

DAVID BRILEY
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
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STAFF RECOMMENDATION 748 Roycroft Avenue August 15, 2018

Application: New Construction—Addition
District: Woodland in Waverly Historic Preservation Zoning Overlay
Council District: 17
Map and Parcel Number: 10510020800
Applicant: Cheyenne Smith
Project Lead: Melissa Baldock, melissa.baldock@yahoo.com

Description of Project: Application is to construct a rear addition. The addition contains an attached garage at the basement level.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. All changes to the historic house, including changing of window sashes and replacement of siding and roofing, be reviewed and approved by MHZC staff;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof color, dimensions and texture; and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

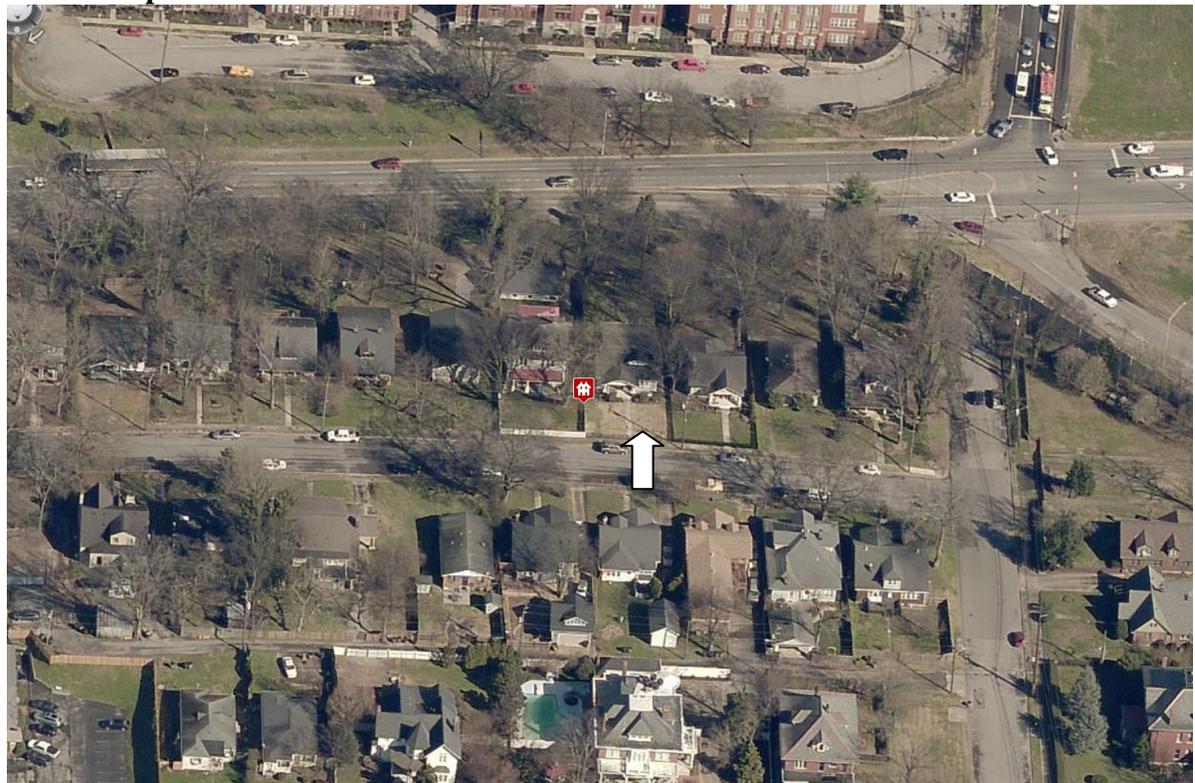
With these conditions, staff finds that the proposed addition meets Section III.B. of the Woodland-in-Waverly Historic Preservation Zoning Overlay design guidelines.

Attachments
A: Site Plan
B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

1. 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 should tie-in at least 6" below the existing ridge.

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 higher and extend wider.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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).

