

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
Fax: (615) 862-7974

STAFF RECOMMENDATION
2300 10th Avenue South
June 17, 2020

Application: New Construction—Addition
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 17
Base Zoning: R8
Map and Parcel Number: 10513037500
Applicant: S. Mitchell Hodge
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The application is to construct a rear addition to an historic house. The addition contains an attached garage and requires a reduction of the rear setback from twenty feet (20') to fifteen feet (15') and reduction of the street-side setback from twenty feet (20') to ten feet (10').</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition at 2300 10th Avenue South with the conditions that staff approve all windows and doors, the roof shingle color, and the location of all utilities, finding that the proposal meets the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Public Comment C: Site Plan D: Elevations</p>
--	---

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

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. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

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 accessory structures (ordinance no. *17.40.410*).

Appropriate setbacks 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

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 may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.

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.

- a. 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.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding.
 - Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
 - Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
 - Four inch (4") nominal corner boards are required at the face of each exposed corner.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - 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 generally 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.
2. Asphalt shingle and metal are appropriate roof materials for most buildings.

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.

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 roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

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 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. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. 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. 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. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

5. For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street. For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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 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.
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. Outbuildings

Driveway Access.

- h. 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.*
- i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- J. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

I. 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.

IV. Additions

A. Location

1. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
 - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
 - a. The addition should sit back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
 - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as an extreme grade change or an atypical lot parcel shape or size. In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.
 - a. *When an addition needs to be taller:*
Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above ridge of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.
 - b. *When an addition needs to be wider:*
Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.
A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.
2. No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.
3. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.
4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.

5. Ridge raises are most appropriate for one-story; side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
6. Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset. Foundation height should match or be lower than the existing structure.
7. The height of the addition's roof and eaves must be less than or equal to the existing structure.
8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories. The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.
 - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.
 - b. Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
 - New dormers should be similar in design and scale to an existing dormer on the building.
 - If there are no existing dormers, new dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.
 - The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.
 - Dormers should not be added to secondary roof planes.
 - Eave depth on a dormer should not exceed the eave depth on the main roof.
 - The roof form of the dormer should match the roof form of the building or be appropriate for the style.
 - The roof pitch of the dormer should generally match the roof pitch of the building.
 - The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
 - Dormers should generally be fully glazed and aprons below the window should be minimal.
 - The exterior material cladding of side dormers should match the primary or secondary material of the main building.
2. Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).
3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

- D. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.
- E. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
- F. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
- G. Additions should follow the guidelines for new construction.

V. Demolition

B. GUIDELINES

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The building at 2300 10th Avenue South is a one-story Craftsman style house, constructed circa 1930 (Figure 1).



Figure 1: 2300 10th Avenue South

An application for demolition was disapproved by the MHZC in August of 2018. The Commission found that the house is contributing to the historic character of the neighborhood and that the condition of the house did not meet the criteria for economic hardship. The Commission also approved, with conditions, a design for an addition to this house in December 2019. This application is a new application with a new design.

Analysis and Findings: The application is to construct a rear addition to an historic house. The addition contains an attached garage and requires a reduction of the rear setback from twenty feet (20') to fifteen feet (15') and reduction of the street-side setback from twenty feet (20') to ten feet (10').

Demolition: The application involves demolishing portions of the rear of the house to accommodate the new addition. The gabled extension and gabled porch will be removed, as will the gabled dormer on the side of the historic house (Figure 2). The 1957 Sanborn map indicates that the rear extensions were not there at that time (Figure 3). The side dormer is also likely a more recent addition to the house. Staff finds that the side dormer and the existing rear additions do not contribute to the historic character of the neighborhood, and that their removal meets the design guidelines.



Figure 2 (left) is a photo of the areas to be demolished. Figure 3 (right) is the 1957 Sanborn map that does not show the existing rear addition.

The applicant also intends to enlarge the existing windows on the basement level, which is considered partial demolition. Staff finds this partial demolition to be appropriate.

Staff finds that the proposed demolition meets Section V.B.2 for appropriate partial demolition.

Location & Removability: The addition will attach to the existing house at the rear with the walls stepped in from both sides of the house and below the existing roof. The addition's location at the rear of the house is in accordance with the design guidelines, and the addition is designed so that if it were to be removed in the future, the historic integrity of the house would remain intact. The side dormer meets the design guidelines for side dormers.

Staff finds that the location and attachment of the addition, connected to the existing house at the rear with a hyphen that steps in from the sides and below the ridge, preserves the original form will meet sections IV.E and IV.F of the design guidelines for additions.

