

JOHN COOPER  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

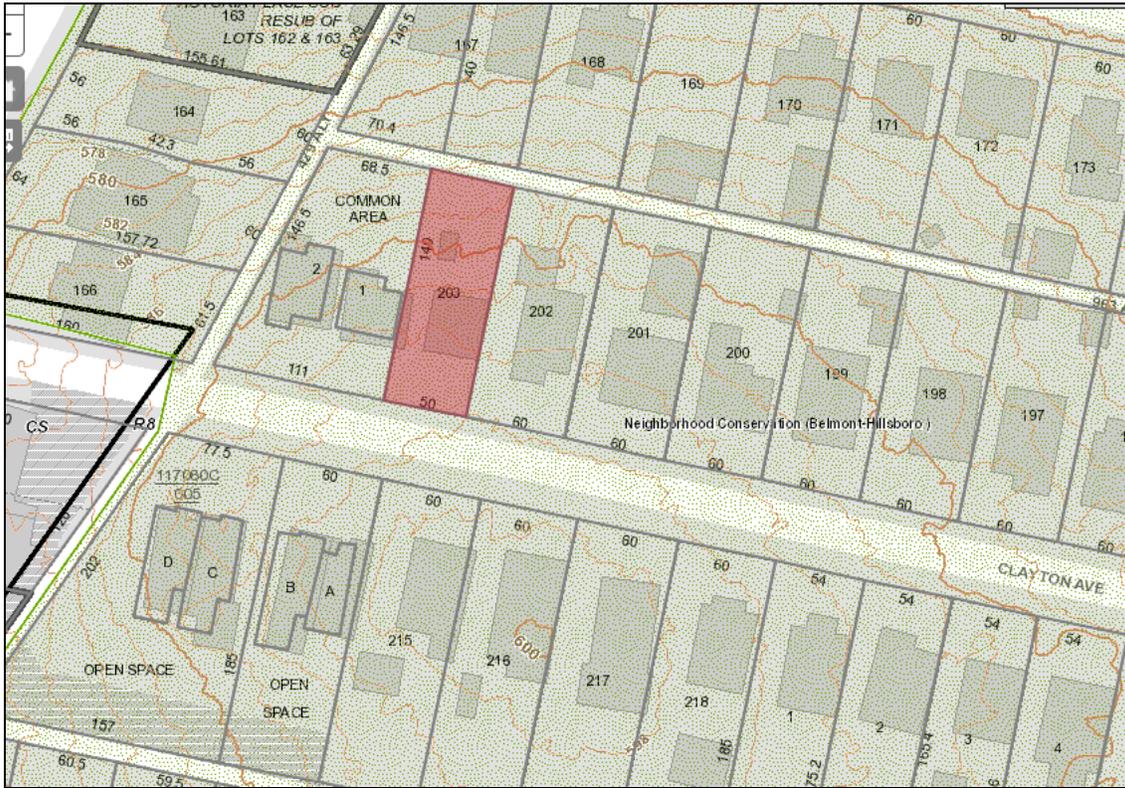
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**1514 Clayton Avenue**  
**September 16, 2020**

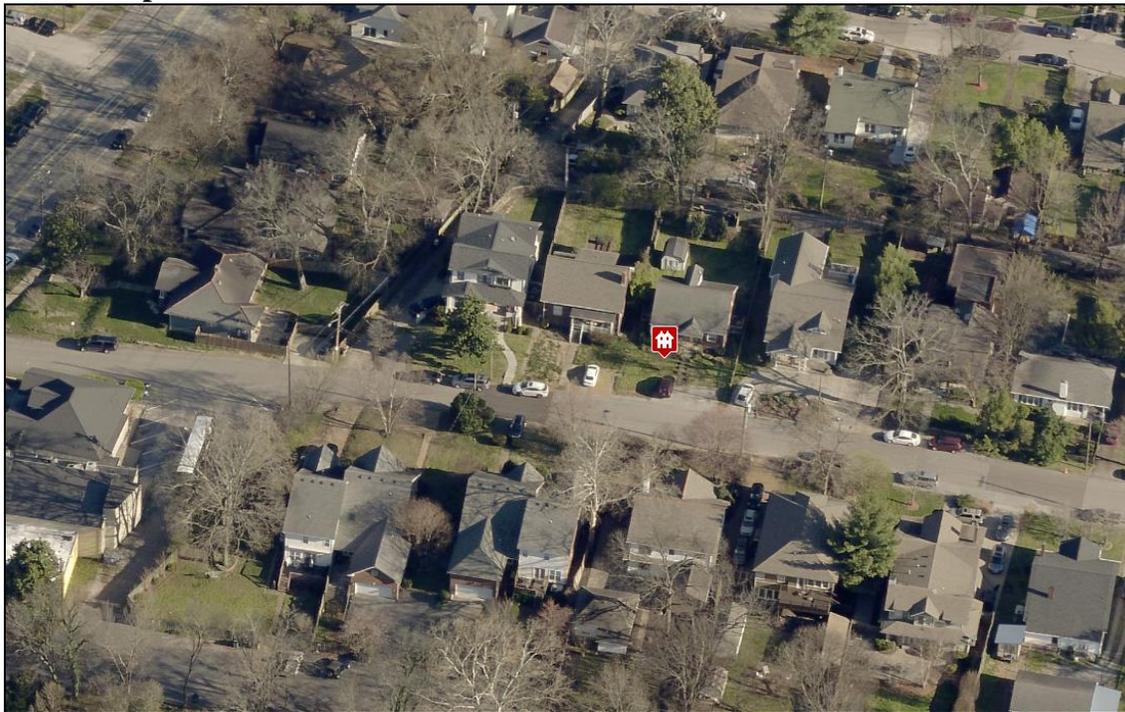
**Application:** Show Cause; New Construction—Infill (Materials)  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Base Zoning:** R8  
**Map and Parcel Number:** 11708015600  
**Applicant:** Moyo Suarez, Palmetto Construction  
**Project Lead:** Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)

