

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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STAFF RECOMMENDATION 922 Russell Street November 20, 2019

Application: New Construction—Infill and Outbuildings
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Base Zoning: R8
Map and Parcel Number: 082162A00100CO, 082162A00200CO, 082162A90000CO
Applicant: Brad Van Rassel, Bonadies Architect
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: Application is to construct a detached duplex infill on a ninety foot (90') wide lot. The project includes two single-story outbuildings. This is a revision to a plan that was approved by the Commission on April 17, 2019.

Recommendation Summary: Staff recommends approval with the following conditions:

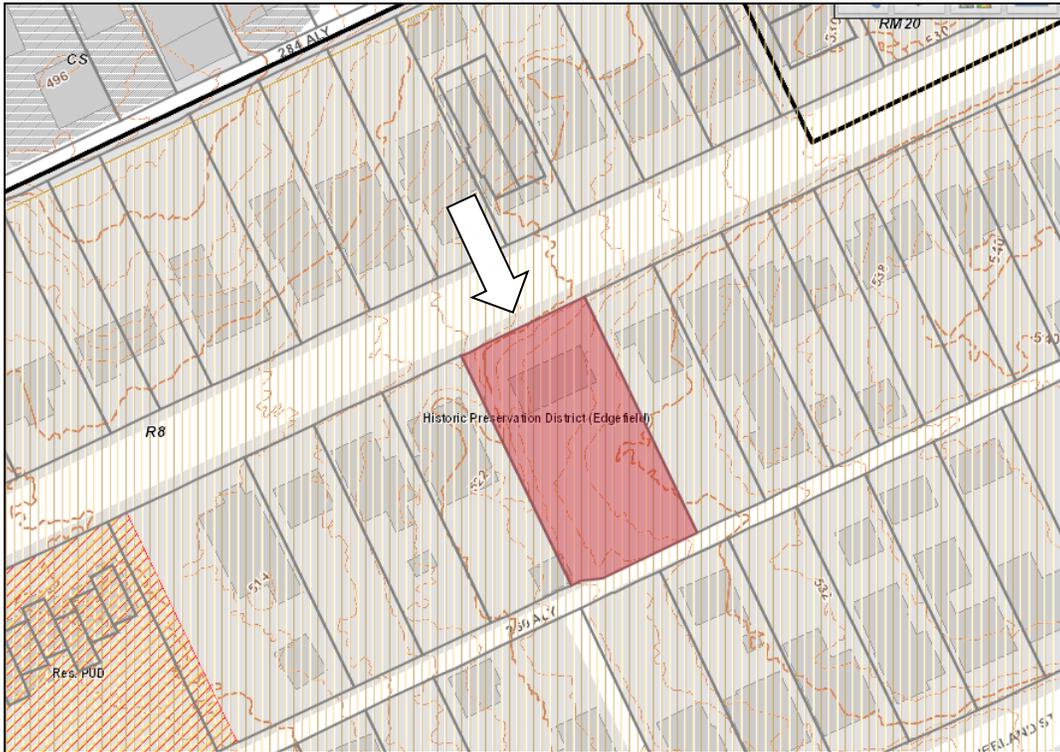
1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback shall be consistent with the buildings to either side, to be verified by MHZC staff in the field;
3. Staff approve the final selections of the trim, roof color, porch floor and steps, porch posts and railings, windows, doors, and driveway material;
4. Staff approve all materials for the outbuildings prior to purchase and installation;
5. Staff shall approve the location of the utilities; and
6. Staff approve the location, design, and materials of any appurtenances prior to purchase and installation.

With these conditions, staff finds that the project meets Section III.B of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*.

Attachments

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

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.

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 DADUs 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 outbuildings 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.

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.

Background: The existing house at 922 Russell Street was constructed c. 1972, outside the period of significance for development in the Edgefield Historic Preservation Zoning Overlay (Figure 1). In April 2019, MHZC staff issued an administrative permit for the demolition of the structure. The lot is ninety feet wide and one hundred and seventy-one feet deep (90' X 171'), and fifteen thousand, four hundred, fifty-two square feet (15,452 sq. ft.).



Figure 1. Existing non-contributing house at 922 Russell Street

Analysis and Findings: Application is to construct a detached duplex infill on a ninety foot (90') wide lot. The project includes two single-story outbuildings. The Commission approved detached duplex infill and two single-story outbuildings at the April 2019 meeting, which have not been constructed. The applicant proposes redesigned detached duplexes and outbuildings with height and scale that are comparable to the previously approved plan.

Setback & Rhythm of Spacing: The Historic Zoning Commission typically requires that new duplex infill development be fully attached, as typically two detached houses on one lot do not meet the rhythm of spacing of houses along the street. However, in the case of 922 Russell Street, staff finds that two separate detached houses, which are scaled appropriately for the historic context, meet the rhythm of spacing of houses along this block of Russell Street. With the lot being ninety feet (90') wide, the two detached houses will each visually appear to be on forty-five foot (45') wide lots. While there are some wider lots on this block of Russell Street, the typical lot is approximately fifty feet (50') wide at the street. For this reason, staff finds that detached units would be more appropriate to meet the rhythm and spacing of houses created by the historic context.

Moreover, staff found that two appropriately-scaled detached houses would be more in keeping with the historic context than a larger, wider attached duplex infill. Approval is not likely to set a negative precedent for the immediate area. Staff recommends that two, detached, side-by-side, homes would only be appropriate on a lot with a width of ninety feet (90') or more so that the resulting perception is of two typical width lots that meet the greater context of the neighborhood. On Russell Street, there are just two additional lots that meet this condition: 914 Russell Street (100' wide, c.1996) and 908 Russell Street (150' wide, c.1985). Both buildings are non-contributing and could be demolished for infill. The development at 908 Russell Street, however, is a residential PUD, so any redevelopment of the site may be treated differently with regard to the number of units that could be built on the site.

