

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**

**1514 Ferguson Avenue**

**July 21, 2021**

**Application:** New Construction- Violation

**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

**Council District:** 18

**Base Zoning:** R8

**Map and Parcel Number:** 11708012500

**Applicant:** Lauren Williams

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

**Description of Project:** Lap siding was installed on the new chimney. This differs from what was approved in the permit and does not meet the design guidelines. Staff requests a show-cause hearing for permit #2020008106.

**Recommendation Summary:** Staff recommends disapproval of the lap siding added to a chimney on an infill at 1514 Ferguson Avenue finding that these materials do not meet Section II.B.d of the guidelines. Staff recommends that the siding be removed and replaced with a compatible material (masonry or stucco) within sixty (60) days of the Commission's decision.

**Attachments**

**A:** Permit 2020008106

**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:**

1514 Ferguson is a c. 1930 Brick bungalow that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

The Commission reviewed an addition at 1514 Ferguson Avenue during the February 19, 2020, meeting. The application was approved with conditions, and a permit was issued on February 20, 2020 (HPC 2020008106).



Figure 1: 1514 Ferguson Ave.

**Analysis and Findings:**

Materials:

Clapboard siding was installed on the chimney (Figure 2), which is different from what was permitted. The approved plans reflect a masonry chimney.

According to Design Guideline II.B.d, all materials on should be compatible with the surrounding buildings. The italicized sections go on to clarify that clapboard siding on chimneys is not appropriate and that masonry and stucco are a more appropriate material.

The project does not meet Section II of the design guidelines for materials.



Figure 2: The chimney is covered with siding.

**Recommendation:**

Staff recommends disapproval of the lap siding added to a chimney on an infill at 1514 Ferguson Avenue finding that these materials do not meet Section II.B.d of the guidelines. Staff recommends that the siding be removed and replaced with a compatible material (masonry or stucco) within sixty (60) days of the Commission’s decision.





## METRO HISTORIC ZONING COMMISSION

Sunnyside at Sevier Park  
3000 Granny White Pike  
Nashville TN 37204  
(615) 862-7970  
[histolap1@nashville.gov](mailto:histolap1@nashville.gov)

### HISTORICAL COMMISSION PERMIT - 2020008106

Entered on: 05-Feb-2020

#### Site Address

1514 FERGUSON AVE  
NASHVILLE TN, 37212

**Historic District:** Belmont-Hillsboro NCZO

#### Parcel Owner

FERGUSON AVE DEVELOPMENT, LLC  
1514 FERGUSON AVE  
NASHVILLE, TN 37212

**Purpose:** Construct rear addition

#### 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-together is "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:** Lauren Perkins

