

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

521 Fatherland Street
November 19, 2018

Application: New Construction—Infill; Setback determination

District: Edgefield Historic Preservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08216021600

Applicant: Tarl LaRocco

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Construct duplex infill that requires a side setback determination. The applicant is seeking to place the new infill eight feet (8') from the South 6th Street side property line; base zoning typically requires a setback of ten feet (10') from side streets.

Attachments

A: Photographs

B: Site Plan

C: Elevations

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

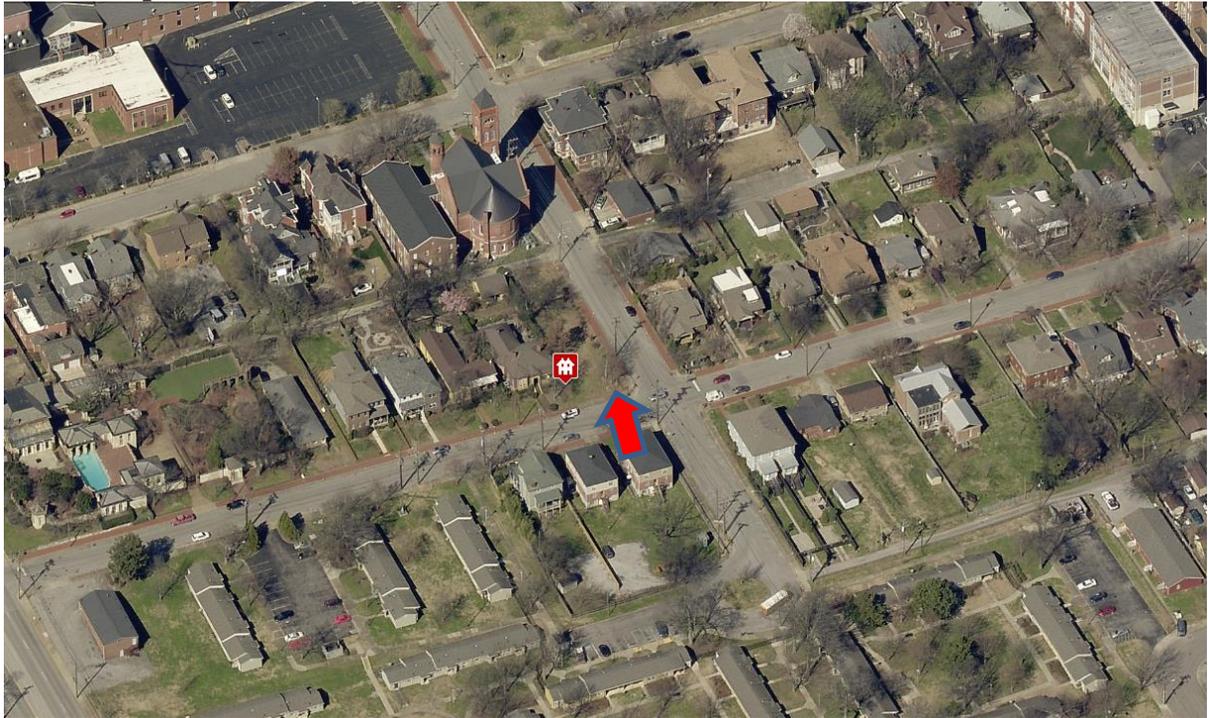
1. The applicant submit a site plan showing the front setback of 519 Fatherland Street, and the infill's front setback match the front setback of 519 Fatherland, to be verified by MHZC staff in the field;
2. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve the roof color and texture, a brick sample, the materials of the front porch floor and steps, all windows and doors, and the walkway material prior to purchase and installation;
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house;
5. The applicant remove the raised yard area on the front façade and instead provide stair access to the left façade side entry; and,
6. Staff approve all permanent landscape features, including but not limited to, fencing, pathways, pavers, pools, and decks.

With these conditions, staff finds that the proposed infill, outbuilding, and setback determination meet Sections III.B.2. and IV. of the design guidelines.

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

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

III.B.2 New Construction

a. 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 reinforce 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.*

b. 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.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

c. Building Shape

The shape of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

d. 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.

e. 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.

f. 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 new buildings 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.

g. 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.

