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

STAFF RECOMMENDATION
3903 A Kimpalong Avenue
December 16, 2020

Application: New Construction—Infill
District: Woodlawn West Neighborhood Conservation Zoning Overlay
Council District: 24
Base Zoning: R10
Map and Parcel Number: 10316012100
Applicant: Michael Ward, Allard Ward
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Applicant proposes to construct infill.

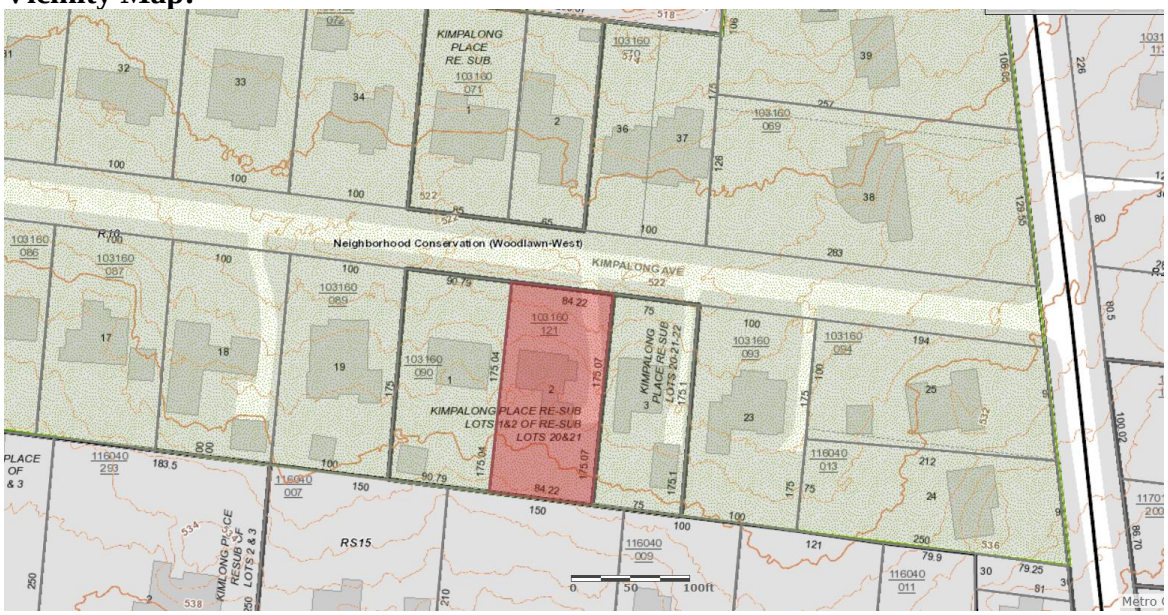
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve all masonry samples, windows and doors, the front porch steps material, roof shingle color, and the driveway and walkway materials;
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

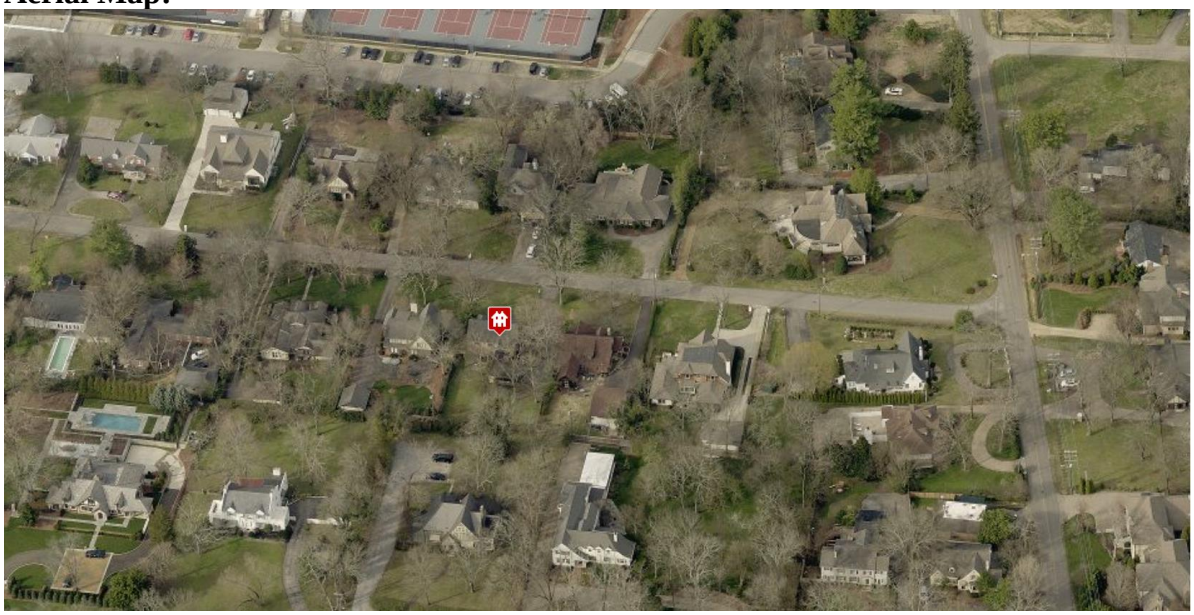
With these conditions, staff finds that the proposed infill and DADU meet Section II.B. of the design guidelines and 17.16.030., the DADU ordinance.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

a. **Height**

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

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.