Rear Dormers

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.

- b. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

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.

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.

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 reduce 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 setback reductions 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.

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.

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.

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.

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.

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.
- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally, attached garages are not appropriate; however, instances where they may be are:

- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

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.

- 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: 748 Roycroft Avenue is a c. 1924 weatherboard bungalow that contributes to the historic character of the Woodland-in-Waverly Historic Preservation Zoning Overlay and to the Woodland-in-Waverly National Register Historic District (Figure 1). The National Register nomination report describes the house as, “bungalow, 1½ story weatherboard, clipped gable roof, clipped gable dormer, clipped gable front porch with tapered wood posts on brick piers, sidelights in entry, brick chimney.” The site slopes steeply from the front of the lot towards the back.



Figure 1. 748 Roycroft

In 2013, MHZC staff issued an administrative permit for the construction of a rear dormer on the house.

Analysis and Findings: Application is to construct a rear addition. The addition contains an attached garage at the basement level.

Alterations to Historic House: No changes to the historic house were indicated on the plans. Because 748 Roycroft Place is located within an historic preservation zoning overlay, all changes to the historic house, including changing of windows and doors, replacement of siding, and reroofing, must be removed and approved by MHZC staff.

Height & Scale: The proposed addition is no taller and no wider than the existing house. At the basement and first floor, the addition is inset two feet, six inches (2'6") for a depth of five feet (5'). After the inset, the addition steps back out on the ground floor to line up with the side walls of the existing house. On the second floor, the addition ties into an existing rear dormer and will be inset two feet (2'), like the existing dormer. The ridge height will match that of the house, while the eave and foundation heights will be one foot, nine inches (1'9") lower than those on the historic house. Staff finds this to be appropriate as the site slopes steeply down towards the rear. The addition will add thirty-seven feet (37') of depth and approximately one thousand, one hundred, and eighty square feet (1,180 sq. ft.) of footprint, including the rear screen porch and deck, to the existing house.

Staff finds that the proposed addition is scaled appropriately to the historic house and meets Sections III.B.1., III.B.2.a., and III.B.b. of the design guidelines.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. Staff finds that the addition meets Sections III.B.1.a. and III.B.1.d. of the design guidelines.

Design: The addition's change in materials, inset, and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its location, scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. Staff finds that the addition meets Sections III.B.1.c, III.B.1.d, and III.B.1.e. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It will be ten feet (10') from the left side property line and approximately six feet (6') from the right side property line. It will be approximately sixty feet (60') from the rear property line. Since the addition is no wider than the historic house, it will not affect the rhythm of spacing along the street. Staff finds that the proposed addition meets Sections III.B.1. and III.B.2.c. of the design guidelines.

Materials, Texture, and Details and Material Color:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Smooth & Painted to Match Existing	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Primary Roofing	Architectural Shingles	Match existing house	Yes	No
Secondary Roofing	EPDM Rubber Roofing	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Rear Porch floor/steps	Wood	Typical	Yes	No
Rear Porch Framing	Wood with screen enclosures	Typical	Yes	No
Rear Porch Railing	Wood	Typical	Yes	No
Windows	Not indicated	Unknown	Unknown	Yes
Side/rear doors	Not indicated	Unknown	Unknown	Yes
Garage Doors	Not indicated	Unknown	Unknown	Yes

With staff's final approval of all windows and doors, and the rubber membrane roof color, staff finds that the project meets Sections III.B.1. and III.B.2.d. of the design guidelines.

Roof form: The addition's primary roof form is a 7.5/12 gable. The dormers are low-sloped shed dormers. They are inset from the sidewalls two feet (2'), as is typically required. The rear porch also has a gable with a 7.5/12 slope. Staff finds that the proposed roof forms are compatible with the historic house and the historic neighborhood. Staff finds that the roof forms meet Sections III.B.1. and III.B.2.e. of the design guidelines.

