

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

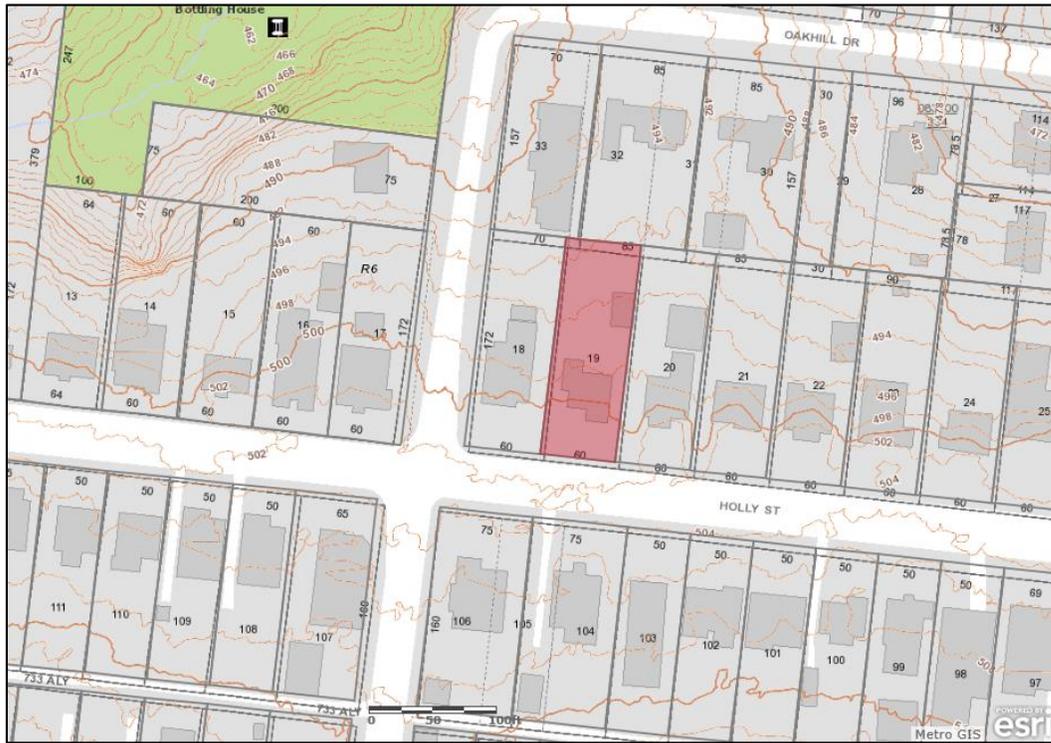
1903 Holly Street

August 19, 2020

Application: New Construction—Infill and Outbuilding
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08314001800
Applicant: Jeff Livingston of Urban Development Group, LLC
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: A proposal to construct a new house, replacing a structure that was demolished by the tornado on March 3rd. The new building will be one-and-one-half-stories tall, with an outbuilding at the rear of the lot.</p> <p>Recommendation Summary: Staff recommends approval of the proposed infill house and outbuilding at 1903 Holly Street with the following conditions:</p> <ol style="list-style-type: none"> 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 setbacks of the adjacent historic houses, to be verified by MHZC staff in the field; 3. Windows in multiple sets shall have a four-inch (4”) mullion between them; 4. The window and door selections shall be approved by MHZC Staff; 5. The roof color and brick selections shall be approved by MHZC Staff; and 6. The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade. <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>Attachments A: Context Photographs B: Site Plan C: Elevations</p>
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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.

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.

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 was severely damaged. 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.



Figure 1: Previous structure at 1903 Holly Street

The building was a one-story Minimal Traditional house, with some elements of the Craftsman style.

Analysis and Findings: The applicant proposes to construct a new house and outbuilding on the lot.

Height & Scale: The new principal building will be one-and-one-half-stories, with a roof-ridge height of twenty-eight feet, seven inches (28'-7") from grade and an eave height eleven feet (11') from grade, with a foundation height of between one foot (1') and two feet (2'), according to the grade at the front. The historic context on this block is composed of one-story and one and one-half story houses, ranging from twenty-four feet (24') to thirty-five feet (35') tall. Staff finds that the height of the proposed new building is compatible with the surrounding context.

The new building will be thirty-three feet (33') wide and will have a primary depth of fifty-one feet (51'). The house will have a recessed partial-width porch on the front of the house, twenty feet (20') wide and six feet (6') deep. Historic houses on the block range from twenty-eight feet (28') to forty feet (40') wide, with similar porch depths and overall depths to the current proposal.

With a condition that the finished floor level is compatible with the historic houses on the block, to be verified at the start of construction, staff finds that the height, width, and massing of the proposed new buildings 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-three feet, six inches (33'-6") from the front of the lot. This is consistent with the front setback of the building that was on the lot previously, as well as those that were on either side. The building's side setbacks will be twenty-two feet (22') on the left side and five

feet (5') on the right. This meets bulk zoning requirements and is consistent with the rhythm of spacing in the historic context.

