



# 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  
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## STAFF RECOMMENDATION 2607 Oakland Avenue May 15, 2013

**Application:** Partial Demolition; New Construction—Addition; Demolition—  
Outbuilding; New Construction--Outbuilding; ~~Reduce Setback~~  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704008300  
**Applicant:** Preston Quirk, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant proposes to demolish an existing outbuilding and an existing addition to the house at 2607 Oakland Avenue, and to then construct a new addition and outbuilding. The addition will set in from the outer wall of the house on the right side, and the left side will step out into the side yard on the left behind the rear of the house. This configuration is appropriate because the house is shifted to one side of a sixty foot (60') wide lot. The roof of the garage will be three feet (3') shorter than the house, but the eaves will be three feet (3') higher than the eaves of the house. The addition and garage will have split-faced block foundation, cement-fiber siding, and composite shingle roofs. Other materials are not known.

**Recommendation Summary:** Staff recommends approval of the application to demolish the non-contributing rear addition and outbuilding, and to construct a new rear addition and outbuilding, with the conditions that:

1. The height of the outbuilding be lowered so that the eaves match the eave height of the house; and
2. That a brick sample and the materials of the doors, windows, and trim be approved administratively.

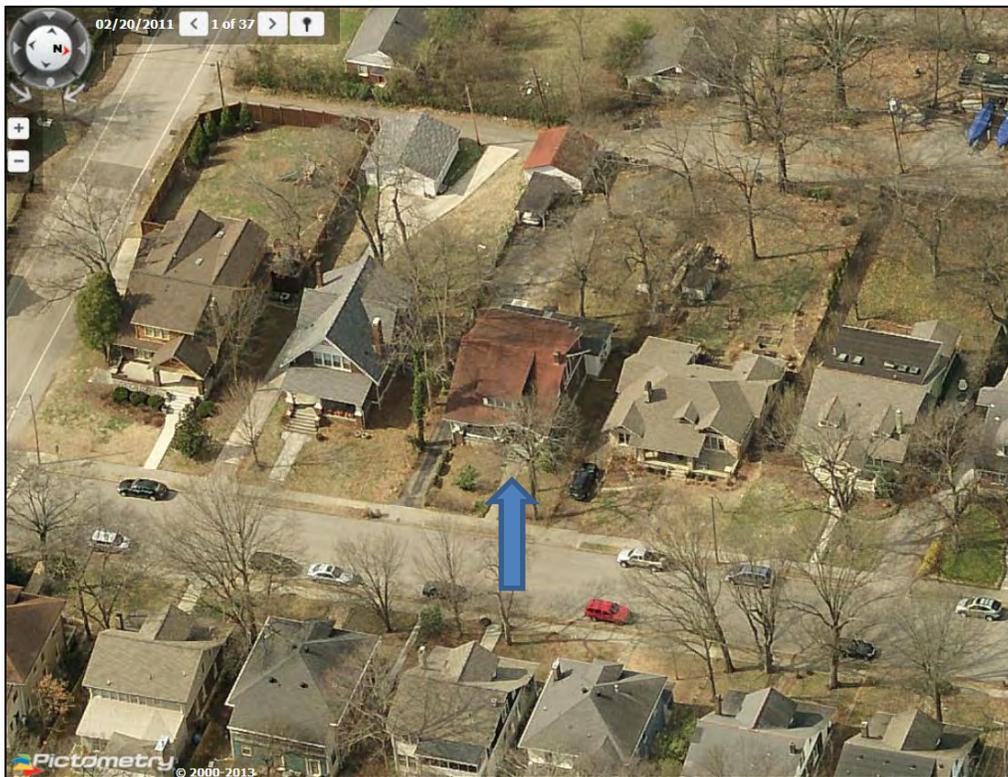
Having met those conditions, staff finds that the application would meet the applicable design guidelines of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**D:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. GUIDELINES**

#### **a. Height**

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.

#### **b. Scale**

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.

*Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.*

#### **c. Setback and Rhythm of Spacing**

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.

*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. BL2007-45).*

*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*

#### **d. Materials, Texture, Details, and Material Color**

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. Vinyl and aluminum siding are not appropriate.

*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.*

*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.*

#### **e. Roof Shape**

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

*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.*

#### **f. Orientation**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

*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.*

*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.*

*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.*

#### **g. 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.*

#### **h. 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.

#### **I. Outbuildings**

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

*Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.*

##### *Outbuildings: Roof*

*Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*

*Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*

*The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.*

##### *Outbuildings: Windows and Doors*

*Publicly visible windows should be appropriate to the style of the house.*

*Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

*Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*

*Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*

*For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

##### *Outbuildings: Siding and Trim*

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*

*Exterior siding may match the existing contributing building's original siding; otherwise, siding should be*

*wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*

*Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.*

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

*Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.*

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.*

*Generally, attached garages are not appropriate; however, instances where they may be are:*

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

#### j. 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.*

## 2. ADDITIONS

a. 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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

#### *Placement*

*Additions should be located at the rear of an existing structure.*

*Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

*Generally, one-story rear additions should inset one foot, for each story, from the side wall.*

*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

*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*
- 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 higher and extend wider.*

*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 the shadow line 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.*

*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.*

*In addition, a rear addition that is wider should not wrap the rear corner.*

#### *Foundation*

*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.*

*Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.*

#### *Roof*

*The height of the addition's roof and eaves must be less than or equal to the existing structure.*

*Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

*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).*

#### *Rear & Side Dormers*

*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.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*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.*
- 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 dormer locations 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.*

b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

*Side Additions*

*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.*

*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

c. 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 the original form and openings on the porch remain visible and undisturbed.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

d. 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.

e. 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.*

f. Additions should follow the guidelines for new construction.

