



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 744 Roycroft Place May 21, 2014

Application: Demolition-primary building; New construction-infill and outbuilding
District: Woodland-in-Waverly Historic Preservation Zoning Overlay
Council District: 17
Map and Parcel Number: 10510020600
Applicant: Preston Quirk
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The applicant requests demolition of a non-contributing building and proposes construction of a two-family residence on the site.</p> <p>Recommendation Summary: Staff recommends approval of the demolition and proposed infill at 744 Roycroft Place with the conditions:</p> <ul style="list-style-type: none"> • That Staff have final approval of the windows and doors, a brick sample and the material for the porch elements; • The central porch wall be removed or replaced with a three-foot (3') tall railing; • Windows be added to the first level on each side; • The upper floor windows towards the front of each side be redesigned to a proportion seen historically; • The building's front wall shall match the front setback of the neighboring contributing homes; and, • HVAC will be located on the rear façade or on a side façade beyond the midpoint of the house. <p>With these conditions, Staff finds that the project meets sections III.B.2, IV.B.1 and V.B of the Woodland-in-Waverly Historic Zoning Overlay Design Guidelines.</p>	<p>Attachments</p> <p>A: Photographs B: Site Plan C: Elevations D: Public Comments</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B.2 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.
- 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.
- d . Materials, Texture, and Details and Material Color: The materials, texture, and details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl, aluminum, and T-1-11 panel siding are not appropriate.
- 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.
- f . Orientation: The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
- 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.
- h. 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. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings. *Historic garages are usually located as near to a rear corner of a parcel as possible.*
- i. Appurtenances: Appurtenances related to new buildings, including driveways, sidewalks, lighting, fencing, and walls, shall be compatible, by not contrasting greatly, with the characteristics of the surrounding historic buildings.

IV.B.1 Permanent Landscape Features

- a. For historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should be compatible with the style of the house to which they relate in terms of design, materials, and location. For non-historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should not contrast greatly with such features on surrounding historic buildings.
- b. Existing retaining walls in front and side yards should be retained.
- c. Satellite dishes are not appropriate.
- d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.

V.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.

V.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: 744 Roycroft Place is a non-contributing duplex built circa 1978.



Figure 1. Existing non-contributing building at 744 Roycroft Place.

Analysis and Findings: The applicant requests demolition of the existing non-contributing building, and proposes to build a new two-family residence on the site.

Demolition: The existing duplex dates to 1978. Because of its date of construction, form and siting on the lot, the building is not a contributing building to the Woodland-in-Waverly Historic Preservation Zoning Overlay. The project meets section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height and Scale: The proposed building is thirty-three feet (33') wide at the front, and expands to forty feet (40') at a distance of forty-six feet (46') from the front porch wall. The range of the widths of homes on Roycroft Place is from twenty-nine feet (29') to forty-three feet (43'). There is one unusually wide home on the street that reaches fifty-one feet (51') in width.

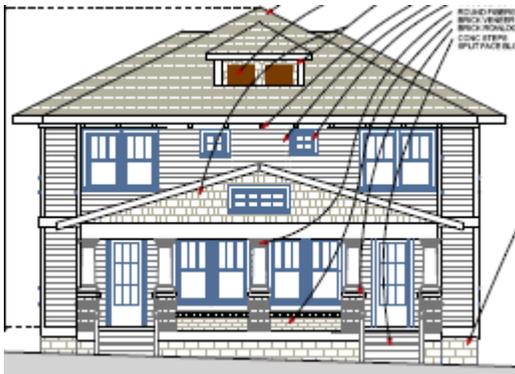


Figure 2. Front elevation of proposed building.

The height of the proposed building is approximately twenty-nine feet (29') from the finished floor height at the front. There is significant grade and cross slope on the site. The foundation height on the front façade ranges from approximately one foot (1') to three feet (3'). Eave height is approximately nineteen feet (19') from the finished floor height. The porch height is sixteen feet (16') from the finished floor height. The neighborhood context of foundation height ranges from less than one foot (1') to three feet (3'). Staff finds the height and scale of the proposal to meet sections III.B.2.a and III.B.2.b of the design guidelines.



Figure 3. This house at 750 Roycroft Place is of similar height and width as the proposed infill.

