



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 1906 Fifth Avenue North July 16, 2014

Application: New construction-addition; New construction-outbuilding; Setback determination; Demolition-outbuildings and non-contributing addition

District: Salemtown Neighborhood Conservation Zoning Overlay

Council District: 19

Map and Parcel Number: 08108009600

Applicant: Preston Quirk

Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The applicant proposes construction of an addition to the side and rear of the existing building and construction of a new outbuilding. Demolition is proposed for a non-contributing addition and two existing accessory buildings. As the existing house is inside the minimum side setback and the proposed addition will encroach into the setback as well, a setback determination is requested from five feet (5') to four feet (4') for the right side of the addition.

Recommendation Summary: Staff recommends approval with the conditions that:

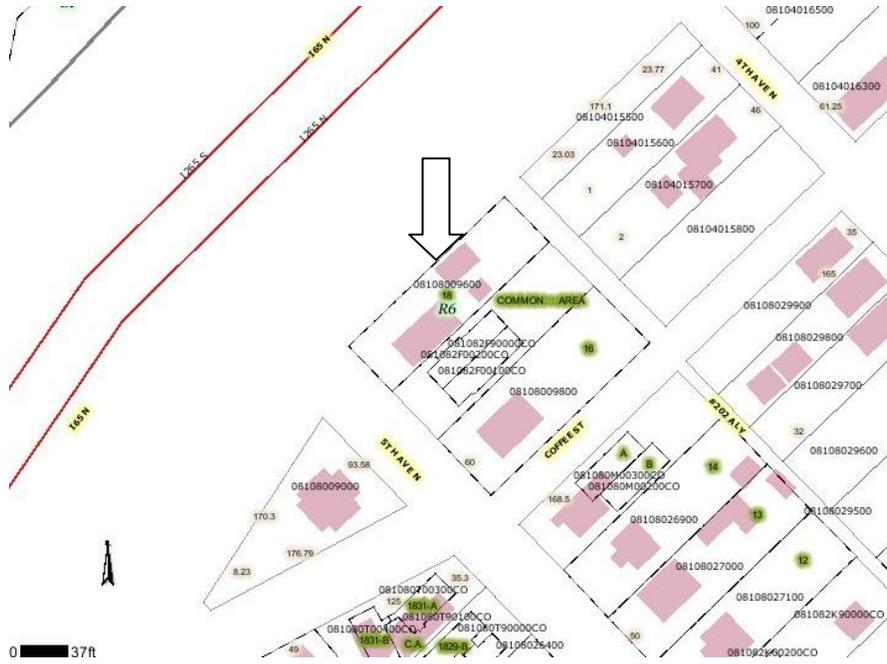
- Staff have final review of the selection of windows, doors and garage doors; and
- HVAC and other utilities be located at the rear of the house, or on a side façade beyond the midpoint of the house; and
- No changes shall be made to the openings of the existing historic house.

Staff finds that the project meets sections III and IV of the Salemtown Neighborhood Conservation Zoning Overlay Design Guidelines.

Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

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. Primary buildings should not be more than 35' tall.

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. BL2007-45).

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

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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.
 - 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 . (Few buildings were historically brick and there are no stone examples.)
 - 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.
3. 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 between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. 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 or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
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.

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. Accessory Buildings

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.
2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Salemtown.
3. Roof
 - a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Salemtown, historic accessory buildings were between 8' and 14' tall.
 - b. 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.
 - c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
4. Windows and Doors
 - a. Publicly visible windows should be appropriate to the style of the house.
 - b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
 - c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
 - d. 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.
 - e. Decorative raised panels on publicly visible garage doors are generally not appropriate.
5. Siding and Trim
 - a. Weatherboard, and board-and-batten are typical siding materials. There are no known examples of historic masonry accessory buildings; however, a concrete block building with a parge or stucco coating is appropriate.
 - b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
 - c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
 - d. Stud wall lumber and embossed wood grain are prohibited.
 - e. 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.
6. Accessory buildings should be situated on a lot as is historically typical for surrounding historic

accessory buildings.

- a. 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.
- b. 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.
- c. Generally, attached garages are not appropriate.

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.