**III.B.1 Demolition is Inappropriate**

- 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.

**III.B.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 91.65 of the historic zoning ordinance.

**Background:** 2607 Oakland Avenue is a one and one-half story Craftsman style house, constructed circa 1926. The form of the house is that of a side-gabled bungalow with a recessed or “cut-in” front porch, with a shed-roofed dormer on the front and a small front-facing gable above the door.

The house has been enlarged with a non-contributing addition at the rear that steps out beyond the side of the house on the right side. There is also a non-contributing outbuilding at the rear of the property.

**Analysis and Findings:** The applicant is proposing to demolish a portion of the house at the rear and construct a new rear addition, and to demolish an existing outbuilding and replace it with a new outbuilding.

#### Demolition

The portion of the house to be demolished is at the rear, and is not original to the structure. There had been an earlier rear addition to the house in that location depicted on the 1951 Sanborn, but the structure currently does not have that same configuration. Because the rear addition is not historic, it does not contribute to the historic character of the overlay and its demolition would meet guideline III.B.2.b.

The existing accessory building does appear on the 1951 Sanborn Map, but it too has been altered and no longer contributes to the historic character of the neighborhood. Its demolition meets guideline III.B.2.a.

#### Height, Scale, Setbacks

The new addition will include a two-story component behind the primary mass of the historic house, with a one-story component projecting to the left side. The two-story element will be a rear-facing gable, tying into the roof of an existing shed-roofed rear dormer two feet (2') below the ridge of the house. The side walls of this section of the addition will set in two feet (2') from the side walls of the existing dormer and continue back thirty-two feet (32') toward the rear.

On the first story, the addition will set in from the right side of the original house by one foot (1') at the rear, carry back four feet (4'), and then step back out flush with the side of the house. This articulation of planes helps to minimize the impact of the addition on the historic building and to make it subordinate.

On the left side the addition will be flush with the side of the house on the first story, carrying back four feet (4') and then stepping out twelve feet (12') to the left. The lot is

sixty feet (60') wide, which is typical of similar lots on Oakland Avenue, but the house is shifted to the right side of the lot with a driveway running along the left side of the house. For this reason, this configuration is appropriate and will not disrupt the rhythm of spacing established by other houses on the street. The impact of the addition on the relation of open space will be minimal. The location also meets the existing setback requirements and guideline II.B.1.c.

This side/rear addition will not impact the form of the historic house, and will be subordinate because it is one-story tall and entirely behind the mass of the original building. The use of different materials (the house is brick and the addition will have clapboard) will also help to differentiate the new from the old. The eave height of the lower-story addition will match the eave height of the house at approximately twelve feet (12'). Because the two story portion of the addition is sufficiently set below the ridge and in from the sides of the historic house, because the first story also sufficiently subordinate to the historic house, and because its impact on the historic form will be minimal, Staff finds the proposed addition to meet guidelines II.B.1.a. and II.B.1.b.

#### Materials

The exterior materials of the addition will include smooth-faced cement-fiber siding with a five inch (5") exposure, a split-faced concrete block foundation, and a composite shingle roof matching the existing roof. There will be a brick chimney at the rear of the addition. The material of the doors, windows and trim is not known. With a condition that a brick sample and the other unknown materials are approved by MHZC administratively, Staff finds the application to meet guideline II.B.1.d.

#### Roof

The primary roof of the house is a 10:12 pitched side-facing gable, with a roughly 4:12 pitched front and rear shed dormer on the front and rear slope. The rear-facing gabled roof of the upperstory of the addition will have a 4:12 pitch, and the lower-story roofs will be 5:12. The front-facing section of the side addition will be hipped to minimize its visibility. These roofs are compatible with those of the original building and with those of surrounding historic houses, and meet guideline II.B.1.e.

#### Windows, Doors

The rhythm and proportion of windows and doors will be compatible with the window pattern on the historic house, and will meet guideline II.B.1.g.

#### Outbuildings

The proposed new outbuilding will be a two-car garage with a footprint of approximately six hundred, ten square feet (610'). The roof of the building will be a side-facing gable matching the pitch of the roof of the house. The outbuilding will have a ridge height of twenty-five feet (25'), which is three feet (3') shorter than the roof of the house and the eave height of the building will be fifteen feet (15'). Although the overall height of the building is subordinate to the house, the eave height is three feet (3') higher than the eaves of the house. Staff finds that this proportion is not appropriate for an accessory building, and recommends that the height of the outbuilding be lowered so that the eaves

match the eave height of the house. [Note – Staff does not recommend lowering the eaves only as that would make the roof pitch significantly steeper, which would not be appropriate.]

The materials of the outbuilding will match those of the addition: smooth-faced cement-fiber siding with a five inch (5”) exposure, a split-faced concrete block foundation, and a composite shingle roof matching the existing roof. The material of the doors, windows and trim is not known. With a condition that the unknown materials are approved by MHZC administratively, Staff finds the materials to meet guideline II.B.1.d.

The outbuilding will be located behind the primary building, ten feet (10’) from the rear property line and five feet (5’) from the right side. This location is typical for that of historic outbuildings and meets the current bulk zoning setback requirements. [On initial inspection, Staff anticipated that a reduction of the rear setback would be required. After reviewing the plans, it was determined that the outbuilding meets the current bulk zoning setback requirements.]

