

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

**STAFF RECOMMENDATION**

**1012 Mansfield Avenue**

**July 21, 2021**

**Application:** New Construction – Violation

**District:** Maxwell Heights Neighborhood Conservation Zoning Overlay

**Council District:** 05

**Base Zoning:** RS5

**Map and Parcel Number:** 08208040500

**Applicant:** Dan Colleran

**Project Lead:** Kelli Mitchell, kelli.mitchell@nashville.gov

**Description of Project:** The applicant requests to retain work done differently than permit #2020001047. The fenestration pattern is different than proposed, and windows and cladding were added without review and do not meet the design guidelines. Staff requests a show-cause hearing for permit #2020001047.

**Recommendation Summary:** Staff recommends disapproval of the new windows and the siding on 1012 Mansfield Avenue finding that these materials do not meet Section IV.B and IV.C of the guidelines. Staff recommends that the new windows and siding be removed and replaced with compatible materials within sixty (60) days of the Commission’s decision.

**Attachments**

**A:** Photographs

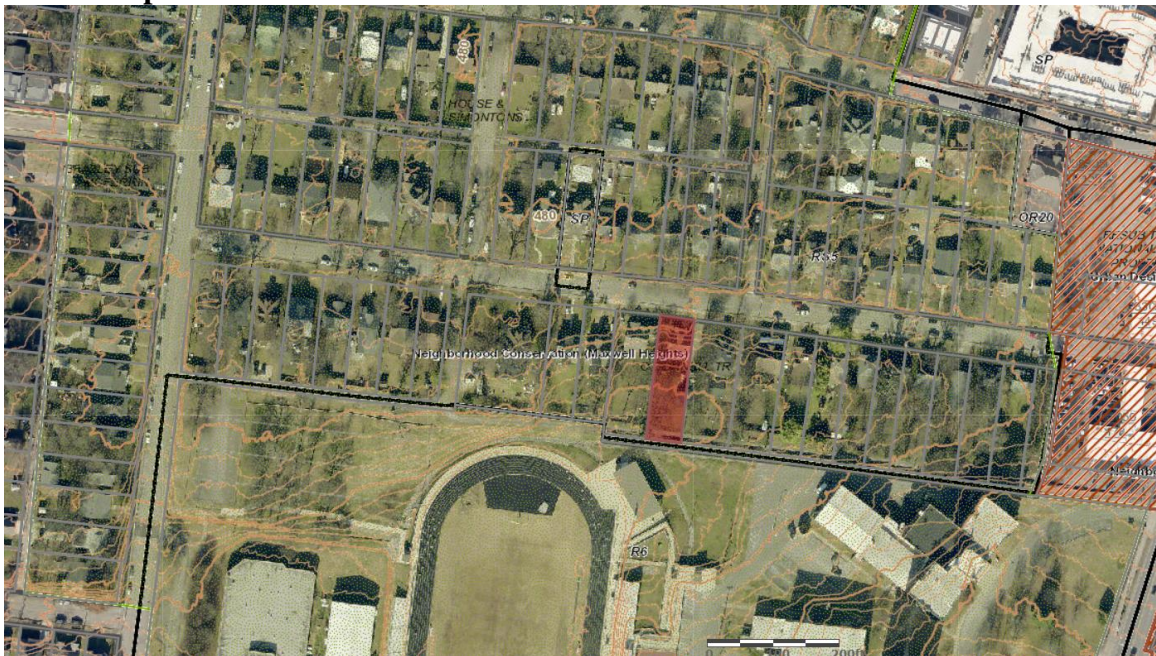
**B:** Permit

2020001047

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### IV. MATERIALS, TEXTURE, DETAILS & MATERIAL COLOR

Please see “Partial Demolition” for replacement siding.

- A. Specific materials are italicized so that the list can be revised as more materials become available and as the quality and workability of existing materials improves. Materials listed are to provide general guidance to applicants based on the Commission’s past decisions. Applicants are always welcome to propose new materials not listed as “appropriate” or re-propose materials listed as “inappropriate.”
- B. The texture, details, and dimensions of new materials for replacement or new construction shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Replacement materials should mimic historic materials in texture, dimensions, and workability. Materials that create a false version of a historic material are not appropriate. For instance, a “wood-grain” fiber-cement lap siding creates a texture that did not exist historically, as wood cladding historically had a smooth finish.
1. Paint color and roof color are not reviewed. The inherent color, texture and dimensions of masonry is reviewed. *It is recommended that if multiple colors are used for a roof that they be used to create a pattern, as seen historically, rather than creating a “speckled” or random design.*

#### 2. INAPPROPRIATE materials include:

##### Foundations

- Stone veneer without mortar
- Smooth concrete block without a parge coating

##### Cladding

- Synthetic sidings such as vinyl, aluminum, permastone and E.F.IS.
- T-1-11- type building panels
- Stud wall lumber
- Embossed wood grain
- Unpainted or unstained wood

##### Chimneys

- Fiber cement panels
- Lap siding

##### Roofing

- Corrugated metal
- Snap-lock standing seam metal with big seams
- Metal made to look like a traditional materials such as wood shingles, slate or clay/terra cotta

##### Windows

- Brass comes on leaded or stained glass windows.