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

**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

HVAC LOCATION - HZ

**INSPECTIONS REQUIRED:**

FIELD STAKING INSPECTION - HZ

FOUNDATION CHECK INSPECTION - HZ

ROUGH FRAMING INSPECTION - HZ

PROGRESS INSPECTION – HZ

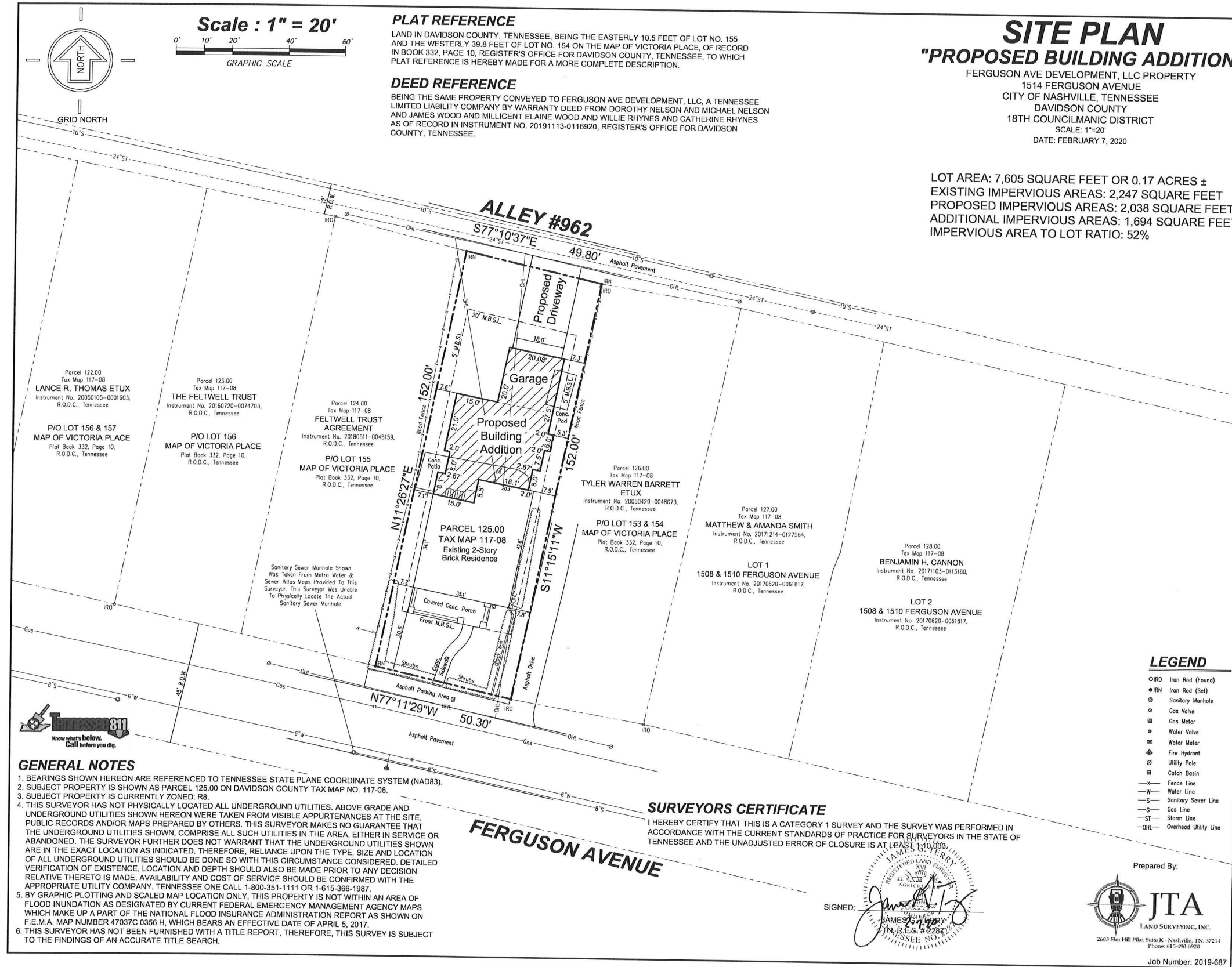
FINAL INSPECTION - HZ

**Issued Date:** 20-Feb-2020

**Issued By:** Melissa Baldock

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

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- 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.
- 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.
- 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.
- Retention of original casings and replacement of just window sashes is encouraged where window replacement is necessary.
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**MHZC INSPECTIONS & FINAL APPROVALS**

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

- Please refer to notes on page 1.
- Staff must approve the construction progress at the following points:
  - After the building footprint has been field staked
  - After the foundation wall has been constructed
  - After the rough framing has been completed
- The following must be submitted for final approval before purchase:
  - Windows and doors
  - Roof color



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Home Design Company  
1800 Parkview Drive, Unit 1118 - Charleston, South Carolina - 29414