Design: The addition's inset and separate roof forms ensure that the addition reads as an addition and is removable. At the same time, its height, scale, materials, fenestration pattern, and over all design are compatible with the historic house.

Staff finds that the character of the addition does not contrast with the historic house, and it will meet sections IV.A, IV.B, IV.E, IV.F, and IV.G of the design guidelines.

Height & Scale: The addition will be no taller than the historic house. The addition will be inset two feet (2') from each of the back corners for a depth of approximately four feet (4'). After the inset, the addition steps back out to line up with the side walls of the historic house. After an additional depth of approximately fifteen feet (15'), there is a narrower portion, before the attached garage portion. In all, the addition will add approximately one thousand, three hundred forty-five square feet (1,345 sq. ft.), which has a current square footage of approximately fifteen hundred square feet (1,500 sq. ft.).

The addition includes an attached garage. The attached garage is largely located at the basement level, per the design guidelines. In addition, the lot is shallow at one hundred and thirty-seven feet (137') in depth, and is rendered even more shallow by the fact that the private drive that services this east side block of 10th Avenue South between Waldkirch and Caruthers is not actually a mapped alley, but part of the private properties. Therefore, approximately the last ten feet (10') of the property cannot be built upon without severing the other lots on this block from access from Waldkirch. Practically, the lot is more like one hundred and twenty-seven feet (127') deep when the private drive is taken into consideration.

Staff finds that the height and scale of the addition is compatible with the historic house, and it will meet sections IV.A, IV.B, and IV.G of the design guidelines.

Setback & Rhythm of Spacing: The addition will have side setbacks of at least ten feet (10') facing Waldkirch Avenue, nine feet six inches (9'6") from the right-side property line, and fifteen feet one inches (15'1") from the rear. Base zoning requires that the

addition be at least twenty feet (20') from the rear property line and that the attached garage be at least twenty feet (20') from Waldkirch side property. The project therefore requires setback determinations. The setbacks may be appropriate because the addition is not overly large – it is no taller or wider than the historic house and does not more than double the footprint of the house. Regarding the rear setback, the lot's shallowness and the "alley" on the site makes it challenging to have an addition and a detached garage; the rear setback would be appropriate for a detached garage but not for the attached garage that is proposed. Staff finds that the proposed rear setback is appropriate because of the peculiarities of the lot and because the addition will still allow for sufficient space for cars to access the private drive on the property of 2300 10th Avenue South.

Regarding the setback facing Waldkirch Avenue, although Codes requires a twenty-foot (20') setback from the side street, MHZC has approved ten foot (10') setbacks for corner lots like this one when the addition is no wider than the historic house, as is the case for this project. The setback will not negatively impact the historic character of the house or the district.

Staff finds that the proposed setbacks will not affect the rhythm of spacing of houses and will be appropriate for the house and the site. Staff therefore finds that the proposed setbacks meet Sections III.C. and IV. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Concrete Block	Split-Faced	Yes	No
Cladding	Fiber-cement Clapboard	Smooth	Yes	No
Secondary cladding	Vertical cement fiberboard	Smooth	Yes	No
Trim	Fiber-cement Clapboard	Smooth,	Yes	No
Roofing	Asphalt Shingles	Unknown	Yes	No
Windows	Not indicated	Unknown	Unknown	Yes
Doors	Not indicated	Unknown	Unknown	Yes
Garage Doors	Not indicated	Unknown	Unknown	Yes

Staff recommends approval of the roof shingle color and all windows and doors.

With staff's final approval of all material choices, staff finds that the known materials meet Section III.D. and IV. of the design guidelines.

Roof form: The addition will tie into the historic house with a gable form that is lower and separate than the main roof form. The main roof form of the addition is a cross gable; the garage element also has a cross gable. The addition includes a shed dormer on the main historic roof of the house. The new dormer meets all the design guidelines for side dormers – it is inset at least two feet (2') from the wall below, is mainly composed of windows on its front face, and is scaled appropriately.

Staff finds the roofs of the proposed addition will be compatible with the historic house, and that the project meets Sections III.E and IV.C of the design guidelines.

Orientation: The addition will not alter the historic house's orientation towards 10th Avenue South. The attached garage is oriented towards the side street, Waldkirch Ave, and will use an existing curb cut for access. Staff finds this to be appropriate since the curb cut and a parking pad are existing.

