

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**

**1411 N 14<sup>th</sup> Street**

**March 17, 2021**

**Application:** New Construction—Addition; Setback Determination

**District:** Eastwood Neighborhood Conservation Zoning Overlay

**Council District:** 06

**Base Zoning:** R6

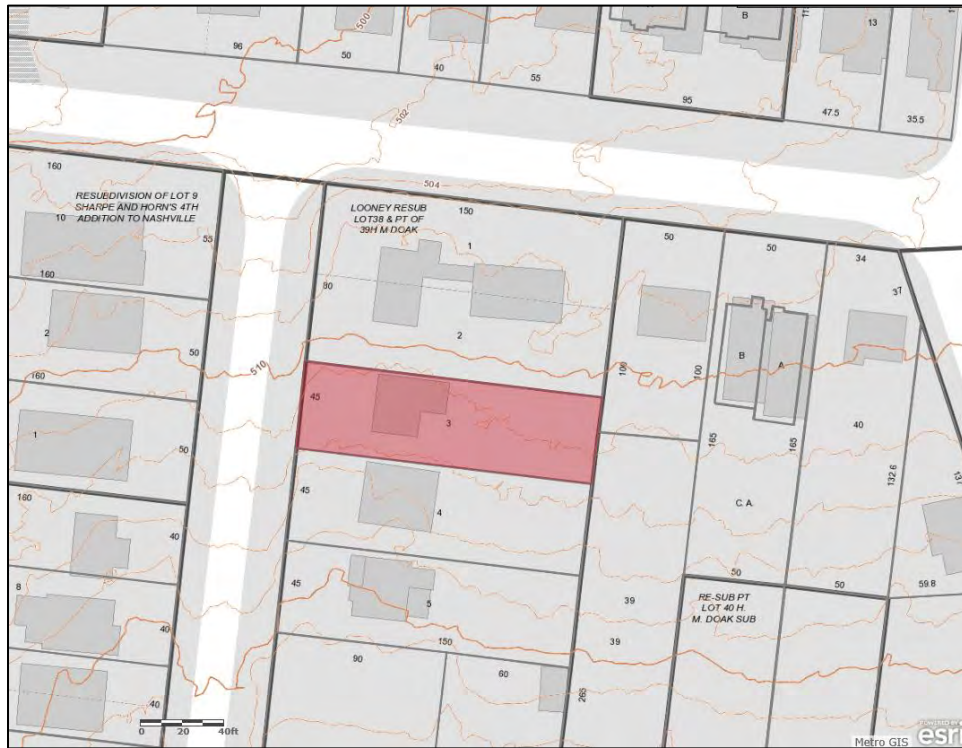
**Map and Parcel Number:** 07214018400

**Applicant:** Brittney Blanton, Architect

**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> An application to construct a rear addition to an historic house. The addition will match the width of the historic house and will be four inches (4”) taller. A setback determination is requested on the left side because the historic house sits only three feet, six inches (3’-6”) from the property line.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed addition with the following conditions:</p> <ol style="list-style-type: none"><li>1. The window and door selections are approved prior to purchase and construction; and</li><li>2. The HVAC is located behind the midpoint of the building, or on the rear of the addition.</li></ol> <p>With these conditions, staff finds that the proposal meets the design guidelines for new construction in the Eastwood Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</b> Elevations</p>
--	--

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. GUIDELINES**

#### **1. NEW CONSTRUCTION**

##### **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 front doors should be 1/2 to full-light. 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.

### **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.*

*Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.*

## **2. ADDITIONS**

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

### *Placement*

*Additions should be located at the rear of an existing structure.*

*Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

*Generally, one-story rear additions should inset one foot, for each story, from the side wall.*

*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

*Additions that tie-into the existing roof must be at least 6" below the existing ridge line.*

*In order to assure that an addition has achieved proper scale, the addition should:*

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*
  - *An extreme grade change*
  - *Atypical lot parcel shape or size*

*In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be taller and extend wider.*

### *Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.*

*Foundation height should match or be lower than the existing structure.*

*Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.*

### *Roof*

*The height of the addition's roof and eaves must be less than or equal to the existing structure.*

*Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

*Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint*

of the building).