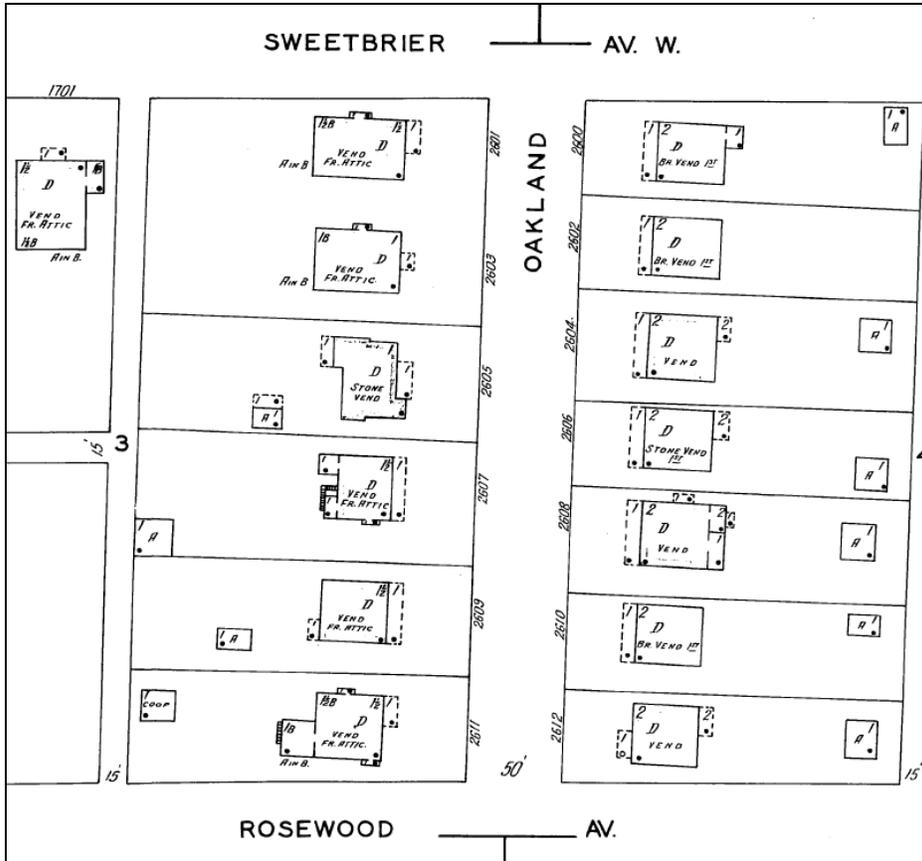
Meeting the conditions of lowering the eave and roof height and the approval of unknown materials, Staff finds that the outbuilding would meet guideline II.B.1.i.

**Recommendation:**

Staff recommends approval of the application to demolish the non-contributing rear addition and outbuilding, and to construct a new rear addition and outbuilding, with the conditions that:

1. The height of the outbuilding be lowered so that the eaves match the eave height of the house; and
2. That a brick sample and the materials of the doors, windows, and trim be approved administratively.

Having met those conditions, staff finds that the application would meet the applicable design guidelines of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



