



# 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 May 21, 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 front-loading garage to replace a house that was demolished prior to the establishment of the extension of the overlay.

**Recommendation Summary:** Staff recommends disapproval based on the fact that the proposed does not meet sections II.B.1.a, b, d, e, f, g, and h.

If approved, staff recommends consideration of the following conditions:

- The total width of the building be approximately fifty-five feet (55');
- The foundation material be masonry, rather than just a stucco board;
- The primary veneer for the home be brick;
- The roof be asphalt shingle with the color to be approved by staff;
- The chimney be a masonry material;
- All window and door designs and materials be approved by staff;
- All materials that are not indicated be approved by staff;
- The garage be located at the basement level on the side or rear of the building;
- The front setback be in keeping with the two closest historic buildings on either side of the lot.
- The roof form be redesigned to be a side-gable form;
- The utilities located at the rear or on either side, beyond the midpoint of the house;
- The central portion of the second floor and the garage on the first floor have openings to match the rhythm of openings on historic buildings in the district; and
- A walkway should be included leading from the front porch to the street.

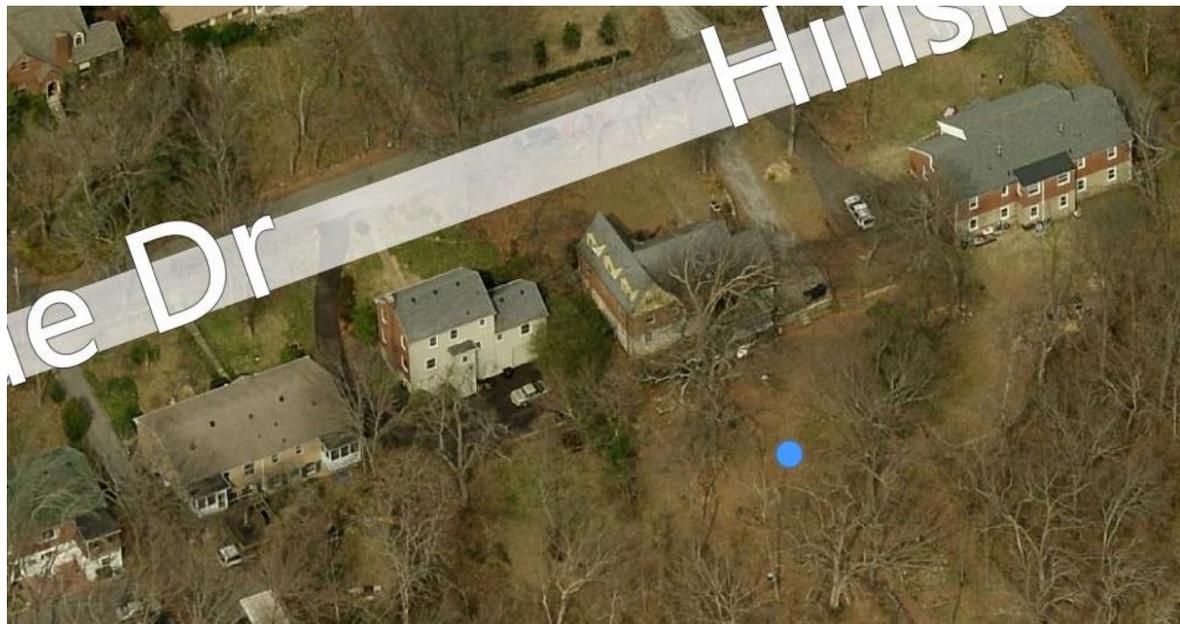
### Attachments

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

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

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

#### **a. Height**

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

#### **b. Scale**

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

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

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

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

#### **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.



2819 Hillside prior to demolition.

#### **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-two feet and one and one-half inches (32' 1 ½") from



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

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 sixty-seven feet (67') wide compared to other homes in the vicinity that range between forty-eight to fifty-five feet (48'-55) in width.

The project does not meet section II.B.1.a.and b as the height and width is not similar to the historic context..