**Cover Sheet**  
Scale: 1/4" = 1'-0"  
**1514 Ferguson Ave.**  
**Nashville, Tennessee**

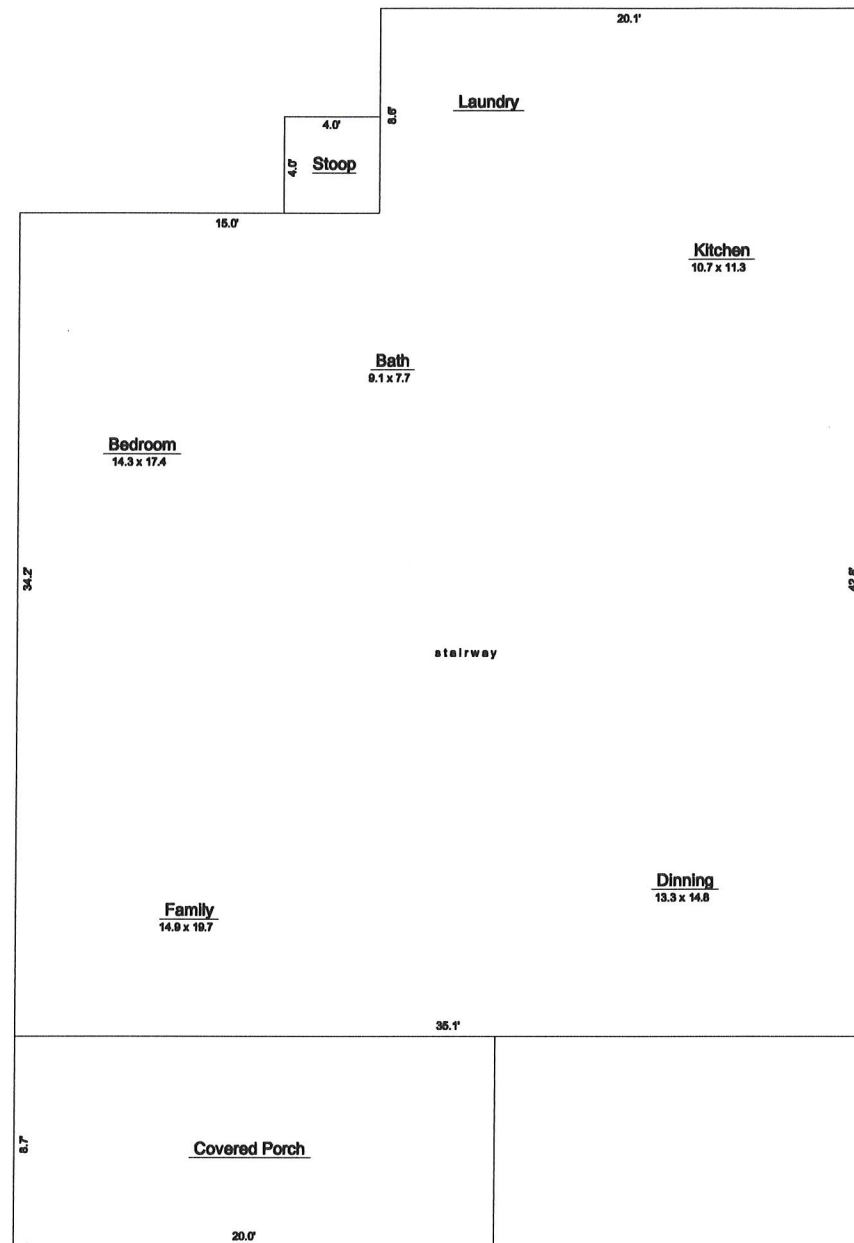
Date: January 2020

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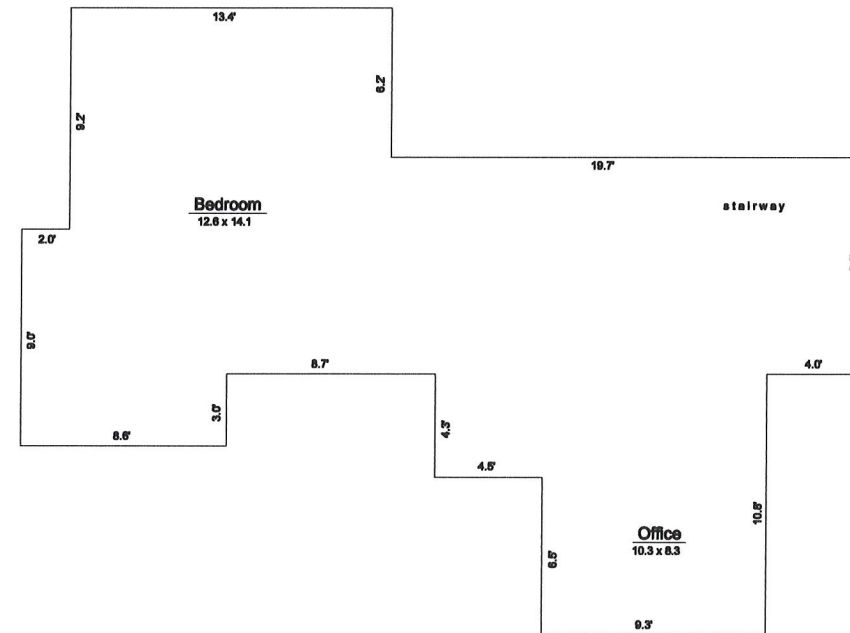
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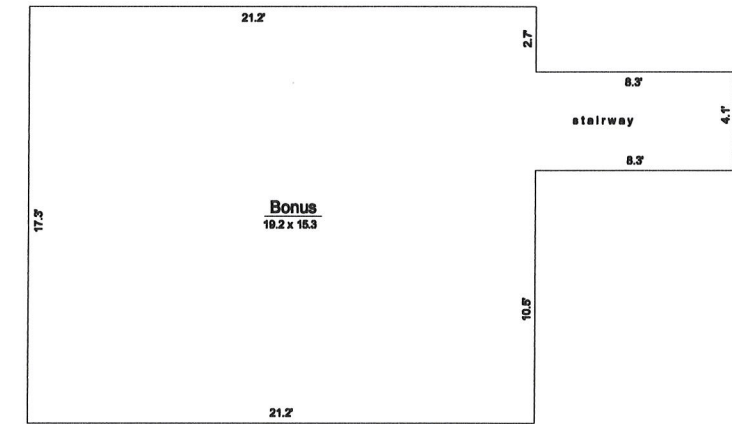
FIRST FLOOR DIMENSIONS

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SECOND FLOOR DIMENSIONS



FINISHED BASEMENT DIMENSION

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1500 Parkview Drive, Unit 1118 - Charleston, South Carolina - 29414

**Original House Dims**

Scale: 1/4" = 1'-0"