Orientation: The addition will not affect the house's orientation towards Roycroft Place. Vehicular access to the site will be via the rear alley. The steep slope of the lot allows for a basement level garage, with garage doors facing the alley, which meets the design guidelines. Staff finds that the addition meets Sections III.B.1. and III.B.2.f. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. All paired window openings have a four to six inch (4”-6”) mullion in between them. Staff therefore finds that the addition’s proportion and rhythm of openings meet Sections III.B.1. and III.B.2.g. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house in order to meet Section III.B.2.i. of the design guidelines.

Outbuildings: As mentioned under “Orientation,” the addition contains an attached garage at the basement level. Basement level garages at the rear are appropriate and meet the design guidelines. Staff therefore finds that the addition meets Section III.B.2.h. of the design guidelines.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. All changes to the historic house, including changing of window sashes and replacement of siding and roofing, be reviewed and approved by MHZC staff;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof color, dimensions and texture; and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed addition meets Section III.B. of the Woodland-in-Waverly Historic Preservation Zoning Overlay design guidelines.

PROPOSED RENOVATION AND ADDITION
 748 ROYCROFT PL.
 NASHVILLE, TN 37203

ISSUE DATE: 07.30.18

REV	DATE	DESCRIPTION
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MHC REVIEW SET
 NOR FOR CONSTRUCTION

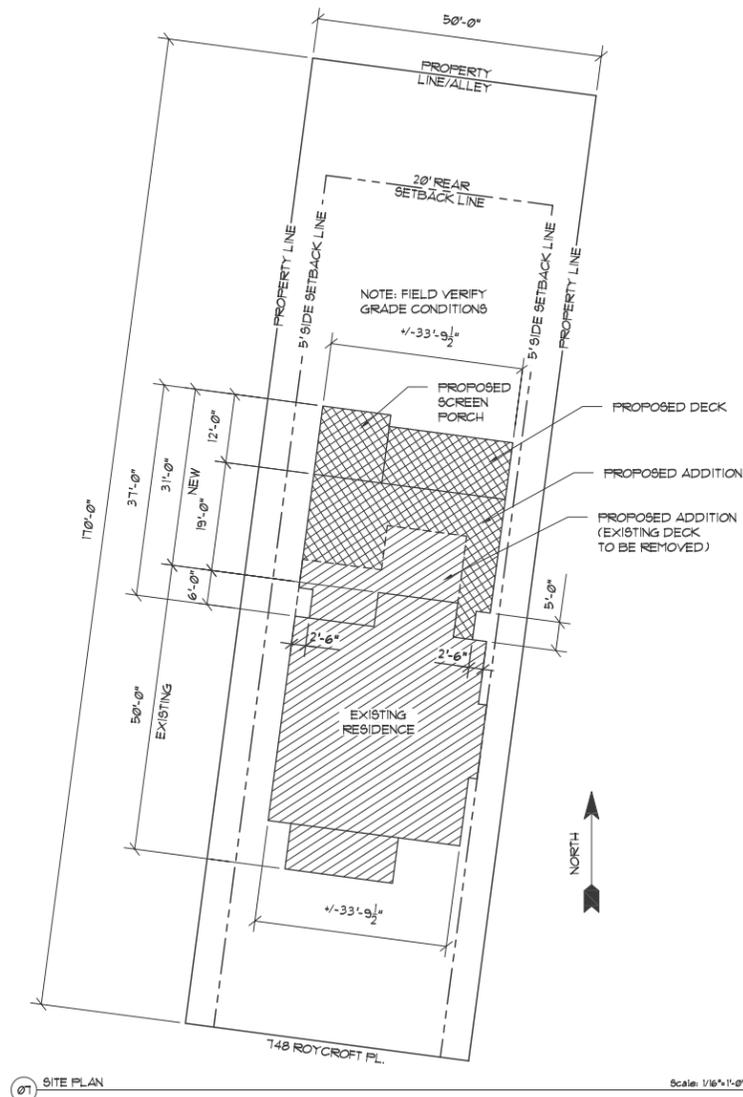
PLOT TO FULL SCALE
 ON 22" X 34" PAPER

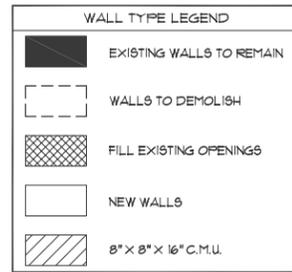
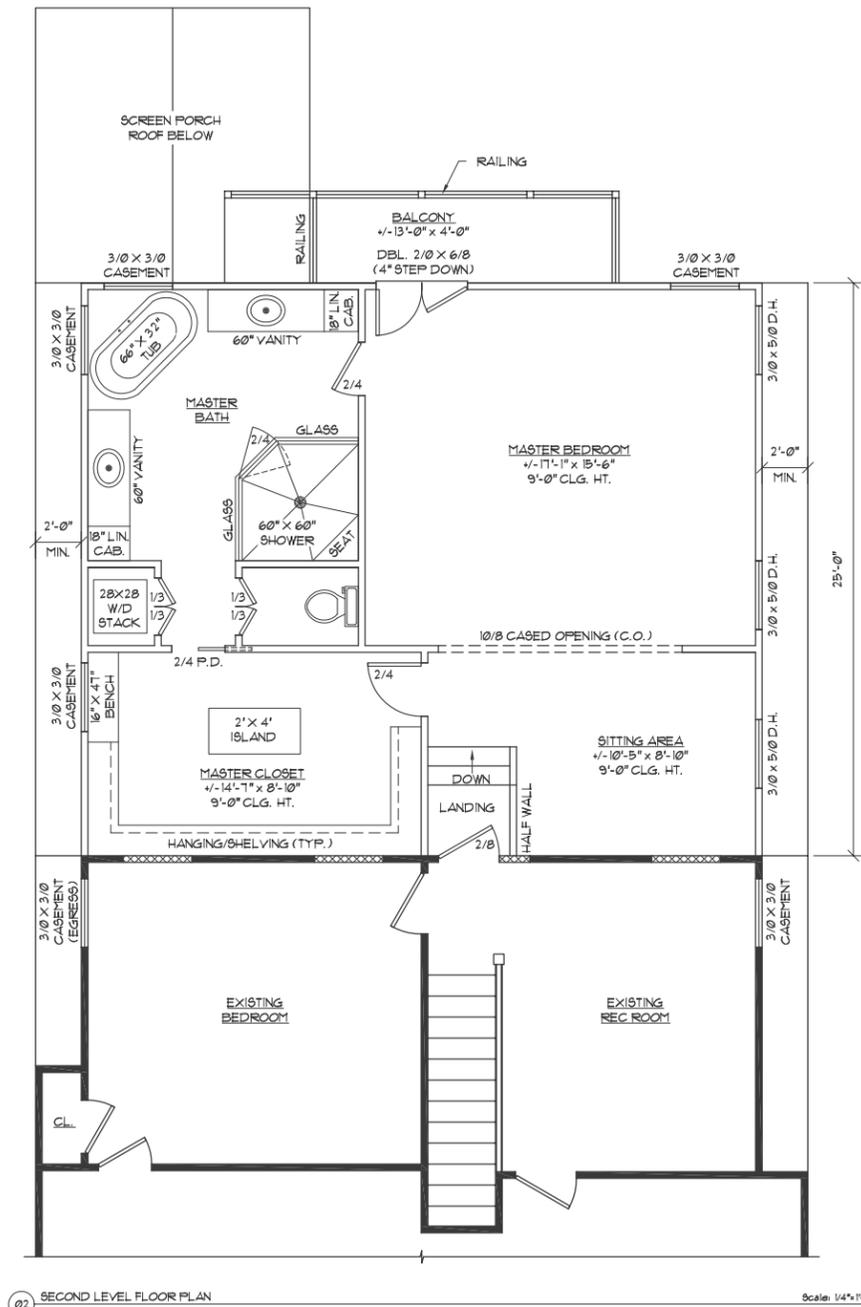
PLOT TO HALF SCALE
 ON 11" X 17" PAPER

