

DAVID BRILEY
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
Fax: (615) 862-7974

STAFF RECOMMENDATION
2819 Hillside Drive
January 16, 2019

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: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: This application is a redesign of new construction approved by the Commission in 2014. The Preservation Permit has expired.

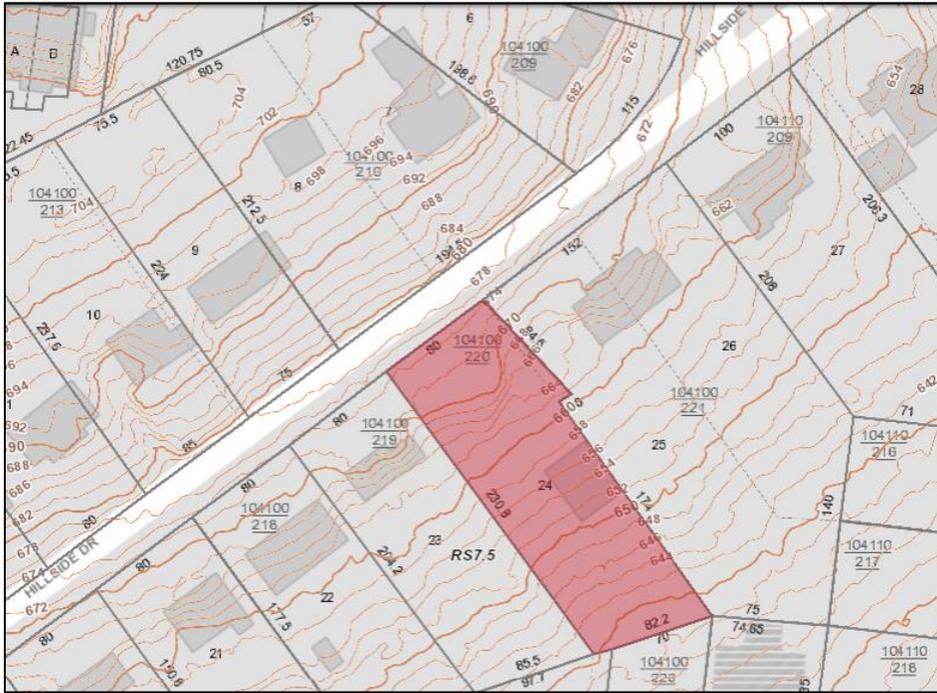
Recommendation Summary: Staff recommends approval with the conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The foundation masonry be a different material or color than the cladding brick, to distinguish the foundation;
3. Double and triple windows have a four-six inch (4"-6") mullion between them;
4. Staff approve the roof color, masonry, windows, doors, porch columns, railings, prior to purchase and installation;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

Staff finds that the application meets Section II.B for New Construction of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

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.

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 primary entrances should have full to half-lite doors. 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.

Background: The Commission approved a new residence and outbuilding at 2819 Hillside Drive in June 2014. The building's foundation and the outbuilding were built in 2014-2015. The applicant proposes a revised design of the primary building with the same width as approved previously and on the existing foundation.



Figure 1. Outbuilding and foundation already constructed

Analysis and Findings:

Height & Scale: The ridge height was approved in 2014 at thirty-three feet, nine inches (33' 9") from the finished floor height at its tallest point; the redesign has a ridge height of thirty-one feet (31') from the finished floor height with a simpler roof form. The extreme grade results in a basement level at the rear of the building. The width is fifty-eight feet (58'), which has not changed from the previously approved design. The new structure meets section II.B.1.a. and b.

Setback & Rhythm of Spacing: The approved front setback matches the setbacks of the houses to either side. The right setback is five feet (5'). The left setback varies but is ten

feet (10') from the property line at its closest. The proposed setbacks are the same as previously approved. The project meets section II.B.1.c.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick to grade	Not indicated	Yes	Yes
Primary cladding	Brick	Not indicated	Yes	Yes
Roofing	Clay roof tiles	Not indicated	Yes	Yes
Porch columns	Not indicated	Not indicated	n/a	Yes
Porch railings	Not indicated	Not indicated	n/a	Yes
Windows	Not indicated	Not indicated	n/a	Yes
Principal Entrance	Not indicated	Not indicated	n/a	Yes
Driveway	Concrete	n/a	Yes	No
Walkway	Concrete	n/a	Yes	No

A condition of the previous approval was that the foundation be a different material, or a different color brick. Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material. Staff recommends that the foundation masonry be a different material or different-colored brick. With this condition, as well as staff approval of masonry, windows, doors, porch columns and railings, the project meets section II.B.1.d.

Roof form: The proposed roof form is a slightly asymmetrical side-gable form, with pitches of 5/12 and 6/12. The side gable is a roof form commonly found in Hillsboro-West End and more in keeping with the district than the previous roof form. The roof form and pitch meets section II.B.1.e.

