



# 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 2819 Hillside Drive June 18, 2014

**Application:** New construction-infill  
**District:** Hillsboro-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10410022000  
**Applicant:** Franz Baudenbacher  
**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

**Description of Project:** The project is for a new two-story home with a detached garage to replace a house that was demolished prior to the establishment of the extension of the overlay.

**Recommendation Summary:** Staff recommends approval with the conditions that:

- Roof form be a side gable, similar to the only other 2-story buildings in the immediate vicinity;
- All double and triple windows have a 4" to 6" mullion between them;
- The porch floor be concrete, wood or a wood composite;
- The foundation brick be a different color than the first-floor brick which should be a historic brick color in order to fully distinguish it as typically foundations are a different material altogether; and
- Staff provide final review of the masonry and windows and doors, trim, screen porch, walkway and driveway materials/design.

With these conditions, the project meets the design guidelines for new construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

### Attachments

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



## **Applicable Design Guidelines:**

### **II.B. GUIDELINES**

#### **a. Height**

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

#### **b. Scale**

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

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

#### **c. Setback and Rhythm of Spacing**

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

#### **d. Materials, Texture, Details, and Material Color**

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.*

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

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

*Stud wall lumber and embossed wood grain are prohibited.*

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

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

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

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

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

#### **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.

*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.*

*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.*

#### **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**

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.

*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.*

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.*

#### ***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.*

**Background:** The home that was on this lot was demolished prior to the extension of the Hillsboro-West End Neighborhood Conservation Zoning Overlay. A permit for new construction was requested at the same time as the demolition permit but was not issued immediately as Fire Department review was necessary but unable to be completed until there was warmer weather. Legal has advised staff that whatever the reason, if the permit was not issued prior to the pending legislation date for the extension of the neighborhood, the project must go through the same process as any other property. The applicant proposed a design in May that was disapproved because it did not meet the design guidelines for new construction.



2819 Hillside prior to demolition.



2813 Hillside is an example of a historic home in the neighborhood.

## **Analysis and Findings:**

Height & Scale: The home is two-stories, as seen from the street, compared to the majority of homes on Hillside which are one or one and one-half stories. The height of the building, at its tallest point is thirty-three feet and nine and one and one-half inches (33' 9 1/2") from finished floor. The majority of homes are approximately eighteen to twenty-five feet (18'-25') from grade with two in the immediate vicinity which are approximately thirty-three feet (33') tall from grade. The foundation on the front façade is minimal and gains in height as the grade drops, which is similar to other homes in the district.

The proposed home is fifty-eight feet (58') wide compared to other homes in the vicinity that range between forty-eight to fifty-five feet (48'-55) in width.

The project meets section II.B.1.a.and b as the height and width are similar to the historic context.

Setback & Rhythm of Spacing: The front setback matches the setbacks of the homes to either side.

The right setback is five feet (5') and the left setback varies but is approximately ten feet (10') at its closest point. The project meets section II.B.1.c.

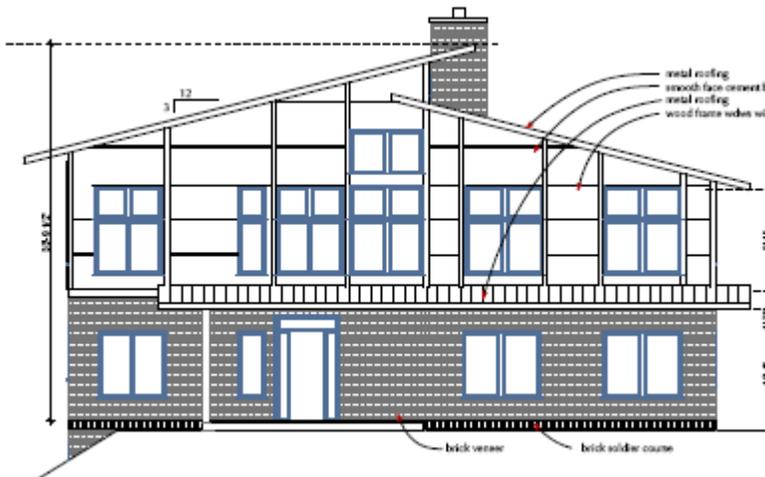
Materials: The cladding is proposed to be brick on the first floor and smooth-faced cement-fiber panels on the second floor with a skirt-board to create a transition between the two materials. The foundation will be brick distinguished with a soldier course. Staff recommends that the brick foundation be a different color than the first floor cladding to further distinguish it as typically foundations were a different material altogether. The roof will be a slate-gray colored standing-seam metal. The casement windows are noted as wood; however, the applicant would like to propose aluminum-clad wood windows. Some windows appear to have an appropriate mullion between and some do not. This is likely simply a condition of the printing but to be safe, staff recommends a condition that all double and triple windows have a 4" to 5" mullion between them and that staff provide final review of all windows and doors. Trim, driveway, rear screened porch and door material/design were not indicated. Staff recommends final review of these materials. The chimney will be brick. The brick front porch post will be wider than typical, as seen from the side, but narrow as seen from the front. Typically, staff recommends that porch posts have a capital and base; however, in this case the post is more of a narrow wall and so the cap and base is not necessary. The floor of the front porch is proposed to be a limestone or sandstone colored tile and the walk-way concrete tile. Historically, porches were concrete or wood; therefore staff recommends one of those two materials for the front porch floor and final review of the walk-way material/design. The rear porch will have steel columns and a horizontal stainless steel cable railing. Staff recommends final approval of the material.