#### 3. APPROPRIATE materials include:

##### Foundations

- Continuous or piers of pre-cast stone, split-face concrete block, parge coated concrete block, or brick as long as the

*primary cladding is not the same material as the foundation*

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

#### Cladding

- *Smooth-finished cement fiberboard or smooth-finished wood lap sidings are both appropriate. The siding should be not be stamped or embossed and the reveal should not exceed 7". Wider reveals may be appropriate if a wider reveal meets the immediate historic context and if the building is only one-story with mitered corners rather than a corner board, to be in keeping with typical conditions of historic wide siding reveals.*
- *Shingle siding is only appropriate as an accent material, an upper level, or a feature such as a bay.*
- *Fiber-cement or wood panels, board-and-batten, and half-timbering are only appropriate as accent materials such as cladding for a bay, a gable field or an upper level.*
- *When different cladding materials are used on one building, it is most appropriate to have the change happen at floor lines.*
- *Masonry cladding should have the color, dimensions, textures, and mortar tooling of like historic examples.*
- *Four inch (4") nominal corner boards are required at the face of each exposed corner of a frame building, unless the lap siding is mitered.*
- *All wood, or materials to substitute for wood, should be milled and painted, with the exception of shingles which could be painted or stained.*

- C. Windows with 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.
- D. 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. Paired and ribbons of multiple single- or double-hung windows should have a four inch to six inch (4" to 6") mullion in between each window.
- E. Brick moulding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry buildings.

## **V. NEW CONSTRUCTION**

### **D. PROPORTION & RHYTHM OF OPENINGS**

1. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in an addition shall be compatible, by not contrasting greatly, with the historic building, or in the case of additions to non-historic buildings, with historic buildings in the vicinity.
2. Window openings should be representative of the window patterns of the historic building or in the case of additions to non-historic buildings, with historic buildings in the vicinity. Wide openings for sliding glass doors or roll-up doors are not appropriate on side elevations, unless stepped back from the primary side wall of the historic building by at least 4 feet.
3. Double-hung windows should exhibit a height to width ratio of at least 2:1, where double-hung windows are a typical feature of the neighborhood. Generally, 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, if not the same height.

**Background:** 1012 Mansfield Avenue is in the Maxwell Heights Neighborhood Conservation Zoning Overlay district.

A rear dormer received administrative permit number 2020001047 on January 7, 2020 to replace a rear dormer and the siding of the existing rear addition.

**Analysis and Findings:**

Siding: A faux grained siding was installed that is different than what was permitted. The first page of the permit states, “Siding and trim shall be wood or smooth-faced cement fiberboard.” Staff added a note on each page of the drawings which stated, “stud wall lumber or embossed grain is not appropriate.”

According to Design Guideline IV.B., replacement materials should mimic historic materials in texture, dimensions, and workability and should not create a false version of a historic material. Appropriate siding includes smooth-finished cement fiberboard and smooth-finished wood lap siding. “Wood-grain” is specifically listed in the design guidelines as not being an appropriate material for new construction.

The project does not meet section IV of the design guidelines for materials.

Proportion and Rhythm of Openings: The location and dimensions of windows does not match what was originally requested; however, the location of new construction is on the rear of the house in a minimally visible location and the windows meet a historic rhythm of openings.

Staff finds the project meets section V.D. for new construction.

Windows: Windows with between-the-glass muntins were installed without prior approval. Windows were listed on the permit as a feature that needed review prior to purchase and installation. In addition, the first page of the permit states that “windows shall have single-light or fully-simulated, divided-light sashes” with “an exterior muntin, interior munity, and spacer” bar. Staff added notes to the attached drawings repeating this information and the need for prior approval.

The permit was approved for double hung windows. The windows that were installed are 6/6 double hung with an interior grille (see Figure 1 and 4). The grilles do not meet section IV.C. of the guidelines for materials.



Figure 1: Rear Dormer and Addition



Figure 2: Installed lap siding has a faux grain, specifically called out in the design guidelines as an inappropriate material.

**Recommendation:**

Staff recommends disapproval of the new windows and the siding on 1012 Mansfield Avenue finding that these materials do not meet Section IV.B and IV.C of the guidelines. Staff recommends that the new windows and siding be removed and replaced with compatible materials within sixty (60) days of the Commission's decision.

