

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

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

**STAFF RECOMMENDATION**  
**3610 Richland Avenue**  
**Lot 17, Richland Hall Development**  
**September 20, 2017**

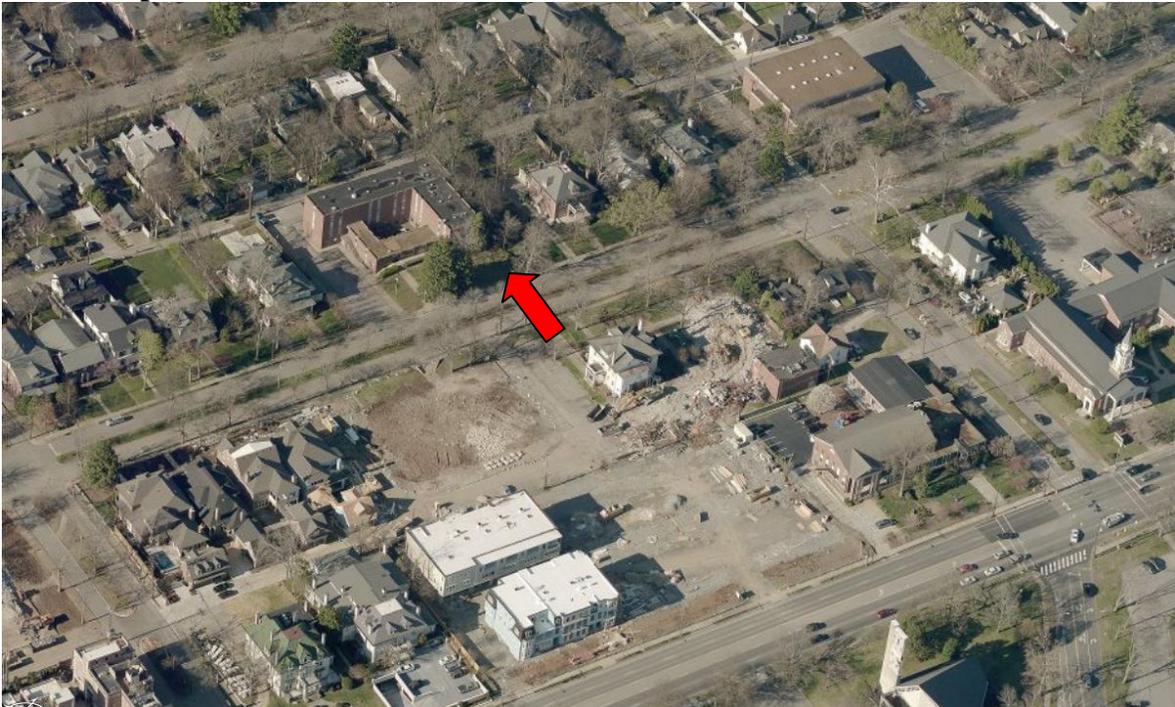
**Application:** New construction—infill and outbuilding  
**District:** Richland-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 10409029200  
**Applicant:** Chad Gore, Mike Ford Builders  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is to construct a new single family infill and an outbuilding.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"><li>1. The finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field;</li><li>2. The front setback be verified in the field;</li><li>3. Staff approve the stone sample prior to purchase and installation;</li><li>4. Staff approve color and texture of the asphalt shingle and metal roof;</li><li>5. Staff approve the materials for the porch floors and stairs;</li><li>6. Staff approve all window and door selections prior to purchase and installation;</li><li>7. Staff approve the foundation material for the outbuilding.</li></ol> <p>With these conditions, staff finds that the project meets Section II.B. of the <i>Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b></p> <ul style="list-style-type: none"><li><b>A:</b> Photographs</li><li><b>B:</b> Development Site Plan</li><li><b>C:</b> Lots 15-17 Plot Plan</li><li><b>D:</b> Site Plan</li><li><b>E:</b> Elevations</li></ul>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B.1 New Construction**

#### **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 determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).*

*Appropriate setbacks will be determined based on:*

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

*Appropriate height limitations will be based on:*

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

*In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:*

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

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

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.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

#### **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.

*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.

##### *Porches*

*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.*

##### *Parking areas and Driveways*

*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. Outbuildings**

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

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 DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

#### *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) 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.

*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.*

**i. 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.*

*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**

*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.*

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

**Background:** 3610 Richland Avenue is a currently a vacant lot (Figure 1). Formerly on the site was a non-contributing building that was part of the Welch College (formerly the Free Will Baptist Bible College) campus. The College has moved to a new location and the building has been demolished. The new owner of the college’s property plans 22 new infill houses within the Richland-West Neighborhood Conservation Zoning Overlay (Figure 2). To date, MHZC has approved infill and outbuildings for Lots 1, 2, 3, 4, 5, 6, 11, and 14 (3657, 3653, 3649, 3641, 3637, 3633, 3613, and 3701 Richland Avenue, respectively). Several of these houses have been constructed (See photos at end of document).



