 - a. Front additions are rarely appropriate. When they are, such as a porch for a non-historic building, the new front setback generally should be the average between the historic front setbacks established on either side of the building.
 - b. Side setbacks for rear additions may maintain the existing side setback, if the primary building is historic.
 - c. Rear setbacks are determined based on a combination of bulk standards and an appropriately scaled building for the district.
 - d. When a building is unable to meet bulk standard setback requirements, 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
 - Property lines
 - Easements
 - Protrusions beyond the footprint such as bays/oriels, balconies, and roof overhangs
4. New parking pads should be located at the rear of the lot.

5. New driveways from the street are appropriate if there is an existing curb-cut or if the lot lacks an alley. When a driveway is appropriate, it should not exceed twelve feet in width and should extend to at least the rear of the building.
6. In the case of duplexes on a corner lot, entrances or porches that face the rear or sides should look like secondary entrances and porches, even if the entry/porch serves as the primary entrance to one of the units.
7. 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. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.
8. Where sidewalk-accessed mailboxes are rare, new mailboxes should be placed on the front wall or a porch post.
9. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with the historic character of the district.

D. PROPORTION & RHYTHM OF OPENINGS

1. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in an addition shall be compatible, by not contrasting greatly, with the historic building, or in the case of additions to non-historic buildings, with historic buildings in the vicinity.
2. Window openings should be representative of the window patterns of the historic building or in the case of additions to non-historic buildings, with historic buildings in the vicinity. Wide openings for sliding glass doors or roll-up doors are not appropriate on side elevations, unless stepped back from the primary side wall of the historic building by at least 4 feet.
3. Double-hung windows should exhibit a height to width ratio of at least 2:1, where double-hung windows are a typical feature of the neighborhood. Generally, 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, if not the same height.

E. ROOF ADDITIONS: DORMERS, DECKS, SKYLIGHTS AND SOLAR PANELS

1. Rooftop additions, other than dormers, skylights and solar panels are not appropriate for buildings with pitched roofs or for buildings with flat/parapet roofs that are less than four-stories.
2. Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories. The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas, or decorative features is not appropriate.
3. Front dormers should only be added to historic buildings when there is physical or pictorial evidence to show the building had a dormer, unless the specific district allows otherwise.

4. Rear dormers should be inset from the side walls of the building by a minimum of two feet (2’).
5. Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
 - a. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an existing historic dormer or another historic building is similar in style and massing.
 - b. The number of dormers and their location and size should be appropriate to the style and design of the building. Often the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building’s design, should be used as a guide when placing dormers.
 - c. Dormers should not be added to secondary roof planes.
 - d. Eave depth on a dormer should match a historic dormer on the building or the eave depth of the main roof.
 - e. The roof form of the dormer should match the main roof form of the building or be appropriate for the style.
 - f. The roof pitch of the dormer should generally match the pitch of historic dormers or the roof pitch of main roof form.
 - g. The ridge of a side dormer should be at least two feet (2’) below the ridge of the existing building; the sidewalls of the dormer should be inset at least two feet (2’) from the wall below or adjacent valley; and the front wall of the dormer should setback a minimum of two feet (2’) from the wall below. (These minimum insets will likely be greater than two feet (2’) when following the guidelines for appropriate scale.)
 - h. Dormers should generally be fully glazed and aprons below the window should be minimal.
 - i. The exterior material cladding of side dormers should match the primary or secondary material of the main building.
6. Rooftop decks shall not be added to existing roof forms as they can dramatically change a historic roof form and are not typical of historic building forms. Rooftop decks are not appropriate on side additions or the side of rear additions but may be appropriate on the back or a rear addition if the deck is surrounded on all sides by an appropriately pitched roof, and if the addition does include a ridge raise and is no taller than the historic house.
7. Solar panels should be parallel with the existing roof slope and not extend beyond the roof edge. Where possible, solar panels should be located on rear or side roof planes or outbuildings rather than front roof planes of primary buildings.
8. Skylights should be parallel with the existing roof slope and have a flat profile. In general, skylights should not be located on the front roof plane and should not exceed 15 square feet on any given roof plane.

VII. NEW CONSTRUCTION-DETACHED OUTBUILDINGS & GARDEN STRUCTURES

A. GENERAL PRINCIPLES

1. New free-standing buildings and structures that are less than 100 square feet, do not have a permanent foundation, and are located to the rear of the property, do not require a preservation permit.

2. Garden or play structures that do not have a permanent foundation, do not have sides, and are less than 200 square feet do not require a preservation permit.
3. Parameters provided by these design guidelines is per lot and should not be considered as a maximum per unit, in cases where zoning allows for more than one unit.
4. The Commission recognizes that new outbuildings cannot meet the scale and massing of historic outbuildings and still allow for modern uses so has created base dimensional requirements to ensure that new outbuildings and revisions to existing outbuildings still take into consideration the historic context.
5. How an outbuilding can be used is reviewed by the Metro Department of Codes & Building Safety.

B. Massing & Form

1. The footprint of an outbuilding should not exceed 750 square feet, except in the case of lots that exceed 10,000 square feet. In those cases, the footprint shall not exceed 1000 square feet.
2. Ridge heights shall not exceed 25' from existing grade for interior lots and shall not exceed the height of the primary dwelling for corner lots. The height of the historic building shall be determined based on the historic building and not ridge raises or tall additions. While an outbuilding may have a ridge height taller than the primary building for interior lots, a full two-story outbuilding is only appropriate behind a two-story primary building.
3. Maximum foundation height shall not exceed one foot from existing grade on the corner of the building that sits on the highest area of existing grade. (Grade may need to be adjusted for water runoff but should not be built up for the sole purpose of increasing building height.)
4. On outbuildings behind primary buildings that are one or one and one-half stories, wall heights of an outbuilding shall not exceed twelve feet and for an outbuilding behind a primary building that is two or more stories, wall heights of an outbuilding shall not exceed 17' from existing grade as measured from top of finished floor/slab. Measurements shall be taken from top of finished floor/slab to ridge or to where the sidewall and the roof intersect, regardless of whether the soffits are of an open or closed design.
5. Roof slope of the outbuilding shall be at least 4/12.
6. Stairs to another level, not counting stairs to access a porch or stoop, should be interior.
7. Eaves should not extend more than two feet.

C. SITING & SETBACKS

1. Generally new outbuildings should be placed in rear yards, close to the rear property line or in the original location of an historic accessory structure.
2. In many cases, outbuildings may be as close as 5' to a rear or side property line, with the following exceptions:
 - a. On corners lots the outbuilding should be a minimum of 10' from the street-side property line or 20' if the garage doors face the side street.
 - b. On double-frontage lots, the rear setback should match the historic context on the secondary street. If there is no context, it

- should be a minimum of 10' from the rear property line or 20' if the garage doors face the rear.
- c. On lots where a rear property line abuts a side-property line and there is no rear alley to separate the two properties, the rear setback should be a minimum of 10'.
3. An outbuilding should be a minimum of 6' from any other building, even those that may be on neighboring properties.
 4. When a setback determination is found to be appropriate, the "edge of the building" shall be considered the maximum of any protrusion beyond the footprint such as bays/oriels, balconies, awnings and hoods, and roof overhangs.

D: ADD-ON FEATURES

1. Add-on features are available for outbuildings that will not be calculated into maximum square footage but do need to meet setback requirements. Larger versions of the added features or features different than what is proposed in this section will be considered within the previous design requirements.
2. Hoods & Awnings
 - a. Hoods and awnings should not exceed 3' in depth.
 - b. Hoods and awnings should only be located over windows and doors.
 - c. Width shall not exceed the opening it covers by more than 2' on each side to allow for brackets and connections.
3. Stairwell Bay
 - a. All stairs should be enclosed. For forms that have a footprint of less than 500 square feet and that are 1.5 of 2 stories, a stairwell bay may be added.
 - b. No more than one per building.
 - c. A stairwell bay should not exceed 8' wide and 4' deep
4. Enclosed Vestibule
 - a. Vestibules are fully or partially enclosed stoops.
 - b. They should not exceed 5' wide and 4' deep.
 - c. Should not exceed one-story.
 - d. No more than one per building.
5. Projecting Balcony
 - a. Should not have a cover.
 - b. Should not exceed 30 square feet
 - c. No more than one per building.
6. Projecting Oriel
 - a. Should not exceed a depth of 2'
 - b. No taller than 10'
 - c. No wider than 10'
 - d. No more than one per building.
7. Projecting Porch on the ground floor
 - a. Should not exceed full width of the side of the building to which it is attached.
 - b. Should not exceed 6' in depth
 - c. Should be one-story only
 - d. No more than one per building.

8. Roof Dormer
 - a. 14' wide total maximum
 - b. Front-face of each dormer should be primarily glazing
 - c. No more than one per roof plane
 - d. Inset a minimum of 2' from side walls and from wall below
 - e. Not appropriate for 2-story outbuildings

9. Wall Dormer
 - a. 14' wide total maximum.
 - b. Front-face of each dormer should be primarily glazing.
 - c. No more than one per building.
 - d. Inset a minimum of 2' from side walls.
 - e. Not appropriate for 2-story outbuildings

WW: DESIGN GUIDELINES

A. NEW CONSTRUCTION– INFILL AND ADDITIONS

1. Generally, an attached garage is not appropriate on Kimpalong Avenue or Wilson Boulevard; however, it could be appropriate on those two streets if the grade drops enough to allow the garage to be fully at the basement level and the garage doors face the rear of the lot.