With a condition that Staff shall verify the front setback 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 primary roof of the building will have a side-gabled form with a pitch of 8/12, with a shed dormer on the front slope with a pitch of 3/12. The roof pitches are typical of roofs on historic houses nearby. The rear wing of the building will have a gambrel roof with a 3/12 upper pitch and a 16/12 lower pitch. This roof form is not common in the surrounding area, but because it is located at the rear it will not be highly visible from the right of way.

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.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Brick	Selections Need Approval	Yes	X
Primary Cladding	Cement-Fiber Clapboard	Smooth-Faced, 5" Reveal	Yes	
Secondary Cladding	Cement-Fiber Shingle Siding	Typical	Yes	
Trim	Cement-Fiber, Wood	Smooth-Faced	Yes	
Front Porch floor/steps	Poured Concrete	Typical	Yes	
Front Porch Columns	Brick Bases, Wood Posts	Brick Needs Approval	Yes	X
Rear Porch Columns	Wood Posts	Typical	Yes	
Walkway Columns	Brick Bases, Wood Posts	Brick Needs Approval	Yes	X
Rear Porch Railing	Wood	Typical	Yes	
Windows	Double-hung, 1/1 Sash	Selections Need Approval	Yes	X
Front Door	3/4 Glass Top, Panel Bottom	Selection Needs Approval	Yes	X
Roofing	Asphalt Shingles	Color Needs Approval	Yes	X

Foundation	Brick	Selections Need Approval	Yes	X
Walkway	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.

Orientation: The new building will have a primary entrance inside the recessed partial-width front porch. This configuration is compatible with nearby buildings. A new driveway will be constructed on the left side of the lot, whereas there had been a driveway on the right side of the previous building. A new walkway will be constructed to connect the porch to the driveway. 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.

Proportion and Rhythm of Openings: There will be three bays on the front façade of the house, with a door in the center between two pairs of double-hung windows on the first story, with the dormer centered on the roof in the upper half-story. Staff recommends that the windows in the dormer shall have four inch (4”) mullions between them. The side elevations will have multiple windows on each level, evenly spaced on the façade. Staff finds that additional windows are compatible with the historic context.

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 the front porch to the driveway, replacing a walkway that connected to previous porch to the right of way directly, and a new driveway will be constructed on the left side of the new building. Staff recommends that there shall be a walkway extending straight to the front of the lot (this could be in addition to the walkway to the driveway). In general, these features are compatible with the surrounding area as there is no alley at the rear of this block. The location of the HVAC and other utilities were not noted.

With the condition that the HVAC is located on the rear façade, or on a side façade beyond the midpoint of the house, Staff finds the appurtenances will be compatible with surrounding historic properties and will meet section II.B.9 of the design guidelines.

Outbuilding: The proposal also includes a one and one-half-story detached outbuilding. The outbuilding is not proposed to include a detached accessory dwelling unit.

Massing/Planning:

	Maximum footprint for an outbuilding on a lot greater than 10,000 sq. ft.	Proposed footprint
Maximum Square Footage	1000 sq. ft.	650 sq. ft.

	Potential 1-Story or 1.5-Story Outbuilding	Proposed Outbuilding
Ridge Height	25' (not to exceed principal building height)	23'-11"
Eave Height	10'	9'-8"

The footprint size, roof, height, and eave heights are compatible with the corresponding heights of the house and are less than the maximums allowed by the design guidelines. Staff finds that the application meets Section III.H.1. of the design guidelines for height and scale.

Roof Form:

Proposed Element	Proposed Form	Typical or Appropriate?
Primary Form	Gambrel.	Yes
Primary Roof Slope	3/12 upper pitch, 16/12 lower pitch	Yes
Dormers	Shed, Stepped back 2'	Yes

The proposed outbuilding will have a gambrel roof. This form is not common in the district but does not contrast greatly with the gable and hip roofs in the area. Staff finds that the roof forms of the proposed application meets Section III.H.3 of the design guidelines for roof form.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Concrete Block	Brick, Slab on Grade	Yes	X
Cladding	Fiber-cement Clapboard	Smooth, 5” Exposure	Yes	
Trim	Cement-Fiber, Wood	Smooth-Faced	Yes	
Roofing	Asphalt Shingles	Color Not Known	Yes	X
Windows	Not indicated	Needs final approval	Unknown	X
Pedestrian Doors	Not indicated	Needs final approval	Unknown	X
Garage Door	Not indicated	Needs final approval	Unknown	X

With a condition that the window and door selections and roof colors are approved prior to purchase and installation, Staff finds that the project meets section III.H.5. for new construction-materials on outbuildings.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20’	20’
Rear setback	5’	33’
Left side setback	5’	30’
Right side setback	5’	6’
How is the building accessed?	-	Side-access (no alley)
Two different doors rather than one large door (if street facing)?	-	N/A

Staff finds that the location and setbacks for the proposed outbuilding will be appropriate and that the proposal meets Section III.H.6. of the design guidelines.

