

DAVID BRILEY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**  
**3601 Richland Avenue**  
**January 16, 2019**

**Application:** New Construction—Addition; Setback Determination  
**District:** Richland-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 10409013700  
**Applicant:** Van Pond, Jr.  
**Project Lead:** Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)

**Description of Project:** The request is for a rear addition that includes an attached garage. The project includes requests for setback determinations to reduce the rear setback from twenty feet (20') to three feet (3') and to reduce the left side setback from twenty feet (20') to eight feet (8').

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

1. The rear setback shall be increased to a minimum of five feet (5');
2. Staff approve the final details, dimensions and materials of the foundation, roof color, windows doors, and garage doors prior to purchase and installation; and
3. If relocated, the HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

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

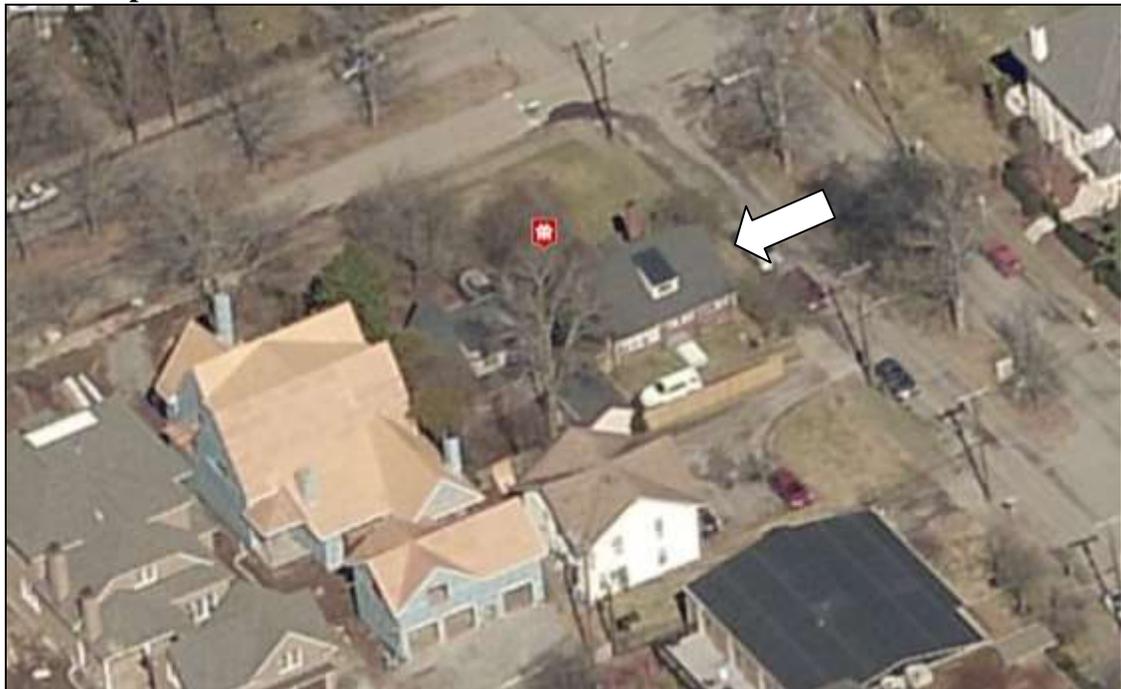
**Attachments**

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

**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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.*

*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.*

#### **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.*

## **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.

#### *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.*

*When an addition ties into the existing roof, the addition should be at least 6" below the existing ridge. In order to assure that an addition has achieved proper scale, the addition should:*

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- 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.*
- Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:
  - An extreme grade change*
  - Atypical lot parcel shape or size**

*In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not 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*

*When a lot width exceeds 60' 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 (at or beyond the midpoint of the building) 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.*

b. The creation of an addition through enclosure of a front porch is not appropriate.

*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.*

*Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*

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

c. 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.

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

d. 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.

e. Additions should follow the guidelines for new construction.

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

**Background:** The house located at 3601 Richland Avenue was constructed c. 1915 and contributes to the character of the Richland-West End neighborhood (Figure 1).

**Analysis and Findings:** The request is for a rear addition that includes an attached garage. The project includes requests for setback determinations to reduce the rear setback from twenty feet (20') to three feet (3') and to reduce the left side setback from twenty feet (20'') to eight feet (8').



Figure 1: 3601 Richland Avenue

**Height & Scale:** The new construction adds approximately seven hundred and forty-two square feet (742 sq. ft.) to the existing footprint of one thousand, sixty-five square feet (1065 sq. ft.) and will add twenty-four feet (24') to the depth of the historic house, which is thirty-one feet (31') deep. The addition neither doubles the footprint nor the depth of the existing structure.