**ATTACHMENT A: PHOTOGRAPHS**





## METRO HISTORIC ZONING COMMISSION

Sunnyside at Sevier Park  
3000 Granny White Pike  
Nashville TN 37204  
(615) 862-7970  
[histlap1@nashville.gov](mailto:histlap1@nashville.gov)

### HISTORICAL COMMISSION PERMIT - 2020001047

Entered on: 07-Jan-2020

#### Site Address

1012 MANSFIELD ST  
NASHVILLE TN, 37206

Historic District: Maxwell Heights NCZO

#### Parcel Owner

1242 PROPERTY SOLUTIONS, LLC  
P O BOX 58202  
NASHVILLE, TN 37205

**Purpose:** Construct rear dormer.No increase to footprint.

#### ROOFING

- Roofing material shall be asphalt composite shingles.Color shall match existing or if not, it shall be approved by the MHZC prior to purchase.
- Gutters shall be simple metal gutters.

#### WINDOWS & DOORS

- Windows shall have single-light or fully-simulated, divided-light sashes.Muntins are to be factory installed with an exterior muntin, interior muntin, and a spacer within the double-paned glass.Window manufacturer and type must be approved by MHZC staff prior to installation.Double and triple windows shall have a 4" to 6" mullion between.
- Door manufacturer and type must be approved by MHZC staff prior to installation.
- 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.

#### SIDING & TRIM

- Siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank).If siding exposure is not matched to that of the existing house, then it shall have a maximum reveal of five (5) inches.
- 4 inches (nominal) wood corner-boards are required at the face of each exposed corner.

#### 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 facade.

#### GENERAL SPECIFICATIONS

- Alterations to be constructed in accordance with attached elevations.Any deviation from the approved plans could result in changes being reversed to reflect the approved drawings.Please note:MHZC staff may have added notes to the submitted drawings.
- 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.
- Any substitutions or deviation from the approved work requires further review and approval by the MHZC PRIOR to work being undertaken.
- 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.
- Removal of cladding, windows and roofing on the existing building all-togetheris "partial-demolition" and must be reviewed by



the MHZC prior to work taking place.

Approval of design should not be considered approval of a particular use. - THIS IS NOT A BUILDING PERMIT. 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:** Dan Colleran

**Activities to be Completed - Call: (615) 862-7970**

**REVIEWS REQUIRED:**

ROOFING COLOR APPROVAL PRIOR TO INSTALL - HZ  
WINDOWS APPROVAL PRIOR TO INSTALL - HZ  
DOOR APPROVAL PRIOR TO INSTALL - HZ  
HVAC LOCATION - HZ

**INSPECTIONS REQUIRED:**

ROUGH FRAMING INSPECTION - HZ  
PROGRESS INSPECTION - HZ  
DORMER INSPECTION – HZ  
FINAL INSPECTION - HZ

**Issued Date:** 07-Jan-2020

**Issued By:** Melissa Baldock

No increase to footprint



COLUMN BASES REMAIN. WILL REMOVE EXISTING CAST IRON LATTICE AND REPLACE WITH BOX OR TAPERED COLUMN TOP. TBD.