2. Attached garages are appropriate on Ensworth Avenue. If attached, non-basement level garages should not exceed one story. Street-facing elevations should have openings similar to the rest of the house and the historic context. Rollup doors should face the rear or the side of the lot. Garage doors facing Ensworth and Woodlawn are not appropriate, but garage doors facing Montgomery Bell Avenue could be appropriate since there are no houses fronting Montgomery Bell. If facing the side of the lot, the wall with the doors should step back from the side wall of the house by at least ten feet (10'). *(See April 2019 outbuilding policy approved for this neighborhood as part of review for 200 Ensworth Avenue for background on attached garages.)*

Background: The house at 3923 Kimpalong Avenue was constructed c. 1930 and contributes to the historic character of the Woodlawn West Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 3923 Kimpalong Avenue.

Analysis and Findings: Application is to construct a rear addition that extends wider than the historic house and to construct an outbuilding that includes a dwelling unit.

Partial Demolition: The plan includes re-working existing board-and-batten clad rear additions that were permitted in 2007 (building permit # 200711734) (Figures 2-3). The work includes replacing the cladding with smooth Hardie plank siding and adding windows to the both the rear and side façades as well as a recessed porch with bracketed shed awning on the left-side façade (Figures 4-5).

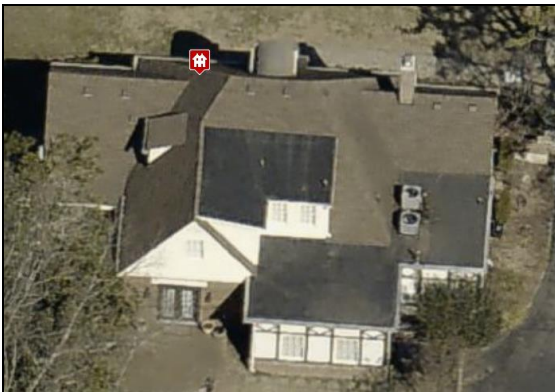


Figure 2. Existing rear elevation.

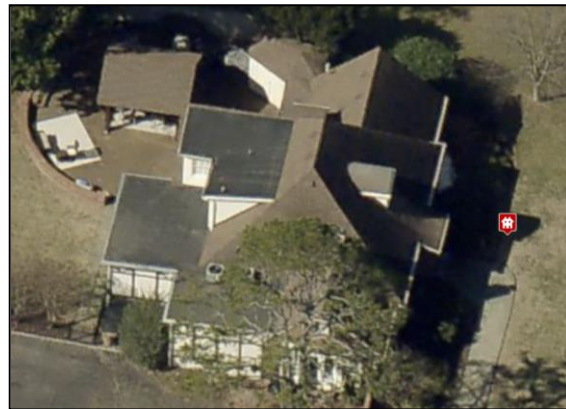


Figure 3. Existing left-side elevation.

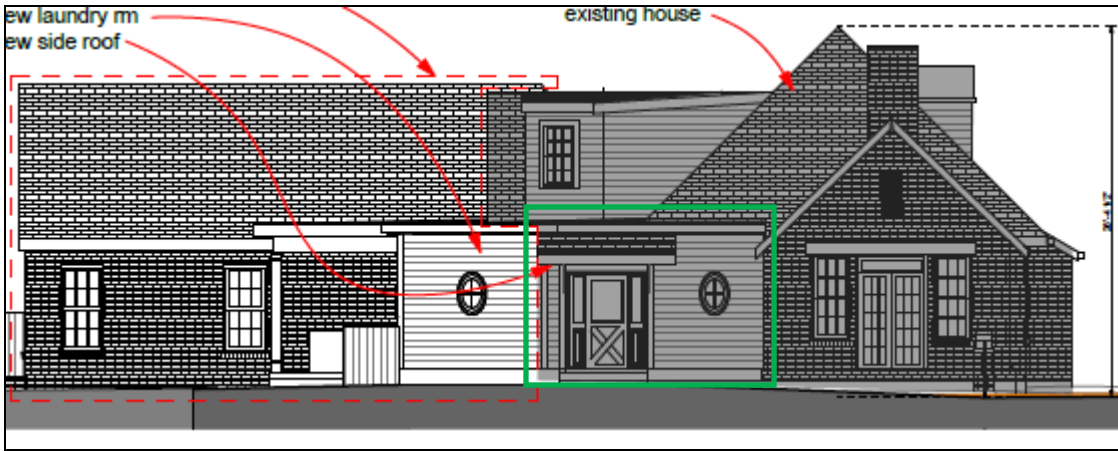


Figure 4. Proposed left-side façade; existing addition to be altered outlined in green.

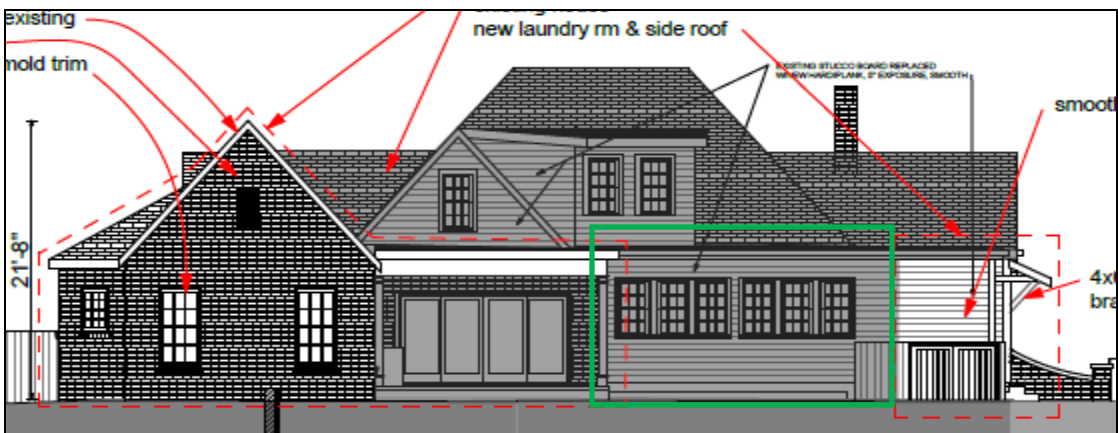


Figure 5. Proposed rear elevation; existing addition to be altered outlined in green.

Given that the proposed partial demolition is to a later addition, staff finds that the proposed partial demolition meets Section III.B.1 of the design guidelines.

Height & Scale: The proposed addition would add a one-story addition to a modest one and one-half story historic house. The addition does not more than double the existing footprint and is not taller than the existing house, but it does extend nine feet, ten inches (9'-10") wider on the right side. The subject property has one hundred feet (100') of street frontage; while the lot is wide, it is typical for this block of Kimpalong Avenue. However, given the width of the lot coupled with the one-story scale of the addition, staff finds that a rear addition that extends wider can meet the design guidelines if the design of the addition meets all of the standards of Section VI.B.4.

The portion of the addition that extends wider is one-story with a ridge and eave heights that do not exceed that of the historic building. The design guidelines also require that “the addition is designed to

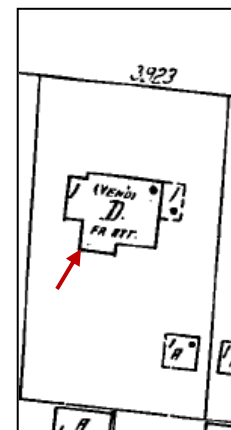


Figure 6. 1931 Sanborn map.

leave the corners of the building visible and intact” and to “not wrap around a corner.” The proposed addition sets in one foot (1’) from the rear corner of the side-gabled portion of the house and wraps around the rear corner of the rear-facing gabled piece that appears on the 1931 Sanborn map (Figures 6-7). The addition would go back three feet (3’) before coming out nine feet, ten inches (9’-10”) wider than the existing house. The applicant included a plan that illustrates where staff recommends that the addition should attach based on the 1931 footprint in order to meet the design guidelines (Figure 8).

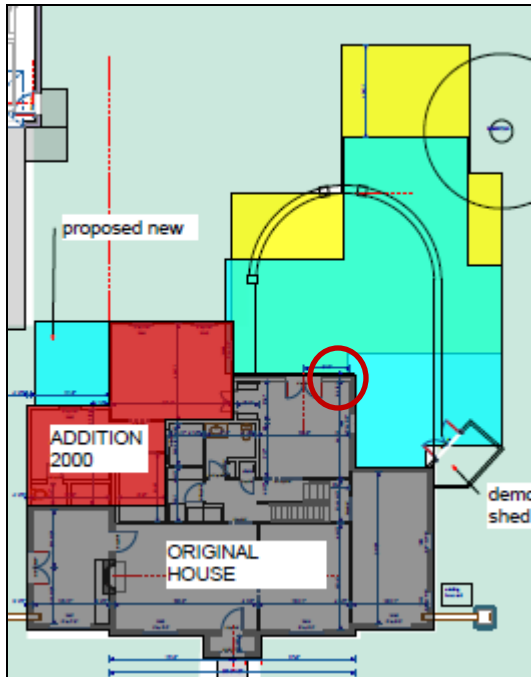


Figure 7. Proposed addition wrapping rear corner.

