

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
Fax: (615) 862-7974

STAFF RECOMMENDATION

307 South 10th Street

February 20, 2019

Application: New Construction—Infill and Outbuilding
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313051900
Applicant: Chris Wright
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Application is to construct duplex infill and two outbuildings.

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

1. The finished floor height be kept low, consistent with a typical historic finished floor height, to be verified by MHZC staff in the field;
2. Staff approve the final materials for both the primary structure and the outbuildings, prior to purchase and installation;
3. Staff approve the HVAC location;
4. Walkways be provided from each unit to the sidewalk on South 10th Street;

With these conditions, staff finds that the proposed infill and garages meet Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.

For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.

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.

For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the

historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new 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*

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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. Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate. Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

7. 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.

8. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that 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.)

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

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.*

· *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.

b. *Garages, if visible from the street, should be situated on the lot as historically traditional 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 configurations 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 for 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 be 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.*

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.

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.



Figure 1: House at 307 S 10th Street, to be demolished

Background: 307 South 10th Street is a one-story brick ranch house that does not contribute to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1). MHZC staff issued an administrative permit for its demolition in December 2018.

Analysis and Findings: This application is to construct duplex infill and two outbuildings. Although the property is within the boundaries of the Lockeland Springs East End Neighborhood Conservation Zoning Overlay, there is no historic context on South 10th Street. The street marks the western boundary of the overlay and the entire east side of the street, from Fatherland Street to Shelby Avenue, consists of one-story brick ranch houses that are non-contributing (Figures 2 & 3). The two corners feature commercial buildings – at Fatherland is the two-story mixed-use Shops at Fatherland, and there is a gas station at the corner of Shelby. The properties across South 10th Street are in the Edgefield Historic Preservation Zoning Overlay and are primarily non-contributing two-story apartment buildings. See context photographs at the end of the report.



Figure 2: East side of South 10th Street, looking south

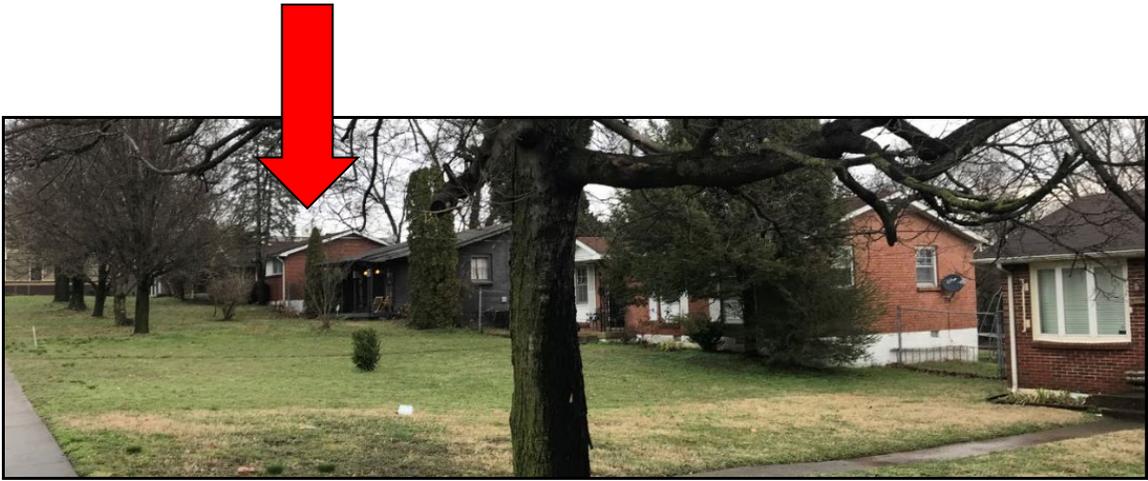


Figure 3: East side of South 10th Street, looking north

Height & Scale: The proposed height of the infill is approximately thirty feet (30') from finished floor. The foundation will vary, due to the grade, and will range from about one to three feet (1'-3'). The eaves are approximately twenty feet (20') from finished floor.



Figure 4: Proposed front elevation

South 10th Street is a wide, busy street. While the east side is all small one-story ranches (Figures 2 & 3), the west side (which is in the Edgefield Historic Preservation Zoning Overlay) has larger two-story apartment buildings, dating to the 1960s: none of these structures are contributing. Two doors north of the subject property is the two-story Shops at Fatherland, constructed in 2015. The next block contains a 1980s church, a school, several two-story 1960s apartment buildings and two recent condominium developments, which are two and three stories and date to 2015-2017.

Because there is no historic context and because nearby properties are comparable in height, staff finds that the project meets section II.B.1 and 2.

