

DAVID BRILEY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

**STAFF RECOMMENDATION**  
**1207 Dallas Avenue**  
**August 21, 2019**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**Application:** Violation/Show Cause; New Construction—Addition and Outbuilding  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Base Zoning:** R8  
**Map and Parcel Number:** 11801006200  
**Applicant:** Preston Quirk, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> An addition that was approved by the MHZC in December, 2018 deviated from the approved plans during construction. In July of 2019, the MHZC disapproved an application to retain and complete the addition as it had been built and required the applicant to return with a proposal at the next meeting.</p> <p>The current application is a proposal to remove significant portions of the addition and resume construction of an addition with eaves matching the eave height of the historic house, but with the addition going taller and wider than the “shadowline” of the historic house.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval of the proposed modification to the addition at 1207 Dallas Avenue, finding it does not meet Sections II.B.2.a. and II.B.2.e (Location and Removability) and II.B.1.b. (Scale) of the design guidelines, because the addition’s roof is not sufficiently differentiated from the original roof and because the addition is simultaneously taller and wider than the historic house.</p> <p>Staff recommends approval of the proposed modification to the outbuilding, finding that it does meet Section III.B.h. (Outbuildings) of the design guidelines because.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Elevations</p>
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## Applicable Design Guidelines:

### II.B GUIDELINES

#### 1. NEW CONSTRUCTION

##### i. Outbuildings

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

- 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.

##### *Outbuildings: Height & Scale*

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

##### *Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

##### *Outbuildings: Roof*

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

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

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

- *Brick, weatherboard, and board-and-batten are typical siding materials.*

- 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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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.*

*Setbacks & Site Requirements.*

· *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*

· *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*

· *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*

· *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

*Driveway Access.*

· *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.*

· *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

*Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

## **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.  
Additions should be a minimum of 6" below the existing ridge.*

*In order to assure that an addition has achieved proper scale, the addition should:  
No matter its use, 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.*

- 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.*
- 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 be 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.*

*Ridge raises  
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.*

*Sunrooms  
Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

*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.*

#### *Side Additions*

*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 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.*

*Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located*

*on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

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.

**Background:** In July of 2018, the MHZC conducted a Show Cause hearing for an addition and outbuilding that were not constructed in accordance with plans approved by the MHZC in December of 2018.

As originally approved, the addition was to gain a story below the primary floor level through a drop in grade, but the eaves of the addition were to align with the eaves of the historic house and the roof was not to be taller than the historic house's roof. The addition was approved to be behind the house and would extend wider to the left side, but would not impact the original front, sides, or roof of the historic building's form.



Figure 1: 1207 Dallas Avenue, left side. Although approved to be shorter than the historic house with a matching eave height, the addition was built with the eave and roof height significantly taller.

The addition was constructed with the eaves and roof taller than the corresponding components of the historic house. The walls of the historic house were not directly impacted by the addition, but rather than originating behind the original massing, the roof of the addition originated near the center of the structure, causing it to increase the height of a section of the roof and change a portion of the gabled roof to a hipped roof

The Commission denied the applicant's request to have the addition retro-actively approved and ordered the applicant to propose a revision to correct the violation within thirty (30) days.

**Analysis and Findings:** The applicant has proposed to modify the roof and upperstory of the addition.

Location & Removability: The footprint of the proposed modifications to the addition will maintain the current footprint and first-story walls as they have been constructed. These have been built as they were first approved: differentiated from the historic house on the right by stepping in from the side of the original structure and on the left by an alcove that steps in two feet (2') deep and is two feet (2') wide before going wider and continuing to the rear. Although it is generally not appropriate for additions to be wider than historic houses, the width was found to be appropriate because the lot is sixty-seven feet (67') wide and because the addition would be no taller than the historic house.

As constructed, the addition inappropriately alters the form and increases the height of the historic building. The current proposal would restore the original gabled-ell form of the historic house and connect the bulk of the addition with a narrower hyphen before stepping wider and taller. The roof of the hyphen, however, would tie flush into the original left side of the roof. Typically, the roofs of additions must also be differentiated from an original roof form to preserve the integrity of the historic building's form. Staff finds the location and removability of the proposed modification would not meet Sections II.B.2.a. and II.B.2.e of the design guidelines because the hyphen is not sufficiently differentiated at the roof.

Height & Scale: The addition was originally proposed and approved to be fourteen feet, six inches (14'-6") wider than the historic house to the left side of the original structure, following a two foot by two-foot (2'x2') alcove. The roof ridge of the addition was to be six inches (6") lower than the existing roof ridge, and the eaves were to match those of the existing house.

Additions that are wider than the historic home are generally not appropriate but was approved in this case, in large part because of the low roof height relative to the roof height of the historic building. As constructed, the eaves of the addition are approximately eight feet (8') taller than the original eave line, and the roof is approximately five feet (5') taller.

The current proposal would remove the constructed upperstory and replace it with a new, shorter upperstory. The modified addition would have eaves matching the eave height of the historic house, with a roof that rises thirteen inches (13”) higher than the ridge height of the original roof.

Ideally, additions to historic houses should be subordinate in scale, although there are cases where additions that are taller or wider have been found to be appropriate. However, where the height or width of an addition has been permitted to exceed the that of an historic house, it has only been permitted to do one or the other but not both.

Because the proposed addition would exceed the height and width of the historic house simultaneously, staff finds that the proposed modification to the addition does not meet sections II.B.1a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The footprint of the addition matches what was approved. Staff finds that the addition meets section II.B.1.c of the design guidelines for setbacks.

Materials: The addition has been constructed with a poured concrete foundation and clad with cement-fiber siding and an asphalt-shingle roof. The MHZC has approved these materials for new construction and additions. The windows and doors were installed without approval and the materials are not known.

Staff does not have enough information to assess whether or not the materials meet section II.B.1.d. of the design guidelines.

Roof form: The proposed modification to the addition would have a hipped roof component behind the primary mass of the historic house, with gable projections to the left and right and a side dormer to the rear.

Staff finds that the roof of the addition is not compatible with that of the historic house, and that the addition as constructed does not meet Section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: Most of the windows on the proposed addition are generally twice as tall as they are wide, which is typical of the historic proportions of openings.

Staff finds that the modified addition would meet Section II.B.1.g of the design guidelines.

Outbuilding: As constructed, the outbuilding has a dormer on the north façade that does not step back from the first story wall as is typically required. The current proposal is to remove that dormer.

Staff finds that the proposed modification to the outbuilding would meet Section III.B.h. of the design guidelines

**Recommendation:** Staff recommends disapproval of the proposed modification to the addition at 1207 Dallas Avenue, finding it does not meet Sections II.B.2.a. and II.B.2.e (Location and Removability) and II.B.1.b. (Scale) of the design guidelines, because the addition's roof is not sufficiently differentiated from the original roof and because the addition is simultaneously taller and wider than the historic house.

Staff recommends that, before the deadline for the September MHZC meeting (September 2, 2019), the applicant shall submit a proposal to correct the violation, noting that if the proposal is not taller and wider than the historic house and meets all other applicable design guidelines, that the modification may be approved administratively.