The subject property cannot be subdivided as the lot area is approximately five hundred forty-eight square feet (548 sq. ft.) short of meeting the required sixteen thousand square feet (16,000 sq. ft.) for two lots zoned R8. Staff finds that although the property does not meet the specific calculations required by the base zoning, the possibility of what appears as two different lots does meet the historic context. The single property, without subdivision, is still allowed two units which could have been proposed in one, presumably, large home in order to provide enough square footage for two units.

The two houses will be spaced a minimum of eight feet (8') apart as there is an abandoned alley way along the right-side property line that runs the full depth of the lot. While the side alley was abandoned, the previous applicant indicated that the easements remain. The houses will meet all base zoning setbacks. They will be a minimum of five feet (5') from the side property lines, and over fifty feet (50') from the rear property line. The front setbacks will approximate the front setback of the historic house at 920 Russell Street. Staff recommends inspection of the front setback to ensure the appropriateness of the front setback.

The project meets Section III.B.2.a.

Orientation: Both houses are oriented to face Russell Street, which is appropriate. Both units include partial width front porches that are at least six feet (6') deep. Walkways will be added to each house, leading from the front porches to the public sidewalk. Staff finds that the orientation of both proposed houses meet Section III.B.2.e.

Height & Scale: The two houses will both be two stories. "Unit A" will have a ridge height of approximately twenty-nine feet, ten inches (29'-10") whereas "Unit B" has a maximum ridge height of thirty-five feet (35'), both measured from grade. The immediate context is a mix of one, one-and-one-half story, two, and two-and-one-half story historic houses with heights ranging from twenty-one feet to thirty-nine feet (21'-39'). While the proposed infill heights seem to be on the taller end, staff finds that when the context of the block face is considered with grade, the proposed two-story houses could be appropriate. The applicant provided a scaled streetscape plan that illustrates how the proposed infill will relate to the context (Figure 2).



Figure 2. Streetscape plan with proposed infill houses in the center.

Both units are approximately twenty-six feet (26') wide at the front and widen to thirty-two feet (32') approximately twenty-one feet (21') beyond the front wall. By comparison, the historic houses in the immediate vicinity have widths ranging from thirty

feet to forty-two feet (33' - 42'). Given that the infill houses will appear to be on typical lots, staff finds that the proposed widths are appropriate.

The proposed infills will have depths of approximately eighty-three feet (83'), which is five feet (5') less than the previous approval. Both units have a footprint of approximately three thousand, three hundred, twenty-three square feet (3,223 sq. ft.), including covered porches. While the proposed infill houses are deep, the depth is similar to infill approved at 925 Russell Street and likely comparable to historic homes on the block if additions were constructed per the design guidelines.

For these reasons, staff finds that the height and scale of the proposed infill houses meet Sections III.B.2.a and b.

Materials: The known materials are the same for both units.

| | Proposed | Color/Texture/Make/Manufacturer | Approved Previously or Typical of Neighborhood | Requires Additional Review |
|--------------------------------|------------------------|--|---|-----------------------------------|
| Foundation | Split face CMU | Natural | Yes | No |
| Primary Cladding | Hardieplank siding | Smooth, 4" reveal | Yes | No |
| Secondary Cladding | Brick | Needs final review | Yes | Yes |
| Roofing | Architectural Shingles | Needs final review | Yes | Yes |
| Trim | Not indicated | Needs final review | Unknown | Yes |
| Front Porch floor/steps | Not indicated | Needs final review | Unknown | Yes |
| Front Porch Posts | Not indicated | Needs final review | Unknown | Yes |
| Front Porch Railing | Not indicated | Needs final review | Unknown | Yes |
| Balcony Railing | Not indicated | Needs final review | Unknown | Yes |
| Rear Posts | Not indicated | Needs final review | Unknown | Yes |
| Rear Porch Floor | Not indicated | Needs final review | Unknown | Yes |
| Windows | Not indicated | Needs final review | Unknown | Yes |
| Principle Entrance | Not indicated | Needs final review | Unknown | Yes |

| | | | | |
|------------------------|---------------|--------------------|---------|-----|
| Side/rear doors | Not indicated | Needs final review | Unknown | Yes |
| Driveway | Not indicated | Needs final review | Unknown | Yes |
| Walkways | Not indicated | Needs final review | Unknown | Yes |

Both houses will be clad in Hardieplank siding with a four inch (4”) reveal with a split-face block foundation and architectural shingle roofing. With the condition that staff review the final selections of the trim, roof color, porch floor and steps, porch posts and railings, windows, doors, and driveway material, staff finds that the known materials meet Section III.B.2.g.

Roof form: “Unit A” has three front facing gables and two single-story side gables on the right-side façade, all with a 6/12 slope. There is an uncovered upper-level terrace on the rear façade that sets in approximately eighteen inches (18”) from the side wall. Given the location at the rear and the inset, staff finds that the second-level porch could be appropriate for the infill. Both the front and rear porches have shed roofs with a 5/12 pitch. Staff finds that “Unit A’s” roof form meets the design guidelines.

The primary roof pitch for “Unit B” is 10/12 and is hipped with a front-facing gable. Both the front and rear porches have shed roofs with a 6/12 pitch, and a single-story side gabled portion is included on the right-side façade with a pitch of 9/12. Staff finds that “Unit B’s” roof form meets the design guidelines.

Staff finds that the roof forms of both houses meet Sections III.B.2.c and d.

Proportion and Rhythm of Openings: Most of the windows on the proposed infill houses are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There is a ribbon of three square windows on the front façade of Unit A, which staff finds to be appropriate given their location in relation to the single-story front facing gable just below the windows. 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.

Appurtenances & Utilities: The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the houses. An existing masonry site wall along the front and right-side property lines shall remain. No additional retaining walls are indicated on the site plan, but if such appurtenances are needed, the details will need to be reviewed. With the condition that the location of utilities and location and design of any appurtenances be reviewed prior to purchase and installation, staff finds that the project meets Sections III.B.2. i. and IV of the design guidelines.