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 1) A new outbuilding building should reflect the character of outbuildings with the associated house. The outbuilding should be compatible, by not contrasting greatly with the 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.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*
- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*

- Stud wall lumber and embossed wood grain are prohibited.
 - Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for the neighborhood.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

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.*

Setbacks & Site Requirements.

· *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configuration would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*

· *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*

· *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*

At least one side setback a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

· *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*

· *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

· *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*

· *The DADU may not exceed the maximums outlined previously for outbuildings.*

· *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

· *Density. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*

· *Ownership.*

· *a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*

· *b. The DADU cannot be divided from the property ownership of the principal dwelling.*

o *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*

o *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office*

covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

Bulk and Massing. The living space of a DADU shall not exceed seven hundred square feet.

i. Appurtenances Related to New Construction

For information on fences, paving, walls, et cetera, see the Appurtenances section.

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.

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.

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.

IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

1. FENCES

a. Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.

b. Privacy fences are appropriate only around rear yards (see illustrations). Privacy fences can be up to 6' in height.

A rear yard is considered to be behind the mid-point on the side facades of a house. It is most appropriate for privacy fences to stop at the rear corners of a house.

c. Chain link or woven fences are generally not appropriate for front or visible side yards. They may be appropriate along rear property lines if the fence is camouflaged with plantings, or painted black or dark green.

d. New or reclaimed iron fencing may be appropriate for pre-1900 houses. Iron fencing is generally not appropriate for later houses.

2. PERMANENT BUILT LANDSCAPE FEATURES

a. Walls, curbs, steps, pavement, gravel, driveways, lighting, walkways and other such appurtenances should not contrast greatly with the style of the associated house in terms of design, size, materials, material color and location and should not contrast greatly with comparable original features of surrounding buildings.

b. Historic 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.

- e. Above-ground swimming pools should not be publicly visible. An in-ground swimming pool should be located in a rear yard in a manner that minimizes its public visibility.

Mail boxes at the sidewalk or street are not appropriate.

Structures such as gazebos and pergolas should be appropriate to the style of the house and located in rear yards, unless documentary, physical, or pictorial historical evidence indicates otherwise.

4. 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.

Background: 521 Fatherland Street is a vacant lot (Figure 1). The lot has been vacant since at least 1976, as the National Register nomination for the Edgefield Historic District does not list a structure on the site. The 1957 Sanborn map shows that there was previously a one-story frame house on this site (Figure 2).

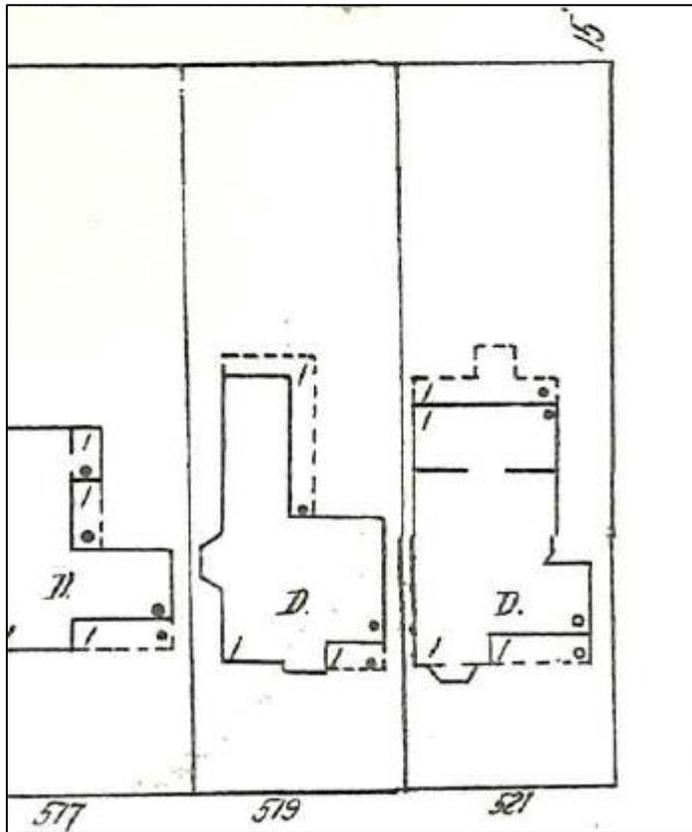


Figure 10. The 1957 Sanborn map shows the house that was previously on the lot.