Setback & Rhythm of Spacing: The front setback is proposed to be about forty-one feet (41') from the front property line (about thirty-seven feet (37') from the edge of the

sidewalk). The house to the right is about forty-eight feet, six inches (48'6") from the property line and the house to the left is about thirty-eight feet, six inches (38'6") from the property line. Setting the new house back between the setbacks of the existing houses is appropriate.

At its widest point, the house will be setback nine feet, five and a half inches (9'5 1/2") on both sides. Uncovered decks will extend further on both sides, but will not encroach into the required five foot (5') setback on either side.

The rear of the duplex will be about eighty-six feet (86') from the rear property line.

As there is no historic context, there is no rhythm of spacing to preserve. The house sets back a reasonable distance from the street and its street-front width does not max out the buildable area, at thirty-three feet (33') wide, stepping back to a maximum of forty feet (40') further back on the lot. Staff finds that the project meets section II.B.3.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	5" cement fiberboard lap siding	Smooth	Yes	
Roofing	Architectural Shingles	Unknown	Yes	X
Trim	Miratec	Smooth faced	Yes	X
Front Porch floor/steps	Unknown	Unknown	Yes	X
Front Porch Posts	Miratec posts on brick piers	Unknown	Yes	X
Front & Side Porch Railings	Unknown	Unknown	Unknown	
Front Porch Roof	Architectural Shingles	Unknown	Yes	X
Side Porch Floor/steps	Unknown	Unknown	Yes	X
Windows	Unknown	Unknown	Unknown	X
Doors	Unknown	Unknown	Yes	X
Driveway	Not indicated	Needs final approval	Unknown	X

With final staff approval of the materials, prior to purchase and installation, staff finds that the project meets section II.B.4.

Roof form: The primary roof form is hipped with a 4/12 slope. There is a projecting front bay and front porch with hipped roofs as well. On the rear elevation, there are two projecting rear gables. All of these roof forms are typical of the district. Staff finds that the infill is appropriate in terms of roof form and meets section II.B.5.

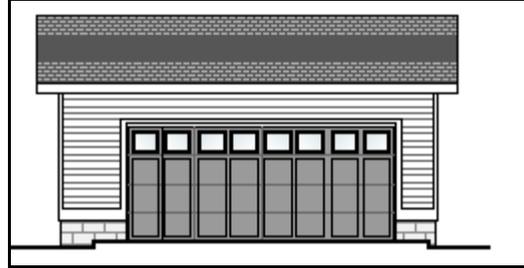
Orientation: The infill is oriented toward South 10th Street, with vehicular access at the rear, off the alley. These conditions are typical of the district and are appropriate. A partial width front porch is about six feet, eight inches (6'8") deep. Most historic houses in the district have front porches at least six feet (6') deep. The site plan does not show a walkway, staff recommends that two walkways be added from the primary entry doors to the sidewalk along South 10th Street. With this condition, staff finds that the project meets section II.B.6.



Figure 5: Left side elevation

Proportion and Rhythm of Openings: The windows 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 II.B.7.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition, the project meets section II.B.9.



Figures 6 & 6: Outbuildings A & B

Outbuildings: The applicant is planning two outbuildings. Outbuilding A is a 2-car garage with office space above, while Outbuilding B is a one story, two-car garage. Neither outbuilding will contain a dwelling unit, as the property is zoned R6 and there are already two residential units planned in the primary structure.



Figure 7: Location of outbuildings, on right, at chain link fence

Massing Planning:

	Height of proposed infill house, to be measured from finished floor	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	29'	25'	A: 24' B: 12'6"
Eave Height	21'	17'	A: 15' B: 8'

	Lot is greater than 10,000 square feet	Proposed footprint
Maximum Square Footage	1,000 sqft	Total: 994 sqft (A: 496 sqft + B: 498 sqft)

Staff finds that the outbuilding's massing meets Section II.B.8 of the design guidelines.

General requirements for Outbuildings:

	YES	NO
If there are stairs, are they enclosed?	X	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Staff finds that the outbuilding meets section II.B.8 of the design guidelines.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	~44'3"
Rear setback	3'	20'
L side setback**	3'	3'
R side setback**	3'	3'
How is the building accessed?	From the alley or existing curb cut	Alley

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable, cross gable	Yes
Primary roof slope	A: 8/12 & 10/12 B: 4/12	Yes

Since the form and slopes are similar to historic outbuildings, staff finds that the outbuilding meets Section II.B.8 of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete block	Typical	Yes	Yes
Cladding	Lap siding	Unknown	Yes	Yes
Roofing	Asphalt Shingles	Unknown	Yes	Yes
Windows	Unknown	Unknown	Yes	Yes
Trim	Unknown	Unknown	Yes	Yes
Pedestrian doors	Unknown	Unknown	Yes	Yes
Garage doors	Unknown	Unknown	Yes	Yes

With the staff’s final approval of the foundation material, the cladding, the roof shingle color, the trim material, the windows and the pedestrian and garage doors, staff finds that the known materials meet Section II.B.8. of the design guidelines.