**1514 Ferguson Ave.  
Nashville, Tennessee**

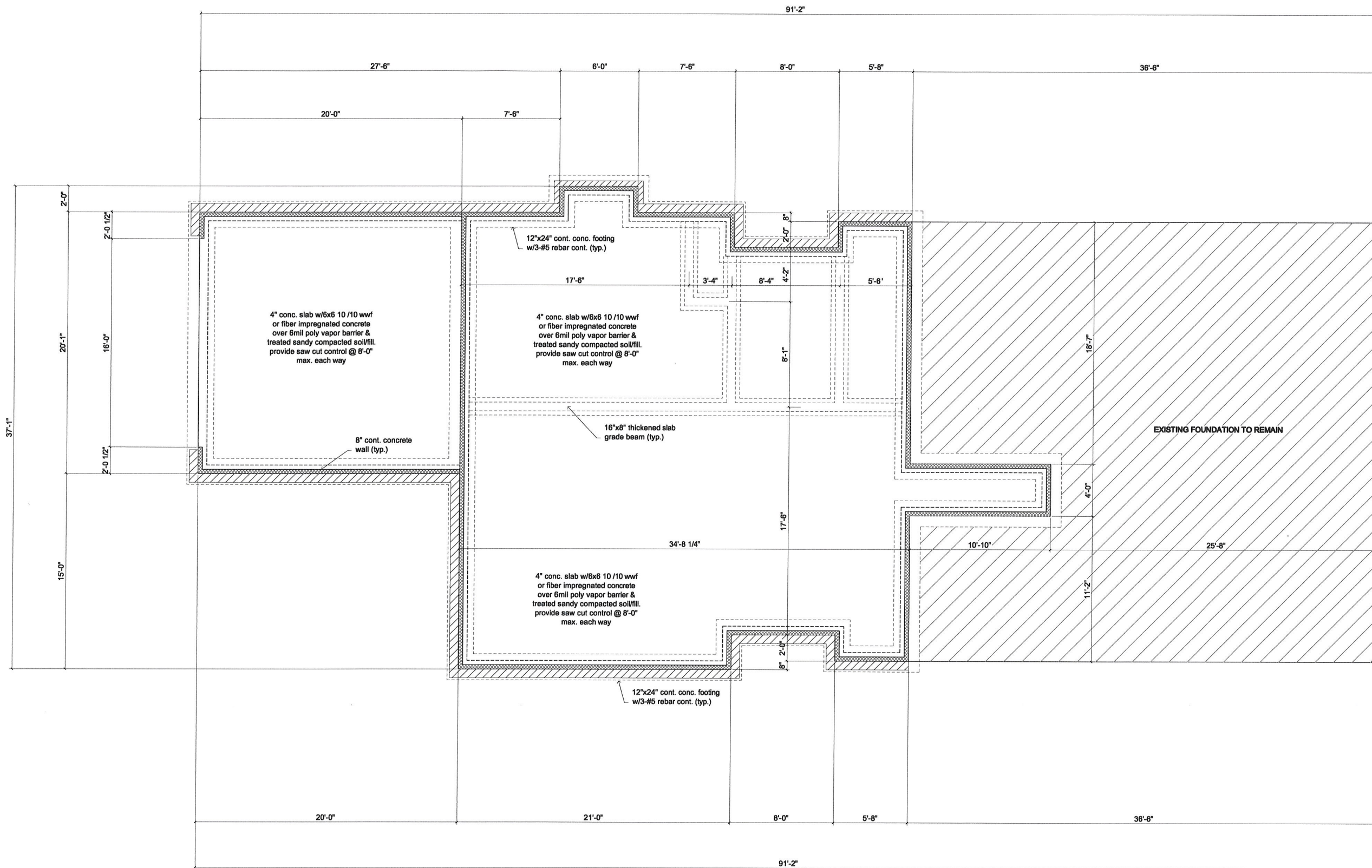
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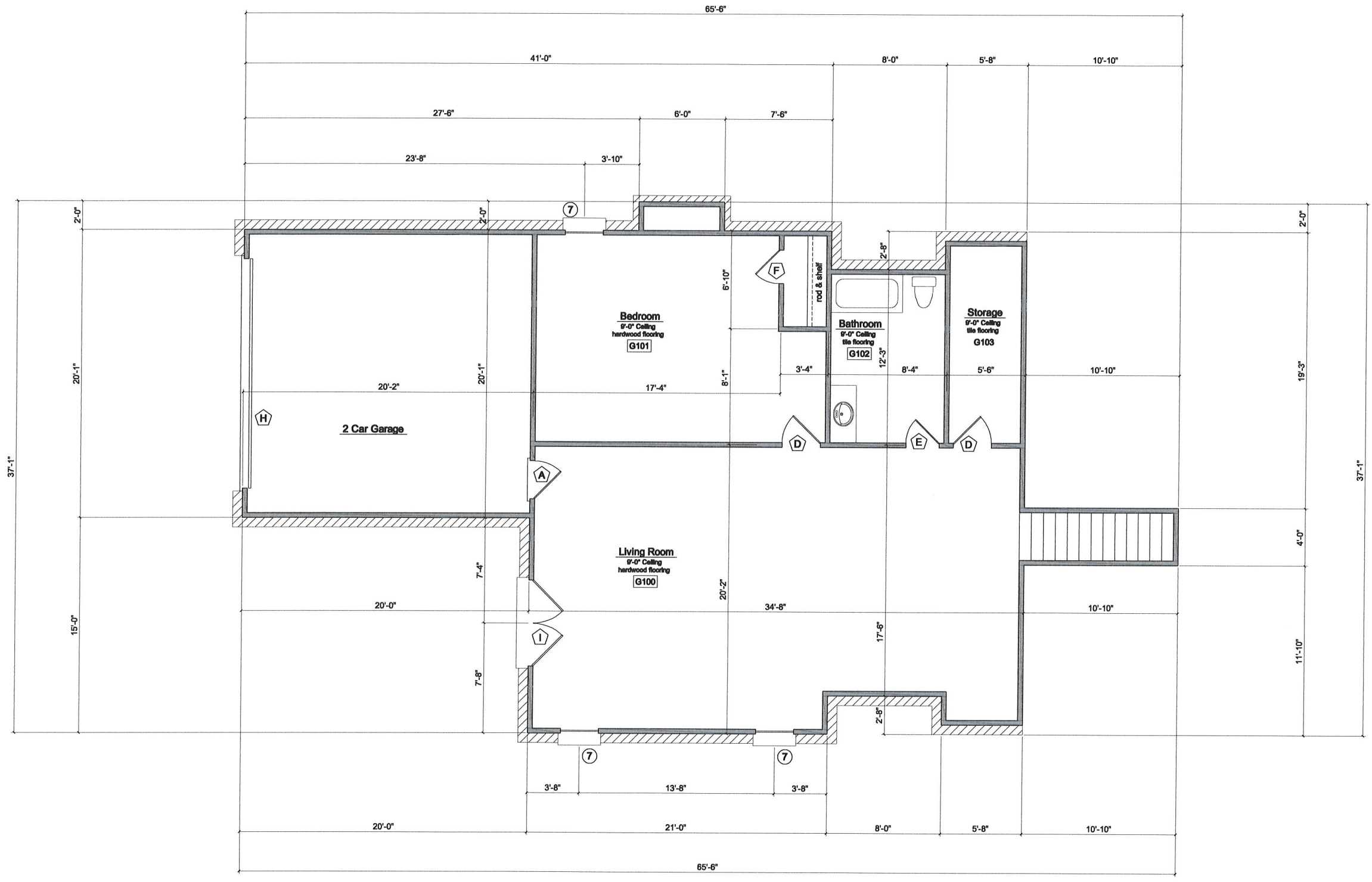
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Nashville, Tennessee