Setback and Rhythm of Spacing: The site plan submitted shows the front wall of the new building set back approximately thirty-six feet (36') from the front property line. The neighboring homes have approximately a thirty-four foot (34') front setback. Staff requests the front wall of the new building match those of the neighboring homes to maintain the established setback of the context. The building will be centered on the lot and will have side setbacks of eight feet six inches (8'6"). The rear setback will be sixty-one feet nine inches (61'9"). With the condition that the new building will maintain the setback of the neighboring buildings, the project meets section III.B.2.c of the design guidelines.

Materials, Texture, and Details and Material Color: The new building will be clad in smooth-face cement fiber siding with a five inch (5”) reveal. Foundation will be split-face concrete block. The roof will be fiberglass shingles. The color was not indicated. Trim, exposed rafters and shakes will be wood. The porch will have brick pedestals and fiberglass columns; staff asks for final approval of these materials. The windows and doors were not specified, and staff asks to approve the final window and door selections prior to purchase and installation. Front walkways, porch steps and driveway will be concrete. With the staff’s final approval of the windows and doors, a brick sample and the material for the porch elements, staff finds that the project meets section III.B.2.d.

Roof Shape: The house has a hipped roof with 6/12 pitch. A central hipped dormer has the same pitch. The gabled porch roof has 3/12. Both forms and pitches are common among surrounding historic buildings. The roof form of the new building is visually compatible with others in the district. Staff finds the project meets section III.B.2.e.

Orientation: A full-width porch will address the street with two front entrances. The porch is proposed to be divided in two with a wall; however, this condition is not seen historically. Staff recommends removal or replacement with a three-foot (3’) tall railing. A walkway will connect the two porches with the street. Vehicular access will be from the alley, as seen historically throughout the neighborhood. The project meets section III.B.2.f.

Proportion and Rhythm of Openings: Most of the windows on the proposed building are generally twice as tall as they are wide, meeting the historic proportions of openings. However, the narrow horizontal window at the front of each side elevation does not meet the guidelines; Staff asks that these windows be replaced with windows with the appropriate proportion. In addition, there is a long expanse of eighteen feet (18’) of wall at the front of each side without an opening. Staff requests a window be added or moved to maintain the rhythm of openings. With these conditions, Staff finds the project meets section III.B.2.g.

Outbuildings: The project includes an attached garage for each unit. Attached garages have been permitted in the past when they are at the basement level, at the rear of the building, and in the typical location of an outbuilding historically. This proposal meets that policy. Staff finds the project meets section III.B.2.h of the design guidelines for outbuildings.

Permanent Landscape Features: The location of the HVAC and other utilities was not noted. Staff requests that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. Staff finds the project meets section IV.B.1.

Recommendation:

Staff recommends approval of the demolition and proposed infill at 744 Roycroft Place with the conditions:

- That Staff have final approval of the windows and doors, a brick sample and the material for the porch elements;

- The central porch wall be removed or replaced with a three-foot (3') tall railing;
- Windows be added to the first level on each side;
- The upper floor windows towards the front of each side be redesigned to a proportion seen historically;
- The building's front wall shall match the front setback of the neighboring contributing homes; and,
- HVAC will be located on the rear façade or on a side façade beyond the midpoint of the house.

With these conditions, Staff finds that the project meets sections III.B.2, IV.B.1 and V.B of the Woodland-in-Waverly Historic Zoning Overlay Design Guidelines.

PUBLIC COMMENT:

From: Nancy Kirkland [REDACTED]
Sent: Monday, May 12, 2014 3:16 PM
To: Zeigler, Robin (Historical Commission)
Subject: 744 Roycroft Place

Dear Robin:

I own the home at 742 Roycroft Place next door to the property that Aumtumn Andrady is proposing to build at 744 Roycroft. I am writing to express my support of Autumn's proposal and to let you know how much I appreciate her keeping in touch with neighbors about demolition of the current duplex and plans for the new building. She has made clear her intention to build homes that fit with the historic character of the neighborhood and has always been available to discuss any concerns one might have with her plans. Her actions have always been consistent with her word! I have no concerns about what Autumn has presented and am looking forward to the new structure more than I can say.

With Kind Regards,
Nancy Kirkland
[REDACTED]

From: Sumner_m [REDACTED]
Sent: Monday, May 12, 2014 2:57 PM
To: Zeigler, Robin (Historical Commission)
Subject:

To Whom it May Concern:

My husband and I live at 2223 Lindell Ave in Historic Woodland in Waverly. We have seen the plans for the duplex that the Andrady's plan to construct at 744 Roycroft Place. We are in full support.