Figure 1. Lot at 3610 Richland Avenue

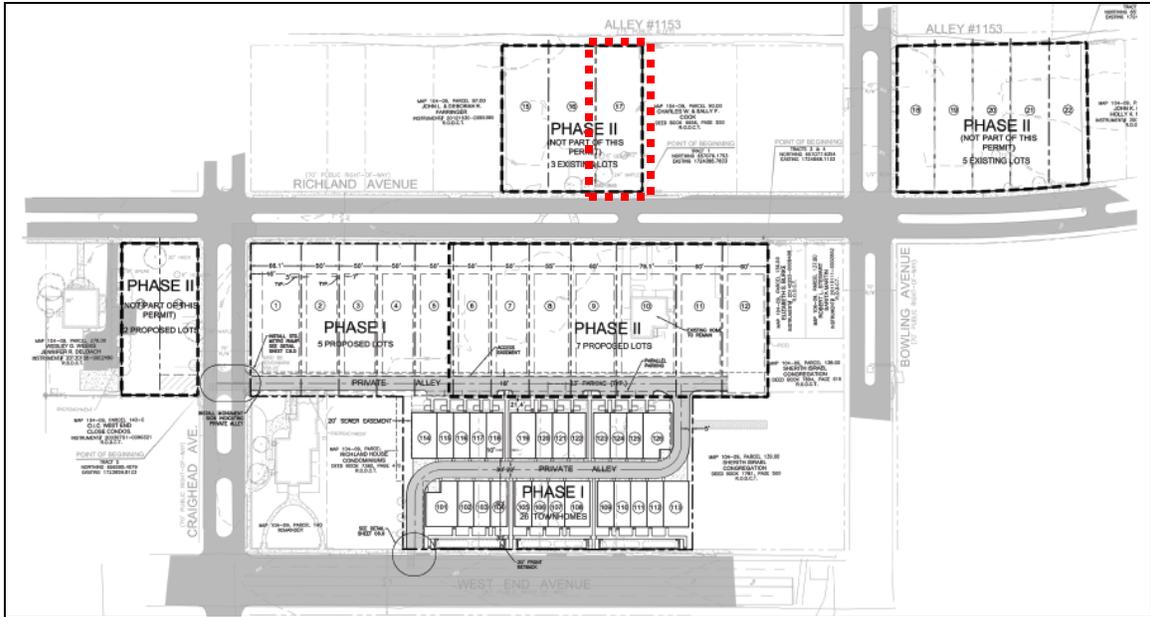


Figure 2. Overall site plan for the 22 infill houses planned for the Richland-West End Neighborhood Conservation Zoning Overlay. The red box indicates the site currently under consideration.

**Analysis and Findings:** Application is to construct a new single family infill and an outbuilding.

**Height & Scale:** The proposed infill will be two stories, with a maximum height of thirty-three feet, six inches (33'6") above the foundation at the front, and approximately thirty-five feet (35') above grade. The infill will have an eave height of twenty feet (20') above the grade at the front. The foundation height will vary due to grade, but will be between twelve and eighteen inches (12"-18") at the front. Staff finds that the proposed height is similar to the heights of historic houses in the immediate vicinity, which range from thirty to forty-four feet (30' – 44'). It is also in keeping with what has been approved in the past for the infill houses in this development.

The lot is approximately sixty-two feet (62') wide. The house will be forty-three feet, three inches wide (43'3") wide at the front. It expands to be forty-nine feet, six inches wide (49'6") wide at a distance twenty-three feet, eight inches (23'8") back from the front. Staff finds that the wider portion of the house is appropriate because it reads like a two-story bay; it is over five feet (5') shorter than the main bulk of the house. In addition, the proposed width is similar to what was approved on Lot 1, which is sixty-six feet (66') wide and has a width at the front of forty-three, nine inches (43'9") and a maximum width of forty-eight feet (48'). It is also within the range of the widths of the historic houses in the immediate vicinity, which range from thirty-eight to sixty-five feet (38'-50').

Staff recommends verification of the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is

compatible with the historic context. With this condition, staff finds that the height and scale meet Sections II.B.1.a.andII.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill will meet all base zoning setbacks. The front setback for this development is proposed to be fifty feet (50’), in order to line up with the historic house at 3618 Richland Avenue. Staff recommends that MHZC staff approve the staking of the front setback in the field to ensure that the fifty feet (50’) setback does line up with the front wall of 3618 Richland Avenue.

The infill will be six feet, two inches (6’2”) from the left side property line and will be five feet, eleven and a half inches (5’ 11½”) from the right side property line. It will be over sixty feet (60’) from the rear property line. Staff finds that the proposed setbacks to be similar to the immediate historic context and to meet Section II.B.1.c. of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/ Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Final Review</b>
<b>Foundation</b>	Cast Stone	Unknown	Yes	Yes
<b>Primary Cladding</b>	Stucco over brick	Unknown	Yes	No
<b>Lintels and Sills</b>	Cast Stone	Unknown	Yes	Yes
<b>Primary Roofing</b>	Asphalt shingle	Unknown	Yes	Yes
<b>Chimney</b>	Stucco over brick	Unknown	Yes	No
<b>Windows</b>	Not indicated	Unknown	Unknown	Yes
<b>Doors</b>	Not indicated	Unknown	Unknown	Yes
<b>Porch Roof</b>	Metal	Unknown	Yes	Yes
<b>Porch floor (Front and Back)</b>	Unknown	Unknown	Unknown	Yes
<b>Rear Porch Columns</b>	Wood	Typical	Yes	No
<b>Front Porch Steps</b>	Unknown	Unknown	Yes	Yes
<b>Driveway</b>	Concrete	N/A	Yes	No
<b>Walkway</b>	Concrete	N/A	Yes	No
<b>Fencing</b>	Wood	N/A	Yes	No

While frame houses and houses clad in stone and brick are most common in the Richland-West End Neighborhood Conservation Zoning Overlay, stucco houses can be found, most notably at 3533 Richland Avenue (Figure 3). Staff recommends approval of a stone sample, all windows and doors, the roof shingle color, the metal roof color, and the materials of the porches' floor and stairs. With these approvals, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.



Figure 3. 3533 Richland Avenue is a stucco house

Roof form: The infill's primary roof form is a hipped roof with a 11.5/12 pitch. A projecting bay on the side will also have a hipped roof form with a 11.5/12 pitch. The applicant is proposing wall dormers on the front and the side. The design guidelines discourage wall dormers on the front, primarily because they are not typical of many neighborhoods and they increase the perceived height of the house. Staff, however, finds the proposed wall dormers to be appropriate for several reasons.

Front wall dormers can be found in the Richland-West End Neighborhood Conservation Zoning Overlay, most notably at 3629 Central Avenue (Figure 4). Even though wall dormers can accentuate the perceived heights of infills and additions, in this case, the infill is surrounded by tall, historic structures. Its eave and ridge heights are lower than many historic houses in the immediate vicinity. The two nearest historic houses at 3608 and 3618 Richland Avenue are five to nine feet (5'-9') taller than the proposed infill. For this infill, staff does not have concern about the perceived height of the infill. Lastly, staff finds that the proposed wall dormers provide a design variation in the middle of this development, which will ultimately result in 22 infill houses in a block and a half in the heart of the historic neighborhood. Allowing a variation in design that maybe atypical of the district, but which can be found on an historic house nearby, will help diversify the development and distinguish the individual houses.



