

JOHN COOPER  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

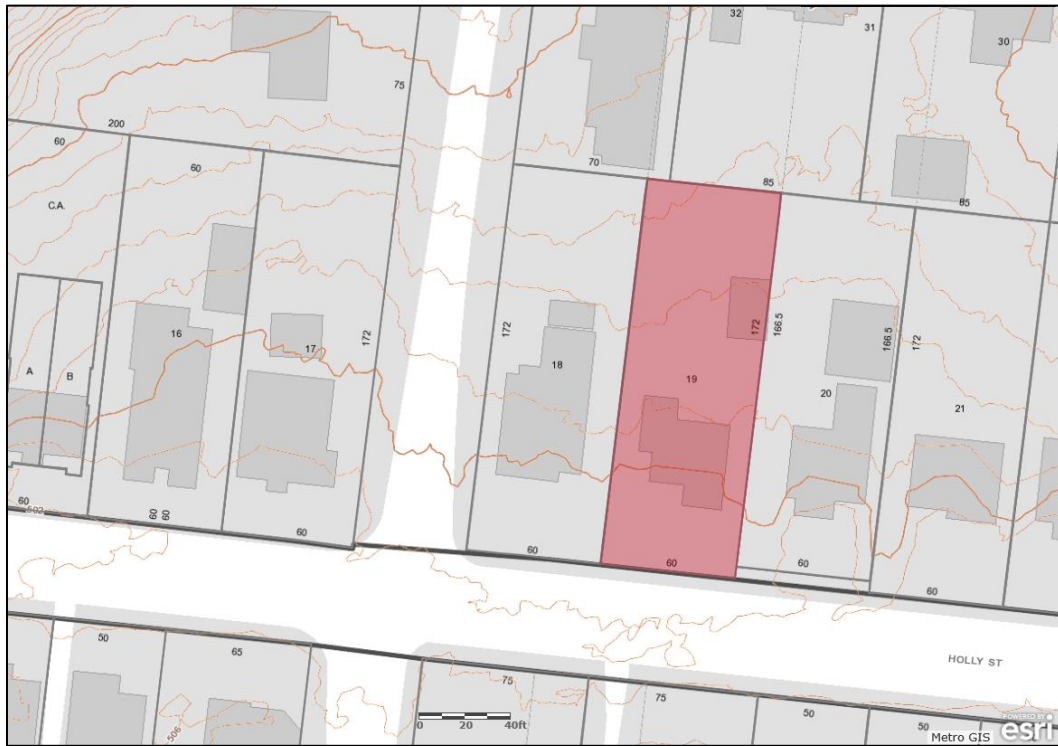
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970

**STAFF RECOMMENDATION**  
**1903 Holly Street**  
**May 19, 2021**

**Application:** New Construction—Infill  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Base Zoning:** R6  
**Map and Parcel Number:** 08314001800  
**Applicant:** Craig Kennedy, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> A proposal to construct a new house, replacing a structure that was demolished by the tornado on March 3<sup>rd</sup>. The new building will be one-and-one-half-stories tall, with an outbuilding at the rear of the lot.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed infill at 1903 Holly Street with conditions that:</p> <ol style="list-style-type: none"> <li>1. The foundation height is compatible with the historic houses on the block, to be verified with an inspection during construction;</li> <li>2. The front setback is halfway between that of the two adjacent houses, to be verified with a staking inspection at the start of construction;</li> <li>3. Staff shall approve the window and door selections as well as the roof color and brick selection; and</li> <li>4. The first story windows shall be at least as tall as those of the upperstory on the right side.</li> </ol> <p>With those conditions met, Staff finds that the project will meet the design guidelines for new construction in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b></p> <p><b>A:</b> Context Photographs</p> <p><b>B:</b> Site Plan</p> <p><b>C:</b> Floorplans</p> <p><b>D:</b> Elevations</p>
--	---

**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.*

***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.*
- *The DADU cannot be divided from the property ownership of the principal dwelling.*
- *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- *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.*

- c. *The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.*

**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.*



**Background:** On March 3, 2020, a tornado hit Nashville, causing significant damage across the city. Holly and Russell Streets in the Lockeland Springs and East End neighborhoods were hit particularly hard.