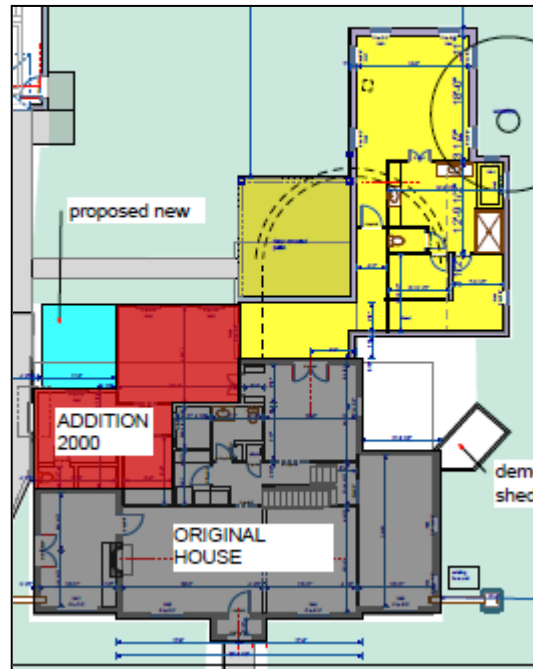


Figure 8. Addition inset from rear corner per staff’s recommendation.

On the left-side façade, the addition sets in one foot (1’) from the rear corner of an existing rear addition that tied in flush with a side porch that was enclosed at some point.

The addition increases the existing footprint of two thousand, one hundred, fifty-nine square feet (2159 sq. ft.) by approximately one thousand, three hundred, ten square feet (1310 sq. ft.).

With the condition that the addition not wrap the right rear corner, staff finds that the project can meet Sections VI.A and VI.B.

Design, Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition’s separate roof form and change in materials on the left side façade help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, and roof form are all compatible with the historic character of the existing house. With the condition that the addition not wrap the right rear corner, the addition is designed so that

if the addition were to be removed in the future, the historic character of the house would still be intact. The project meets Section VI.A.3 and VI.B.13.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks as it is located approximately five feet, one inch (5'-1") from the right-side property line, twenty-eight feet (28') from the left-side property line, and forty-seven feet, four inches (47'-4") from the rear property line. The project meets Section VI.C.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick to grade; foundation material not indicated on areas cladded in siding		No	Yes
Cladding	Brick veneer	Needs final approval	Yes	Yes
Secondary Cladding	Hardie plank siding, 5" reveal	Smooth	Yes	No
Roofing	Architectural Shingles	Color unknown	Yes	No
Trim	Not indicated	Needs final review	Unknown	Yes
Side Porch Floor/steps	Not indicated	Needs final review	Unknown	Yes
Side Porch Roof	Architectural Shingles	Color unknown	Yes	No
Rear Porch floor/steps	Not indicated	Needs final review	Unknown	Yes
Rear Porch Posts	Not indicated	Needs final review	Unknown	Yes
Rear Porch Roof	Membrane roofing	Color unknown	Yes	No
Windows	Not indicated	Needs final review	Unknown	Yes
Side/rear doors	Not indicated	Needs final review	Unknown	Yes
Driveway	Concrete	Natural	Yes	No

The addition is to be clad in brick veneer and siding with the foundation shown as brick to grade where the cladding is masonry and unknown in the areas with siding. Section IV.B.3 of the guidelines states that “foundation lines should be visually distinct from the predominant exterior wall material.” This is often accomplished with a change in material at the foundation line such as that seen on the historic house. With the conditions that there be a change in material at the foundation line and that staff approve the final selections of the foundation materials, windows and doors, trim, all porch materials, and a brick sample prior to purchase and installation, the project can meet Section IV.

Roof Form: The roof form of the addition is complicated and includes a rear gabled portion with a 14/12 pitch; shed and flat roof portions with pitches of 3/12, 2/12; and 0.25/12; and a hipped piece with a 7/12 pitch. While the addition includes a wide range of roof forms and pitches, staff finds that they can be appropriate given the scale of the addition and the locations of the proposed roof forms as long as the addition does not wrap the right rear corner as discussed under “Height & Scale”.

The project meets Section VI.B.

Proportion and Rhythm of Openings: Most of the windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The plan includes two oval windows on the left-side façade that are not representative of the window patterns of the historic building (Figure 9). Staff finds that the proposed oval windows openings are not appropriate on the side façades and could be replaced with square openings or smaller rectangular openings that are twice as tall as they are wide. Also, it would be appropriate to relocate the oval openings to the rear façade if desired. There are no large expanses of wall space without a window or door opening.

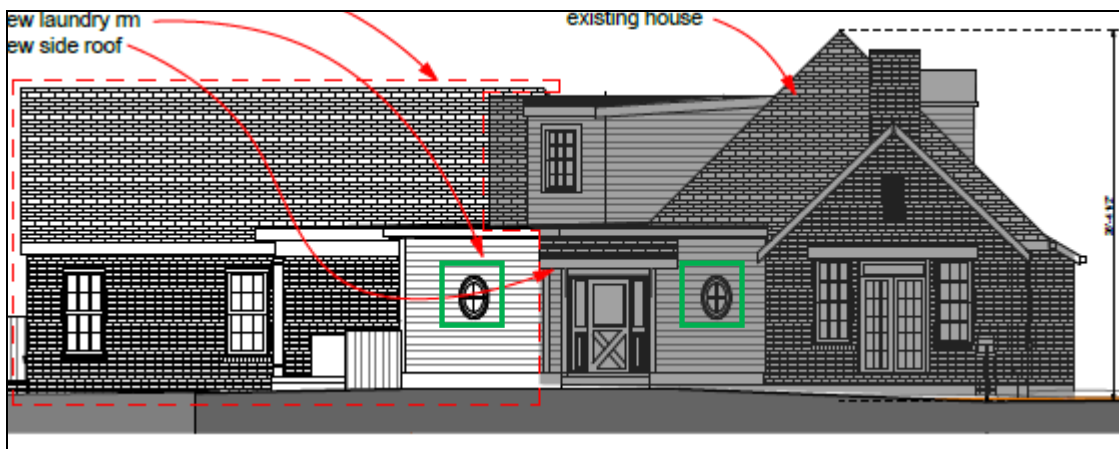


Figure 9. Left-side façade.

Staff finds the project’s proportion and rhythm of openings to meet Section VI.D.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. 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 VI.C.

Outbuilding: The applicant is proposing a rear outbuilding. The outbuilding will contain a dwelling,

Massing and Form:

	Allowed	Proposed
Footprint	Max. 1,000 sq. ft. (or 750 sq. ft.)	1,000 sq. ft.
Ridge Height	Max. 25'	25'
Wall Height	Max. 12'	11'-7"
Foundation Height	Max. 1' where grade it highest	~ 6"
Eave Depth	Max. 2'	2'

Staff finds that the outbuilding’s massing and form to meet Section VII.B. of the of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays

Siting and Setbacks

	Allowed	Proposed
Left Side Setback	Min. 5'	34'
Right Side Setback	Min. 5'	5'
Rear Setback	Min. 5'	20'
Distance between primary structure and outbuilding	Min. 20'	20'
Distance between outbuilding and any other building	Min. 6'	Over 20'

Staff finds that the outbuilding’s siting and setbacks to meet Section VII.C. of the of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Materials:

	Proposed DADU	Color/Texture	Needs final approval?
Foundation	Stone veneer	Needs final review	Yes
Primary cladding	Hardieplank Siding, 5" reveal	Smooth	No
Secondary cladding	Brick veneer	Needs final review	Yes
Trim	Not indicated	Unknown	Yes
Roofing	Fiberglass shingles	Match house	No
Windows	Not indicated	Unknown	Yes
Doors	Not indicated	Unknown	Yes

Garage door	Insulated metal doors		No
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With staff’s final approval of the stone, brick, windows, and doors, staff finds that the materials meet the design guidelines.

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	
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	

Add-On Features:

	Included?	Requirements	Requirements Met?
Hoods & Awnings	Yes	Must not exceed 3’ in depth, only be located over windows and doors, and the width must not cover more than 2’ on either side.	No
Roof Dormer	No	Max. width of 14’. Front face of dormer should be primarily glazing. No more than one per roof plane. Must be inset 2’ from the side walls and the wall below. Not appropriate for a two-story outbuilding.	Yes

The proposed DADU incorporates awnings on the front and right-side elevations. The awning on the front elevation covers the garage doors, does not cover more than two feet (2’) on either side, and meets the design guidelines for depth. The awning proposed for the right-side façade also meets the design guidelines for depth but does not meet the requirements for the width as it extends nearly the full width of the façade including approximately twenty-four feet (24’) of wall space that does not include a window or door. With the condition that the width of awnings on the outbuilding not cover more than two feet (2’) on either side of the proposed doors, staff finds that the outbuilding’s siting and setbacks to meet Section VII.D. of the of Part I and the Eastwood chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Recommendation: Staff recommends approval of the project with the following conditions:

1. The addition shall not wrap the rear corner on the right-side of the historic house;
2. The oval window openings on the left-side façade be either square openings or rectangular openings that are twice as tall as they are wide;
3. The width of awnings on the outbuilding not cover more than two feet (2') on either side of the proposed doors;
4. There be a change in material at the foundation line;
5. Staff shall approve the final selections of the foundation materials, windows and doors, trim, all porch materials, and a brick sample prior to purchase and installation;
6. Staff shall approve the final selection of the stone, brick, windows, and doors for the DADU prior to purchase and installation; and
7. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the project meets Sections IV, VI, and VII. of the of Part I and the Woodlawn West chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.