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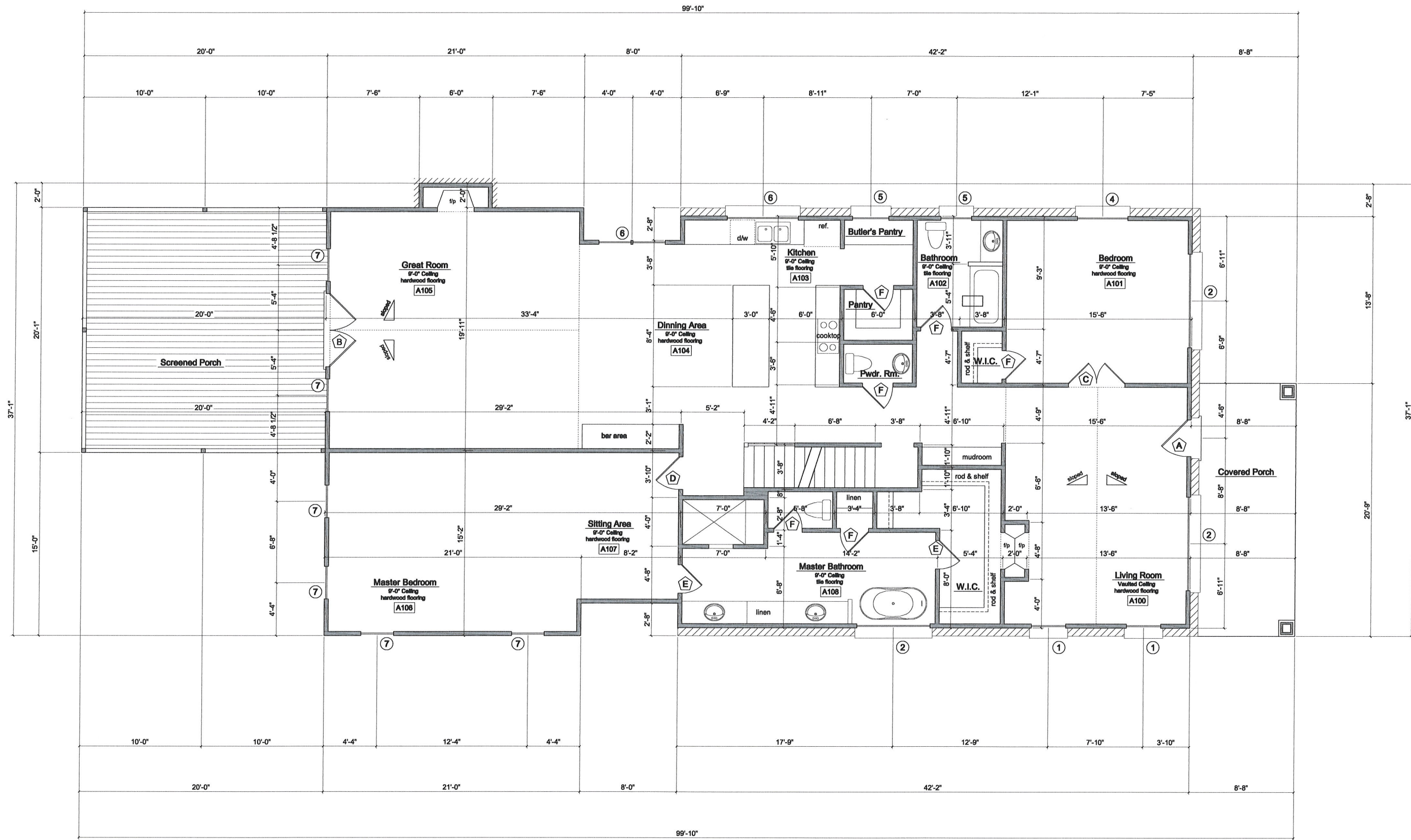
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**Basement Plan**  
 Scale: 1/4" = 1'-0"  
**1514 Ferguson Ave.**  
**Nashville, Tennessee**

Date: January 2020  
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see notes on other pages



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**1st Floor Plan**  
 Scale: 1/4" = 1'-0"  
**1514 Ferguson Ave.**  
**Nashville, Tennessee**