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:*

- *New dormers should be similar in design and scale to an existing dormer on the building.*
- *New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- *The roof pitch of the dormer should generally match the roof pitch of the building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

b. The creation of an addition through enclosure of a front porch is not appropriate.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

e. Additions should follow the guidelines for new construction.

### **III.B.1 Demolition is Not Appropriate**

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

### **III.B.2 Demolition is Appropriate**



- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 of the historic zoning ordinance.

**Background:** The structure at a 1411 North 14<sup>th</sup> Street is a one-story Tudor Revival or English Cottage style house, constructed circa 1935. The house is a contributing structure to the district because of its age and architectural character.



Figure 1: 1411 N 14<sup>th</sup> Street

**Demolition:** The project involves demolishing portions of the existing rear wall and rear roof slope of the building to accommodate the new addition. These portions of the building appear to be original, but they are not visible from the right of way and do not contribute to the historic character of the house.

Staff finds that this partial demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

**Location & Removability:** The walls of the addition will step in one foot (1') on the left and right side before going back and stepping back out to match the existing width. The roof of the addition ties into the rear of the existing roof and does not impact the front or side slopes.

Staff finds that the location and attachment of the addition is appropriate and is removable without impacting the historic form and meets Section II.B.2.a and II.B.2.d. of the design guidelines.

**Design:** The character of the addition is compatible to the historic house in its detailing, with similar roof shapes, window proportions, and matching exterior materials. The form of the addition will be distinguished from the original building by stepping in from the side walls before extending back.



Staff finds that the character of the addition is compatible with the historic house and meets Sections II.B.2.a and II.B.2.e. of the design guidelines.

**Height & Scale:** The proposed addition ties into the existing roof at the ridge and extends toward the rear. After extending back approximately thirty feet (30') the roof of the addition will step up four inches (4'') higher than the existing roof ridge. Staff finds that the additional height will not have a negative impact on the historic character of the building as the amount is minimal and it occurs so far back. The eave height and floor height of the addition will match the corresponding heights of the historic house.

Staff finds the height and scale of the addition to be subordinate and to meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

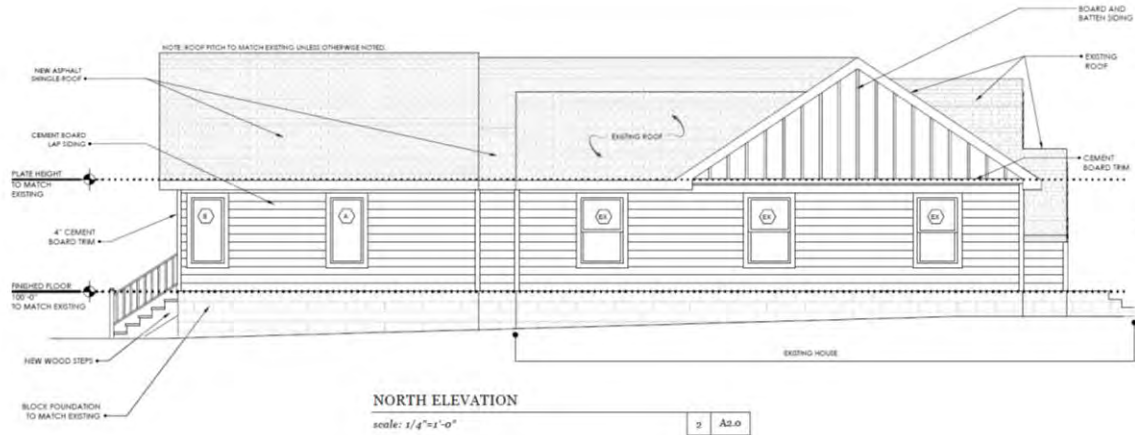


Figure 2: Left elevation for proposed rear addition to 1411 N 14<sup>th</sup> Street.

**Setback & Rhythm of Spacing:** The scale of the addition is compatible with the historic house, as it matches the existing width after an inset of one foot (1') by two feet (2'). However, because the historic house sits only three feet, six inches (3'-6'') from the left side of the property, the addition will not meet the standard five foot (5') setback requirement. Staff finds the proposed setback to be appropriate because it matches the historic context.

The addition will match the thirteen foot (13') setback of the existing house on the right side. The rear setback will be fifty-seven feet (57').