We think this will be a nice addition to the neighborhood. It appears the structure is keeping in the spirit of the neighborhood's historic nature and is well designed.

Thank you,
Sumner and Alex Rodriguez
2223 Lindell Ave
[REDACTED]

PHOTOGRAPHS OF CONTEXT



Figure 1. Neighbors to the left



Figure 2. and right of the site



Figure 3. Across the street looking to the left

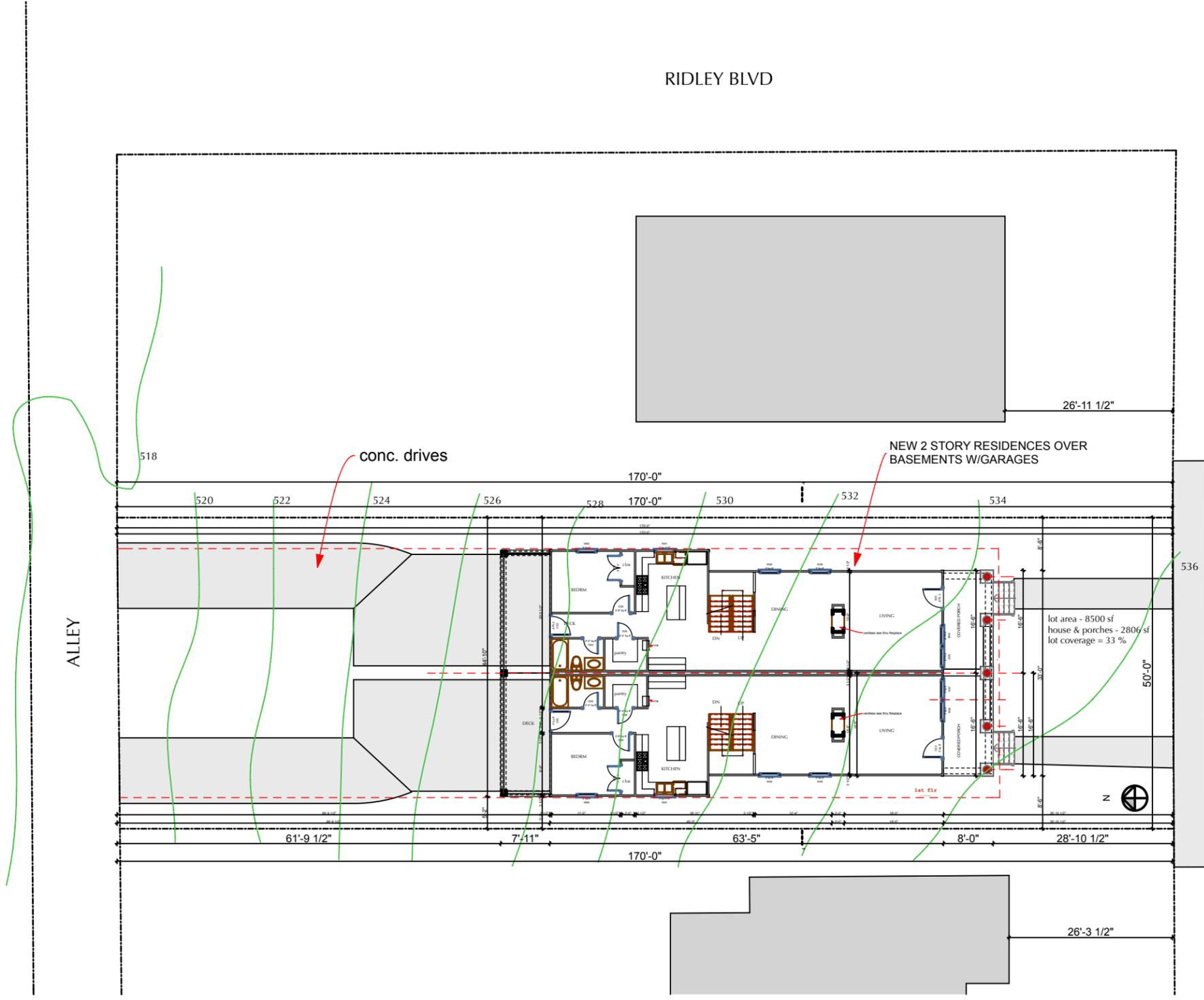


Figure 4. and looking to the right from the site

1

SITE PLAN

SCALE: 1" = 20'