J. 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.

IV. New Construction-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 set 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. 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.
3. 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.
4. The height of the addition's roof and eaves must be less than or equal to the existing structure.
5. 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. Front and 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. 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: 1906 5th Avenue North dates to 1899 and is a contributing building to the Salemtown Neighborhood Conservation Zoning Overlay.



Figure 1. Existing rear addition (under shed roof) and outbuildings proposed for demolition

Analysis and Findings:

Demolition: The applicant proposes to demolish a rear addition and two existing outbuildings. Sanborn maps indicate that the smaller outbuilding was built between 1951 and 1957. The addition and larger outbuilding were built after 1957. Staff's analysis is that the addition and outbuildings do not contribute to the historic character of the existing building or the district due to their date of construction, materials and character. The project meets section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.



Figure 2. 1906 5th Avenue North

Location and Removability: The addition is proposed to add to both the rear and side of the house. Staff finds the addition's location to be compatible because the house is set to the side of the lot, the lot is adjacent to the interstate, the addition is only one-story, the addition sits back from the front-wall of the house, the house is set at an angle on the lot, and the building is narrow at twenty-three feet (23') wide. The addition will be distinguished from the existing house by a two foot (2') inset where it meets the house at the right rear corner.

The new addition will 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. The project meets section IV.A and F.



Figure 3. The rear and side of the house, where the proposed addition will be built

Massing and Design: The addition will add eighteen feet and eleven inches (18'11") to the width of the house and eighteen feet (18') to the rear. Its ridge will be one foot, eight inches (1'8") taller than the existing ridge at a distance of forty-three feet (43') from the front of the existing house. Staff found the additional height to be appropriate because the house is only twenty feet (20') tall and the additional height is minimal and takes place so far back (43') from the front wall of the house.

The left side porch height of eleven feet (11') from grade matches the existing front porch height.

The roof forms of the addition include a side-oriented gable with 9/12 pitch, a nearly flat shed dormer, and a shed roofed-porch with a 4/12 pitch. These are common roof forms in the neighborhood.

As mentioned in the previous section, the existing house is narrow and sits on the side of the lot; therefore Staff finds that the constraints on the existing building provide an

exception to the parameters regarding an addition's height and width. The project meets section IV.B and sections III.A, B and E.

Setback & Rhythm of Spacing: The addition will be five feet (5') from the left side property line and seventy-five feet (75') from the rear, meeting setback requirements of five feet (5') and twenty feet (20') respectively. As the house itself is only two feet (2') from the right side property line, the addition will be four feet (4') inside the side setback, instead of the required five feet (5'). The applicant requests a setback determination for the right side. Staff finds the proposed setback to be appropriate, as the existing house does not meet the base zoning setback, and the addition will be inset from it.

Materials: The addition will be clad in smooth-face cement fiberboard with a five inch (5") reveal. The foundation will be brick veneer. The roof will be fiberglass shingles. Plans state the windows will be aluminum clad with simulated divided lights; staff asks to approve the final window, door and garage door selections. The existing porch columns will be replaced with eight inch (8") square wood columns. Materials were not specified for the porch construction, trim, or fences, and Staff requests approval of those materials as well. With the staff's final approval of the windows, doors, garage doors and materials for the porches, trim and fences, Staff finds that the known materials meet section III.D.

Orientation: The orientation of the home will not change. A front walkway to the existing front porch will be maintained. Vehicular access to the proposed outbuilding will be from the alley via a gravel drive. The project meets section III.F for orientation.

Proportion and Rhythm of Openings: The right elevation indicates a second door on the house's front porch is to be removed; this would not be an appropriate change to the historic house. Staff requests no changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, meeting the historic proportions of openings. The largest expanse of wall space without a window or door opening is ten feet (10') toward the rear of the side facades. With the condition that no changes are made to the openings of the existing house, Staff finds the project's proportion and rhythm of openings to meet Section III.G.

Outbuildings: The proposed outbuilding is thirty-five feet by twenty-eight feet (35'x28') for a total footprint of nine hundred and eighty square feet (980 sq. ft.). This is the same square footage as the two existing outbuildings combined. The outbuilding will be twenty-two feet and nine inches (22'9") tall, which is one foot (1') less than the existing house. Typically outbuildings should be subordinate to the principle buildings; however, in this case, the historic home is so small that to have a truly subordinate outbuilding is problematic. In addition, the proposed footprint is based on the amount of space that will be lost when the non-historic outbuilding are demolished.