Setback & Rhythm of Spacing: The front wall of the house steps back twice. The front setback from the most forward section is forty feet (40'). The established setback appears to be closer to thirty-five feet (35'). If approved, staff recommends a field check to assure that the front setback of the proposed aligns with the two closest historic buildings on each side of the building.

The right setback is five feet (5') and the left setback varies but is approximately ten feet (10') at its closest point. Historic homes in the district have narrower widths, thereby creating more open space between homes. Staff finds the side setbacks to be inappropriate as they disrupt the rhythm of spacing created by the historic homes.

Materials: The foundation is proposed to be gray cement board; the cladding e brick, stained horizontal wood siding and smooth face cement panels; and the roof metal. Typically primary material changes happen on historic buildings horizontally, rather than vertically, as seen on this proposal. The first level has a central brick section and horizontal boards on either side. On the second floor, the material is primarily panels with a central section of stained horizontal board. Also, historic wood is usually a smooth-finished painted wood rather than a raw surface with stain. Although a similar material has been used as an accent material, it has not yet been approved as a primary cladding. Staff recommends that there be just two materials, that change between the floors and that the wood be a smooth-finished painted wood, unless it is just used as an accent material. In addition, minimally the ground floor should be brick as all the homes on Hillside are brick. The windows are proposed to be wood and the doors are not indicated with the exception of the garage doors which will be wood horizontal siding. The chimney and porch materials are not indicated. There are no known metal roofs in the district, so the material is inappropriate. The driveway will be grass pavers. The known materials do not meet section II.B.1.d



Example of garage door.



Example of grass driveway.

**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.

Two-story building forms typically have a side-gable roof form, in this portion of the district. Based on the fact that roof forms should be visually compatible with historic roof forms and should not contrast with these forms, the project does not meet section II.B.1.e.

**Orientation:** There is an approximately six foot (6’) deep porch oriented to the street, which is appropriate. If approved, staff would recommend a walk-way leading from the front porch to the street. The two-bay garage is also oriented to the street, which is incompatible with the orientation of the neighborhood, where vehicular access is either

from an alley or from a side driveway leading back to a garage behind the house or basement level garage at the rear or rear side of the house.

The proposal includes retaining an existing drive-way to the left of the building for access to a future one-story shop building.

The project does not meet section II.B.1.f because of the orientation of the garage.

Proportion and Rhythm of Openings: There are two locations on the front of the building that are large blank spaces, not meeting the rhythm of openings seen historically. One such section is on the central portion of the second level which is approximately twelve and one-half feet (12' ½") wide and the other is the garage on the first level, which is approximately twenty-two feet and six inches (22' 6") wide. The front facades of historic homes typically have windows every eight to ten feet (8'-10'). Although the central section is close to meeting appropriate rhythm, its central location and prominence as the tallest and most forward portion of the building keep it from matching the historic context. The proportion of windows is appropriate but the rhythm of openings is inappropriate. The project does not meet Section II.B.1.g because it does not maintain the rhythm of openings found on the historic buildings.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. If approved, Staff would ask that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1. i.

Outbuildings: The Commission's policy has been to only allow for attached garages when they are at the basement level and the appropriate location for a garage. In this case, the garage is on the front of the house, which is an inappropriate location compared to the historic homes in the neighborhood. In addition it is not located at the basement level, as required by the policy. The project does not meet section II.B.1.h of the design guidelines because the garage is not located in a similar location as historic out buildings.

### **Recommendation:**

Staff recommends disapproval based on the fact that the proposed does not meet sections II.B.1.a, b, d, e, f, g, and h.