Design Standards: Outbuilding A has a simple, utilitarian design that is appropriate for outbuildings. Outbuilding B is larger, but has a simple design as well. The roof forms, detailing, and building forms do not contrast greatly with the primary structure. The outbuildings will be located at the rear of the house in a minimally-visible location. Staff finds that the design of the outbuildings meets Sections II.B.8 of the design guidelines.

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

1. The finished floor height be kept low, consistent with a typical historic finished floor height, to be verified by MHZC staff in the field;
2. Staff approve the final materials for both the primary structure and the outbuildings, prior to purchase and installation;
3. Staff approve the HVAC location;
4. Walkways be provided from each unit to the sidewalk on South 10th Street;

With these conditions, staff finds that the proposed infill and garages meet Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

CONTEXT PHOTOGRAPHS



301 South 10th Street, subject lot at bottom right



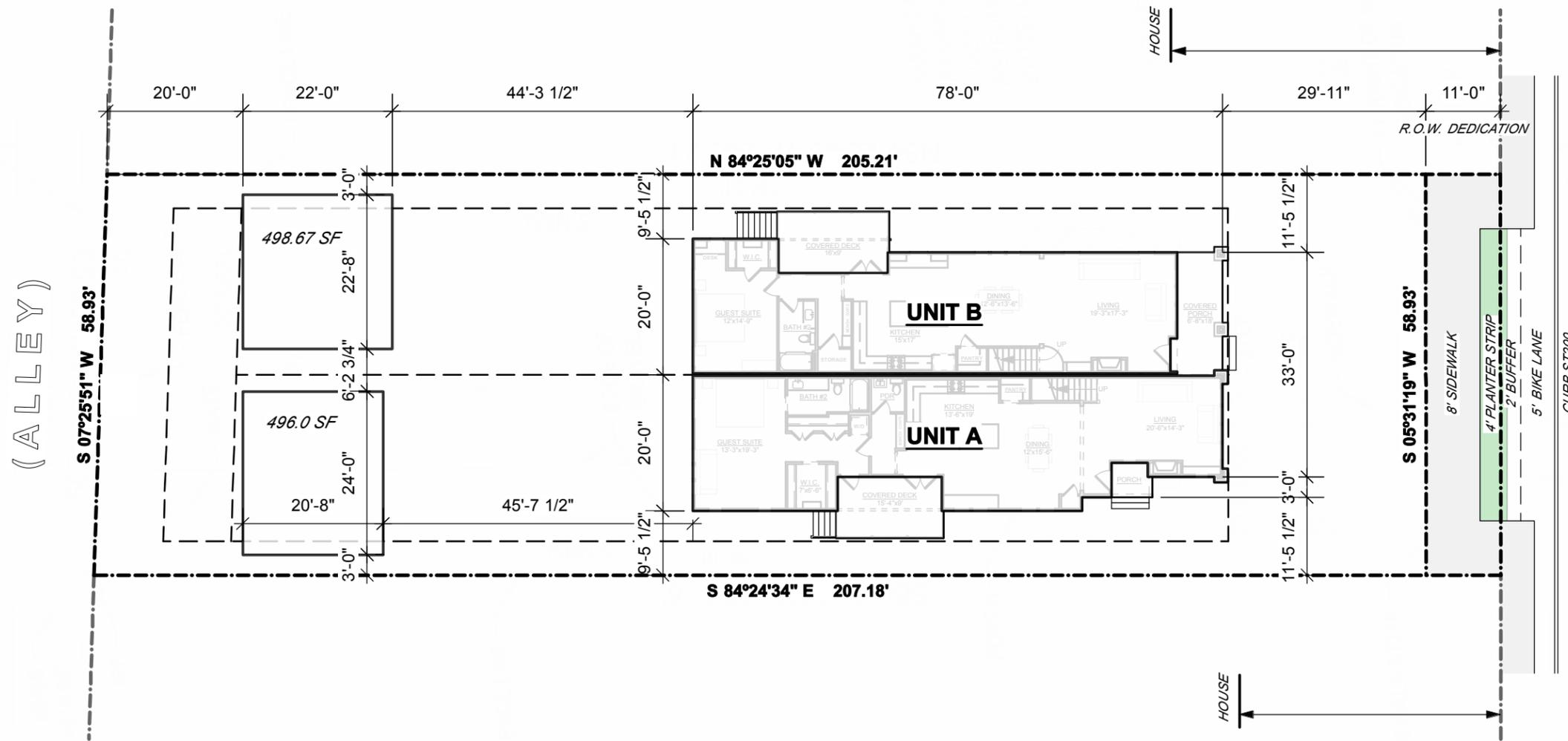
300 South 10th Street, across the street