<p><b>Description of Project:</b> Staff has ordered a Show Cause hearing for materials on an infill project. Brick was installed on the infill at 1514 Clayton Avenue without prior review as required by the Commission’s conditions of approval.</p> <p>The applicant is required to appear before the Commission and show cause as to why the work should be allowed to remain as-is, rather than corrected as per the original Preservation Permit.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval of the brick as installed, finding it does not meet Section II.B.d 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> HCP 2019068353</p>
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**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II. B. GUIDELINES

#### 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.*

**Background:** The Commission approved infill at 1514 Clayton Avenue in November 2019 (HCP 2019068353; Attachment B). The new house is under construction but appears to be near completion (Figure 1).



Figure 1. 1514 Clayton Avenue, August 2020.

**Analysis and Findings:** Brick was installed on the infill at 1514 Clayton Avenue without prior review as required by the Commission’s conditions of approval.

**Materials:** The brick is located on the foundation, front porch columns, and gabled entry way (Figure 1). The brick foundation only extends the first twenty-five feet (25’) on the left-side façade and is not used as a foundation material on the right-side façade (Figure 2).



Figure 2. Left-side façade of infill, September 2020.

Section II.B.d of the design guidelines state that the materials, texture, details, and material color of a new building’s public façades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. In the past, the Commission has determined that new brick that appears old or reclaimed creates a false sense of history and so does not meet the design guidelines; therefore, bricks with finishes such as "hand-pressed," "fritted," "thrown," "tumbled" and "rolled" are inappropriate. Brick that achieves its color by means of an applied surface of colored sand or with mortar washes

has also been determined to be inappropriate as it does not meet the texture of historic brick found in the area.

Staff finds that the brick as installed does not meet the design guidelines with respect to its color and texture. The color of the brick, which is lightened likely by a mortar rub, is lighter than historic examples on this block of Clayton Avenue. Figure 2 shows the infill next to the contributing brick house next door at 1516 Clayton Avenue. The bricks themselves exhibit a rougher distressed texture that is not typical of historic brick (Figure 3). There are several examples of painted brick on this block, but staff would not recommend that as a solution since the texture of the brick also does not meet the design guidelines.



Figure 3. Closer view of brick, August 2020.

Staff finds that the color and texture of the brick do not meet Section II.B.1.d of the Belmont-Hillsboro design guidelines and recommends that the brick be replaced with brick that meets the design guidelines.

**Recommendation:** Staff recommends disapproval of the brick as installed, finding it does not meet Section II.B.d of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

**ATTACHMENT A: Photos**



From left to right: 1516 Clayton Avenue (contributing), 1514 Clayton Avenue (previous non-contributing house), and 1512 Clayton Avenue (contributing)



1513 Clayton Avenue – contributing (located directly across the street)



1407 Clayton Avenue – contributing



1405 Clayton Avenue – contributing



**\*3730155\***  
3730155

## METRO HISTORIC ZONING COMMISSION

Sunnyside at Sevier Park  
3000 Granny White Pike  
Nashville TN 37204  
(615) 862-7970  
historicalcommission@nashville.gov

### HISTORICAL COMMISSION PERMIT - 2019068353

Entered on: 06-Nov-2019

#### Site Address

1514 CLAYTON AVE  
NASHVILLE TN, 37212

**Historic District:** Belmont-Hillsboro NCZO

#### Parcel Owner

SMALLMAN, WILLIAM H.  
P O BOX 158444  
NASHVILLE, TN 37215

**Purpose:** Construct infill

#### CLADDING & TRIM

- All/any trim, railings, vents and associated type elements are to be wood or cement fiberboard. Clad material is not approved.
- Wood or cement fiberboard shall be a smooth face material void of any simulated wood grain pattern or rough, unfinished appearance.
- All exposed exterior lumber should be grade number #1 or #2. Lower grade lumber is unsuitable for exterior work.

#### WINDOWS & DOORS

- Windows and doors on clapboard structures shall not have brick-mold and shall have 4" nominal wood casings.

#### HVAC

• HVAC/Mechanical/Utility vents, pipes, lines, and all associated components, condensers or boxes shall be located behind the midpoint of the structure on a non-street façade.