The known materials meet section II.B.1.d

Roof form: The applicant proposes a deconstructed front-gable roof form that is not seen in the overlay. The Commission approved a deconstructed cross-gable form in a different neighborhood, but after construction, decided that it did not meet the design guideline’s requirement that roof forms for new construction be “visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.” The Commission expressed its interest in not approving these forms in the future and typically directs applicants to match an existing form in the district. Prevalent roof forms found in the district include cross gable, side gable, and hipped forms.



Examples of two-story forms found on Hillside Drive.



Proposed roof form.

There are only a handful of front-gable homes in the district and all of them are one or one and one-half stories rather than two-stories. Two-story building forms typically have a side-gable roof form, in this portion of the district, and hipped elsewhere in the district.

The guidelines require that roofs have a minimum of a 6/12 pitch, as that as is what is typically seen on historic buildings. However, the two side-gabled two-story forms found in the district have a pitch of approximately 3/12.

Based on the fact that roof forms should be visually compatible with historic roof forms and should not contrast with these forms, staff recommends a side-gable form to meet section II.B.1.e.

Orientation: There is an approximately six foot (6') deep porch oriented to the street with a walkway leading to the street, which is appropriate. The two-bay garage will be accessed from an existing side driveway as there is no alley. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: There are no expanses of wall that are greater than approximately ten feet (10') without some time of break. The front facades of historic homes typically have windows every eight to ten feet (8'-10'). The majority of windows are appropriate, being twice as tall as they are wide. There are some accent windows that do not meet this proportion; however, this type of mix of window sizes is seen on historic building. The project meets Section II.B.1.g because it maintains the rhythm of openings and window proportions found on the historic buildings.

Appurtenances & Utilities: The location of the HVAC units is at the rear and will not be visible from the street. The project meets section II.B.1. i.

Outbuildings: The three-bay garage, one-story garage is located behind the house at the end of the existing driveway that will be extended. It is nine-hundred and fifty-two square feet (952) compared to the house which has a footprint of more than twenty-six hundred (2600) square feet. The majority of the materials and design match the proposed house. The garage doors will be metal.