The outbuilding has a gabled roof form with 9/12 pitch. Shed dormers on each side provide second-story space. The proposed location at the rear of the lot, accessing the alley, is appropriate. The materials are the same as for the addition, including smooth-

face fiber cement siding, fiberglass shingles, and windows, doors and garage doors to be approved by Staff. Staff finds the proposed outbuilding meets section III.H of the design guidelines.

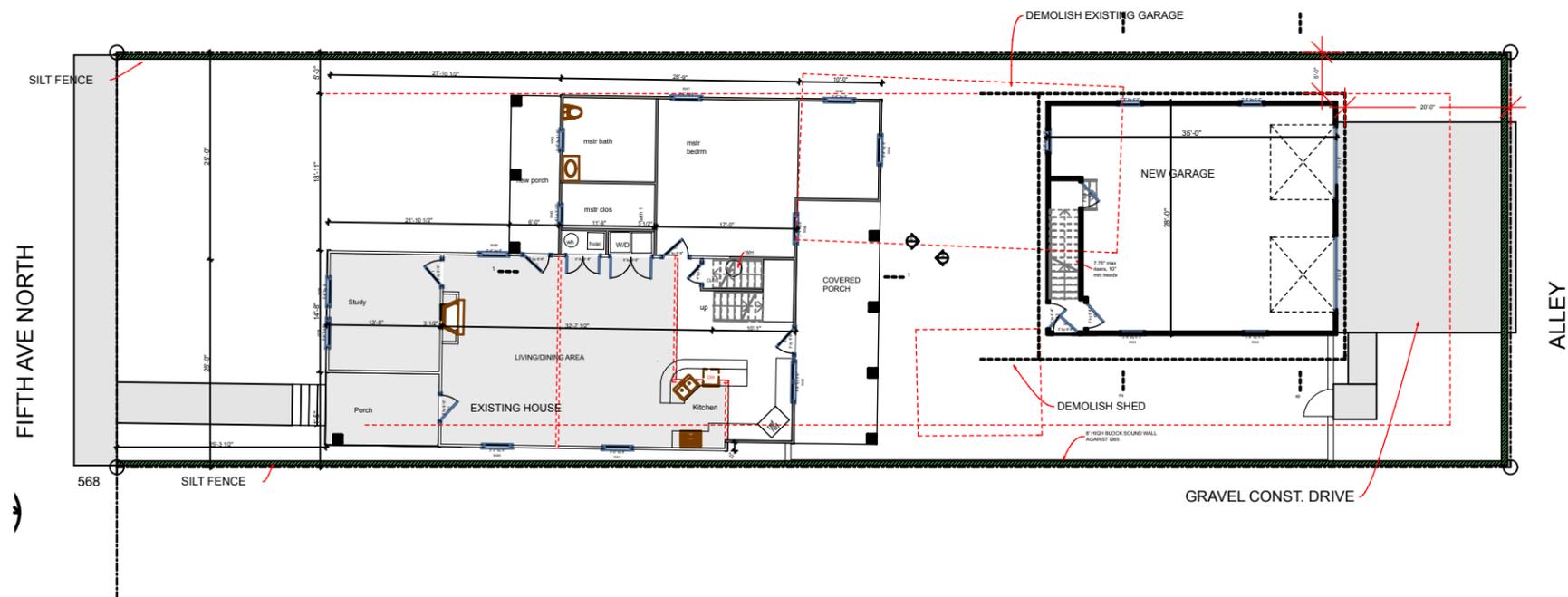
Utilities: The location of HVAC and other utilities was not noted. Staff requests that these be located on the rear façade, or on a side façade beyond the midpoint of the building. With this condition, the project meets section II.B.I.

Recommendation:

Staff recommends approval with the conditions that:

- Staff have final review of the selection of windows, doors, garage doors, and materials for the porches, trim, and fences;
- HVAC and other utilities be located at the rear of the house, or on a side façade beyond the midpoint of the house; and,
- No changes shall be made to the openings of the existing house.