If approved, staff recommends consideration of the following conditions:

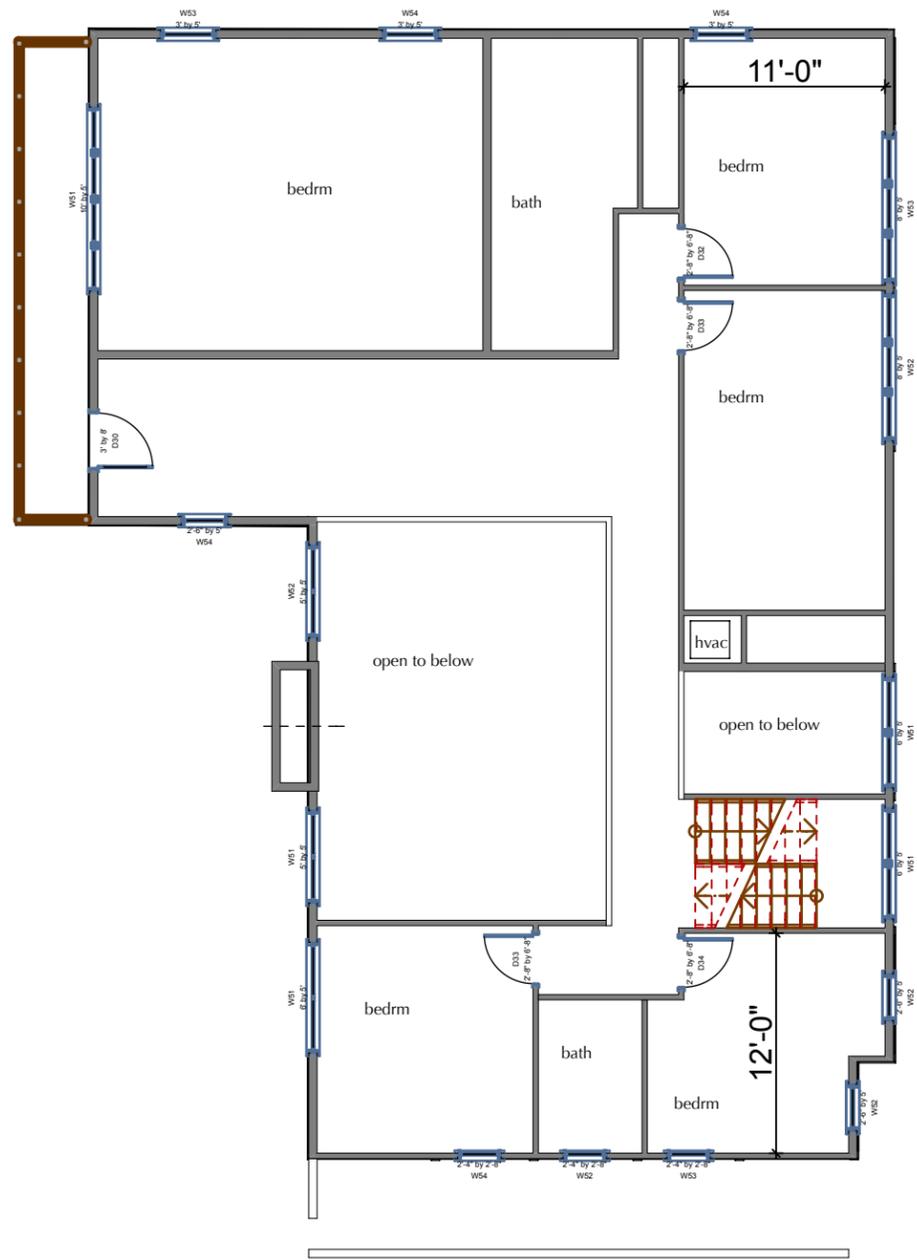
- The total width of the building be approximately fifty-five feet (55');
- The foundation material be masonry, rather than just a stucco board;
- The primary veneer for the home be brick;
- The roof be asphalt shingle with the color to be approved by staff;
- The chimney be a masonry material;
- All window and door designs and materials be approved by staff;
- There be just two primary cladding materials, that change between the floors and that the wood be a smooth-finished painted wood, unless it is just used as an accent material.
- All materials that are not indicated be approved by staff;
- The garage be located at the basement level on the side or rear of the building or be detached and located towards the middle to rear of the lot;

- The front setback be in keeping with the two closest historic buildings on either side of the lot.
- The roof form be redesigned to be a side-gable form;
- The utilities located at the rear or on either side, beyond the midpoint of the house;
- The central portion of the second floor and the garage on the first floor have openings to match the rhythm of openings on historic buildings in the district; and
- A walkway should be included leading from the front porch to the street.