The building at 1903 Holly Street, a one-story Craftsman bungalow, was destroyed



Figure 1: Previous structure at 1903 Holly Street

MHZC staff issued an emergency demolition permit under the Rules of Order and Procedure VI.C.2.c, which allow for administrative issuance of demo permits for any structure that has become a major life-safety hazard.

**Analysis and Findings:** The applicant proposes to construct a new house with an attached basement-level garage on the lot.

**Height & Scale:** The new house will be one-and-one-half-stories at the front, with a roof-ridge height of twenty-nine feet, nine inches (29' 9") from grade, including a foundation height of two feet (2') at the front. The eave height will be thirteen feet, ten inches (13'-10") from grade. The historic context on this block is composed of one-story houses ranging from thirteen feet (13') to twenty-four feet (24') tall, and one and one-half-story houses ranging from twenty-five feet (25') tall to thirty-five feet (35') tall.

The lot currently slopes down from the street to the rear, so the applicant is proposing to add fill to the front yard to direct water away from the house. Staff finds that increasing the height of the foundation and raising the grade is appropriate, in this case as it will be compatible with adjacent structures, but requests to verify that the floor level is consistent with the surrounding context with an inspection before the floor system is installed.

The new building will be thirty-nine feet, eleven inches (39'-11") wide. Historic houses in the interior of the block range from twenty-eight feet (28') to forty-one feet (41') wide. Staff finds the width of the proposed house to be compatible with the historic context. On the side elevations, the total depth of the building will be ninety-three feet (93'), broken into three components. The front component will be one and one-half story, the second will be a single-story with a flat roof, and the last will be one and one-half story with a basement acquired due to falling grade to the rear. The house will have a recessed porch in the front-right corner of the house, twenty-one feet (21') wide and six feet (6') deep, which is similar to the porch configuration on nearby historic houses.

With a condition that the foundation height is compatible with the historic houses on the block, to be verified with an inspection during construction, staff finds that the height, width, and massing of the proposed new building is appropriate and the proposal meets sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: The front edge of the building is proposed to be thirty-six feet (36') from the front of the property. The two adjacent houses, which are both infill replacing houses destroyed by the tornado, were approved with setbacks of thirty-three feet (33') and thirty-four feet (34'). Staff recommends that this new house should have a front setback that is halfway between that of the two adjacent houses, to be verified with a staking inspection at the start of construction.

The building's side setbacks will be six feet (6') on the left side and fourteen feet (14') on the right. The separation between the proposed new building and the house to the right will be thirty-six feet (36'), because both houses will have driveways along the shared property line. The two houses on these lots previously had driveways in the same locations. Staff finds that the side setbacks are consistent with the rhythm of spacing in the historic context.

With a condition that the new house at 1903 Holly Street has a front setback halfway between that of the two adjacent houses, to be verified with a staking inspection at the start of construction, Staff finds that the front and side setbacks will meet section II.B.3 of the design guidelines.

Roof form: The roof of the front section of the building will be cross-gabled form with a pitch of 12/12 on the primary side-gabled component, with a front-projecting gable with a pitch of 18/12. The roof pitches are compatible with roofs on historic houses on the block, which includes Tudor Revival houses with similarly steep pitches. The front slope of the roof will have a pair of shed-roofed dormers with a pitch of 3/12.

The second component of the building will have a flat roof, and the rear component will have a cross-gabled form similar to the front component, with pitches of 12/12 and 18/12 and with shed dormers with a 3/12 pitch. The rear component will have a pair of brick chimneys on the left side.

These roofs are compatible with the roofs of historic houses in the surrounding area.

Staff finds the roofs of the proposed building to be compatible with surrounding houses and finds that the project will meet section II.B.5 of the design guidelines.

Orientation: The new building will have a primary entrance inside a recessed front vestibule, which is connected to the front corner porch. This configuration is compatible with nearby buildings, including Tudor Revival houses at 1907 and 1915 Holly Street. An existing curb-cut and driveway will be restored on the right side of the lot, leading to an attached basement-level garage at the rear. Basement-level garages did exist on this block historically, as there is not an alley at the rear. A walkway will be constructed from the front vestibule to the street in front of the house. This configuration is compatible with nearby houses, as there is not an alley at the rear of this block.