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.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: 3903 A Kimpalong is a non-contributing structure constructed about 1986 (Figure 1). MHZC staff issued a demolition permit for the house in November 2020.

Figure 1. 3903 A Kimpalong Avenue.

Analysis and Findings: Applicant proposes to construct infill.

Height & Scale: The proposed infill will be one-and-a-half stories, which staff finds to meet the historic context which is largely one and one-and-half story houses. The infill will be twenty-eight feet, ten inches (28'10") tall at the front, which is in keeping with neighboring historic context where heights range from twenty to thirty-one feet (20'-31'). It will have a total width of fifty-four feet, eleven inches (54'11"), but the width of the one-and a half story portion is just forty-four feet, eleven inches (44'11"). The wider portions are just one-story in height. Staff finds that this is similar to several houses on the block where there is a main form of the house around forty-five feet (45') wide with one-story wings. Overall, the infill will have a footprint of two thousand, nine hundred, and sixty-two square feet (2,962 sq. ft.), which staff finds to meet the historic context and to be appropriate for the lot, which is over fifteen thousand square feet (15,000 sq. ft.).

Staff finds that the infill's height and scale to meet Section II.B.1.a.and II.B.1.b.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It is shifted on the lot to retain the existing driveway. It will be 5' from the right-side property line, twenty-two feet (22') from the left side property line, and approximately forty-seven feet (47') from the rear property line. The front setback is drawn at approximately fifty feet (50'). The site plan shows that this lines up with the front setbacks of the houses on either side of it; staff therefore finds that the front setback meets the historic context.

Staff finds that the infill's setback and rhythm of spacing to meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation at Front, Front Porch Bases, and Front Accent Material	Stone	Unknown	Yes	Yes
Foundation on Sides and Rear	Brick to grade*	Unknown	Yes	Yes
Cladding	Brick	Unknown	Yes	Yes
Secondary Cladding	Fiber Cement Lap Siding, 5" reveal	Smooth face	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Wood	Smooth faced	Yes	No
Front Porch floor/steps	Not indicated	Unknown	Yes	Yes
Front Porch Posts	Wood	Typical	Yes	No
Rear Porch floor	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Windows	Not indicated	Needs final approval	Yes	Yes
Principle Entrance	Triple door opening, full light	Needs final approval	Yes	Yes

Side/rear doors	Not indicated	Needs final approval	Yes	Yes
Driveway	Not indicated	Needs final approval	Unknown	Yes
Walkway	Not indicated	Needs final approval	Unknown	Yes
Fence/wall	n/a	n/a	n/a	

* While the front, one-and-a-half story portion of the house has a stone foundation, the side extensions and rear have a foundation that is brick to grade. Staff finds that brick to grade is appropriate for this street where there are stone and brick houses that do not have a change in material at the foundation line.

Staff recommends approval of all masonry samples, windows and doors, the front porch steps material, roof shingle color, and the driveway and walkway materials.

With staff's final approval of all material choices, staff finds that the materials meet Section II.B.1.d. of the design guidelines.

Roof form: The infill has two front-facing gables with 14/12 pitches at the front. These gables are connected by a 14/12 side gable form. The wider, one-story portions of the house have shed roofs, also with a 14/12 pitch. The gables on the side facades have 4/12 shed roof forms.

Staff finds that the infill's roof form meets Section II.B.1.e. of the design guidelines.

Orientation: The infill is oriented towards Kimpalong Avenue, with a recessed front entry facing Kimpalong. The existing curb cut and driveway will be retained and used for the new infill. The site plan shows the front walkway as coming off the driveway rather than connecting to the street. This is similar to the existing walkway configuration. Kimpalong lacks sidewalks, and some of the houses have walkways leading to the street, but others do not.

Staff finds that the infill's orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings**:** Most of the windows on the proposed infill are twice as tall as they are wide, thereby meeting the historic proportions of openings. There are a few square windows, but staff finds that square windows were used sparingly in historic houses and therefore finds that these meet the historic context. There are no large expanses of wall space without a window or door opening.

Staff finds the infill's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve all masonry samples, windows and doors, the front porch steps material, roof shingle color, and the driveway and walkway materials;
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infill and DADU meet Section II.B. of the design guidelines and 17.16.030., the DADU ordinance.