Date: January 2020

Sheet

**4**

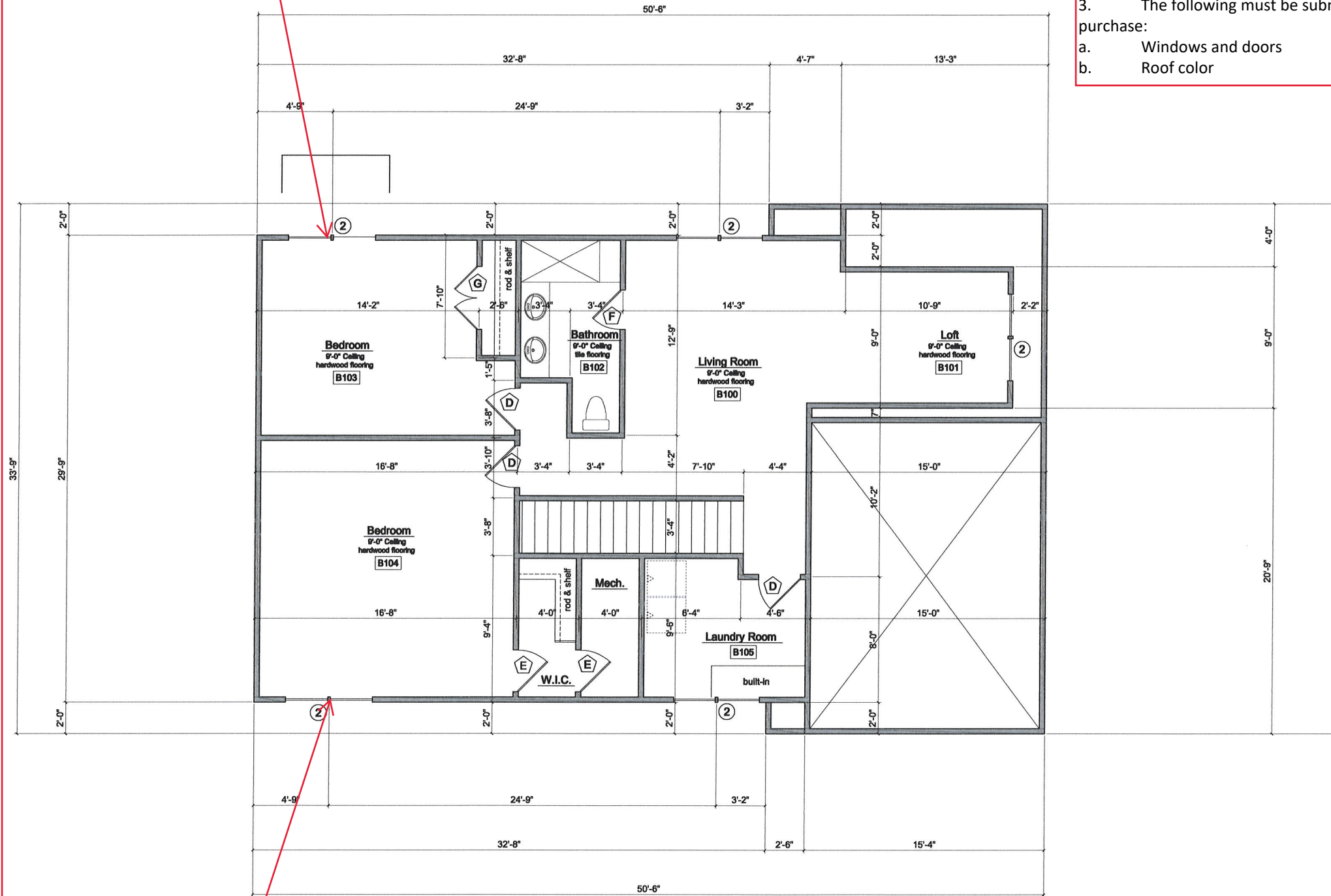
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4-6" mullion required between the two windows



4-6" mullion required between the two windows

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**2nd Floor Plan**  
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**Nashville, Tennessee**

Date: January 2020

Sheet

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

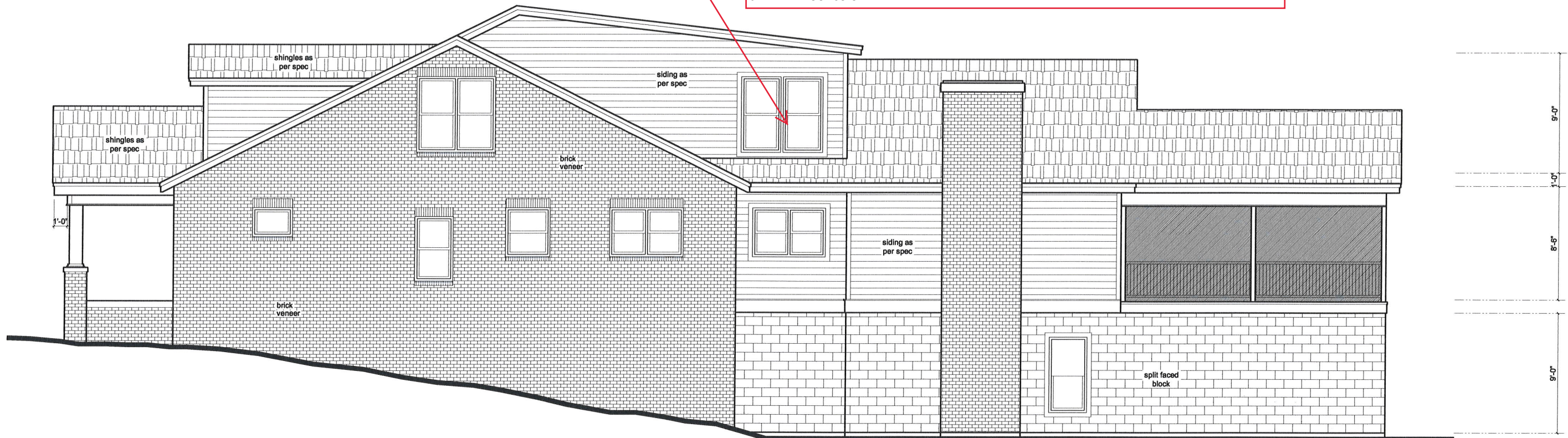
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4. Windows shall be single-light or fully simulated, divided light sashes. Muntins are to be factory installed with an exterior muntin, interior muntin and a spacer bar within the double paned-glass. Snap-in or between the glass muntins are never appropriate. 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.
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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.
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  - 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
3. The following must be submitted for final approval before purchase:
  - a. Windows and doors
  - b. Roof color