Staff finds that the orientation of the project meets section II.B.6 of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/ Manufacturer</b>	<b>Approved Previously or Typical</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split-Faced	Yes	
<b>Primary Cladding</b>	Brick	Selection Needs Approval	Yes	X
<b>Secondary Cladding</b>	Cement-Fiber Clapboard	Smooth-Faced, 5” Reveal	Yes	
<b>Secondary Cladding</b>	Cement-Fiber Half-Timbering	Smooth	Yes	
<b>Trim</b>	Cement-Fiber, Wood	Smooth-Faced	Yes	
<b>Chimneys</b>	Brick	Selection Needs Approval	Yes	X
<b>Windows</b>	Divided Light	Selection Needs Approval	Yes	X
<b>Front Door</b>	Full-Glass, Divided Light	Selection Needs Approval	Yes	X
<b>Roofing</b>	Asphalt Shingles	Color Needs Approval	Yes	X
<b>Front Steps</b>	Brick	Selection Needs Approval	Yes	X
<b>Walkway</b>	Concrete	Typical	Yes	

With a condition that staff shall approve the window and door selections as well as the roof color and brick selection, staff finds that the proposal would meet section II.B.4 of the design guidelines.

Proportion and Rhythm of Openings: There will be three bays on the front façade of the house on the first story, with three doors on the right bay inside the front porch, a door in the center bay, and a set of three double-hung windows in a projecting bay on the left. While not symmetrical, this façade is balanced and is compatible with the rhythms of nearby houses.

The side elevations will have multiple windows on each level, evenly spaced on the façades. The upperstory windows on the right side façade are taller than the windows on the first story, whereas historically the windows on a first story were taller than

upperstory windows. The front, left side, and rear all have appropriate window proportions.

With a condition that the first story windows shall be at least as tall as those of the upperstory on the right side, staff finds that the proposal will be compatible with the surrounding context and that the project will meet section II.B.7 of the design guidelines.

Appurtenances & Utilities: A new walkway in the front yard will connect from the front porch to the front of the lot, and a driveway will be constructed on the right side of the house to access a garage in the basement. These features will replace an earlier front walkway and driveway, in the same locations as with the previous house. These features are compatible with the surrounding area as there is no alley at the rear of this block. The location of the HVAC units are shown on the left side of the house, beyond the midpoint.

Staff finds the appurtenances will be compatible with surrounding historic properties and will meet section II.B.9 of the design guidelines.

**Recommendation:** Staff recommends approval of the proposed infill at 1903 Holly Street with conditions that:

1. The foundation height is compatible with the historic houses on the block, to be verified with an inspection during construction;
2. The front setback is halfway between that of the two adjacent houses, to be verified with a staking inspection at the start of construction;
3. Staff shall approve the window and door selections as well as the roof color and brick selection; and
4. The first story windows shall be at least as tall as those of the upperstory on the right side.

With those conditions met, Staff finds that the project will meet the design guidelines for new construction in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

**ATTACHMENT A: CONTEXT PHOTOGRAPHS**



Historic houses at 1901, 1903, and 1905 Holly Street before the March 3<sup>rd</sup> tornado.

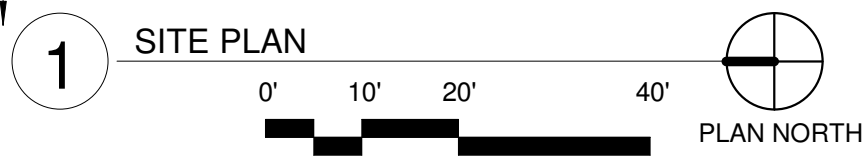


Historic houses at 1900 and 1902 Holly Street before the March 3<sup>rd</sup> tornado.



