



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

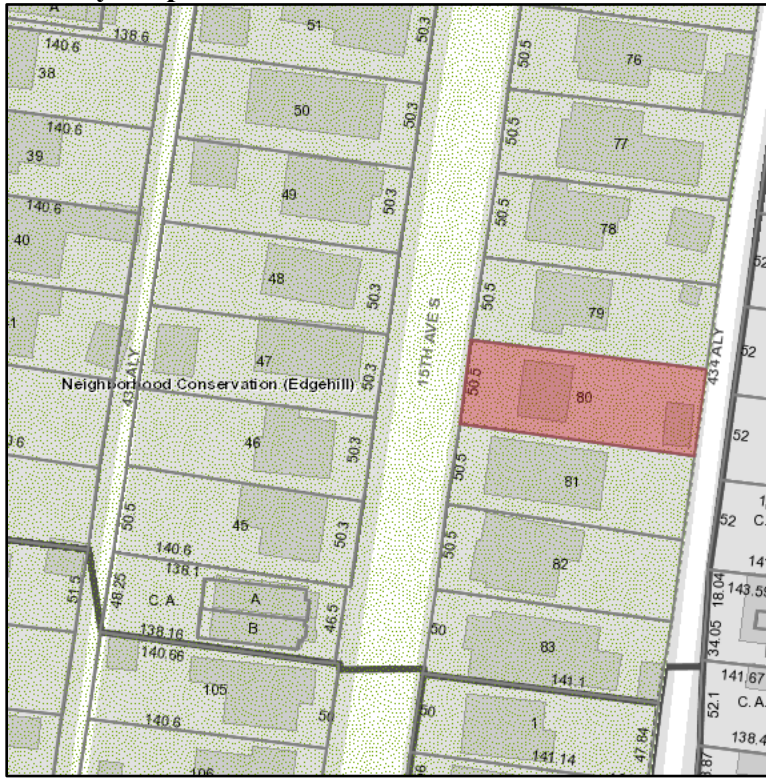
1016 15th Avenue South

February 17, 2021

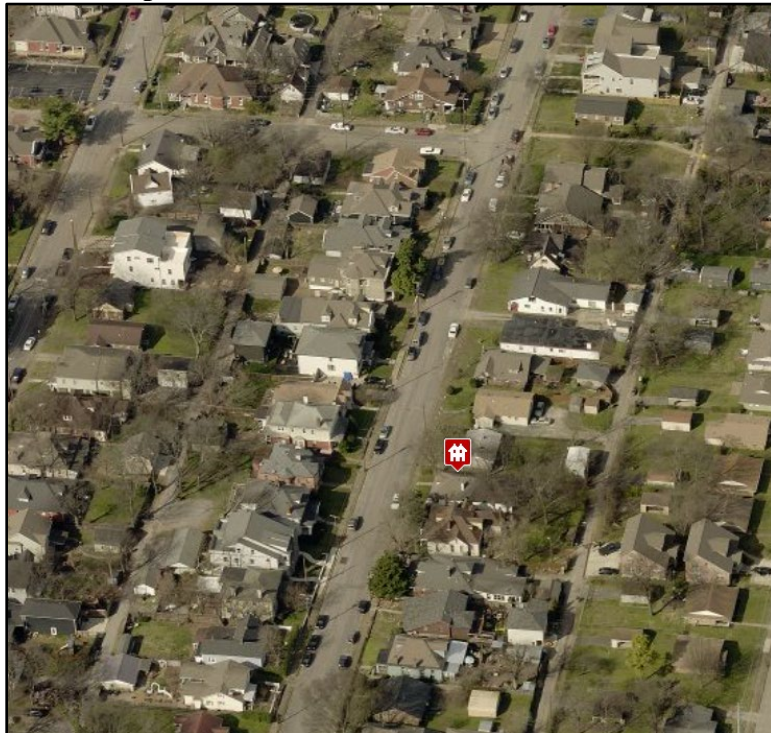
Application: New Construction – Infill and Outbuilding
District: Edgehill Neighborhood Conservation Zoning Overlay
Council District: 17
Base Zoning: R6-A
Map and Parcel Number: 105 01 0 167.00
Applicant: Mitch Hodge
Project Lead: Jenny Warren, jenny.warren@nashville.gov

<p>Description of Project: Application for new construction of infill and an outbuilding.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. The width of the main house shall be reduced to a maximum of thirty-two to thirty-three feet (32' – 33') wide – a redesign may need to return to the Commission, at the discretion of staff;2. A walkway from the door to the sidewalk shall be added to the site plan;3. 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;4. Staff shall review and approve the materials for both house and outbuilding, prior to purchase and installation; and,5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s). <p>With these conditions, staff finds that the project meets the <i>Edgehill Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
--	--

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. NEW CONSTRUCTION-INFILL

A. Height

1. 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. The majority of the historic context is one and one and one-half stories with a small number of two-story buildings, primarily following the American-foursquare form.

B. Scale

1. The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

C. Setback and Rhythm of Spacing

1. 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 should maintain that rhythm.
2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and outbuildings (See ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- *The existing setback of the contributing primary buildings and outbuildings 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*

3. In most cases, an infill duplex for property that is zoned for duplexes should be one building as seen historically in order to maintain the rhythm of the street. Detached infill duplexes are only appropriate as Detached Accessory Dwelling Unit, where zoning allows.

D. Materials, Texture, Details, and Material Color

1. 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. Primary cladding should be brick, stone or stucco.
2. Appropriate secondary cladding materials include stone, brick, stucco, lap siding, board-and-batten and half-timbering. When different materials are used, it is most appropriate to have the change happen at floor lines.
 - a. Additional appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, and asphalt shingle for roofing.

- Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5” reveal.
- Shingle siding, when used as an accent material, should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7”).
- Stone, brick, concrete or stucco foundations should be of a compatible color and texture to historic foundations.
- Stone or brick foundations should be of a compatible color and texture to historic foundations.
- Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
- Clapboard sided chimneys are not appropriate. Masonry or stucco is appropriate for chimneys.
- Texture and tooling of mortar on new construction should be similar to historic examples.
- Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
- Asphalt shingle is an appropriate roof material for most buildings. Metal and tile are not appropriate roofing materials.

