



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

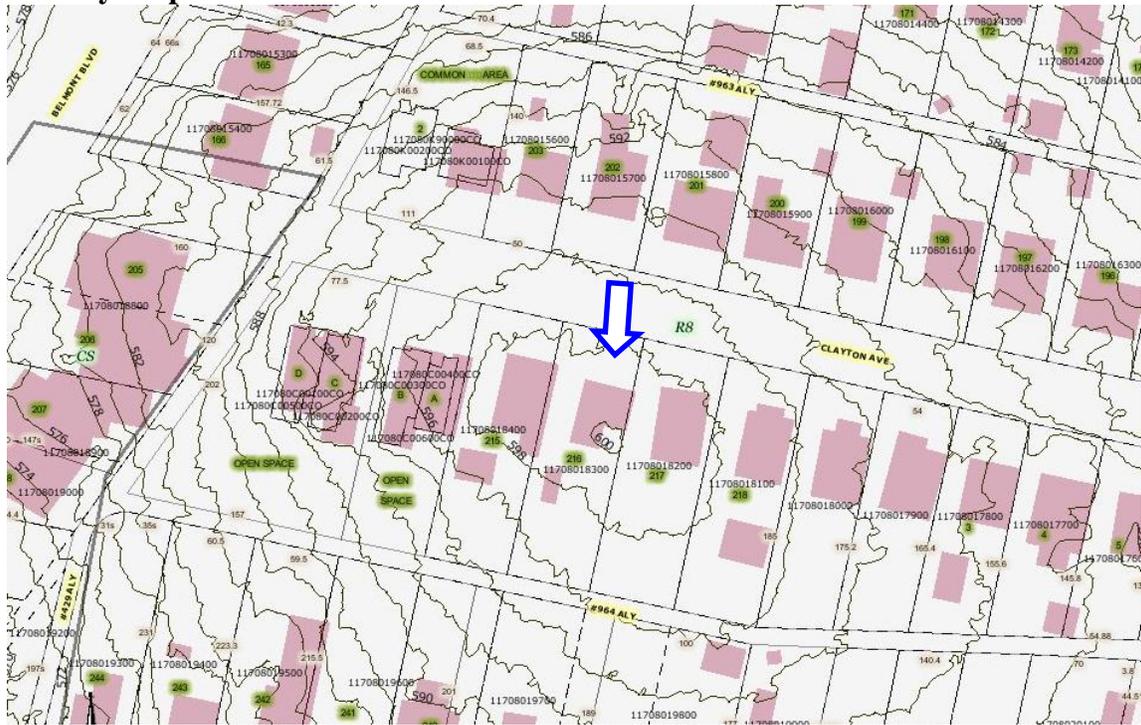
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**1511 Clayton Avenue**  
**September 18, 2013**