#### GENERAL

- The existing parking pad located with the front yard setback shall be removed.
- 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.
- The front setback shall be consistent with the buildings to either side, to be verified by MHZC staff in the field.
- MHZC Staff may have added notes to submitted drawings that are a part of this permit. Any substitutions or deviation from the approved work requires further review and approval by the MHZC PRIOR to work being undertaken or materials being purchased.
- All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
- The work items listed are approved in accordance with the adopted design guidelines and are NOT applicable beyond the unique facts and circumstances of this particular application.
- This permit becomes invalid TWELVE months after issue date. Expired permits must be reissued prior to work being undertaken.
- THIS IS NOT A BUILDING PERMIT nor does it permit any particular type of use. No work can begin without the appropriate review and approval by the Metropolitan Department of Codes Administration: Howard School Building Campus (615) 862-6500.

**APPLICANT:** William Smallman

**Activities to be Completed - Call: (615) 862-7970 or Email: [historicalcommission@nashville.gov](mailto:historicalcommission@nashville.gov)**

**REVIEWS REQUIRED:**

ROOFING COLOR APPROVAL PRIOR TO INSTALL - HZ  
WINDOWS APPROVAL PRIOR TO INSTALL - HZ  
GARAGE DOOR APPROVAL PRIOR TO INSTALL - HZ  
DOOR APPROVAL PRIOR TO INSTALL - HZ  
MASONRY APPROVAL PRIOR TO INSTALL - HZ  
HVAC LOCATION – HZ  
PORCH FLOOR AND STEPS MATERIAL PRIOR TO INSTALL – HZ  
WALKWAY AND DRIVEWAY MATERIAL PRIOR TO INSTALL – HZ

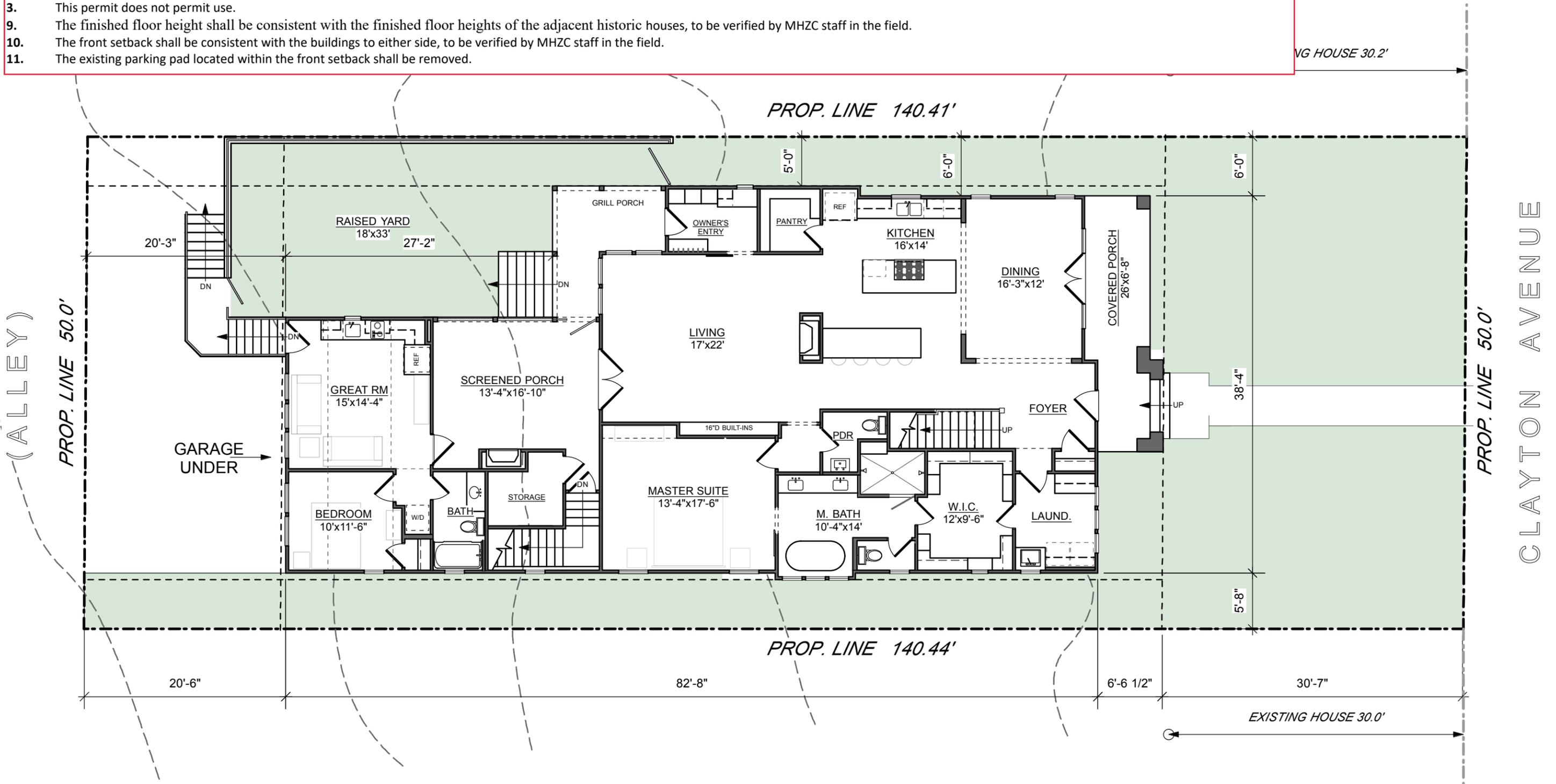
**INSPECTIONS REQUIRED:**

FIELD STAKING INSPECTION - HZ  
FOUNDATION CHECK INSPECTION - HZ  
ROUGH FRAMING INSPECTION - HZ  
PROGRESS INSPECTION – HZ  
FINAL INSPECTION – HZ