305 South 10th Street, next door



205 South 10th street, one block north

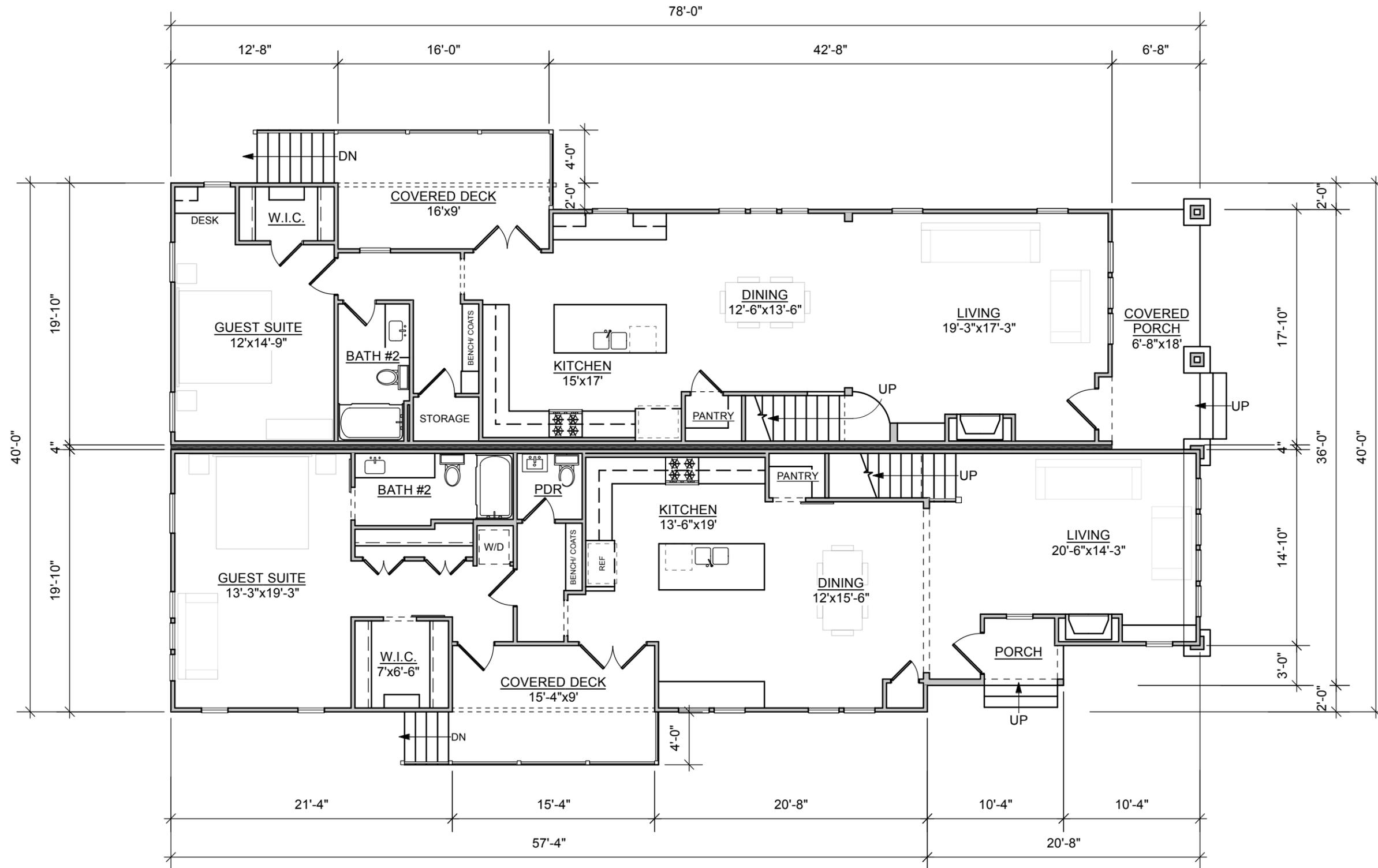


(ALLEY)