2014 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net



PHONE:
W335-0732
H295-1508

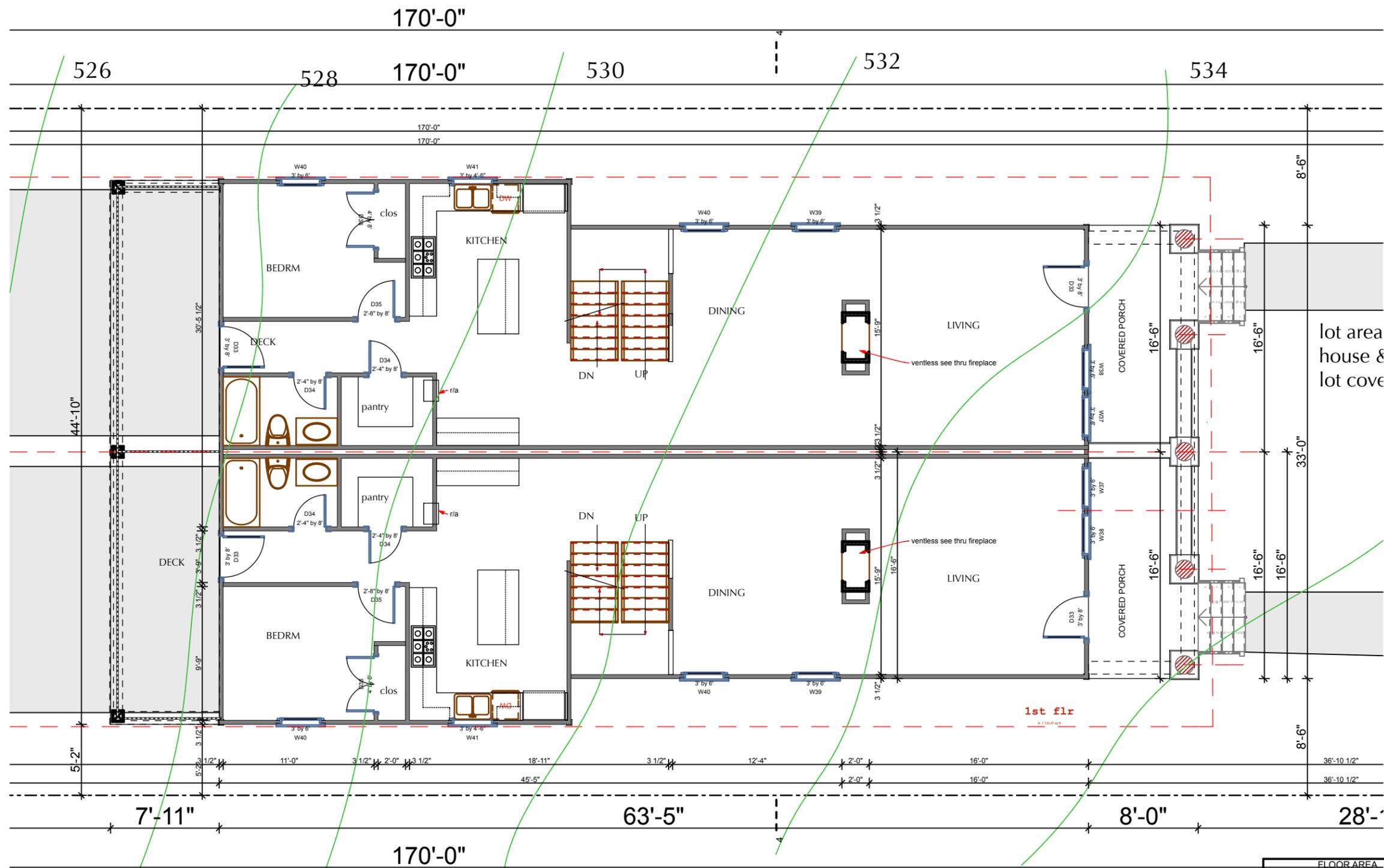
New Residences
Autumn Andrady
744 Roycroft
Nashville, TN 37204

DATE: 5/8/14
REVISION

PROJECT NO: 14-037
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SITE PLAN