Staff finds that the project meets sections III and IV of the Salemtown Neighborhood Conservation Zoning Overlay Design Guidelines.



1 **SITE PLAN**
SCALE: 1" = 20'

2831 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1988
email: quirkdesigns@comcast.net



PHONE:
W335-0732
H298-1508

Addition to Residence
Steven DiLco
1906 5th Ave North
Nashville, TN 37203

DATE: 7/7/14
REVISION

PROJECT NO: 14-054
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QUIRK DESIGNS

SITE PLAN

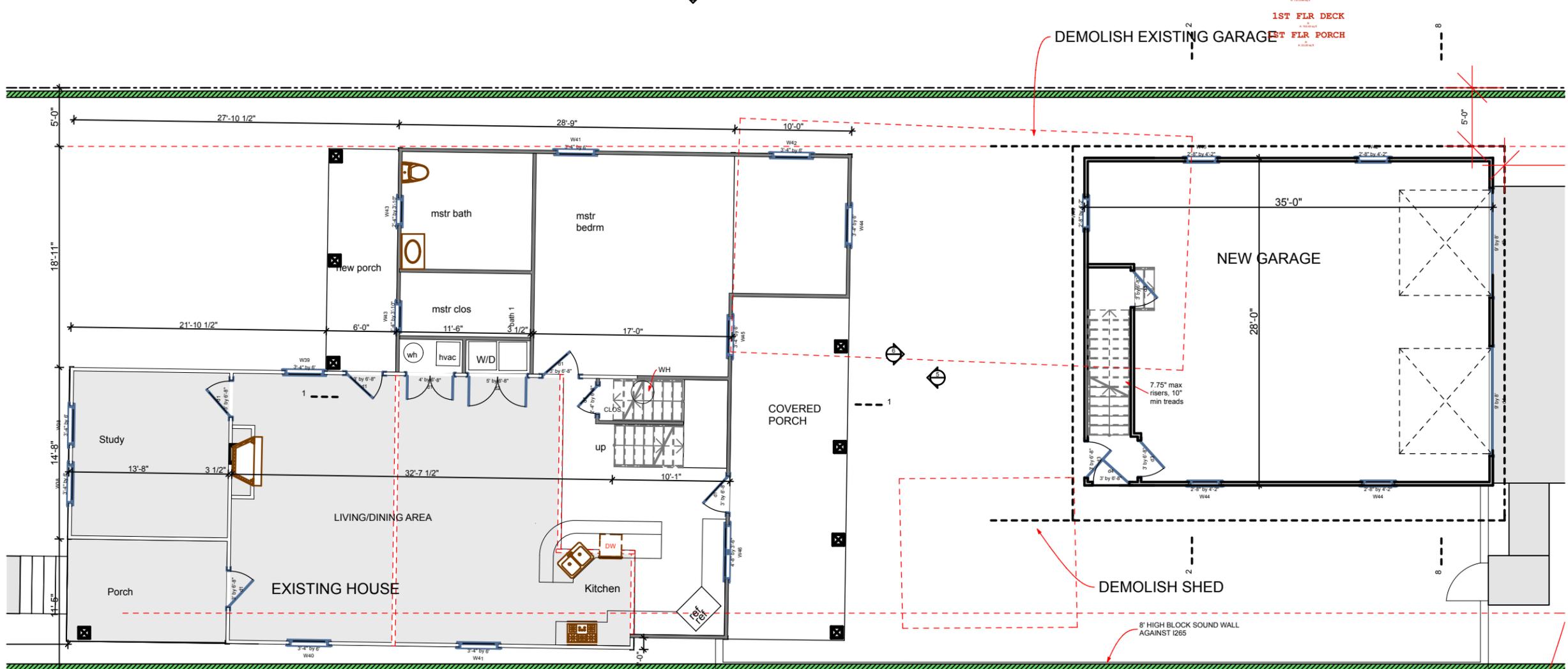
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SHEET 1

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1

1ST FLOOR PLAN

SCALE: 1" = 10'