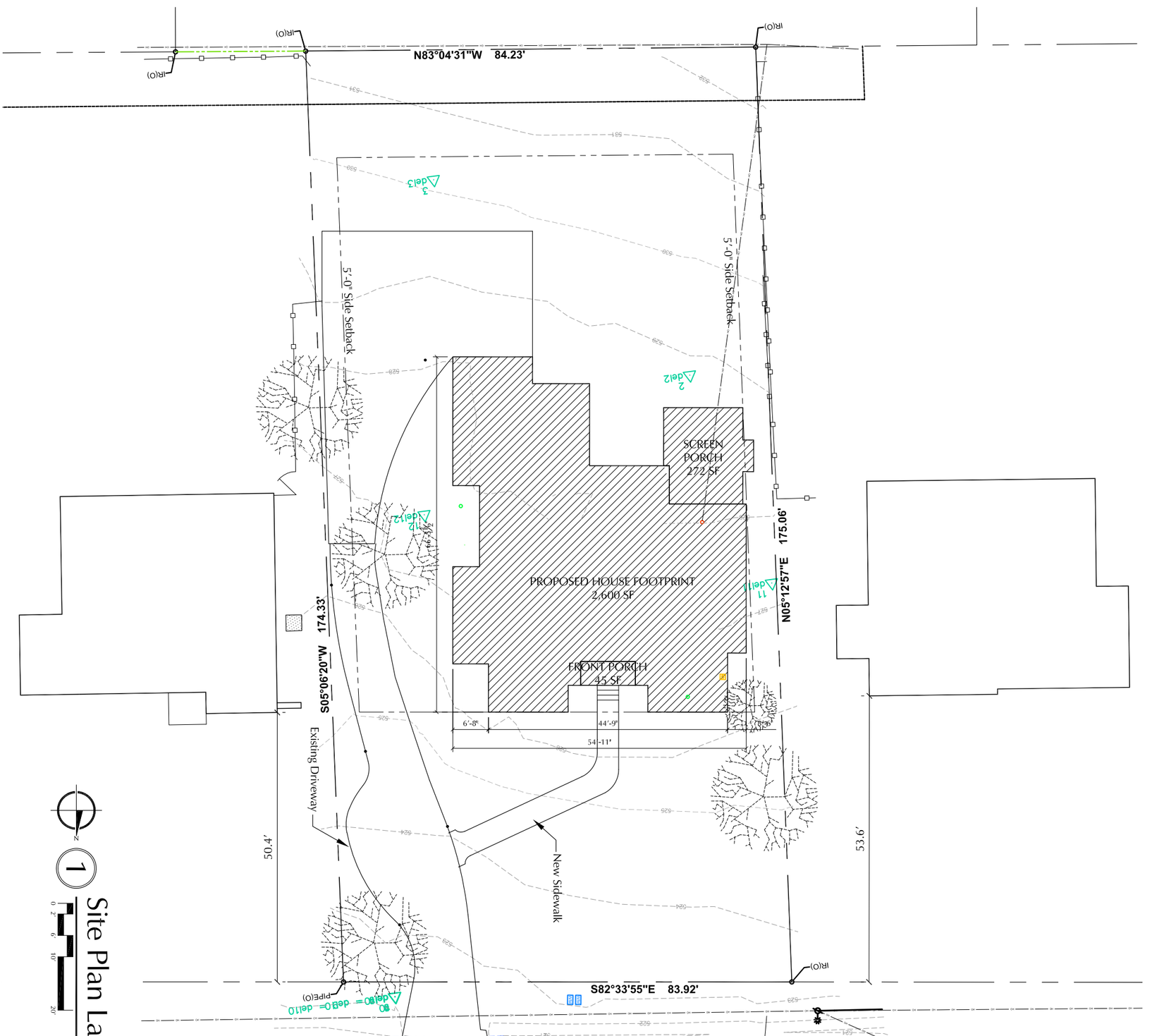
Context Photos

3903 A is in the center of the photo

Houses across the street

Houses to the left of the site

House across the street



1 Site Plan Layout

Scale: 1" = 20'-0"

A0.1

Drawings:

Site Layout Plan

Date:

11.30.2020

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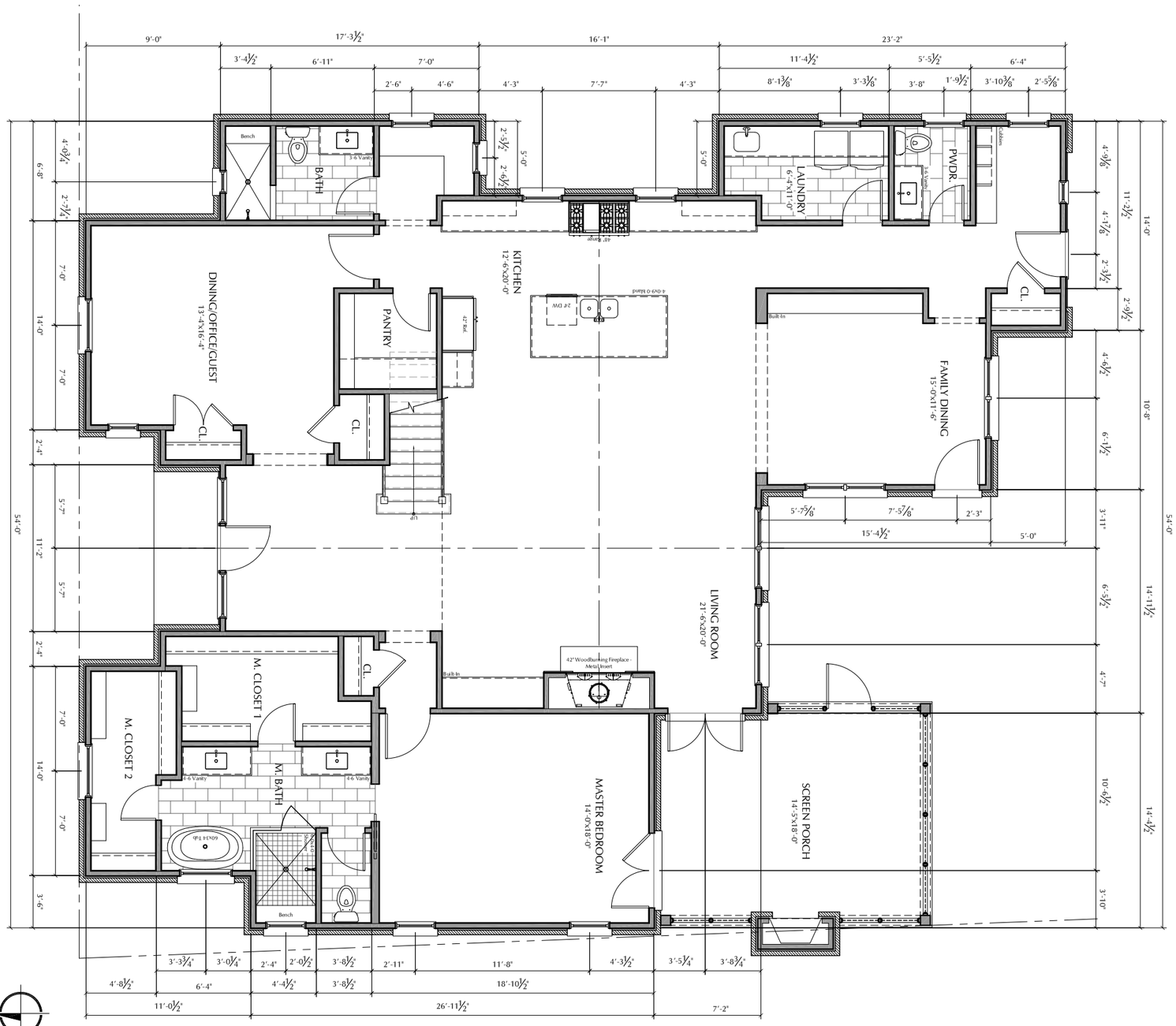
A New Development for::