C1
SHEET 1



FLOOR AREA	
Zone Name	Area
1st flr	1,133
2ND FLR	1,133
BSMT	589
	2,855 sq ft

1

1ST FLOOR PLAN

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

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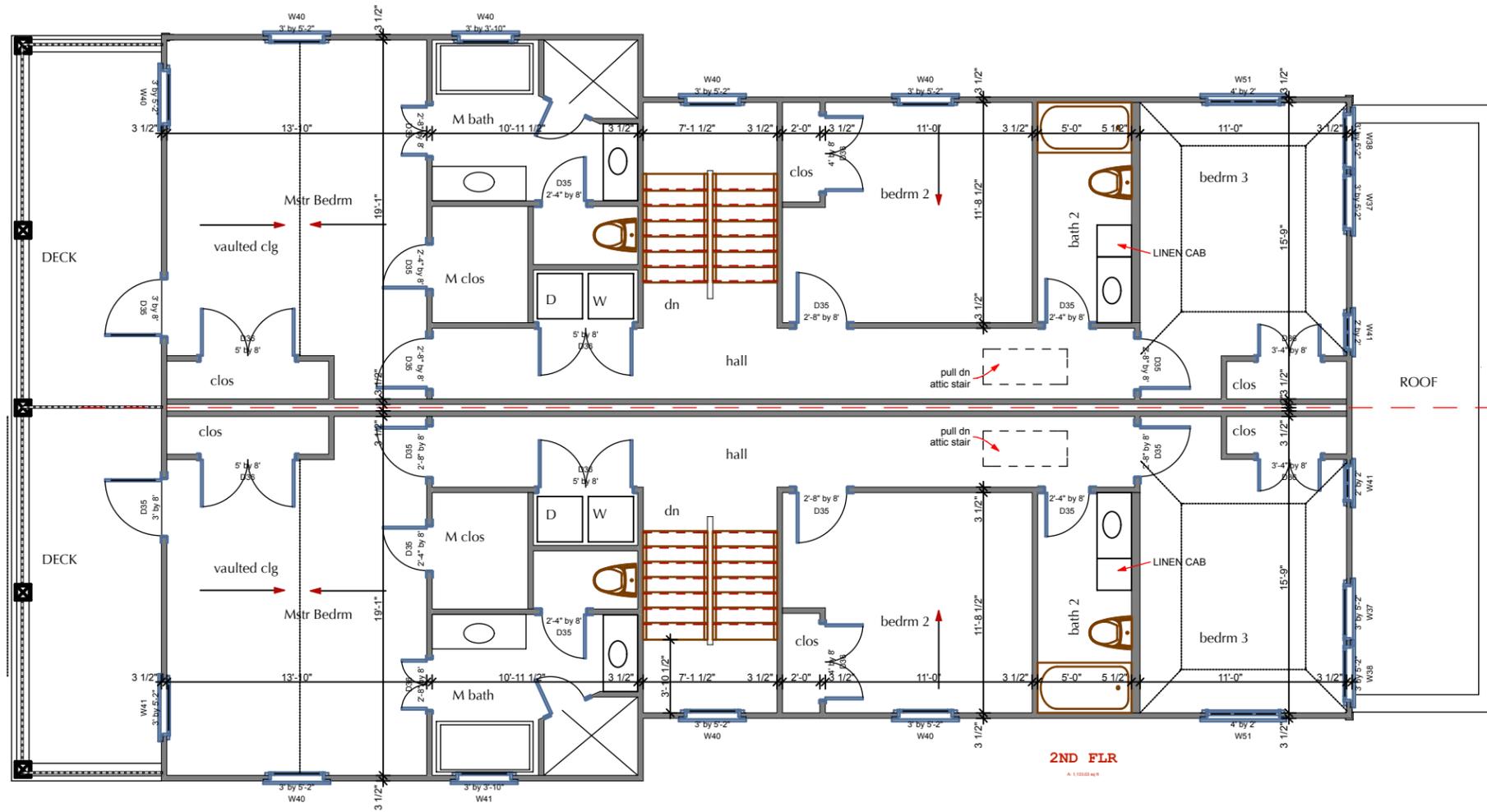
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1ST FLR PLAN

A1
SHEET 2

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1 **2ND FLR PLAN**
SCALE: 1/8" = 1'-0"