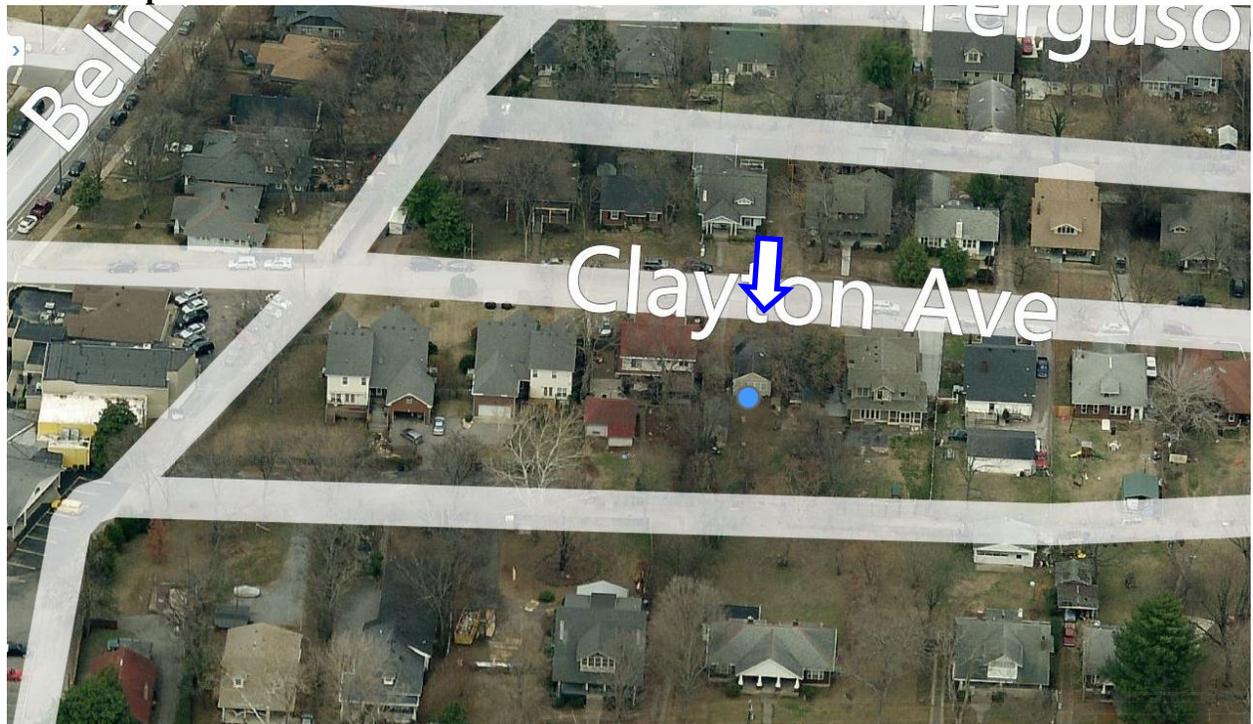
**Application:** 1511 Clayton Avenue  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11708018300  
**Applicant:** Andy Beck, BB Construction  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing to construct a new two-story primary building to replace a non-contributing building.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> <li>1. The applicant submit revised elevation drawings that show the site's slope and the true height of the foundation and building;</li> <li>2. The depth of the front balcony be reduced by two feet (2');</li> <li>3. Staff review the window and door specifications, asphalt shingle color, and materials for the porch floor, porch railing, and porch columns;</li> <li>4. The front dormer be inset a minimum of two feet (2') from the wall below;</li> <li>5. All double and triple windows have a four to six inch (4"-6") mullion in between them;</li> <li>6. The HVAC and other utilities be place on the rear façade, or on the side, beyond the midpoint of the house.</li> <li>7. Staff approve all new appurtenances, including fencing and walkways.</li> </ol> <p>With these conditions, staff finds that the project meets II.B. of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>D:</b> Elevations</p>
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**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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Appropriate setback reductions 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*

#### **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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

*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. 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.

## **I. 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.*

### *Outbuildings: Roof*

*Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*

*Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*

*The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.*

### *Outbuildings: Windows and Doors*

*Publicly visible windows should be appropriate to the style of the house.*

*Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

*Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*

*Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*

*For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

### *Outbuildings: Siding and Trim*

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*

*Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*

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

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

*Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.*

*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 clad buildings.*

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.*

#### ***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:** 1511 Clayton is a c. 1950, one-story structure that does not contribute to the character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1). Its materials, date-of-construction, and form do not match the historic context of this part of the Belmont-Hillsboro neighborhood, where the vast majority of the houses were built earlier and have different forms. In August, Staff administratively issued a demolition permit for the structure.



Figure 1. 1511 Clayton Avenue is a non-contributing structure.

**Analysis and Findings:** The applicant is proposing to construct a new two-story primary building to replace a non-contributing building.

**Setbacks, Orientation:** The new infill is oriented to face Clayton Avenue. It has a full-width front porch that is over ten feet (10') deep, and has a central doorway. The new infill will meet all base zoning requirements for setbacks. It will be a minimum of eight feet (8') from the east side property line, a minimum of seventeen feet (17') from the west side property line, and over eighty-five feet (85') from the rear property line. The site plan indicates that the new infill will have a front setback similar to the existing structure, which is appropriate. The site plan also shows that an existing covered deck that abuts the side property line, and therefore does not meet the base zoning requirement for the side setback, will remain (Figure 2). Staff notes that if the covered deck is removed and reconstructed, the applicant must come to the Commission for approval of the reconstruction and setback reduction.



Figure 2. The existing covered deck in the rear yard will remain. It does not meet the side setback.

Staff finds that the infill's setbacks and orientation meet Sections II.B.1.c. and I.B.1.f. of the design guidelines.