Hammond and Brandt Builders

3903A Kimpalong Avenue
Nashville, Tennessee 37205

MHZC PRESERVATION PERMIT APPLICATION



1 First Floor Plan

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

A1.0	Drawings: First Floor Plan Date: 11.30.2020

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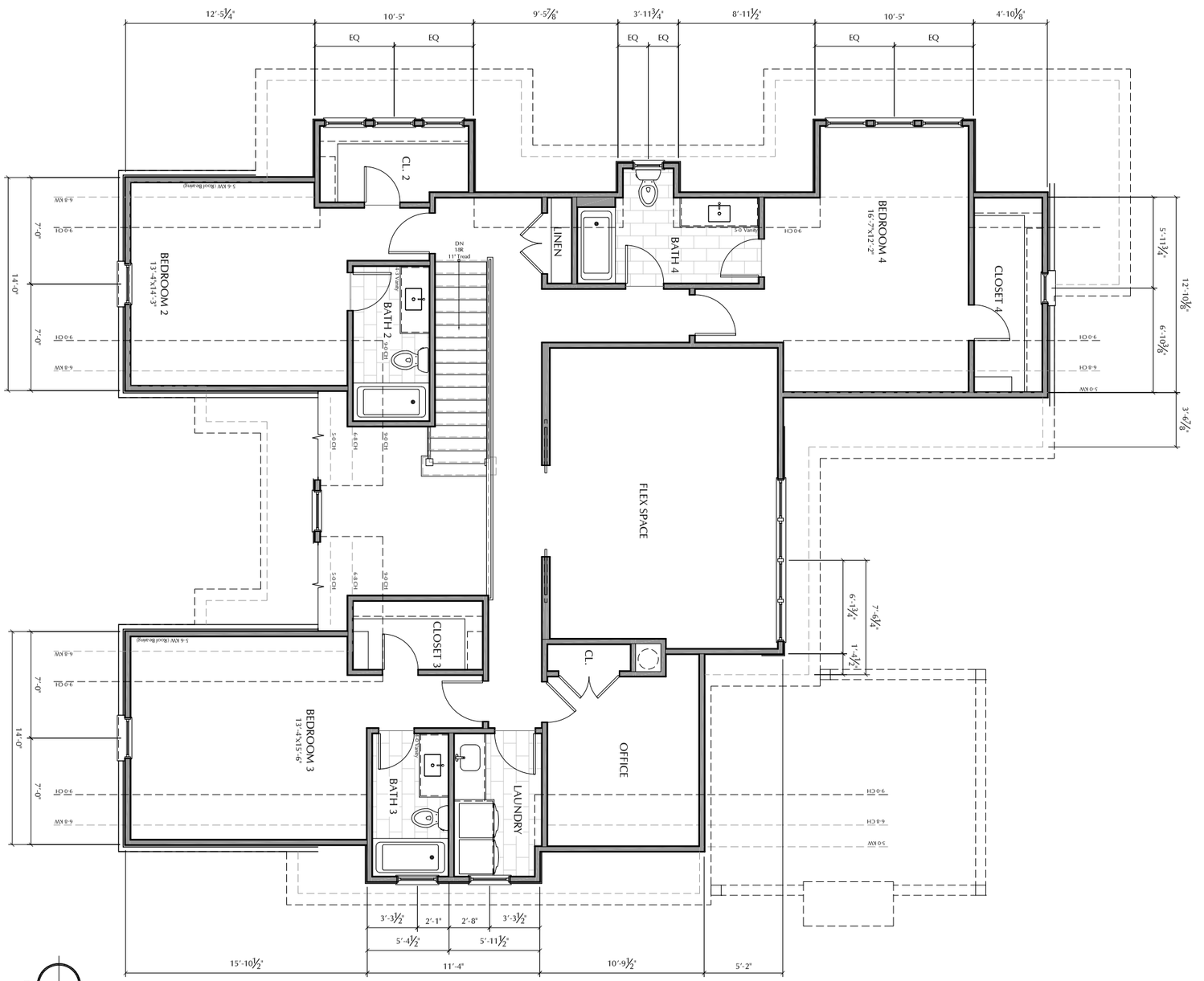

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1 Second Floor Plan

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

A1.1

Drawings:
Second Floor Plan

Date:
11.30.2020

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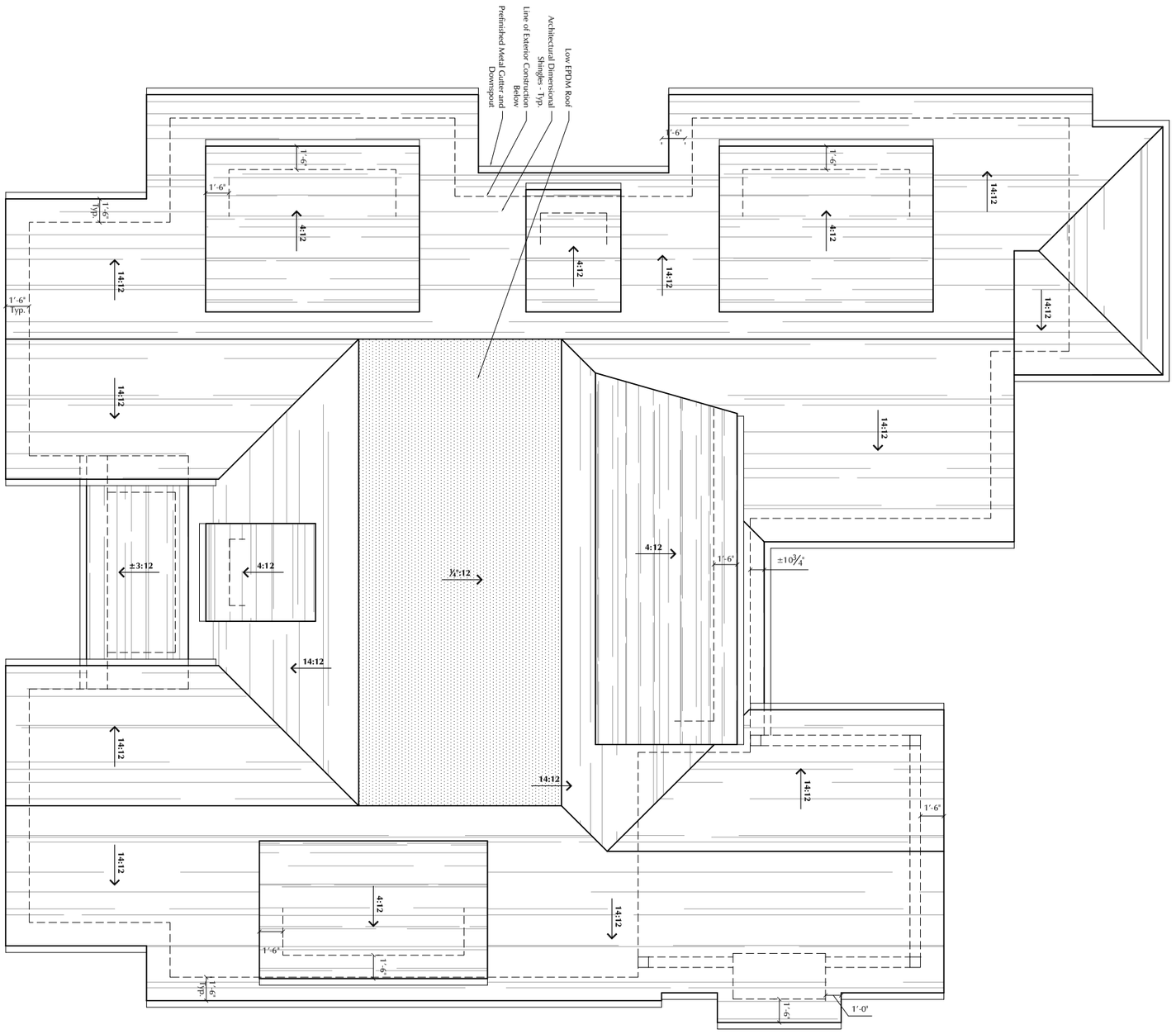