50 YR OLD MAGNOLIA TREE



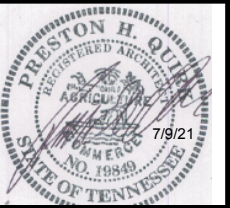
FRONT VIEW OF EXISTING HOUSE



REAR YARD & MAGNOLIA



REAR CORNERS & EXISTING SHED



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Josh & Carli Taylor
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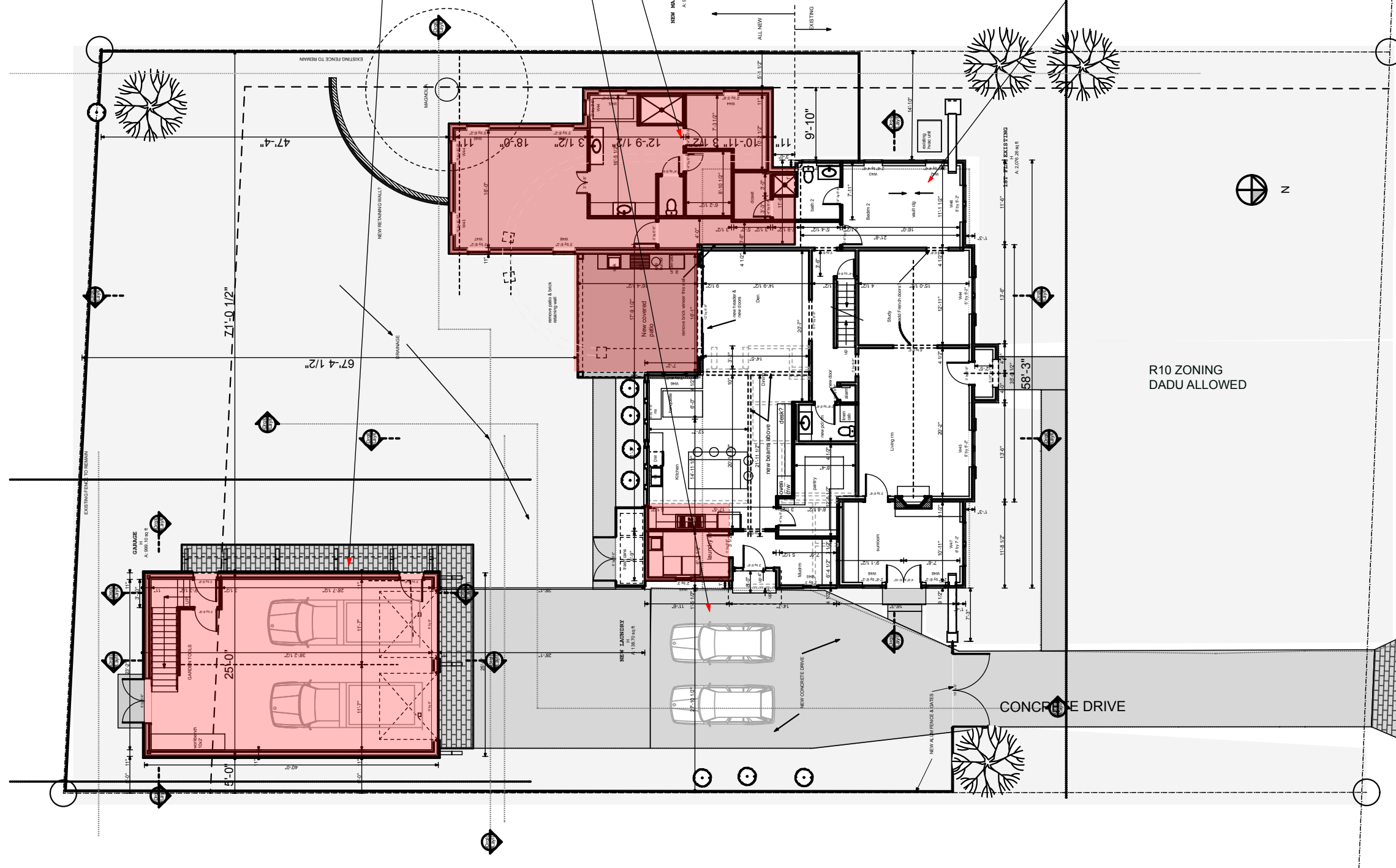
PHOTOS

A1
SHEET 13

NEW MASTER SUITE
NEW LAUNDRY RM
NEW GARAGE/DADU

EXISTING HOUSE

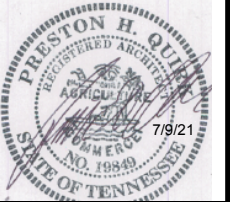
R10 ZONING
DADU ALLOWED



1 SITE PLAN

SCALE: 1/16" = 1'-0"

KIMPALONG AVENUE



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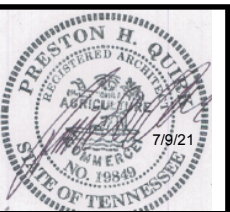
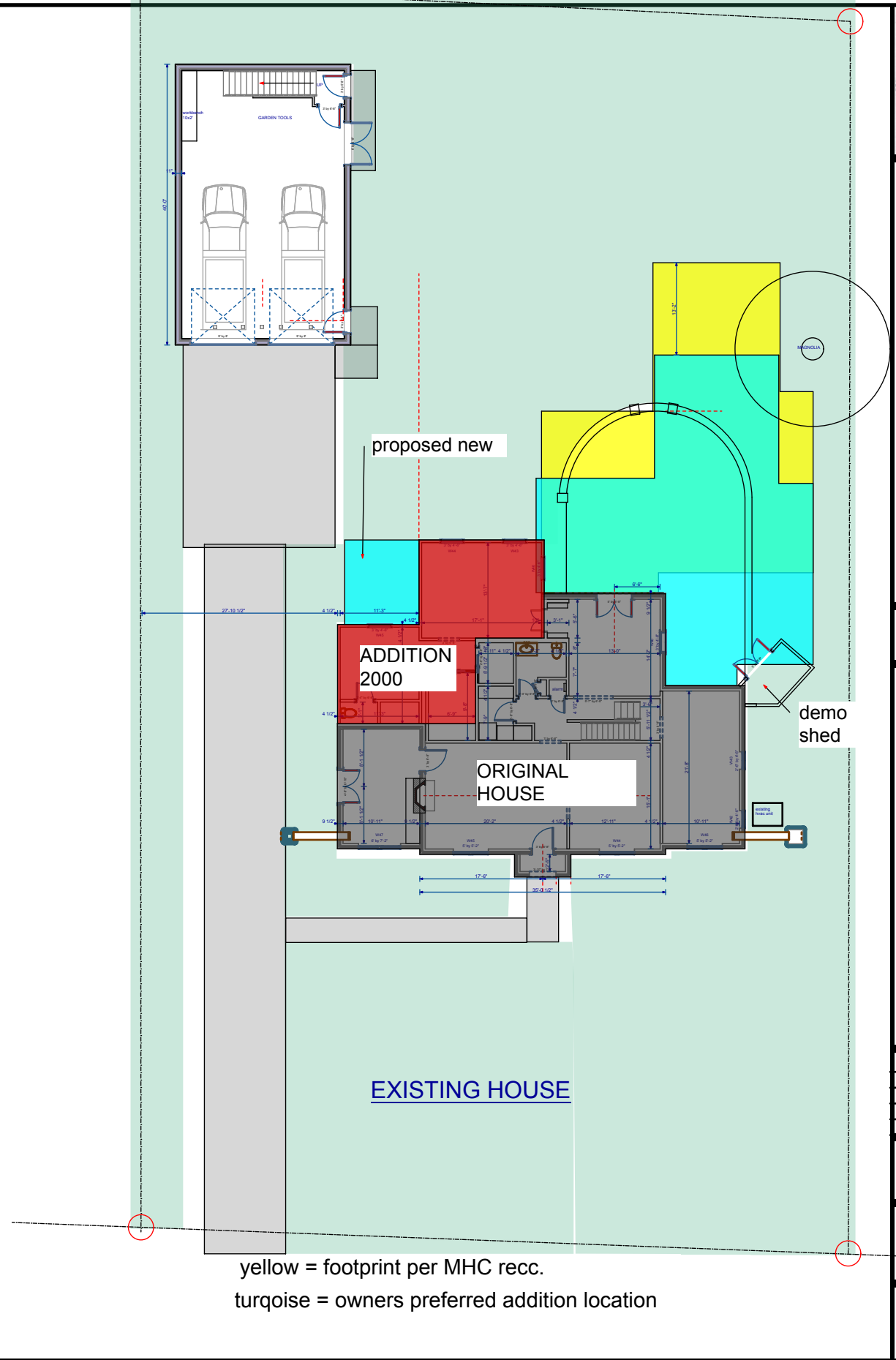
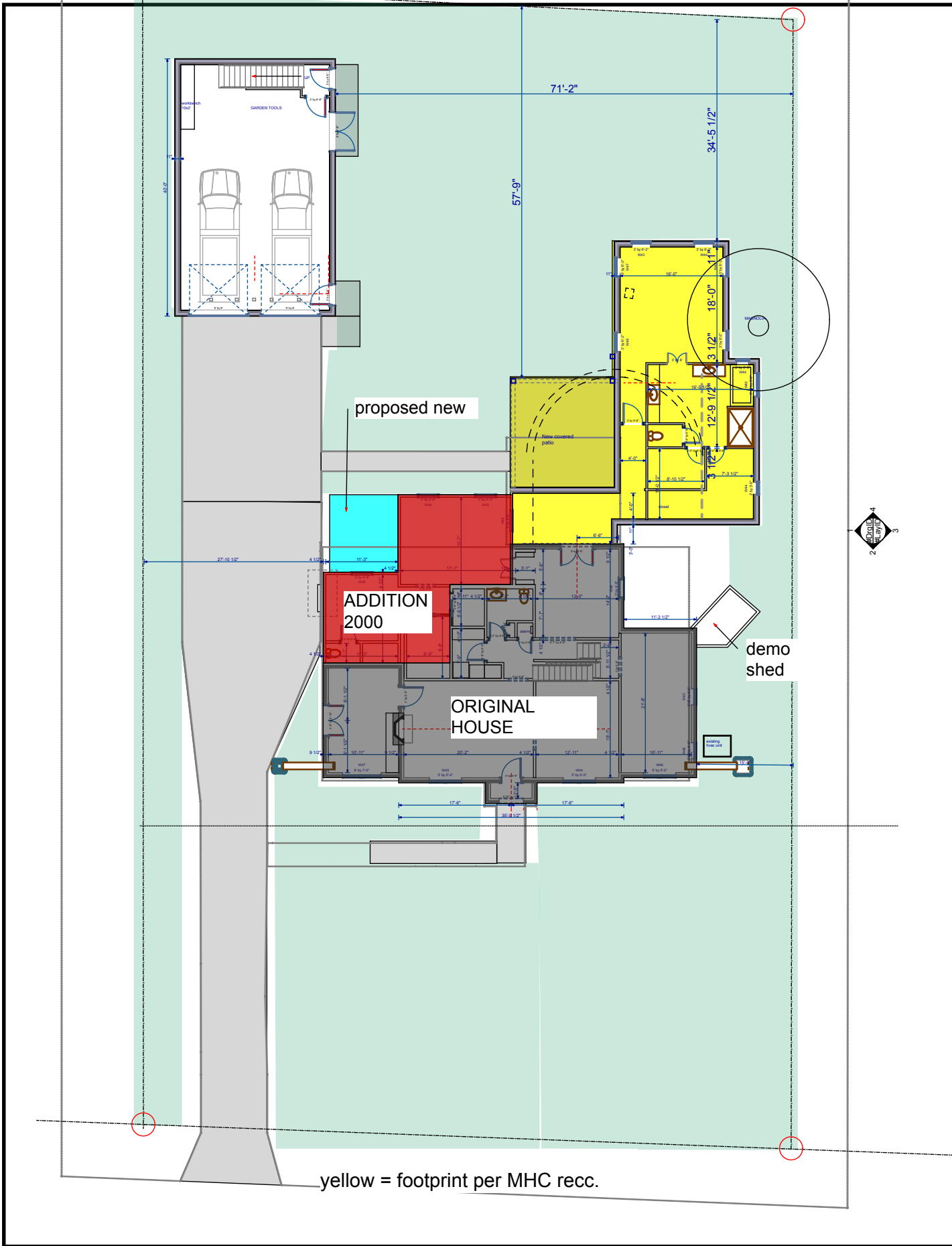
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SITE PLAN