2 H- Front  
1/8" = 1'-0"

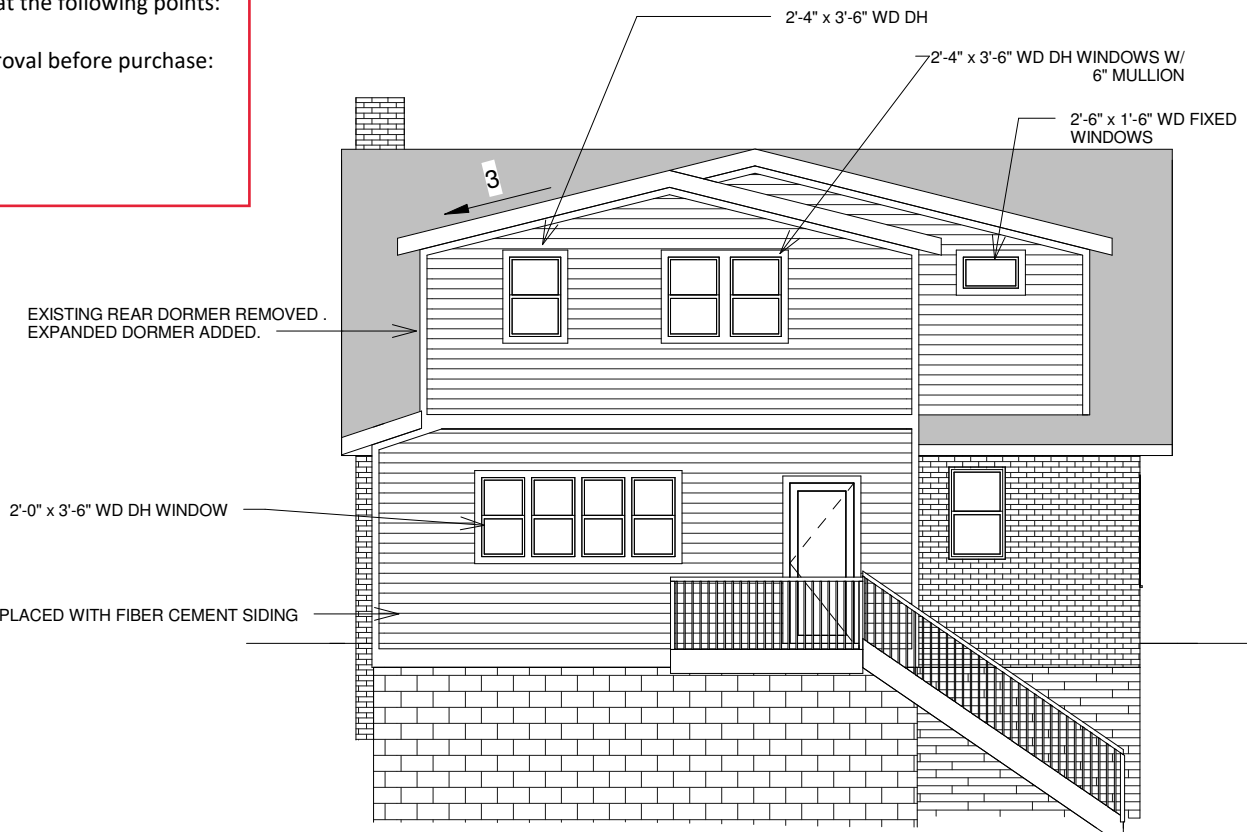
**MHZC NOTES; CALL (615) 862-7970 FOR QUESTIONS**

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. Exterior finish materials shall be trim grade (smooth and square). Stud wall lumber or embossed wood grain is not appropriate.
4. 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.
5. 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.
6. Removal all of the cladding, windows, doors and roofing on a contributing house is considered partial demolition and must be reviewed by the MHZC. Removal of one of these items alone, in a neighborhood conservation zoning overlay, is not reviewed.
7. Retention of original casings and replacement of just window sashes is encouraged where window replacement is necessary.
8. Alteration of original windows sizes is considered partial demolition and must be reviewed by the MHZC.
9. 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 facade.
10. For non-masonry buildings, siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank). If siding exposure is not matched to that of the existing house, then it shall have a maximum reveal of five (5) inches.
11. For non-masonry buildings, 4 inches (nominal) wood corner-boards are required at the face of each exposed corner.

**MHZC INSPECTIONS & FINAL APPROVALS**

**CALL 862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS**

1. Please refer to notes on page 1.
2. Staff must approve the construction progress at the following points:
  - a. After the rough framing has been completed
  3. The following must be submitted for final approval before purchase:
    - a. Windows and doors
    - b. Roof color



1 Copy of Rear  
1/8" = 1'-0"



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THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES