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

- b. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
2. Small projecting and recessed roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include gabled, hipped and shed roof partial- or full-width porches attached to the main body of the house. 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.
3. Porches should be a minimum of 6’ deep, have porch racks that are 1’-3’ tall and have posts that include bases and capitals.
4. Generally, lots should not have more than 1 curb cut. Shared driveways should be a single lane. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. Generally, new driveways should be no more than 12’ wide from the street to

the rear of the home. Front yard parking areas or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

G. Proportion and Rhythm of Openings

1. 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.
2. 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.
3. Double-hung and casement windows should generally 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.
4. 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.
5. 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.

H. Utilities

1. 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.
2. 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.

I. Public Spaces

1. 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.
2. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

J: White-Way Commercial Corner

1. The White Way Commercial Corner consists of 1200-1207 Villa Place. New construction at this historic development is not appropriate unless to replace a building. Demolition of historic buildings should meet the design guidelines for demolition.
2. Signage and building illumination is not reviewed by the MHZC.

IV. NEW CONSTRUCTION-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. The word "shall" refers to detached accessory dwelling units.)

A. Outbuildings: Height & Scale

1. A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related or be utilitarian in design. The outbuilding should be compatible, by not contrasting greatly with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.
2. On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.
3. On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.
4. 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.

B. Outbuildings: Roof form

1. Generally, the eaves and roof ridge of any new outbuilding should not be higher than those of the existing primary building.
2. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure but should have a pitch of at least 4/12.
3. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
4. *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'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

C. Outbuildings: Windows and Doors

1. Publicly visible windows should be appropriate to the style of the house.
2. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
3. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

D. Outbuildings; Materials

1. Weatherboard is a typical siding material. Brick, stone, and parge-coated concrete block are also appropriate.
2. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
3. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
4. Stud wall lumber and embossed wood grain are prohibited.
5. 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. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

E. Setbacks & Site Requirements.

1. Outbuildings should be situated on a lot as is historically typical for surrounding historic

outbuildings, which is generally towards the rear of the lot. Generally, there should be at least twenty feet between the outbuilding and the rear of the home. Attached garages or those that have less than 20' of separation are appropriate for those buildings that back up to commercially zoned properties such as South Street and the west side of Villa Place, due to their lack of traditional rear yard caused by the proximity to large buildings.

2. Side setbacks are a minimum of 3' for buildings with a footprint of 700 square feet or less and 5' for buildings greater than 700 square feet.
3. Rear setbacks are a minimum of 3' when there is no garage door facing the rear and 5' when the doors face the rear.
4. 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.
5. For corner lots, the DADU or outbuilding's street-side setback should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.
6. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

F. Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

1. *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
2. *The DADU may not exceed the maximums outlined previously for outbuildings.*
3. *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*
4. *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or if the lot has been subdivided since August 15, 1984.*

Ownership.

5. *No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
6. *The DADU cannot be divided from the property ownership of the principal dwelling.*
7. *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
8. *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.

9. *The living space of a DADU shall not exceed seven hundred square feet.*



Figure 1. Existing house at 1610 15th Avenue South

Background: The existing house at 1610 15th Avenue South dates to circa 1969 and does not contribute to the Edgehill Neighborhood Conservation Zoning Overlay. Staff issued a demolition permit administratively for this house in February 2021.

Analysis and Findings: The application is for the construction of a new single-family house and an outbuilding.



Figure 2. Streetscape. Left to right: #1012 is non-contributing, subject house, #1018 and #1020, both contributing

Height & Scale: The historic context includes one, one-and-a-half and two-story houses. These range in height from around nineteen feet to around thirty-seven feet (19'-37'). The proposed infill is a two-story form and measures about twenty-eight feet (28') from grade at the front. This form and height are appropriate to the context. The eaves measure about twenty-two feet, six inches (22'6") from grade, which is appropriate for a two-story house in this context. The foundation at the front is about two feet (2') tall from grade, which is also consistent with the historic context.

The proposed infill has a width of just under thirty-seven feet (37') wide. The widths of historic two-story houses in the immediate context range from about twenty-eight feet to about thirty-three feet (28'-33'). There are a few wider houses – ranging from thirty-six to forty-two feet (36'-42') wide but these are all one and one-and-a-half story houses with much lower eaves and ridge heights around twenty-three feet (23') tall. Staff finds that with a two-story form and twenty-two foot, six inch (22'6") eaves, the maximum appropriate width for the context is about thirty-two to thirty-three feet (32'-33') – which matches the width of the wider two story houses on the block. See Figure 3. The

proposed thirty-seven feet (37') of width combined with the twenty-eight foot (28') height, will create a house with overall massing greater than anything in the historic context. The width of the design should be reduced to be no more than thirty-two or thirty-three feet (32'-33') at the front.



Figure 3. The historic context directly across the street supports a two-story form. The second house from the right is twenty-eight feet wide, the orange and white houses are thirty-two feet wide.

Staff finds that the project's height meets Section III.A., and that with the condition that the width of the design is narrowed to be no more than thirty-two or thirty-three feet (32'-33'), the scale could meet Section III.B. of the Edgehill design guidelines.

Setback & Rhythm of Spacing: The front setback is proposed to be about twenty-five feet (25') from the front property line. This will align the front wall of the infill with the front wall of the historic house to its right; and will roughly match the front setback of the next two historic houses to the right. The house to the left sits about thirty feet, six inches (30'6") from the property line; but is non-contributing. The infill will roughly align with the setback of the historic house two doors down on the left.

The side walls will be about six feet (6') from the side property lines at the closest points. This meets the base zoning setbacks of five feet (5'). However, as discussed above, the houses on this block are all narrower than forty feet (40') – with the two-story houses being twenty-eight to thirty-three feet (28'-33') wide - and they all sit on fifty-foot (50') lots. This means that the typical rhythm of spacing on this block includes a greater separation between houses than what would be permitted by base zoning. For example, as indicated on the submitted site plan, the historic house to the immediate right is thirty-two feet (32') wide and sits about nine feet, six inches (9'6") from the shared property line. Staff finds that reducing the width of the house to thirty-two or thirty-three feet (32'-33') will not only create a more compatible massing, but will also better match the rhythm of spacing on the street.

The back wall will be more than fifty feet (50') from the rear property line.

Staff finds that with the condition that the width of the house is reduced to be no more than thirty-two or thirty-three feet (32'-33') wide, the project's setback and rhythm of spacing will meet Section III.C. of the Edgehill design guidelines.