Staff finds that the project meets section III.H. of the design guidelines for outbuildings.

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

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 setbacks of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Windows in multiple sets shall have a four-inch (4") mullion between them;
4. The window and door selections shall be approved by MHZC Staff;
5. The roof color and brick selections shall be approved by MHZC Staff; and
6. The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade.

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 3rd tornado.



Historic houses at 1900 and 1902 Holly Street before the March 3rd tornado.

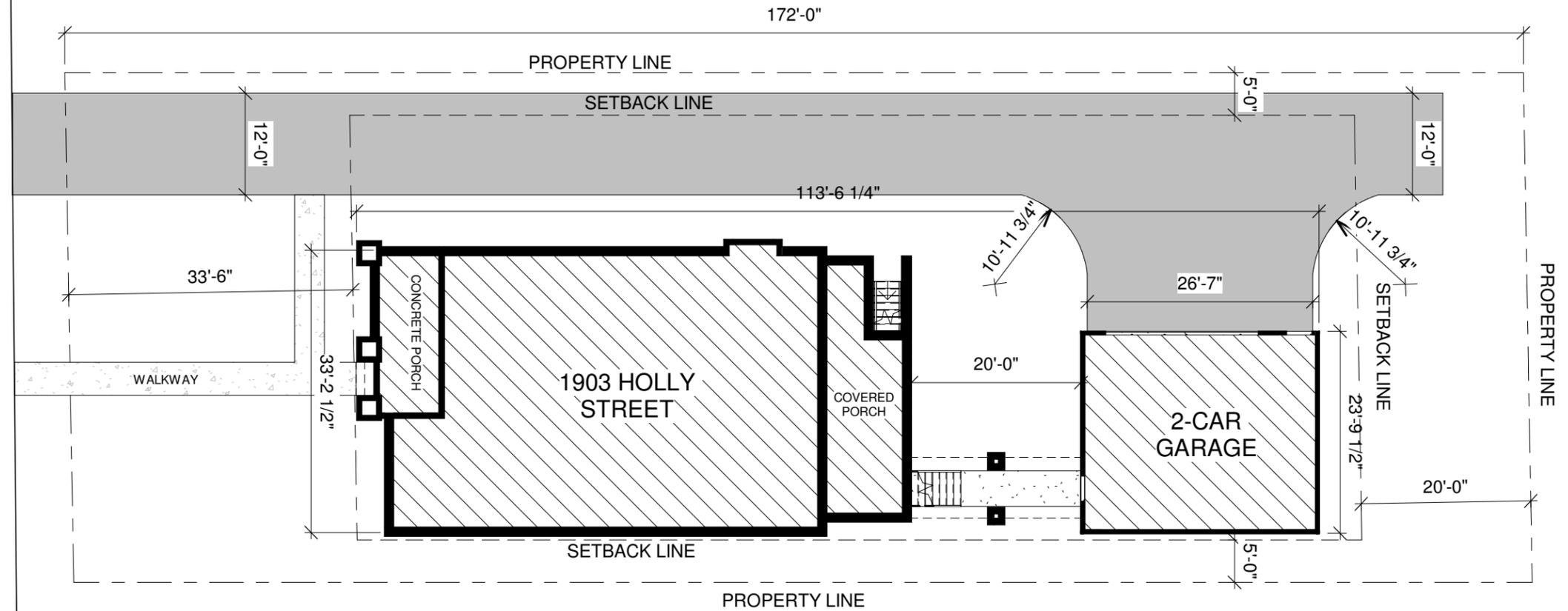


Previous building at 1903 Holly Street, circa 1985.