4-6" mullion  
required between  
the two windows



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**Baumer & Baumer**  
Home Design Company  
1600 Parkview Drive, Unit 1116 - Charleston, South Carolina - 29414

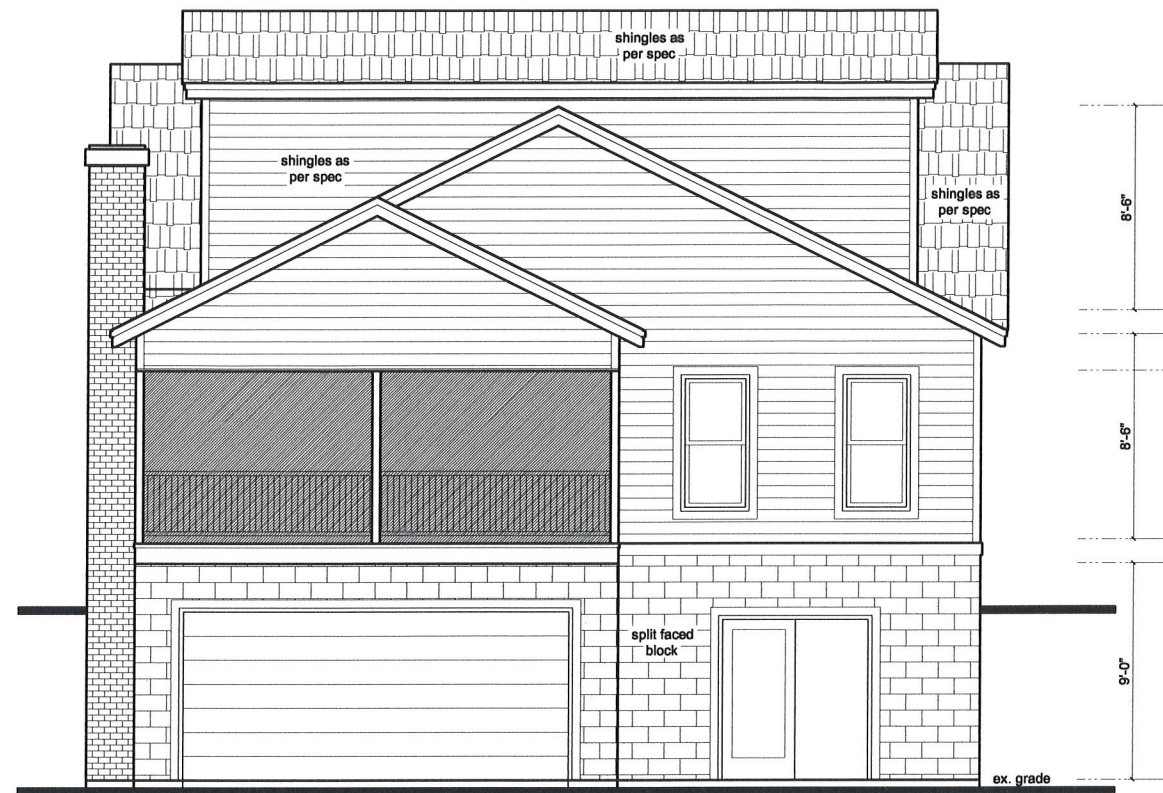
**Front/Right Side Elevation**  
Scale: 1/4" = 1'-0"  
**1514 Ferguson Ave.**  
**Nashville, Tennessee**