Analysis and Findings: Construct duplex infill that requires a side setback determination. The applicant is seeking to place the new infill eight feet (8') from the South 6th Street side property line; base zoning typically requires a setback of ten feet (10') from side streets.

Height, Scale, and Building Shape: The new infill will be two-stories in height. It will have a maximum ridge height of thirty-one feet (31') from grade at the front. Staff finds that this height and scale meets the historic context, where historic houses are one and two stories in height, ranging from twenty-four feet (24') tall to thirty-one feet (31') tall. The Commission approved a two-story duplex infill that is thirty-one feet (31') tall catty-corner from this site at 600 Fatherland in 2014.

The building will be thirty-seven feet (37') wide. In the surrounding area there are several historic houses on fifty foot (50') wide lots that are the same width or wider, including two-story houses at 606 and 610 Fatherland Street. The 2014 infill at 600 Fatherland Street, catty-corner from this site, was also approved to be thirty-seven feet (37') wide. The house will have a depth of eighty-two feet, eight inches (82'8"). While deep, staff finds that the side facades of the infill, particularly the façade that faces South 6th Street, are varied in order to break up the wall space. In addition the last ten feet (10') of the house is a one story unenclosed porch.

Staff finds that the height, scale, and shape of the building are compatible with the surrounding context, as the building will match the height and width of several nearby historic houses. Staff finds that the proposal meets Sections III.B.2.b and III.B.2.c of the design guidelines.

Setback & Rhythm of Spacing: The front edge of the building will be twenty-seven feet (27') from the front of the property line. The site plan did not include the front setback of the historic house next door at 519 Fatherland. Staff recommends that the applicant submit a site plan showing the front setback of 519 Fatherland and that staff approved the staking of the front setback prior to construction in order to confirm it is compatible with the front setback at 519 Father.

The proposed building will be located five feet, four inches (5'4") from the left side of the property, meeting the base zoning setback. The applicant is proposing to situate the infill eight feet (8') from the right/South 6th Street property line. Base zoning requires a ten foot (10') side setback from the side street on corner lots. The structure therefore needs a setback determination. Staff finds the proposed eight foot (8') setback to be appropriate because the location and scale of the building will be compatible with the historic context and the setback is similar to what is found in the district. The house across Fatherland Street is also approximately eight feet (8') from the side property line, and MHZC approved an eight foot (8') side setback from South 6th Street for the infill development at 600 Fatherland, catty-corner from the site. Staff therefore recommends approval of the side setback determination.

The infill will be approximately sixty feet (60') from the rear property line. Staff finds that the proposed setbacks and the infill's rhythm of spacing meet Section III.B.2.a 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 | Split Face | Yes | No |
| Cladding | Cement fiberboard lap siding, mixture of 4" and 5" reveal | Smooth | Yes | No |
| Roofing | Asphalt Architectural Shingles | Unknown | Yes | Yes |
| Trim | Miratec Trim | Smooth | Yes | No |
| Front Porch floor/steps | Not indicated | Unknown | Unknown | Yes |
| Front Porch column Bases | Brick | Unknown | Yes | Yes |
| Front Porch columns | Wood | Smooth wood | Yes | No |
| Front Porch Railing | Miratec trim railing | Miratec trim railing | Yes | No |
| Side Entry Steps/retaining Wall | Concrete Block | Split face | Yes | No |
| Rear Porch floor/steps | Wood | Smooth wood | Yes | No |
| Rear Porch Posts | Wood | Smooth wood | Yes | No |
| Windows | Wood | Unknown | Yes | Yes |
| Principle Entrance | 2/3 Glass, Wood | Unknown | Yes | Yes |
| Side/rear doors | 1/3 and 2/3 Glass, Wood | Unknown | Yes | Yes |
| Walkway | Not indicated | Unknown | Unknown | Yes |

Staff recommends approval of the roof color and texture, a brick sample, the materials of the front porch floor and steps, all windows and doors, and the walkway material. With

Staff's approval of all final material choices, staff finds the known materials meet Section III.B.2.g. of the design guidelines.