### **Recommendation:**

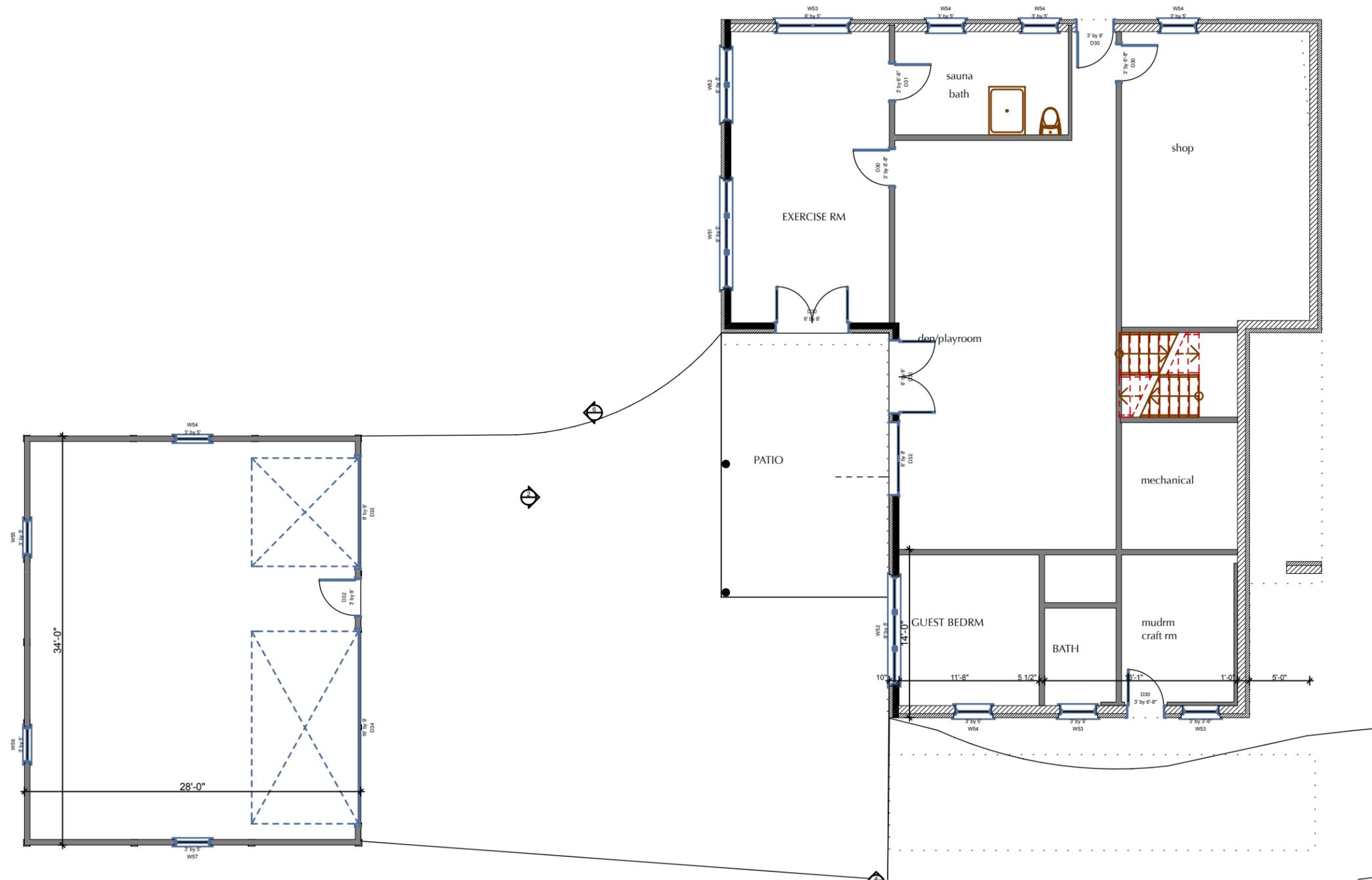
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With these conditions, the project meets the design guidelines for new construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.