Outbuildings

Massing Planning: Two single-story outbuildings are proposed. Each outbuilding has a footprint of four hundred eighty-four square feet (484 sq. ft.) for a total outbuilding footprint of nine hundred sixty-eight square feet (968 sq. ft.). The lot is approximately fifteen thousand, four hundred, fifty-two square feet (15,452 sq. ft) in area. The outbuildings will not include dwelling units.

| | | | |
|------------------------|--|-------------------------------------|-------------|
| | 50% of first floor area of principle structure | Lot greater than 10,000 square feet | Proposed |
| Maximum Square Footage | 1,611 sq. ft. | 1000 sq. ft. | 968 sq. ft. |

| | | | |
|--------------|--------------------------------------|-------------------------|----------------------|
| | Potential maximums | Primary Structure House | Proposed Outbuilding |
| Ridge Height | 25' unless existing building is less | 29'-10" – 35' | 13' – 15' |
| Eave Height | 17' | 20' | 8' |

Staff finds that the outbuilding's height, scale, and footprint meet Section III.B.2.h.1. of the design guidelines.

Roof Form: The applicant is proposing a simple hipped roof form.

| Proposed Element | Proposed Form | Typical of district? |
|-----------------------------|---------------|----------------------|
| Primary form (Unit A) | Gabled | Yes |
| Primary roof slope (Unit A) | 6/12 | Yes |
| Primary form (Unit B) | Hipped | Yes |
| Primary roof slope (Unit B) | 4/12 | Yes |

The proposed roof forms are appropriate for an outbuilding and meets Section III.B.2.h.1. of the design guidelines.

Design Standards. The proposed outbuilding has a simple utilitarian form that is appropriate for outbuildings. It is subordinate to the primary structure and is appropriately scaled for the historic neighborhood. Staff finds that the outbuilding's design meets Section III.B.2.h.1. of the design guidelines.

Materials:

| | Proposed | Color/Texture | Needs final approval? |
|------------|---------------|----------------------|-----------------------|
| Foundation | Not indicated | Needs final approval | Yes |
| Cladding | Not indicated | Needs final | Yes |

| | | | |
|-------------|---------------|----------------------|-----|
| | | approval | |
| Roofing | Not indicated | Needs final approval | Yes |
| Trim | Not indicated | Needs final approval | Yes |
| Windows | Not indicated | Needs final approval | Yes |
| Doors | Not indicated | Needs final approval | Yes |
| Garage door | Not indicated | Needs final approval | Yes |

With staff's final approval of all material selections for the outbuildings, staff finds that the known materials meet the design guidelines.

General requirements for Outbuildings/DADUs:

| | YES | NO |
|---|------------|-----------|
| If there are stairs, are they enclosed? | N/A | |
| 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 | |

Site Planning & Setbacks:

| | MINIMUM | PROPOSED |
|---|----------------|-----------------|
| Building located towards rear of lot | - | Yes |
| Space between principal building and garage | 20' | 27' |
| Rear setback | 5' | 10' |
| Left side setback | 3' | 18' |
| Right side setback | 3' | 24' |
| How is the building accessed? | - | From alley |

| | | |
|--|---|-----|
| Two different doors rather than one large door (if street facing)? | - | N/A |
|--|---|-----|

The proposed outbuildings are located at the rear of the lot and meet all setbacks. The project meets Section III.B.2.h.2.

Appurtenances. Staff 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: Staff recommends approval of the project with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback shall be consistent with the buildings to either side, to be verified by MHZC staff in the field;
3. Staff approve the final selections of the trim, roof color, porch floor and steps, porch posts and railings, windows, doors, and driveway material;
4. Staff approve all materials for the outbuildings prior to purchase and installation;
5. Staff shall approve the location of the utilities; and
6. Staff approve the location, design, and materials of any appurtenances prior to purchase and installation.

With these conditions, staff finds that the project meets Section III.B of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*.

Context Photos



920 Russell Street is the contributing house located next door to the right of the subject property.



These are additional houses located to the right of the subject property. From left to right: 918 Russell Street (contributing), 916 Russell Street (non-contributing), and 914 Russell Street (non-contributing)



921 Russell Street is a contributing house located across the street from the subject property.



These are additional houses located across the street. From left to right: 923 Russell Street (contributing) and 925A&B Russell Street (infill approved in 2015)