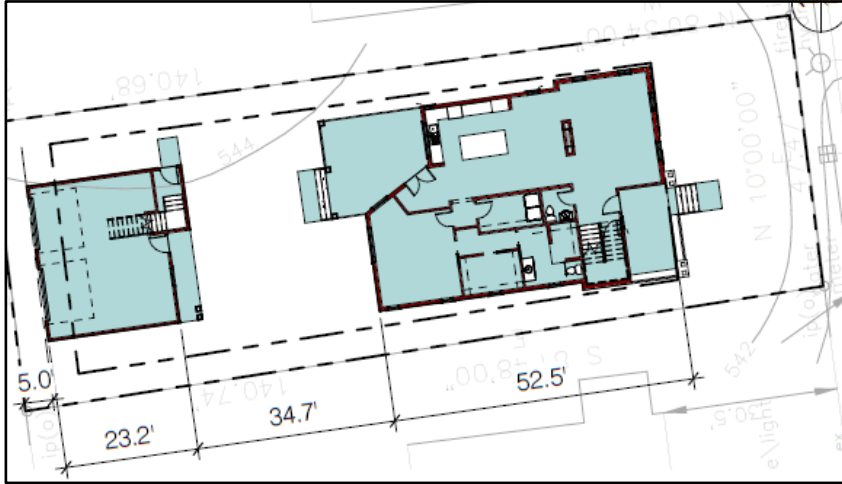


Figure 4. Site plan

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	Brick	Unknown	Yes	X
Secondary Cladding	cement fiberboard lap siding	Smooth	Yes	
Roofing	Architectural Shingles	Color unknown	Yes	X
Trim	Not indicated	Unknown	Unknown	X
Front Porch floor/steps	Not indicated	Unknown	Unknown	X
Front Porch Posts	Not indicated	Unknown	Unknown	X
Front Porch Piers	Brick	Unknown	Unknown	X
Front Porch Railing	Not indicated	Unknown	Unknown	X
Rear Porch floor/steps	Not indicated	Unknown	Unknown	X
Rear Porch Posts	Not indicated	Unknown	Unknown	X
Rear Porch Railing	Not indicated	Unknown	Unknown	X
Windows	Not indicated	Needs final approval	Unknown	X

Principle Entrance	Full light	Unknown	Unknown	X
Side/rear doors	Not indicated	Unknown	Unknown	X

The lap siding should have a maximum reveal of five inches (5"). With final staff review and approval of the proposed materials, staff finds that the project's materials meet Section III.D. of the Edgehill design guidelines.

Roof form: The main roof includes side and rear facing gables with a 6/12 pitch. There is also a shed roofed portion with the same 6/12 pitch. There are four skylights on the rear/side slopes. Gabled roof forms are common in Edgehill and are appropriate in this design.

Staff finds that the project's roof form meets Section III.E. of the Edgehill design guidelines.

Orientation: The house is oriented to the street. There is a front porch which is eight feet (8') deep and includes columns with bases and capitals. A walkway to the sidewalk should be added to the site plan.

With the addition of a walkway to the sidewalk, staff finds that the project's orientation meets Section III.F. of the Edgehill design guidelines.



Figure 5. Left side elevation

Proportion and Rhythm of Openings:

The windows on the proposed infill are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. On the front elevation, the second story windows are slightly shorter than those on the first story, which is appropriate as well. There are no large expanses of wall space without a window or door opening.



Staff finds the project's proportion and rhythm of openings meet Section III.G. of the Edgehill design guidelines.

Figure 6. Front elevation

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. 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 house. Utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

Staff finds the project's appurtenances and utilities to meet Section III.I. of the Edgehill design guidelines.

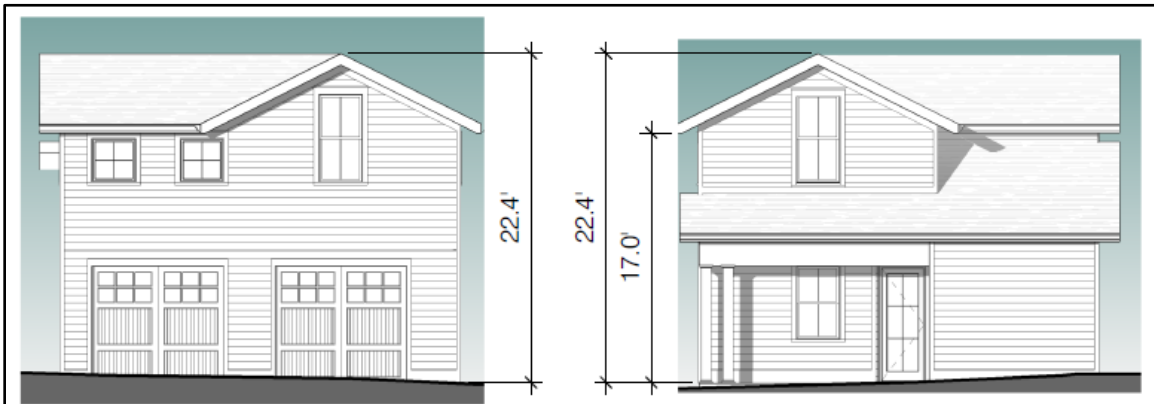


Figure 7. Alley and yard-facing elevations of outbuilding

Outbuilding: The applicant is planning a two-story outbuilding in the rear yard.

Massing Planning:

	Height of proposed infill house, to be measured from finished floor	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	~28'	25'	~22'6"
Eave Height	~22'6":	17'	17'

The eave and ridge heights are appropriate.

	Lot is less than 10,000 square feet	Proposed footprint
Maximum Square Footage	750 sqft	~730sqft total

At seven-thousand, one-hundred-eighty-eight square feet (7,188 sq ft), the lot is limited to an outbuilding footprint of seven-hundred-fifty (750) square feet. The proposed seven-hundred-thirty (730) square feet is appropriate.

Staff finds that the outbuilding's massing meets Section IV. A of the design guidelines.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	gabled	Yes
Primary roof slope	6/12	Yes

Since the form and slope is similar to historic outbuildings, staff finds that the outbuilding meets Section IV. B of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Not indicated	Unknown	-	Yes
Cladding	Architectural Shingle	Unknown	Yes	Yes
Roofing	Unknown	Unknown	Yes	Yes
Trim	Unknown	Unknown	Yes	Yes
Windows	Unknown	Unknown	Yes	Yes
Porch post	Unknown	Unknown	Yes	Yes
Pedestrian door	Unknown	Unknown	Yes	Yes
Garage doors	Unknown	Unknown	Yes	Yes

Lap siding is indicated. It should be smooth with a maximum five inch (5”) reveal. With the staff’s final approval of the foundation material, cladding, roof color, the trim material, porch post, windows and the pedestrian and garage doors, staff finds that the known materials meet Sections IV. C and D of the design guidelines for materials, windows and doors.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20’	~24’
Rear setback	5’	5’
L side setback**	5’	~11’6”
R side setback**	5’	~11’6”
How is the building accessed?	From the alley or existing curb cut	Alley

The outbuilding meets section IV. E for setback requirements.