Roof form & Building Shape: The infill will have a gabled-ell form, which is appropriate for the Edgefield Historic Preservation Zoning Overlay. The front-facing gable will have a 7/12 pitch. On the side façades, the main two-story gables will have a 6/12 pitch. The one-story bays on the South 6th Street façade will have a 5/12 pitch. The gables on the rear facades will have 4/12 pitches. Staff finds the infill's roof form and building shape are compatible with the historic context and meet Sections III.B.2.c and III.B.2.d. of the design guidelines.

Orientation: The infill will be oriented towards Fatherland Street, which is appropriate. The front door to the right residential unit will be on the front façade, behind a partial width front porch that is six feet, eight inches (6'8") deep. French doors will also be behind the front porch. The entry to the left residential unit will also be accessed via the front porch, but this door will be on the side of the gabled-ell. Staff finds that this door, which does not face Fatherland Street, is appropriate because secondary and additional doors were commonly found on the side like this. The left unit also has a secondary entrance on the left façade, just behind the front left corner of the house. This entry will have a bracketed stoop cover over the door. It will read as a secondary entrance.

A walkway will be added from the sidewalk to the front porch of the infill. Vehicular access will be via the rear alley. The applicant will return to the Commission for approval of a garage. The garage seen on the site plan is not part of the current application.

Staff finds the infill's orientation to meet Section III.B.2.e. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill 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. Staff finds the project's proportion and rhythm of openings to meet Section III.B.2.f. of the design guidelines.

Appurtenances & Utilities: 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.

The applicant is proposing a retaining wall area at the front left corner of the house. In historic preservation zoning overlays like Edgefield, MHZC must review and approve all permanent landscape features like retaining walls. In this case, the retaining wall will create a raised yard space and will not have a slab or pavers. The retaining wall will connect to the infill at the front and side facades. The point of the raised yard is to provide access to the side entry on the left façade. There will be steps leading to the raised yard. Staff finds that where retaining walls are found, they are typically away from the house. When they are in the front yard, they are typically away from the house,

near the front and side property lines, creating an even yard height. The proposed raised yard instead creates a small raised yard area. As this is not a feature typically found in the historic Edgefield Neighborhood, staff recommends that the raised yard area be removed from the project and the side entry be accessed via stairs.