**Issued Date:** 03-Apr-2020 **Issued By:** Melissa Sajid

**MHZC NOTES; CALL 862-7970 IF QUESTIONS**

1. Structure to be constructed in accordance with attached scaled site plan and elevations. Any deviation from the approved plans could result in **changes being reversed** to reflect the approved drawings. Any alterations, whether or not approved by other Metro Departments, must be communicated to MHZC for a revision of the permit prior to construction or material purchase.
2. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
3. This permit does not permit use.
9. 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.
10. The front setback shall be consistent with the buildings to either side, to be verified by MHZC staff in the field.
11. The existing parking pad located within the front setback shall be removed.



**1514 CLAYTON AVE**

SITE PLAN • SCALE: 1"=10'





**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'

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2. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
3. This permit does not permit use.
4. Exterior finish materials shall be trim grade (smooth and square). Stud wall lumber or embossed wood grain is not appropriate.
5. Windows shall be single-light or fully simulated, divided light sashes. Muntins are to be factory installed with an exterior muntin, interior muntin and a spacer bar within the double paned-glass. Snap-in or between the glass muntins are never appropriate. Double and triple windows shall have 4" to 6" mullions between.
6. Four (4) inch (nominal) wood casings are required around doors, windows and vents within clapboard walls. Windows on clapboard structures shall not have brick-mold.
7. For non-masonry buildings, siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank). Siding exposure shall have a maximum reveal of five (5) inches.
8. Four inch (nominal) wood corner-boards are required at the face of each exposed corner.
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**FRONT (STREET) ELEVATION**  
SCALE: 1/8" = 1'

**MHZC INSPECTIONS & FINAL APPROVALS**  
**CALL 862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS**

1. Staff must approve the construction progress at the following points:
  - a. After the building footprint has been field staked
  - b. After the foundation wall has been constructed
  - c. After the rough framing has been completed
  - d. After construction has been completed
2. The following must be submitted for final approval before purchase:
  - a. Windows and doors
  - b. Roof color
  - c. Masonry
  - d. HVAC location

1ST FLOOR	1924 SF
2ND FLOOR	1431 SF
<b>TOTAL</b>	<b>3355 SF</b>
APARTMENT	447 SF
SUNROOM	348 SF
BASEMENT GARAGE	783 SF
FRONT PORCH	173 SF
REAR PORCH	85 SF