The addition ties in two feet (2') below the ridge of the historic house. As proposed the addition is neither taller nor wider than the historic house, and the eave height and foundation line are the same as that of the existing house.

Staff finds the massing of the addition to be compatible with the historic house and finds that the project meets Sections II.B.1.a and b.

Location & Removability: The addition will be located at the rear of the existing building and will be inset two feet (2') from both rear corners, in accordance with the design guidelines. On both sides, the addition goes back four feet (4') before widening to match the width of the house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

The project meets Sections II.B.2.a and d.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's inset, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

The plan includes an attached garage on the right side of the addition. The design guidelines state that attached garages may be appropriate when they are located at basement-level. While the existing garage, if attached, would not be located at basement-level, staff finds that an attached garage could be appropriate in this case given the depth of the lot and the deep front setback. The historic house is set back approximately seventy feet (70') from the front property line. While the deep front setback is consistent with the context, the lot is shallower than most lots on this block of Richland Avenue. The subject property is approximately one hundred twenty-four feet (124') deep whereas most lots are closer to two hundred feet (200') deep. As early as 1957, the rear of this lot and 3603 Richland Avenue were truncated for the construction of the two-story dwelling at 133 Bowling Avenue (Figure 2).

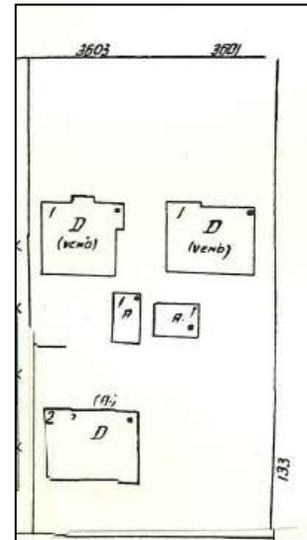


Figure 2: 1957 Sanborn map

As a result, the existing house sits only twenty-seven feet (27') from the rear property line. Staff finds that incorporating an attached garage into the addition as proposed would not result in an inappropriate massing for the addition. For these reasons, staff finds that the proposed design, which incorporates the existing garage, could be appropriate in this case.

The project meets Sections II.B.2.a and e.

Setback & Rhythm of Spacing: The site is a corner lot, and the house is located only twenty-seven feet (27') from the rear property line. With a standard rear setback requirement of twenty feet (20'), the buildable area behind the house would be limited to

approximately seven feet (7') deep. In addition, the house is located eight feet (8') from the side property line along Bowling Avenue while the bulk standards typically requires ten feet (10') for new construction but increases to twenty feet (20') in cases where garage doors face the side street.

The applicant proposes an addition that would extend the depth of the house by twenty-four feet (24'), which would be located three feet (3') of the rear property line. The Commission has the authority to determine setbacks when doing so is appropriate for the historic context. Given the depth of the lot, staff finds that the reduction of the rear setback may be appropriate in this case but is concerned with the amount of reduction for a lot with no rear alley. In the past, there have been situations in which the Commission has reduced the rear setback to as little as five feet (5').

In this case, the property backs up to the front half of a property that faces Bowling Avenue. Because of the deep setback of 133 Bowling Avenue, staff is concerned that to intrude too far into the required twenty-foot (20') rear setback at 3601 Richland Avenue could have a negative effect on the adjoining property owner. The bulk standards permit a three feet (3') rear setback for accessory structures that have a footprint of less than seven hundred square feet (700 sq. ft.), but in this case, a three feet (3') rear setback is proposed for a primary structure with a footprint of approximately one thousand eight hundred square feet (1800 sq. ft.) and a one and one-half story massing. In addition, a side setback determination on the Bowling Street side is also requested. For these reasons, staff does not recommend that the rear setback is reduced to be less than five feet (5').



Figure 3: Existing conditions showing the front setback of the rear property.

The applicant also requests to reduce the left side from twenty feet (20') to eight feet (8'). Staff finds that the requested side setback determination along the Bowling Avenue property line to be appropriate as the addition is no wider and will be no closer to the side property line than the historic house.