Figure 4. 3629 Central Avenue has wall dormers

Staff finds that the proposed roof forms are appropriate for a two-story infill house in the overlay, and finds that the roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The house is oriented towards Richland Avenue, which is appropriate. The front entry is behind a shallow front stoop. While most historic houses Richland-West End Neighborhood have partial or full-width front porches, shallow stooped entryways can be found, most notably at 3632 Richland Avenue (Figure 5). Similar to the wall dormers, the shallow stoop entryway is a design element that may not be typical of the neighborhood, but can be found on nearby historic houses. This variant will help to distinguish the many infill houses planned for this immediate vicinity.



Figure 5. 3632 Richland Avenue has an entry behind a shallow stoop.

A front walkway will be added from the sidewalk to the front porch. Vehicular access to the street will be via the existing alley. Staff finds that the infill’s orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The proposed windows on the infill are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. There are no large expanses of wall space without a window or door opening. All double and triple window openings have a four to six inch (4”-6”) mullion in between them. On the right elevations, there are some double-height window openings that are not typical of the historic context. Staff finds them to be appropriate, however, because they are over fifty-feet (50’) back from the front of the house. Staff finds that the infill’s proportion and rhythm of openings meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The driveway at the rear will be concrete, as will the walkway leading to the front porch from the sidewalk. No fencing was indicated on the site plan. The HVAC unit will be located on the left side elevation, about thirty feet-three (33’) back from the front of the house. Staff finds that the infill meets Section II.B.1.i. of the design guidelines.

Outbuilding: The outbuilding will not contain a dwelling unit. This site is zoned for single family, and DADUs are not permitted under the current zoning.

*Site Planning & Setbacks:*

	<b>MINIMUM</b>	<b>PROPOSED</b>
<b>Building located towards rear of lot</b>		Yes
<b>Space between principal building and DADU/Garage</b>	20’	≈31’

<b>Rear setback</b>	5'	5'
<b>L side setback</b>	5'	6'2"
<b>R side setback</b>	5'	17'
<b>How is the building accessed?</b>		Existing Alley
<b>If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?</b>		N/A

*Massing Planning:*

	<b>Infill</b>	<b>Potential maximums (heights to be measured from grade)</b>	<b>Proposed (should be the same or less than the lesser number to the left)</b>
<b>Ridge Height</b>	35'	25'	25'
<b>Eave Height</b>	20'	17'	14'

The proposed is a two-story building on a lot greater than 10,000 square feet.

	<b>Lot is more than 10,000 square feet</b>	<b>50% of first floor area of principle structure</b>	<b>Proposed footprint</b>
<b>Maximum Square Footage</b>	1,000 sq. ft.	≈1832 sq. ft.	880 sq. ft.

*Roof Shape & Elements:*

Shape

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary form	Cross gable	Yes
Primary roof slope	9/12	Yes

Elements

	<b>YES</b>	<b>NO</b>
<b>If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?</b>	N/A	
<b>If dormers are used, do they sit back from the wall below by at least 2'?</b>	N/A	
<b>Is the roof pitch at least 4/12?</b>	Yes	

*Materials:*

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires final Review</b>
<b>Foundation</b>	Not indicated	Unknown	Unknown	Yes
<b>Cladding</b>	Lap siding	Smooth, 4” reveal	Yes	No
<b>Roofing</b>	Asphalt shingle	Unknown	Yes	Yes
<b>Trim</b>	Cement fiber or wood	smooth	Yes	No
<b>Driveway</b>	Concrete	N/A	Yes	No
<b>Windows</b>	Not indicated	Unknown	Unknown	Yes
<b>Pedestrian Door</b>	Not indicated	Unknown	Unknown	Yes
<b>Vehicular Door</b>	Not indicated	Unknown	Unknown	Yes

With the final approval of all materials, staff finds that the proposed outbuilding meets Section II.B.1.h of the design guidelines.

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

1. The finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field;
2. The front setback be verified in the field;
3. Staff approve the stone sample prior to purchase and installation;
4. Staff approve color and texture of the asphalt shingle and metal roof;
5. Staff approve the materials for the porch floors and stairs;
6. Staff approve all window and door selections prior to purchase and installation;
7. Staff approve the foundation material for the outbuilding.

With these conditions, staff finds that the project meets Section II.B. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Richland Hall Lots Constructed to Date:**



Lot 1, 3657 Richland Avenue, approved December 16, 2015



Lot 2, 3653 Richland Avenue, approved December 16, 2015



Lot 3, 3649 Richland Avenue, approved May 18, 2016



Lot 4, 3641 Richland Avenue, approved December 21, 2016



Lot 6, 3633 Richland Avenue, approved April 19, 2017

**Context Photos:**



3608 Richland Avenue, directly to the right of 3610 Richland Avenue



3600 and 3604 Richland Avenue, to the right of Lot 17



3618 Richland Avenue, nearest historic structure to the left of Lot 17



Former Davidson Hall, 3617 Richland Avenue (right) with Lot 11 of the development under construction to the left. This is directly across the street from Lot 17.