Staff finds that the addition does not disrupt or alter the orientation of the house and will meet Sections III.F. and IV. of the design guidelines for new construction.

Proportion and Rhythm of Openings: The only changes to the windows on the existing house indicated on the plans were those at the basement level which are appropriate. The addition's windows are generally twice as tall as they are wide, and there are no large expanses of wall space without a window or door opening. The garage doors facing Waldkirch Avenue are two separate garage bays, which is appropriate.

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

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted in the plans. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Recommendation: Staff recommends approval of the proposed addition at 2300 10th Avenue South with the conditions that staff approve all windows and doors, the roof shingle color, and the location of all utilities, finding that the proposal meets the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

ATTACHMENT A: PHOTOGRAPHS



2300 10th Avenue South, front.



2300 10th Avenue South, right side.



2300 10th Avenue South, left-front oblique.



2300 10th Avenue South, rear, showing existing curb cut and private drive entrance.

Attachment B: Public Comment Received as of 6/9/2020

From: Casey Dycus <caseygdycus@gmail.com>
Sent: Sunday, June 7, 2020 11:08 PM
To: Baldock, Melissa (Historical Commission)
Subject: 2300 10th Ave South

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi Mrs. Baldock,

My name is Casey Dycus and I own 919 Waldkirch Ave in 12th South. Me and my husband, Graden Dycus, vote no and are opposed to adjusting the setback of 15' where there is historic precedence.

Thank you for your time.

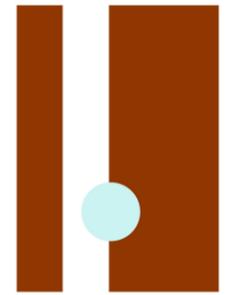
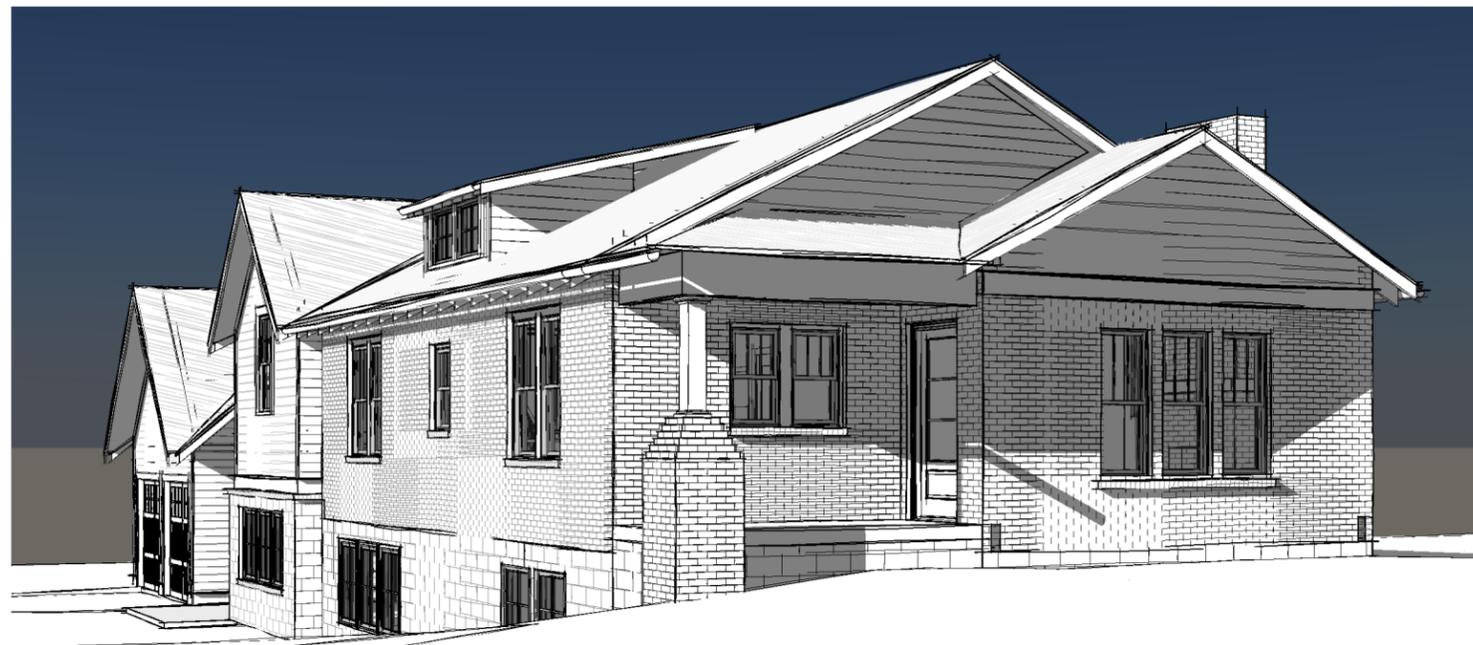
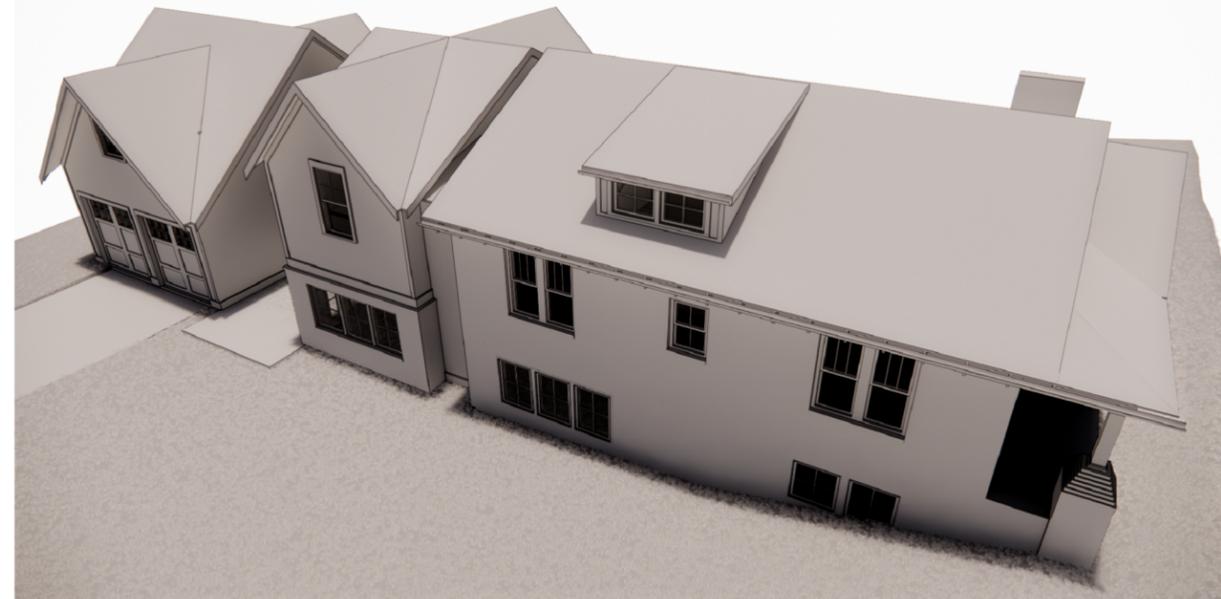
Sincerely,