With a condition that the rear setback is reduced to be no less than five feet (5'), staff finds that the proposed addition would meet Section II.B.1.c.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Not indicated	Needs final approval		X
<b>Cladding</b>	5" cement fiberboard siding	Smooth	Yes	
<b>Roofing</b>	Architectural Shingles	Color unknown	Yes	X
<b>Trim</b>	Wood	Painted	Yes	
<b>Windows</b>	Wood with insulated glazing and SDL	Needs final approval	Yes	X
<b>Side/rear doors</b>	Not indicated	Needs final approval	Unknown	X
<b>Garage doors</b>	Not indicated	Needs final approval	Unknown	X

The addition will be clad in cementitious fiberboard siding. With staff approval of the foundation, roof color, windows, doors, and garage doors prior to purchase and installation the project meets Section II.B.1.d

Roof form: The historic house has a cross-gabled roof and includes an earlier rear dormer addition that has a shed roof. The proposed addition incorporates a gable with a pitch of 8/12, which is the same as the side gables on the historic house. Staff finds that the roof form and pitch of the proposed side addition are compatible with the roof form of the historic house.

The project meets Section II.B.1.e.

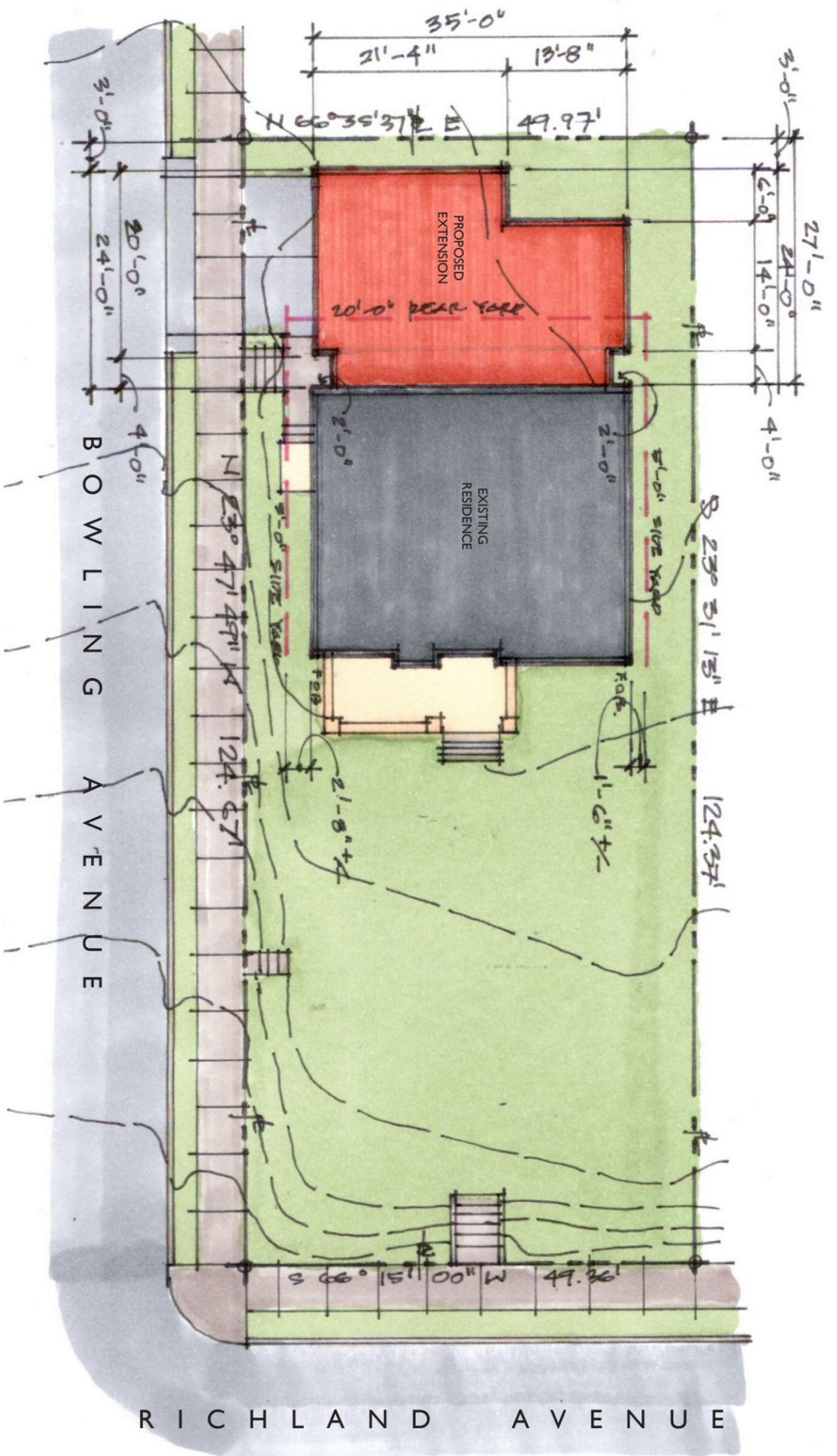
Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets Section II.B.1. i.