Orientation: The front porch is approximately seven feet (7') deep, oriented to Hillside Drive, which orients the building to the street. . A walkway will lead from the front porch to the street. The garage will be accessed from a driveway as there is no alley. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The majority of the windows are generally twice as tall as they are wide, meeting the historic proportion of openings. They are casement and fixed windows, rather than the more traditional double-hung windows but are appropriate for this more contemporary design. There are two sets of square windows on each side elevation; as a mix of window sizes is sometimes seen on historic buildings, staff finds the fenestration to meet the design guidelines. There are no large expanses of wall space without a window or door opening.

A condition of the previous approval was that all double windows have a 4”-6” mullion between them and Staff recommends the same for the current proposal.

Staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff recommends a condition of approval 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.

Recommendation:

Staff recommends approval with the conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The foundation masonry be a different material or color than the cladding brick, to distinguish the foundation;
3. Double and triple windows have a four-six inch (4”-6”) mullion between them;
4. Staff approve the roof color, masonry, windows, doors, porch columns, railings, prior to purchase and installation;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

Staff finds that the application meets Section II.B for New Construction of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Layout Page Table			
Label	File	Description	Comments
PC	Front Elevation		



Front Elevation

REVISION TABLE	
NO.	DESCRIPTION

Baudenbacher
Hilside Drive 2019

DRAWINGS PROVIDED BY:

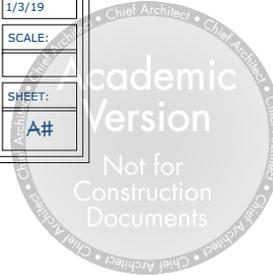
DATE:

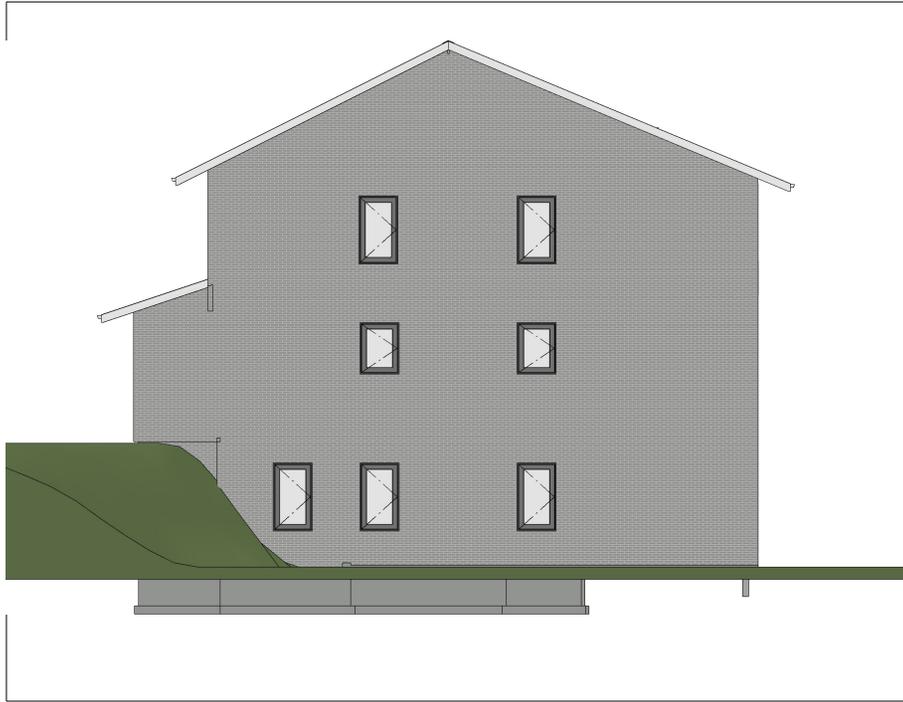
1/3/19

SCALE:

SHEET:

A#





Right Elevation

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
-------	-------	-------	-------	-------	-------	-------	-------	-------	--------

DRAWINGS PROVIDED BY:

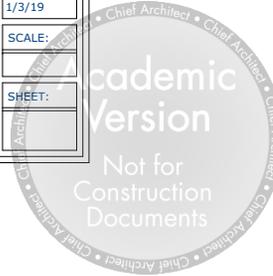
DATE:

1/3/19

SCALE:

SHEET:

Architect





Left Elevation

REVISION TABLE		
NO.	DATE	DESCRIPTION

DRAWINGS PROVIDED BY:

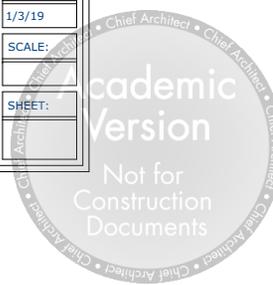
DATE:

1/3/19

SCALE:

SHEET:

Architect





Back Elevation

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
-------	-------	-------	-------	-------	-------	-------	-------	-------	--------

DRAWINGS PROVIDED BY:

DATE:

1/3/19

SCALE:

SHEET:

Architectural
Firm