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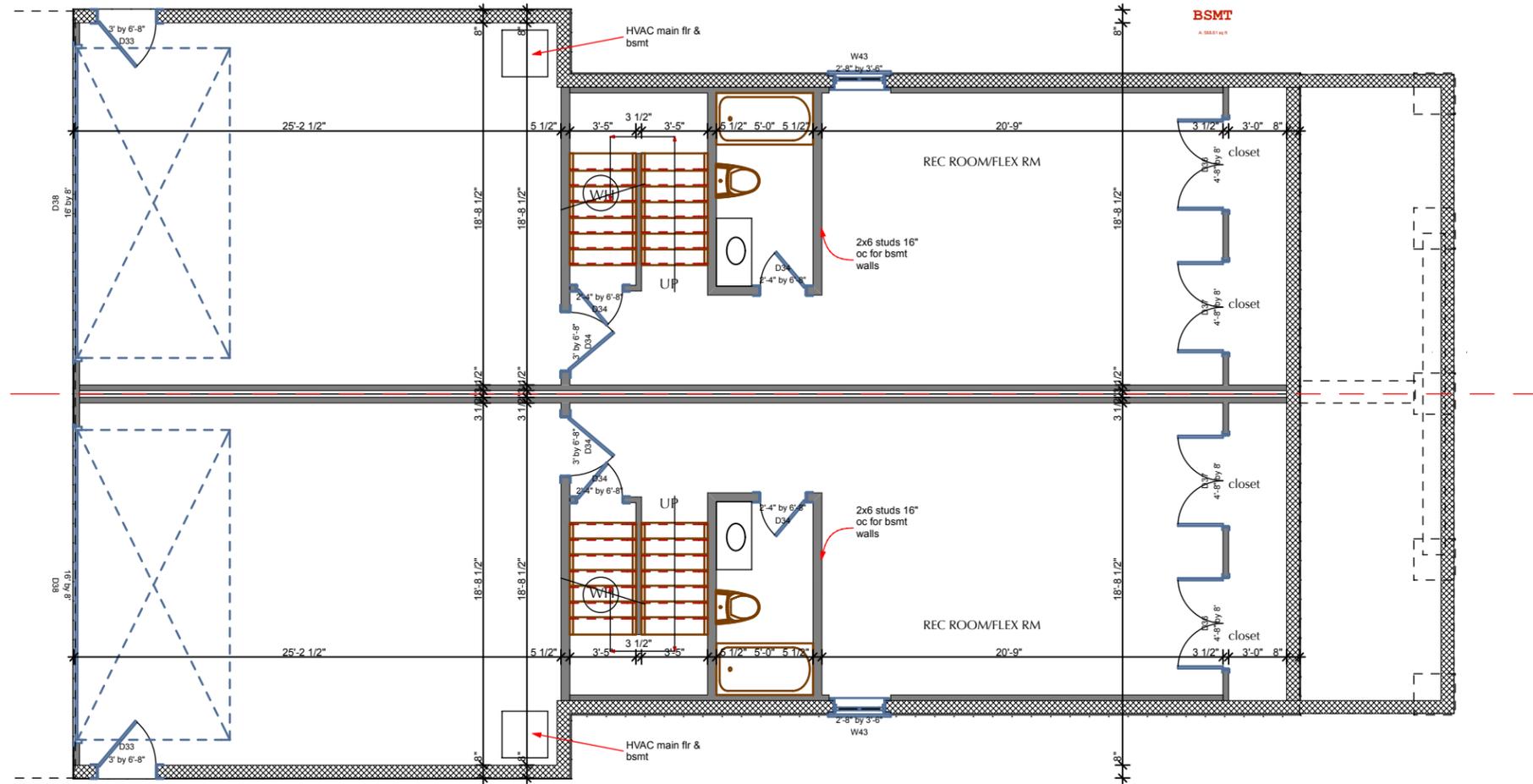
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2ND FLR PLAN

A2
SHEET 3



1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

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Autumn Andrady
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Nashville, TN 37204