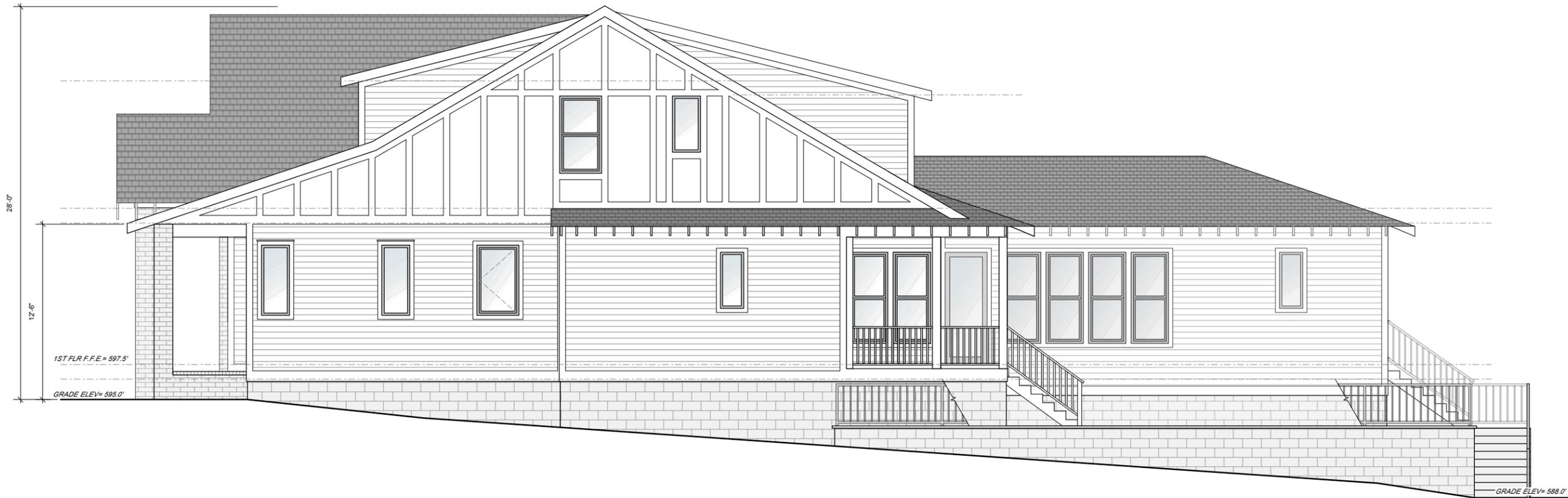


615.598.1392  
tldesigns@yahoo.com

DESIGN BY	TARL L.
DRAWN BY	TARL L.
PLAN	1514 Clayton
DATE	1/16/2020

1  
SCALE: 1/8" = 1'

**1514 Clayton Ave.**  
Waverly - Belmont NCZO  
Nashville, TN



**RIGHT SIDE ELEVATION**  
SCALE: 1/8"=1'

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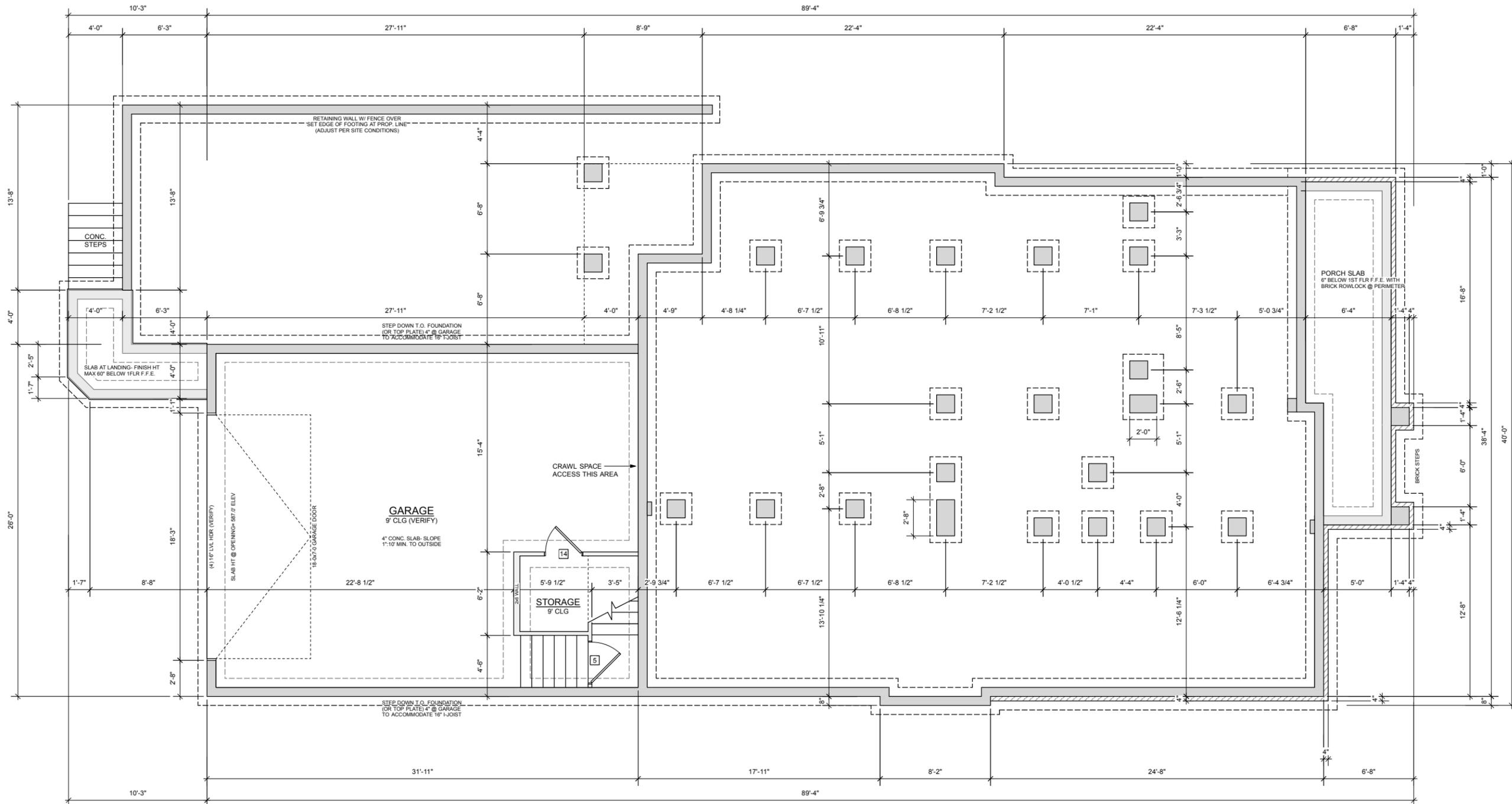
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**REAR (ALLEY) ELEVATION**  
SCALE: 1/8"=1'

See elevations for plans notes.