Casey Dycus

Sent from my iPhone



3 SITE PLAN
0 1" = 20'-0"



S. MITCHELL
HODGE
ARCHITECTURE

1900 Cedar Lane
Nashville, TN 37212
(615)260-0919
mitchhodge@hotmail.com

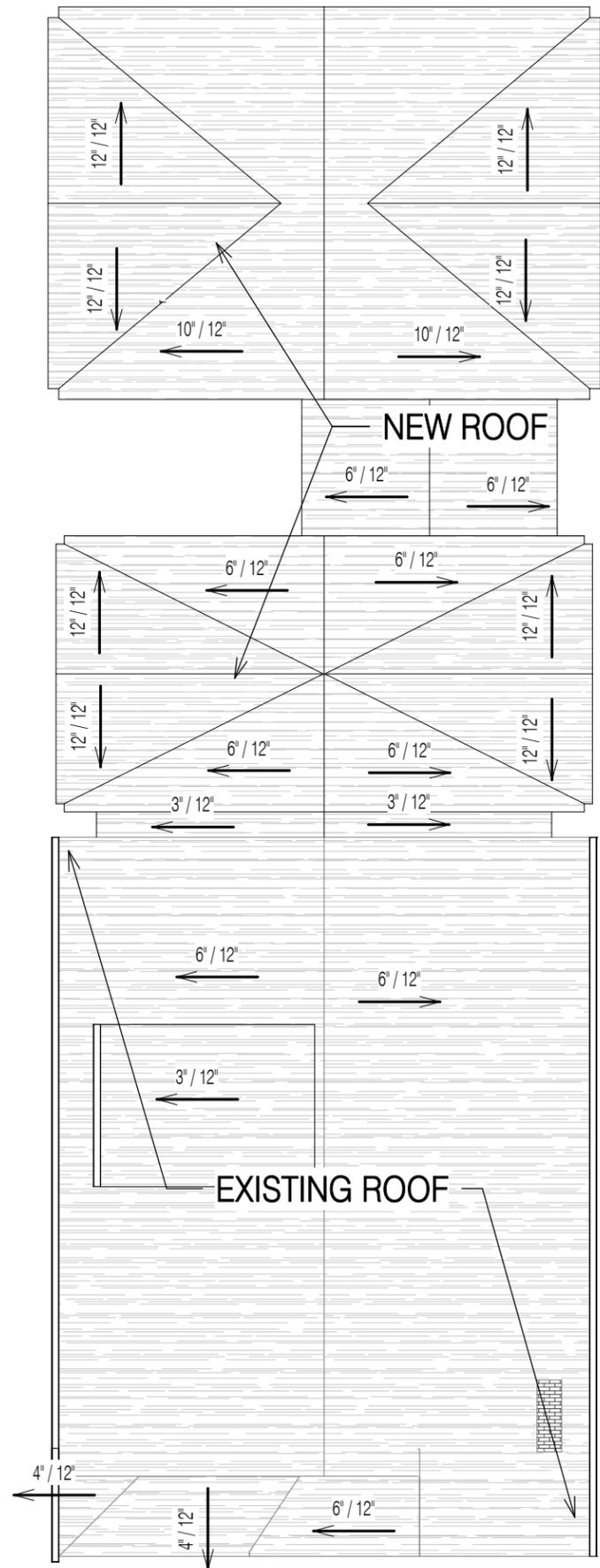
RENOVATIONS AND ADDITIONS
2310 10TH AVE SOUTH
NASHVILLE, TN 37204

Copyright © 2020 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.