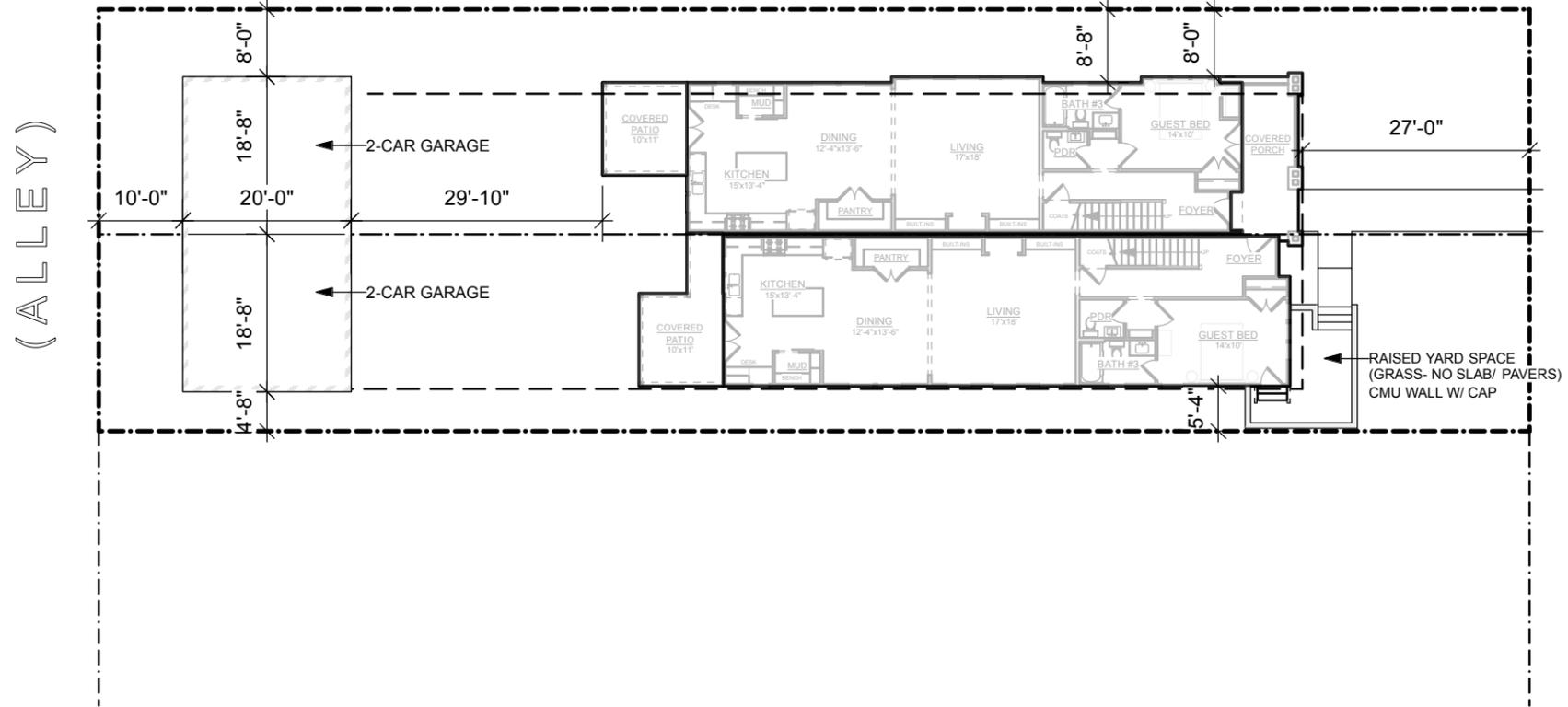
Staff also recommends approval of all permanent landscape features, including but not limited to, fencing, pathways, pavers, pools, and decks, to ensure compliance with Section IV. of the design guidelines.

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

1. The applicant submit a site plan showing the front setback of 519 Fatherland Street, and the infill's front setback match the front setback of 519 Fatherland, to be verified by MHZC staff in the field;
2. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve the roof color and texture, a brick sample, the materials of the front porch floor and steps, all windows and doors, and the walkway material prior to purchase and installation;
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house;
5. The applicant remove the raised yard area on the front façade and instead provide stair access to the left façade side entry; and,
6. Staff approve all permanent landscape features, including but not limited to, fencing, pathways, pavers, pools, and decks.

With these conditions, staff finds that the proposed infill, outbuilding, and setback determination meet Sections III.B.2. and IV. of the design guidelines.

S 6TH STREET



FATHERLAND STREET

521 FATHERLAND AVE
EDGEFIELD HISTPRIC PRESERVATION OVERLAY
SITE PLAN • SCALE: 1"=20'





521 FATHERLAND AVE

EDGEFIELD HISTORIC PRESERVATION OVERLAY

FRONT (STREET) ELEVATION

SCALE: 1/8"=1'



521 FATHERLAND AVE

EDGEFIELD HISTORIC PRESERVATION OVERLAY

S 10TH STREET ELEVATION

SCALE: 1/8"=1'



521 FATHERLAND AVE

EDGEFIELD HISTORIC PRESERVATION OVERLAY

REAR (ALLEY) ELEVATION

SCALE: 1/8"=1'