1907 Holly Street, circa 1985.

HOLLY STREET



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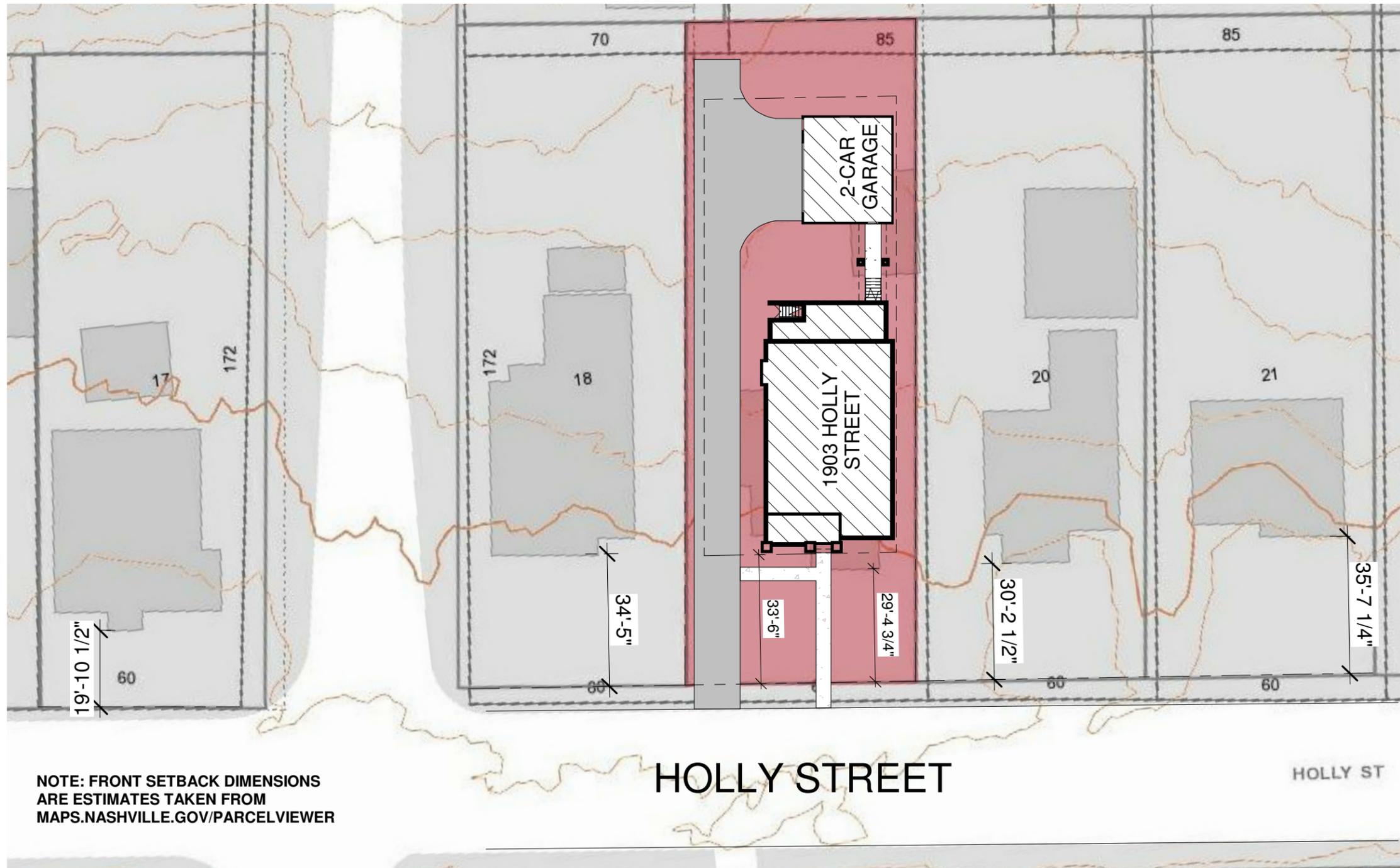
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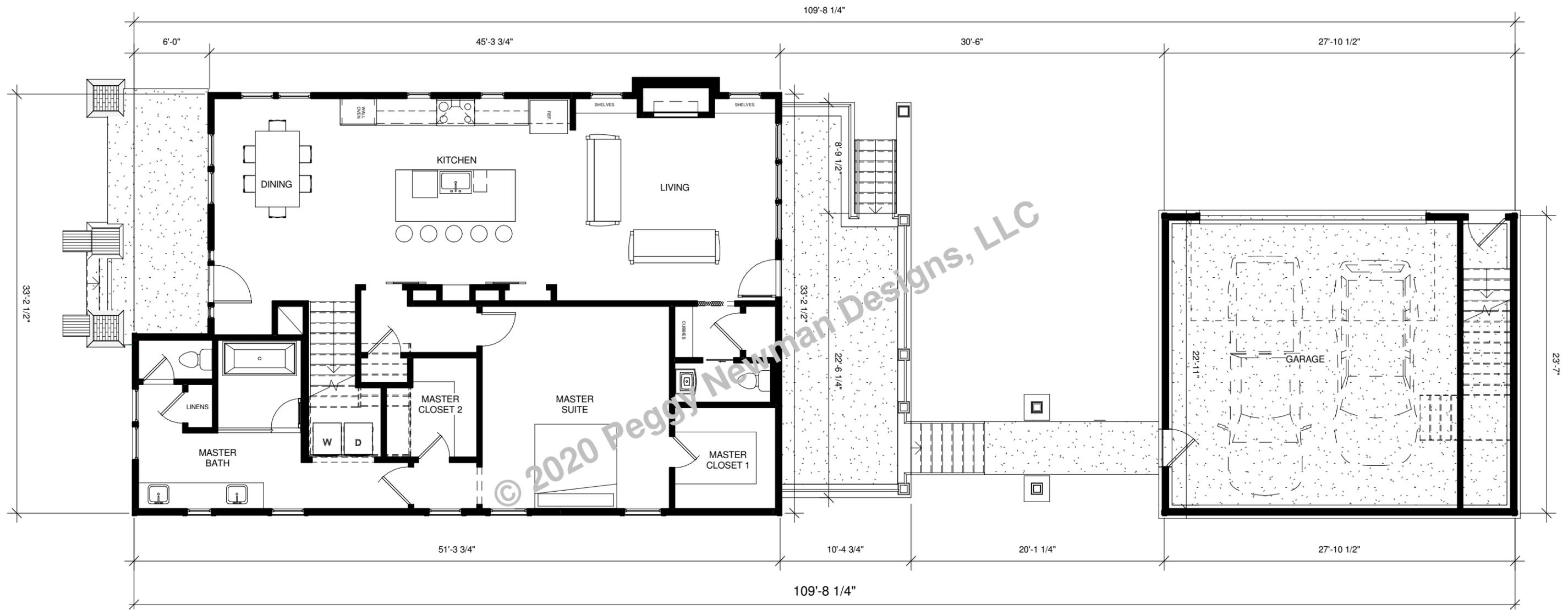
Historic-Site Plan		H1
Date	8/12/2020	
Drawn by	PN / MP	Scale 1/16" = 1'-0"