A2
SHEET 14

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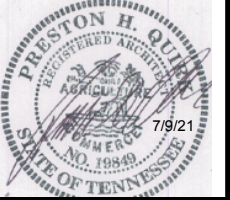
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ALT SITE PLAN

A3
SHEET 15



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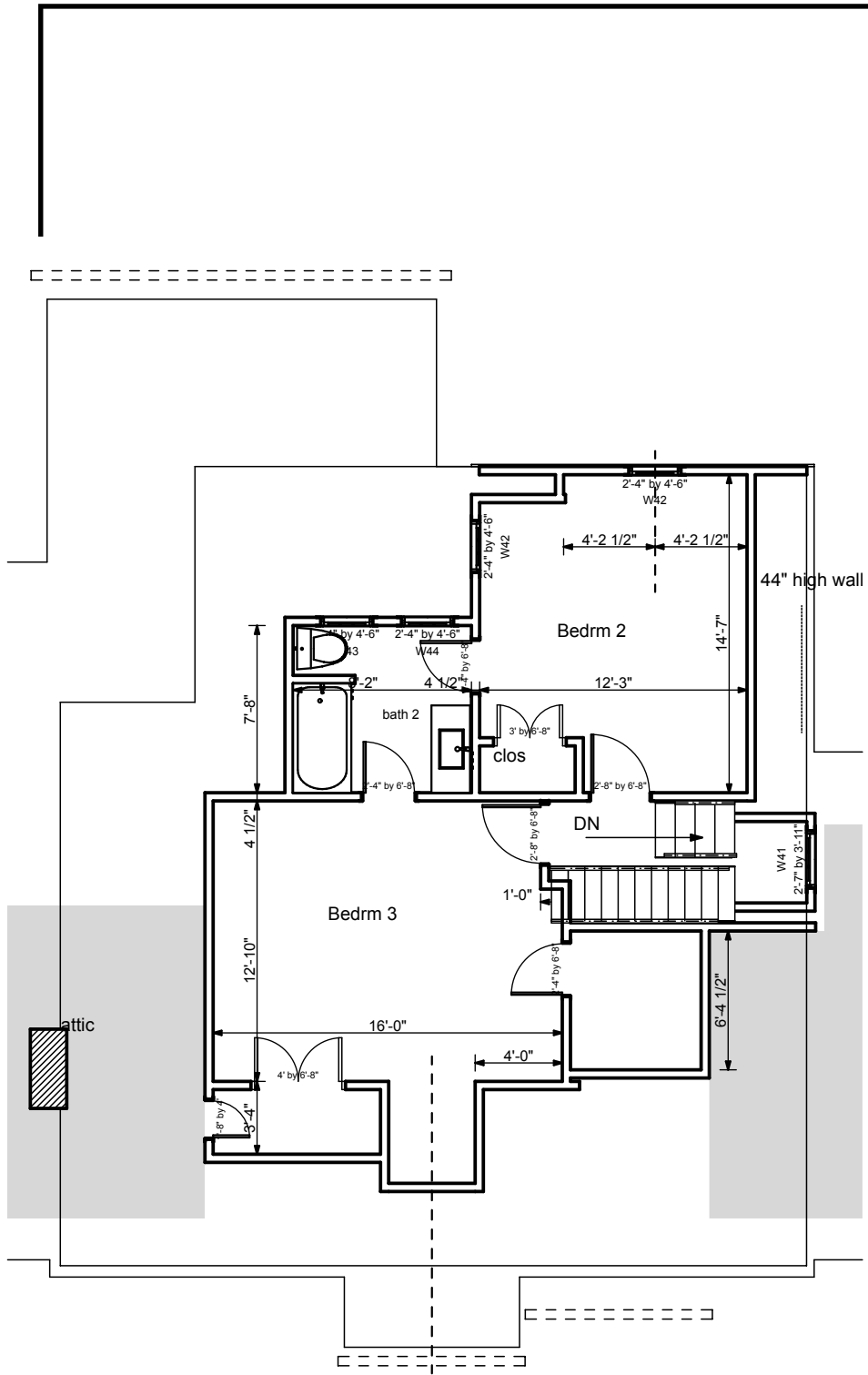
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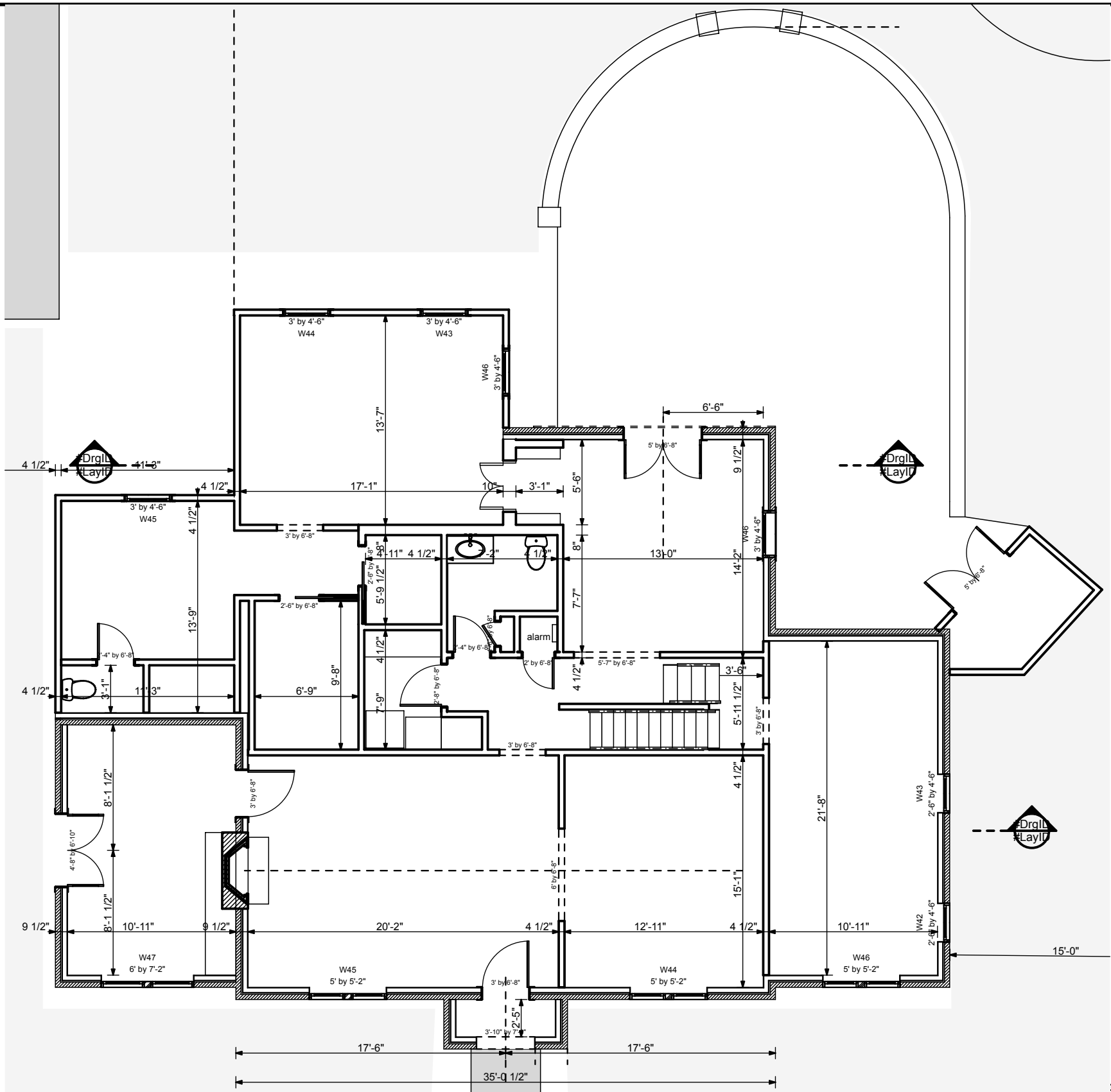
EXISTING FLOOR PLANS