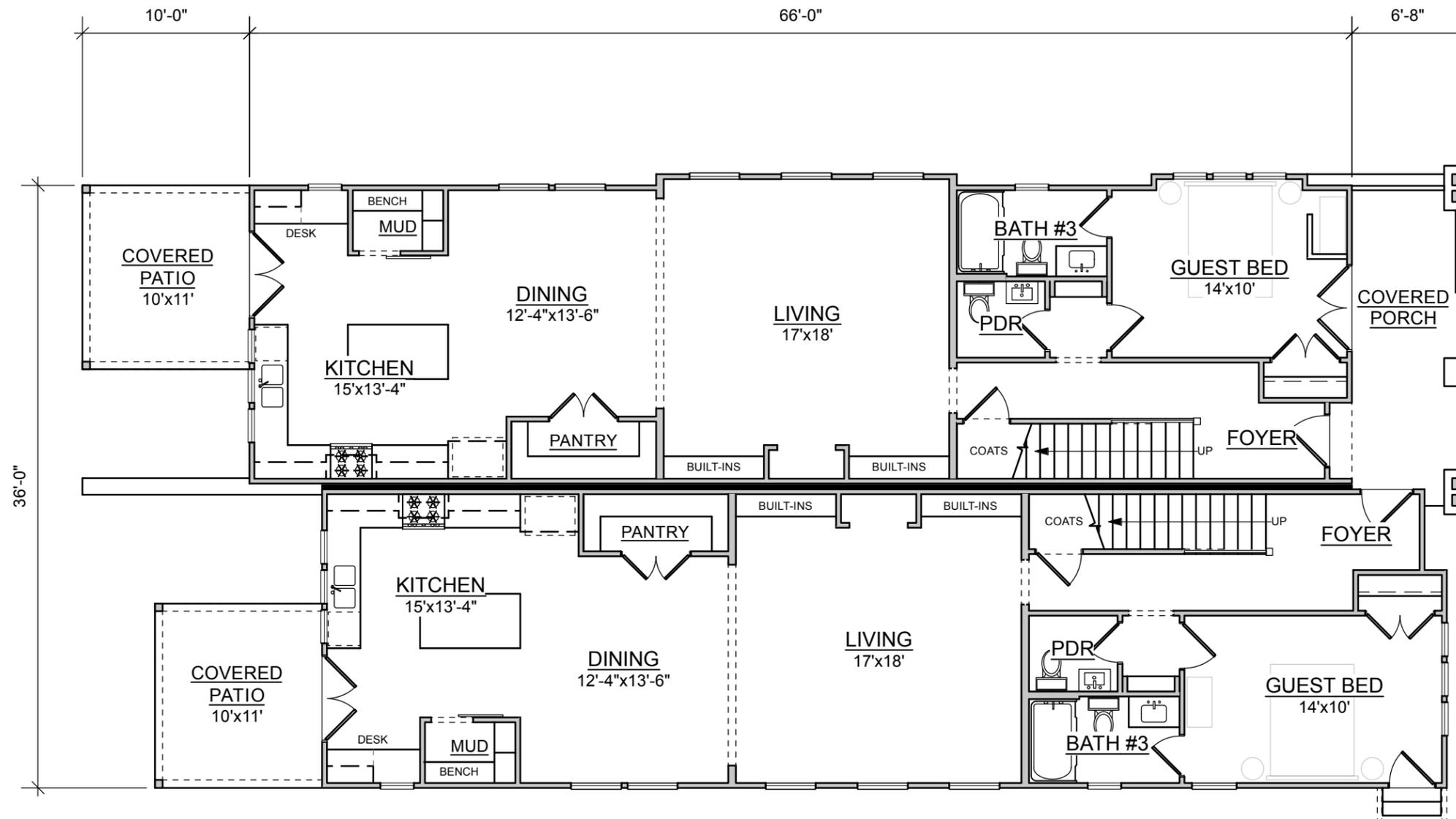


521 FATHERLAND AVE

EDGEFIELD HISTORIC PRESERVATION OVERLAY

LEFT SIDE ELEVATION

SCALE: 1/8"=1'