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Historic-Contextual Site Plan		H1b
Date	8/12/2020	
Drawn by	PN / MP	Scale 1" = 30'-0"



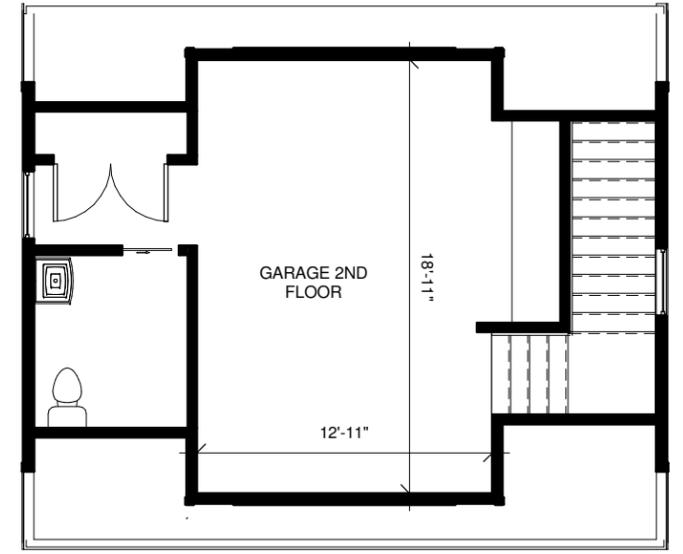
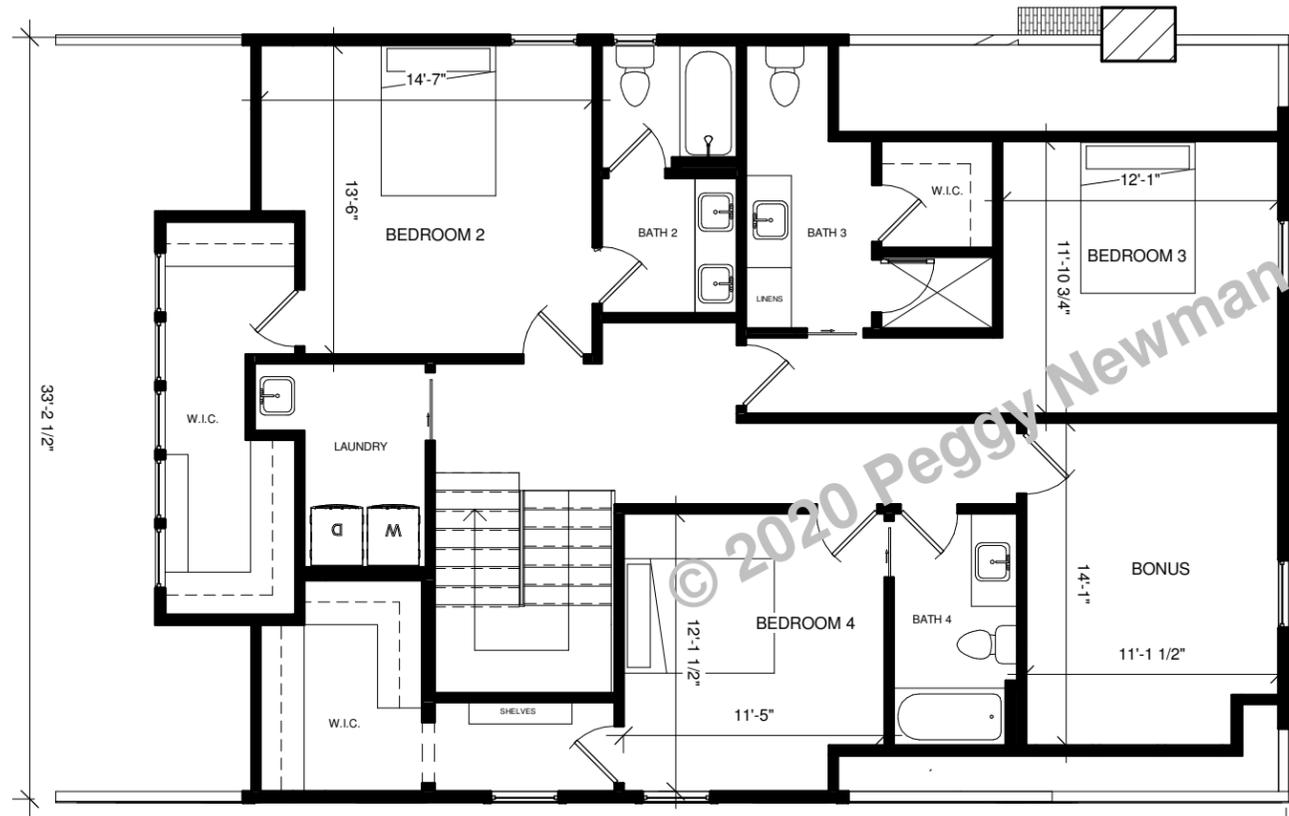
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1903 Holly St.
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Historic - First Floor Plan		H8
Date	8/7/2020	
Drawn by	PN / MP	Scale 1/8" = 1'-0"