**NOTES**

**MHZA INSPECTIONS & FINAL APPROVALS**  
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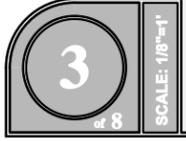
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  - Masonry
  - HVAC location

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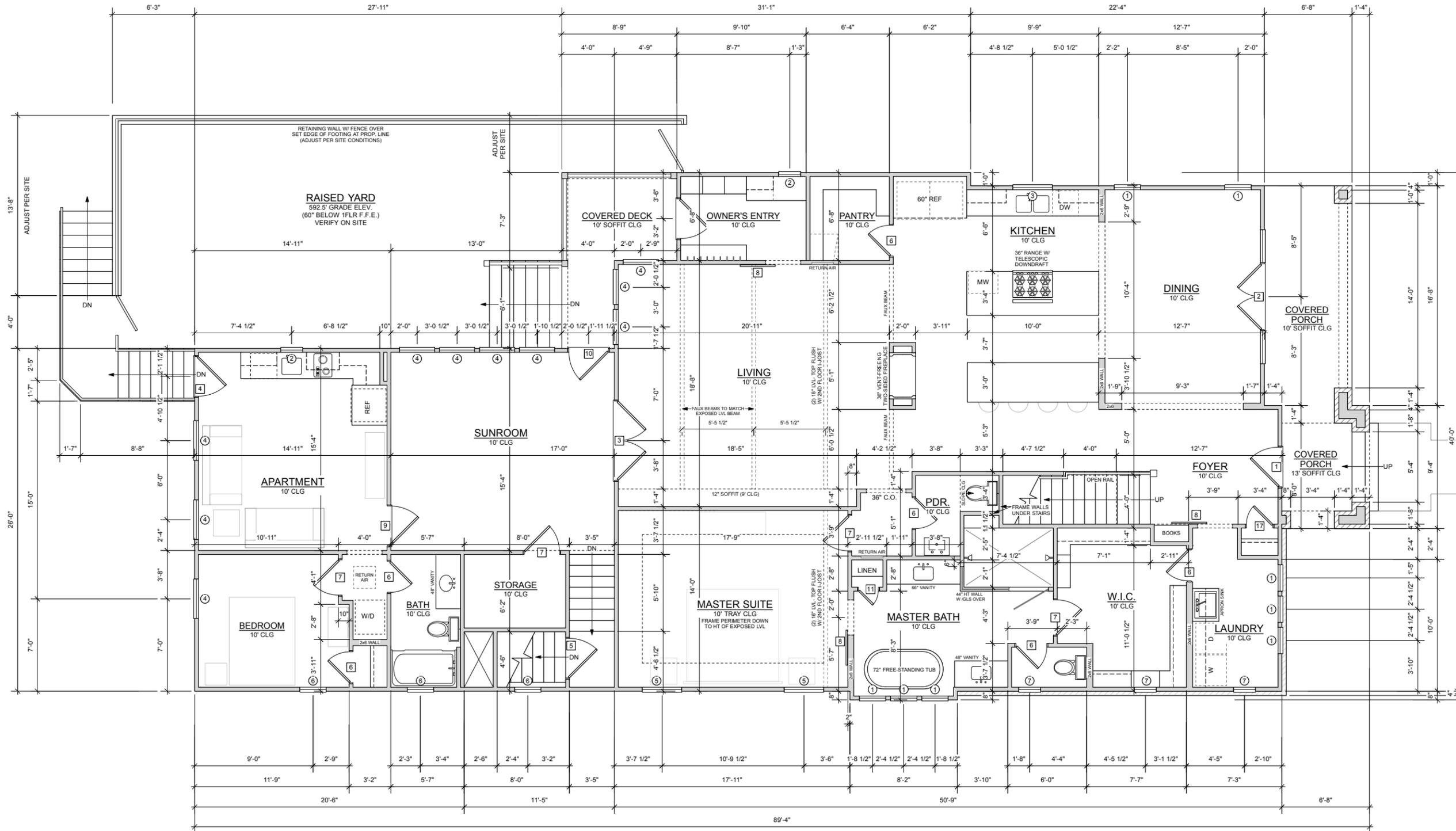
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PLAN	1514 Clayton
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**1514 Clayton Ave.**  
 Waverly - Belmont NCZO  
 Nashville, TN

**BASEMENT/ FOUNDATION PLAN**  
 SCALE: 1/8" = 1'

See elevations for plans notes.



**NOTES**

WINDOW SCHEDULE		
PLYGEM VINYL SERIES 100		
KEY	DESCRIPTION	QTY
①	2-0x5-0 PICT (24"Wx60"H)	8
②	1-8x4-0 PICT (20"Wx60"H)	2
③	3-0x5-0 CSMT (36"Wx60"H)	1
④	3-0x5-6 DH (36"Wx66"H)	7
⑤	3-0x6-0 DH (36"Wx72"H)	2
⑥	2-0x2-6 PICT (24"Wx30"H)	3
⑦	1-8x3-0 PICT (20"Wx36"W)	3
⑧	2-0x4-0 PICT (24"Wx48"H)	-
⑨	2-0x3-0 PICT (24"Wx36"H)	-
⑩	3-0x5-0 DH (36"Wx60"H)	-