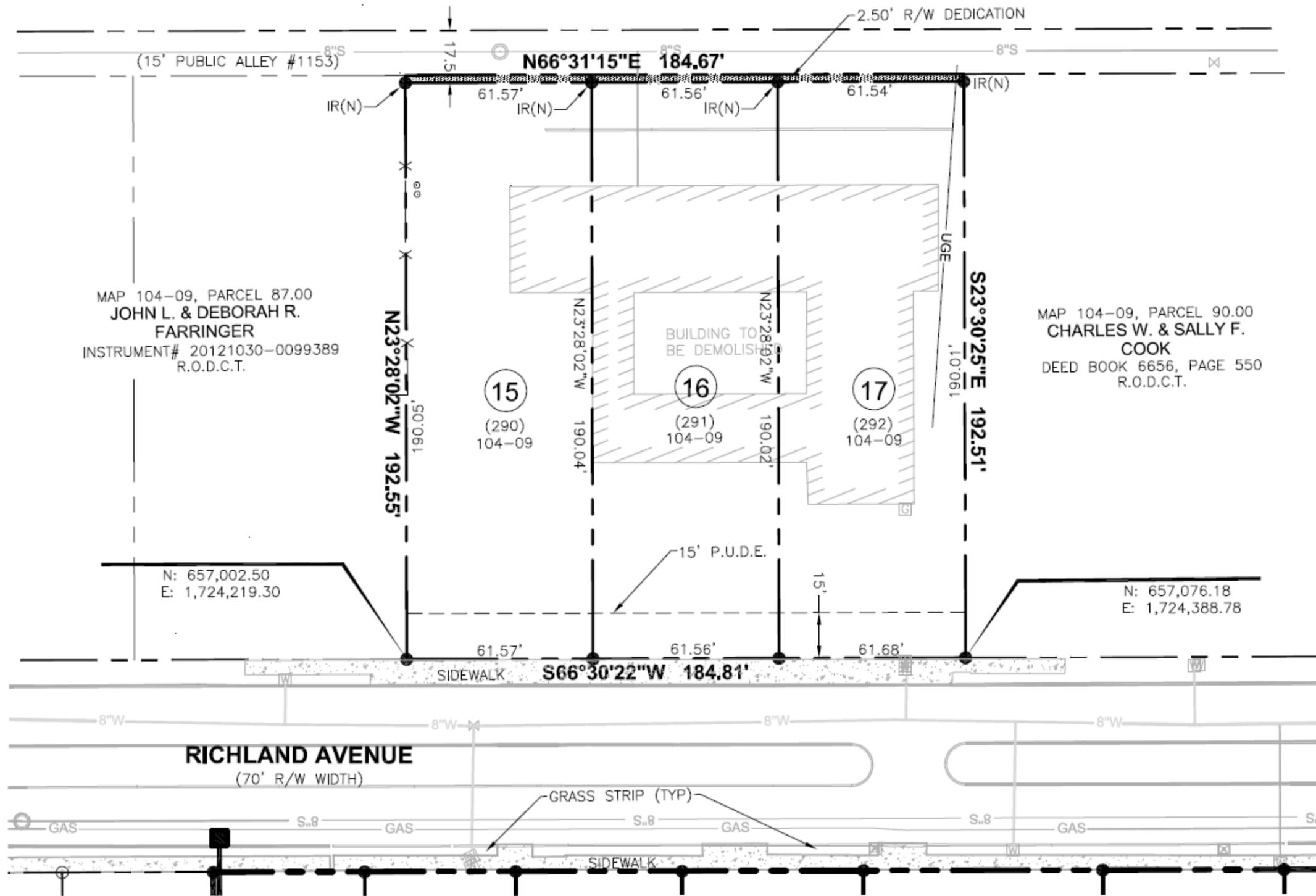


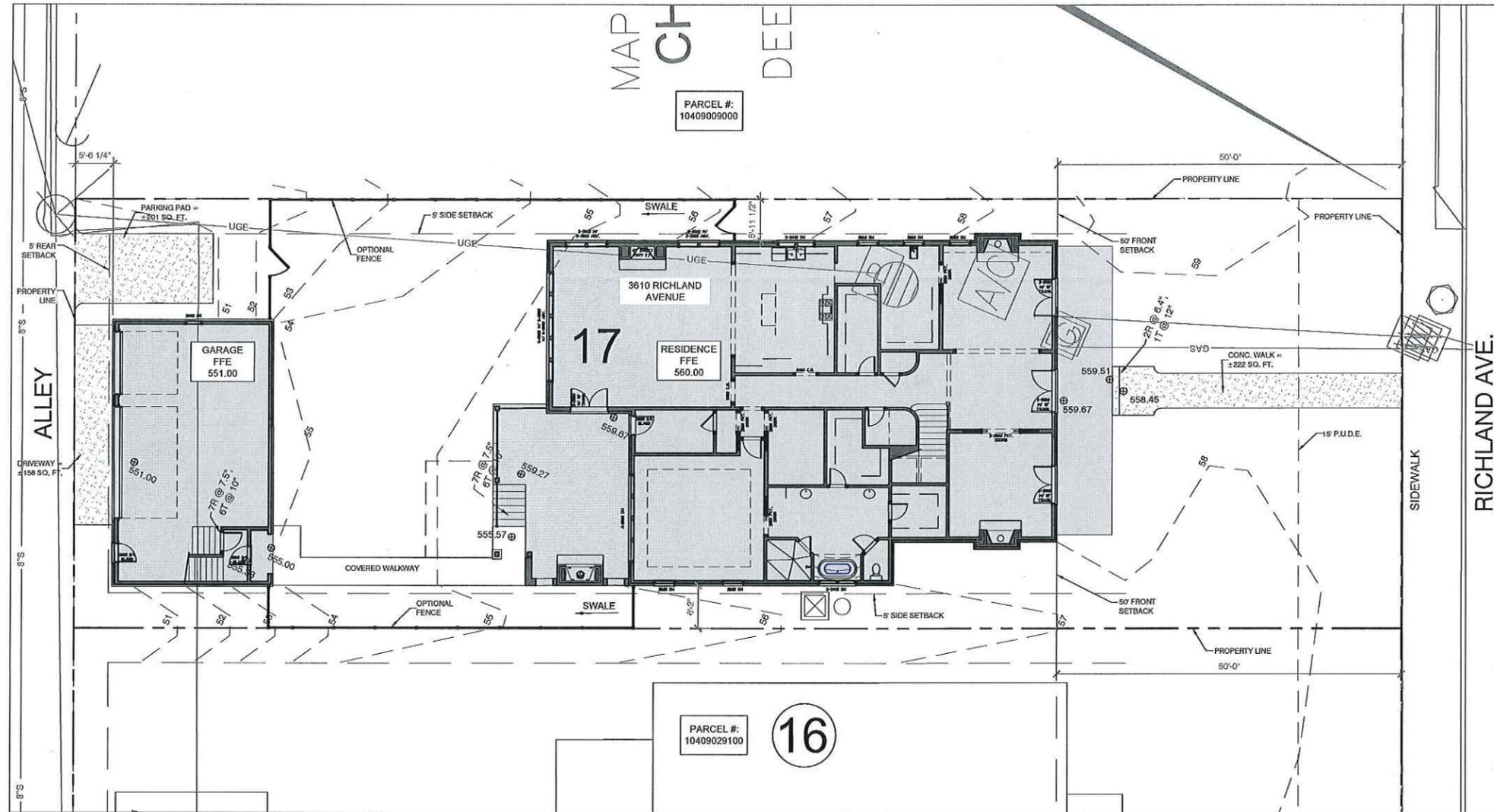
3628 Richland Avenue, to the left of Lot 17



