



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
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STAFF RECOMMENDATION
762 Roycroft Place
January 21, 2015

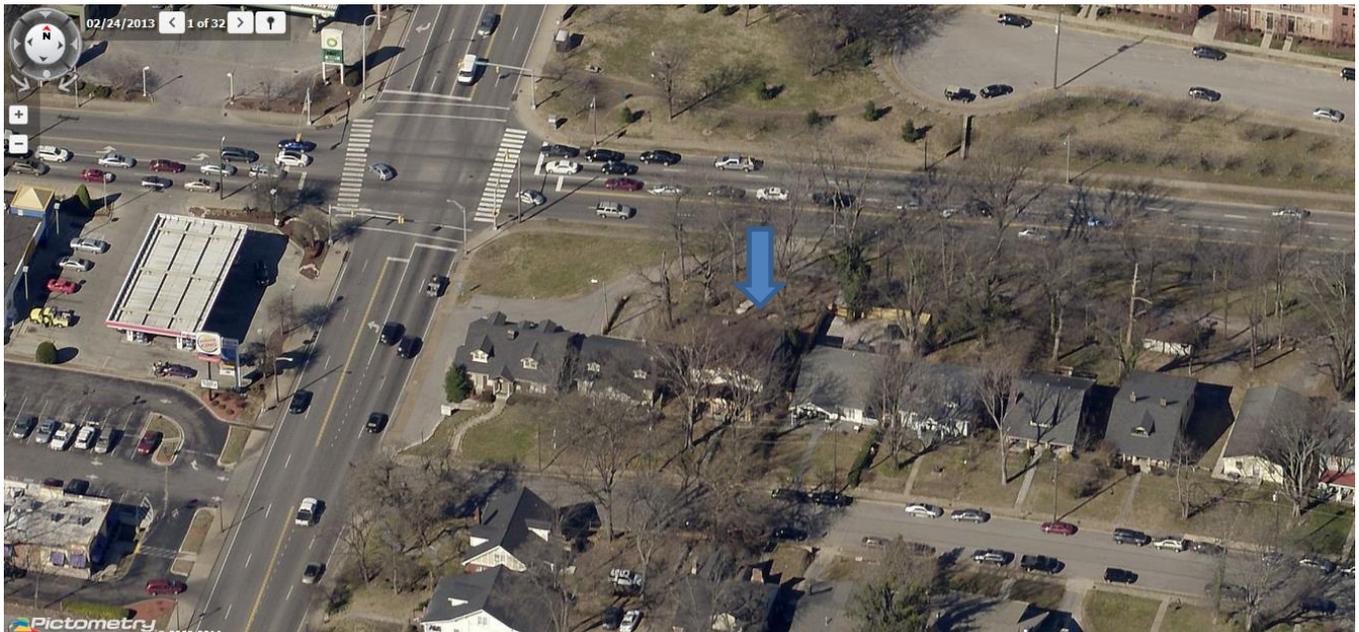
Application: Demolition
District: Woodland-in-Waverly Historic Preservation Zoning Overlay
Council District: 17
Map and Parcel Number: 10510021500
Applicant: Autumn Andrady
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The applicant proposes demolition of a c. 1925 building based on the fact that it is non-contributing and in poor condition. Due to inappropriate additions, the house has lost its architectural and historical integrity and is not a contributing building.</p> <p>Recommendation Summary: Staff recommends approval of demolition based on the fact that the building has undergone significant changes that it is no longer a contributing building. Staff finds that the project meets sections V.B.1 and V.B.2 of the Woodland-in-Waverly Historic Preservation Zoning Overlay.</p>	<p>Attachments A: Photographs</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

V.B.1 Demolition is Not Appropriate

- 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
- 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

- 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;
- 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
- 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: 762 Roycroft Place is a two-story building built circa 1925. It was originally a one-and-a-half story bungalow.

Analysis and Findings:

Demolition:

Although the building was constructed during the district's period of significance, its form and design were significantly altered with the addition of a front-gabled second story sometime prior to 1957. This inappropriate addition constitutes the primary loss of the building's character-defining features. Although it appears the second story could be easily removed, restoring the building's original character, the alterations made and the stress caused by the addition does not make this alteration feasible. Staff's inspection confirmed the following:

- The second story has placed undue stress on the building's load-bearing walls, which need to be reframed.



Figure 1. 762 Roycroft Place

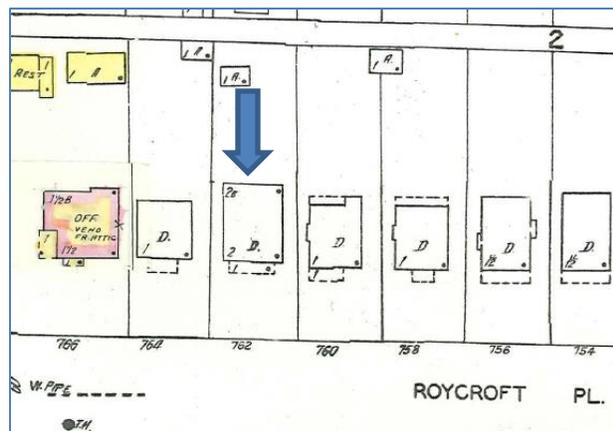


Figure 2. Sanborn map from 1957 showing the second story in place

2. The subfloor framing has some termite damage and extensive areas of dry rot. The floor joists and supports have been weakened as a result.
3. The existing ceiling joists are 2x6, which are not suitable for bearing the loads of finished space. These are bowed in places and need to be replaced.
4. HVAC installation at an unknown point demolished a section of a load-bearing masonry wall supporting the floor system. This has also compromised the structural integrity of the building.
5. The structural condition of the building has further suffered due to deferred maintenance, a condition created prior to current ownership.

Staff's analysis is that the construction of the second story, and changes made to the building for conversion into a multiple-occupant apartment house has stressed the structure beyond normal limits and has altered its character-defining features in such a manner that the building is no longer considered contributing. In addition, it is not structurally feasible to reverse the alterations.

Recommendation:

Staff recommends approval of the proposed demolition, finding that the building has lost its architectural and historical integrity due to the inappropriate second-story addition and deferred maintenance. The proposed demolition meets sections V.B.1 and V.B.2 of the Woodland-in-Waverly Historic Preservation Zoning Overlay.

ATTACHMENT A:
PHOTOGRAPHS



Figure 3. Dry rot in the floor structure



Figure 4. Structurally compromised floor joists



Figure 5. Improperly sized ceiling joists in need of replacement



Figure 6: The house in 1985.