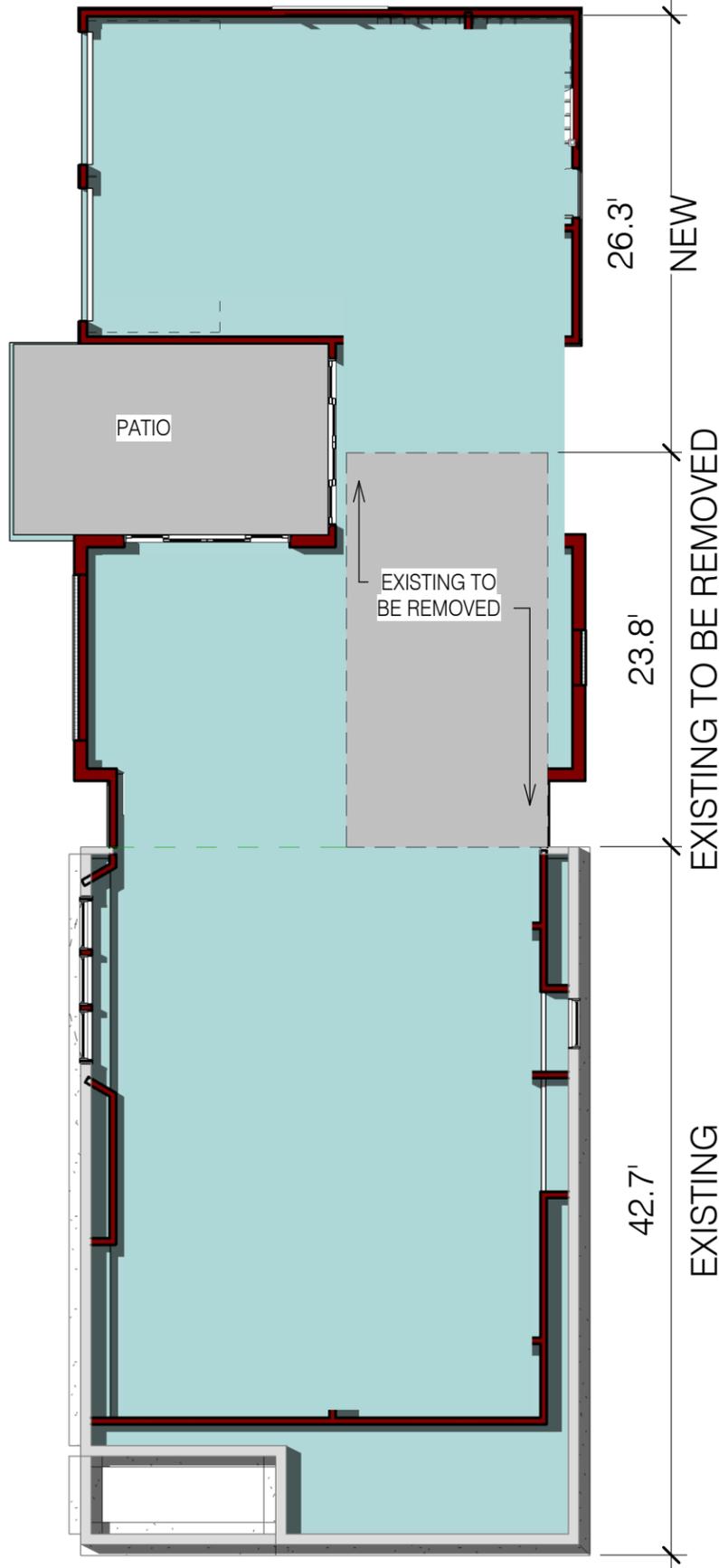
IEWS, SITE PLAN

0

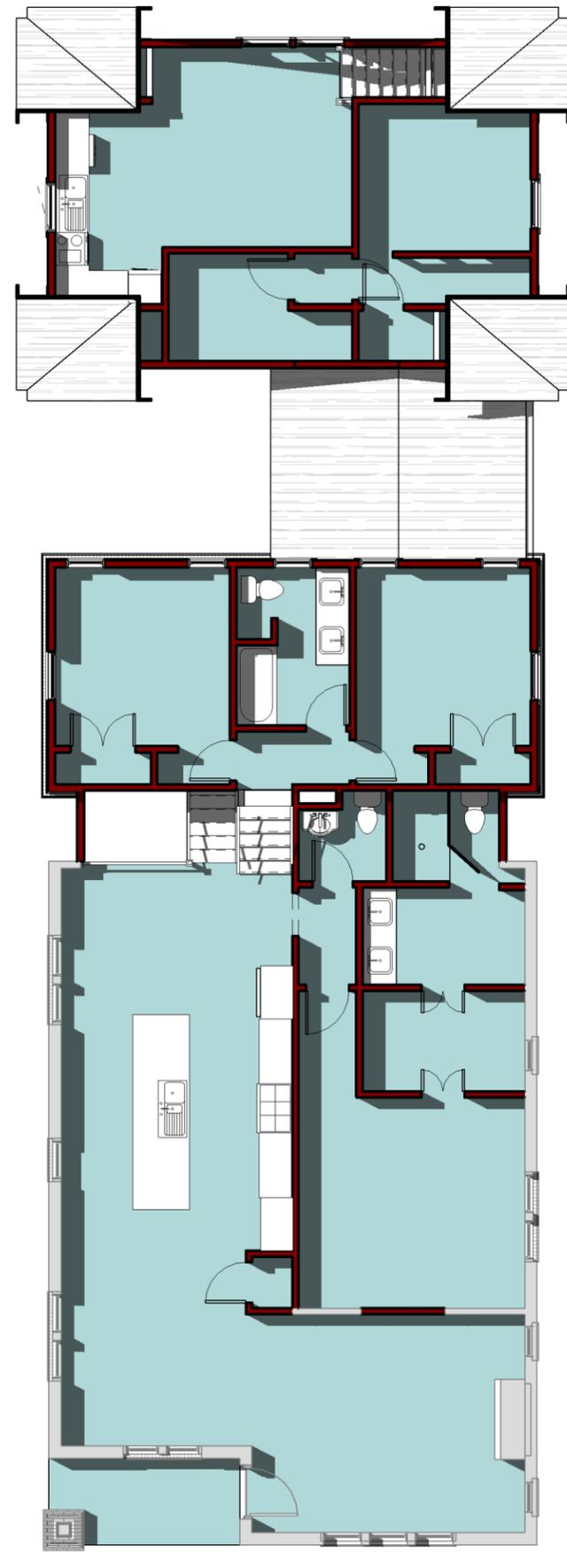
PROJECT 2019
DATE 06.04.20



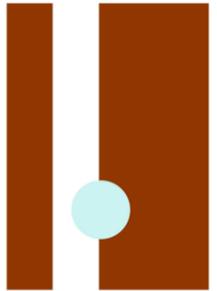
3
1 **3-ROOF**
1" = 10'-0"



1
1 **0-LOWER LEVEL**
1" = 10'-0"



2
1 **1-FIRST FLOOR**
1" = 10'-0"



S. MITCHELL
HODGE
ARCHITECTURE

1900 Cedar Lane
Nashville, TN 37212
(615)260-0919
mitchhodge@hotmail.com

RENOVATIONS AND ADDITIONS
2310 10TH AVE SOUTH
NASHVILLE, TN 37204

Copyright © 2020 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.