1012 Mansfield St  
Nashville, TN

**ELEVATIONS**

Date 12/18/19  
Drawn by J. Feller

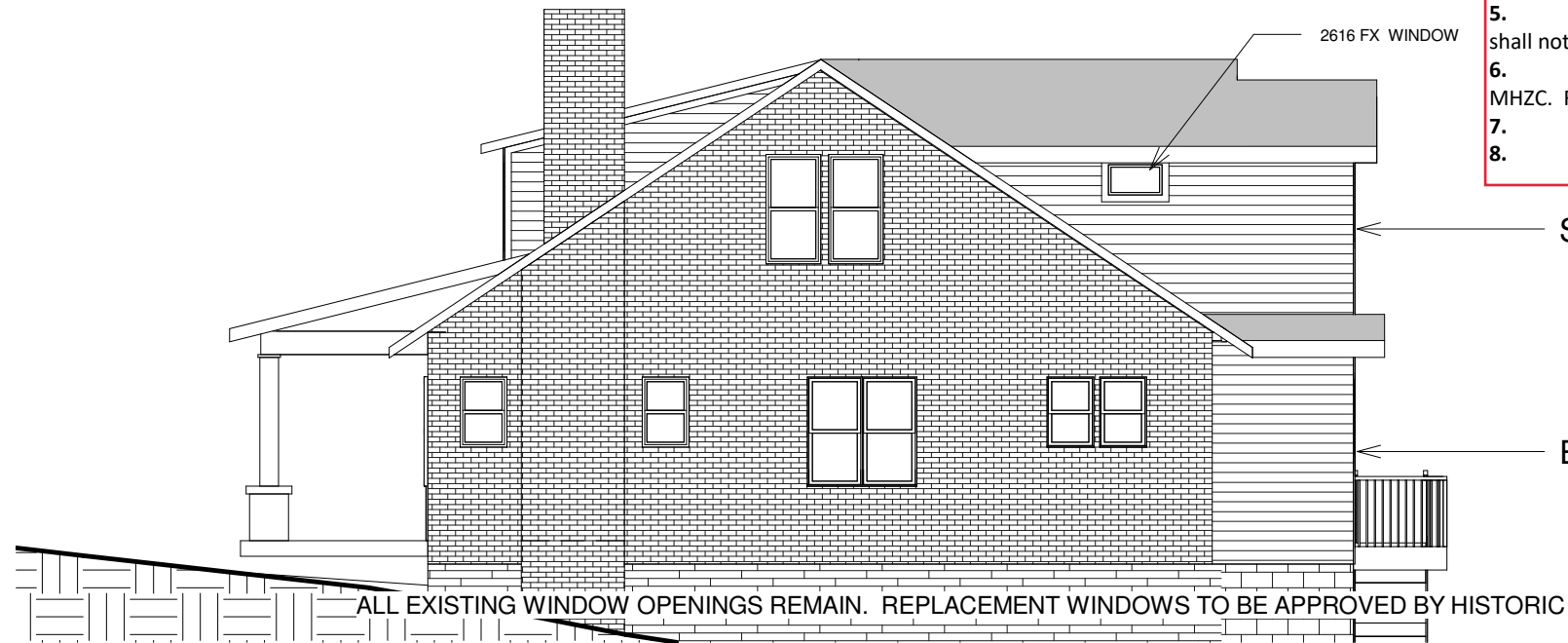
**H2**

Scale 1/8" = 1'-0"

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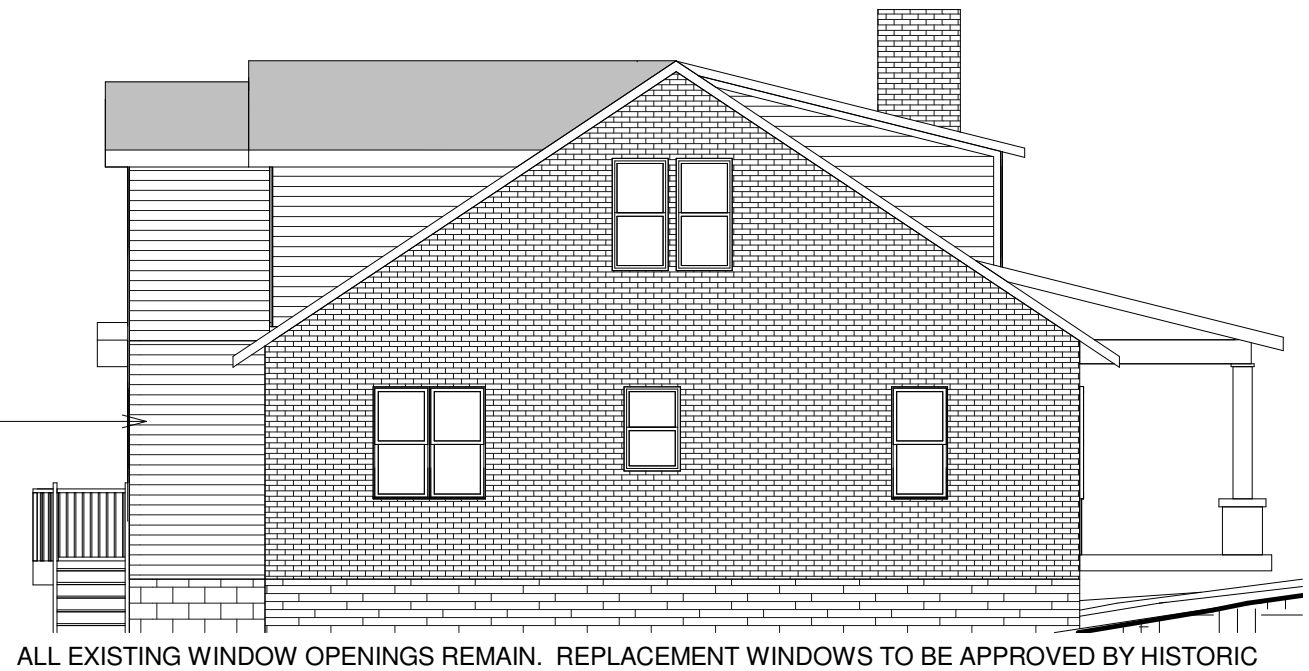