SCALE: 1/16" = 1'-0"

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SITE PLAN





AREA CALCULATIONS

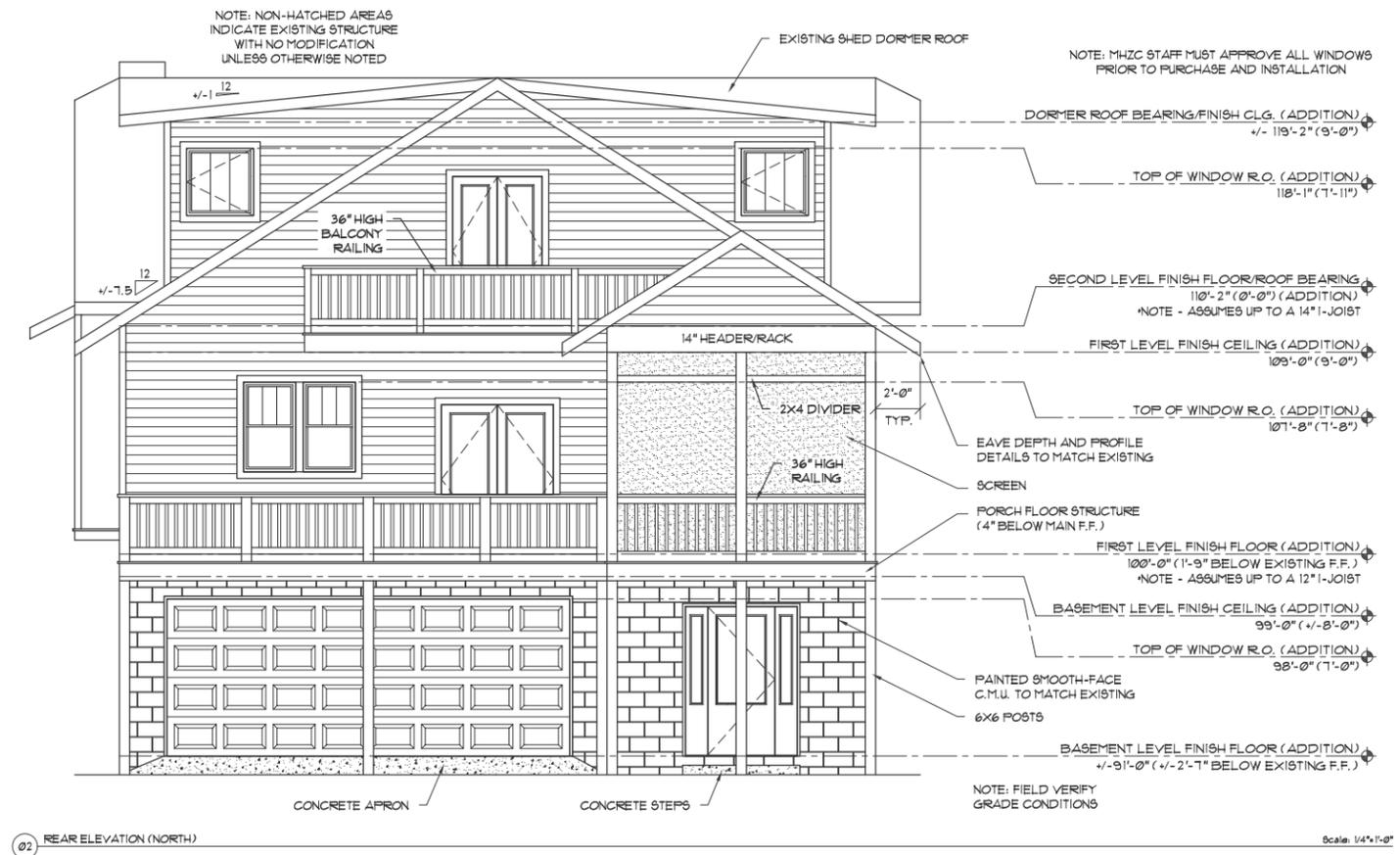
CONDITIONED AREA	
FIRST FLOOR EXISTING:	+/-1250 SF
FIRST FLOOR ADDITION:	+/-820 SF
SECOND FLOOR EXISTING:	+/-551 SF
SECOND FLOOR ADDITION:	+/-145 SF
TOTAL CONDITIONED:	+/-3366 SF

