

# D/DRC Case

3001 Gadsden Street  
**Earlewood Protection Area B**  
TMS: 09105-06-07



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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**REGULAR AGENDA**  
**EVALUATION SHEET**  
Case # 4

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**ADDRESS:** 3001 Gadsden Street

**APPLICANT:** Pamelar Cheeks, Property Owner

**TAX MAP REFERENCE:** TMS# 09105-06-07

**USE OF PROPERTY:** Residential

**REVIEW DISTRICT:** Earlewood Protection Area A

**NATURE OF REQUEST:** Request for Certificate of Design Approval for accessory building

**FINDINGS/COMMENTS:**

This ca.1938 home is located at 3001 Gadsden Street, on the corner of Florence and Gadsden in Earlewood protection Area A. This asymmetrical one-story home is contributing to the protection area. Wood is the primary material on the structure, while the foundation walls are brick. The homeowner is presenting plans for a 21' x 17' 6" accessory building located at the rear of the existing house. Due to the home's location on a corner, the view from the right of way is increased.

The homeowner submitted photographs of proposed materials, which are included at the end of the evaluation. These photos show examples of horizontal metal siding used by a company the applicant would like to buy the accessory building from. The applicant's building will be larger than those seen in the example photos.

**PERTINENT SECTIONS FROM THE GUIDELINES**

**SECTION IX**

*Accessory Buildings:*

*A. Place accessory buildings away from the primary façade of the building.*

The accessory building will sit away from the primary façade of the house.

*B. Design accessory buildings so that they reflect the character of the existing house in terms of building shape and detailing.*

The proposed material for the accessory building is horizontal metal siding. The existing home currently has horizontal wood siding. The DDRC has previously approved accessory buildings that used horizontal hardiboard as the siding. Staff finds that the detailing of the metal siding, as shown in the photos submitted by the applicant, exhibits the characteristic detailing of wood siding. The accessory building will also have one 6' x 7' metal roll-up door and one pedestrian 3' x 6' 8" metal door, both facing Florence Street. The large roll up door is not typical of the

neighborhood, although the opening size is typical of a garage. Both the large roll up door and pedestrian door should have characteristics of doors typically seen within the district.

The slope of the roof on the accessory building would need to closely reflect the slope on the existing home, which appears to be close to 6/12 pitch.

The width of the corner trim and trim surrounding any windows and door openings will also be more slender on a metal building, which would not match the detailing of the home.

The DDRC has approved accessory buildings within Earlewood Protection Area A. Changes have been made to the accessory buildings to fall within the design guidelines, including the use of horizontal wood or cement fiber board, wood or metal doors, trim width that matches the dimensions of what is typically found within the protection area, and roofs that match the pitch and style of contributing homes in the area.

*C. Accessory buildings shall be scaled and massed to be clearly subordinate to the primary structure.*

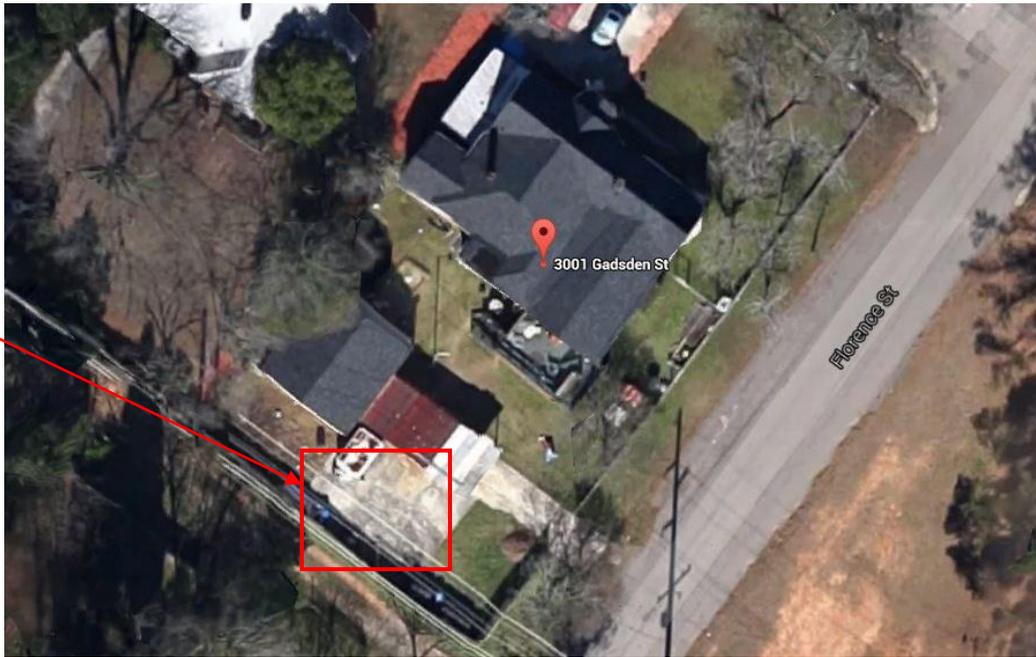
The accessory building will be 367.5 sqft, 21' x 17' 6", which is a smaller footprint than the existing home. The proposed height for the accessory building is 11'-0".

**STAFF RECOMMENDATION:**

*Staff finds that the proposal does meet Section IX, Accessory Buildings, of the guidelines and recommends that the request for Certificate of Design Approval be approved with the following conditions:*

- All details deferred to staff.
- Staff is able to look at materials for approval prior to the fabrication of accessory building.
- The doors better reflect the residential style of the house.
- Wider corner boards and trim around openings will be added and will be in keeping with the detailing seen on the home.
- The roof pitch will not be lower than 4/12.

Proposed location  
of accessory  
building.



Site View



Gadsden Street Elevation

Proposed location  
of accessory  
building.



Florence Street Elevation



Building example submitted by applicant



Building example submitted by applicant