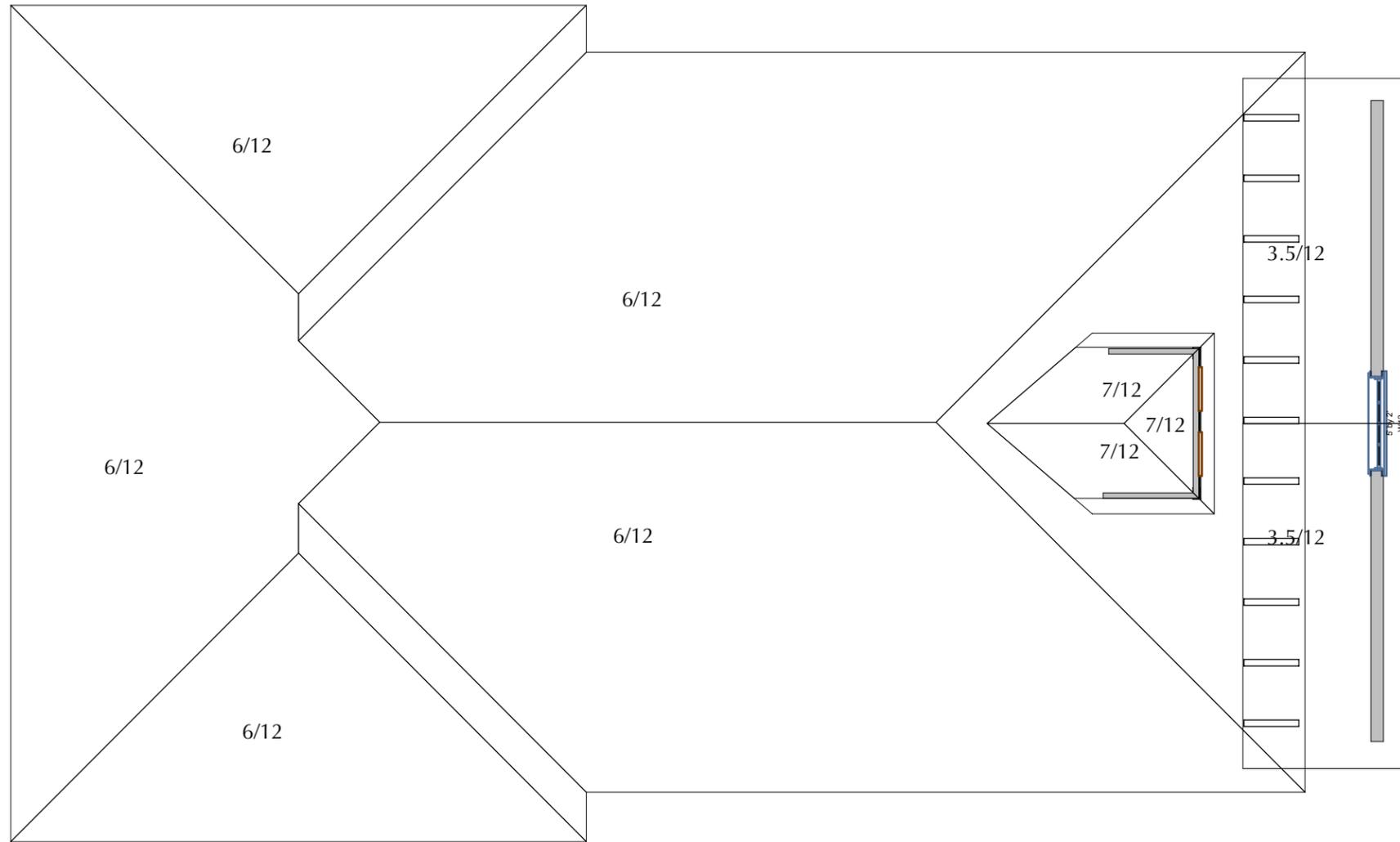
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BASEMENT PLAN

A3
SHEET 4

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1 **ROOF**
SCALE: 1/8" = 1'-0"