1931-1951 Sanborn Map



2607 Oakland Avenue, front-left.

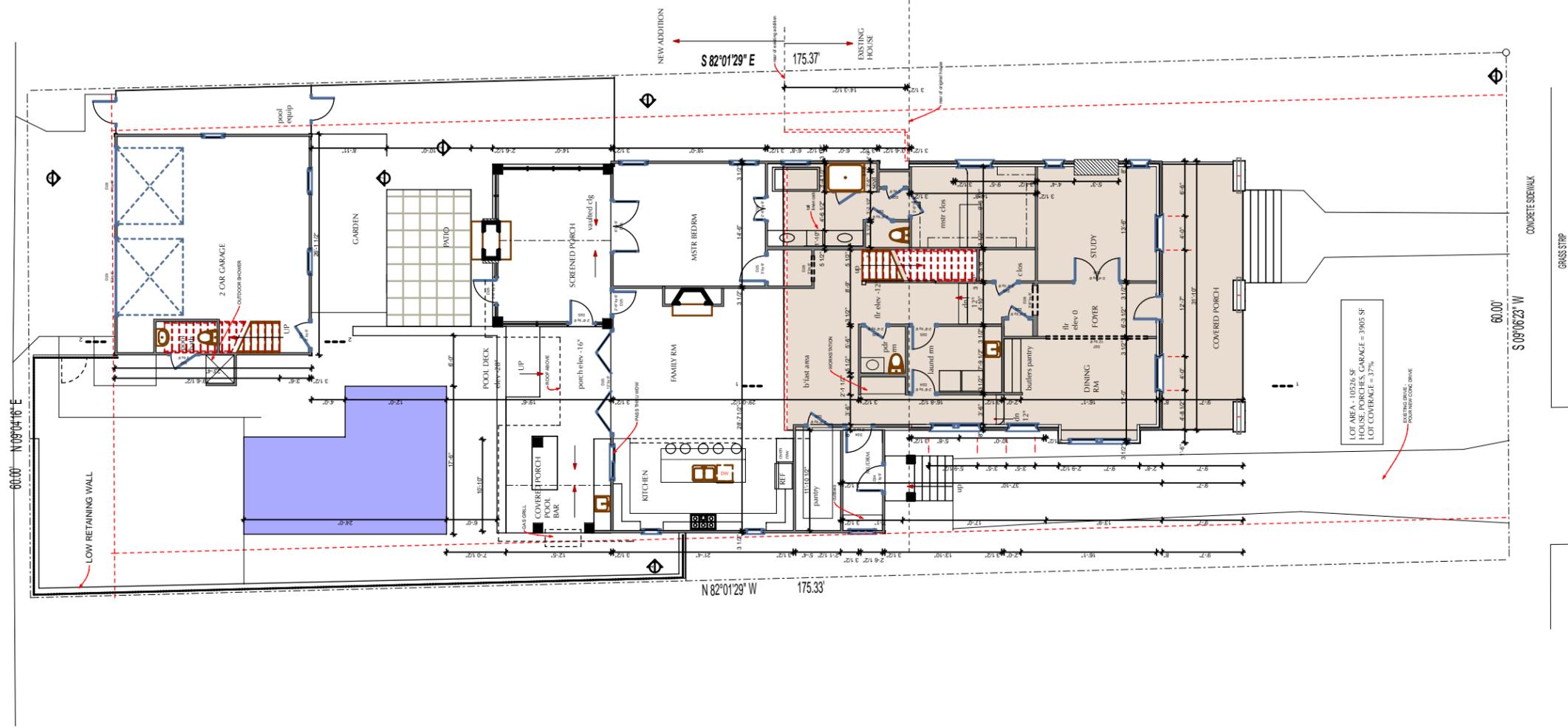


2607 Oakland Avenue, front-right showing existing rear addition.



2607 Oakland Avenue, rear.

ALLEY NO. 431



OAKLAND AVENUE

# SITE PLAN

SCALE: 1/16" = 1'-0"

1



2931 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 269-9248 Fax: (615) 627-1298  
email: quirksdesigns@comcast.net

PHONE:  
W335-0732  
H286-1508

## Addition to Residence

Nancy Russell  
2607 OAKLAND AVE  
Nashville, TN 37

DATE: 4/29/13

REVISION

13-028 PROJECT NO:

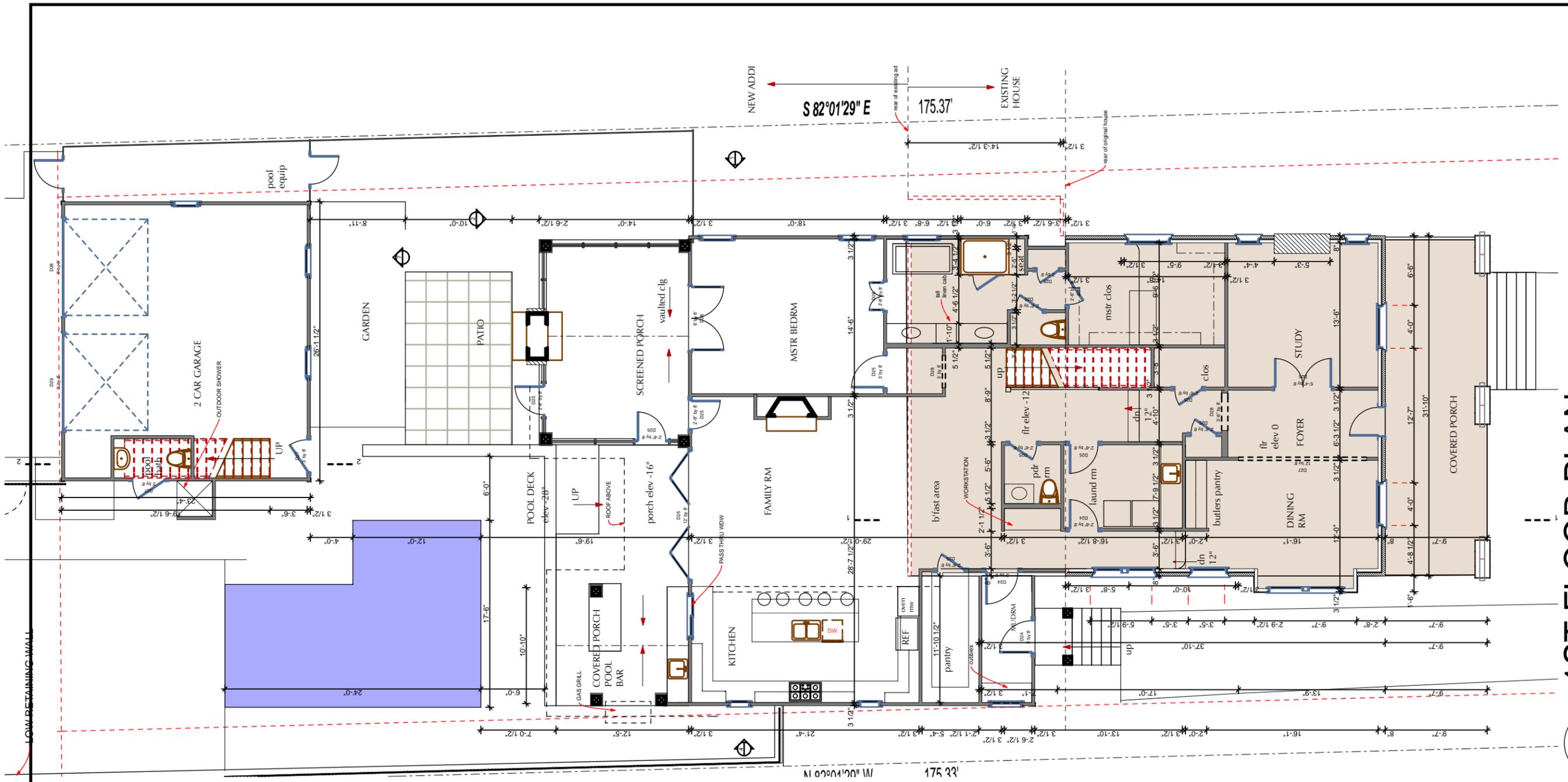
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QUIRK DESIGNS

SITE PLAN

A1

SHEET 11

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# 1ST FLOOR PLAN

SCALE: 1" = 10'

# 1



2931 BERRY HILL DRIVE  
 SUITE 200  
 NASHVILLE, TN 37204  
 Phone: (615) 269-9248 Fax: (615) 627-1298  
 email: quirksdesigns@comcast.net