S 10TH STREET

307 S 10TH AVENUE
 EDGEFIELD HISTORIC PRESERVATION OVERLAY
 SITE PLAN • SCALE: 1"=20'





UNIT B

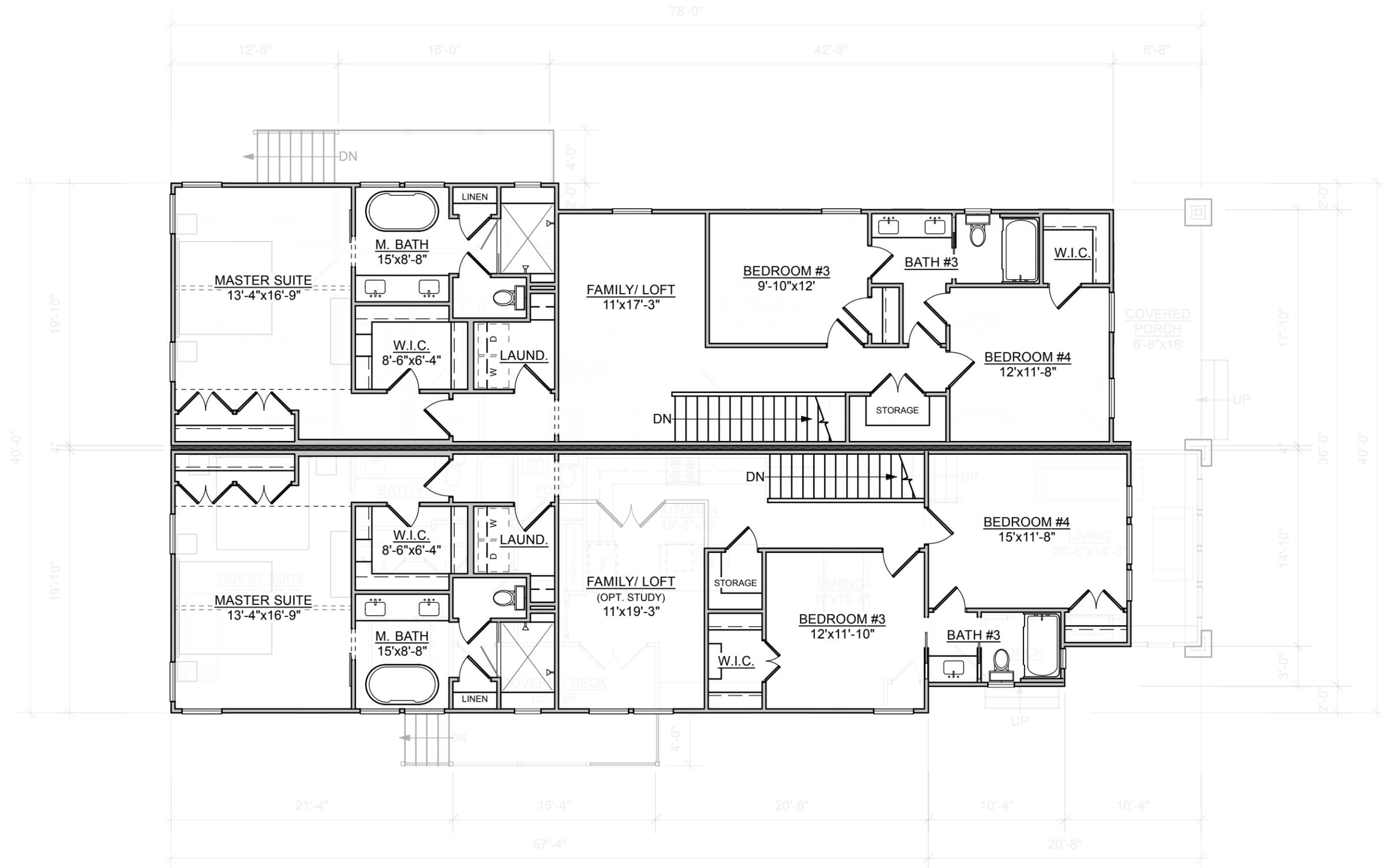
1ST FLOOR	1244 SF
2ND FLOOR	1297 SF
TOTAL	2541 SF