**1** BASEMENT & GARAGE PLANS  
SCALE: 1" = 10'

/Applications/CAAD FILES/Work/2013/Baudenbacher/13.0/bsauf\_4.ph

2814 BERRY HILL DRIVE  
SUITE 200  
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email: quirkdesigns@comcast.net

**QUIRK DESIGNS**

PHONE:  
W335-0732  
H296-1508

**New Residence**  
Franz & Petra Baudenbacher  
2819 Hillside Drive  
Nashville, TN 37212

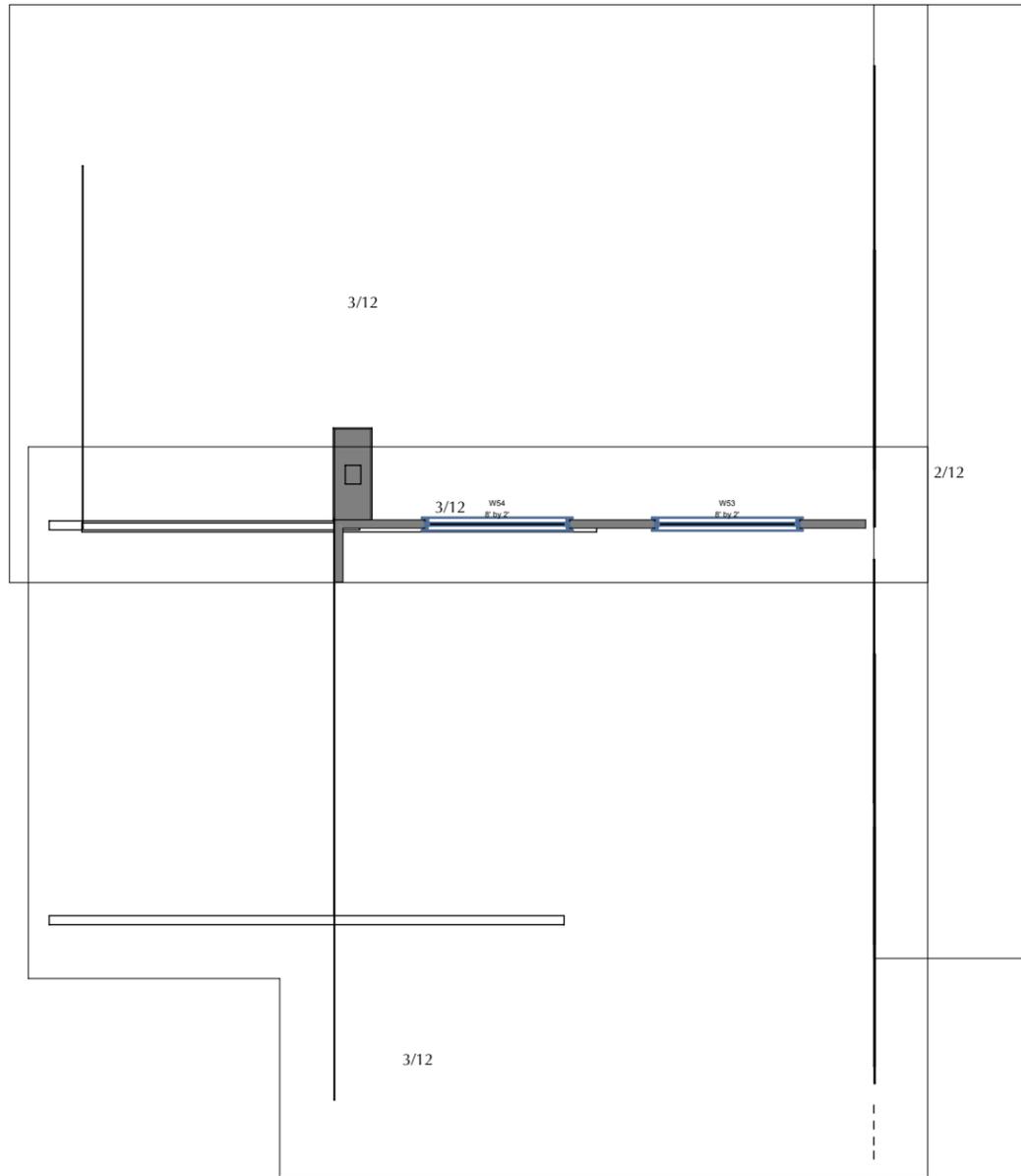
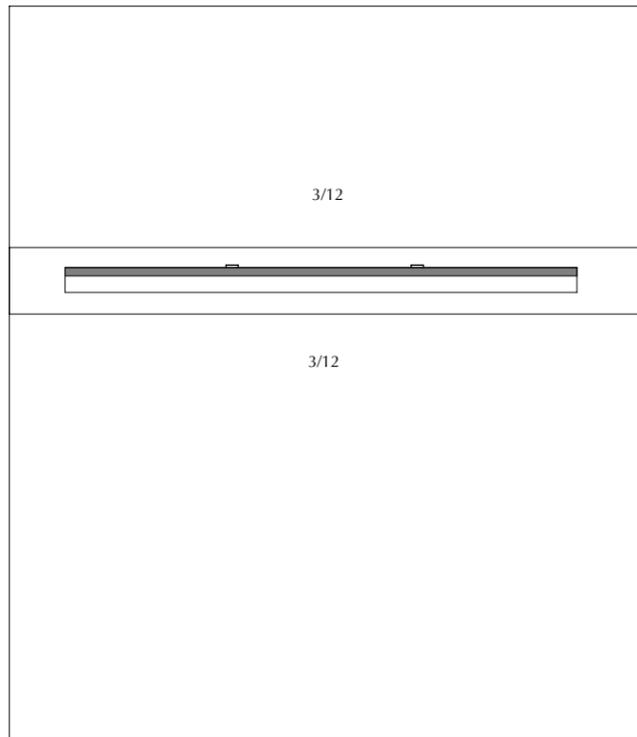
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BASEMENT PLAN

A2  
SHEET 3

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1

# ROOF PLAN

SCALE: 1" = 10'