A4
SHEET 16



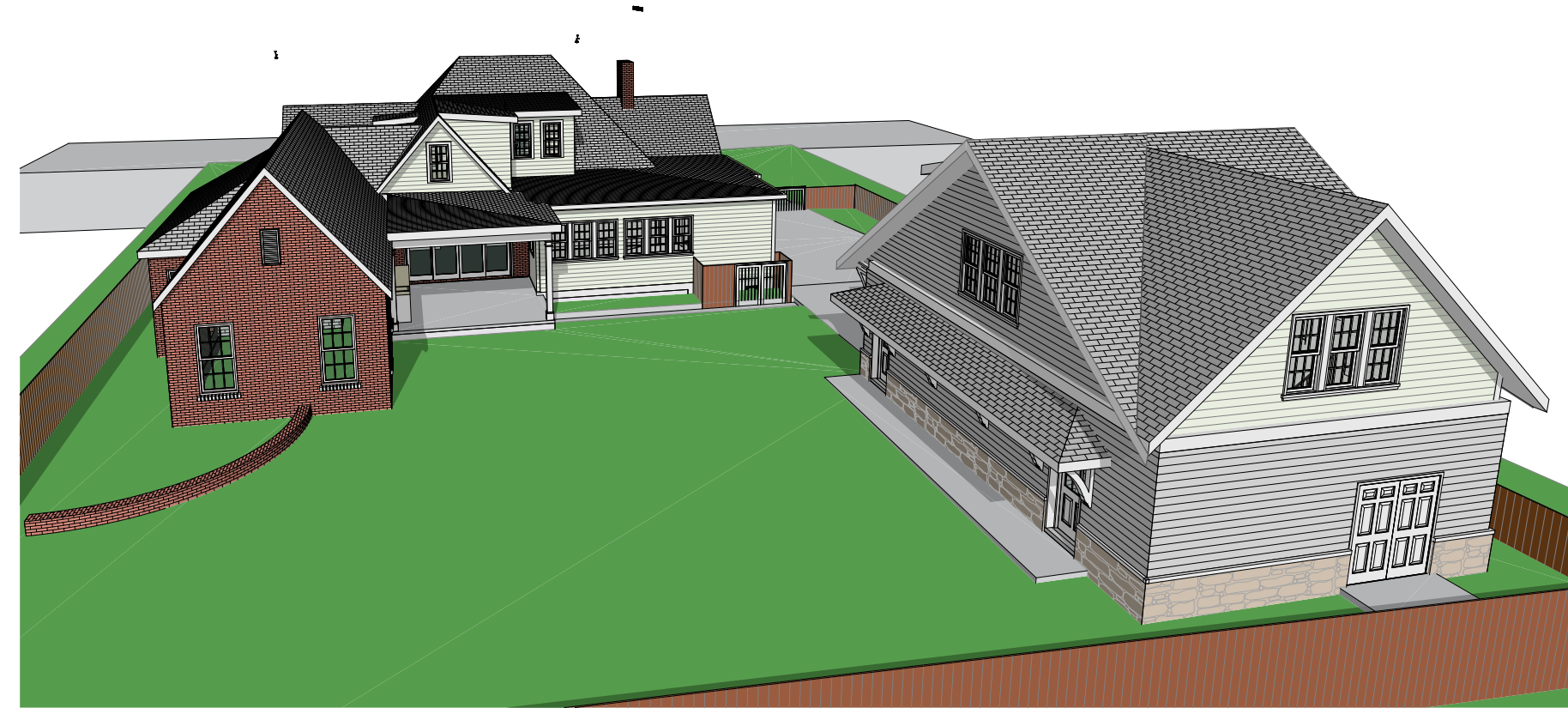
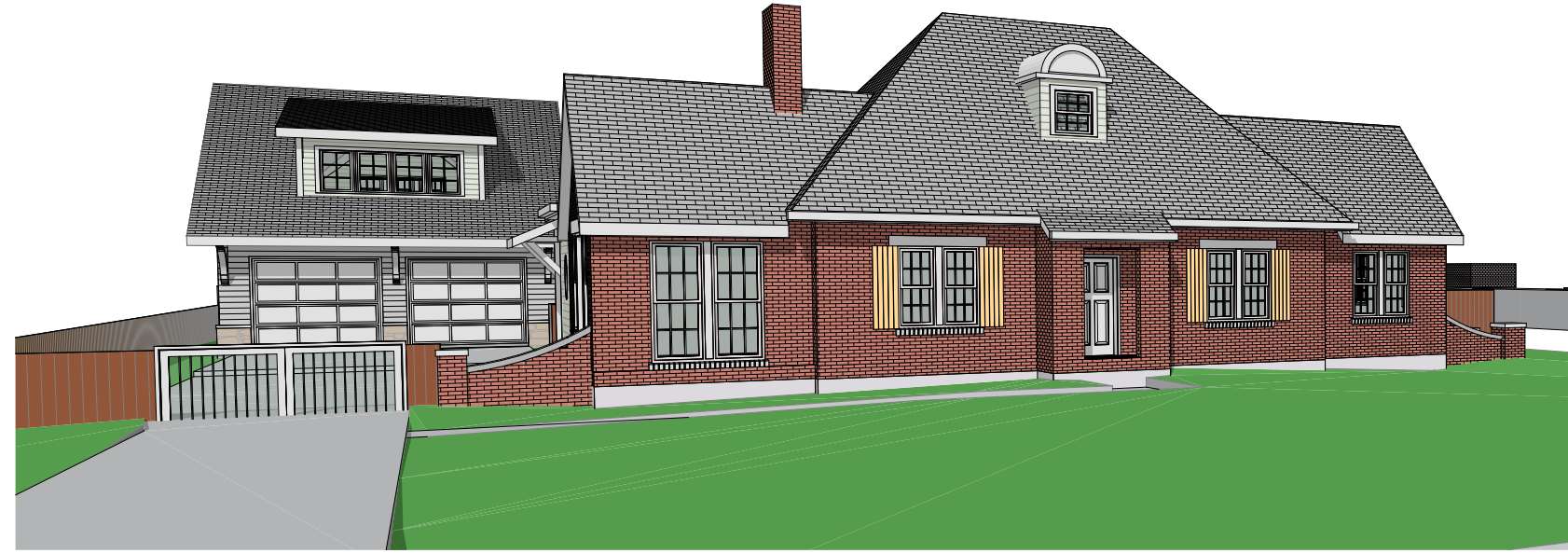
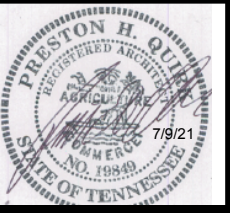
2 SECOND FLOOR PLAN (1)

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



1 FIRST FLOOR PLAN (2)

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



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3D VIEWS

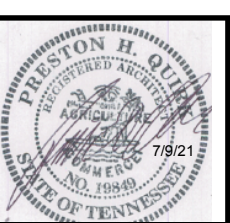
A5
SHEET 17



FIRST FLOOR PLAN

SCALE: 1" = 10'