UNIT A

1ST FLOOR	1371 SF
2ND FLOOR	1370 SF
TOTAL	2741 SF

307 S 10TH AVENUE
 EDGEFIELD HISTORIC PRESERVATION OVERLAY
 1ST FLOOR • SCALE: 1/8"=1'





UNIT B

1ST FLOOR	1244 SF
2ND FLOOR	1297 SF
TOTAL	2541 SF

UNIT A

1ST FLOOR	1371 SF
2ND FLOOR	1370 SF
TOTAL	2741 SF

307 S 10TH AVENUE
 EDGEFIELD HISTORIC PRESERVATION OVERLAY
 2ND FLOOR • SCALE: 1/8"=1'





REAR (ALLEY) ELEVATION

- 30-YR ARCHITECTURAL ASPHALT SHINGLE ROOF
- 8" MIRATEC FASCIA TRIM
- HARDIE SOFFIT W/ VENT STRIP
- 6" MIRATEC CORNICE TRIM
- 4" MIRATEC TRIM @ OPGS
- 5" REVEAL HARDIE LAP SIDING (TYP)
- 8" HORIZ. MIRATEC TRIM
- 4" MIRATEC CORNER TRIM
- 5" REVEAL HARDIE LAP SIDING (TYP)
- MIRATEC TRIM OVER PT PORCH COLUMNS
- HARDIE-PANEL SIDING W/ MIRATEC TRIM
- BRICK @ PORCH COLUMN BASES
- SPLIT-FACED CMU BLOCK FOUNDATION



FRONT (STREET) ELEVATION

307 S 10TH AVENUE
 EDGEFIELD HISTORIC PRESERVATION OVERLAY
 ELEVATIONS • SCALE: 1/8"=1'





RIGHT SIDE ELEVATION

307 S 10TH AVENUE
EDGEFIELD HISTORIC PRESERVATION OVERLAY
ELEVATIONS • SCALE: 1/8"=1'

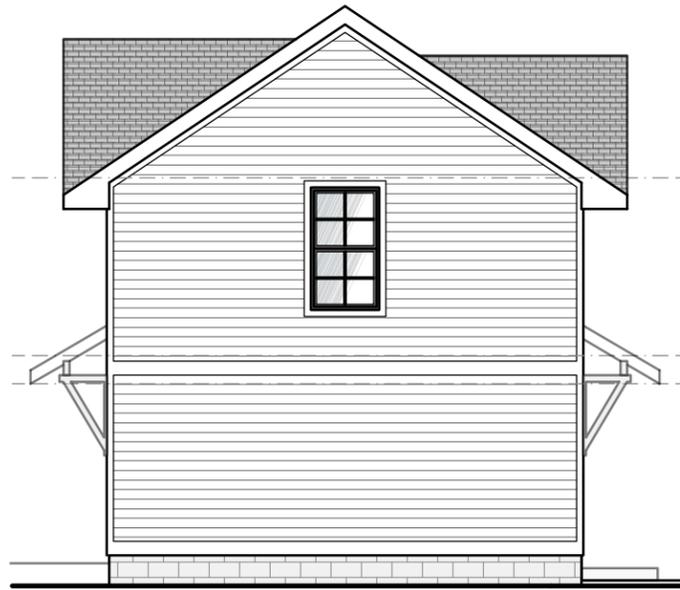


LEFT SIDE ELEVATION

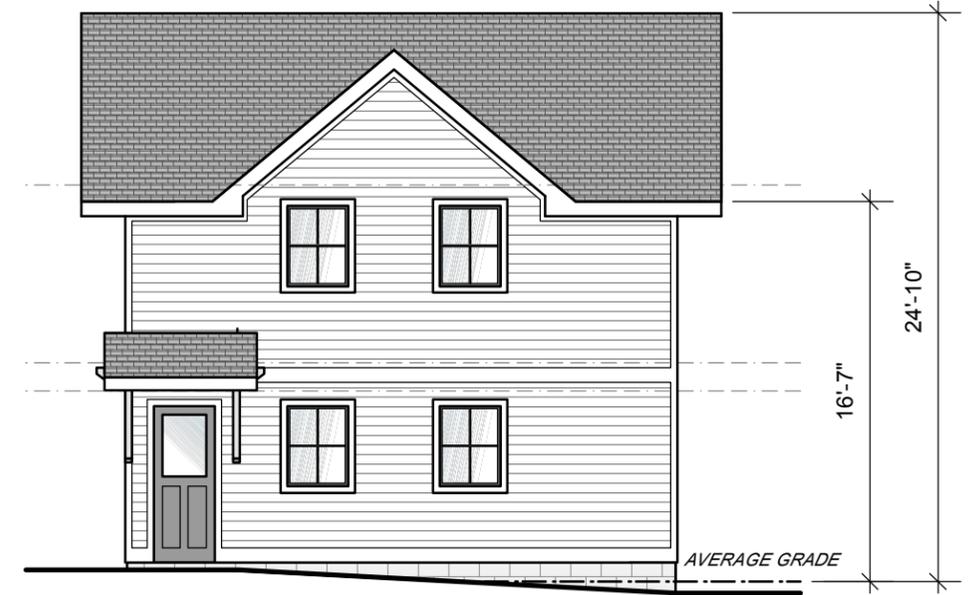
307 S 10TH AVENUE
EDGEFIELD HISTORIC PRESERVATION OVERLAY
ELEVATIONS • SCALE: 1/8"=1'