**Height & Scale:** The proposed infill is proposed to be two-stories tall with a maximum height of thirty feet, four inches (30'4"). By comparison, the majority of the houses on Clayton Avenue are one and one-half stories, and between twenty and thirty feet (20'-30') in height. Along Belmont Boulevard and on nearby streets like Gale Lane and Cedar Avenue, there are several two and two-and-a-half story structures that are thirty feet (30') and taller. In 2011, the Commission approved new construction at 1516 Clayton, across the street and towards Belmont Boulevard, that is approximately twenty-seven feet (27') tall and two stories in height (Figure 3). Staff finds that the two-story and thirty foot, four inch (30'4") height proposed for 1511 Clayton is compatible with the historic context and meets the design guidelines.



Figure 3. 1516 Clayton is a two-story structure approved by MHZC in 2011.

The eave height is approximately twenty feet (20') above grade, and the porch eave height is approximately eleven feet (11') above grade. The foundation height is shown to be approximately two and a half blocks, or two feet (2'), in height. The elevation drawings show the lot as flat, but the lot in fact slopes up towards the back of the lot. Staff asks that revised drawings be submitted showing the slope of the site and the relative foundation height in order to ensure that the foundation height at the front and the overall height of the building is appropriate.

The house is approximately thirty-two feet (32') wide. Staff finds that this meets the immediate historic context where most of the historic houses are between thirty and forty-eight feet (30-48') wide. The front elevation includes a centered front balcony that extends over the porch roof. The balcony is ten feet (10') wide and eight feet (8') deep, which is larger than typical second story balconies. Staff asks that a condition of approval be that the depth of the balcony be reduced by two feet (2') so that it only extends six feet (6') over the porch roof.

With the conditions that the staff receive revised drawings showing the site's slope and the depth of the front balcony be reduced by two feet (2'), staff finds that the structure's height and scale meet Sections II.B.1.a. and I.B.1.b. of the design guidelines.

Materials: The primary cladding material for the house will be cement fiberboard siding with a five inch (5") reveal. An eight inch (8") Harditrim band will visually separate the first and second stories. Harditrim will also be used around the windows. The foundation will be split face concrete block, and the roof will be asphalt shingles. Staff asks to approve the color of the shingle roof. The materials for the windows and doors were not specified, and staff asks to review all window and door specifications prior to purchase and installation. The materials for the porch floor, porch railing, and porch columns were not specified, and staff asks to review these materials. The rear deck will be wood. With the aforementioned final staff approvals, staff finds that the proposed materials meet Section II.B.1.d. of the design guidelines.

Roofs: The primary roof form will be a hipped roof with a slope of 6/12. Staff finds that this primary roof form is compatible with the roof forms of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The front façade contains a dormer with a hipped roof with a 6/12 slope. Staff asks that the dormer be pushed back so that it is inset a minimum of two feet (2') from the wall below. The front porch will have a hipped roof with a 3/12 slope, and the overhang on the right/east façade will have a hipped roof with a 6/12 slope. With the changes to the dormer, staff finds that the infill's roof forms meet Section II.B.1.e. of the design guidelines.

Proportion & Rhythm of Openings: The primary windows are generally twice as tall as they are wide, thereby meeting typical window proportions. There are no large expanses of wall space without a window or door opening. Staff asks that a condition of approval be that all double, triple, and quadruple window openings have a four to six inch (4"-6") mullion in between them. With this condition, staff finds that the infill's proportion and rhythm of openings meet Section II.B.1.g. of the design guidelines.

Utilities. The location of the HVAC unit and other utilities were not indicated on the plans, and staff asks that they be located on the rear, or on a side façade beyond the midpoint of the house.

Outbuilding: An existing outbuilding, which is approximately twelve feet by twenty-four feet (12'X24'), will remain on the site (Figure 4).

Public Spaces. The site plan indicates that the applicant plans to retain the existing driveway (Figure 5). Staff asks to approve all other appurtenances, including walkways and fences, prior to their installation.



Figures 4 & 5. The existing outbuilding and driveway will remain.