WE ARE PLANNING FFE AT 3'-6" ABOVE EXISTING GRADE AND THEN ADD 1'-6" OF SOIL SLOPING AWAY FROM THE STRUCTURE TOWARD HOLLY FOR A TOTAL OF 2'-0" FROM GRADE TO FFE

AVERAGE OF NEIGHBORING HOMES 1901 AND 1905 HOLLY ST



# 1903 HOLLY

HISTORIC REVIEW

2021 APRIL 23  
PROJECT #21.001

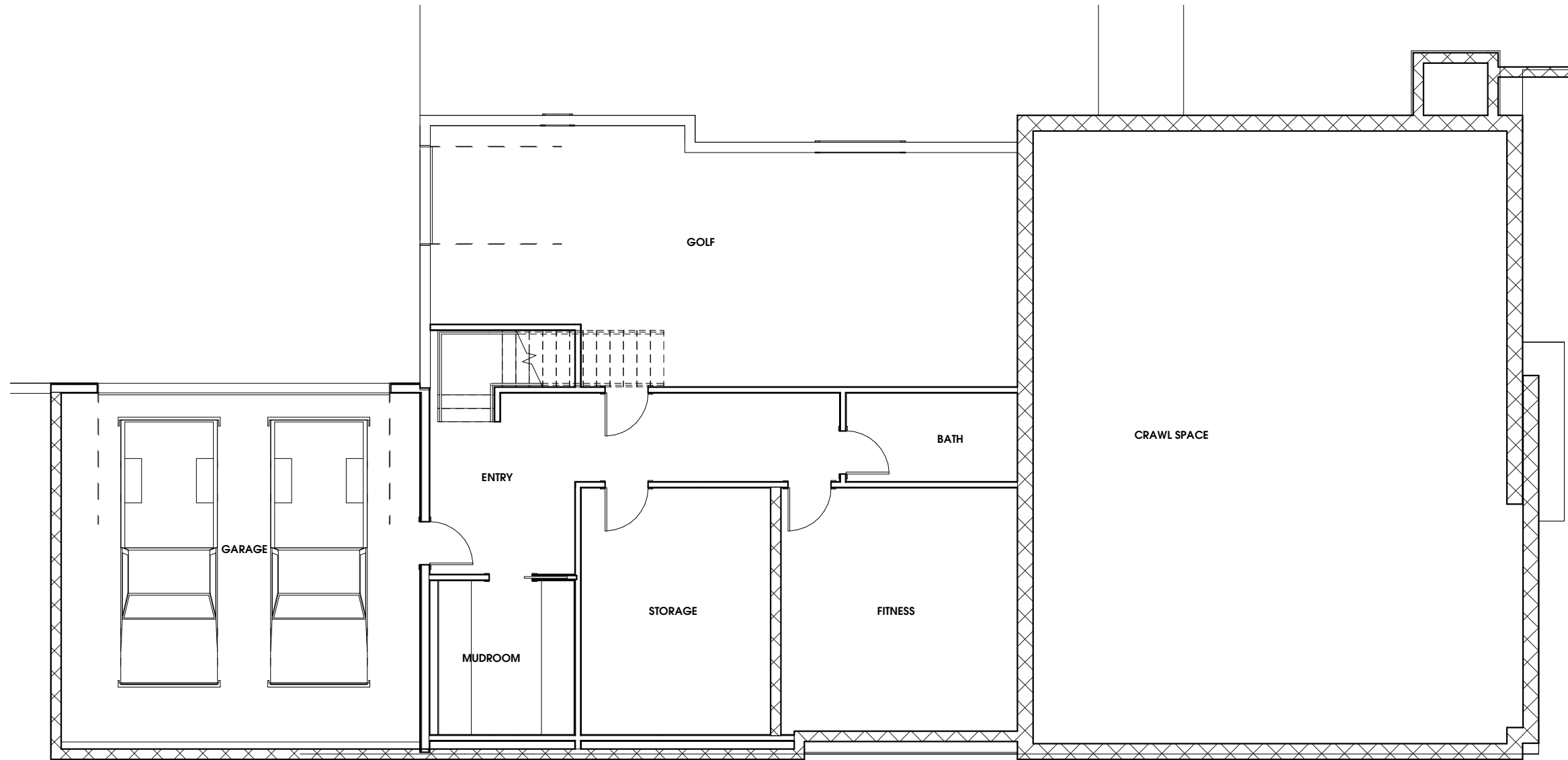
SITE PLAN

# H0.1

## PROJECT INFORMATION

- ZONING:**
- PARCEL #08314001800
  - R6
  - LOCKELAND SPRINGS NEIGHBORHOOD CONSERVATION OVERLAY
  - URBAN ZONING OVERLAY