General requirements for Outbuildings:

	YES	NO
If there are stairs, are they enclosed?	Yes	
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	

General Requirements for DADU:

The answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		No

Are there other accessory buildings on the lot that exceed 200 square feet?		No
Is the property zoned single-family?		No
Are there already two units on the property?		No
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		No
Is the planned conditioned living space more than 700 square feet?		No

Staff finds the proposed outbuilding meets Section IV. of the Edgehill design guidelines for outbuildings and ordinance 17.16.030 for detached accessory dwelling units.

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

1. The width of the main house shall be reduced to a maximum of thirty-two to thirty-three feet (32' – 33') wide – a redesign may need to return to the Commission, at the discretion of staff;
2. A walkway from the door to the sidewalk shall be added to the site plan;
3. 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;
4. Staff shall review and approve the materials for both house and outbuilding, prior to purchase and installation; and,
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the project meets the *Edgehill Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

CONTEXT PHOTOGRAPHS



1010 15th Ave South – two doors down on left



1004 and 1006 15th Ave South – to the left of the subject lot



1018 15th Ave South – next door to the right



1020 15th Ave South, two doors down to the right



1022 15th Ave South



1026 15th Ave South



1025 15th Ave South



1023 15th Ave South



1019 15th Ave South



1017 15th Ave South



1019 15th Ave South



1013 15th Ave South
-directly across the street



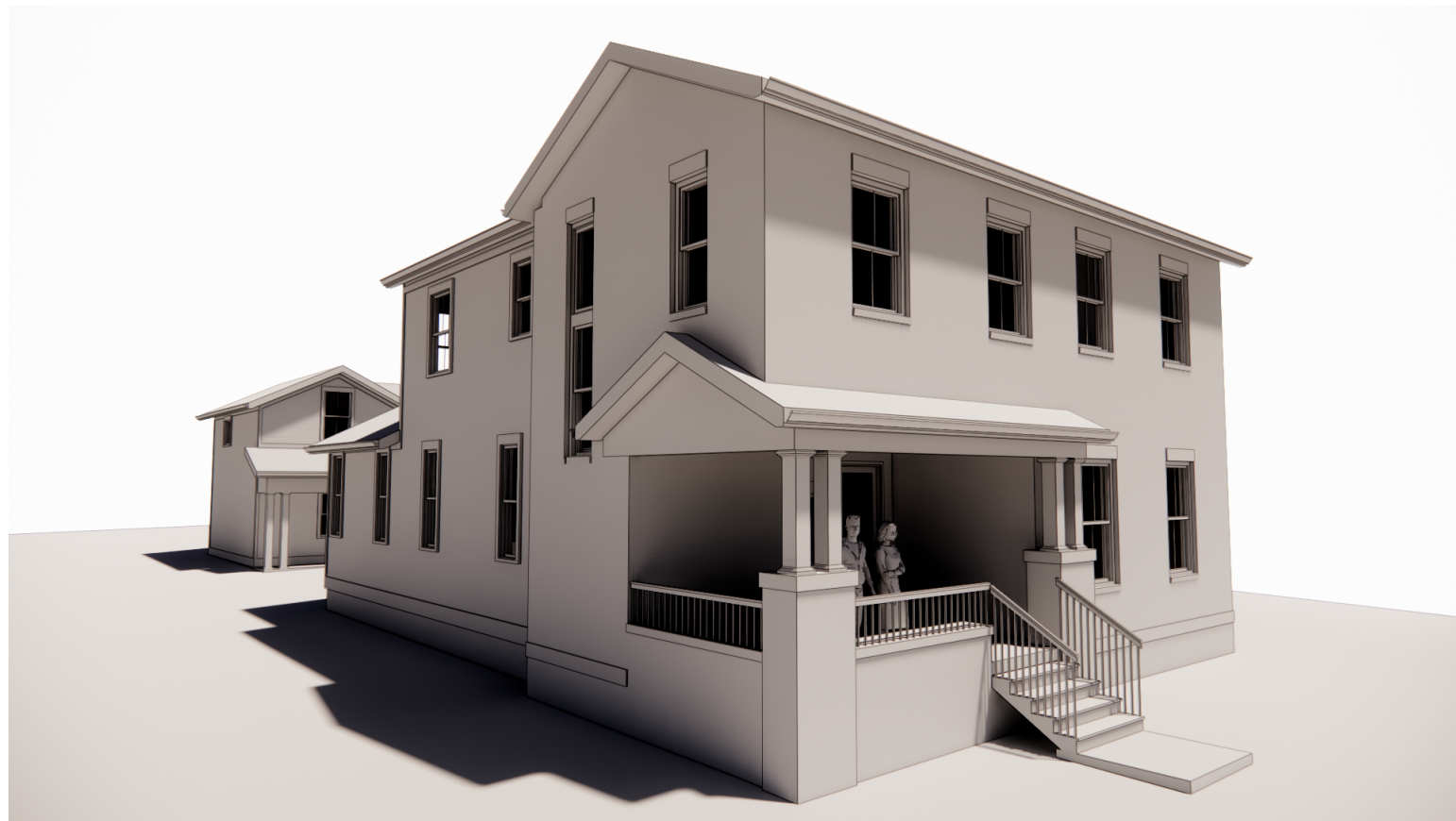
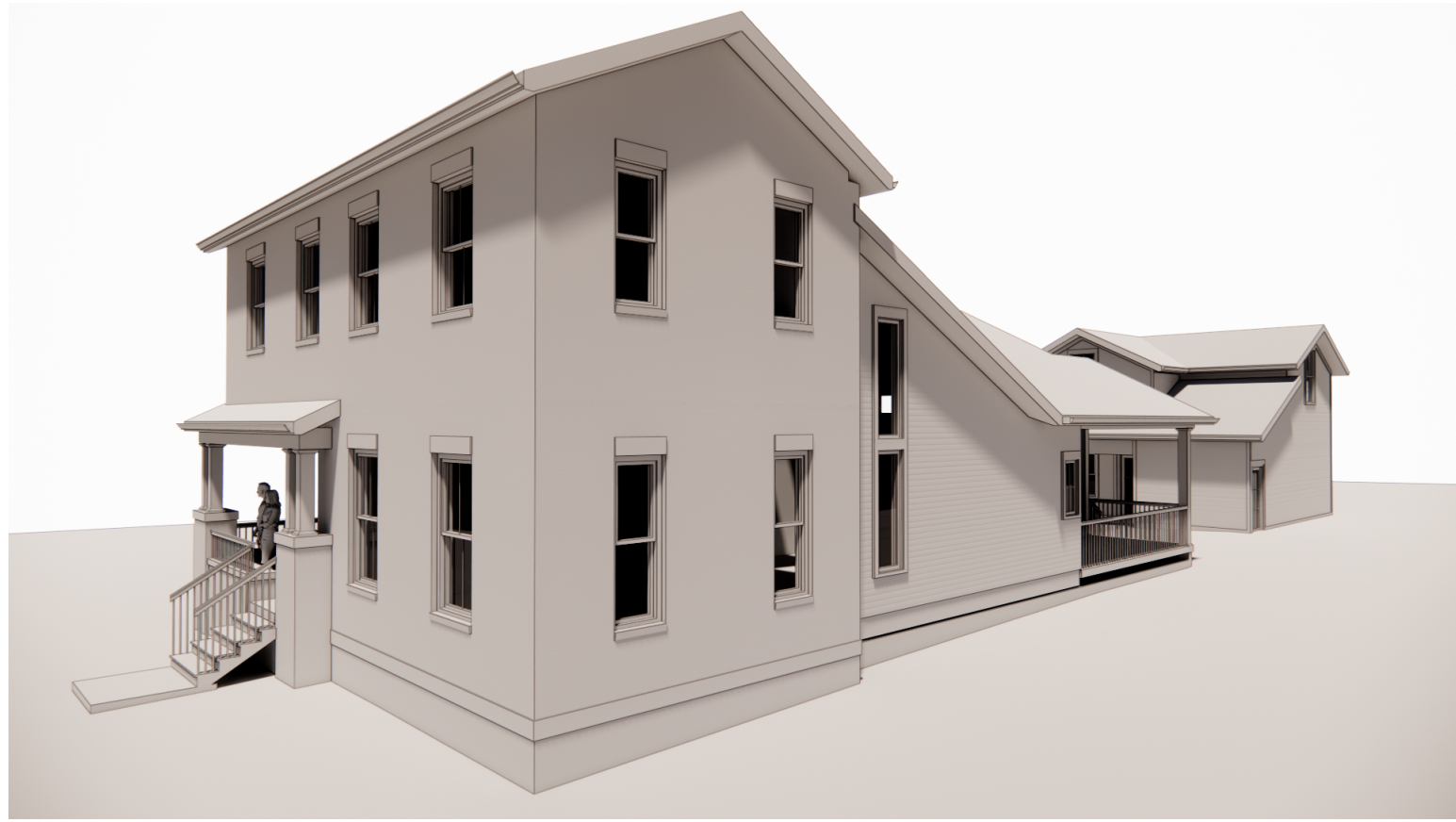
1011 15th Ave South