PHONE:  
 W335-0732  
 H286-1508

## Addition to Residence

Nancy Russell  
 2607 OAKLAND AVE  
 Nashville, TN 37

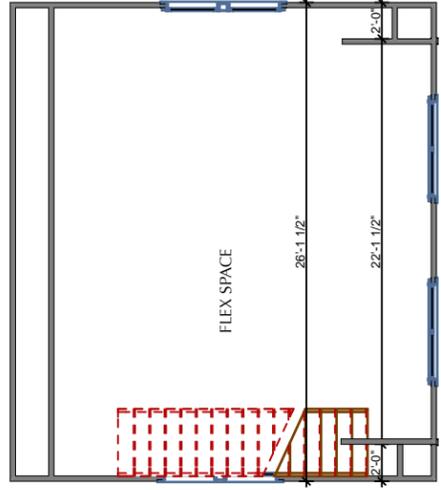
DATE: 4/29/13  
 REVISION

13-028 PROJECT NO:  
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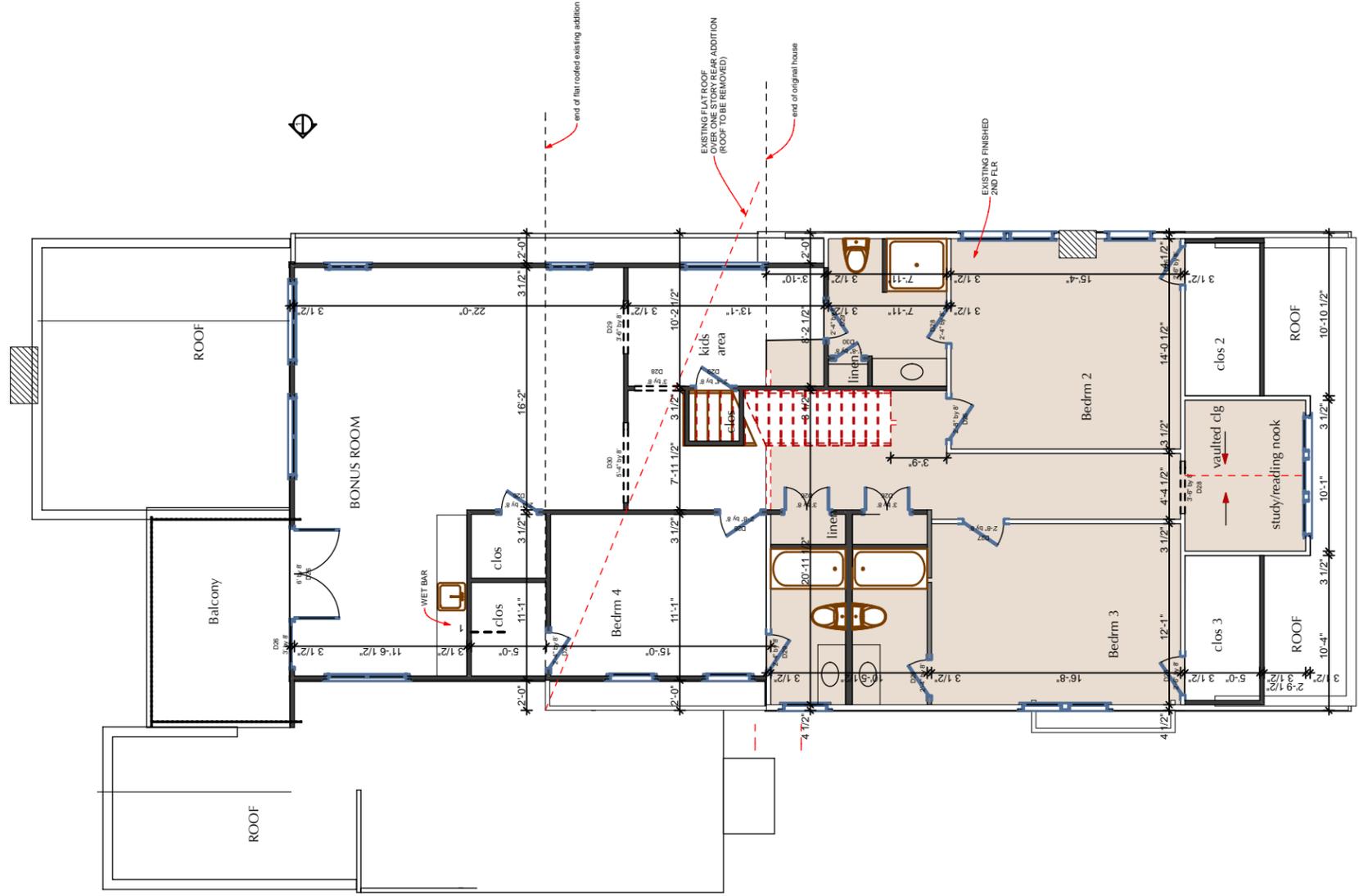
1ST FLR PLAN

A2

SHEET 12



N



2931 BERRY HILL DRIVE  
 SUITE 200  
 NASHVILLE, TN 37204  
 Phone: (615) 269-9248 Fax: (615) 627-1298  
 email: quirkdirsdesigns@comcast.net