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1903 Holly St.
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Historic - Second Floor Plan		H9
Date	8/7/2020	
Drawn by	PN / MP	Scale 1/8" = 1'-0"



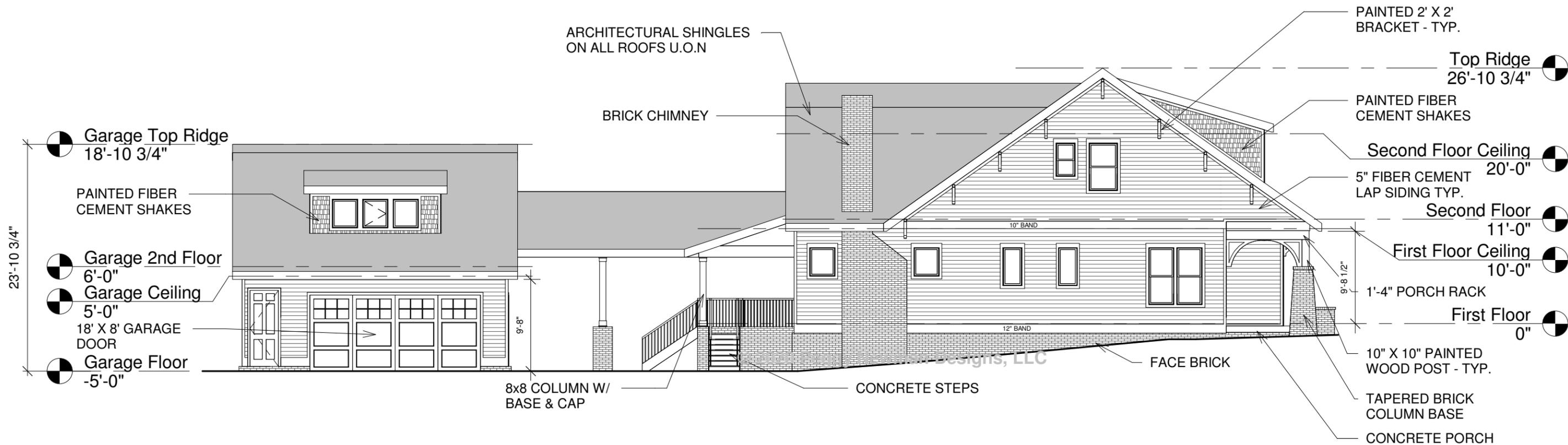
1 Historic-Front Elevation
3/16" = 1'-0"



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1903 Holly St.
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Historic-Front Elevation		H2
Date	8/12/2020	
Drawn by	PN / MP	Scale 3/16" = 1'-0"



1 Historic-Left Elevation
3/32" = 1'-0"



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1903 Holly St.
Nashville, TN 37206

Historic-Left Elevation

Date 8/12/2020
Drawn by PN / MP

H3

Scale 3/32" = 1'-0"



1 Historic-Rear Elevation
1/8" = 1'-0"



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1903 Holly St.
Nashville, TN 37206