Staff recommends approval of the proposed modification to the outbuilding, finding that it does meet Section III.B.h. (Outbuildings) of the design guidelines because.

**ATTACHMENT A: PHOTOGRAPHS**



Left side of partially-constructed addition to 1207 Dallas Avenue, current condition.

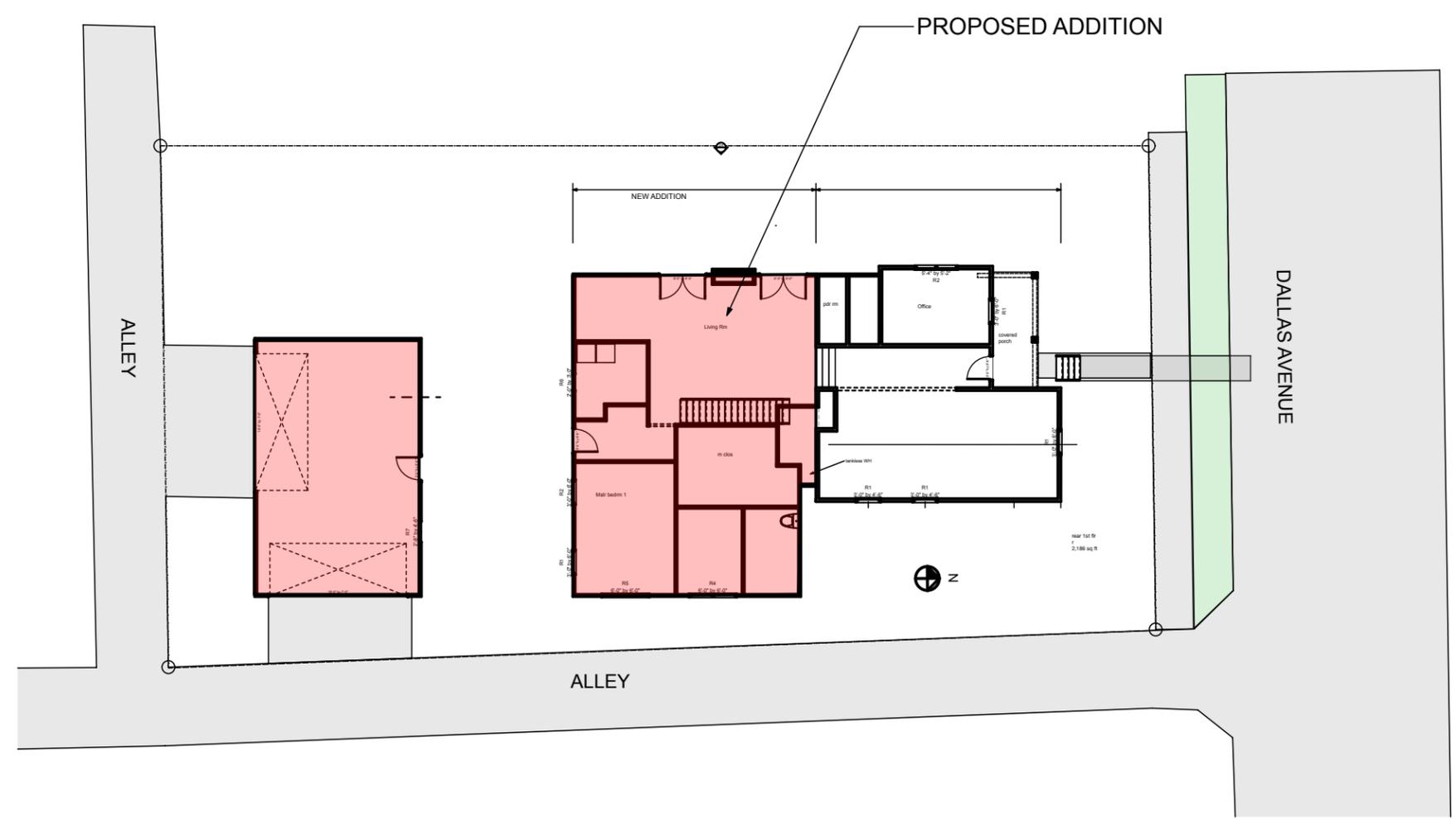


Rear of partially-constructed addition to 1207 Dallas Avenue, current condition.

totally new roof  
2nd flr clgs - 8' high  
all roof above 8' clg is 1/4"/ft low slope  
new roof 13" above existing  
height increase starts 42' back from front wall



2931 BERRY HILL DRIVE  
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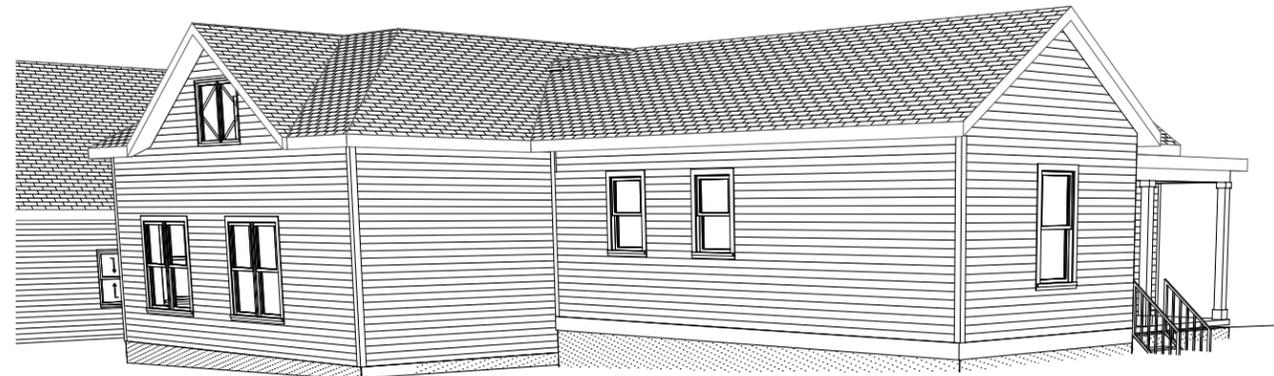
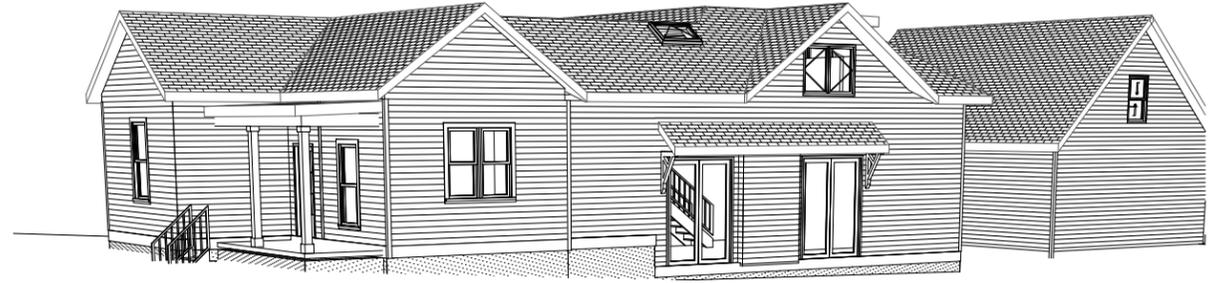
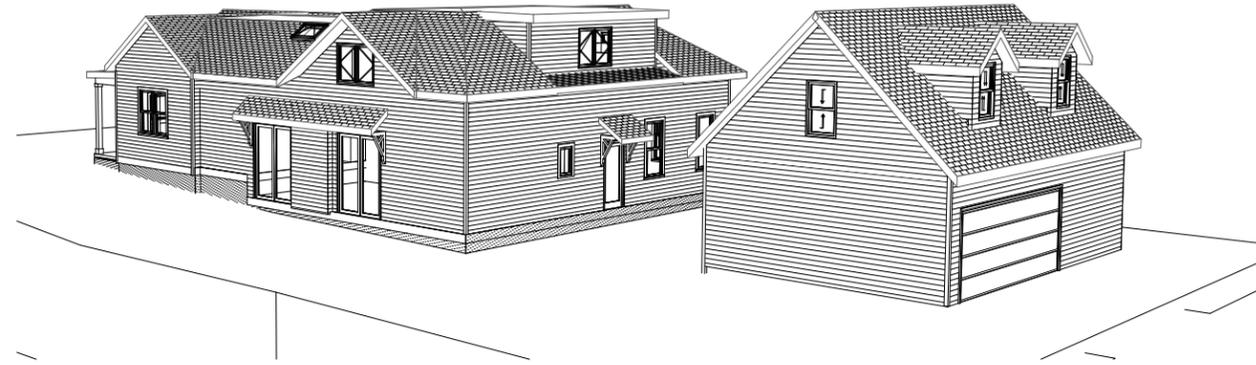
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SITE PLAN