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

1. The applicant submit revised elevation drawings that show the site's slope and the true height of the foundation and building;
2. The depth of the front balcony be reduced by two feet (2');
3. Staff review the window and door specifications, asphalt shingle color, and materials for the porch floor, porch railing, and porch columns;
4. The front dormer be inset a minimum of two feet (2') from the wall below;
5. All double and triple windows have a four to six inch (4"-6") mullion in between them;
6. The HVAC and other utilities be place on the rear façade, or on the side, beyond the midpoint of the house.
7. Staff approve all new appurtenances, including fencing and walkways.

With these conditions, staff finds that the project meets II.B. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

**Context Photos:**



1509, 1511, and 1513 Clayton Avenue



Houses to the east of the site, looking towards Granny White Pike.



Houses to the west of the site, looking towards Belmont Boulevard



Houses across the street from the site.



Houses across the street from the site, looking to the west towards Belmont Boulevard



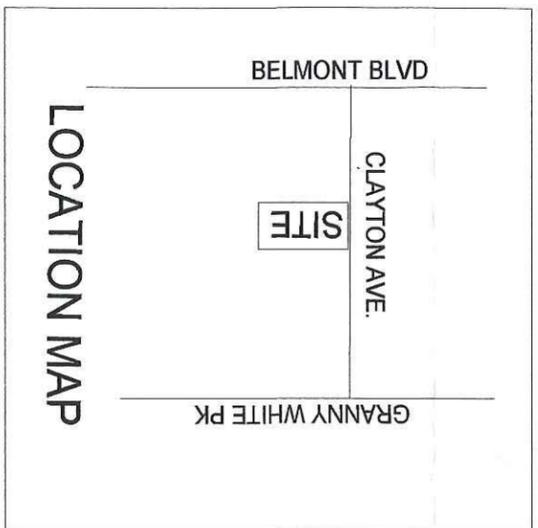
Houses across the street from the site, looking to the east towards Granny White Pike.



Houses at 1516 and 1514 Clayton Avenue

# SITE PLAN

SURVEYED: AUGUST 5, 2013



SEAN AREND & SCHIERE OVERBEEKE  
 DB 20120719, PG 0063505  
 PARCEL ID 11708018400

LOT 215

PLAT BEARING  
 SCALED OFF MAP



**SURVEYED FOR:**  
**BRIAN P. MCKEE**  
 1511 CLAYTON AVE.  
 NASHVILLE, TN  
 LOT 216  
 VICTORIA PLACE  
 DB 20031001 PG 0145023  
 PARCEL ID 11708018300  
 DAVIDSON COUNTY, TN