GRAVEL CONST. DRIVE

2831 BERRY HILL DRIVE
 SUITE 700
 NASHVILLE, TN 37204
 Phone: (615) 269-9248 Fax: (615) 627-1998
 email: quirkdesigns@comcast.net

QUIRK DESIGNS

PHONE:
 W335-0732
 H298-1508

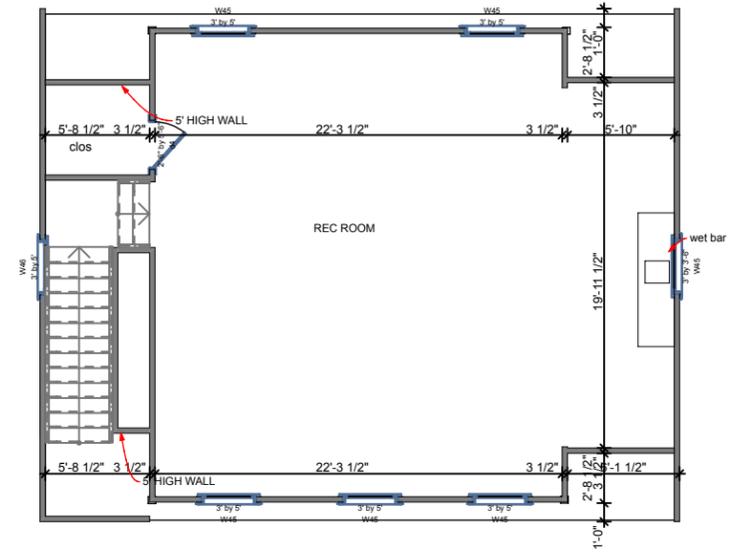
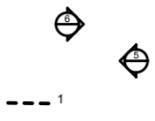
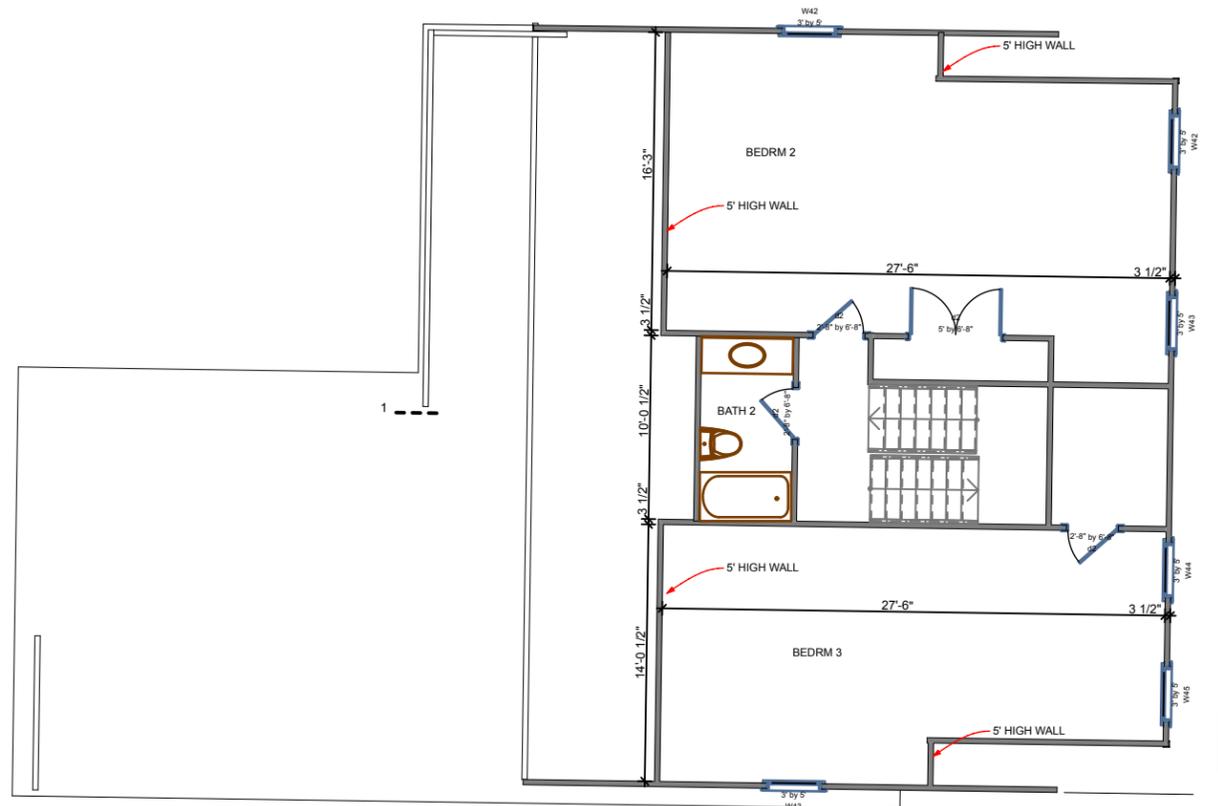
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 1906 5th Ave North
 Nashville, TN 37203