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

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3D VIEWS



FLOOR AREA	
Zone Name	Calculated Area
rear 1st flr	2,186
rear 2nd flr	1,132
	3,318 sq ft

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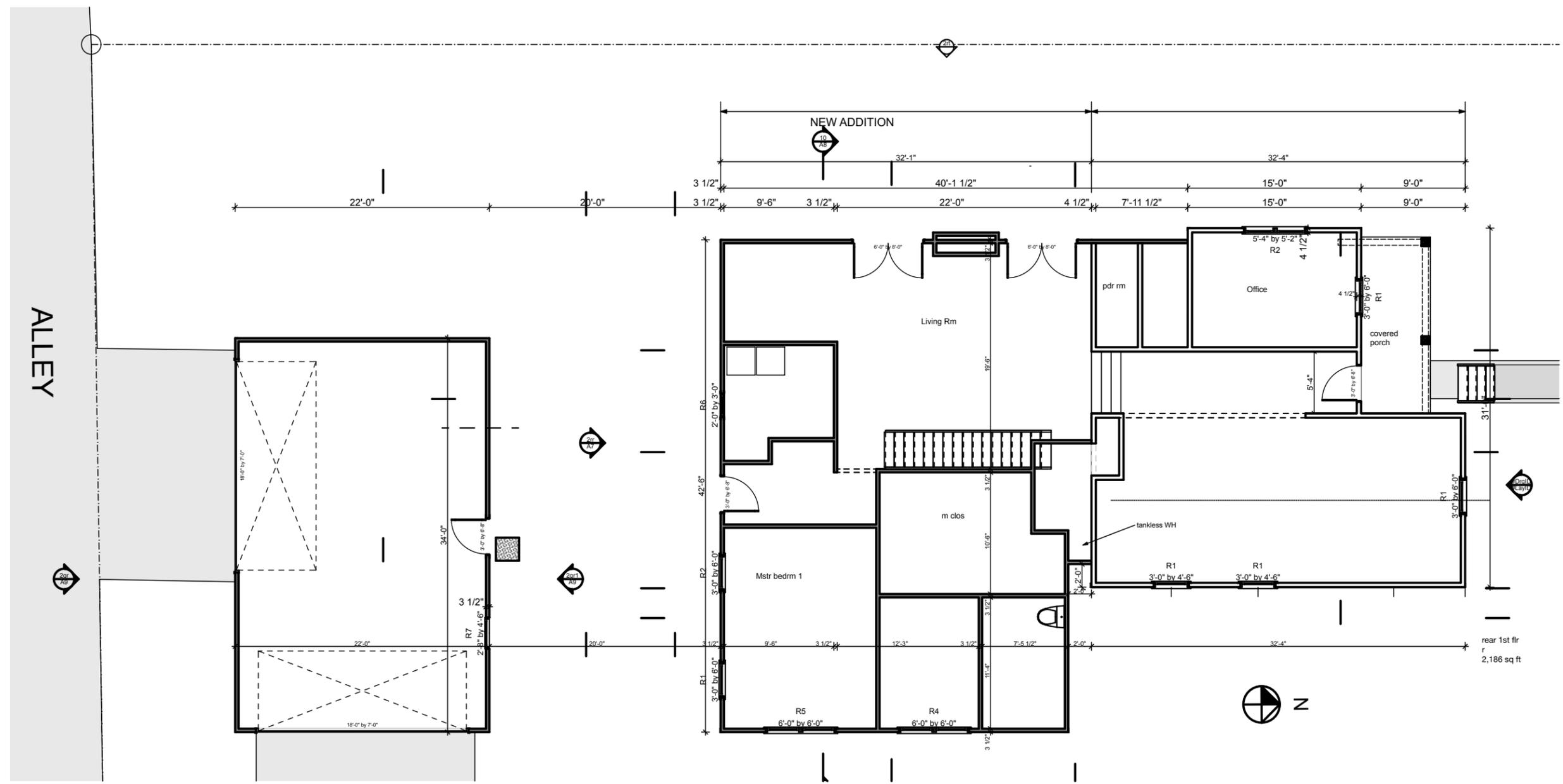
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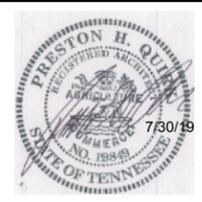
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1ST FLR PLAN