NOTE: VERIFY ROUGH OPENINGS, EGRESS REQUIREMENTS, AND LOCATIONS OF TEMPERED GLASS

DOOR SCHEDULE		
KEY	DESCRIPTION	QTY
1	3-0x8-0 ENTRY (38"x98")	1
2	10-0x8-0 4-PANEL OXXO FRENCH (122"x98" VERIFY)	1
3	6-0x8-0 FRENCH (74"x98")	1
4	3-0x8-0 HLF-LT (38"x98")	1
5	3-0x8-0 20-MIN (38"x98")	1
6	2-4x8-0 (30"Wx98"H)	6
7	2-8x8-0 (34"Wx98"H)	4
8	2-8x8-0 BARN (33"Wx98"H)	3
9	3-0x8-0 EXT. (38"Wx98"H)	1
10	3-0x8-0 FULL-LT (38"Wx98"H)	1
11	1-6x8-0 (20"Wx98"H)	1
12	2-4x6-8 (30"Wx82.5"H)	-
13	2-4x6-8 PKT (56"Wx82.5"H)	-
14	2-8x6-8 (34"Wx82.5"H)	-
15	4-0x6-8 INT FR (50"x82.5")	-
16	5-0x6-8 INT FR (62"x82.5")	-
17	2-0x8-0 (26"Wx98"H)	1

NOTE: VERIFY ROUGH OPG. MEASUREMENTS

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4  
of 8  
SCALE: 1/8"=1'

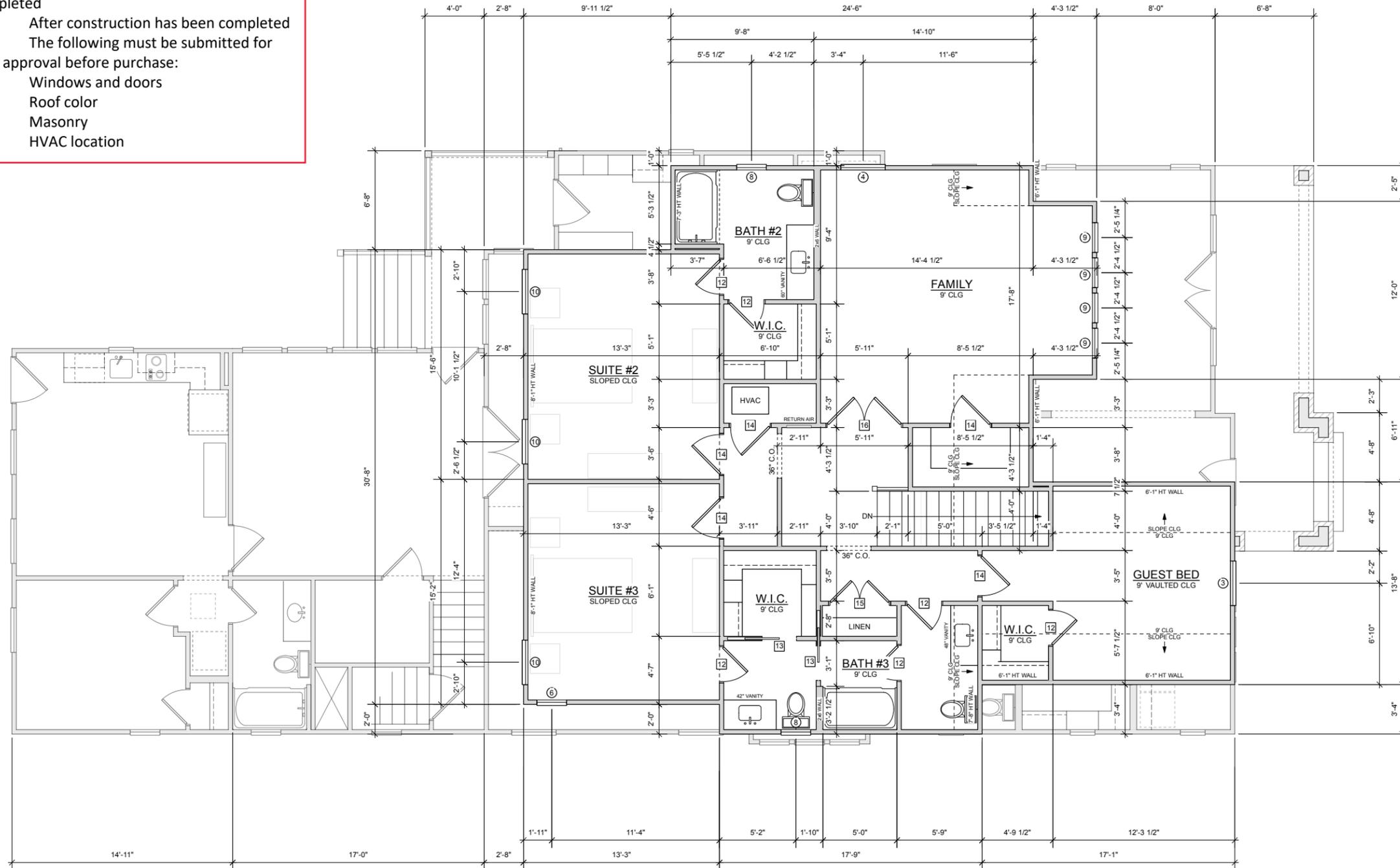
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TYP. WINDOW HDR HT= 7'-10"  
**1ST FLOOR PLAN**  
SCALE: 1/8"=1'

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CALL 862-7970 FOR QUESTIONS AND TO  
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2. The following must be submitted for final approval before purchase:
  - a. Windows and doors
  - b. Roof color
  - c. Masonry
  - d. HVAC location

See elevations for plans notes.