REAR (ALLEY) ELEVATION



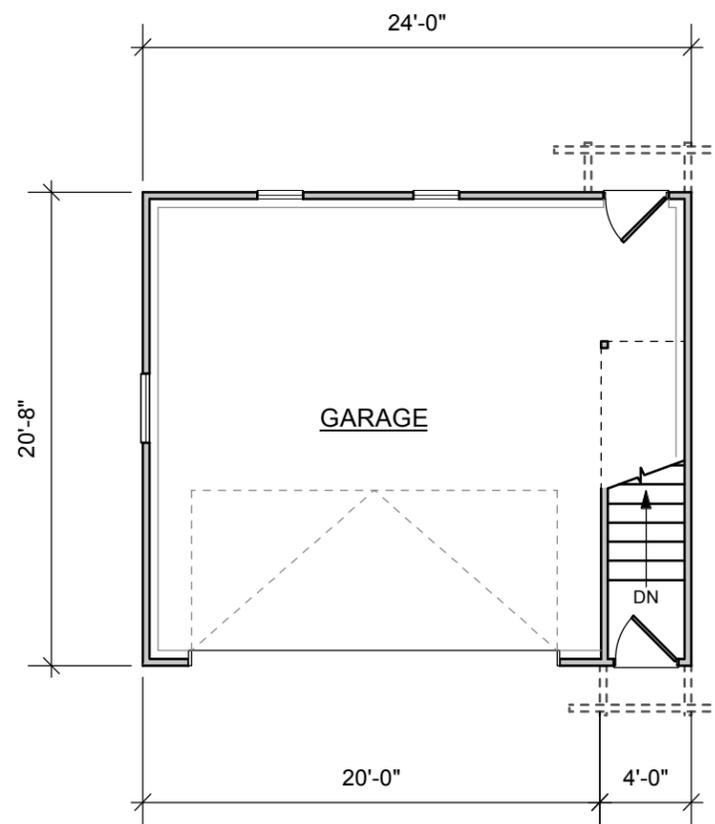
RIGHT SIDE ELEVATION



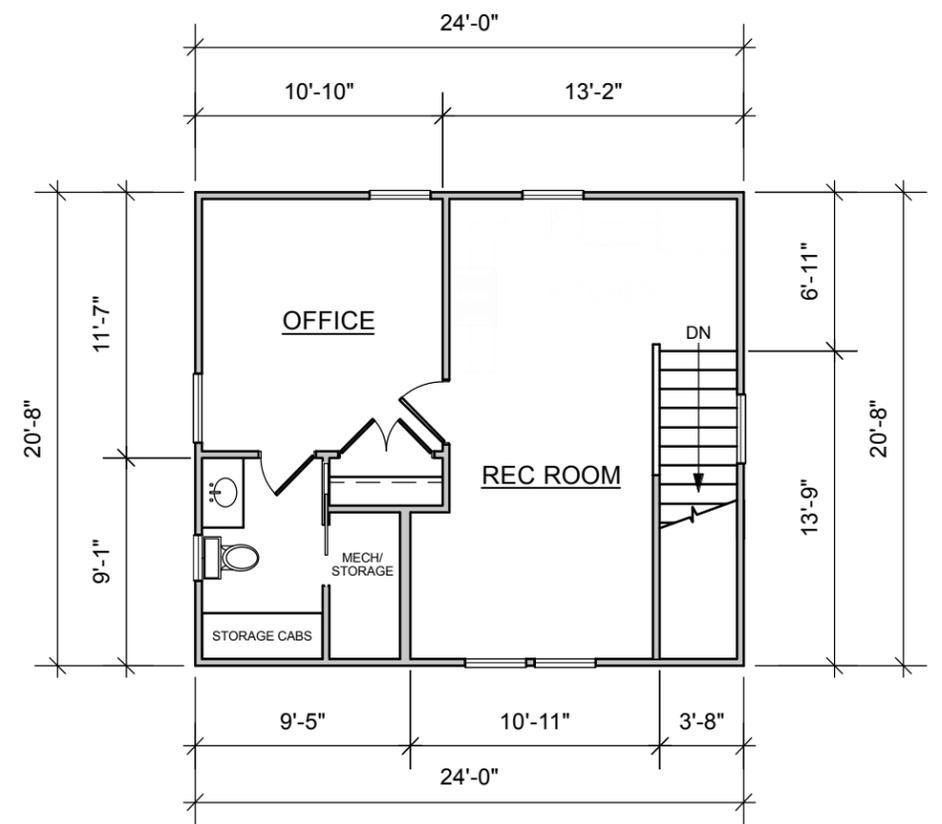
FRONT ELEVATION



LEFT SIDE ELEVATION



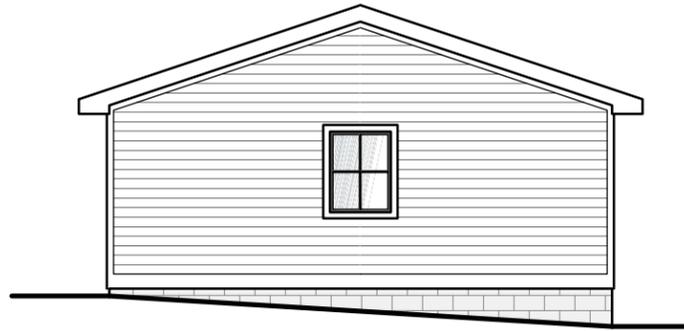
1ST FLOOR PLAN



2ND FLOOR PLAN

307-A S 10TH AVENUE
 EDGEFIELD HISTORIC PRESERVATION OVERLAY