A3



**1** 1st FLOOR  
SCALE: 1" = 10'



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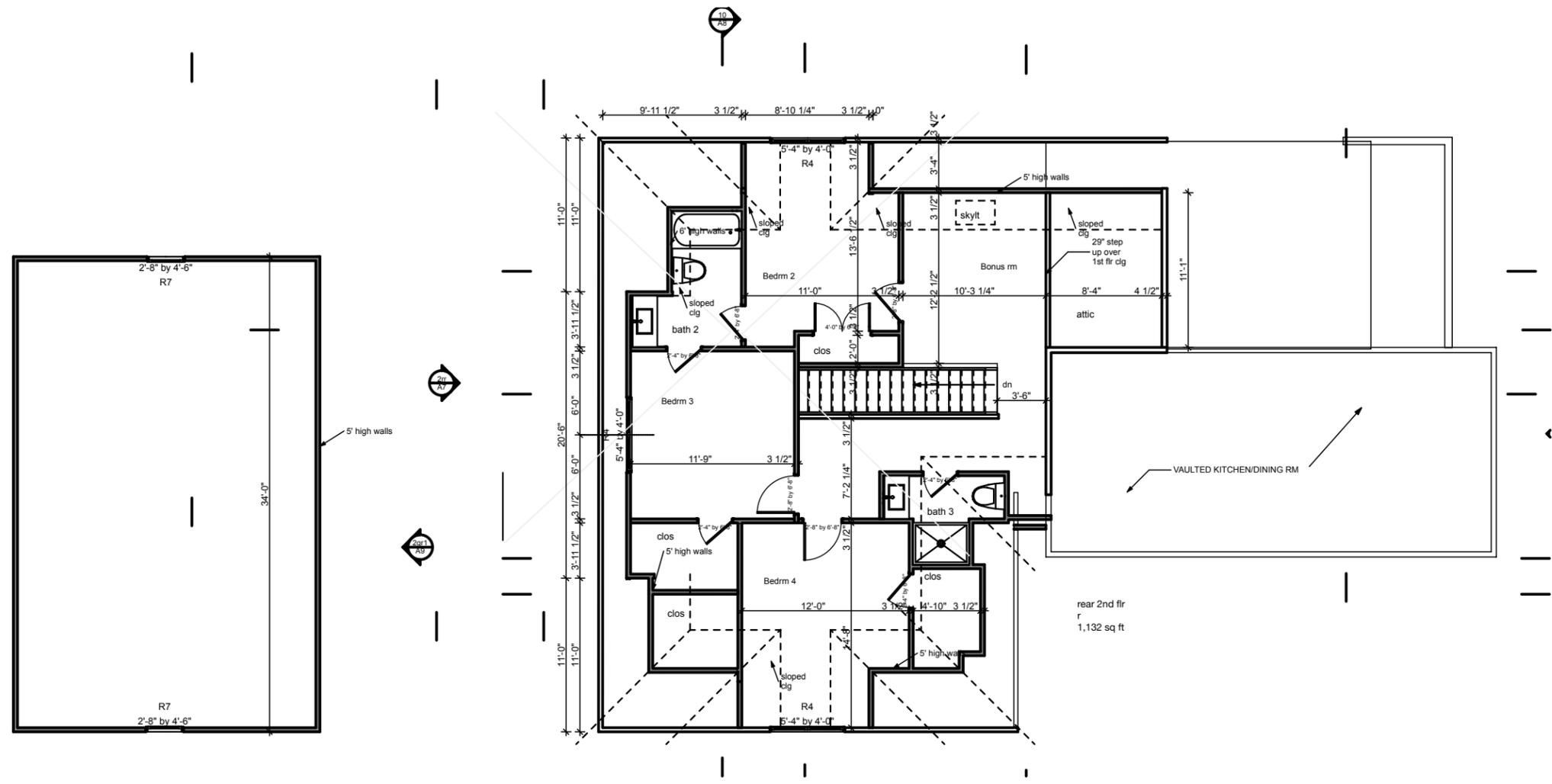
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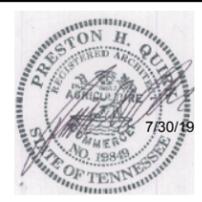
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2ND FLR PLAN

A4

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





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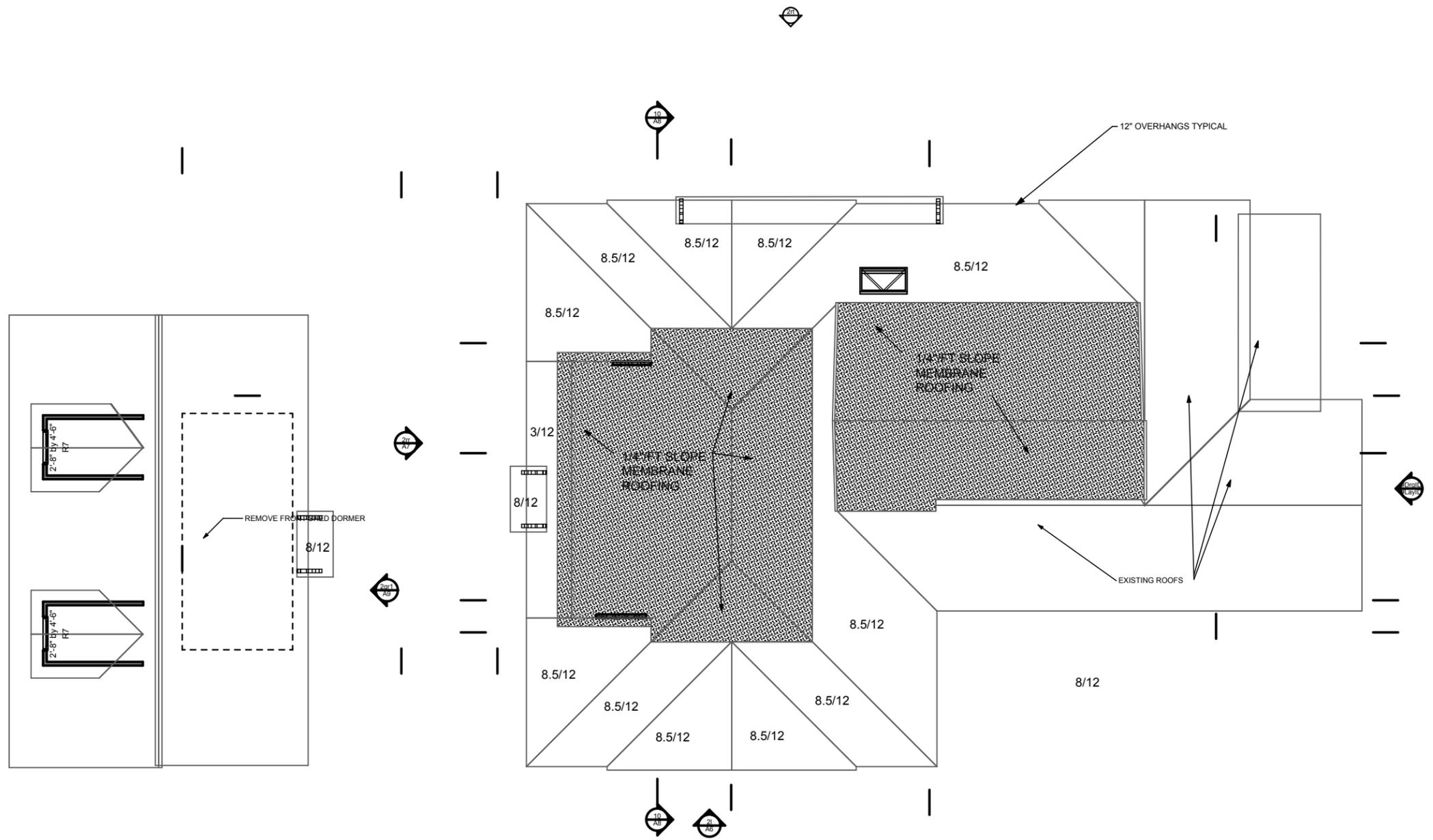
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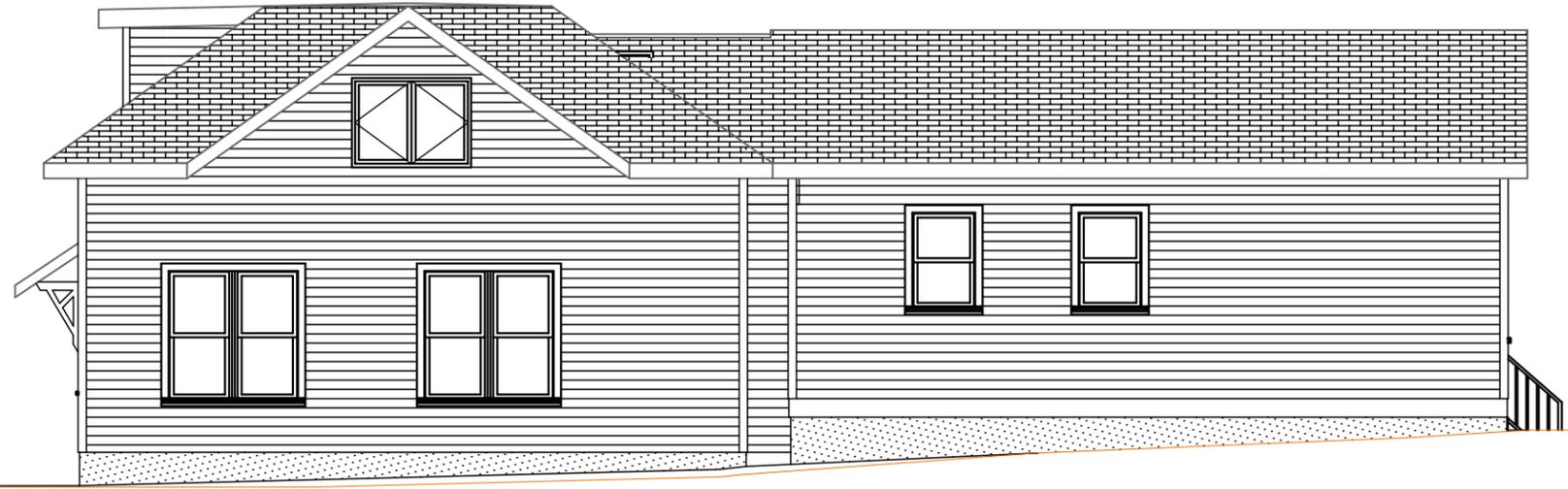
ROOF PLAN