1



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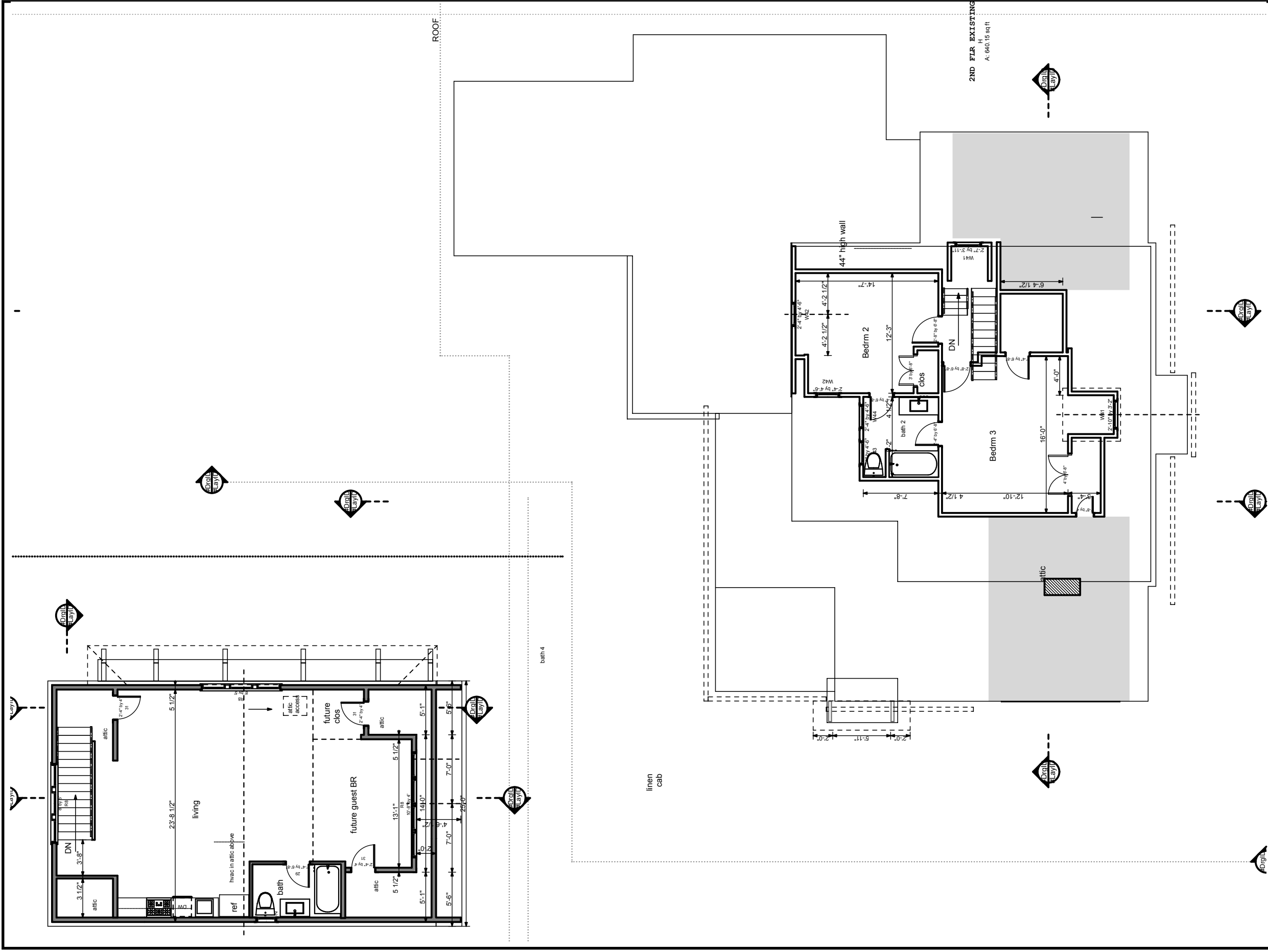
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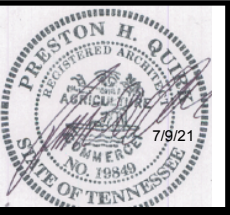
1ST FLOOR PLAN

A6
SHEET 18



1 SECOND FLOOR PLAN

SCALE: 1" = 10'



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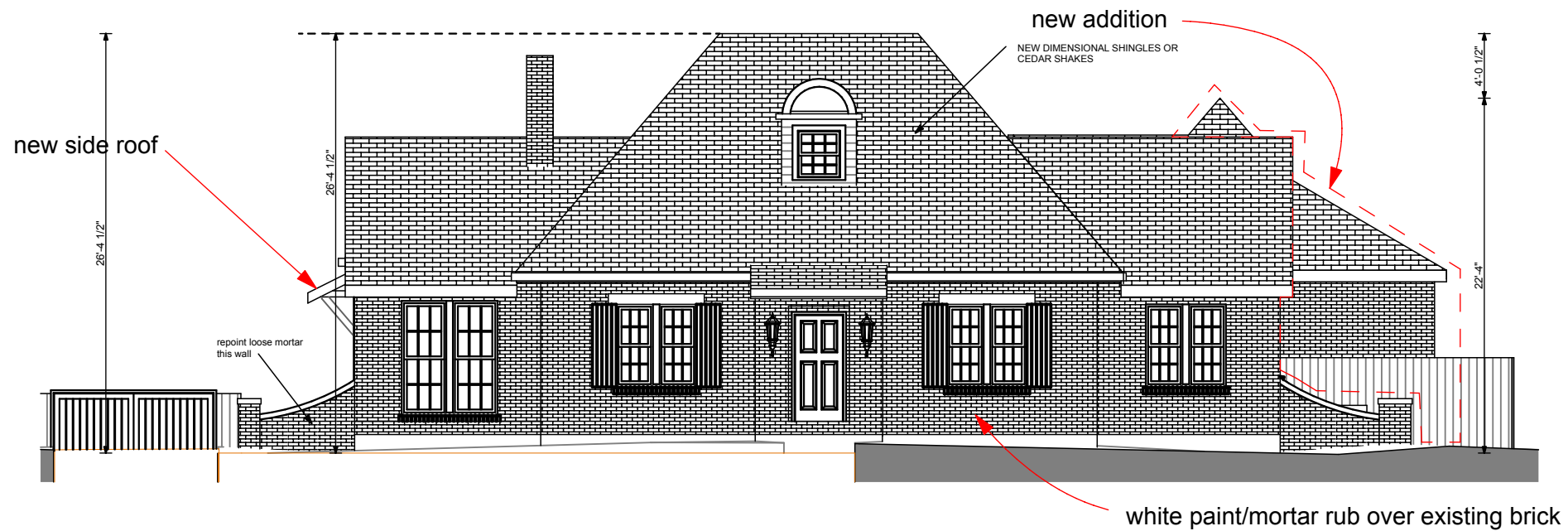
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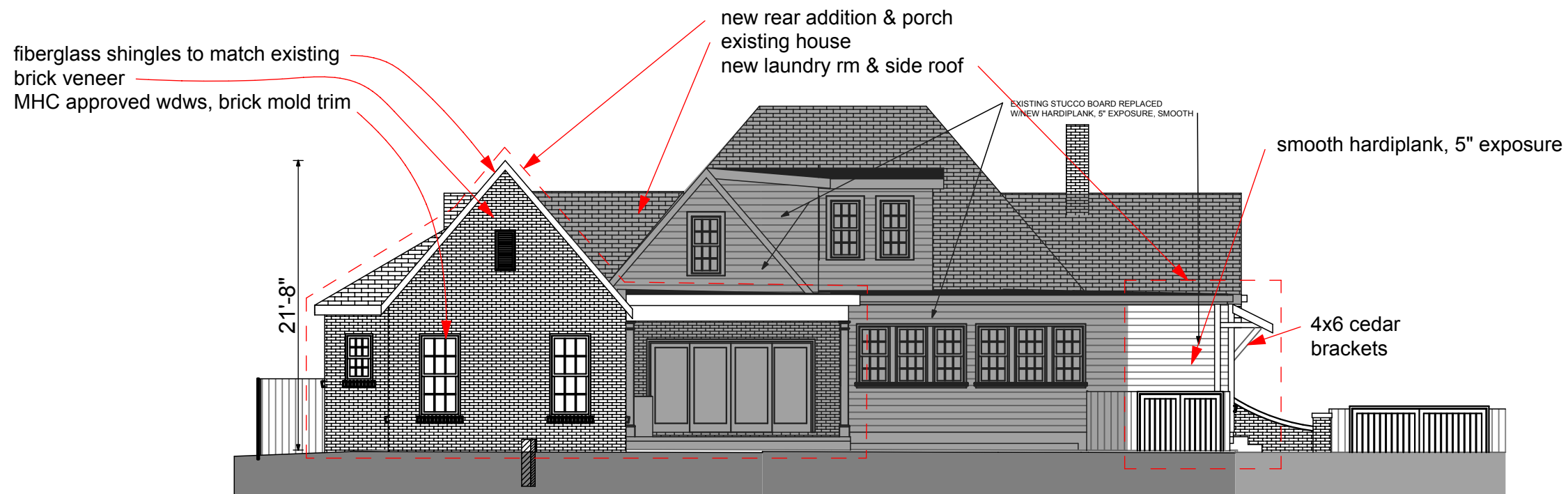
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2ND FLR PLAN