Staff finds that the setbacks of the proposed addition are appropriate and meet Section II.B.1.c. of the design guidelines.

**Roof form:** The roof of the addition will tie into the ridge of the existing roof and extend back, matching the existing height until it steps up four inches (4'') higher, thirty feet

(30') behind the existing ridge. The majority of the roof of the addition will match the pitch of the existing roof, with a lower pitched section over a recessed porch area on the left side.

Staff finds that the roofs of the addition are appropriate and meet Section II.B.1.e. of the Design Guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the front or sides of the existing house were indicated on the plans. The windows on the proposed addition are narrower than the existing windows but are roughly the same height and are still taller than they are wide, as is typical of the window openings on the historic house. There are no large expanses of wall space without a window or door opening.

Staff finds the window pattern to meet Section II.B.1.g. of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/ Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Match Existing	Yes	
<b>Primary Cladding</b>	Cement-Fiber Clapboard	Smooth, 5" Exposure	Yes	
<b>Secondary Cladding</b>	Cement-Fiber Board & Batten	Smooth	Yes	
<b>Trim</b>	Cement-Fiber Clapboard	Smooth	Yes	
<b>Roofing</b>	Asphalt Shingle	Match Existing	Yes	
<b>Windows</b>	Casement	Selections Need Approval	Yes	X
<b>Doors</b>	Full Light	Selections Need Approval	Yes	X
<b>Rear Porch Columns</b>	Wood	Typical	Yes	
<b>Rear Porch Floor</b>	Wood	Typical	Yes	
<b>Rear Porch Railing</b>	Wood	Typical	Yes	
<b>Rear Porch Stairs</b>	Wood	Typical	Yes	

Staff recommends that the window and door selections are approved administratively to ensure that they are compatible with historic houses and meet Section II.B.1.d.

Appurtenances & Utilities: The HVAC condenser is currently located at the rear of the house and will need to be moved. Staff recommends that the HVAC is located behind the midpoint of the building, or on the rear of the addition.

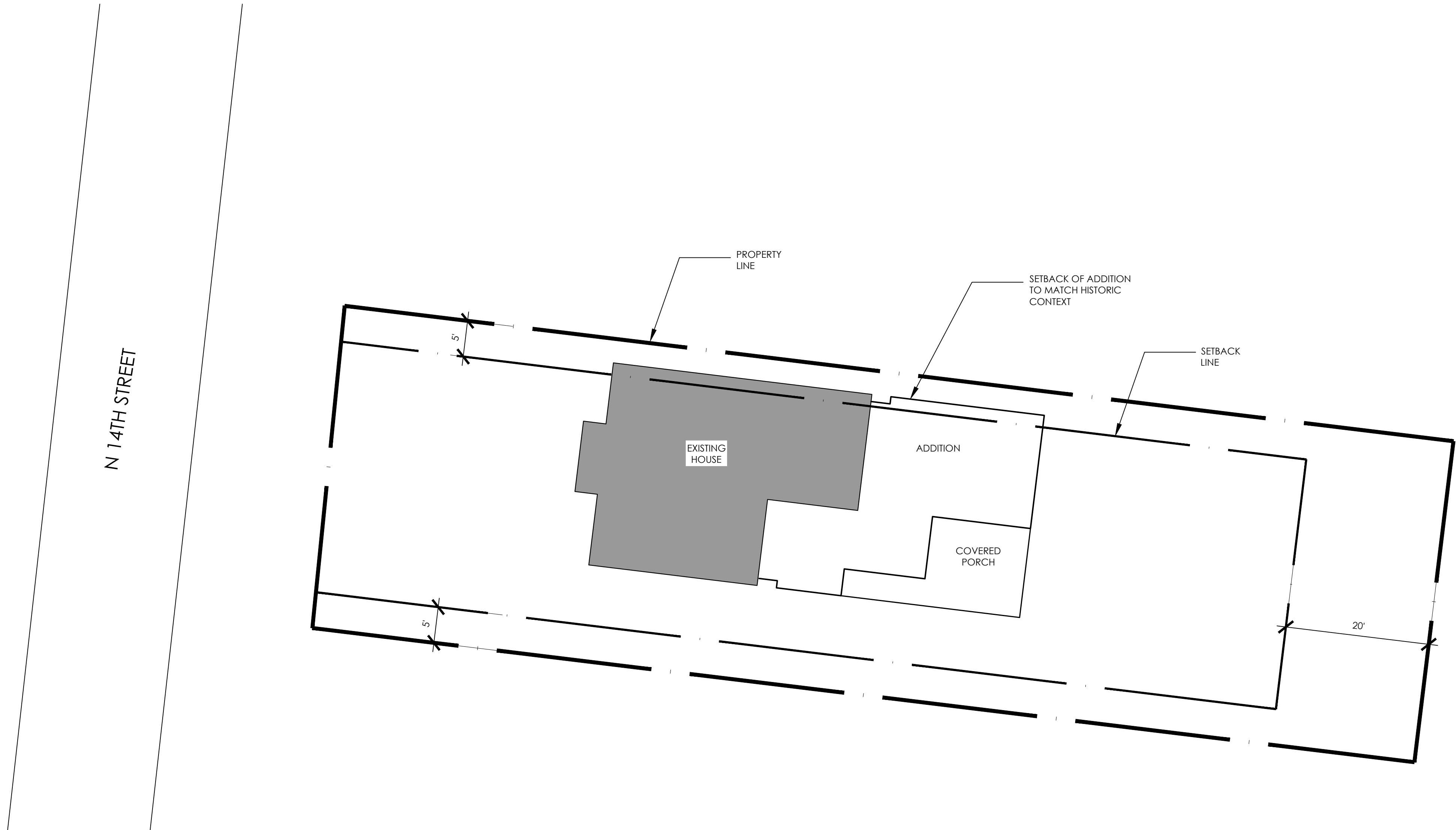
With that condition, Staff finds that the project meets section II.B.1.i. of the design guidelines.