201 E BERRY HILL DRIVE
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QUIRK DESIGNS

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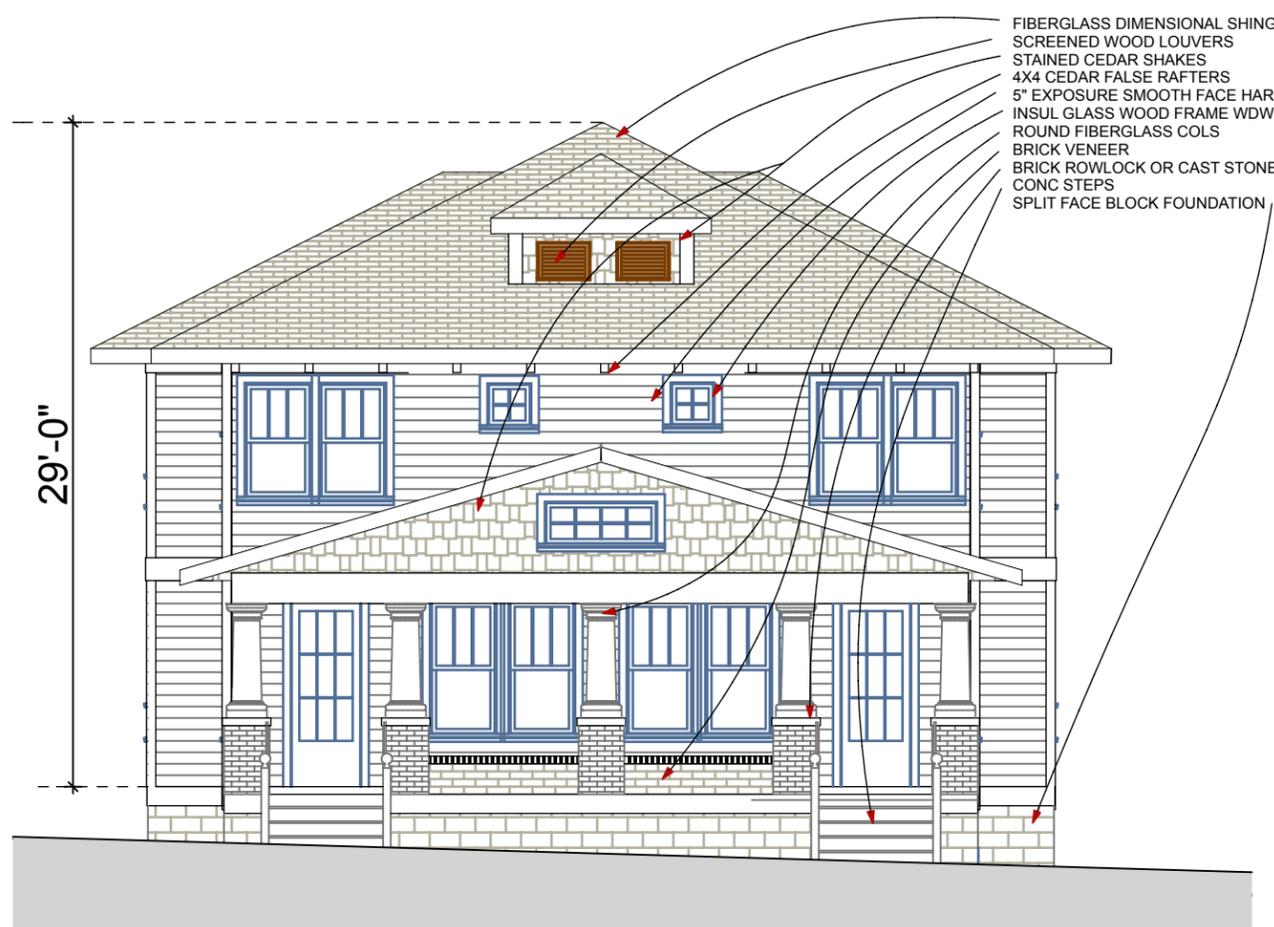
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ROOF PLAN

A4
SHEET 5



- FIBERGLASS DIMENSIONAL SHINGLES
- SCREENED WOOD LOUVERS
- STAINED CEDAR SHAKES
- 4X4 CEDAR FALSE RAFTERS
- 5" EXPOSURE SMOOTH FACE HARDIPLANK SIDING
- INSUL GLASS WOOD FRAME WDWS, 4" FLAT CASINGS
- ROUND FIBERGLASS COLS
- BRICK VENEER
- BRICK ROWLOCK OR CAST STONE CAPS
- CONC STEPS
- SPLIT FACE BLOCK FOUNDATION

1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2818 BERRY HILL DRIVE
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Autumn Andrady
744 Roycroft
Nashville, TN 37204

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ELEV - FRONT, REAR

A5
SHEET 6



1 RIGHT ELEVATION
SCALE: 1" = 10'



2 LEFT ELEVATION
SCALE: 1" = 10'

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SIDE ELEVATIONS

A6
SHEET 7