**PROJECT SUMMARY:**  
THE PROJECT SCOPE INCLUDES A NEW HOUSE



# 1903 HOLLY

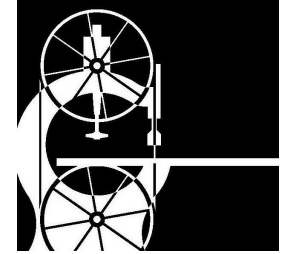
HISTORIC REVIEW

2021 APRIL 23  
PROJECT #21.001

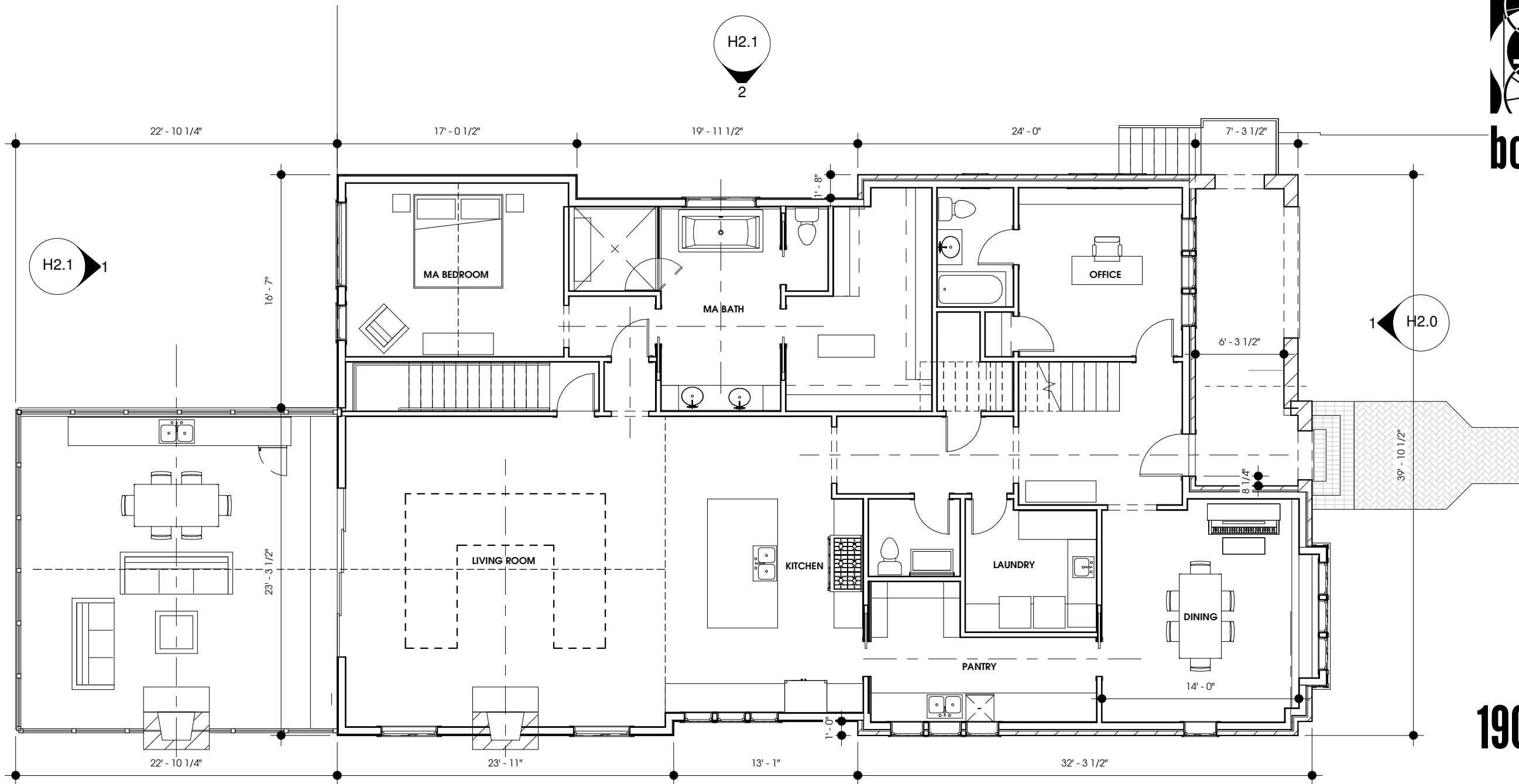
FLOOR PLAN

# H1.0





**bootstrap**



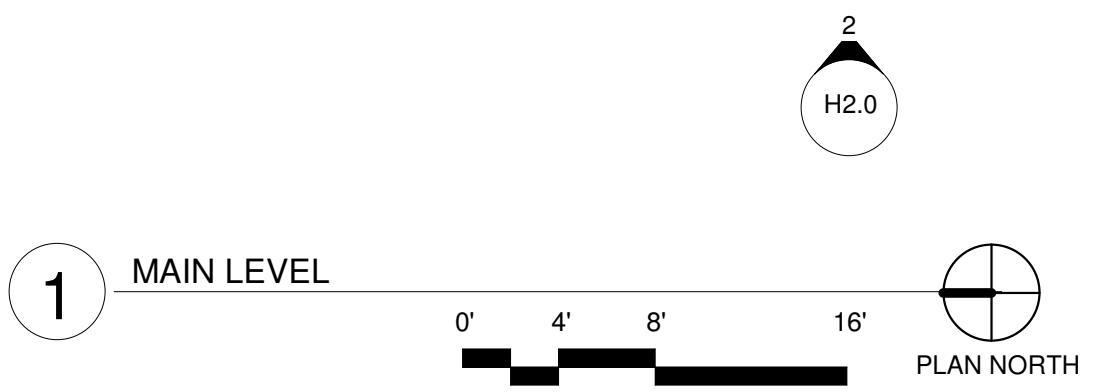