**Recommendation:** Staff recommends approval of the proposed addition with the following conditions:

1. The window and door selections are approved prior to purchase and construction; and
2. The HVAC is located behind the midpoint of the building, or on the rear of the addition.

With these conditions, staff finds that the proposal will meet the design guidelines for new construction in the Eastwood Neighborhood Conservation Zoning Overlay.

**HUCKABEE/RIGGS RESIDENCE**  
 1411 NORTH 14TH STREET  
 NASHVILLE, TN 37206



**SITE PLAN**  
 scale: 1" = 10'-0"

ISSUE	DATE
HISTORIC SUBMITTAL	2.26.21

COPYRIGHT 2021 b. blanton design

PROJECT:	2011
SCALE:	DRAWN BY:
AS NOTED	BB
SHEET TITLE:	
SITE PLAN	

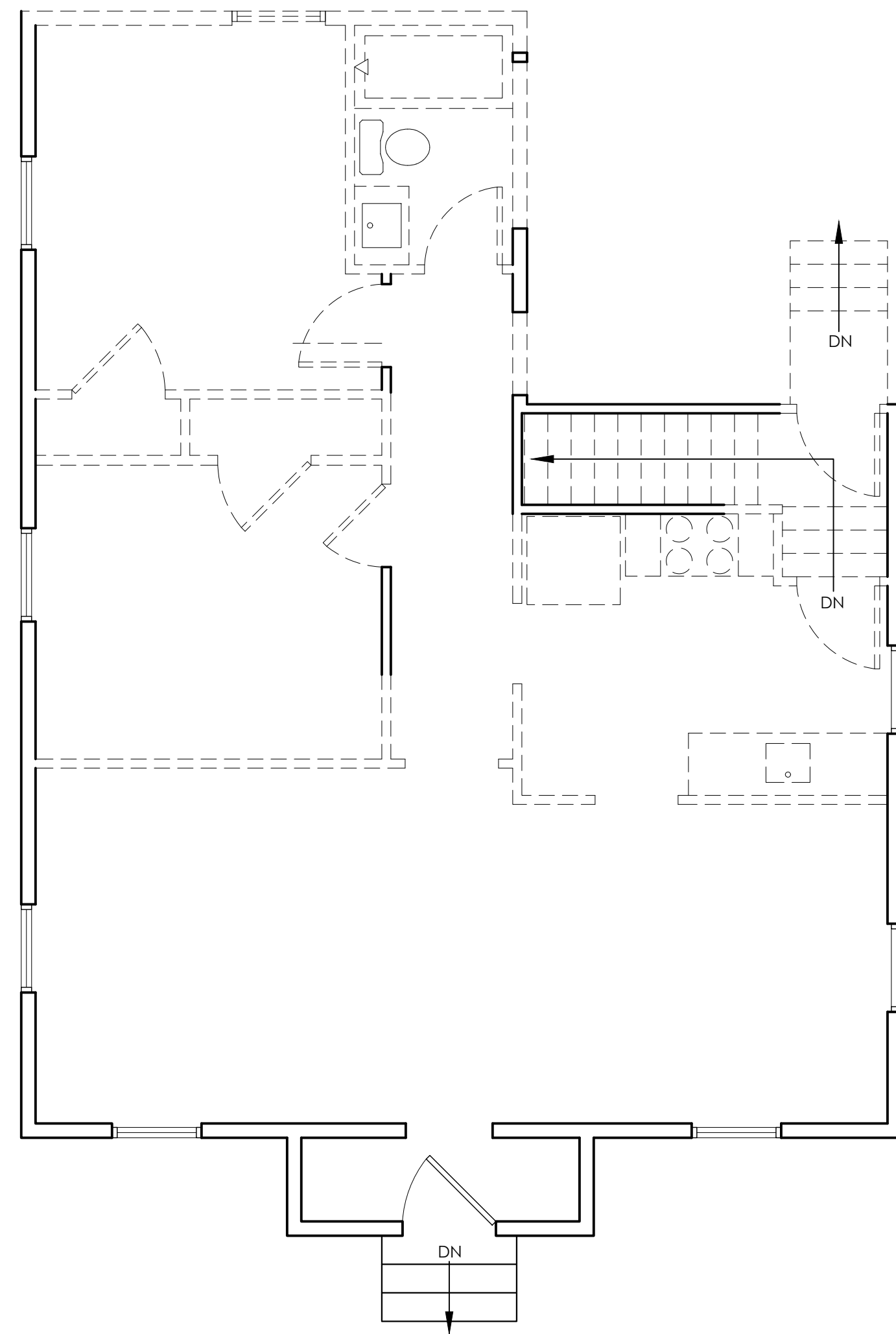
b.b.

b. blanton design

501 Union Street  
Nashville, TN 37219  
bb@blantondesign.com  
615 737 3191

**HUCKABEE/RIGGS RESIDENCE**

1411 NORTH 14TH STREET  
NASHVILLE, TN 37206



KEY  
 - - - - WALL TO BE DEMOLISHED  
 \_\_\_\_\_ WALL TO REMAIN

**DEMO PLAN**

scale: 1/4" = 1'