Date: January 2020

Sheet







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

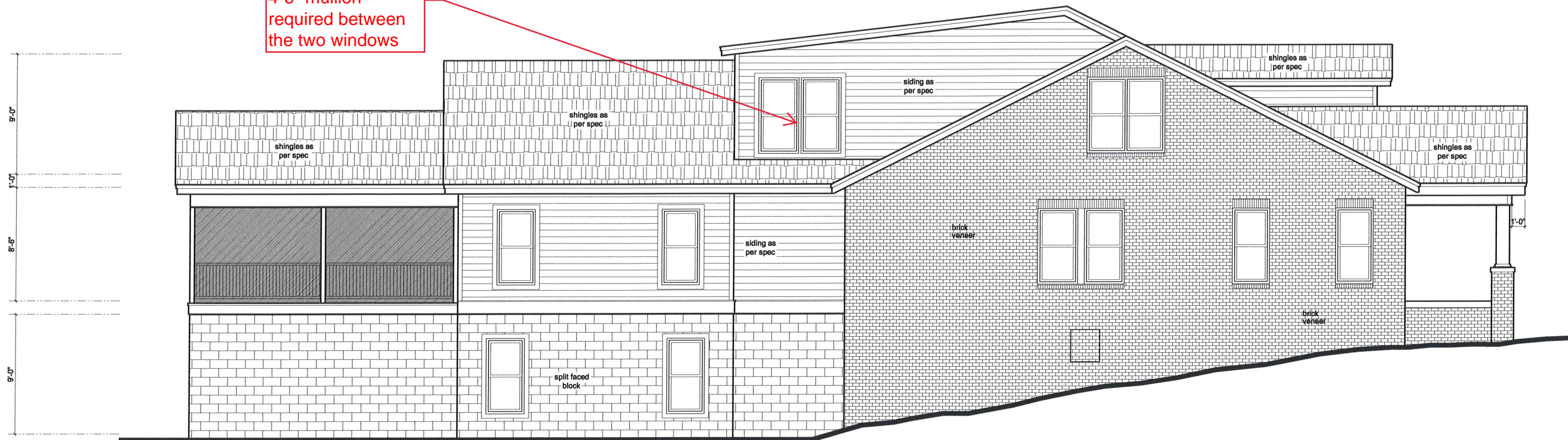
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4-6" mullion required between the two windows



THESE PLANS ARE PREPARED UNDER THE ARCHITECT'S PROFESSIONAL SEAL AND LICENSE. THE ARCHITECT ASSURES THAT THE PLANS COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO HIM OR HER BY THE CLIENT OR ANY OTHER SOURCE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED.

**Baumer & Baumer**  
 Home Design Company  
 1800 Parkview Drive, Unit 1118 - Charleston, South Carolina - 29414

**Rear/Left Side Elevation**  
 Scale: 1/4" = 1'-0"

**1514 Ferguson Ave.**  
**Nashville, Tennessee**

Date: January 2020

Sheet

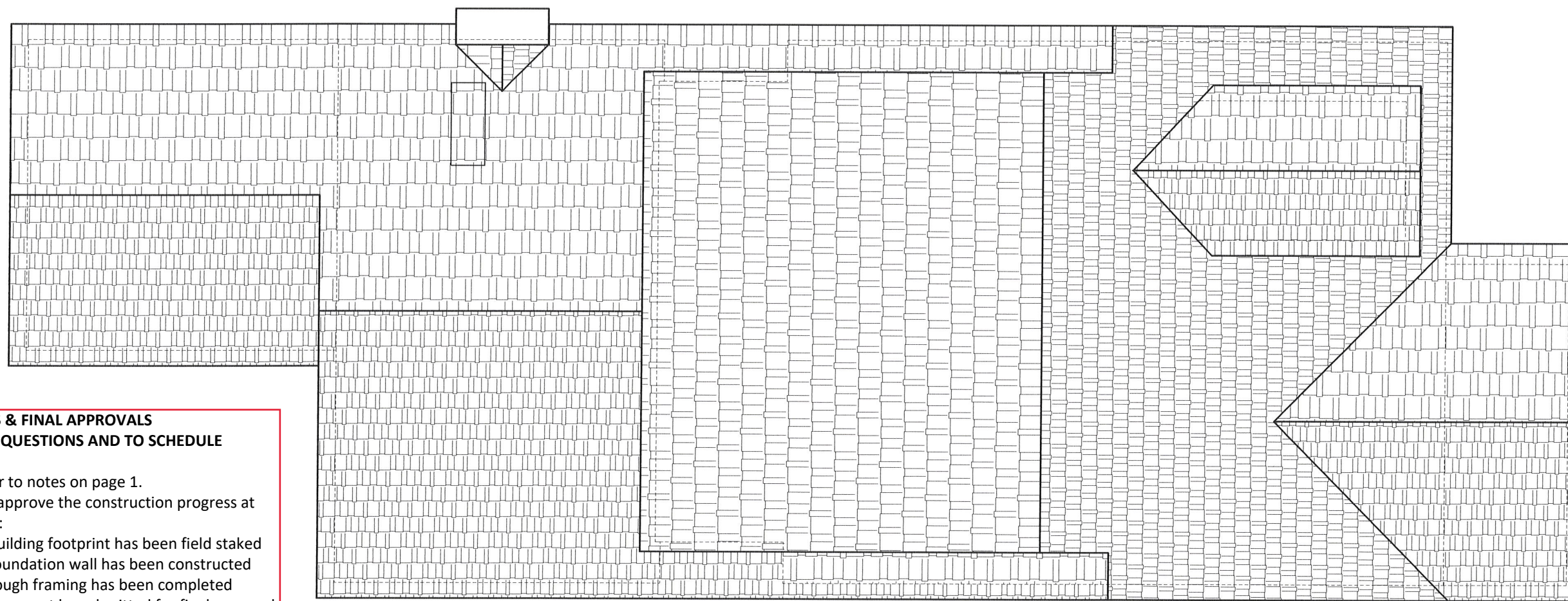
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**Roof Plan**  
Scale: 1/4" = 1'-0"  
**1514 Ferguson Ave.**  
**Nashville, Tennessee**

Date: January 2020

Sheet