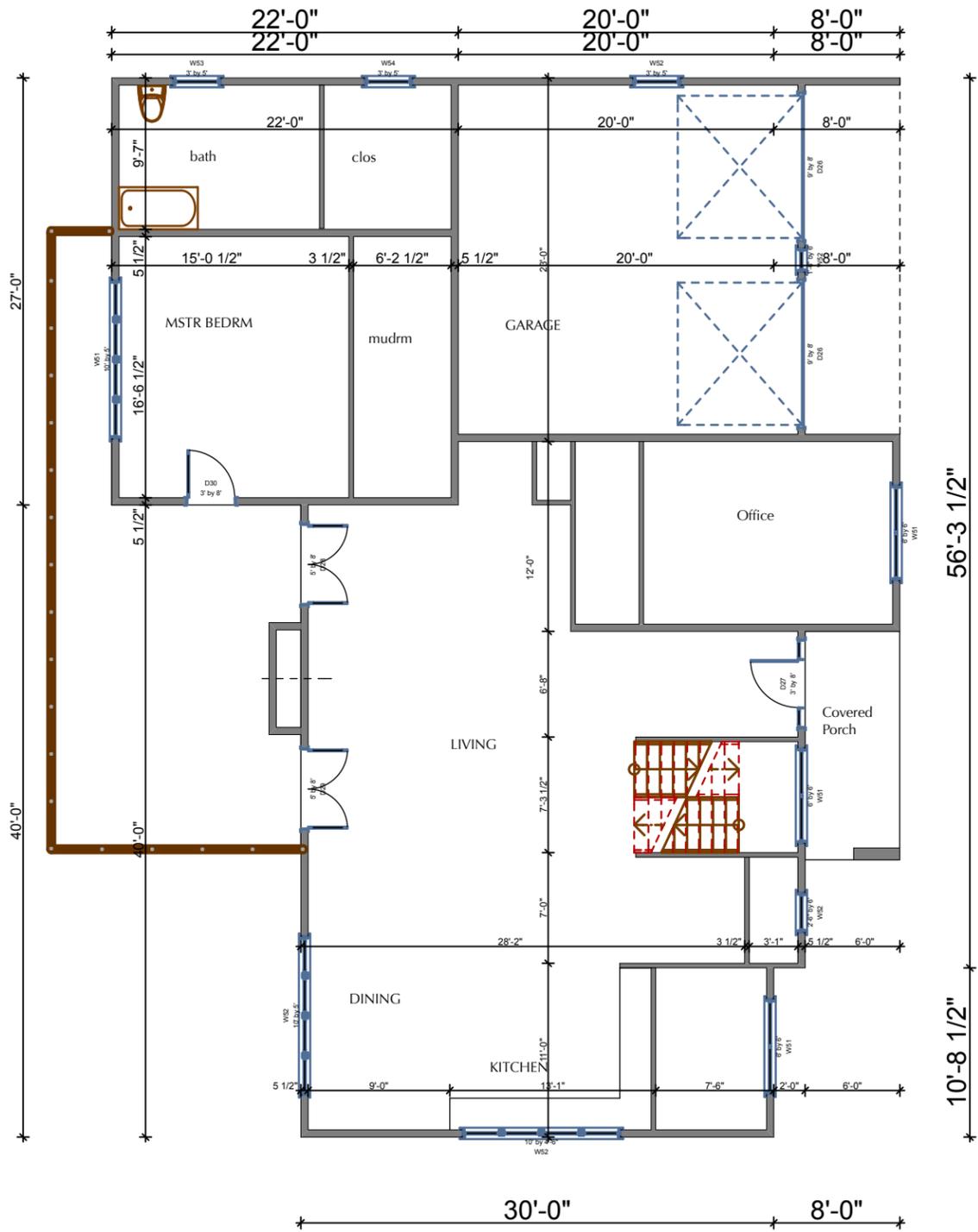


# 1 2ND FLR PLAN

SCALE: 1" = 10'