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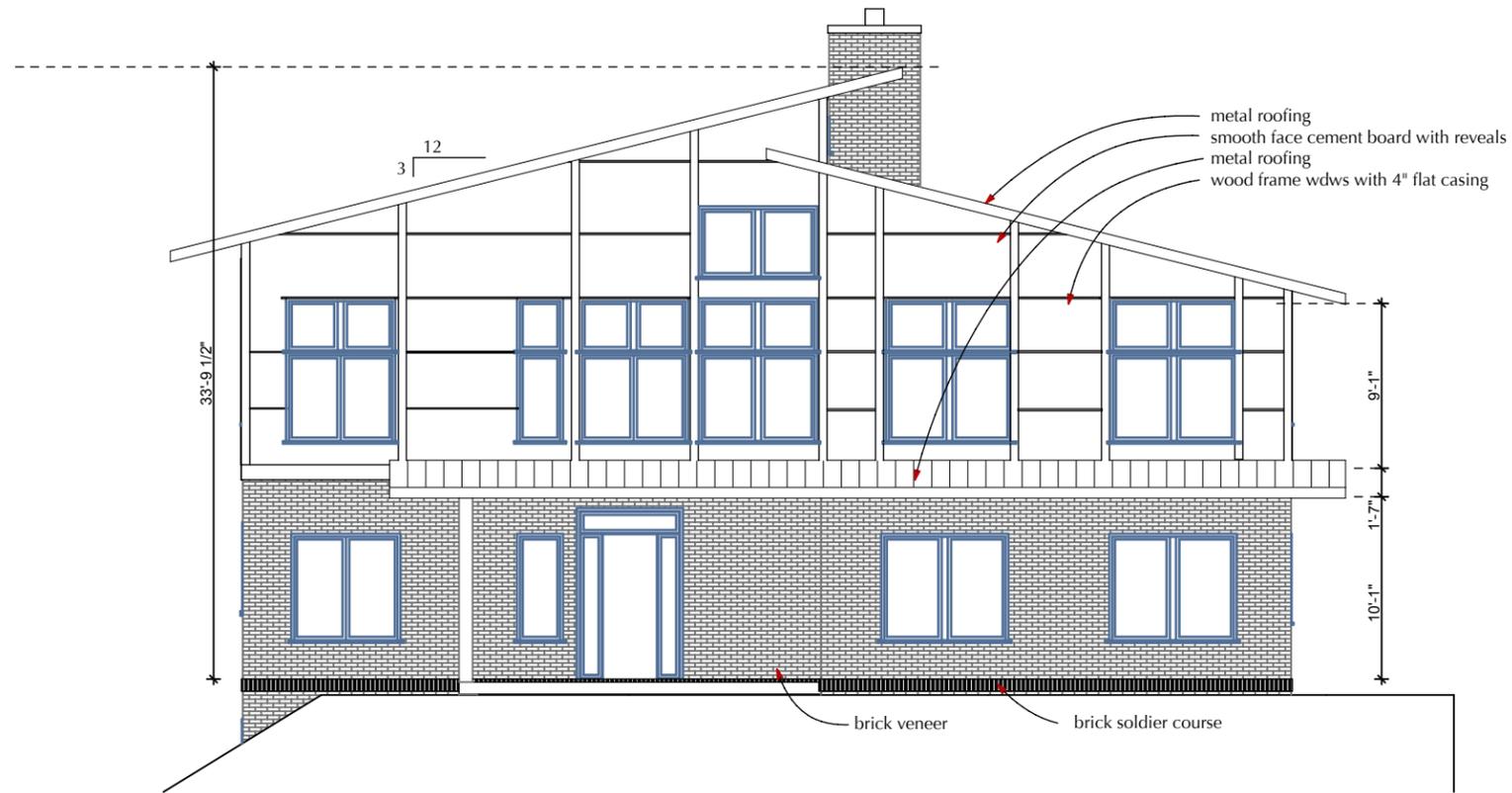
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ROOF PLAN