1 H - Right  
1/8" = 1'-0"

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EXISTING ADDITION



2 Copy of Left  
1/8" = 1'-0"



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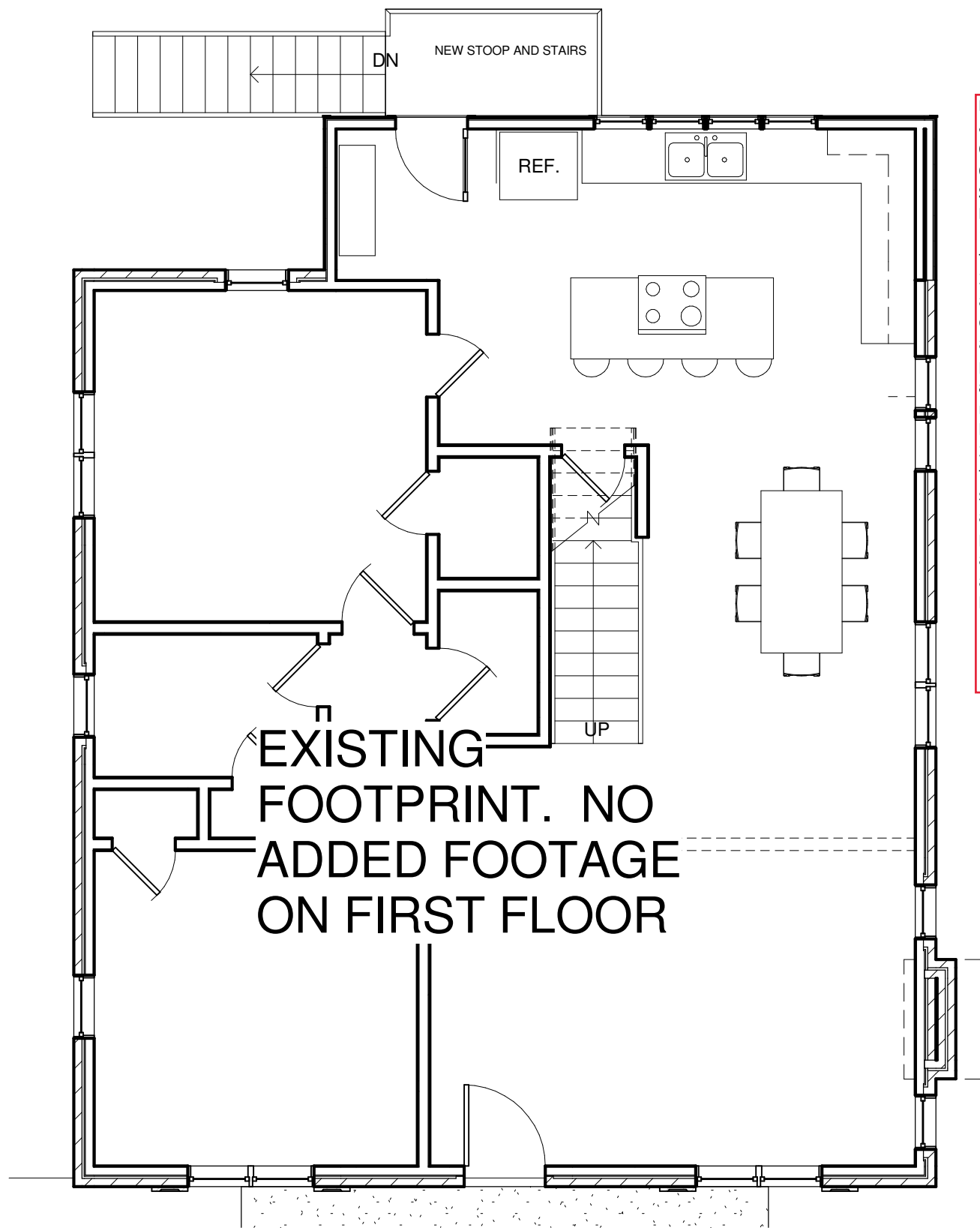
1012 Mansfield St  
Nashville, TN