**NOTES**

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⑦	1-8x3-0 PICT (20"Wx36"W)	-
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5	3-0x8-0 20-MIN (38"x98")	1
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7	2-8x8-0 (34"Wx98"H)	5
8	2-8x8-0 BARN (33"Wx98"H)	2
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11	1-6x8-0 (20"Wx98"H)	1
12	2-4x6-8 (30"Wx82.5"H)	6
13	2-4x6-8 PKT (58"Wx82.5"H)	2
14	2-8x6-8 (34"Wx82.5"H)	5
15	4-0x6-8 INT FR (50"x82.5")	1
16	5-0x6-8 INT FR (62"x82.5")	1

NOTE: VERIFY ROUGH OPG. MEASUREMENTS

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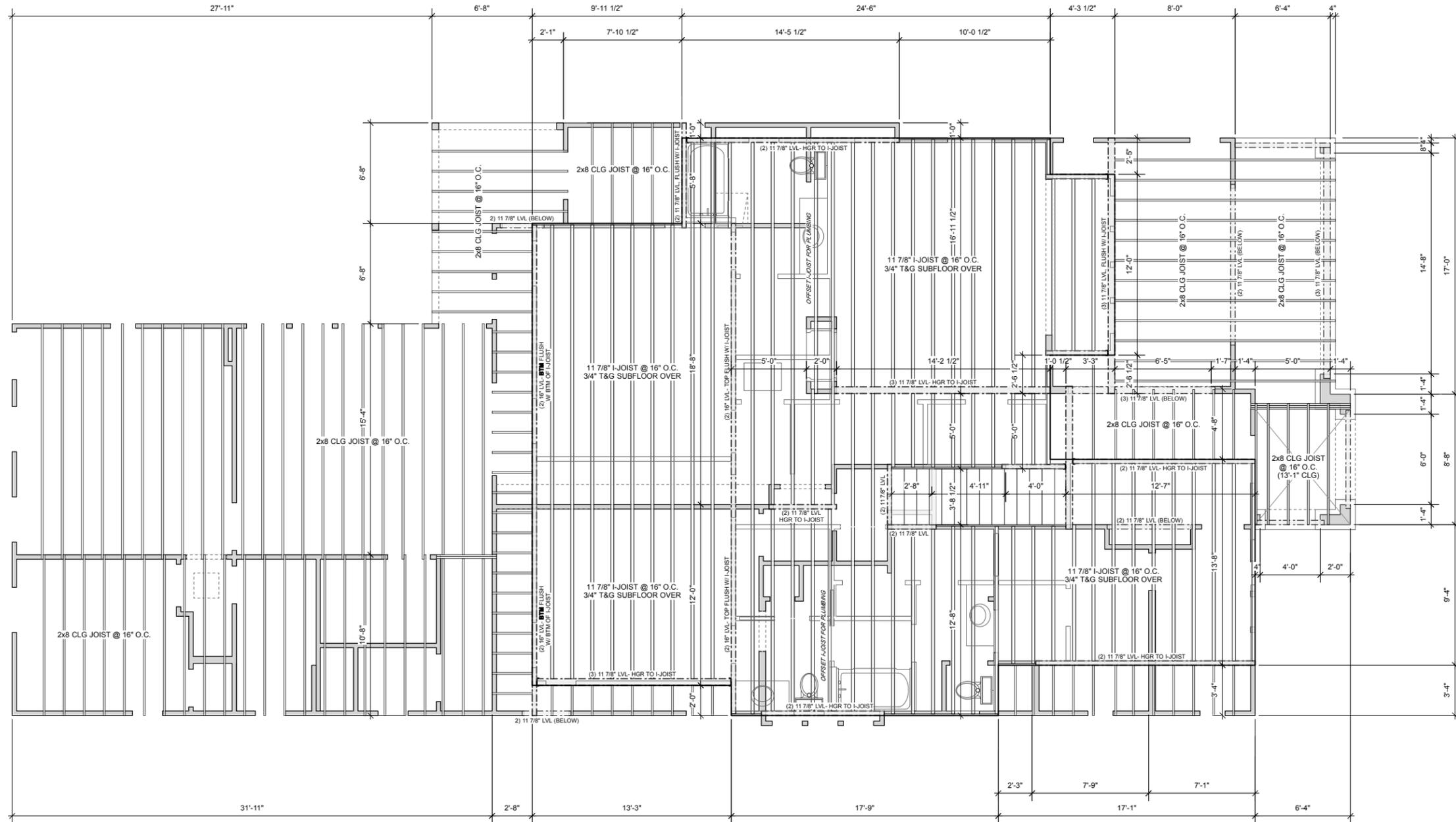
TYP. WINDOW HDR HT= 7'-4"  
**2ND FLOOR PLAN**  
SCALE: 1/8" = 1'



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See elevations for plans notes.



**NOTES**  
 VERIFY SIZE/ LOCATIONS OF STRUCTURAL BEAMS, I-JOIST SPECS/ LAYOUT WITH ENGINEERED SHOP DRAWINGS

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DRAWN BY	TARL L.
PLAN	1514 Clayton
DATE	1/16/2020

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SCALE: 1/8"=1'

**1514 Clayton Ave.**  
 Waverly- Belmont NCZO  
 Nashville, TN

**2ND FLOOR SYSTEM**  
 SCALE: 1/8"= 1'