1009 South 15th Ave



1007 South 15th Ave



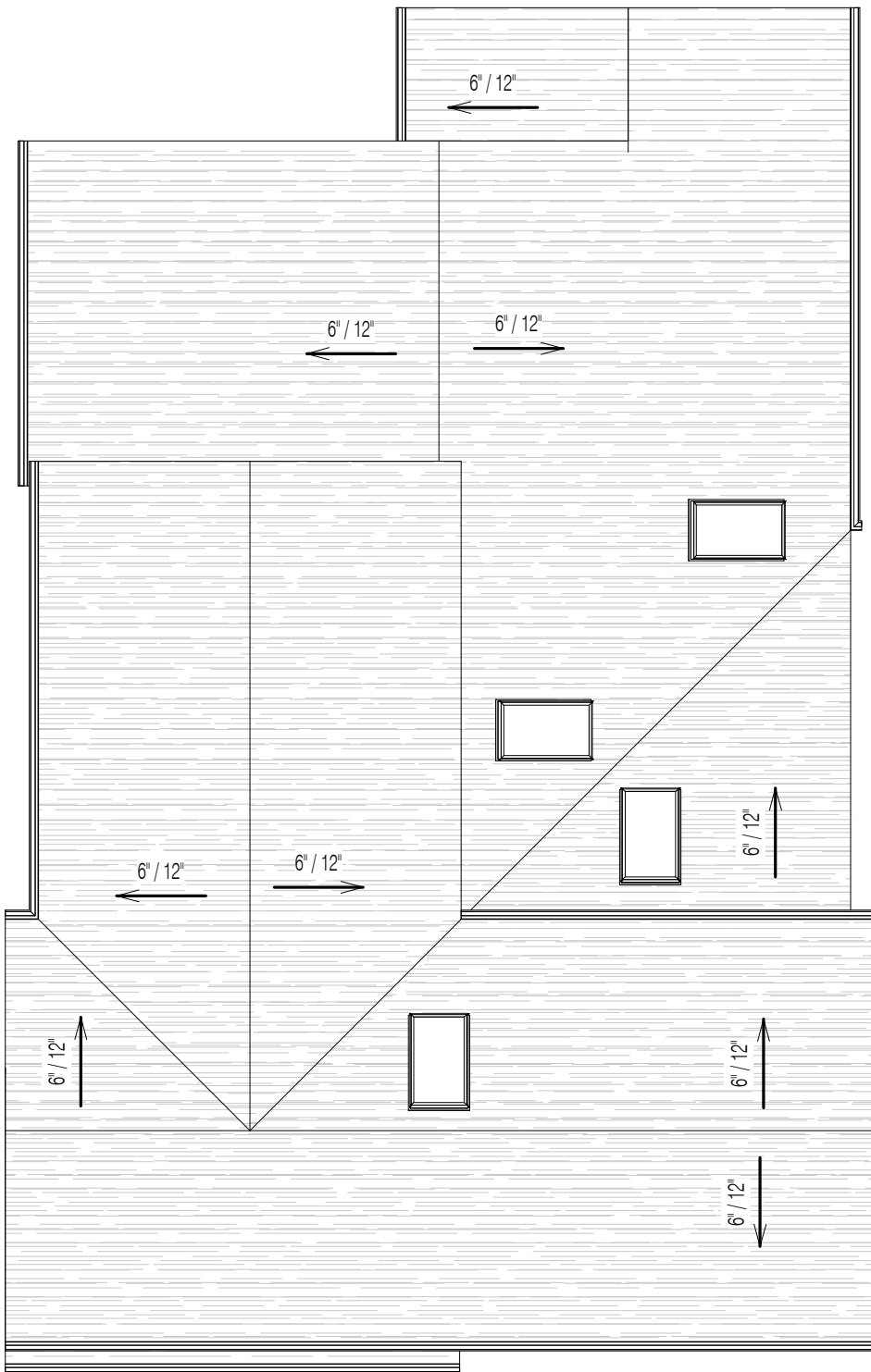

**S. MITCHELL
HODGE**
 ARCHITECTURE
 2700 Belmont Blvd. St. A
 Nashville, TN 37212
 (615)260-0919
 mitchhodge@hotmail.com