1 | A0.2

ISSUE	DATE
HISTORIC SUBMITTAL	2.26.21

COPYRIGHT 2021 b. blanton design

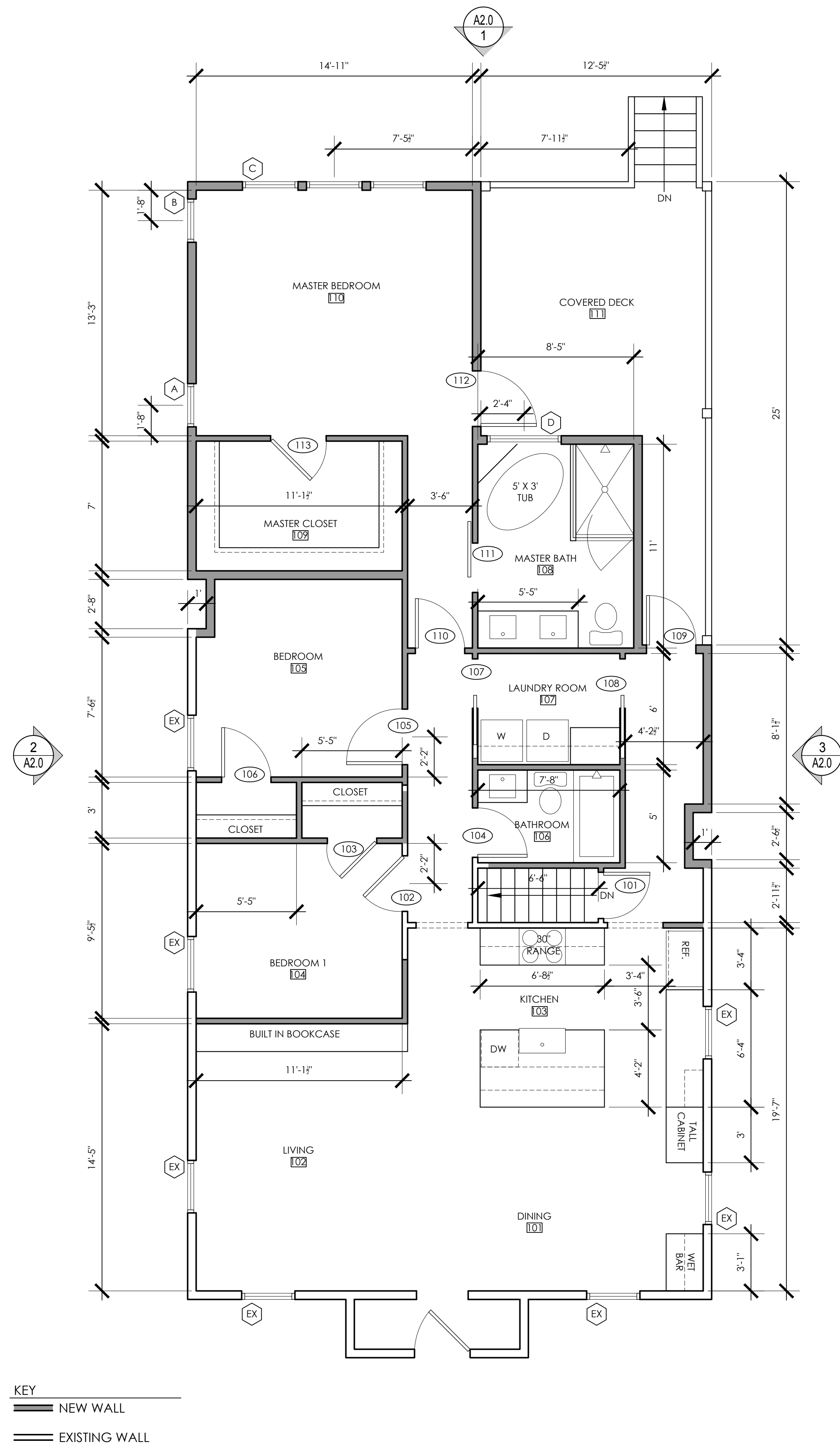
PROJECT: 2011

SCALE: AS NOTED	DRAWN BY: BB
--------------------	-----------------

SHEET TITLE:  
DEMO PLAN

A0.2

**HUCKABEE/RIGGS RESIDENCE**  
 1411 NORTH 14TH STREET  
 NASHVILLE, TN 37206



**FLOOR PLAN**  
 scale: 1/4" = 1'

1 A1.0