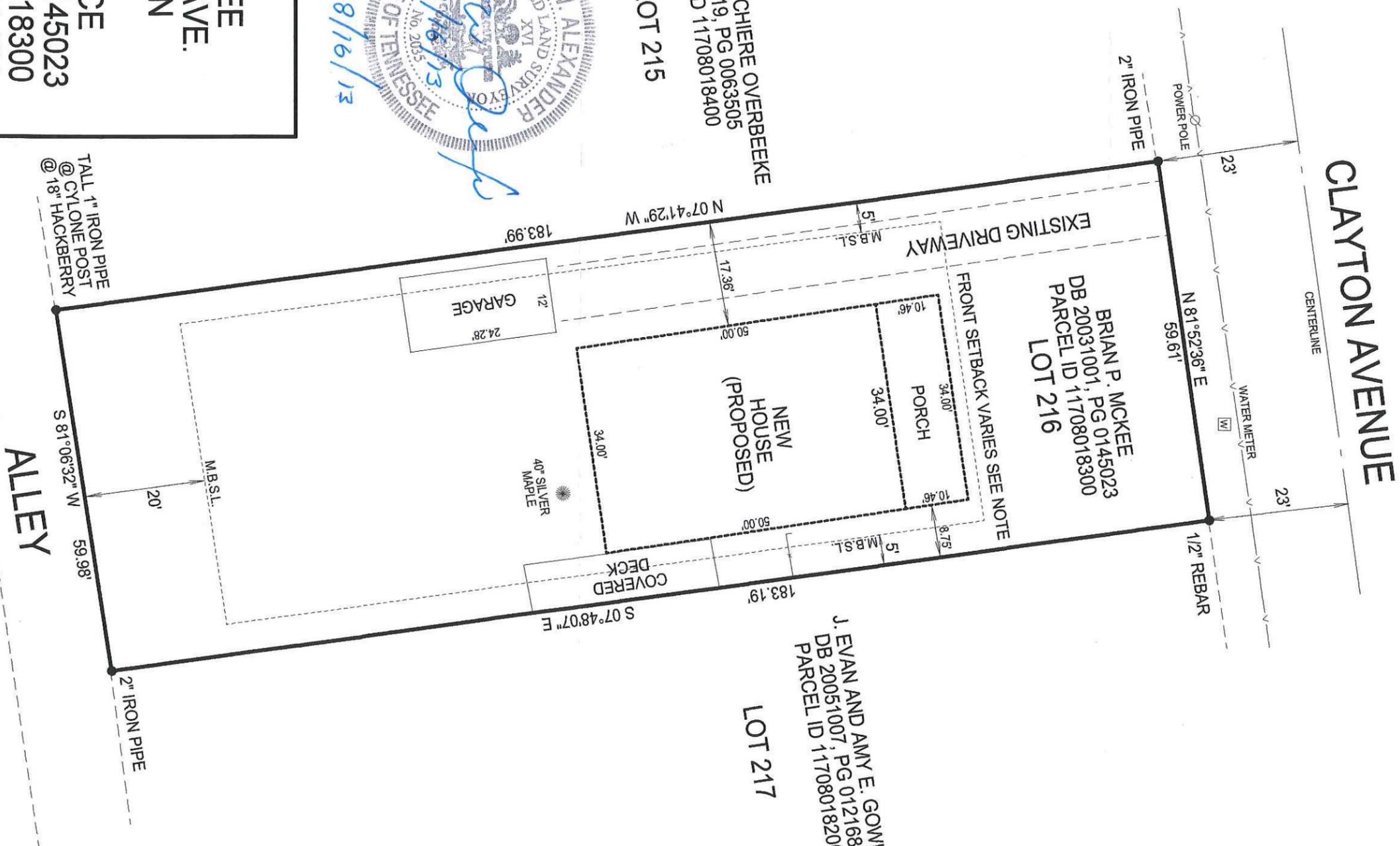
**SURVEYOR:**

SURVEYED: AUGUST 5, 2013  
 GLEN W. ALEXANDER  
 Registered Land Surveyor, TN # 2035  
 2481 Mooresville Pk, Culleoka, TN 38451  
 PHONES: Office: 931-987-0736  
 Cell: 931-698-2338

I HEREBY CERTIFY THAT THIS IS A  
 CATEGORY 1 SURVEY AND THE RATIO  
 OF PRECISION OF THE UNADJUSTED  
 SURVEY IS 1:10,000 AS SHOWN HEREON

GLEN W. ALEXANDER, RLS-TN #2035

8/16/13



J. EVAN AND AMY E. GOWER  
 DB 20051007, PG 0121682  
 PARCEL ID 11708018200

LOT 217

ZONED: R-8

BUILDING SETBACKS:  
 FRONT.....MIN. 20'...MAX 40' (AVG. FRONT OF ADJOINING HOUSES)  
 SIDE.....5'  
 REAR.....20'

FOUND CORNERS.....  
 SET CORNER.....  
 FENCE LINES.....  
 POWER LINES.....  
 WATER LINES.....  
 SCALE: 1" = 20'



**REAR ELEVATION**

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



**FRONT ELEVATION**

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

NO.	DESCRIPTION	BY	DATE

40 Henryville Rd  
 Elmridge TN 38456  
 931-629-5709

DRAWINGS PROVIDED BY:  
**CADWAY**  
 Designs

PROJECT DESCRIPTION:  
**Front and Rear Elevations**  
**Brian and Rachele McKee - New House**  
 1511 Clayton Ave. Nashville, TN 37212