DATE: 7/7/14
 REVISION

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1ST FLOOR PLAN

A2
 SHEET 2



1 2ND FLR PLAN
SCALE: 1" = 10'

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SUITE 200
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Phone: (615) 269-9248 Fax: (615) 627-1988
email: quirkdesigns@comcast.net

QUIRK DESIGNS

PHONE:
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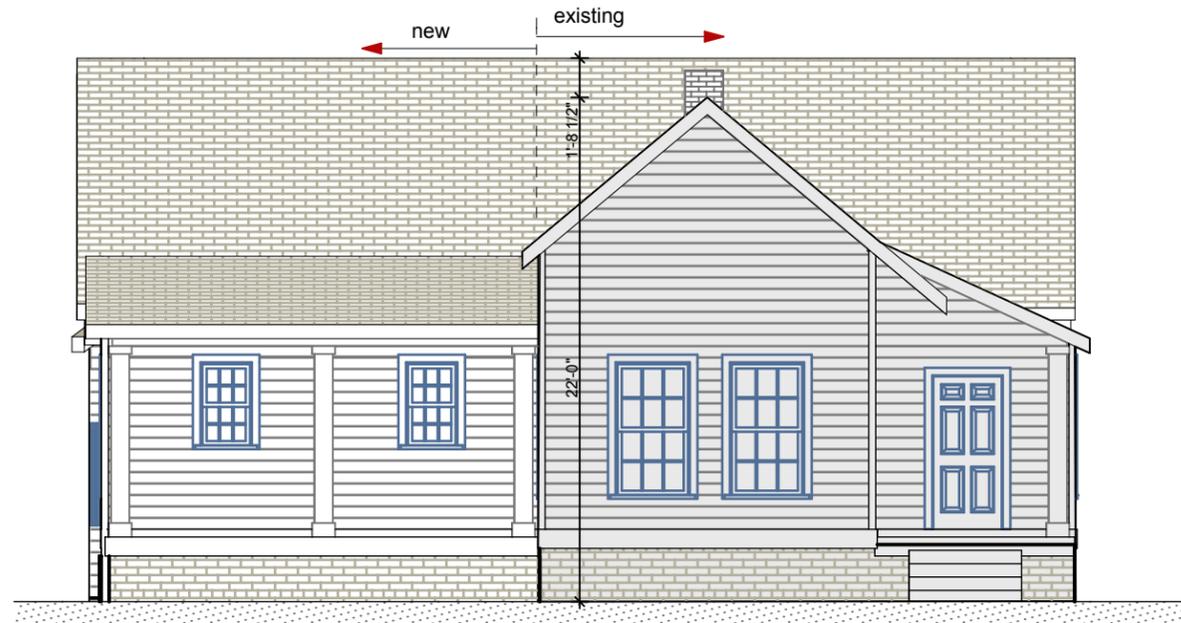
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DATE: 7/7/14
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QUIRK DESIGNS