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1 Roof Plan

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

A1.2

Drawings:
Roof Plan

Date:
11.30.2020

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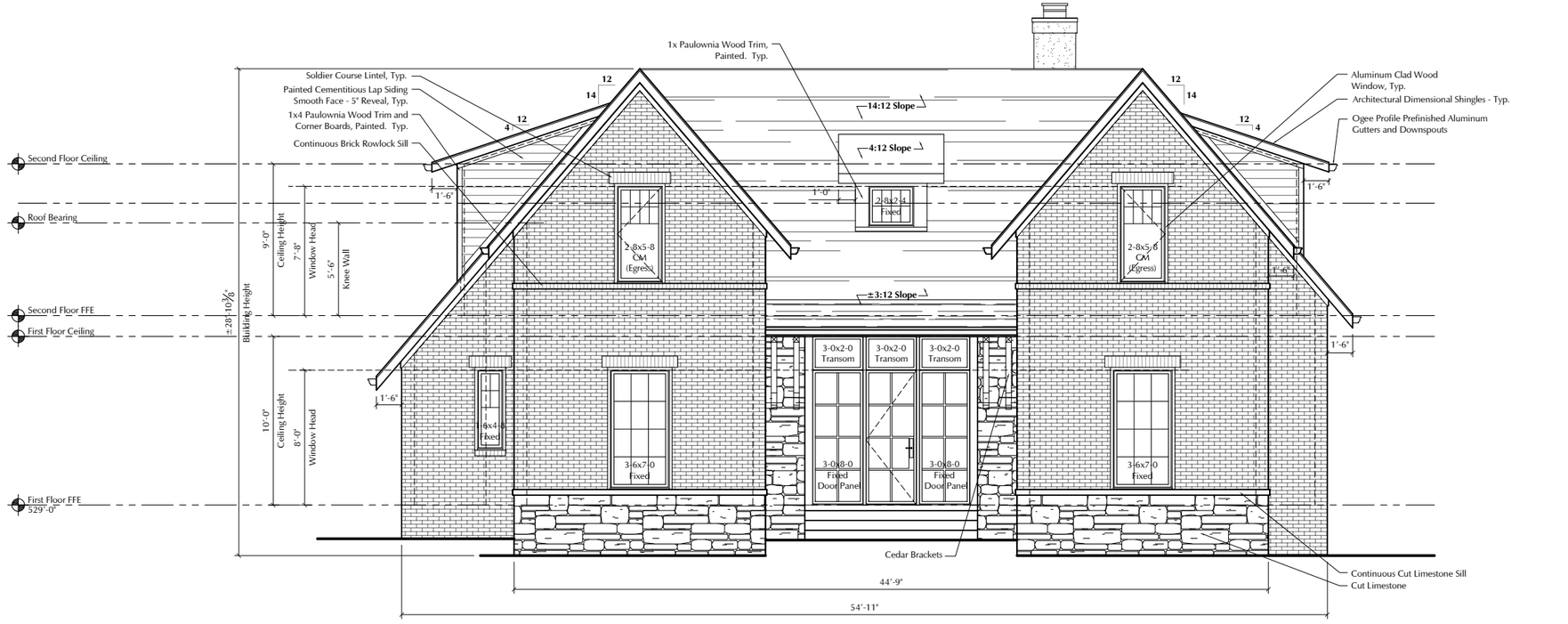
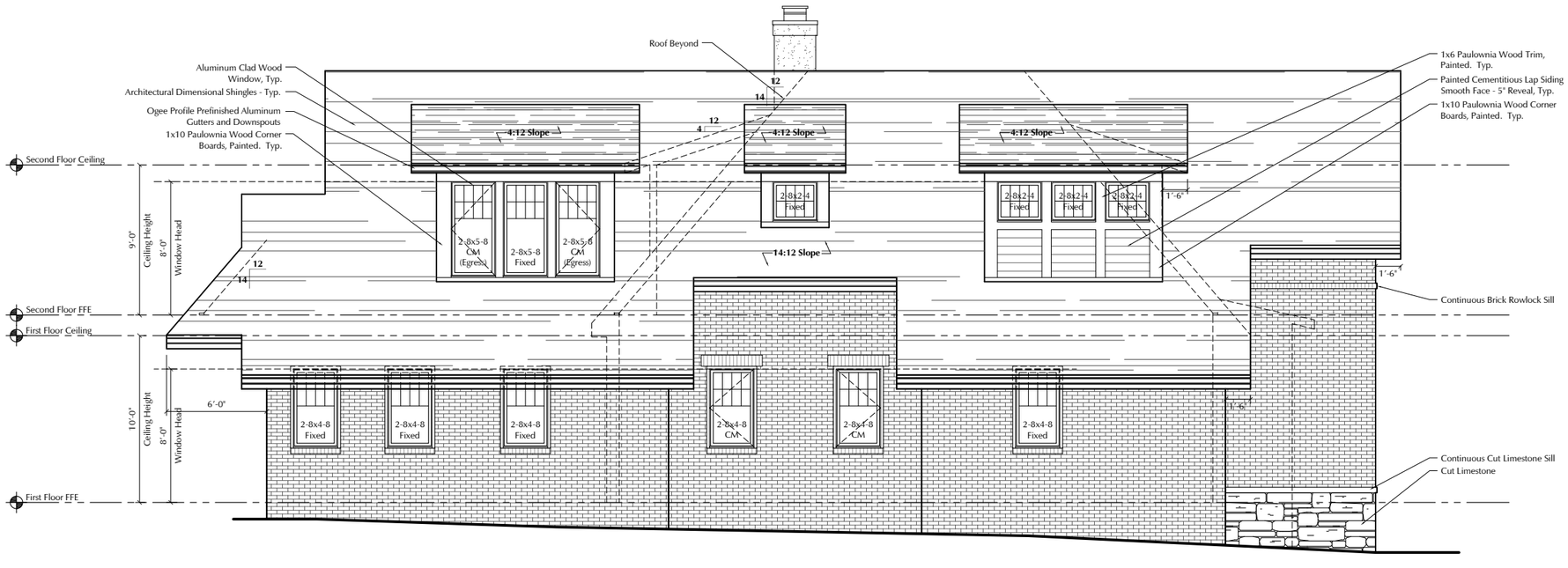