Historic-Rear Elevation		H4
Date	8/12/2020	
Drawn by	PN / MP	Scale 1/8" = 1'-0"

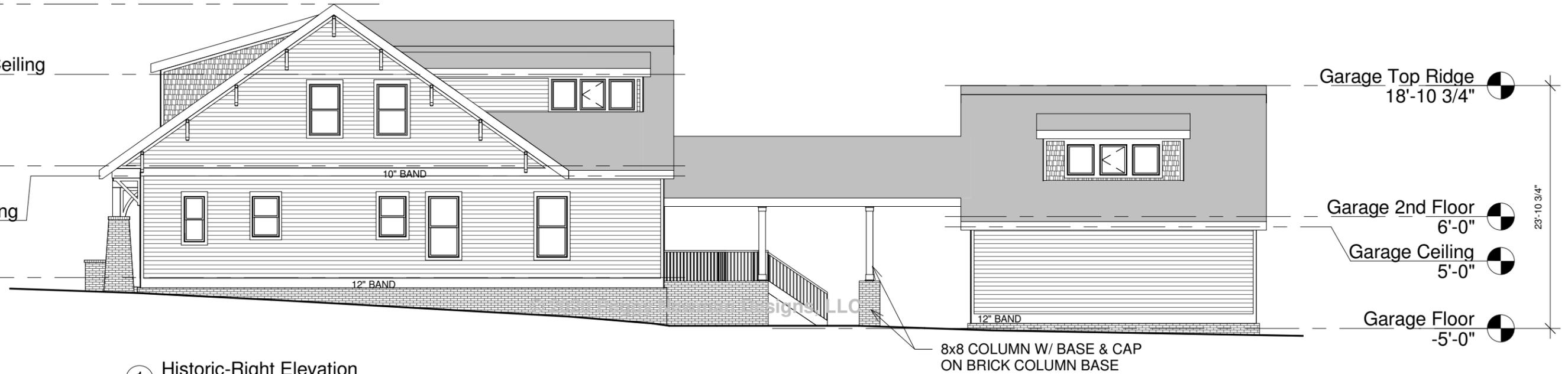
Top Ridge
26'-10 3/4"

Second Floor Ceiling
20'-0"

Second Floor
11'-0"

First Floor Ceiling
10'-0"

First Floor
0"



1 Historic-Right Elevation
3/32" = 1'-0"

8x8 COLUMN W/ BASE & CAP
ON BRICK COLUMN BASE



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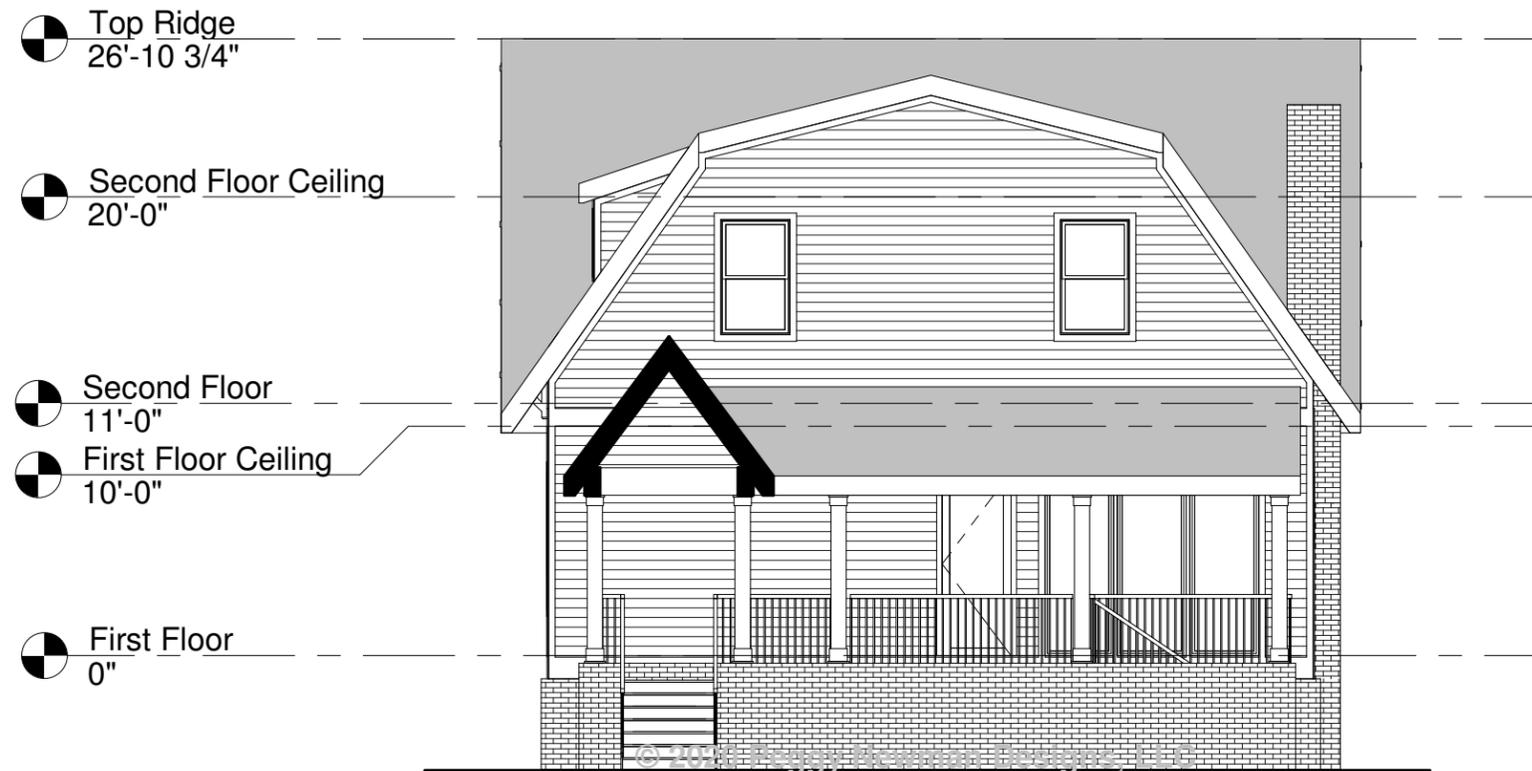
1903 Holly St.
Nashville, TN 37206