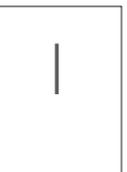
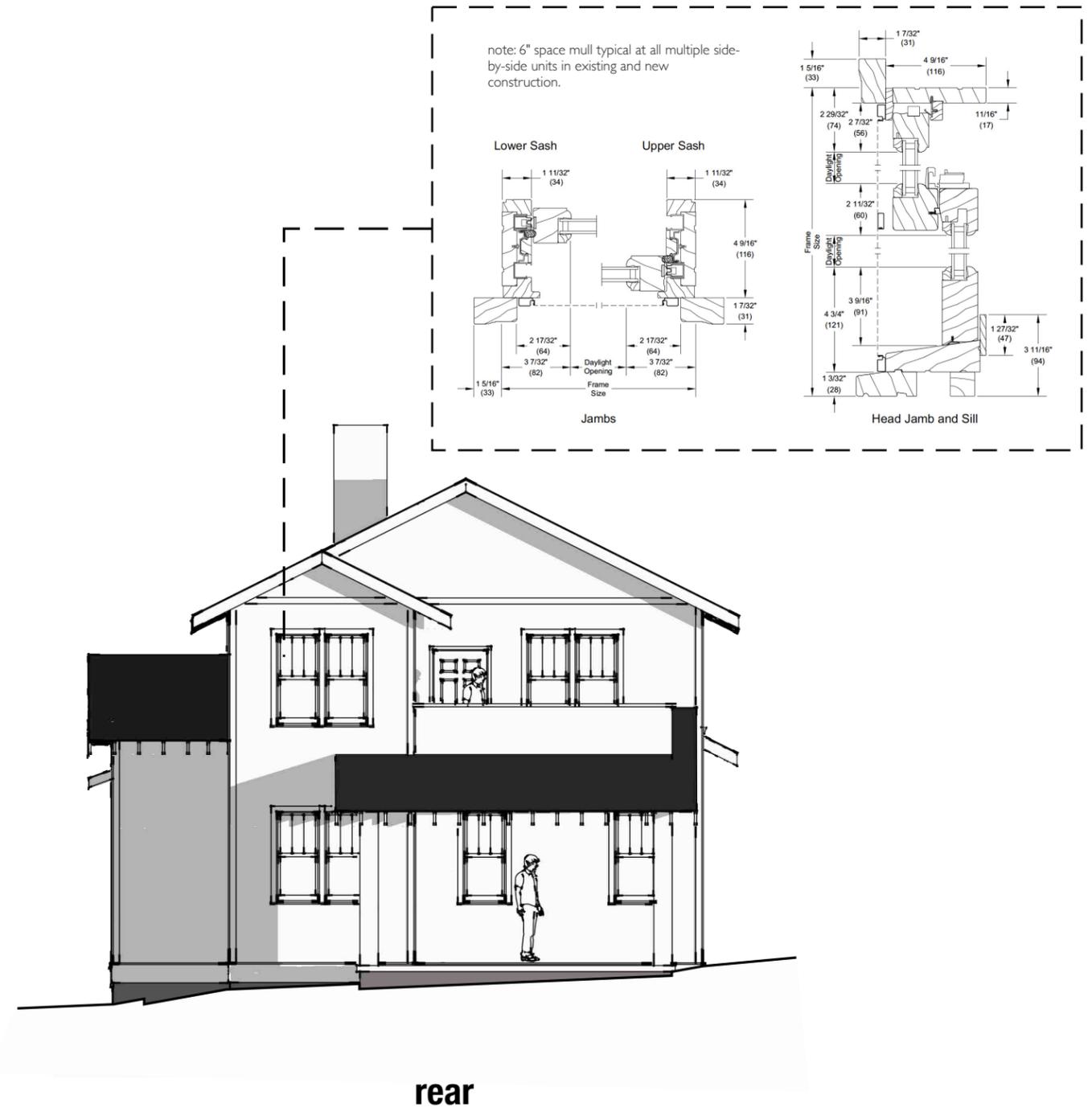
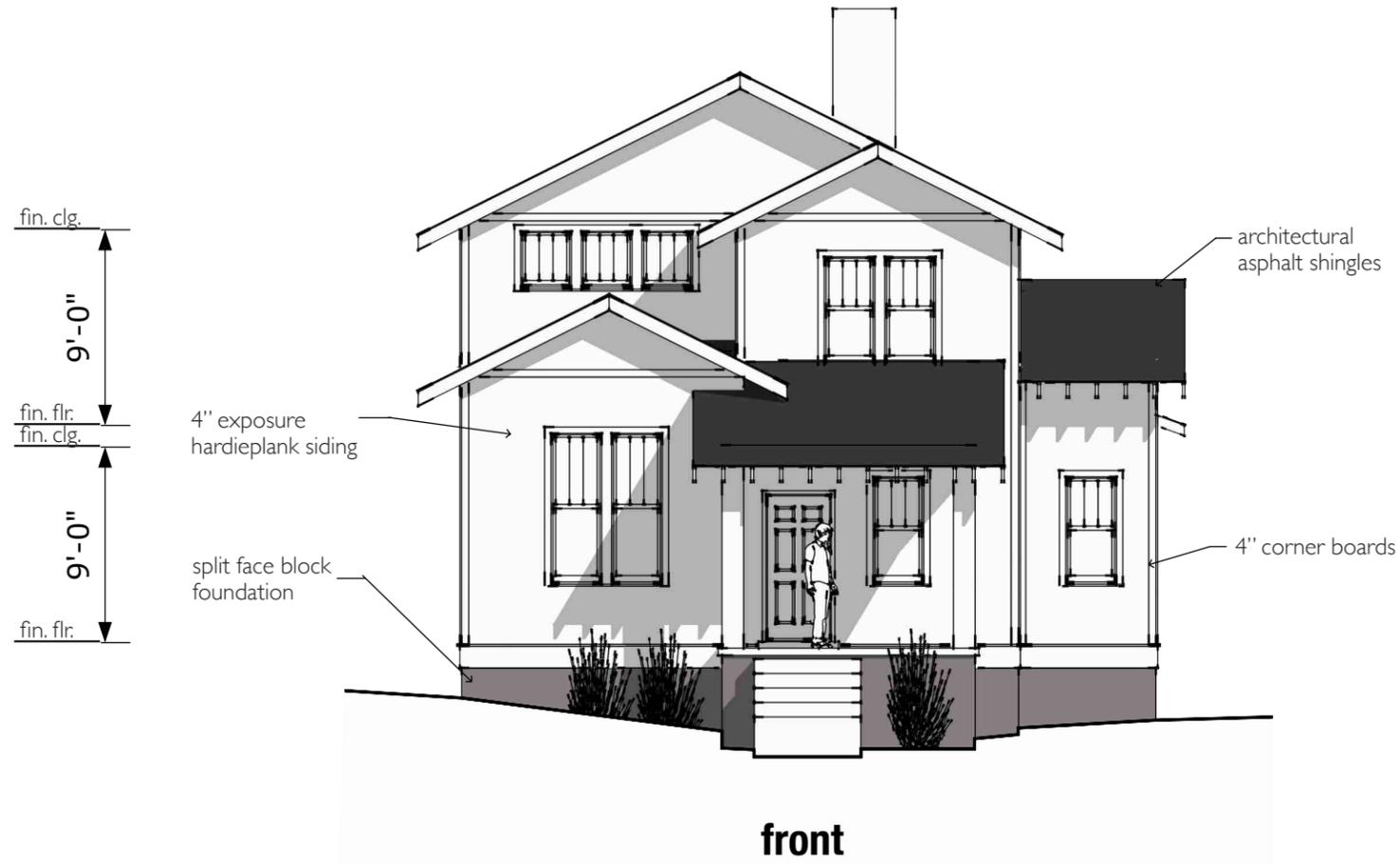
These are additional houses located across the street. From left to right: 925A&B Russell Street (infill approved in 2015), 927 Russell Street (noncontributing), and 929 Russell Street (contributing)