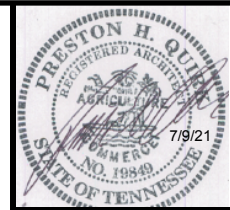
A7
SHEET 19



1 FRONT ELEVATION (1)
SCALE: 1" = 10'



4 REAR ELEVATION
SCALE: 1" = 10'



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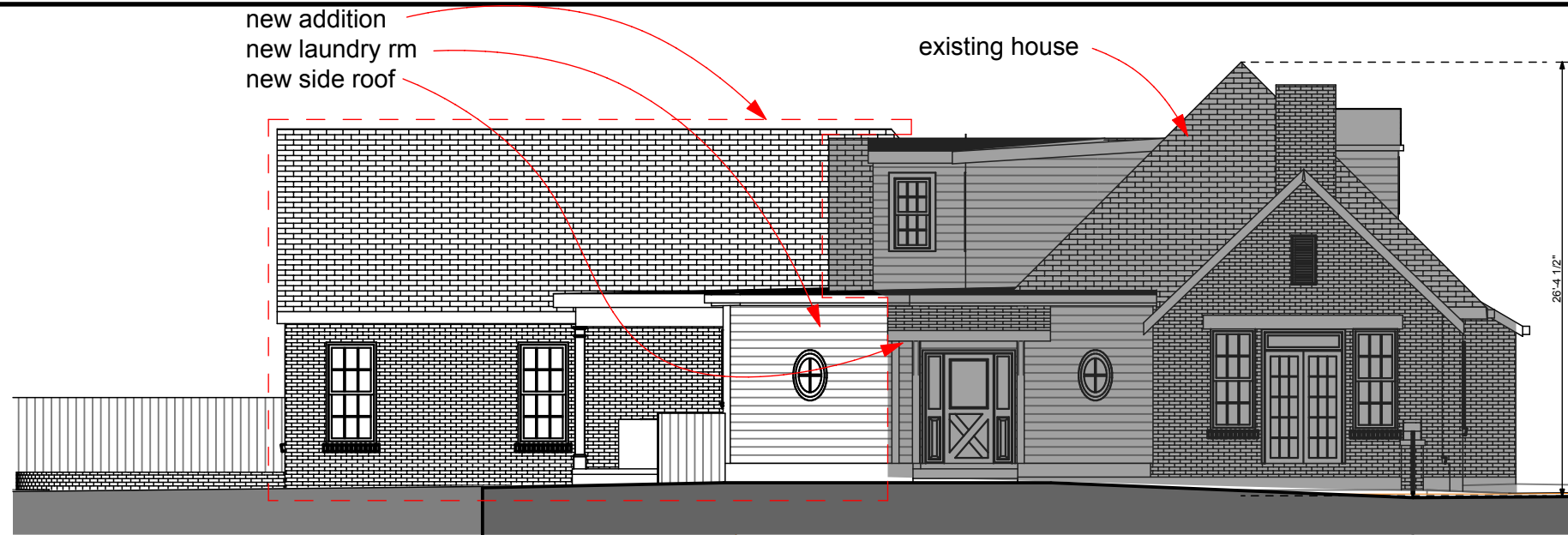
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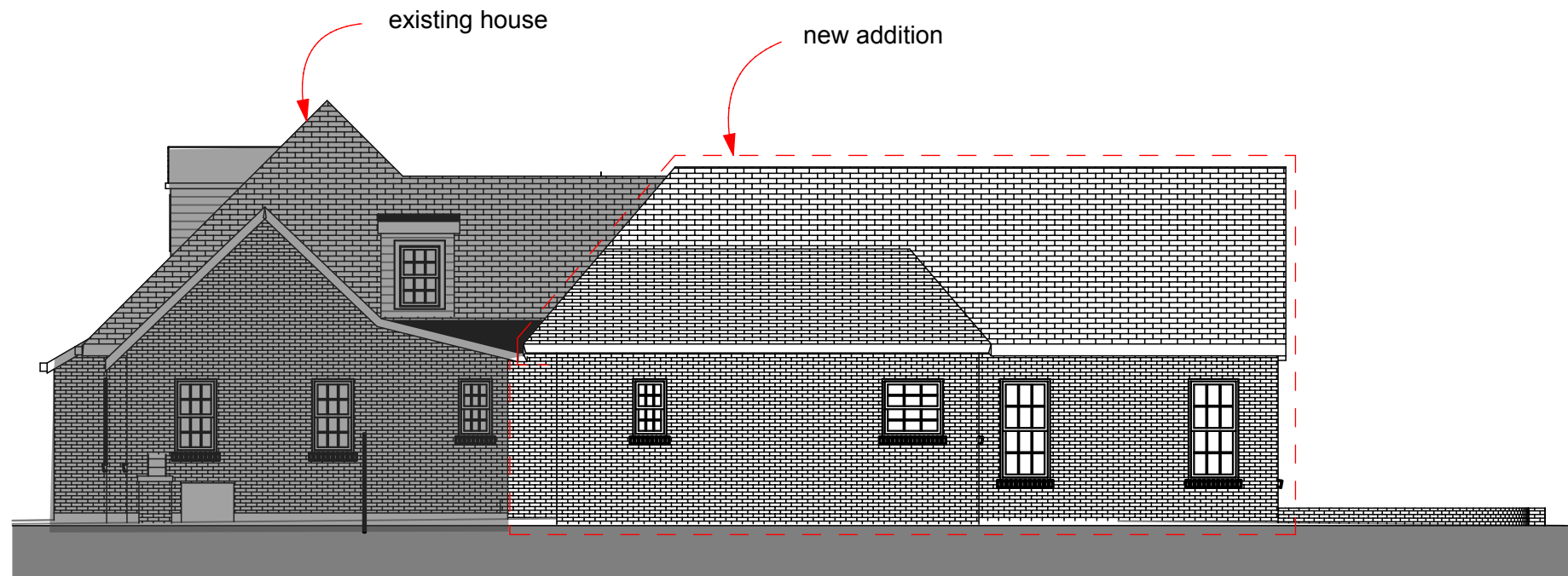
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ELEVATIONS

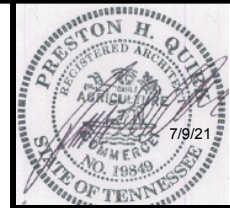
A9
SHEET 21



1 LEFT ELEVATION
SCALE: 1" = 10'



2 RIGHT ELEVATION
SCALE: 1" = 10'



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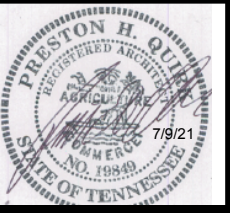
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ELEVATIONS

A10

SHEET 22



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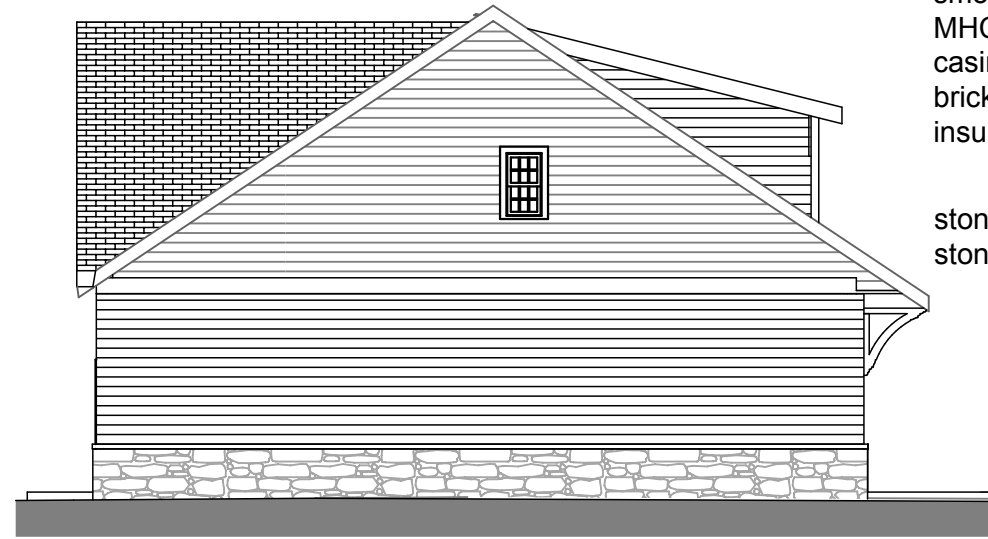
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DADU ELEVATIONS

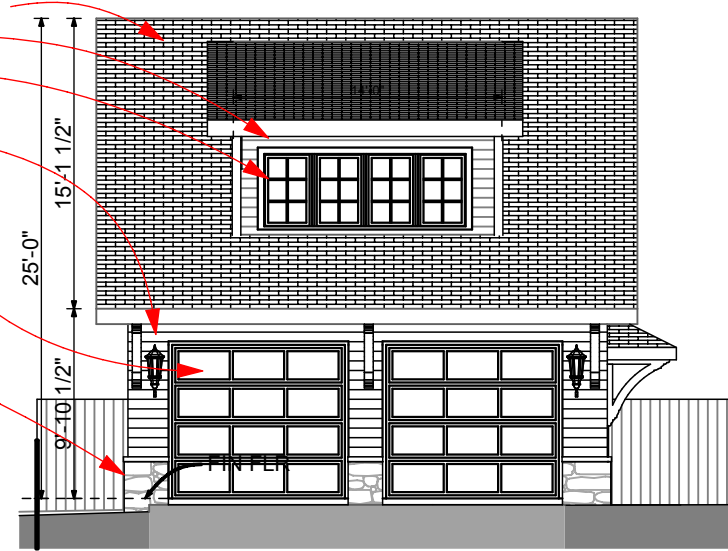
A11
SHEET 23



3 LEFT ELEVATION (1)
SCALE: 1" = 10'

fiberglass shingles to match house
smooth hardiplank, 5" exposure
MHC approved wdws, 1x4 flat casings
brick veneer
insulated metal doors

stone veneer & cast stone cap



1 DADU FRONT ELEV (1)
SCALE: 1" = 10'



4 RIGHT ELEVATION
SCALE: 1" = 10'

→ painted wood brackets



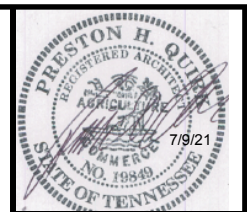
2 DADU REAR ELEVATION (1)
SCALE: 1" = 10'



1 WEST ELEVATION - ALTERNATE

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

W/ADDITION AT MHC DESIRED CORNER LOCATION



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ALTERNATE WEST ELEV

A12

SHEET 24