 ACCESSORY BLDG • SCALE: 1/8"=1'

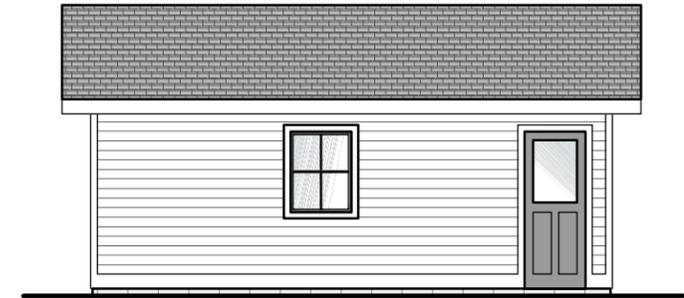




LEFT SIDE ELEVATION



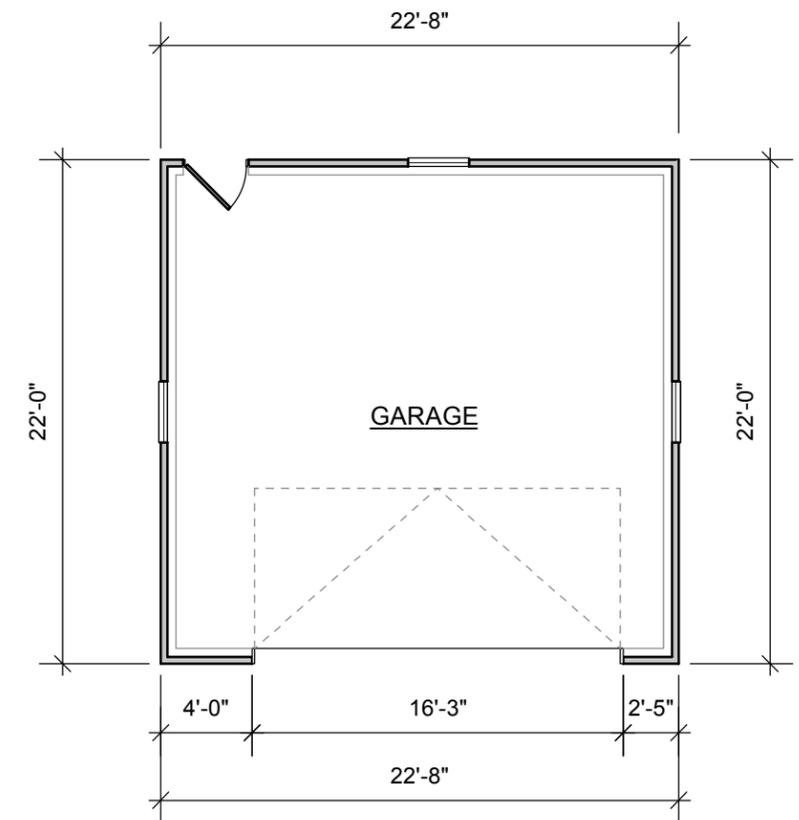
RIGHT SIDE ELEVATION



FRONT ELEVATION



REAR (ALLEY) ELEVATION



FLOOR PLAN

307-B S 10TH AVENUE
EDGEFIELD HISTORIC PRESERVATION OVERLAY
ACCESSORY BLDG • SCALE: 1/8"=1'