A5



**1** ROOF PLAN  
SCALE: 1" = 10'

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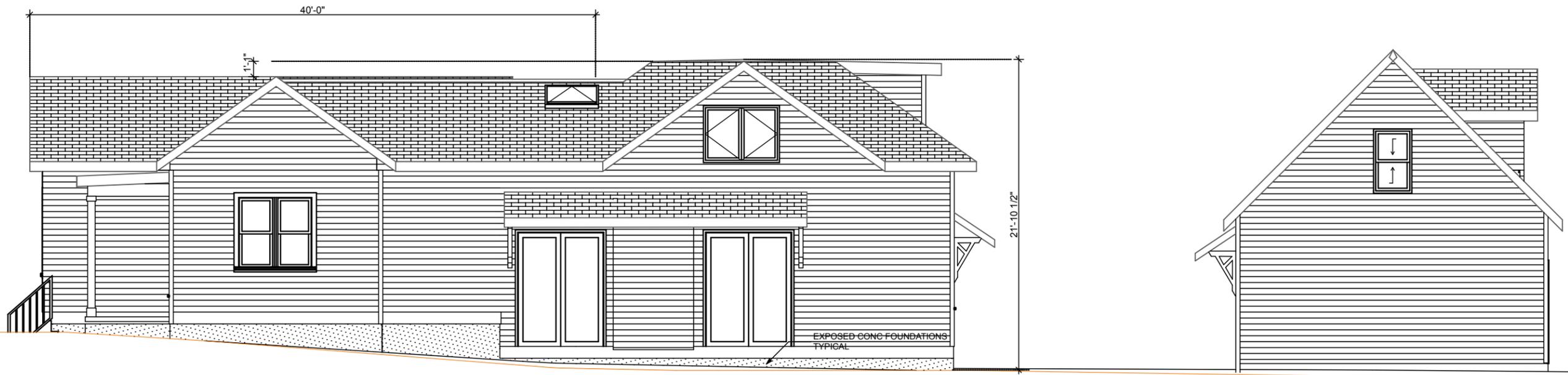
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2l