NON-CONDITIONED AREA	
EXISTING FRONT PORCH:	+/-152 SF
BASEMENT ADDITION:	+/-820 SF
SCREEN PORCH ADDITION:	+/-144 SF
TOTAL NON-CONDITIONED:	+/-1116 SF

TOTAL UNDER ROOF: +/-4482 SF

*NOTE - NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING. EXISTING CALCULATIONS TAKEN FROM TAX ASSESSMENT RECORDS.

- CONSTRUCTION NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
 - DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
 - ALL WALLS ARE 2X4 (3 1/2") UNLESS OTHERWISE NOTED. FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
 - ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.
 - TOP OF ALL DOORS AND WINDOWS FRAMED AT 6'-8" A.F.F. OR TO MATCH EXISTING UNLESS OTHERWISE NOTED.
 - INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
 - CABINETRY, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.
 - WATER HEATER TO BE LOCATED IN EXISTING BASEMENT.



ISSUE DATE: 07.30.18

REV	DATE	DESCRIPTION
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MHC REVIEW SET
NOT FOR CONSTRUCTION

PLOT TO FULL SCALE
ON 22" X 34" PAPER

PLOT TO HALF SCALE
ON 11" X 17" PAPER

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

A102

SECOND LEVEL FLOOR
PLAN & REAR ELEVATION

REV	DATE	DESCRIPTION
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MHC REVIEW SET
NOT FOR CONSTRUCTION

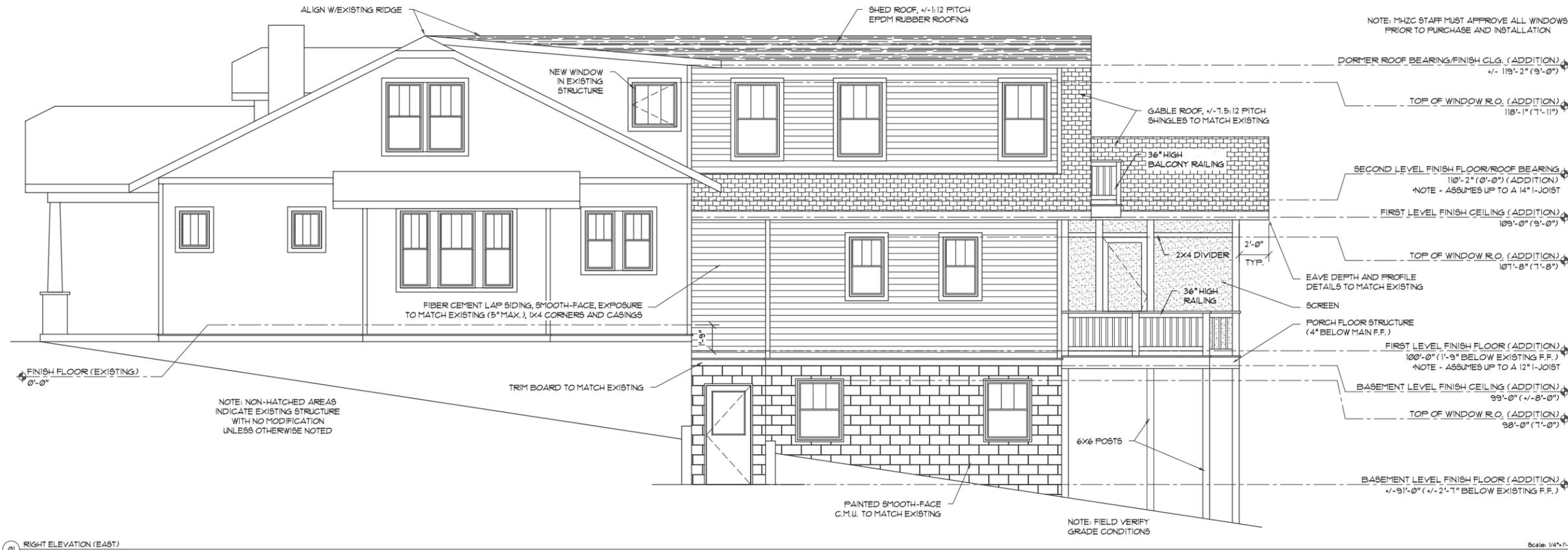
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PLOT TO HALF SCALE
ON 11" X 17" PAPER