# 2 1ST FLOOR PLAN



2814 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 289-9248 Fax: (615) 627-1298  
email: quirkdesigns@comcast.net

**QUIRK DESIGNS**

PHONE:  
W335-0732  
H295-1508

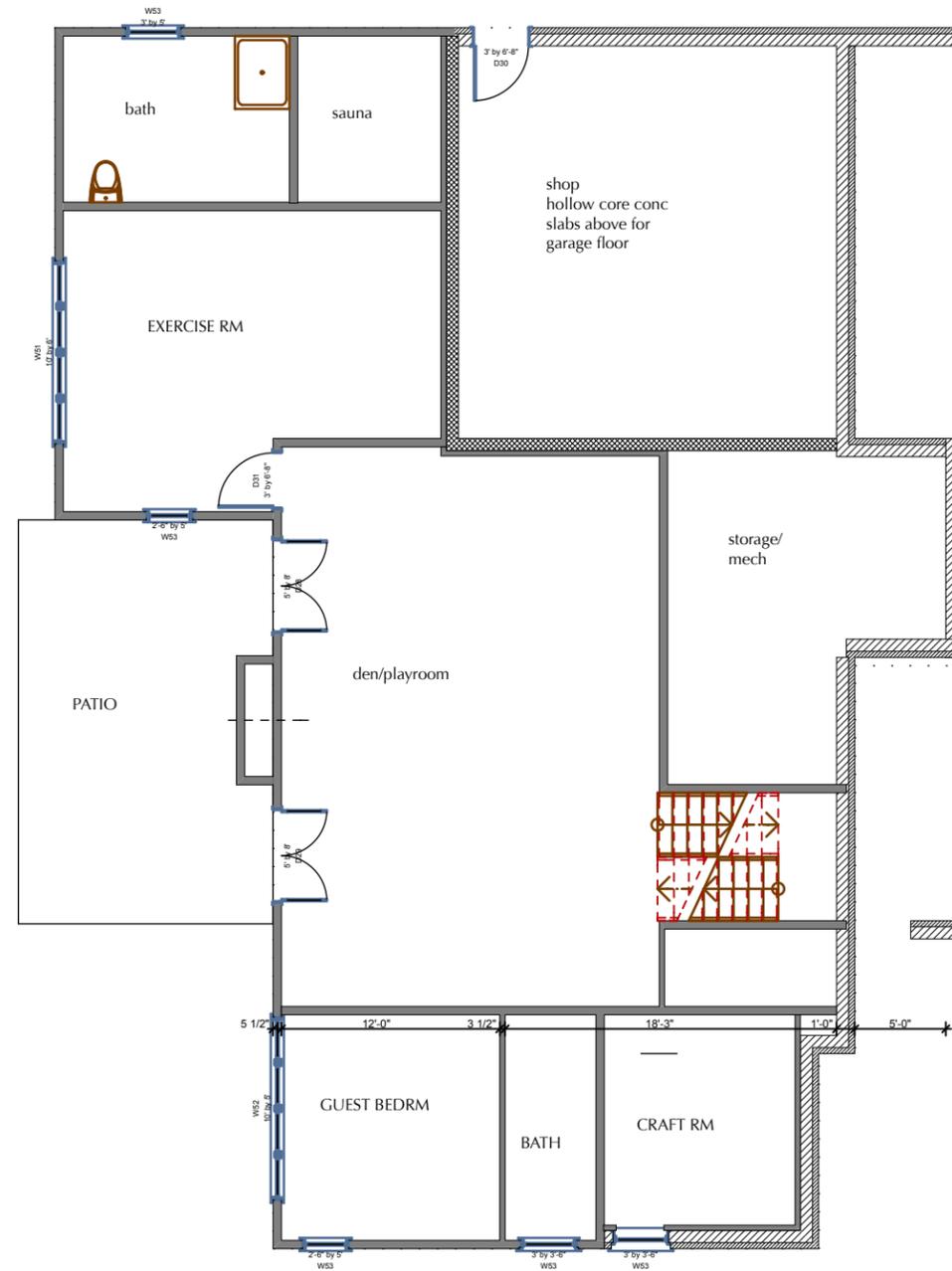
**New Residence**  
Franz & Petra Baudenbacher  
2819 Hillside Drive  
Nashville, TN 37212