# LEFT ELEVATION

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



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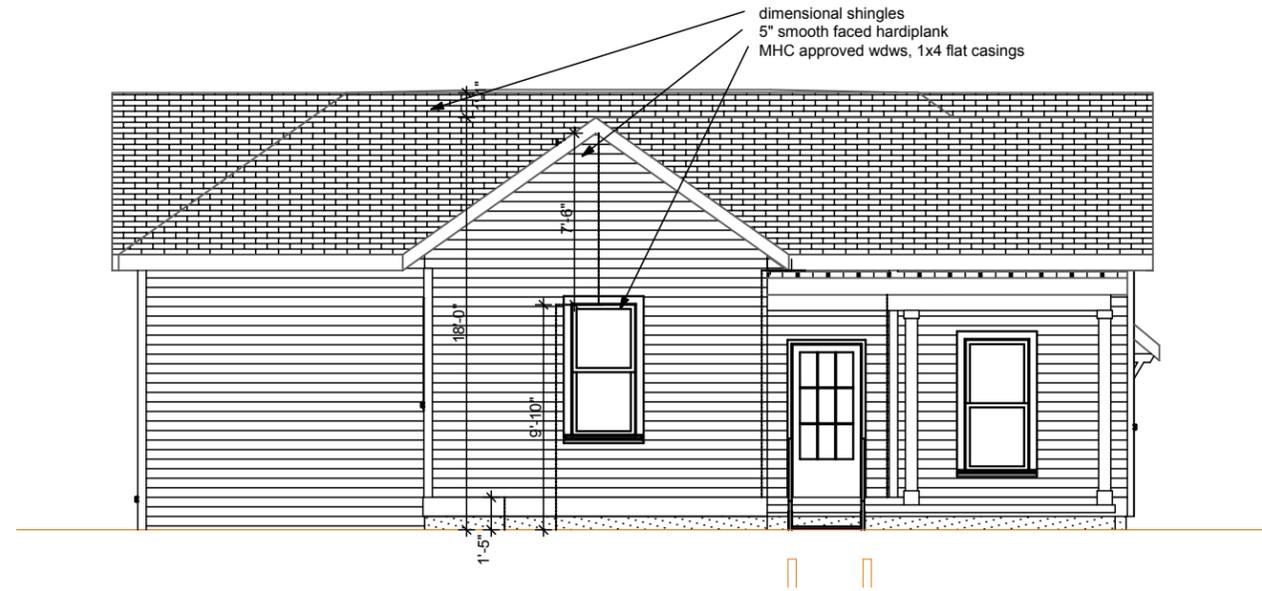
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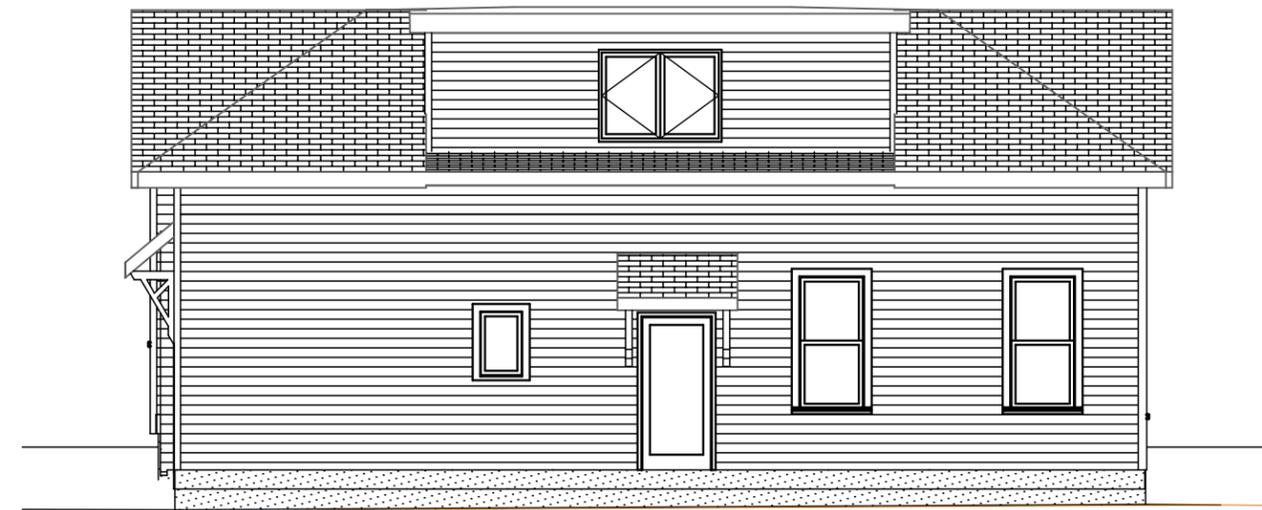
# RIGHT ELEVATION

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

A6



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



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

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**QUIRK DESIGNS**

Renovation/Additions

Mr Dallan Hudson  
1207 Dallas Avenue  
Nashville, TN 37212

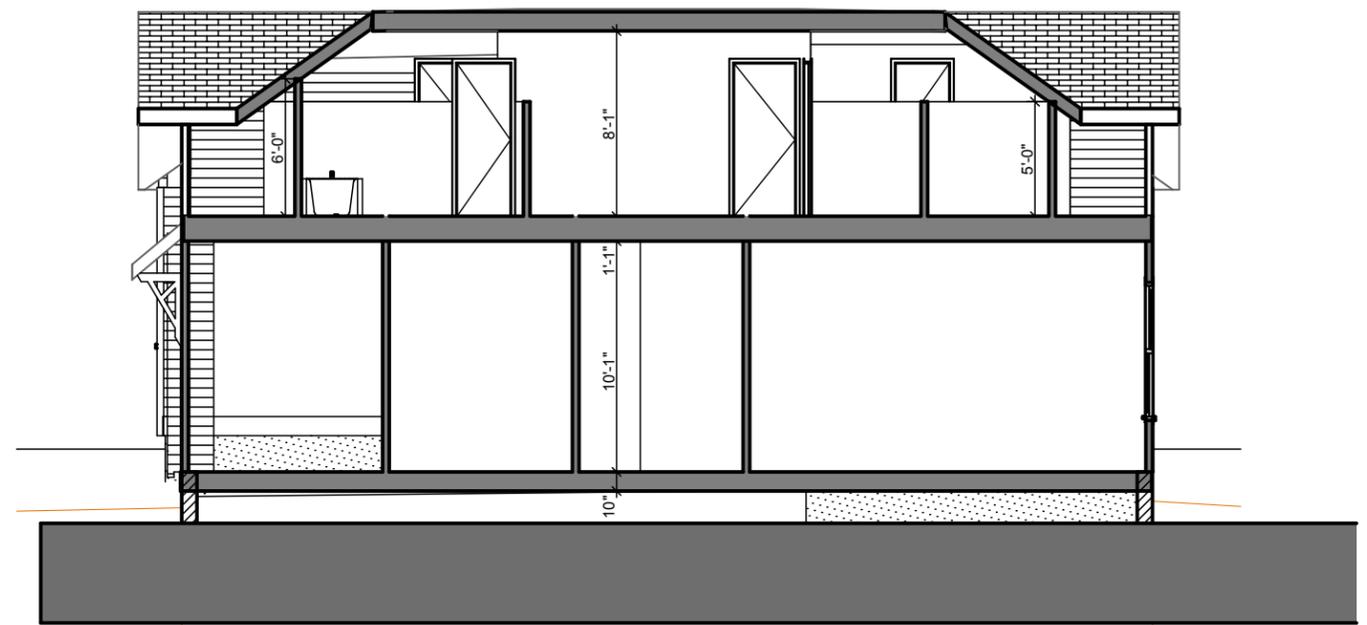
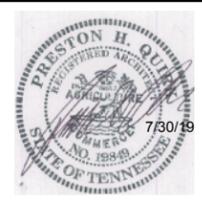
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QUIRK DESIGNS

ELEVATIONS 2

A7

Mr. Dallan Hudson  
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**10** SECTION - CENTER  
SCALE: 1/8" = 1'-0"



2931 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 289-9248 Fax: (615) 627-1298  
email: quirkdesigns@comcast.net