**ELEVATIONS**

Date 12/18/19  
Drawn by J. Feller

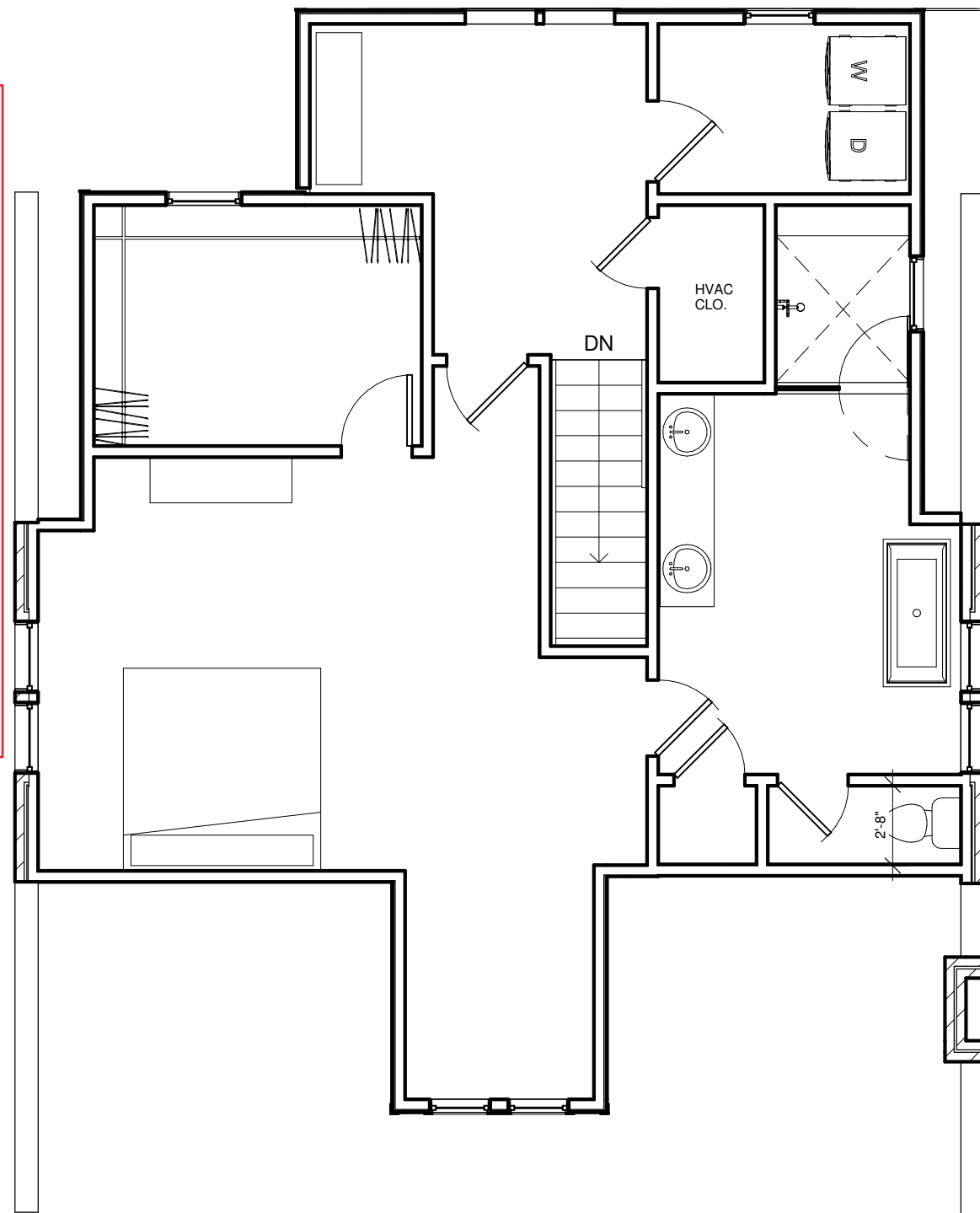
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Scale 1/8" = 1'-0"



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

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① Proposal - First Floor Copy 1  
3/16" = 1'-0"

② Proposal - Second Floor Copy 2  
3/16" = 1'-0"

8. Alteration of original windows sizes is considered partial demolition and must be reviewed by the MHHC.
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**FELLER**  
HOME DESIGN  
512.751.1160  
jkfeller@gmail.com  
DESIGN || DRAFT || AS-BUILT