DATE: 5/5/14  
REVISION

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1ST, 2ND FLR PLANS

A1  
SHEET 2



**1** **BASEMENT PLAN**  
SCALE: 1" = 10'

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PHONE:  
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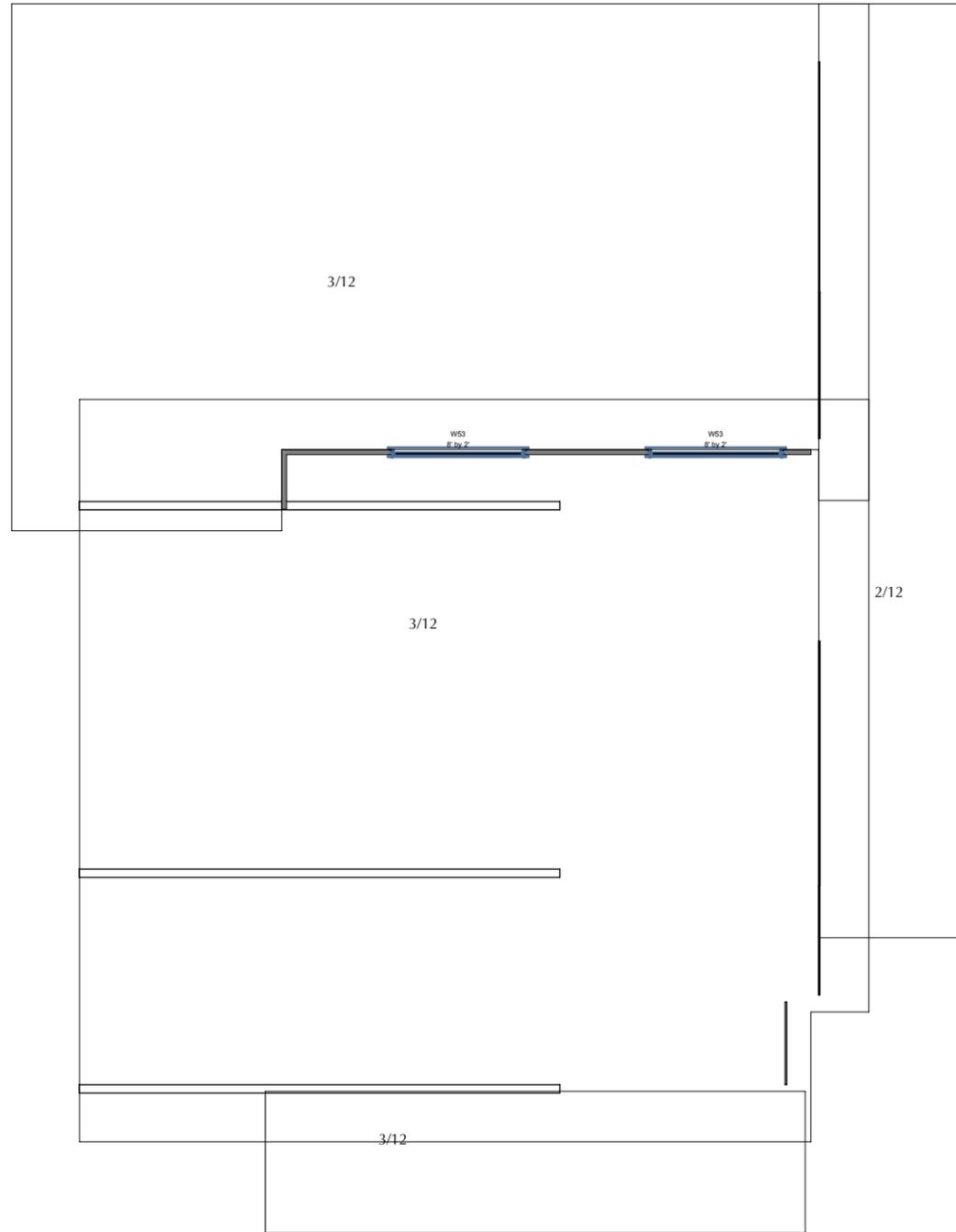
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BASEMENT PLAN