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Nashville, TN 37212

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SECTIONS

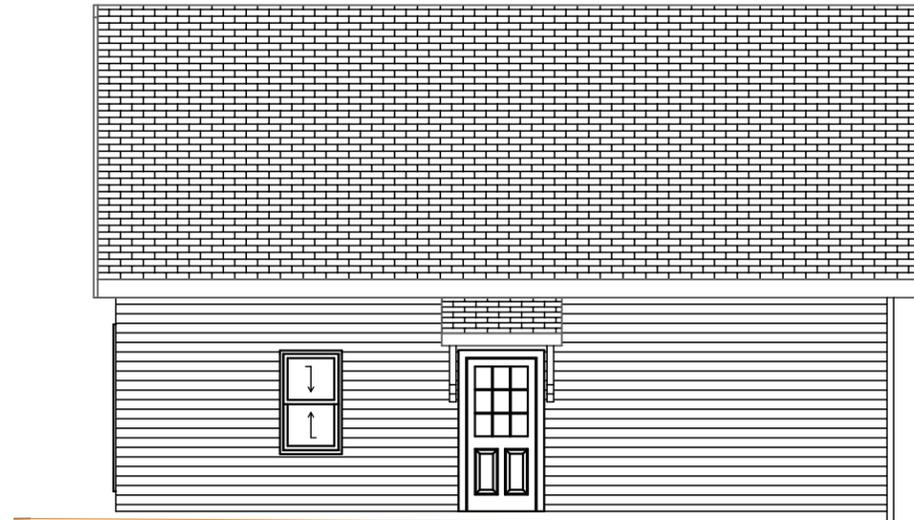
A8



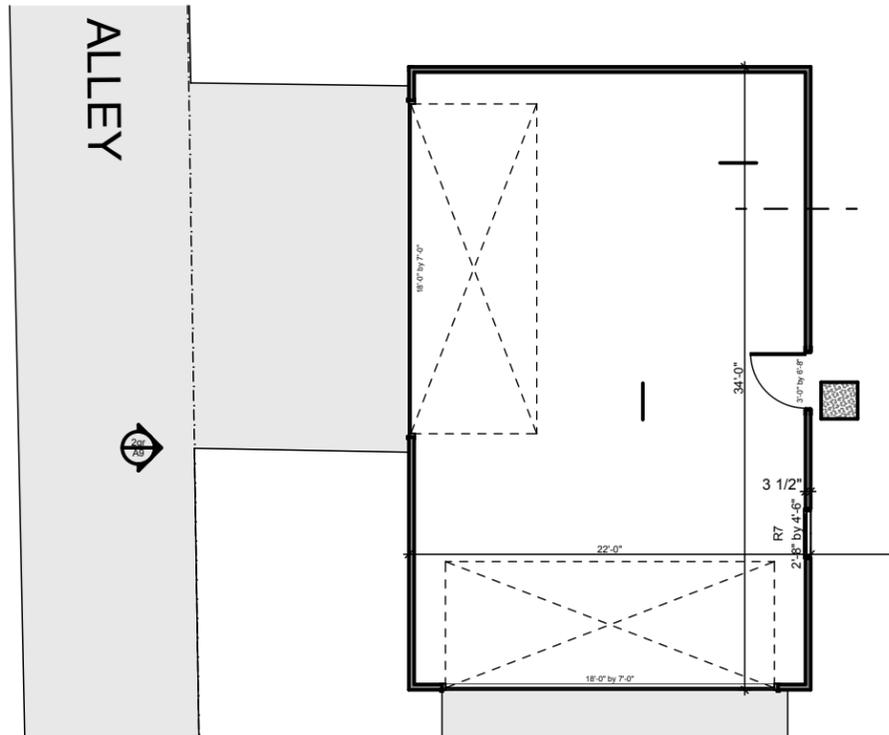
**2l** LEFT ELEVATION (2)  
SCALE: 1/8" = 1'-0"



**2rt** RIGHT ELEVATION (2)  
SCALE: 1/8" = 1'-0"



**2gr1** FRONT ELEV - GARAGE  
SCALE: 1/8" = 1'-0"



**1** SITE PLAN  
SCALE: 1" = 10'



**2gr** REAR ELEV - GARAGE  
SCALE: 1/8" = 1'-0"



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**QUIRK DESIGNS**

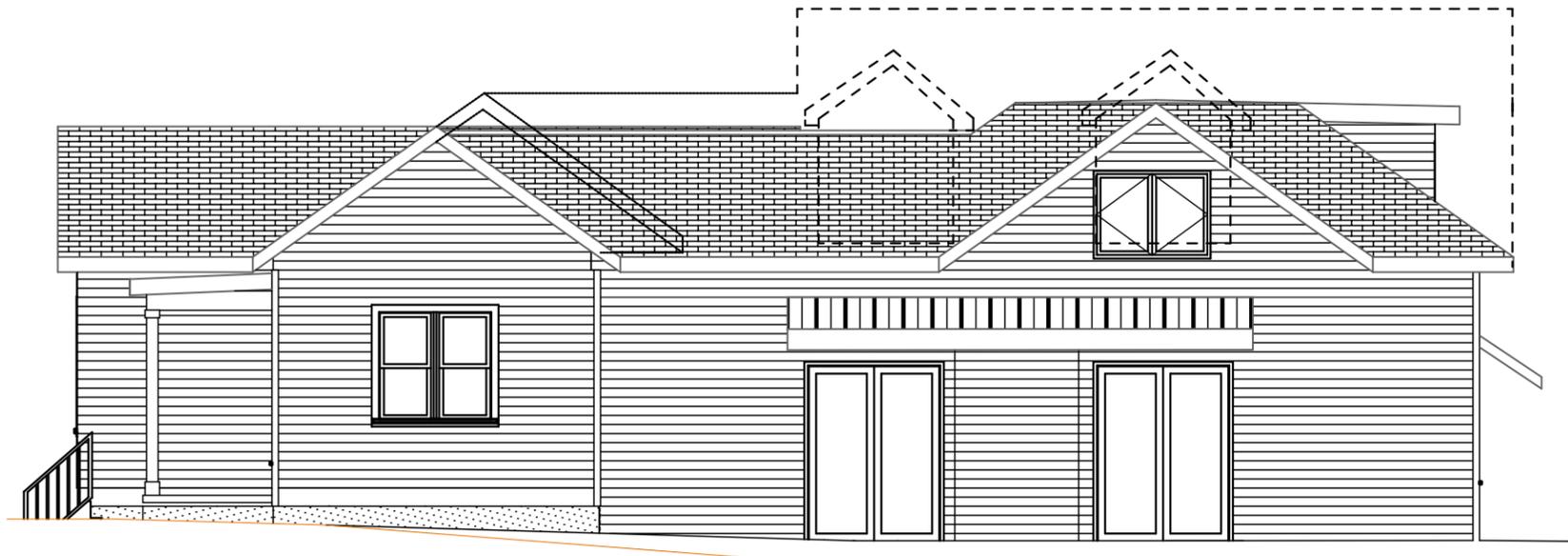
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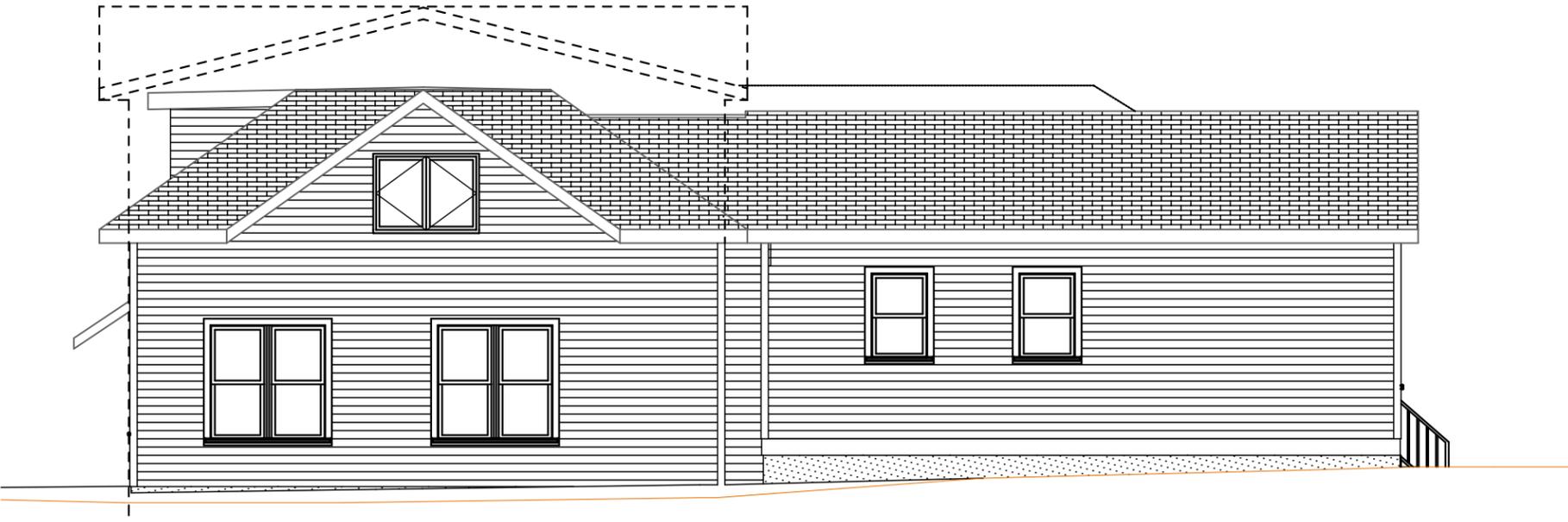
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GARAGE