A3

SHEET 4



**1** FRONT ELEVATION  
SCALE: 1" = 10'



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ELEVATIONS

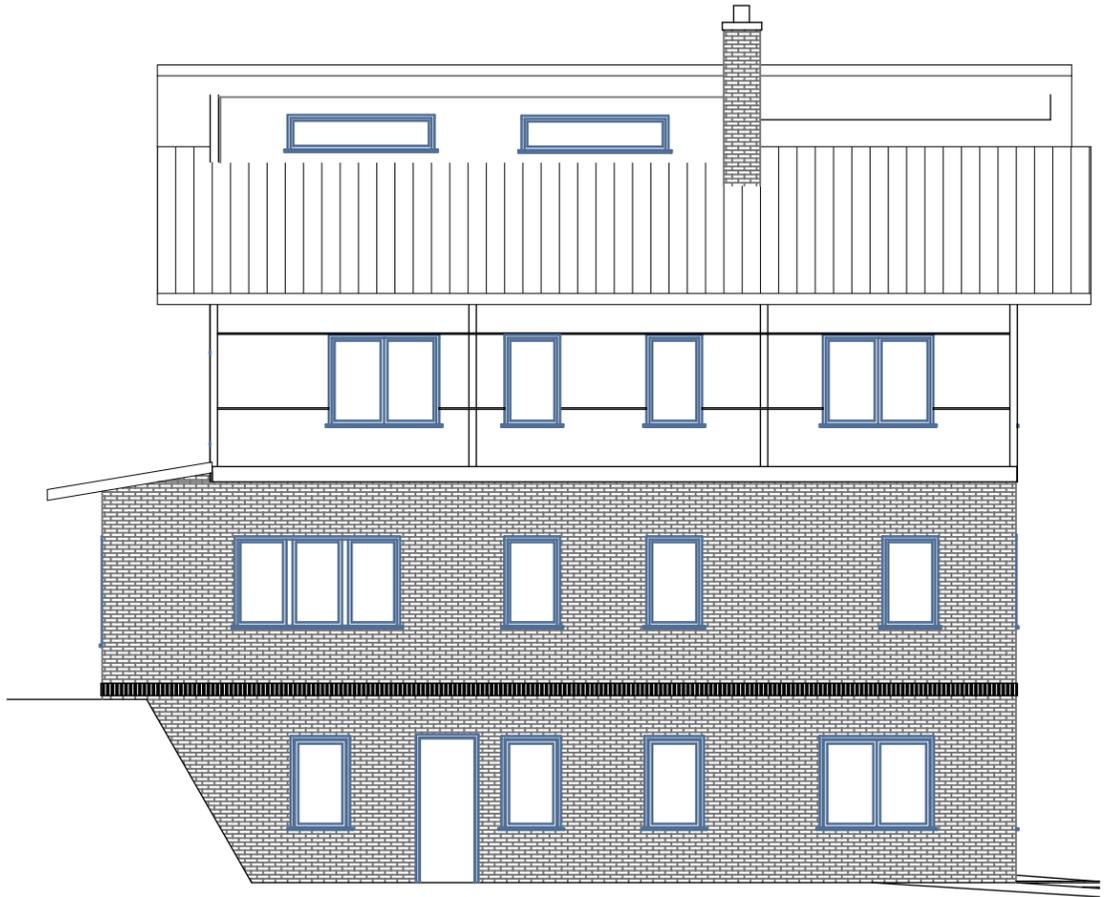
A4  
SHEET 5



1

LEFT ELEVATION

SCALE: 1" = 10'



2

RIGHT ELEVATION

SCALE: 1" = 10'

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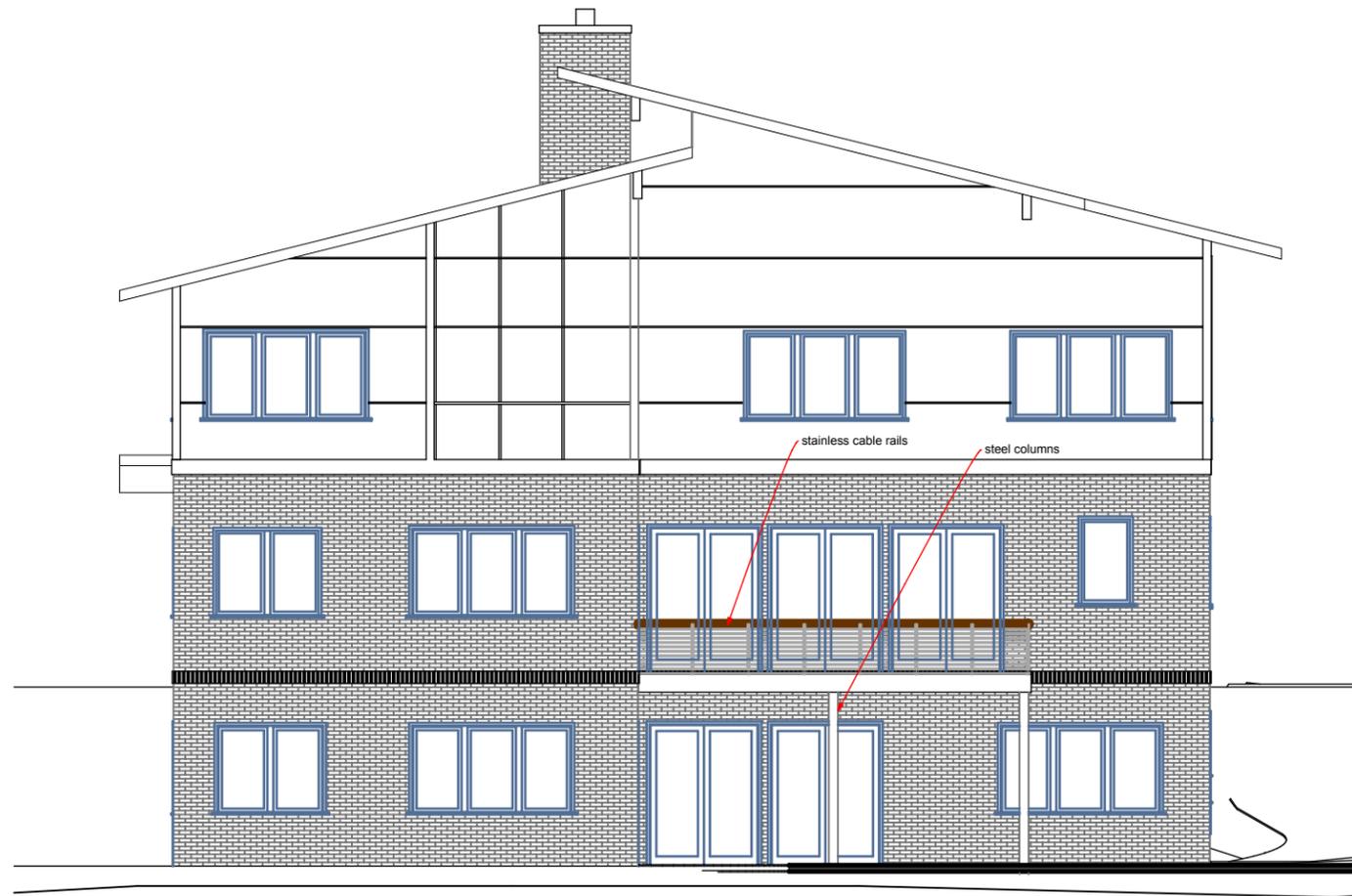
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SIDE ELEVATIONS