A2  
SHEET 3



**1** **ROOF PLAN**  
SCALE: 1" = 10'

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SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 289-9248 Fax: (615) 627-1298  
email: [quirkdesigns@comcast.net](mailto:quirkdesigns@comcast.net)

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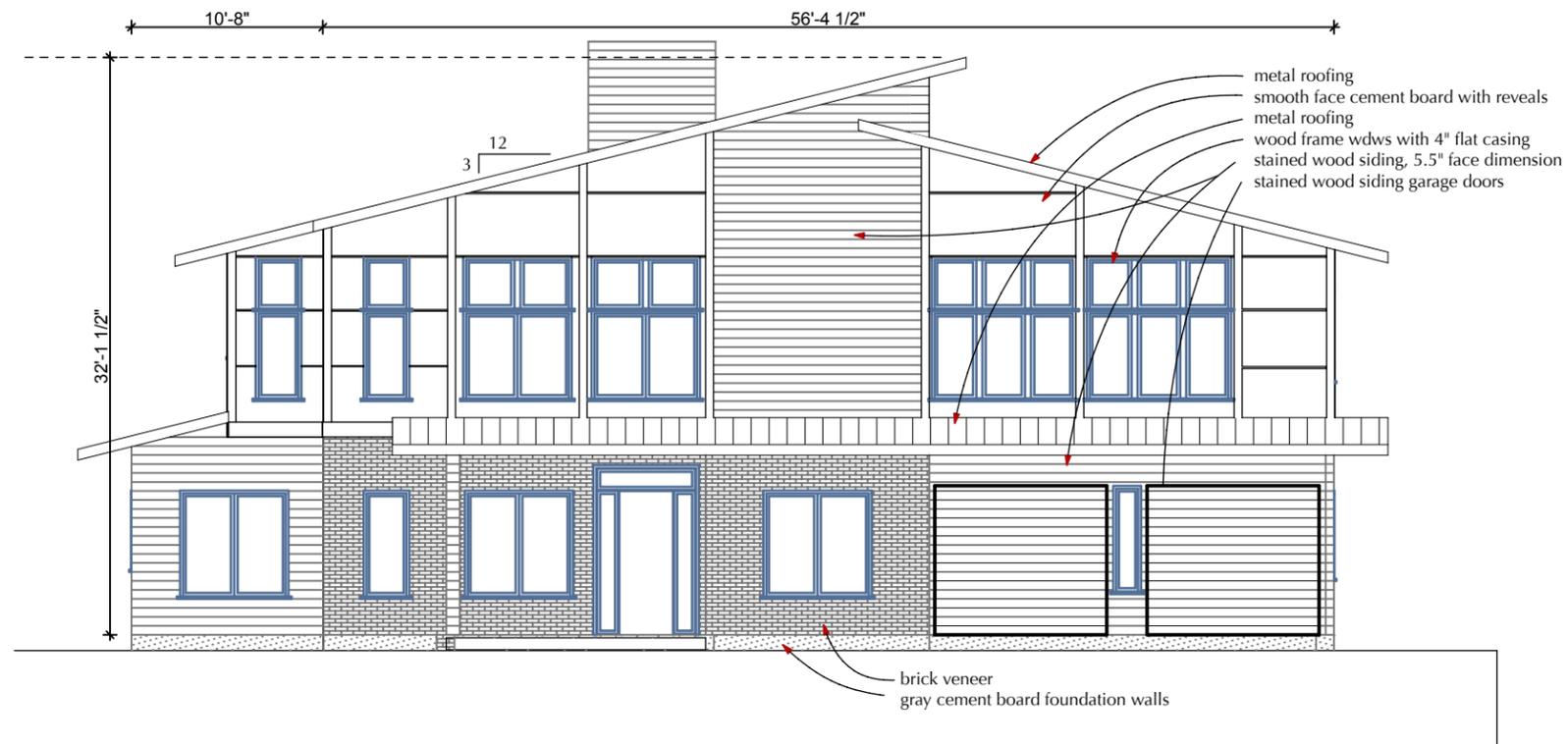
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ROOF PLAN