**A NEW HOME & DADU AT
 1016 15TH AVE SOUTH
 NASHVILLE, TN 37212**

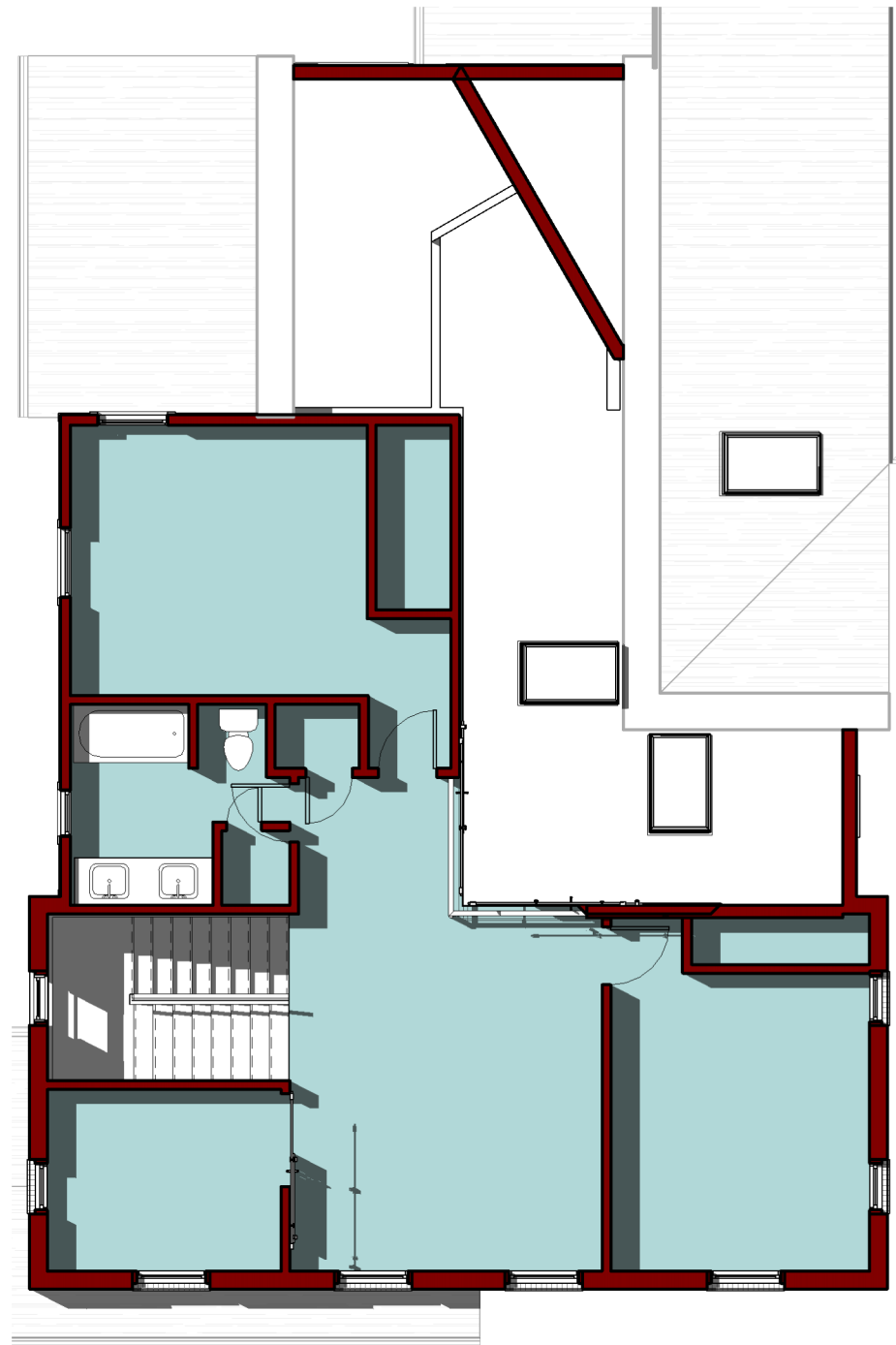
Copyright © 2021 by
 S. Mitchell Hodge, AIA. The
 information contained in this
 Document is intended for
 use on this Project only.
 Any use beyond this Project
 is strictly prohibited and any
 consequences of use
 beyond this Project are not
 the responsibility of the
 Architect.