# 1903 HOLLY

HISTORIC REVIEW

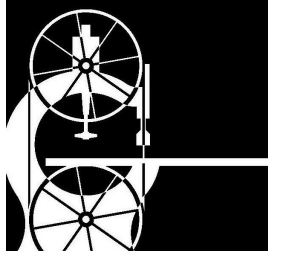
2021 APRIL 23  
PROJECT #21.001

FLOOR PLAN

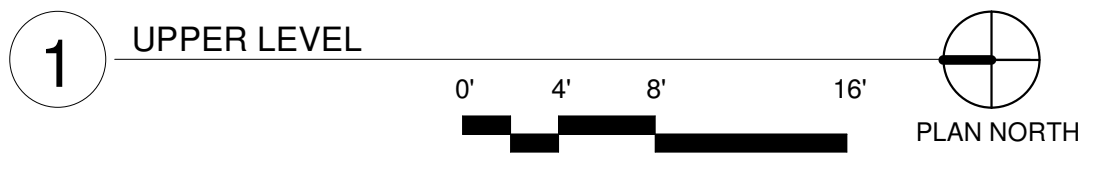
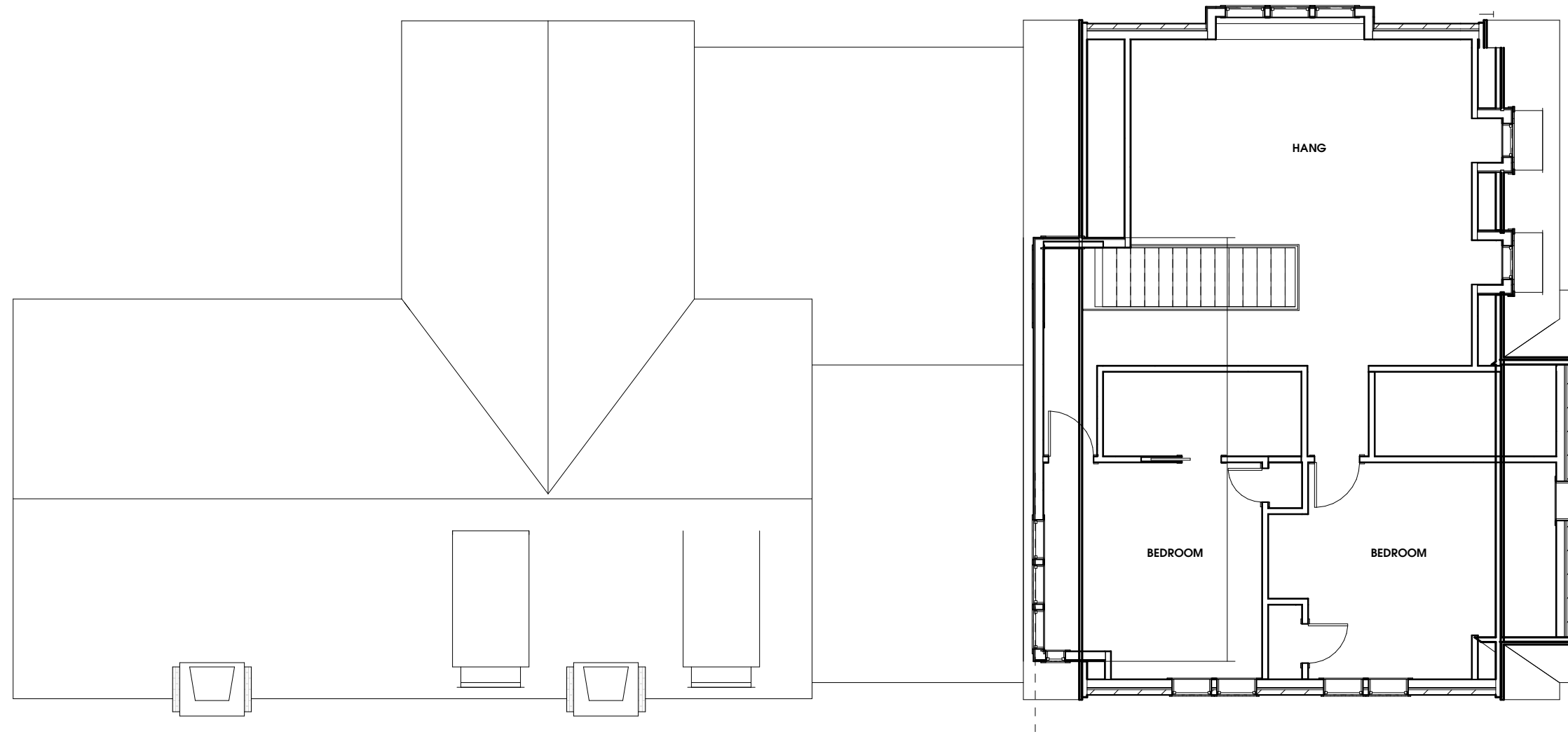
# H1.1







**bootstrap**



**1** UPPER LEVEL

# 1903 HOLLY

HISTORIC REVIEW

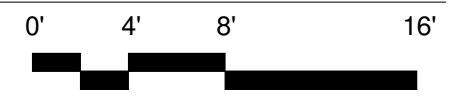
2021 APRIL 23  
PROJECT #21.001

FLOOR PLAN

# H1.2



2 WEST ELEVATION



**MATERIAL SYMBOLS**

	5" EXPOURE SIDING		BOARD AND BATTEN
	BRICK		STUCCO
	SPLIT FACE CMU		

UPPER LEVEL 512' - 7 1/2"

MAIN LEVEL 501' - 6"