3632 and 3630 Richland Avenue, to the left of Lot 17







MAP OF DEE

PARCEL #:  
10409009000

PARCEL #:  
10409029100

16

**FORD**  
CUSTOM CLASSIC HOMES  
390 WALCORY STATION RD. SUITE 100  
FRANKLIN, IN 47907  
P. 615.503.9727 I. 615.503.9798

LAST CHECKED:  
08.01.2017  
DB

**SITE PLAN**

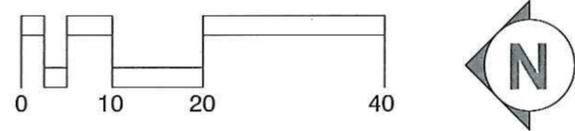
3610 RICHLAND AVENUE  
RICHLAND HALL LOT 017

8: Project: Richland Hall (Richland Hall) PH017\_Highman-Cummings (PH017-plan-01) 170901.dwg, dunn.baker 08/01/17 - 2:53 P

- NOTES:**
- \* Contractors are responsible for confirmation of architecture, property lines, easements and building setbacks prior to construction.
  - DO NOT SCALE FROM THIS PLAN.**
  - \* Confirm all spot elevations prior to construction.
  - \* Builder is responsible for compliance with all applicable codes and ordinances.
  - \* Provide proper grading and adequate drainage (2% minimum slopes away from residence & garage.) No cut or fill may be performed which will result in damage to any adjoining property.
  - \* Any discrepancy found in these plans must be reported to the architect. Should discrepancies be found, continuation of work without review by the architect will be at builder's risk.
  - \* This plan HAS NOT been prepared in accordance with handicapped guidelines or any other ADA considerations.
  - \* No runoff calculations have been developed or used to size swales and/or inlets and pipes.

NOTE: COORDINATE FLOOR ELEVATIONS IN FIELD AND VERIFY SUITABILITY

Richland Hall Lot 17  
ADDRESS: 3610 Richland Ave  
PARCEL: 10409029200

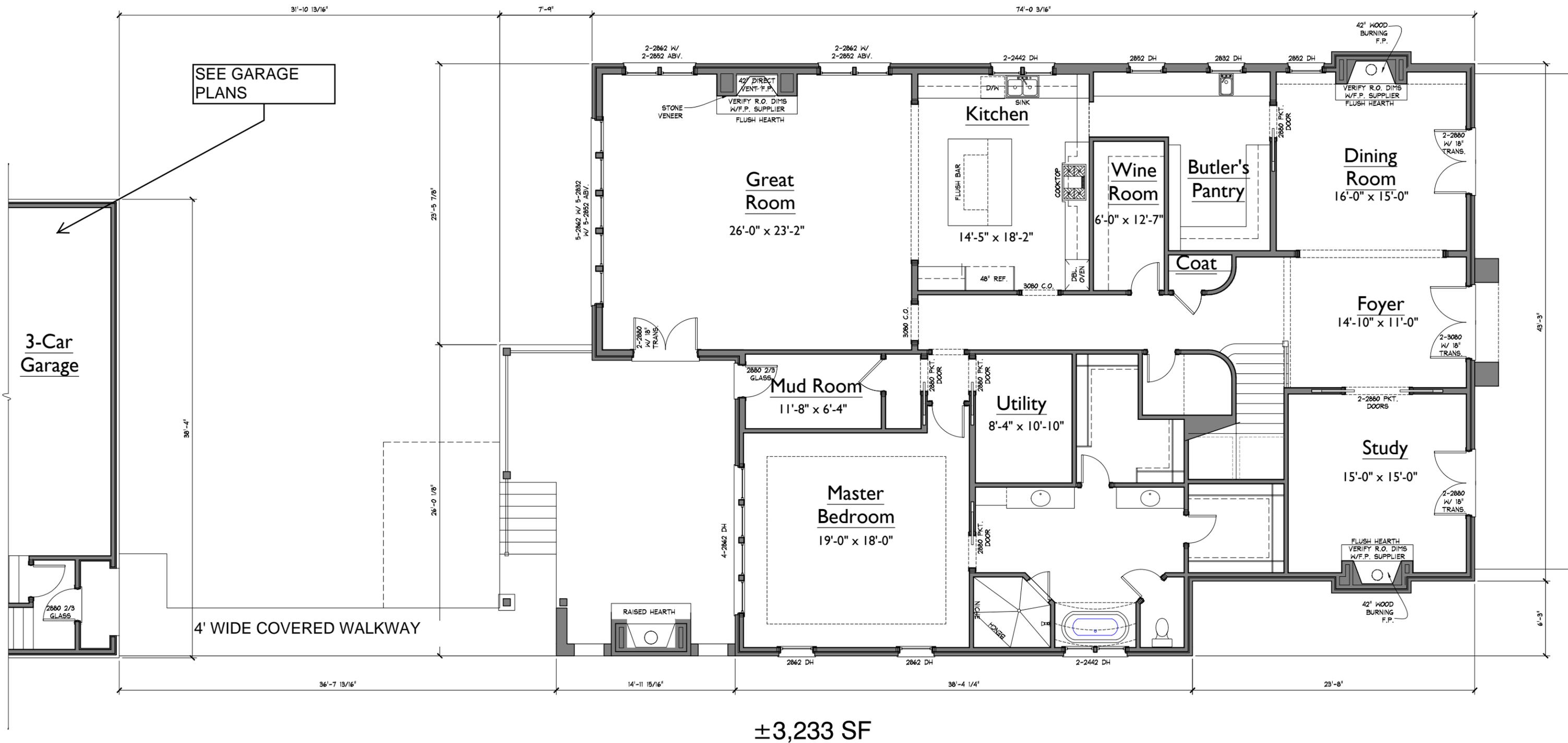


ISSUE DATE: 01 SEPT 2017
REVISIONS:

**C2**

SITE PLAN

03/01/17 2:23p  
RH017



1 LOWER LEVEL FLOOR PLAN  
1/8" = 1'-0"

# HOPMAYER RESIDENCE, RICHLAND HALL LOT 17

RH017\_Hopmayer-Cummings

3610 RICHLAND AVE.



390 MALLORY STATION RD, SUITE 100  
FRANKLIN, TN 37067  
p. 615.503.9727 f. 615.503.9798

NOTE: ROOMS ON THIS PLAN ARE ANNOTATED WITH SIZES FOR DEPICTIVE PURPOSES ONLY AND MAY VARY DUE TO A NUMBER OF CONDITIONS. ROOM SIZES ARE MEASURED TO FRAMING WHERE WALLS ARE PRESENT. WHERE NO WALLS ARE PRESENT BETWEEN SPACES, ROOMS AS SIZED MAY OVERLAP SLIGHTLY OR NOT TOUCH.



± 1,663 SF

1 UPPER LEVEL FLOOR PLAN  
1/8" = 1'-0"

<p><b>RICHLAND HALL - LOT 014</b> RH017_Hopmayer-Cummings</p>	
<p><b>UPPER LEVEL FLOOR PLAN</b></p>	<p>LAST CHECKED: 09.01.2017 DB</p>
<p><small>S:\Projects\Richland Hall (Welch)\RH017_Hopmayer-Cummings\X-FP02.dwg dustin.baker 09/01/17 - 2:38 P</small></p>	

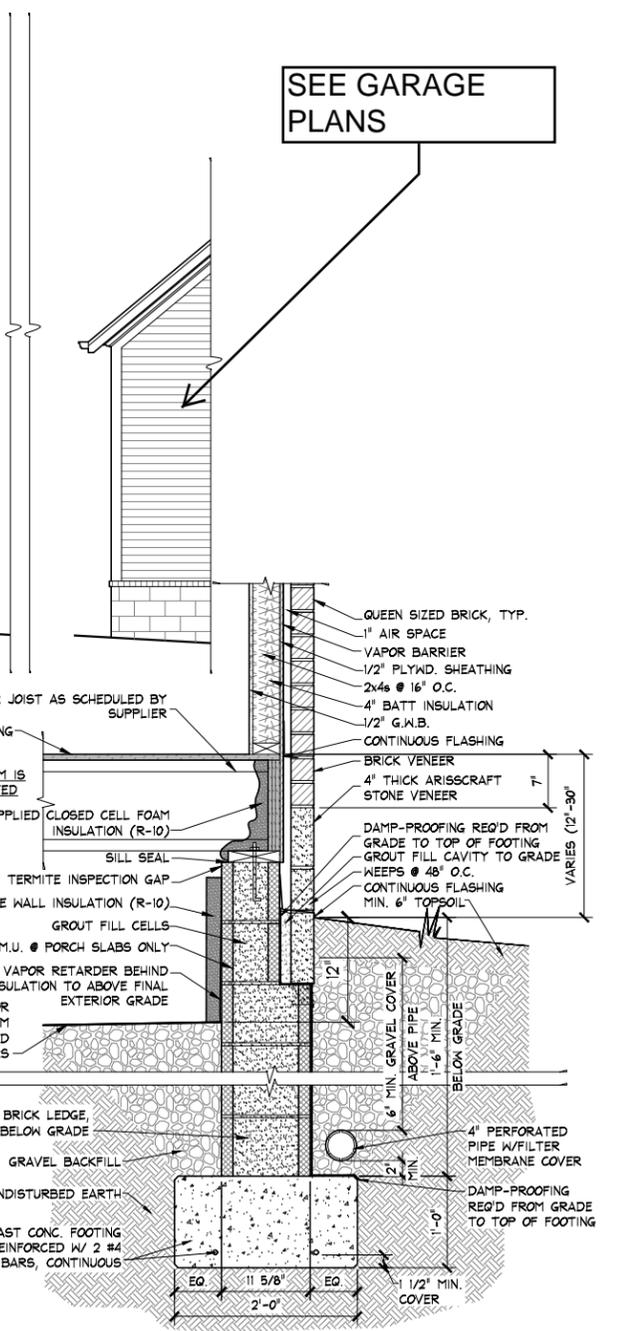
<p><b>FORD</b> CUSTOM CLASSIC HOMES</p>
<p>390 MALLORY STATION RD. SUITE 100 FRANKLIN, TN 37067 p. 615.503.9727 f. 615.503.9798</p>