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

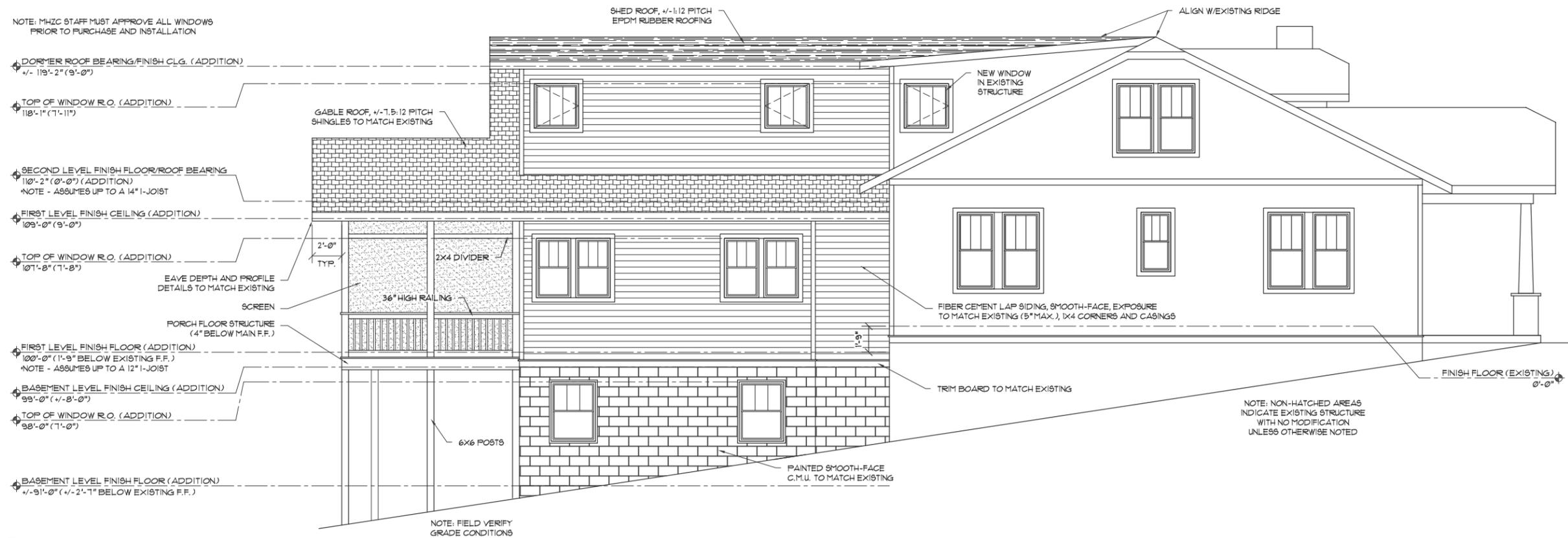
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EXTERIOR SIDE
ELEVATIONS



01 RIGHT ELEVATION (EAST)

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



02 LEFT ELEVATION (WEST)

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