UNIT B

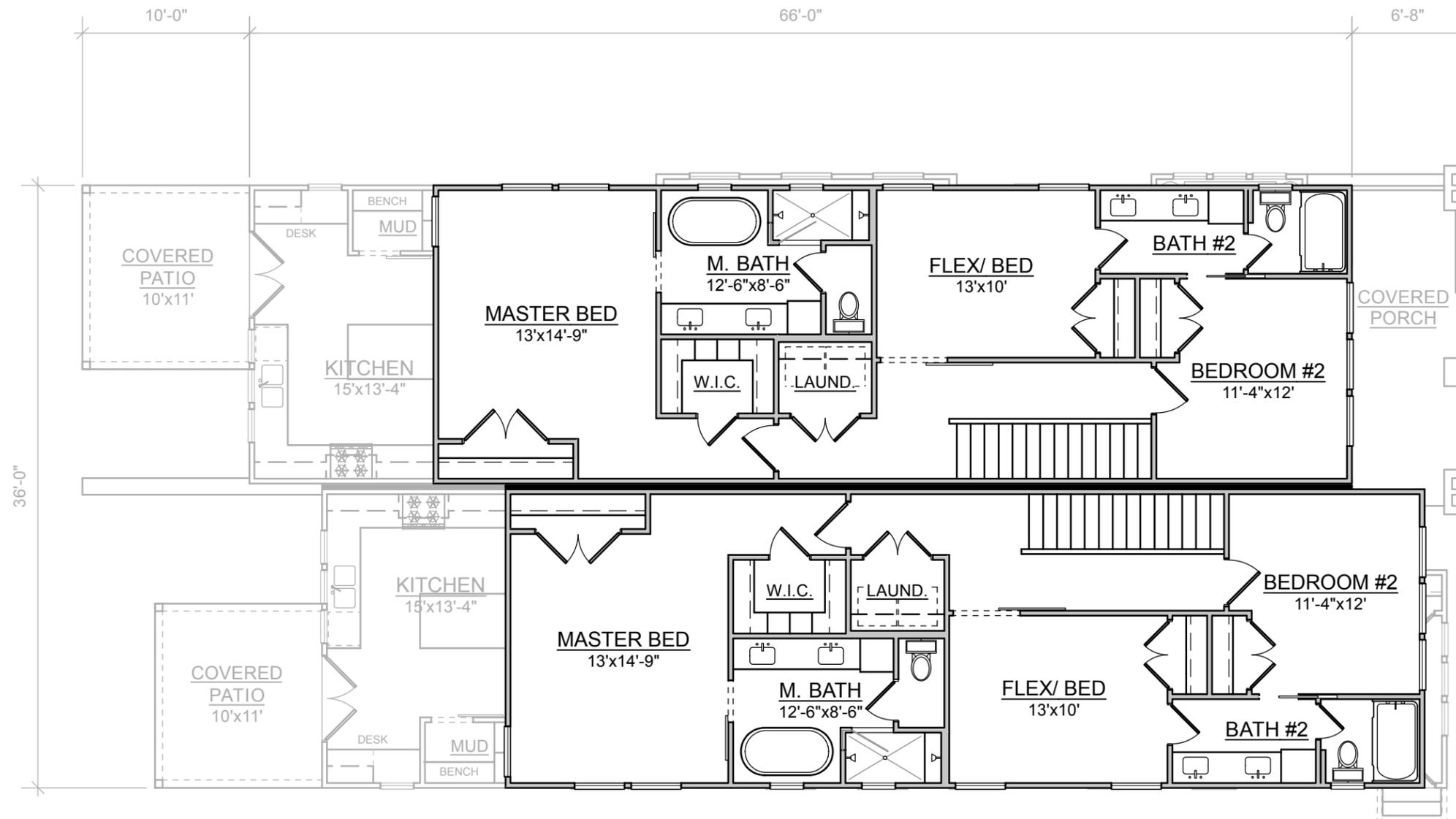
| | |
|--------------|----------------|
| 1ST FLOOR | 1189 SF |
| 2ND FLOOR | 951 SF |
| TOTAL | 2140 SF |

UNIT A

| | |
|--------------|----------------|
| 1ST FLOOR | 1194 SF |
| 2ND FLOOR | 951 SF |
| TOTAL | 2145 SF |

521 FATHERLAND AVE
 EDGEFIELD HISTORIC PRESERVATION OVERLAY
 1ST FLOOR • SCALE: 1/8"=1'





UNIT B

| | |
|--------------|----------------|
| 1ST FLOOR | 1189 SF |
| 2ND FLOOR | 951 SF |
| TOTAL | 2140 SF |

UNIT A

| | |
|--------------|----------------|
| 1ST FLOOR | 1194 SF |
| 2ND FLOOR | 951 SF |
| TOTAL | 2145 SF |

521 FATHERLAND AVE
 EDGEFIELD HISTORIC PRESERVATION OVERLAY
 2ND FLOOR • SCALE: 1/8"=1'