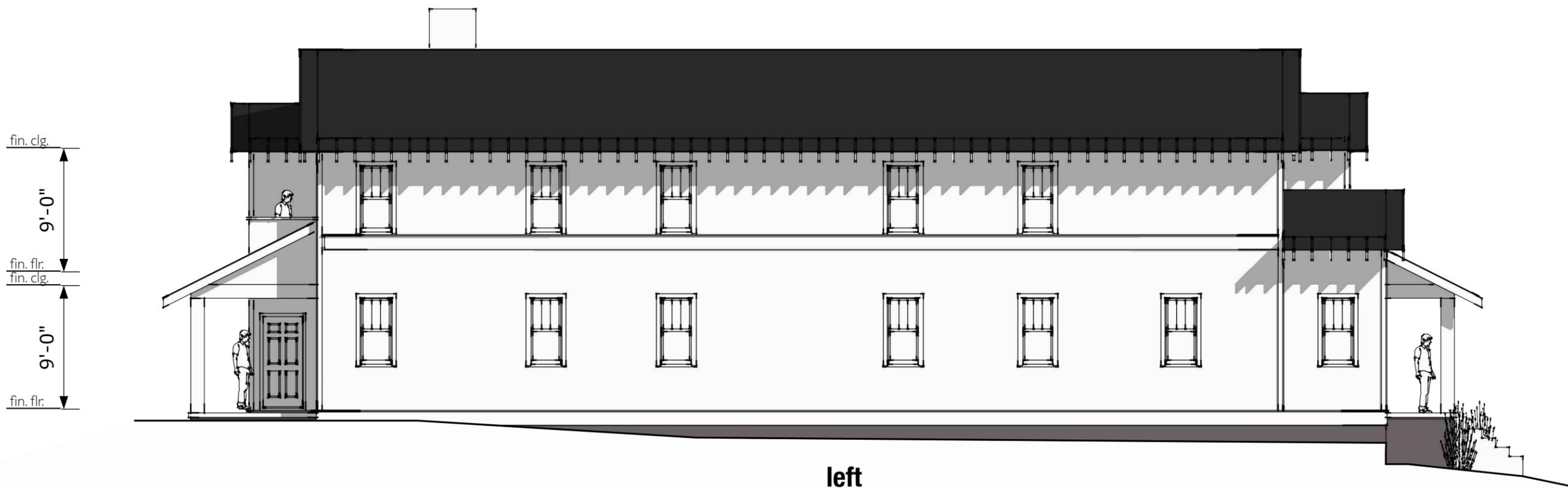


These are additional houses located across the street. From left to right: 929 Russell Street (contributing) and 931 Russell Street (contributing)

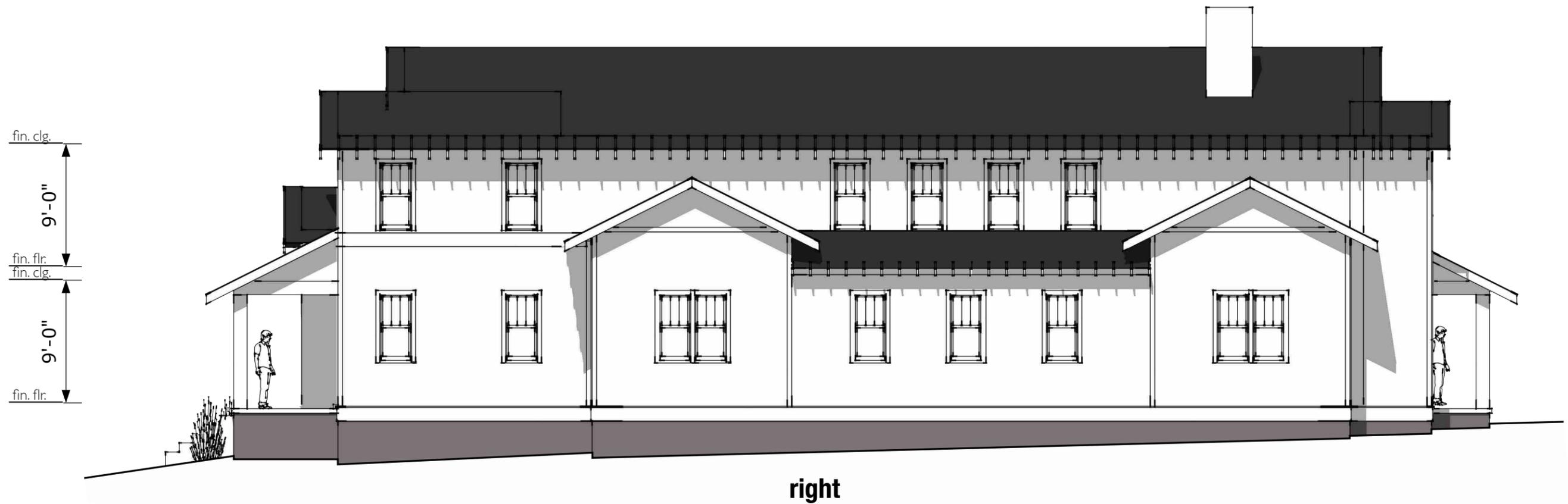


These are houses located to the left of the subject property. From left to right: 930 Russell Street (non-contributing) and 928 Russell Street (non-contributing)