PHONE:  
 W335-0732  
 H286-1508

### Addition to Residence

Nancy Russell  
 2607 OAKLAND AVE  
 Nashville, TN 37

DATE: 4/29/13  
 REVISION

13-028 PROJECT NO:  
 COPYRIGHT 2007  
 QUIRK DESIGNS

2ND FLR PLAN

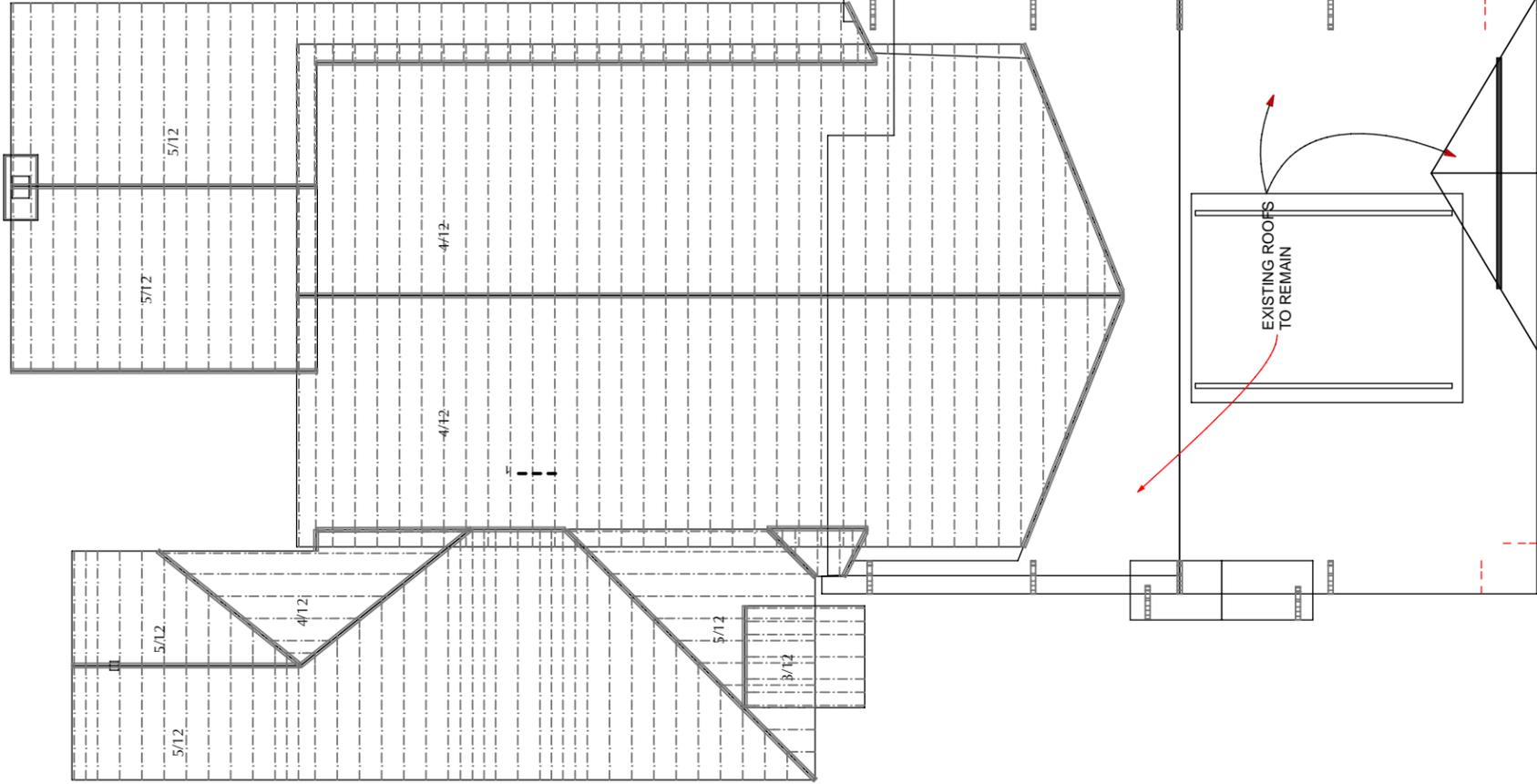
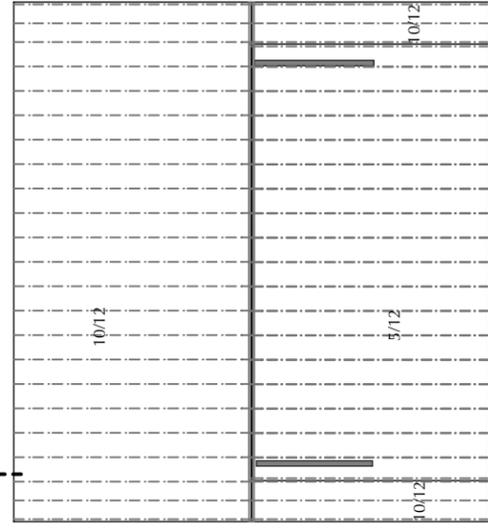
A3

SHEET 13

# 2ND FLR PLAN

SCALE: 1" = 10'

1



**QUIRK DESIGNS**

2931 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 269-9248 Fax: (615) 627-1298  
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W335-0732  
H286-1508

Addition to Residence

Nancy Russell  
2607 OAKLAND AVE  
Nashville, TN 37

DATE: 4/29/13

REVISION

13-028 PROJECT NO:

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QUIRK DESIGNS

ROOF PLAN

A4

SHEET 14

# 1 ROOF PLAN

SCALE: 1" = 10'