Historic-Right Elevation

Date 8/12/2020
Drawn by PN / MP

H5

Scale 3/32" = 1'-0"



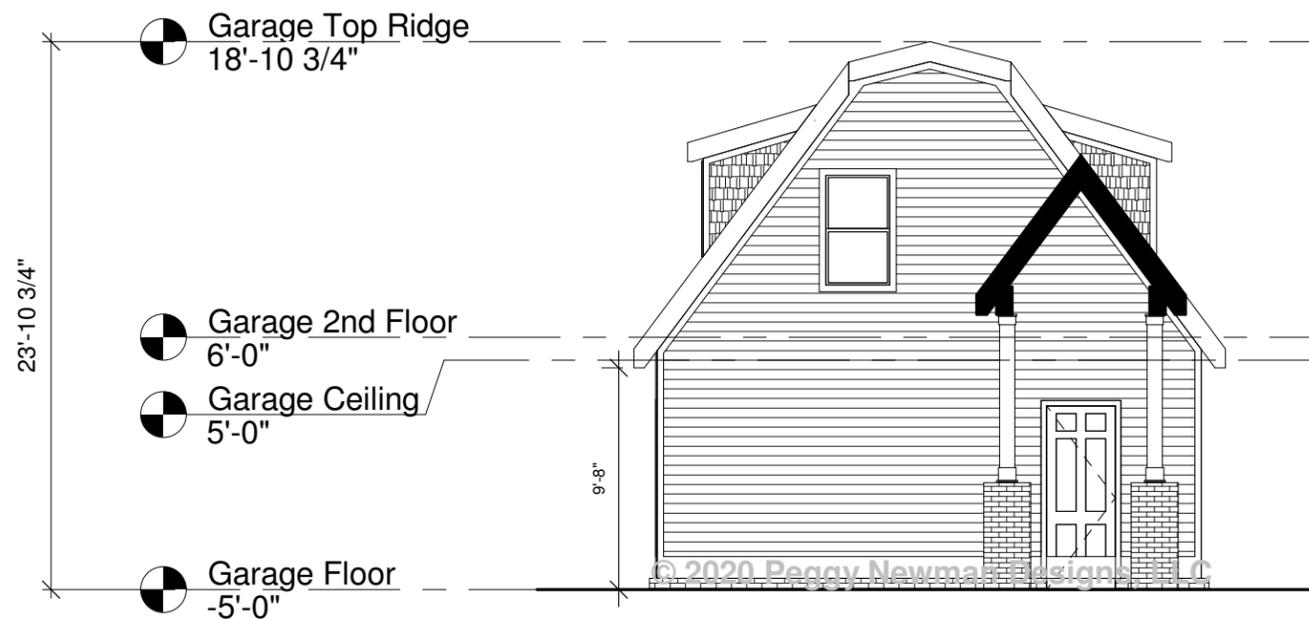
① Historic - Section / Elevation
1/8" = 1'-0"



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Historic - Section / Elevation 1		H6
Date	8/12/2020	
Drawn by	PN / MP	Scale 1/8" = 1'-0"



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1903 Holly St.
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Historic Section / Elevation 2		H7
Date	8/12/2020	
Drawn by	PN / MP	Scale 1/8" = 1'-0"