A5  
SHEET 6



**1** REAR ELEVATION  
 SCALE: 1" = 10'

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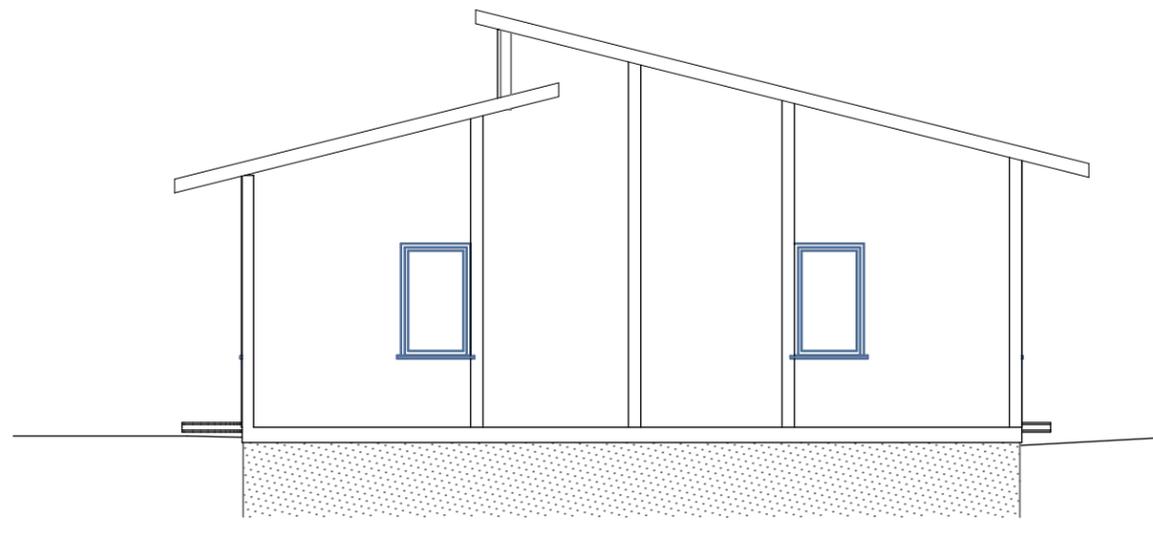
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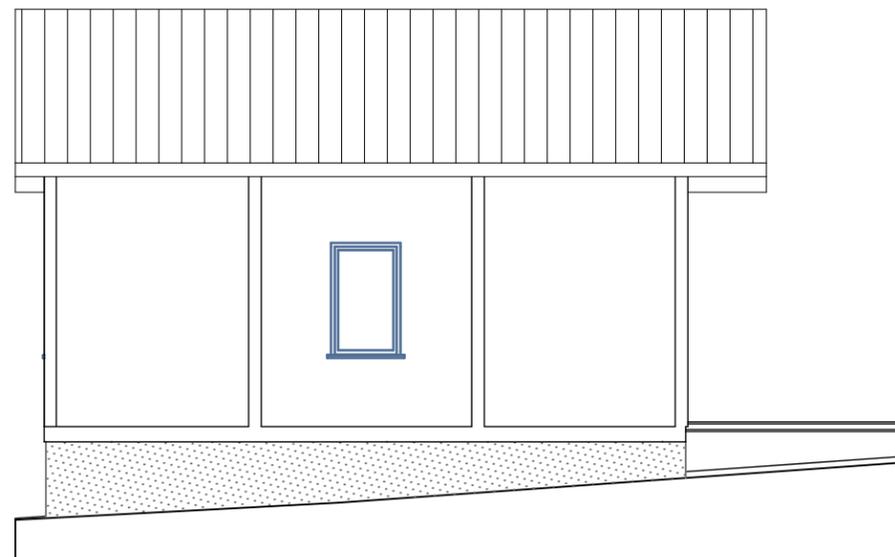
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REAR ELEVATION