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**2rt** RIGHT ELEVATION (1)  
SCALE: 1/8" = 1'-0"



**2l** LEFT ELEVATION (1)  
SCALE: 1/8" = 1'-0"



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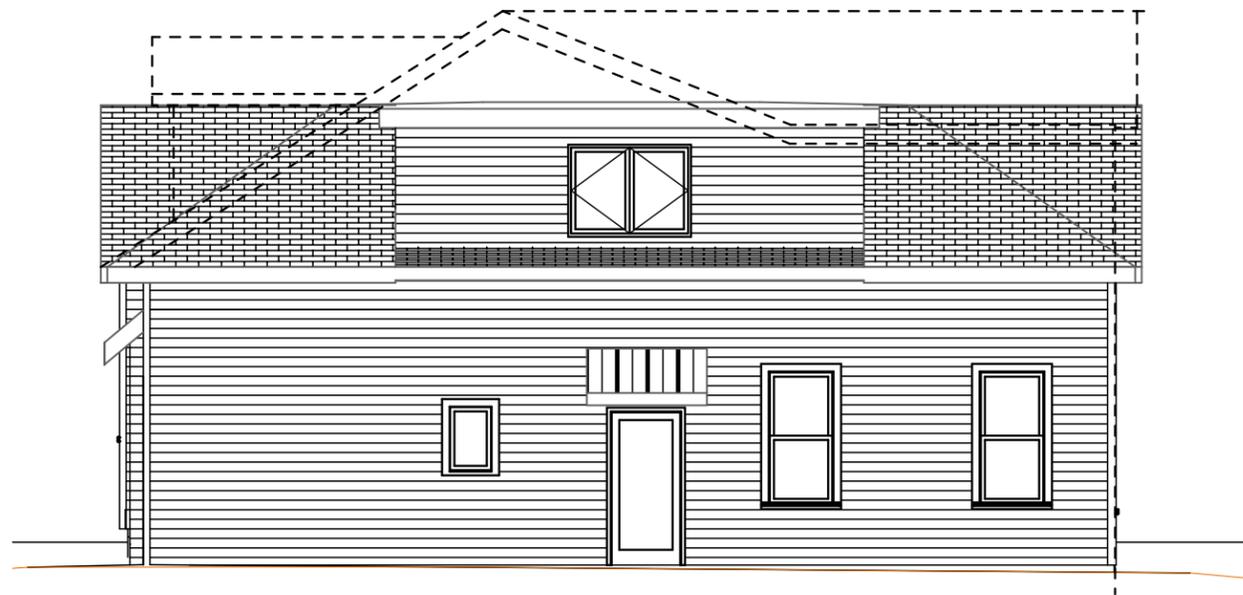
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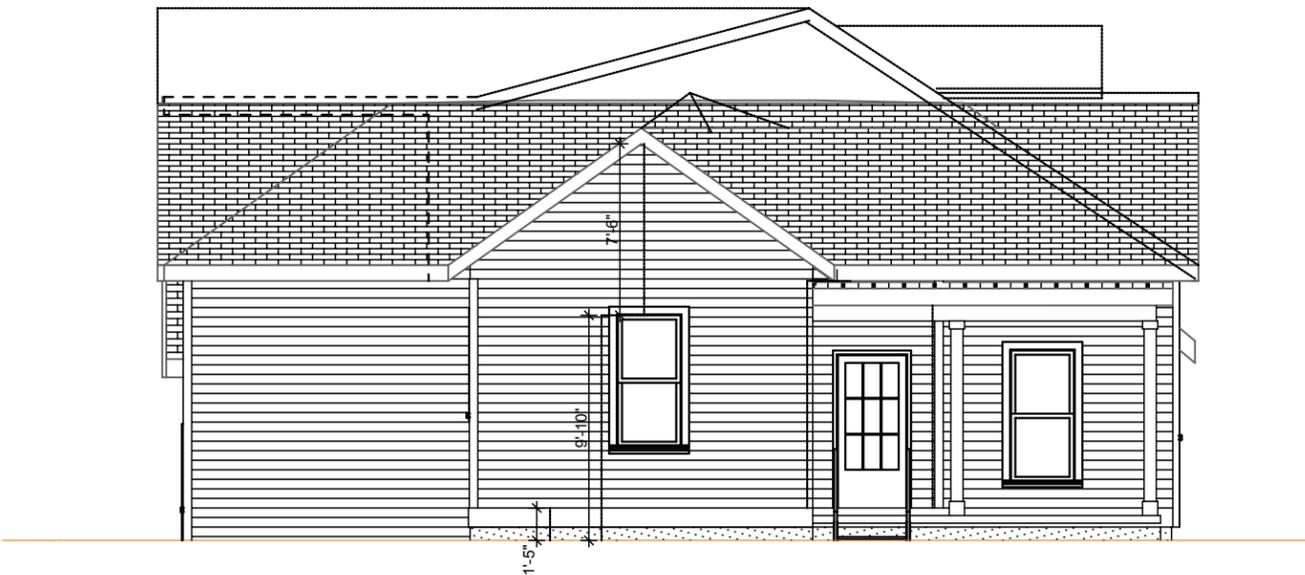
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ELEVATIONS EXISTING

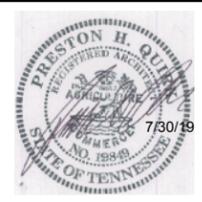
Mr. Dallan Hudson  
1207 Dallas Avenue  
Nashville, TN 37212



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



**2f** FRONT ELEVATION (1)  
SCALE: 1/8" = 1'-0"



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ELEV - EXISTING

A11