ISSUE	DATE
HISTORIC SUBMITTAL	2.26.21

COPYRIGHT 2021 b. blanton design	
PROJECT:	2011
SCALE:	AS NOTED
DRAWN BY:	BB
SHEET TITLE:	FLOOR PLAN, CEILING PLAN

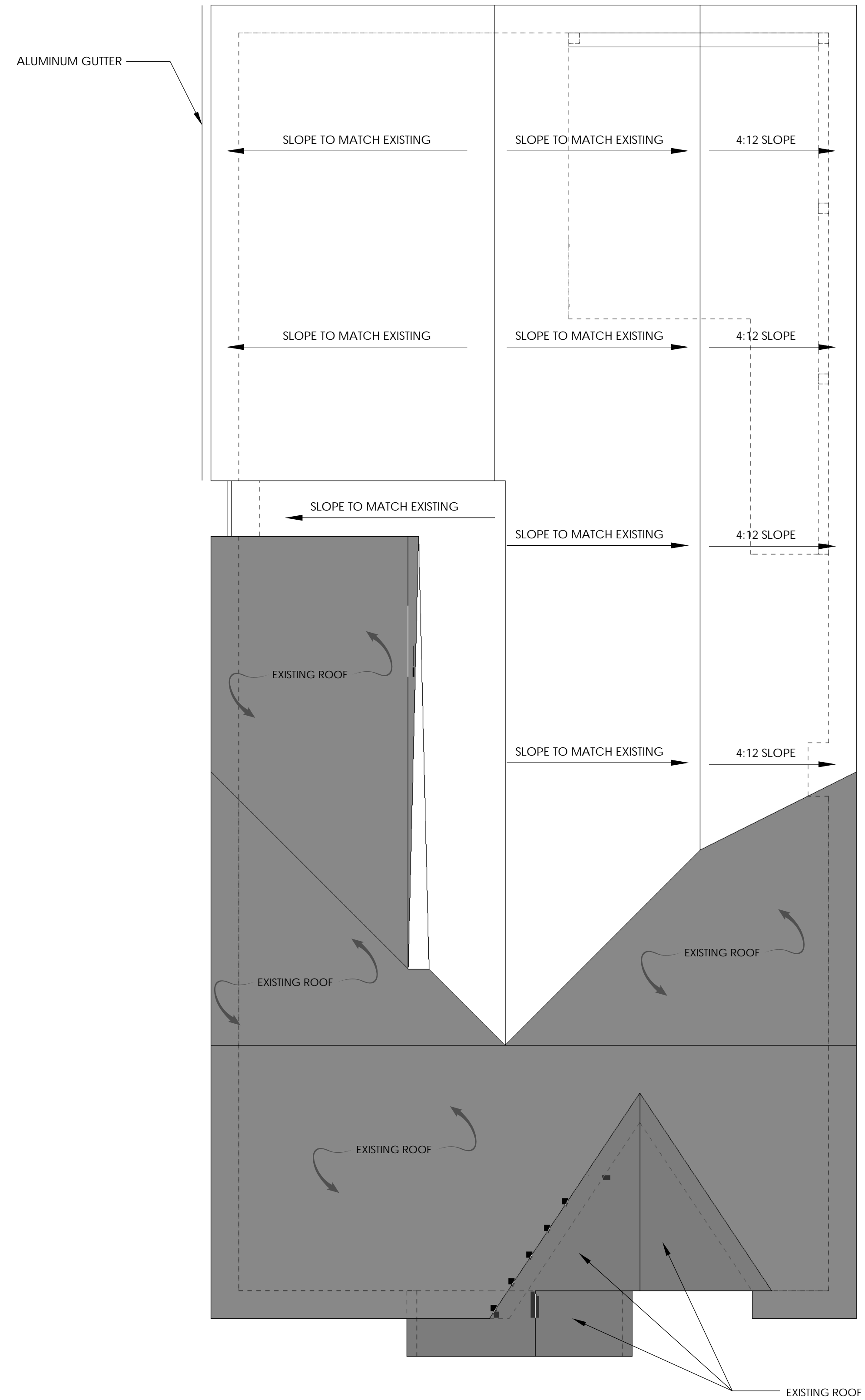
**A1.0**

**HUCKABEE/RIGGS RESIDENCE**  
 1411 N 14TH STREET  
 NASHVILLE, TN 37206

**KEY:**

	EXISTING ROOF
	NEW ROOF

NOTE: OVERHANGS AND PLATE HEIGHT TO MATCH EXISTING.