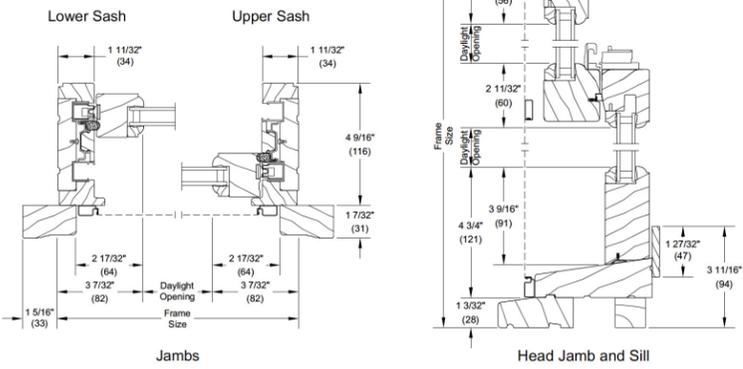


left



right

note: 6" space mull typical at all multiple side-by-side units in existing and new construction.



fin. clg.
 9'-0"
 fin. flr.
 fin. clg.
 9'-0"
 fin. flr.

4" exposure
 hardieplank siding
 split face block
 foundation

architectural
 asphalt shingles

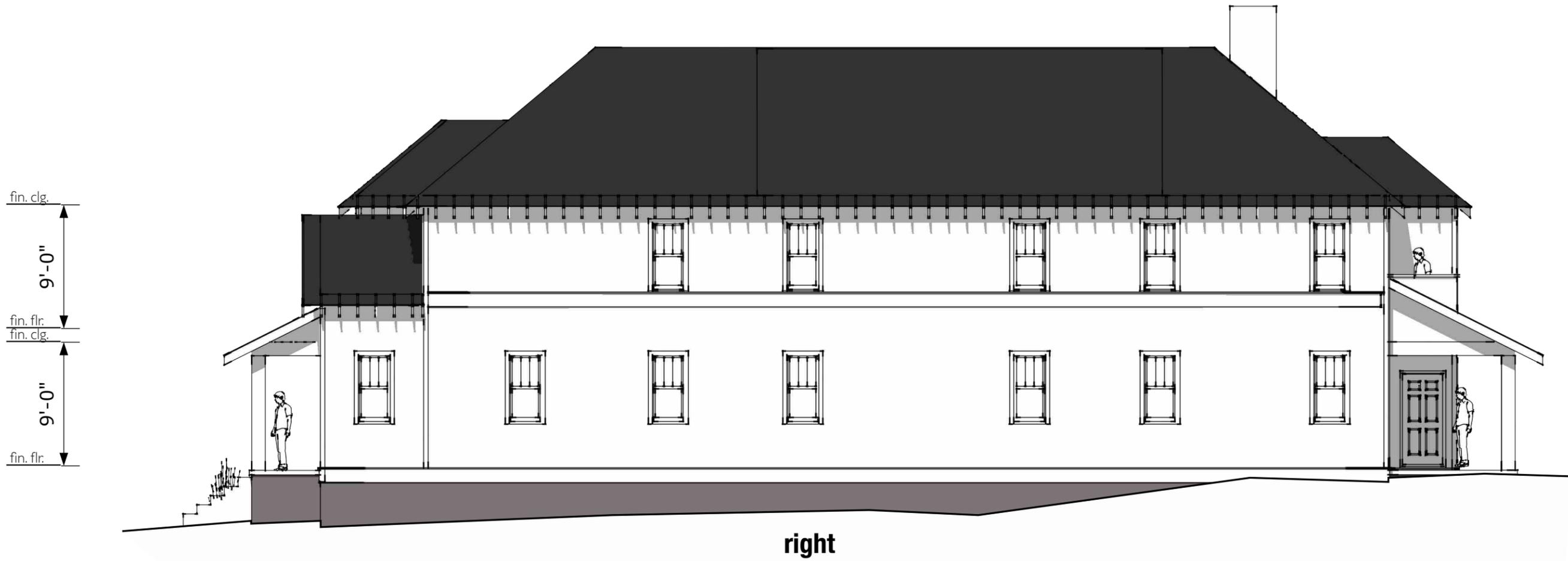
4" corner boards

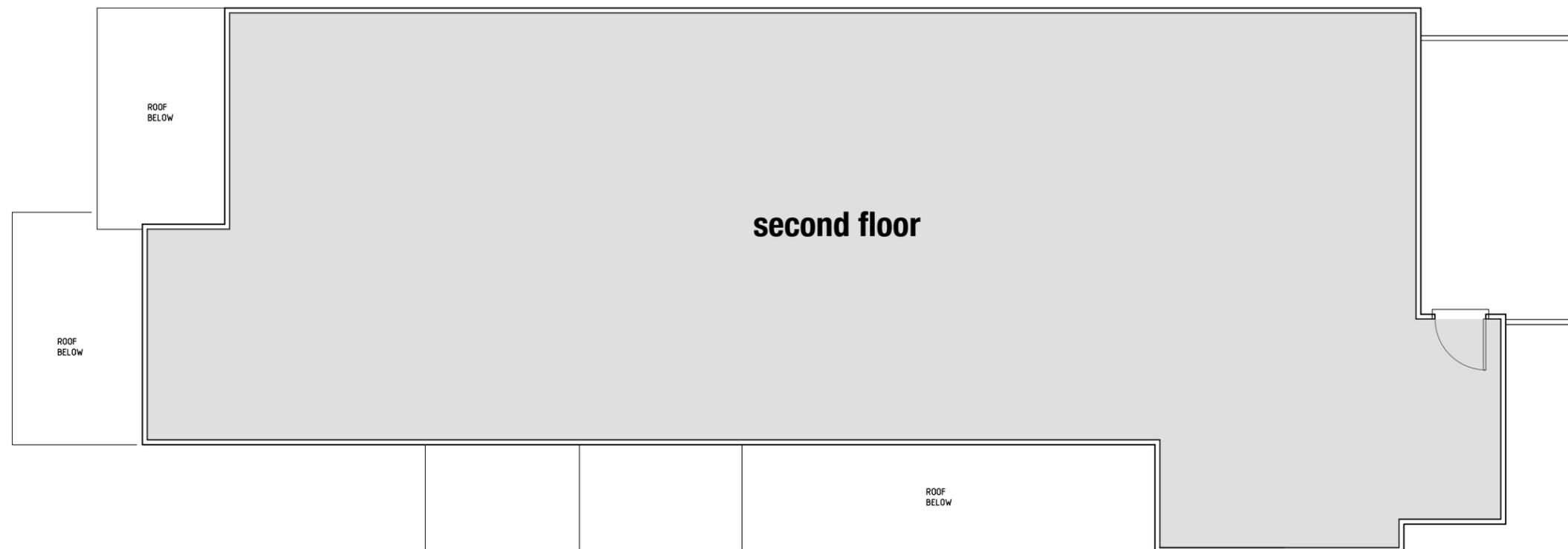
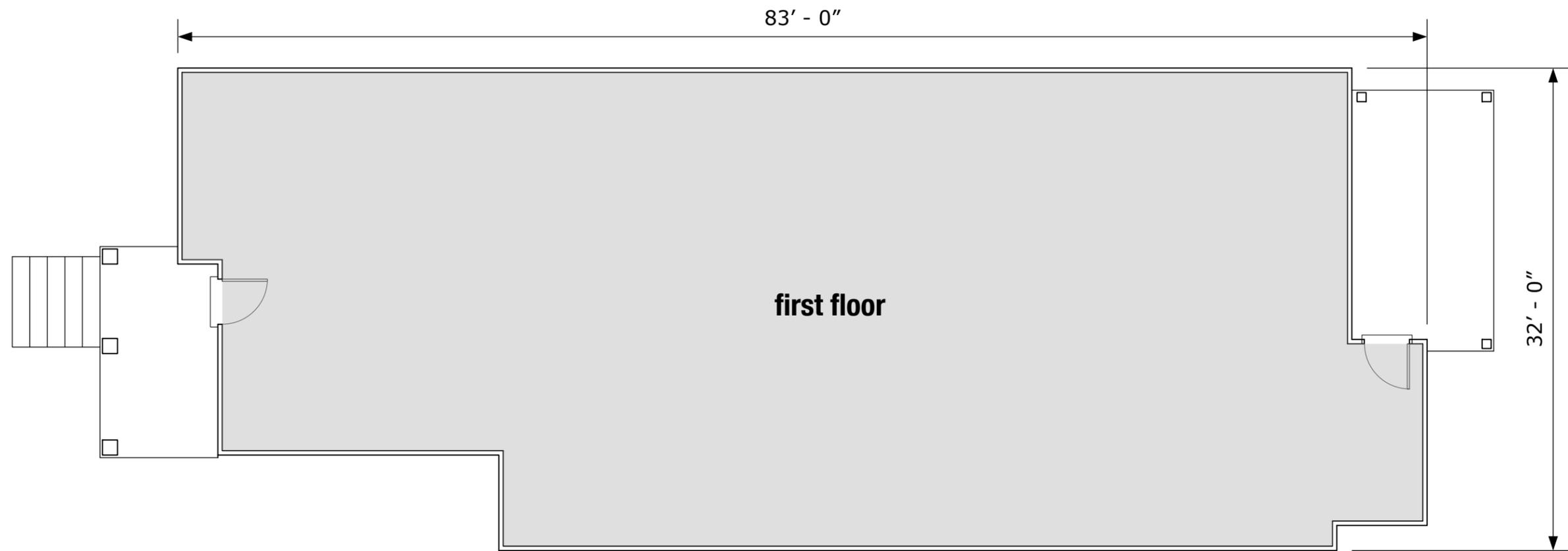
front