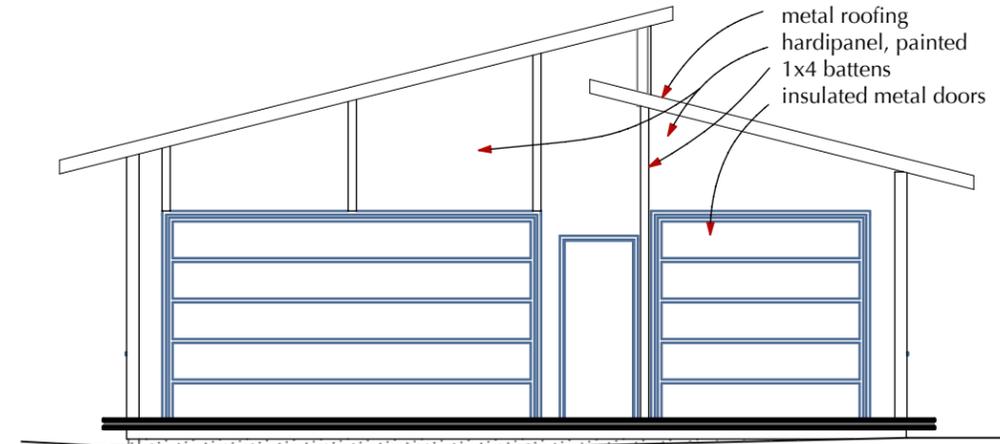
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 SHEET 7



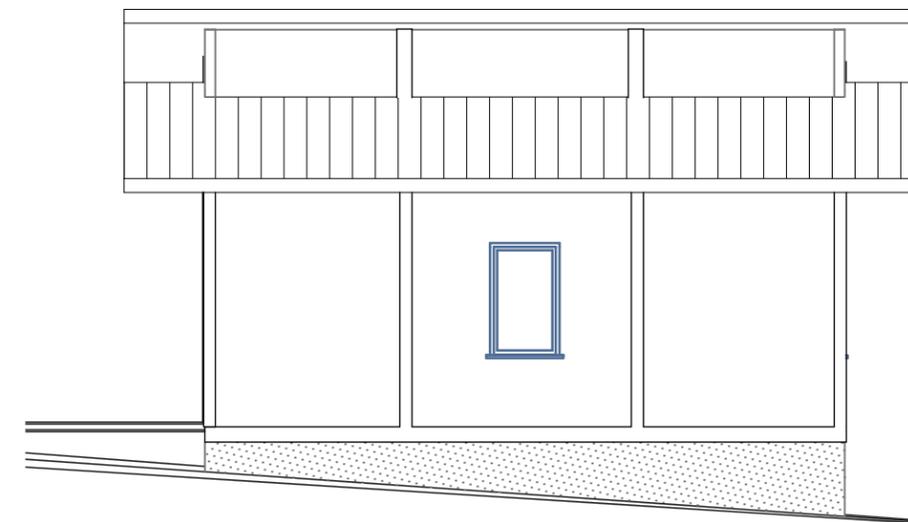
**2** REAR ELEVATION - GAR.  
SCALE: 1/8" = 1'-0"



**4** LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



**1** FRONT ELEV - GAR  
SCALE: 1/8" = 1'-0"



**3** RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

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GARAGE ELEVATIONS

A7  
SHEET 8