2 North Elevation

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



1 East Elevation

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

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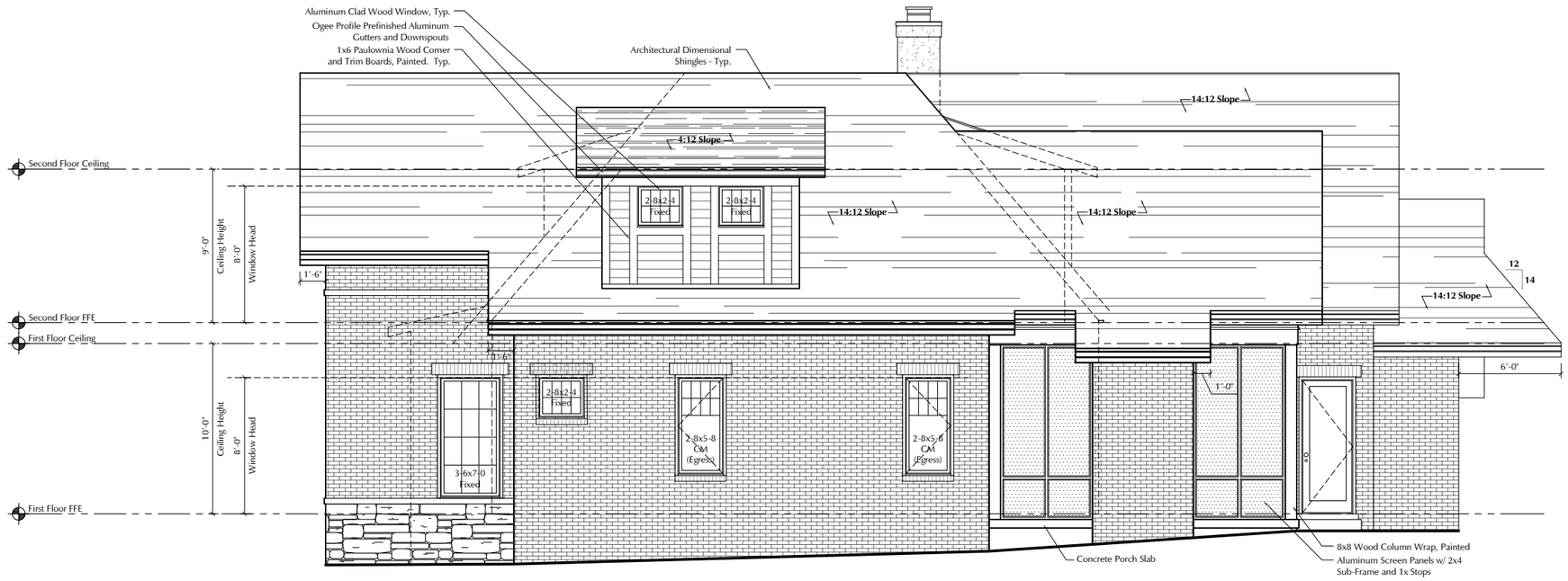
Drawings: Exterior Elevations