**ROOF PLAN**

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

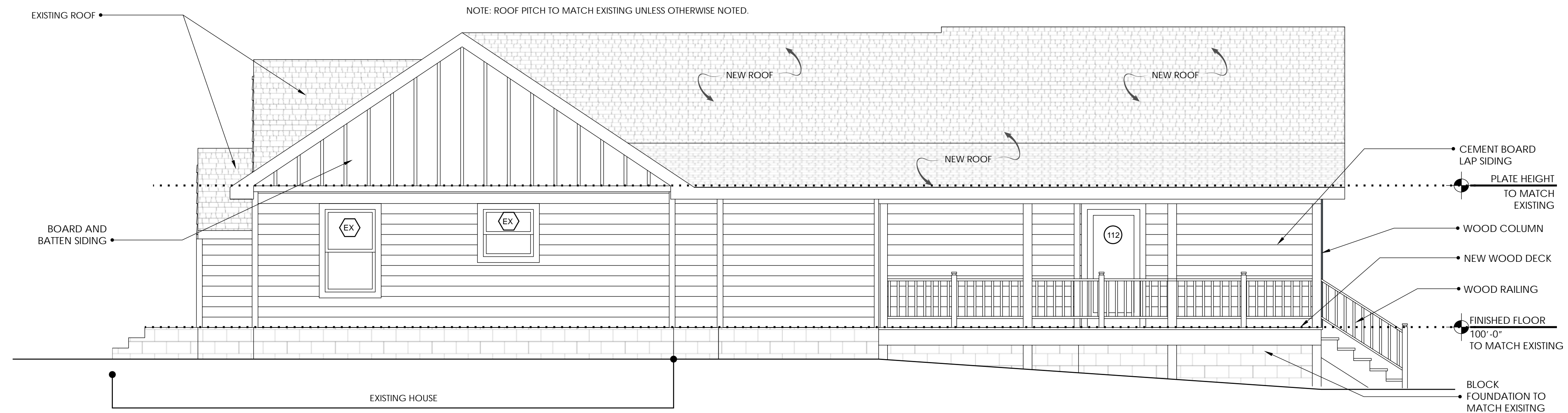
1	A1.1
---	------

ISSUE	DATE
HISTORIC SUBMITTAL	2.26.21

COPYRIGHT 2021 b. blanton design	
PROJECT:	2018
SCALE:	DRAWN BY:
AS NOTED	BB
SHEET TITLE:	
ROOF PLAN	

**A1.1**

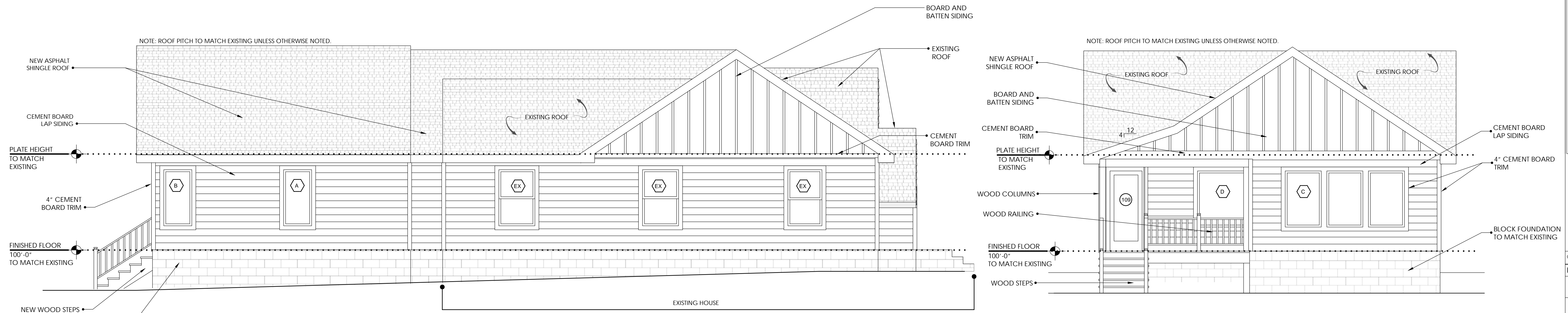




**SOUTH ELEVATION**

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

3 A2.0



**NORTH ELEVATION**

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

2 A2.0

**REAR ELEVATION**

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

1 A2.0

DATE	ISSUE
2.26.21	HISTORIC SUBMITTAL

COPYRIGHT 2021	b. blanton design
PROJECT:	2018
SCALE:	DRAWN BY:
AS NOTED	BB
SHEET TITLE:	
EXTERIOR ELEVATIONS	

**A2.0**





PERSPECTIVE

NTS

2 A2.1



PERSPECTIVE

NTS

1 A2.1

b.b.

b. blanton design

501 Union Street  
Nashville, TN 37219  
bbblantondesign.com  
615 757 3191

HUCKABEE/RIGGS RESIDENCE

1411 N 14TH STREET  
NASHVILLE, TN 37206

DATE	ISSUE
2.26.21	HISTORIC SUBMITTAL

COPYRIGHT 2021 b. blanton design	
PROJECT:	2018
SCALE:	DRAWN BY:
AS NOTED	BB
SHEET TITLE:	
PERSPECTIVES	

A2.1