Date:  
Aug. 2, 2013

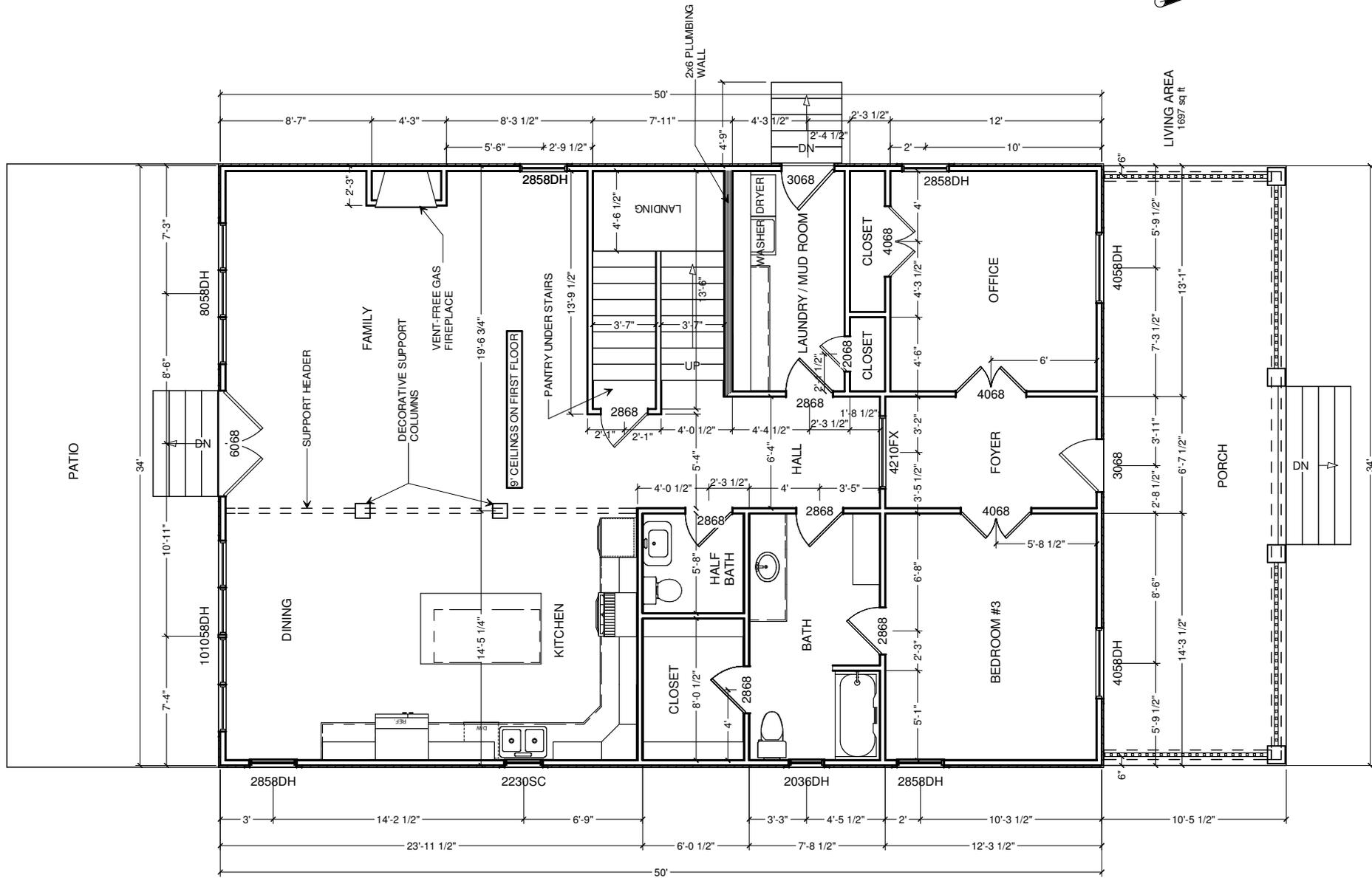
Scale:  
As Noted

SHEET:  
**A-1**

E:\Plans\2013\134101 - Brian McKee\134101-1\layout







# FIRST FLOOR PLAN

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

PROJECT DESCRIPTION:	<b>First Floor Plan</b>
PROJECT DESCRIPTION:	<b>Brian and Rachele McKee - New House</b>
PROJECT DESCRIPTION:	1511 Clayton Ave. Nashville, TN 37212
DATE:	Aug. 2, 2013
SCALE:	As Noted
SHEET:	<b>A-4</b>
DRAWINGS PROVIDED BY:	<b>CADWAY Designs</b>
DRAWINGS PROVIDED BY:	40 Henryville Rd Elridge TN 38456 931-629-5709
NO.	
DESCRIPTION:	
BY:	
DATE:	