**2 RIGHT ELEVATION**  
1/8" = 1'-0"



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



**3 TYPICAL CRAWLSPACE DETAIL**  
1" = 1'-0"

**RICHLAND HALL - LOT 014**  
RH017\_Hopmayer-Cummings

SEE GARAGE PLANS



2 LEFT ELEVATION  
1/8" = 1'-0"



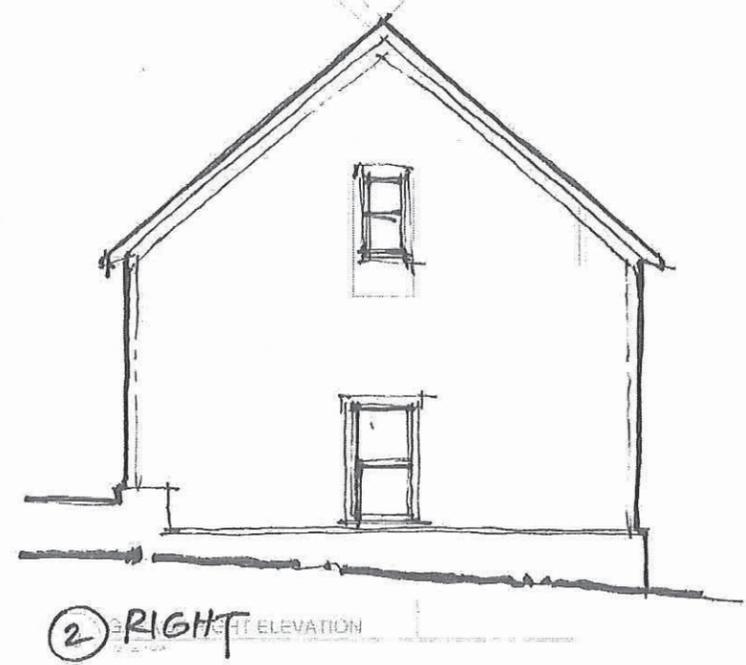
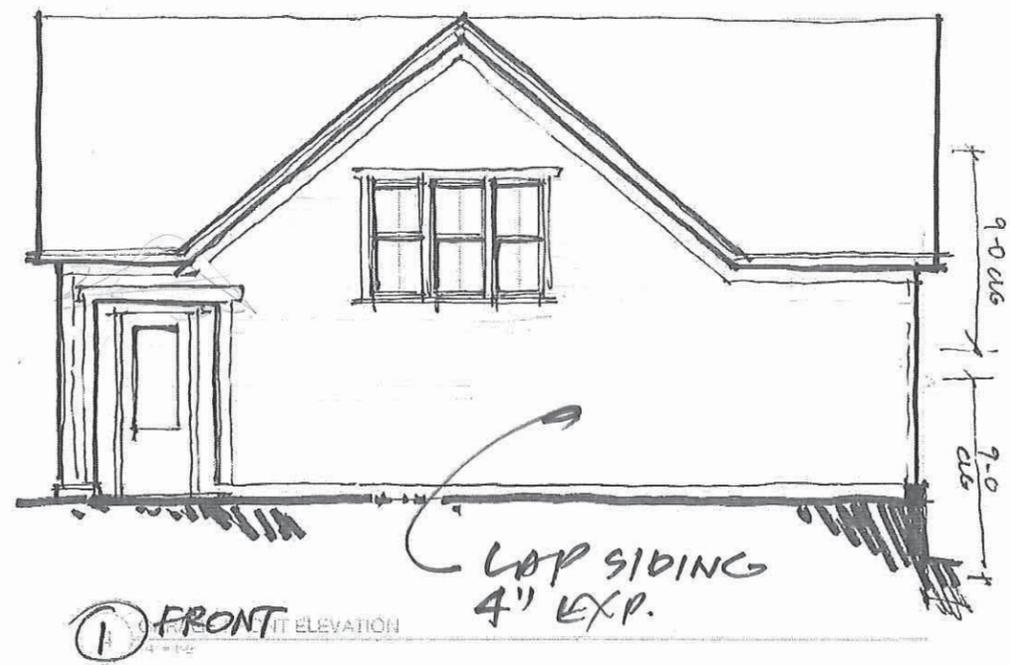
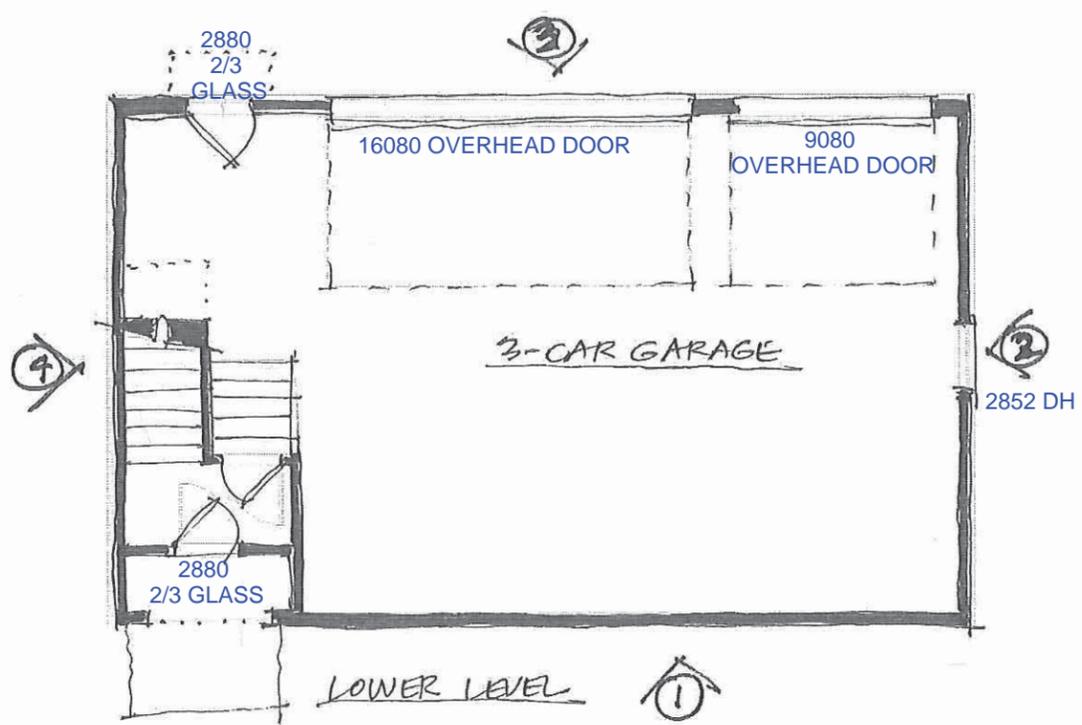
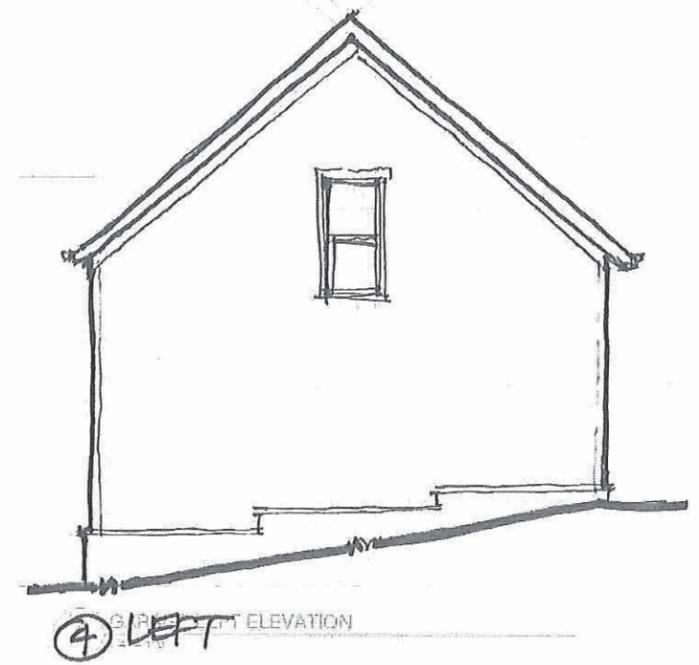
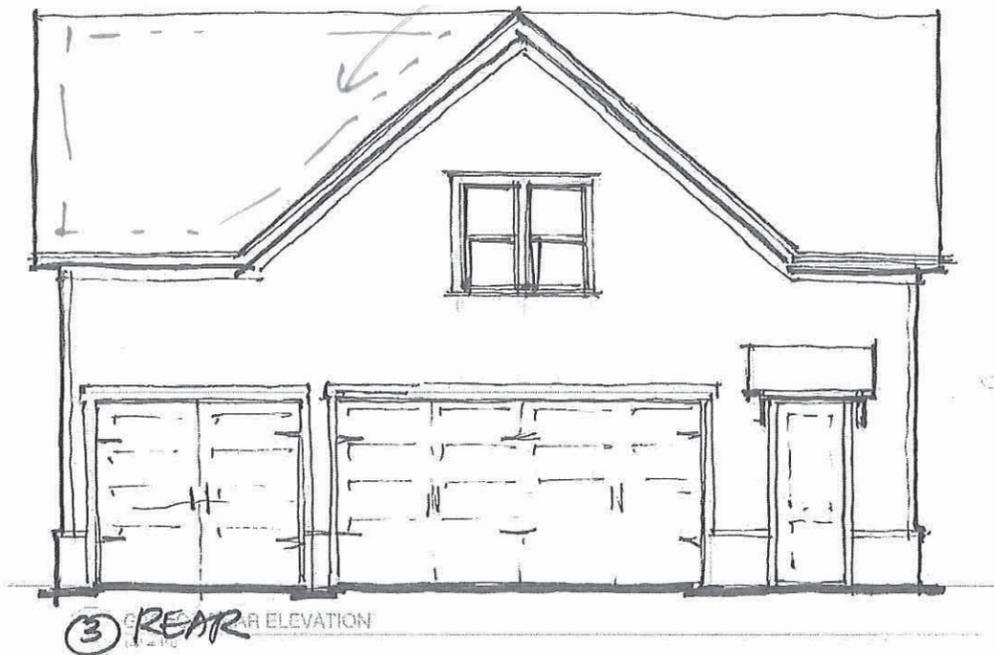
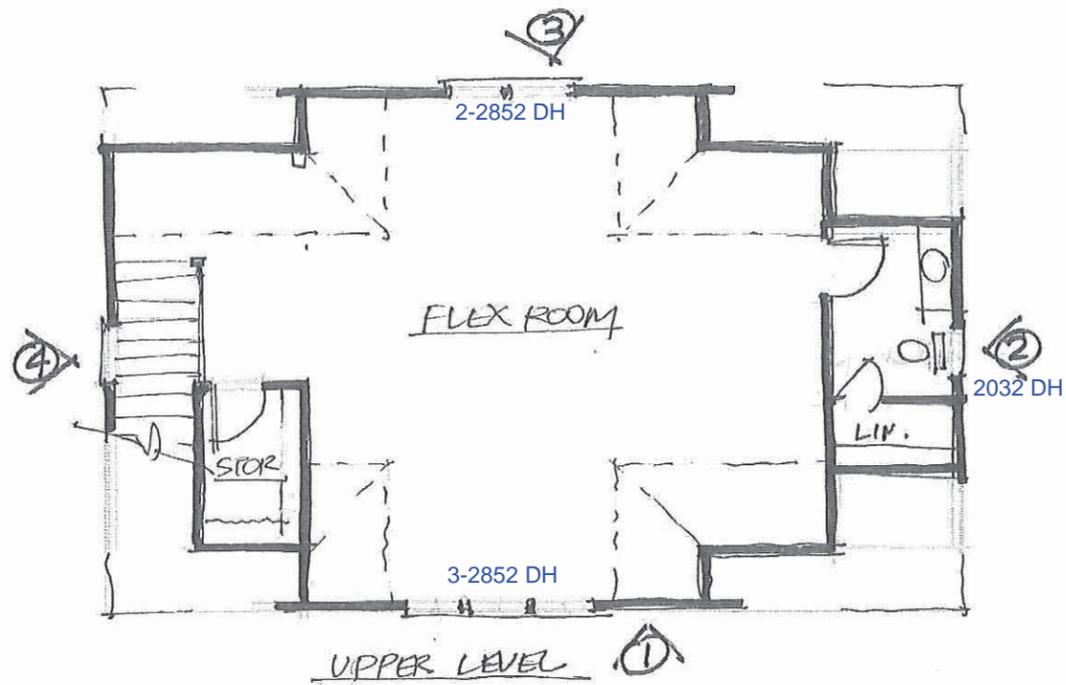
1 REAR ELEVATION  
1/8" = 1'-0"

NOTE: ROOMS ON THIS PLAN ARE ANNOTATED WITH SIZES FOR DEPICTIVE PURPOSES ONLY AND MAY VARY DUE TO A NUMBER OF CONDITIONS. ROOM SIZES ARE MEASURED TO FRAMING WHERE WALLS ARE PRESENT. WHERE NO WALLS ARE PRESENT BETWEEN SPACES, ROOMS AS SIZED MAY OVERLAP SLIGHTLY OR NOT TOUCH.

**RICHLAND HALL - LOT 014**  
RH017\_Hopmayer-Cummings



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RICHLAND HALL - LOT 017  
 GARAGE BUILDING 06.01.2017