# 1903 HOLLY

HISTORIC REVIEW

2021 APRIL 23  
PROJECT #21.001

ELEVATIONS

# H2.0



2 EAST ELEVATION



1 NORTH ELEVATION



**MATERIAL SYMBOLS**

	5" EXPOURE SIDING		BOARD AND BATTEN
	BRICK		STUCCO
	SPLIT FACE CMU		

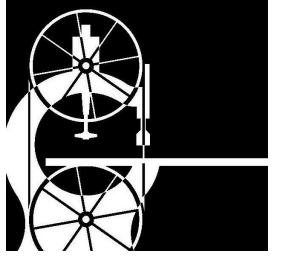
# 1903 HOLLY

HISTORIC REVIEW

2021 APRIL 23  
PROJECT #21.001

ELEVATIONS

# H2.1



**bootstrap**

APPROVED 31'-0" RIDGE HT FROM FFE

PROPOSED 27'-10" RIDGE HT FROM FFE

APPROVED 24'-2" RIDGE HT FROM FFE



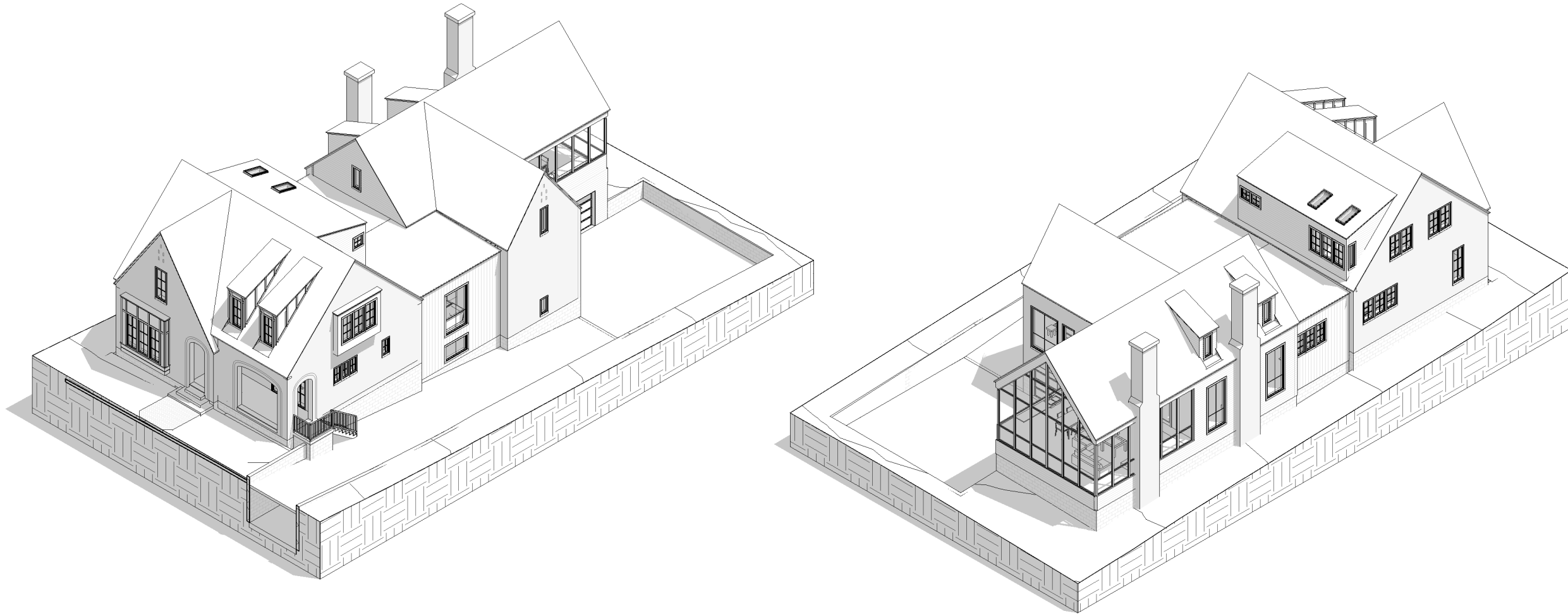
# 1903 HOLLY

HISTORIC REVIEW

2021 APRIL 23  
PROJECT #21.001

CONTEXT

# H3.0



1 HOLLY STREET ELEVATION



# 1903 HOLLY

HISTORIC REVIEW

2021 APRIL 23  
PROJECT #21.001

CONTEXT

# H3.1