Date: 11.30.2020

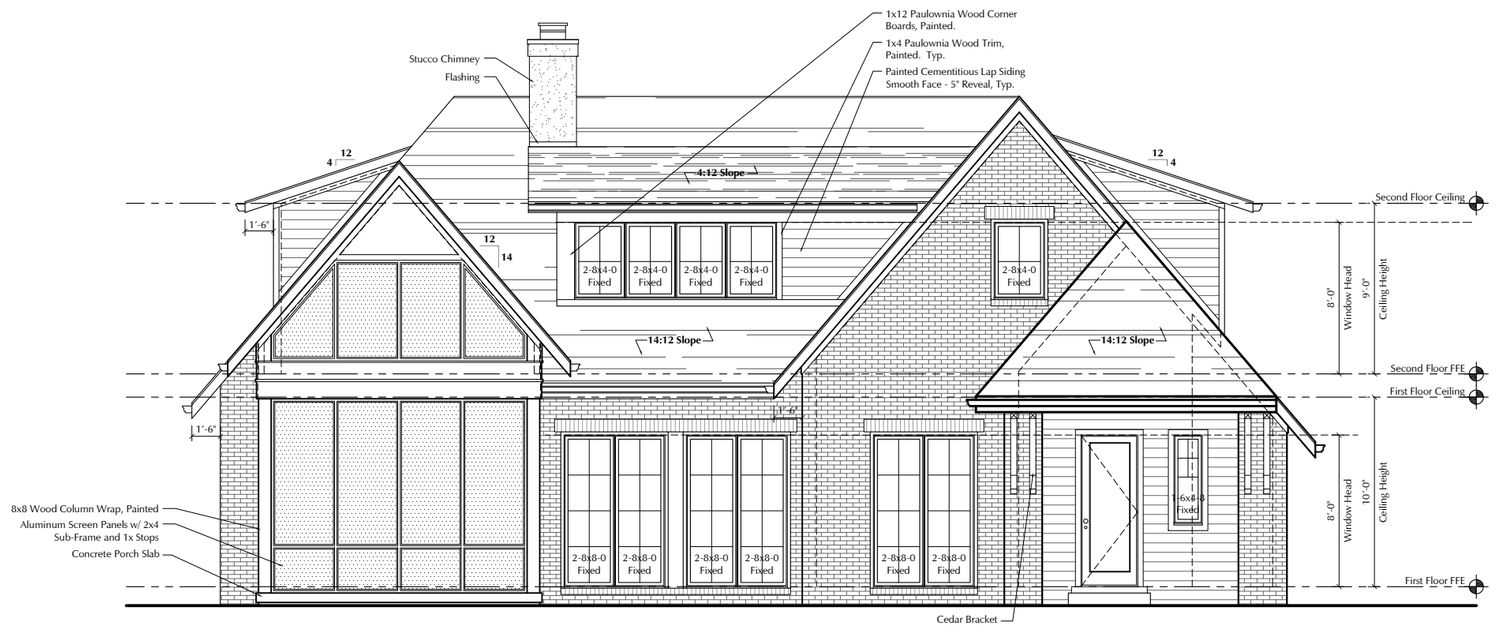
A2.0



2 West Elevation

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

2' 1' 0 2' 4' 6' 8' 12'



1 South Elevation

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

2' 1' 0 2' 4' 6' 8' 12'

MHZC PRESERVATION PERMIT APPLICATION

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A2.1