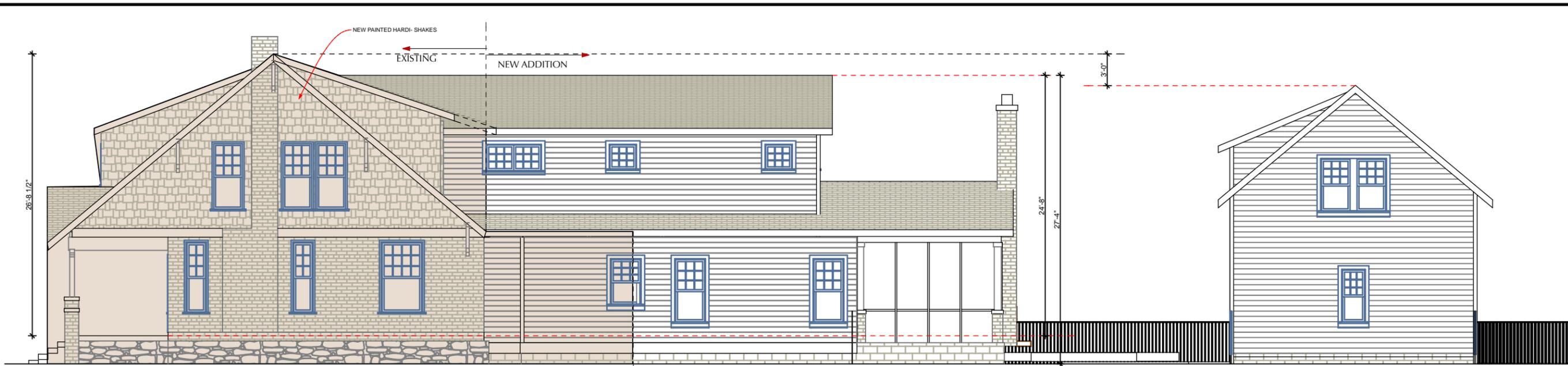
**2** REAR ELEVATION  
SCALE: 1/8" = 1'-0"



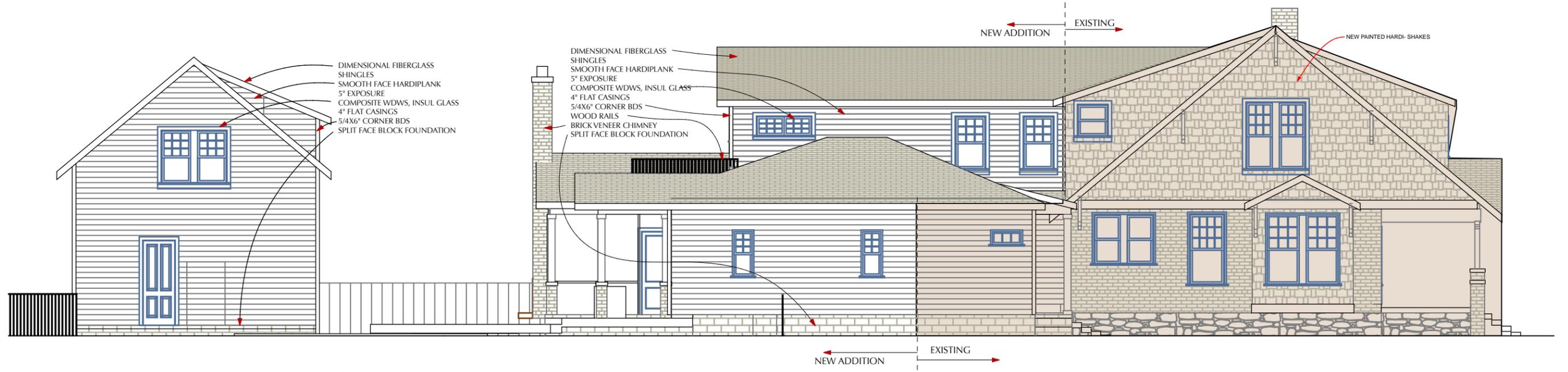
**1** FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

I:\projects\res\res\Documents\CAD FILES\Work 2013\Green 2607 Oakland 130252607 3.rvt

 <b>QUIRK DESIGNS</b> <small>2931 BERRY HILL DRIVE SUITE 200 NASHVILLE, TN 37204 Phone: (615) 269-9248 Fax: (615) 627-1298 email: quirkdesigns@comcast.net</small>	<small>PHONE: W335-0732 H286-1508</small>	<b>Addition to Residence</b> Nancy Russell 2607 OAKLAND AVE Nashville, TN 37	<small>DATE: 4/29/13 REVISION</small>	<small>13-028 PROJECT NO: COPYRIGHT 2007 QUIRK DESIGNS</small>	ELEV 1	A5 SHEET 15
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**2** RIGHT ELEVATION  
SCALE: 1" = 10'