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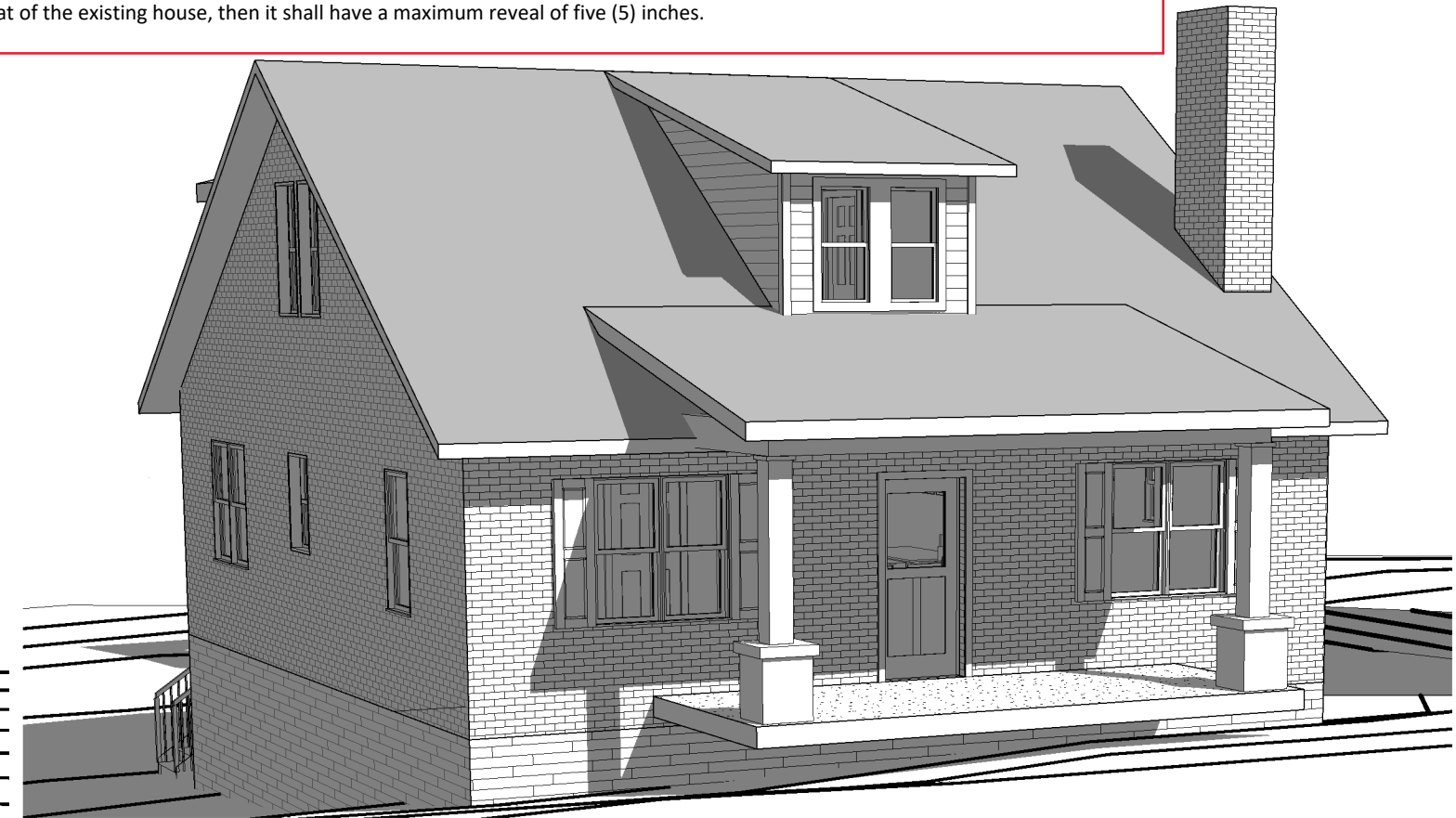
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Drawn by	J. Feller	
Scale		3/16" = 1'-0"

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1 3D View 4



2 3D View 4 Copy 2

**MHHC INSPECTIONS & FINAL APPROVALS**

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**PROJECT INFORMATION**

STYLE	LIVING	FOOTAGE		DETAILS
HOUSE STYLE: ---	BEDROOMS: 3	Heated & Cooled	Gross	OVERALL WIDTH: 0'
	BATH: 2	FIRST FLOOR: 0 SQ FT	0 SQ FT	OVERALL LENGTH: 0'
STORIES: 2	HALF BATH: 0	SECOND FLOOR: 0 SQ FT	0 SQ FT	OVERALL HEIGHT: 0'
MASTER LOCATION: 2	FEATURES:	THIRD FLOOR: 0 SQ FT	0 SQ FT	CEILING HEIGHT (FIRST): 8'-11"
GARAGE: 0		TOTAL (STORIES): 0 SQ FT	0 SQ FT	CEILING HEIGHT (SECOND): 0"
		ADDITIONAL FOOTAGES:		CEILING HEIGHT (THIRD): 6'-8"
		GARAGE: 0 SQ FT		DOOR HEIGHT (FIRST): 6'-8"
		ROOF DECK:		DOOR HEIGHT (SECOND): 6'-8"
				DOOR HEIGHT (THIRD):

**FELLER**  
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DESIGN || DRAFT || AS-BUILT

**Proposal 5**

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NASHVILLE, TN**