SITE PLAN, VIEWS

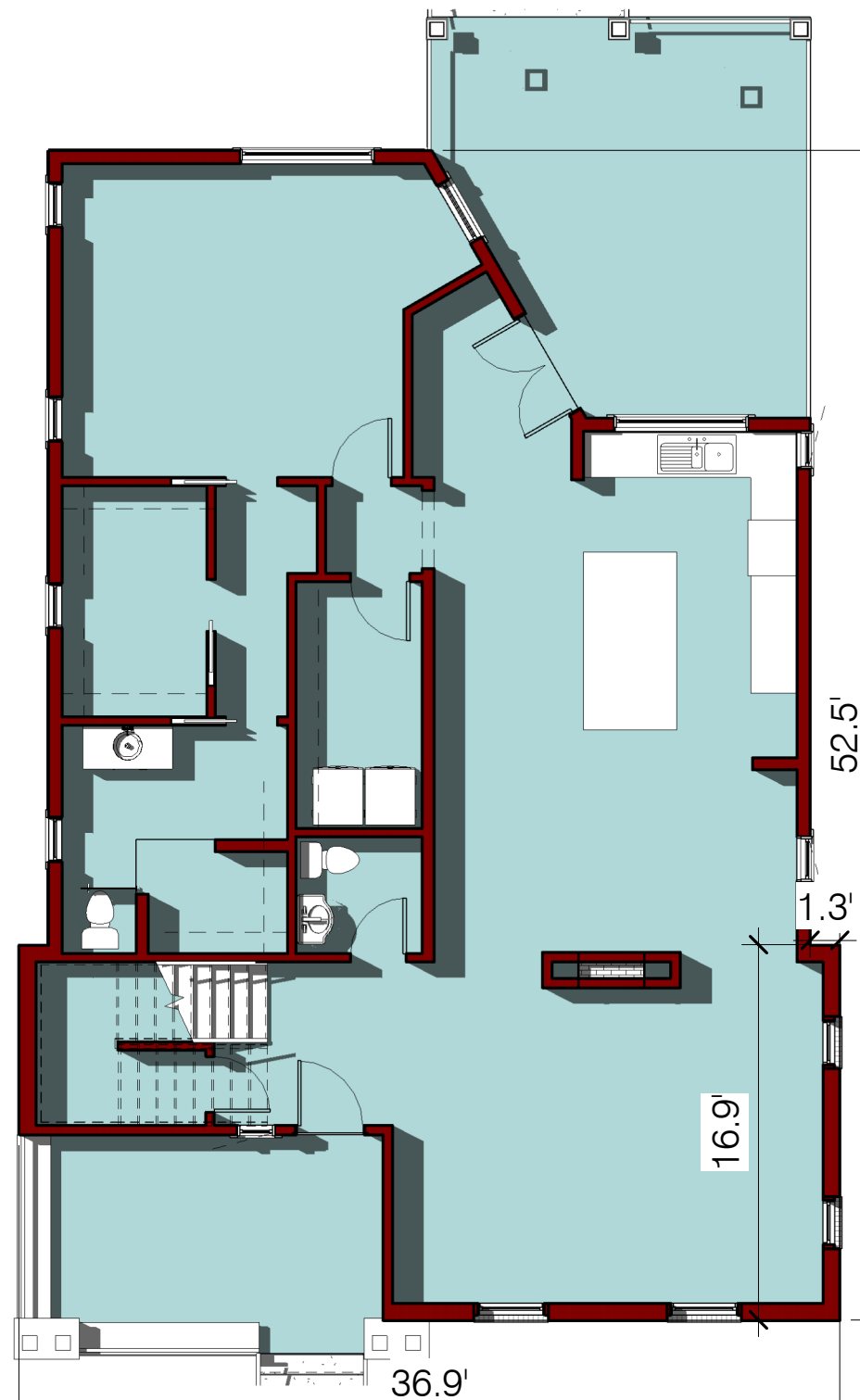
1
SITE PLAN
 1" = 20'-0"
 PROJECT 2104
 DATE 02.08.21



3 ROOF - HOUSE
 $\frac{1}{8}'' = 1'-0''$



2 2-SECOND FLOOR
 $\frac{1}{8}'' = 1'-0''$



1 1-FIRST FLOOR
 $\frac{1}{8}'' = 1'-0''$

S. MITCHELL
HODGE
 ARCHITECTURE
 2700 Belmont Blvd. St. A
 Nashville, TN 37212
 (615)260-0919
 mitchhodge@hotmail.com

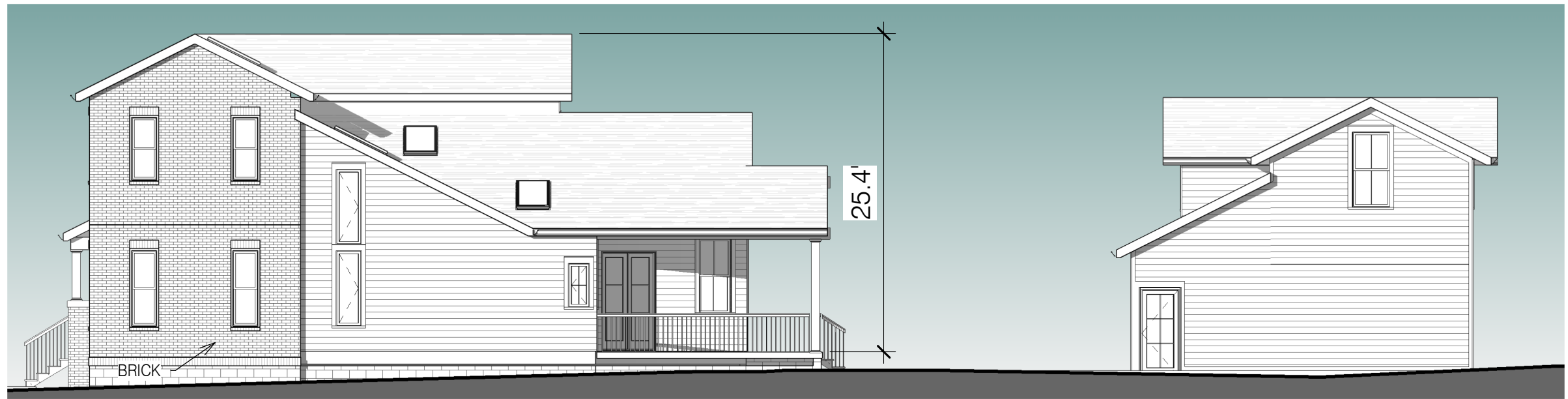
A NEW HOME & DADU AT
1016 15TH AVE SOUTH
 NASHVILLE, TN 37212

Copyright © 2021 by
 S. Mitchell Hodge, AIA. The
 information contained in this
 Document is intended for
 use on this Project only.
 Any use beyond this Project
 is strictly prohibited and any
 consequences of use
 beyond this Project are not
 the responsibility of the
 Architect.

FLOOR PLANS

2

PROJECT 2104
 DATE 02.08.21



2 SIDE B
3
1" = 10'-0"



1 SIDE A
3
1" = 10'-0"



4 BACK
3
1" = 10'-0"



3 FRONT
3
1" = 10'-0"

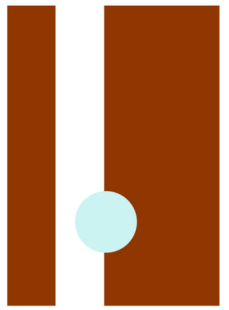
DIMENSIONAL ASPHALT SHINGLES

BRICK VENEER

SOLDIER COURSE

SPLIT FACE CMU

CEMEN. LAP SIDING, SMOOTH SIDE OUT



S. MITCHELL
HODGE
ARCHITECTURE

2700 Belmont Blvd. St. A
Nashville, TN 37212
(615)260-0919
mitchhodge@hotmail.com

A NEW HOME & DADU AT
1016 15TH AVE SOUTH
NASHVILLE, TN 37212

Copyright © 2021 by
S. Mitchell Hodge, AIA. The
information contained in this
Document is intended for
use on this Project only.
Any use beyond this Project
is strictly prohibited and any
consequences of use
beyond this Project are not
the responsibility of the
Architect.