**1** LEFT ELEVATION  
SCALE: 1" = 10'

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ELEV 2

A6  
SHEET 16



**1** GAR. REAR ELEVATION  
SCALE: 1/8" = 1'-0"

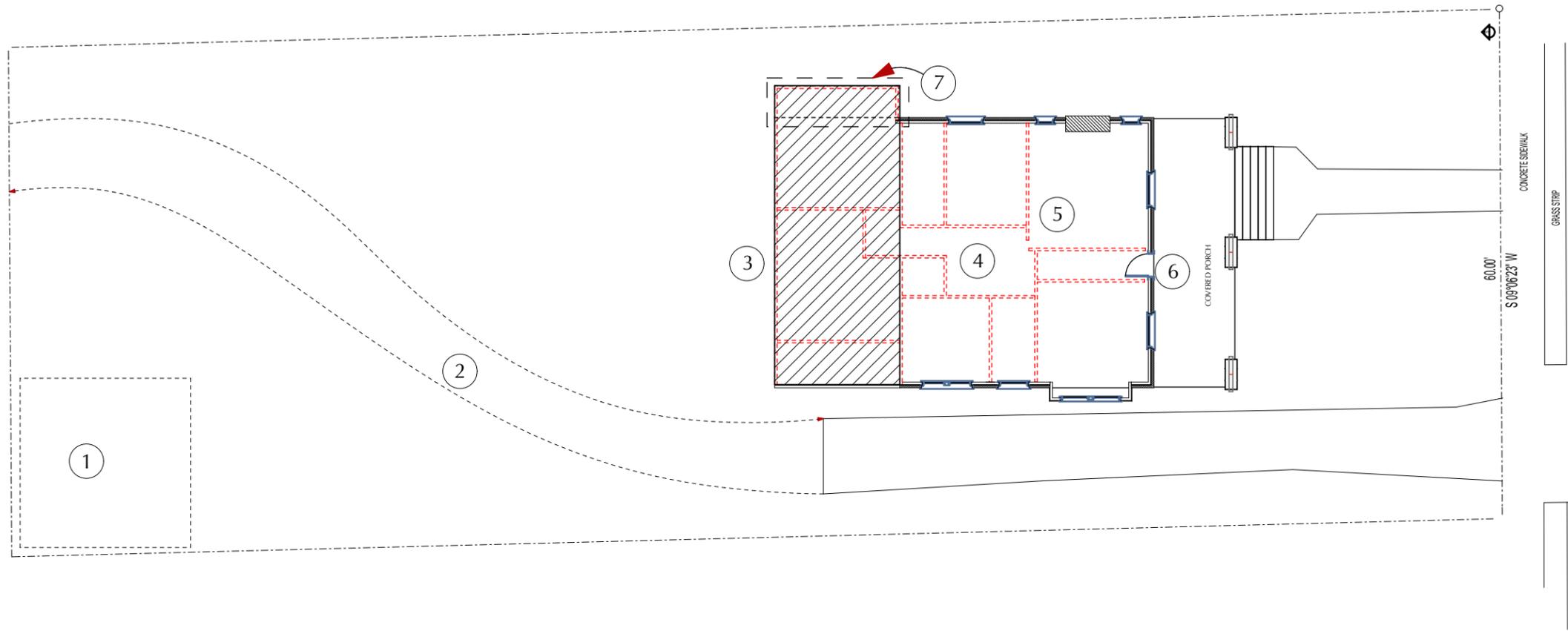


**2** GAR FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

/Users/pehson/uf/Document/CAD FILES/Work/2013/Green/2607 Oakland/130252607 3.plt

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OAKLAND AVENUE

# 1 DEMOLITION PLAN

SCALE: 1/16" = 1'-0"

### DEMOLITION WORK:

1. REMOVE EXISTING GARAGE
2. REMOVE GRAVEL DRIVE
3. REMOVE REAR WALL & FLAT ROOF ON EXISTING REAR ADDITION
4. REMOVE INTERIOR WALLS FOR RENOVATION
5. EXISTING WINDOWS TO BE REPLACED WITH NEW WOOD FRAME, INSULATED GLASS SDL WDWS
6. NON-HISTORIC FRONT DOOR TO BE REPLACED WITH NEW STAINED WOOD DOOR.
7. REMOVE RIGHT SIDE ADDITION, FOUNDATION & FLR STRUCTURE



**QUIRK DESIGNS**

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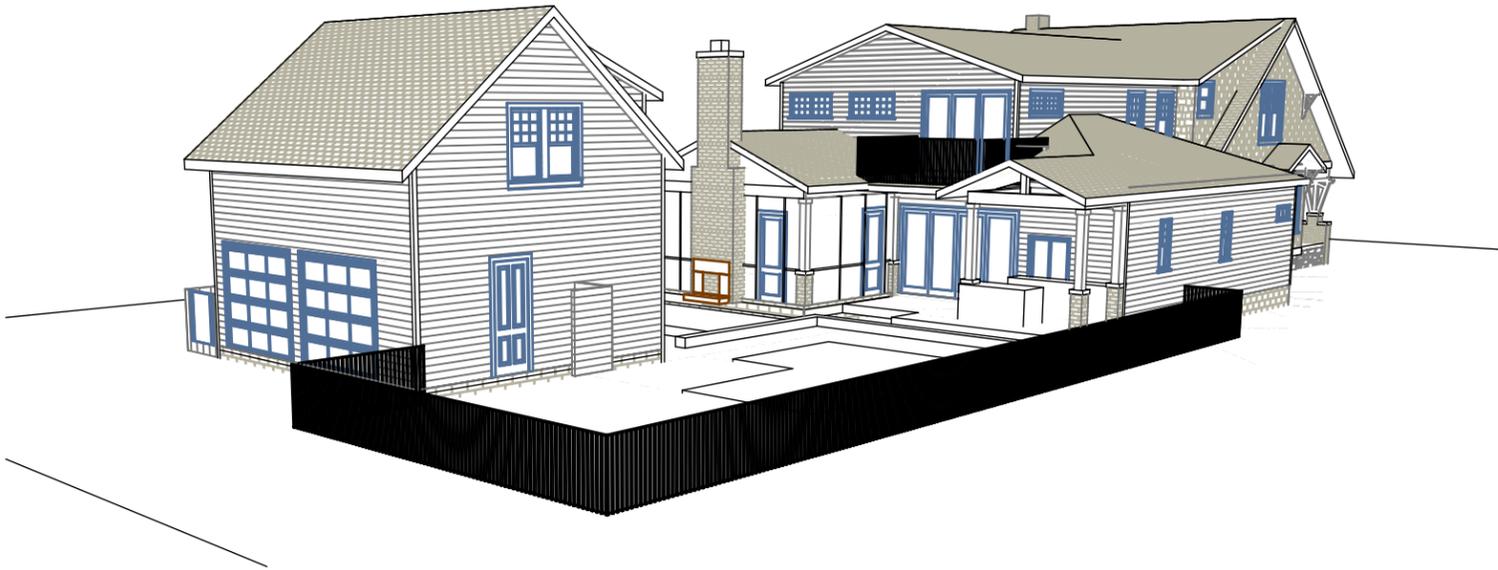
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DEMOLITION PLAN

A8

SHEET 18



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