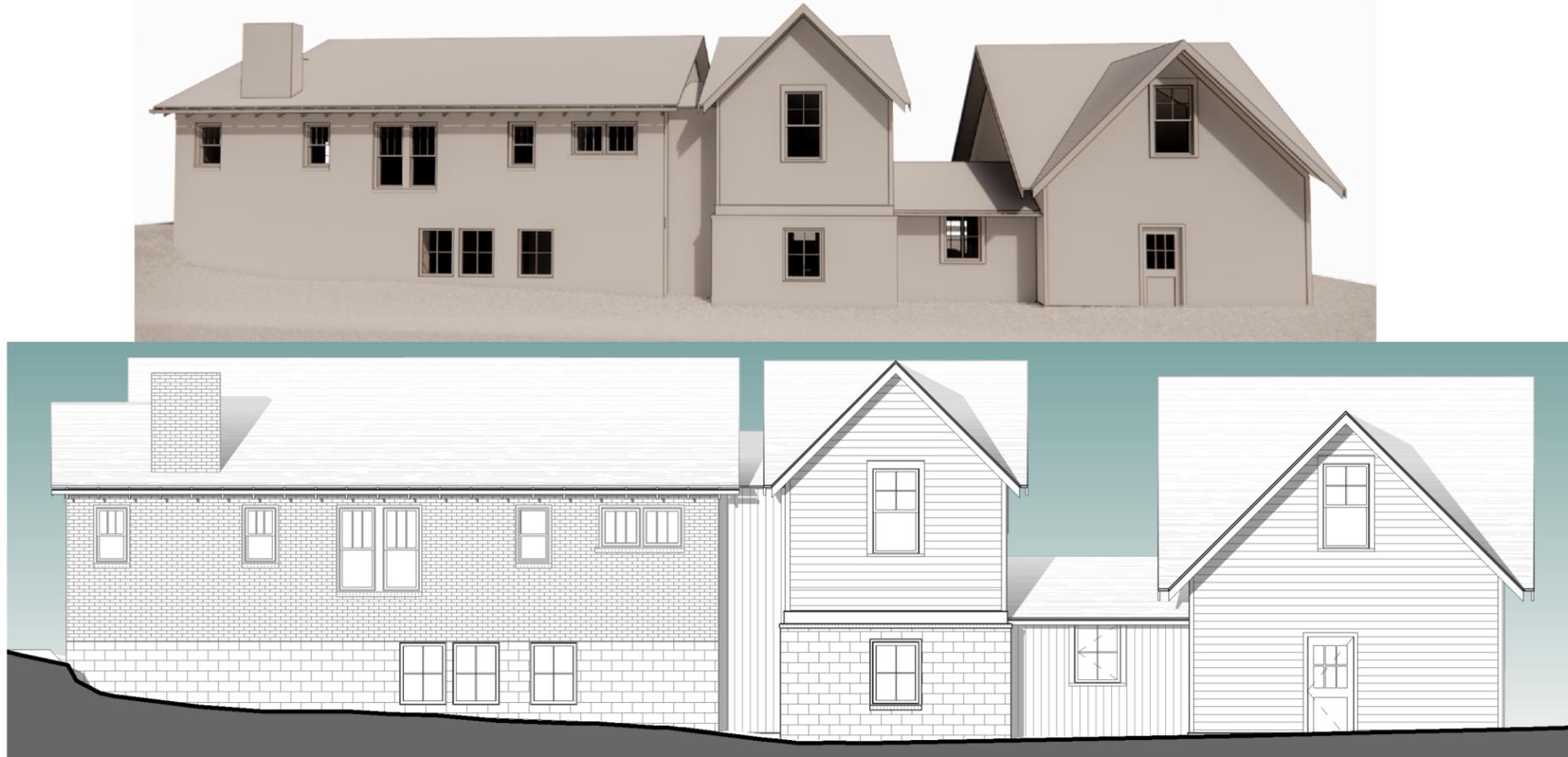
LOWER, MAIN LEVEL &
ROOF PLANS

1

PROJECT 2019
DATE 06.04.20



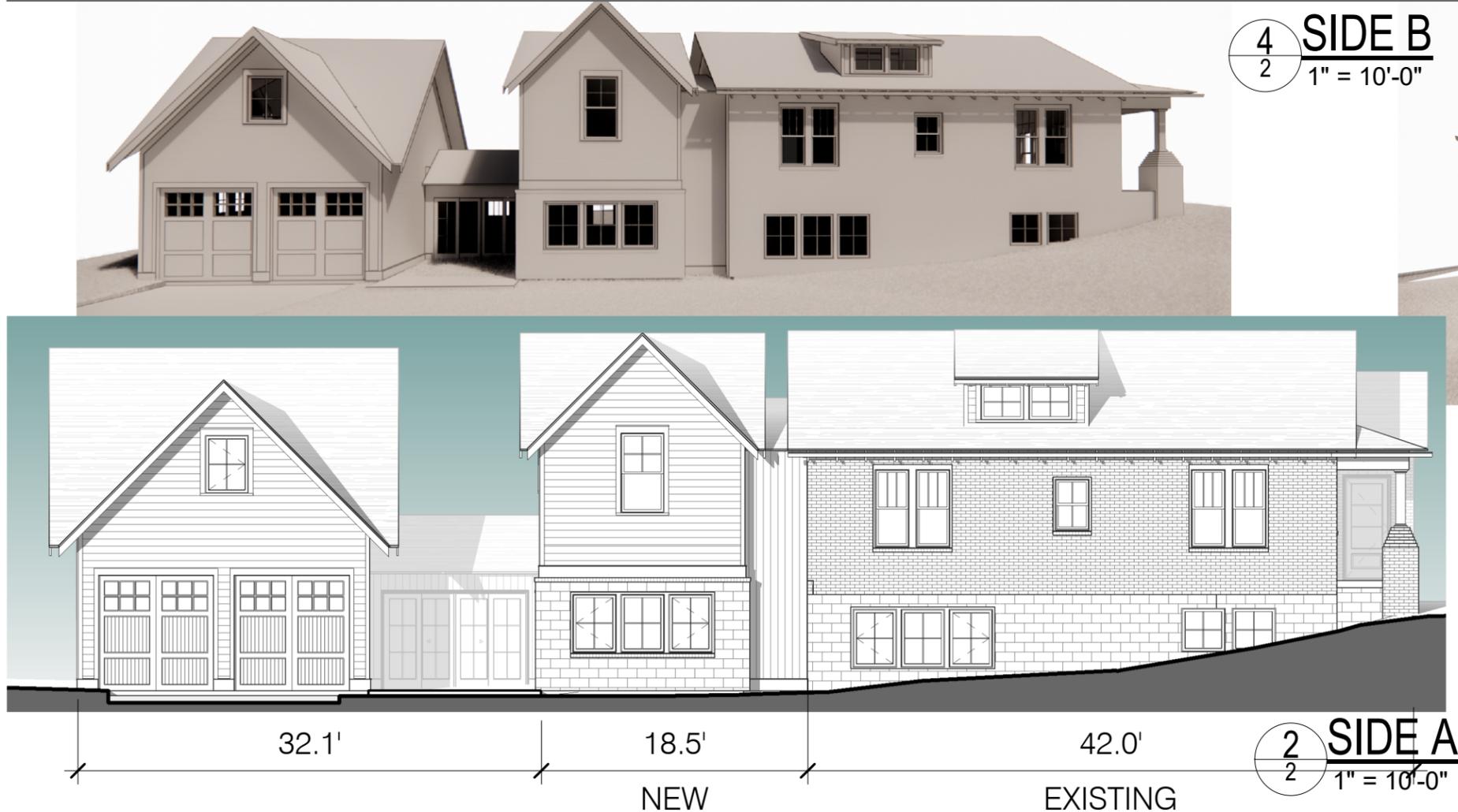
3 BACK
2 1" = 10'-0"



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



1 FRONT
2 1" = 10'-0"



2 SIDE A
2 1" = 10'-0"

S. MITCHELL
HODGE
ARCHITECTURE

1900 Cedar Lane
Nashville, TN 37212
(615)260-0919
mitchhodge@hotmail.com

RENOVATIONS AND ADDITIONS
2310 10TH AVE SOUTH
NASHVILLE, TN 37204

Copyright © 2020 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
2
PROJECT 2019
DATE 06.04.20