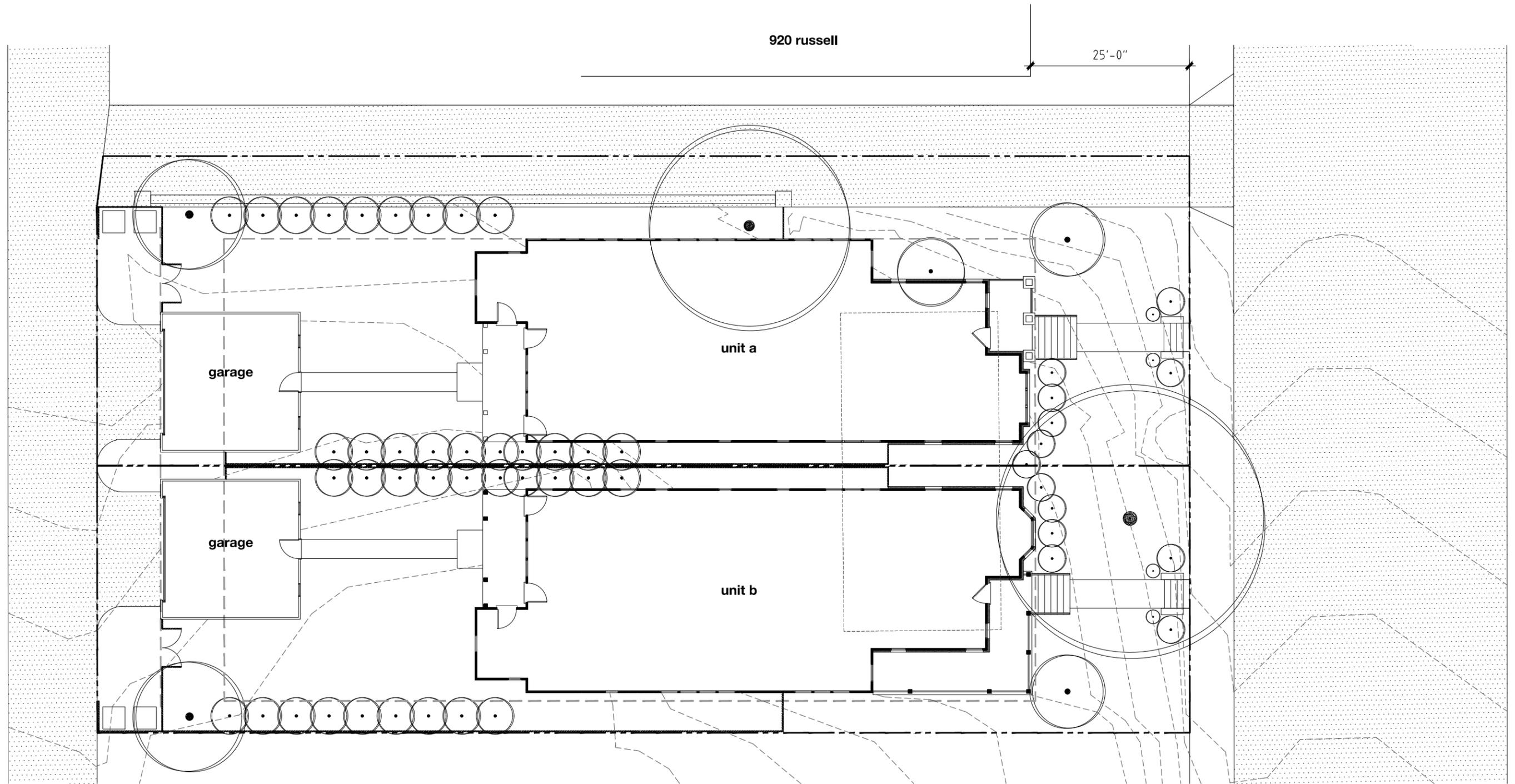
rear



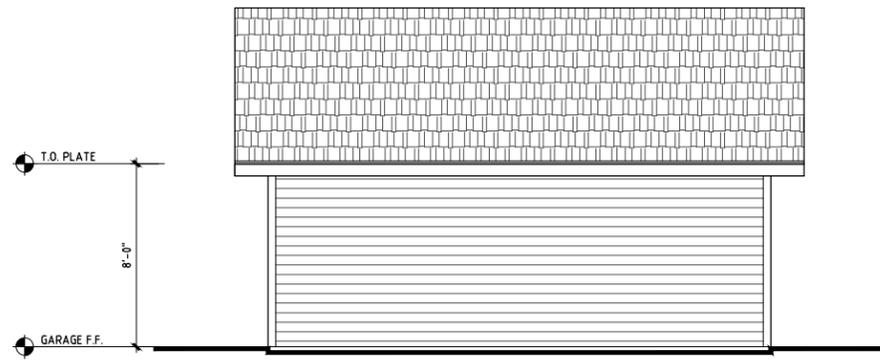
left



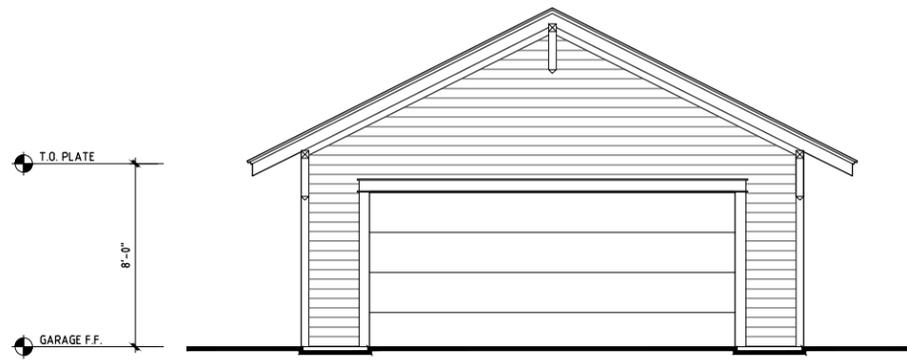




unit-a garage



sides

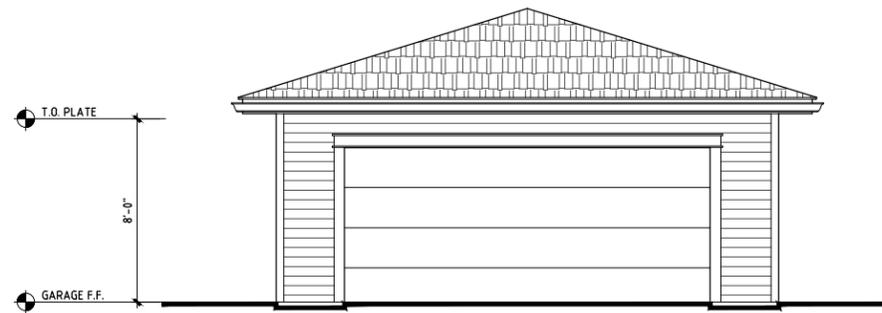
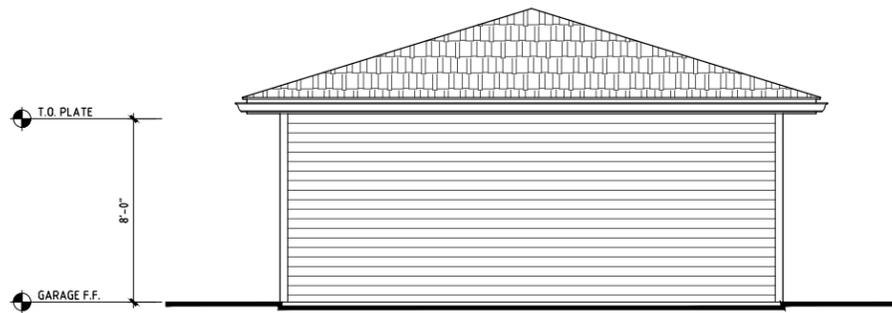


rear



front

unit-b garage





street scape produced upon request of historic using previous architect's drawings. scale and grade not verified by bonadies architect.