ELEVATIONS

3

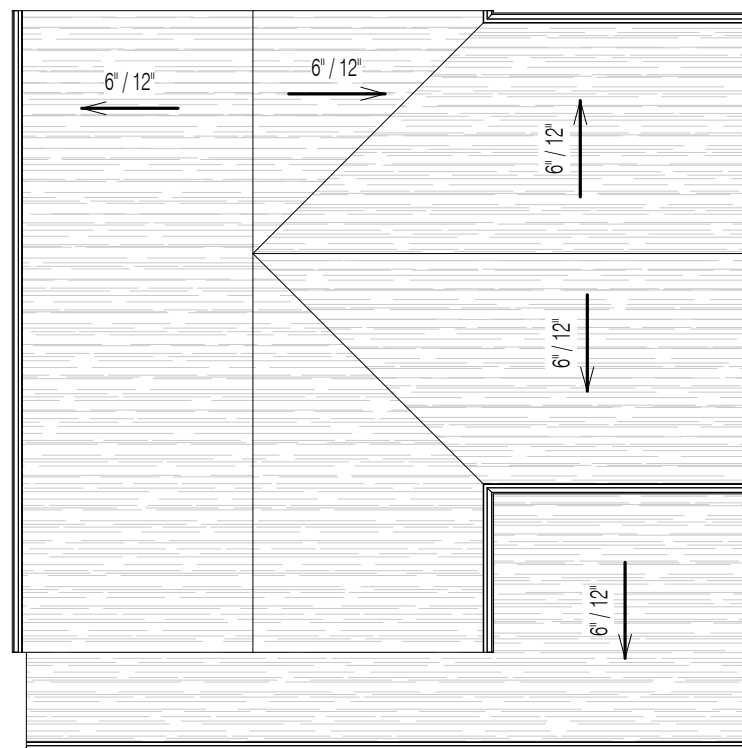
PROJECT 2104
DATE 02.08.21



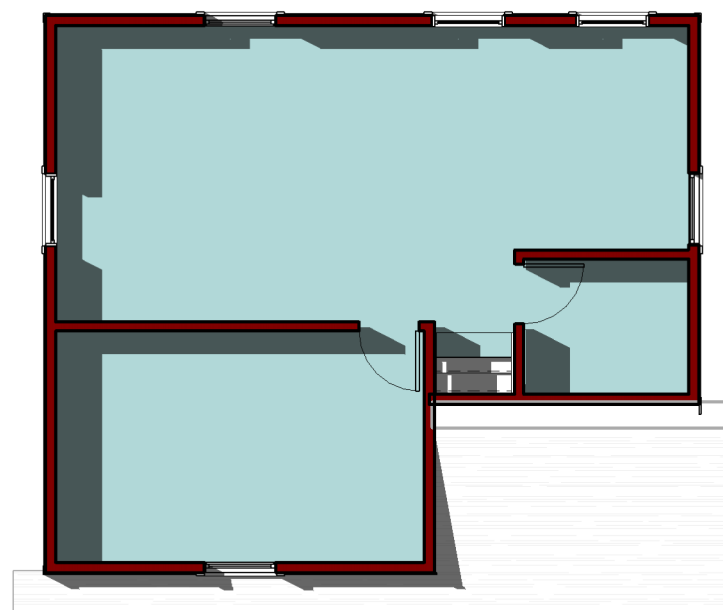
5
4 **DADU ALLEY**
1/8" = 1'-0"



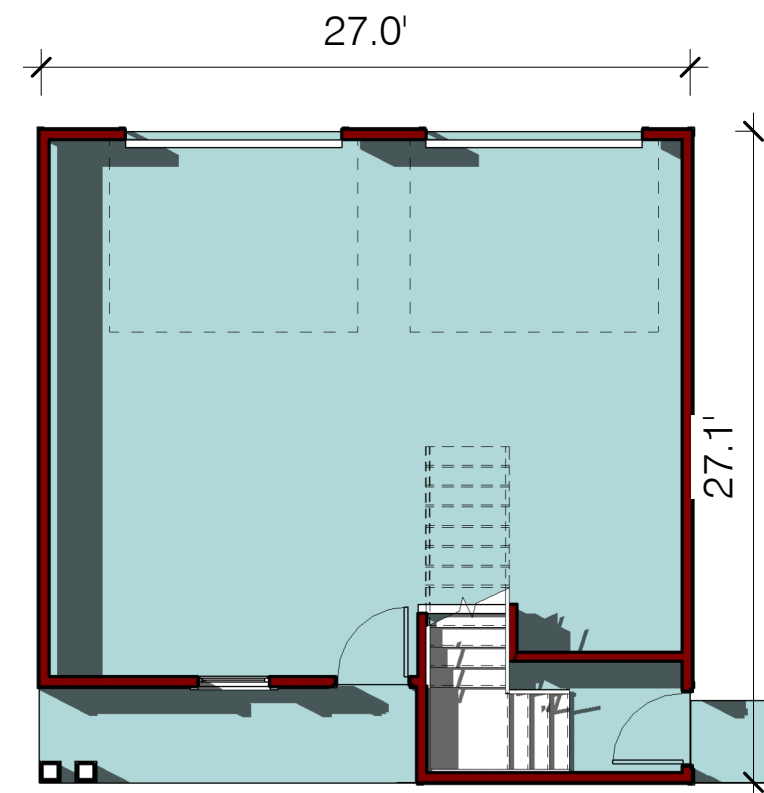
4
4 **DADU YARD**
1/8" = 1'-0"



3
4 **ROOF - GARAGE**
1/8" = 1'-0"



2
4 **4-DADU**
1/8" = 1'-0"



1
4 **3-GARAGE**
1/8" = 1'-0"

S. MITCHELL
HODGE
ARCHITECTURE

2700 Belmont Blvd. St. A
Nashville, TN 37212
(615)260-0919
mitchhodge@hotmail.com

A NEW HOME & DADU AT
1016 15TH AVE SOUTH
NASHVILLE, TN 37212

Copyright © 2021 by
S. Mitchell Hodge, AIA. The
information contained in this
Document is intended for
use on this Project only.
Any use beyond this Project
is strictly prohibited and any
consequences of use
beyond this Project are not
the responsibility of the
Architect.

DADU

4

PROJECT 2104
DATE 02.08.21