A3  
SHEET 4



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



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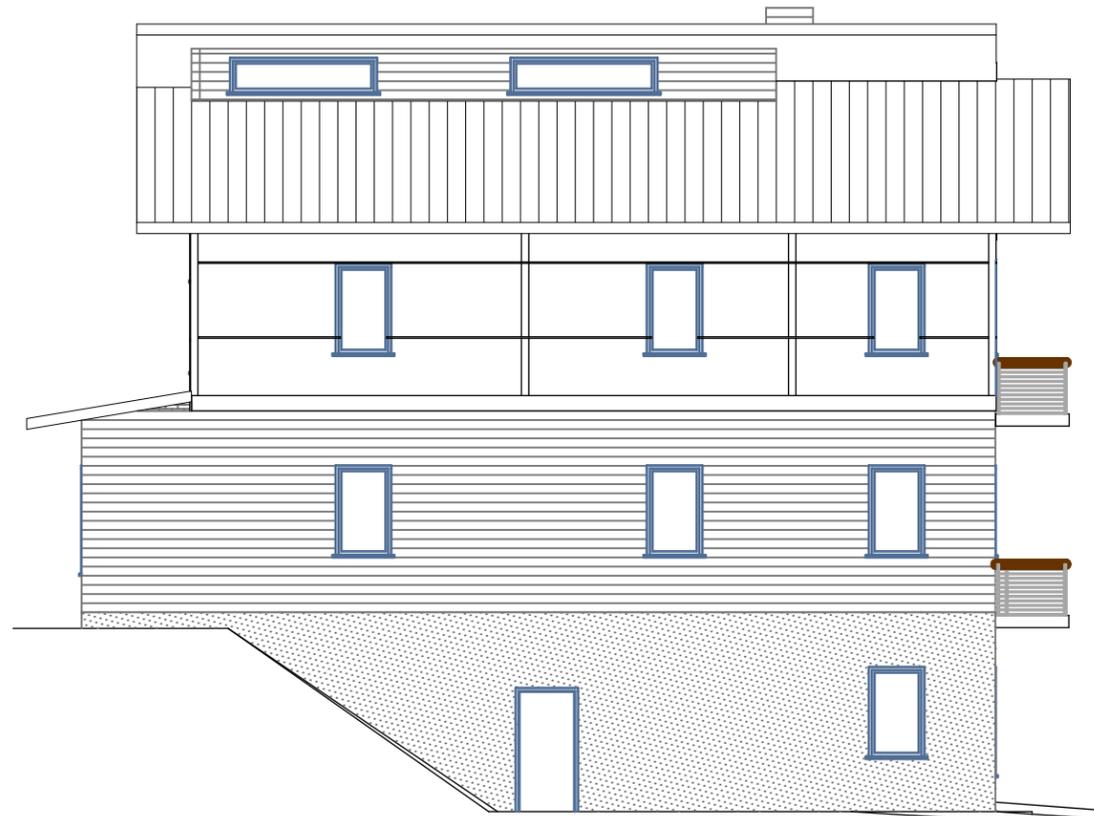
ELEVATIONS

A4  
SHEET 5

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



**2** RIGHT ELEVATION  
SCALE: 1" = 10'

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SIDE ELEVATIONS

A5  
SHEET 6



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

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REAR ELEVATION

A6  
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