2ND FLR PLANS

A3
SHEET 3



SEE A6 FOR TYPICAL MATERIAL NOTES

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



2 REAR ELEV - House
SCALE: 1/8" = 1'-0"

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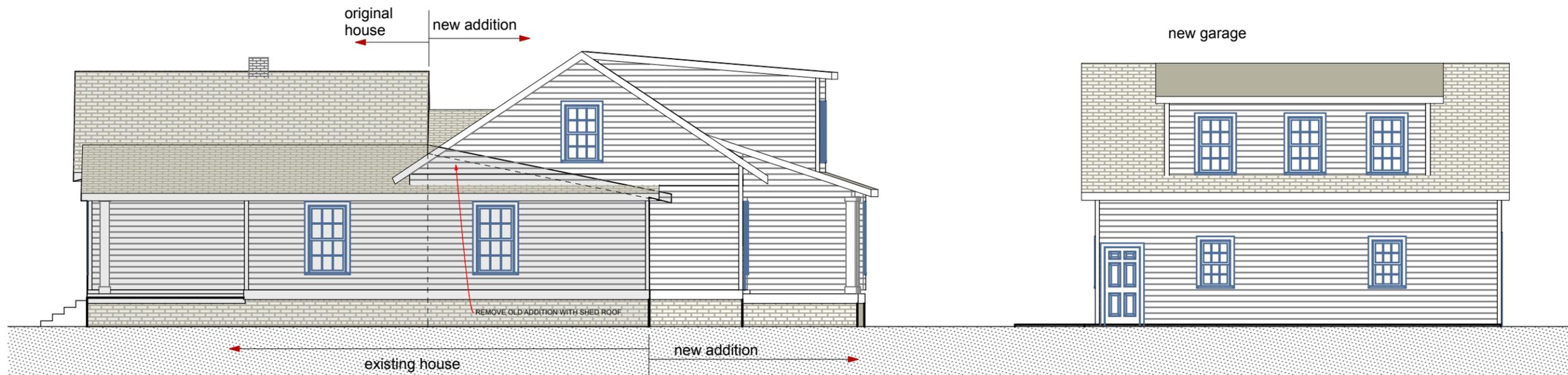
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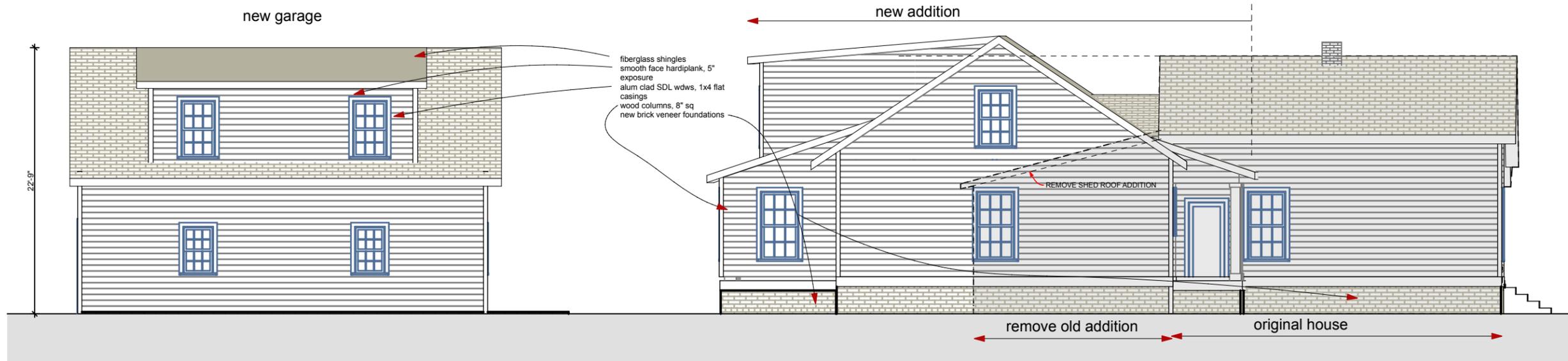
ELEVATIONS

A5
SHEET 5



1 RIGHT ELEVATION

SCALE: 1" = 10'



2 LEFT ELEVATION

SCALE: 1" = 10'

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SIDE ELEVATIONS

A6
 SHEET 6



1 REAR ELEV - GAR
SCALE: 1/8" = 1'-0"



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

2831 BERRY HILL DRIVE
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W335-0732
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Addition to Residence
Steven DiL.co
1906 5th Ave North
Nashville, TN 37203

DATE: 7/7/14
REVISION

PROJECT NO: 14-054
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QUIRK DESIGNS

GARAGE FRONT & REAR

A7
SHEET 7