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

1. The rear setback shall be increased to a minimum of five feet (5');
2. Staff approve the final details, dimensions and materials of the foundation, roof color, windows, doors, and garage doors prior to purchase and installation; and
3. If relocated, the HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

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



PROPOSED SITE PLAN

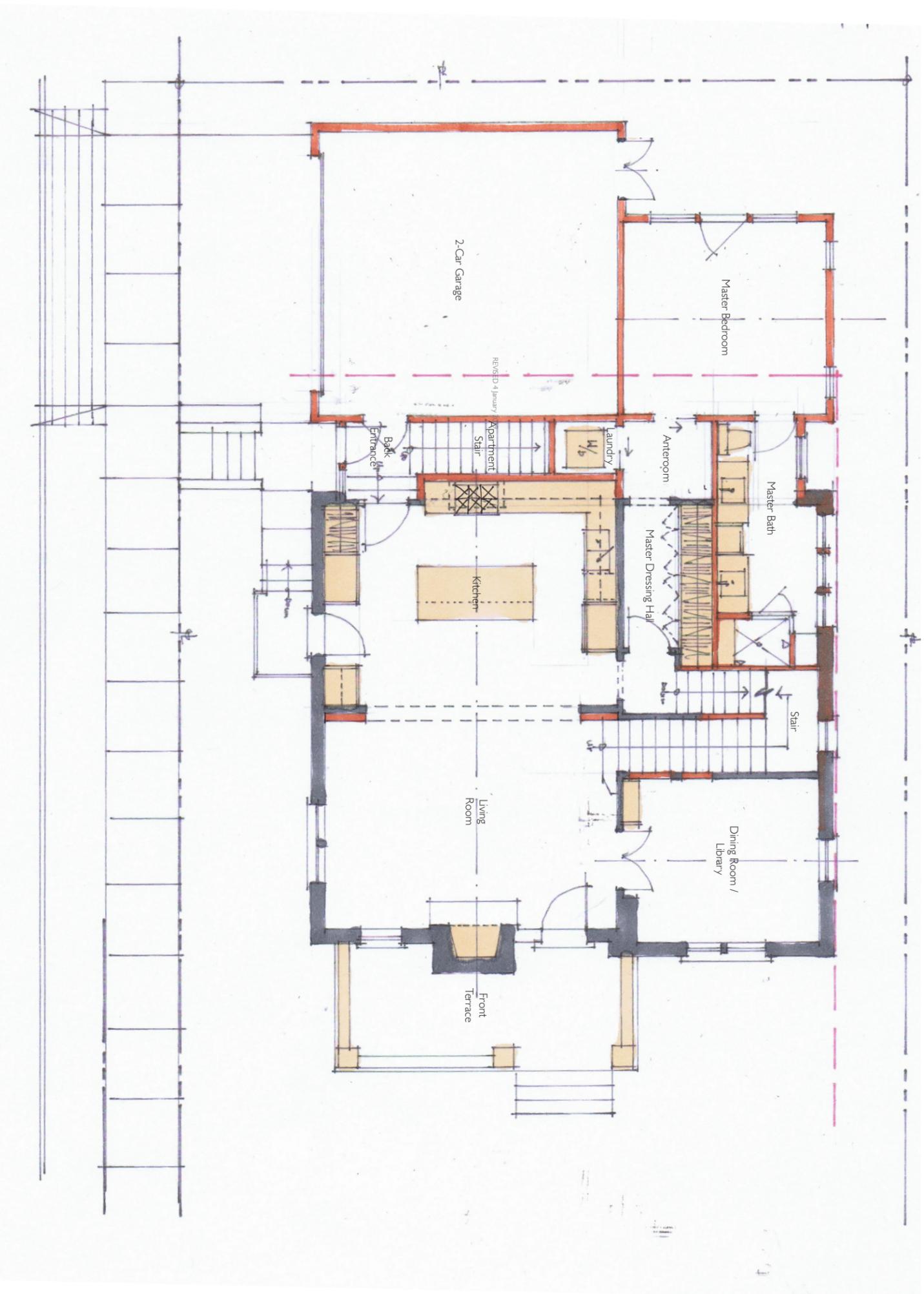


3601 RICHLAND AVENUE  
 RENOVATIONS & EXTENSIONS  
 NASHVILLE, TENNESSEE  
 METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL



Van Poyl Architects  
 31 December 2018  
 REVISED 4 January 2019

RICHLAND AVENUE



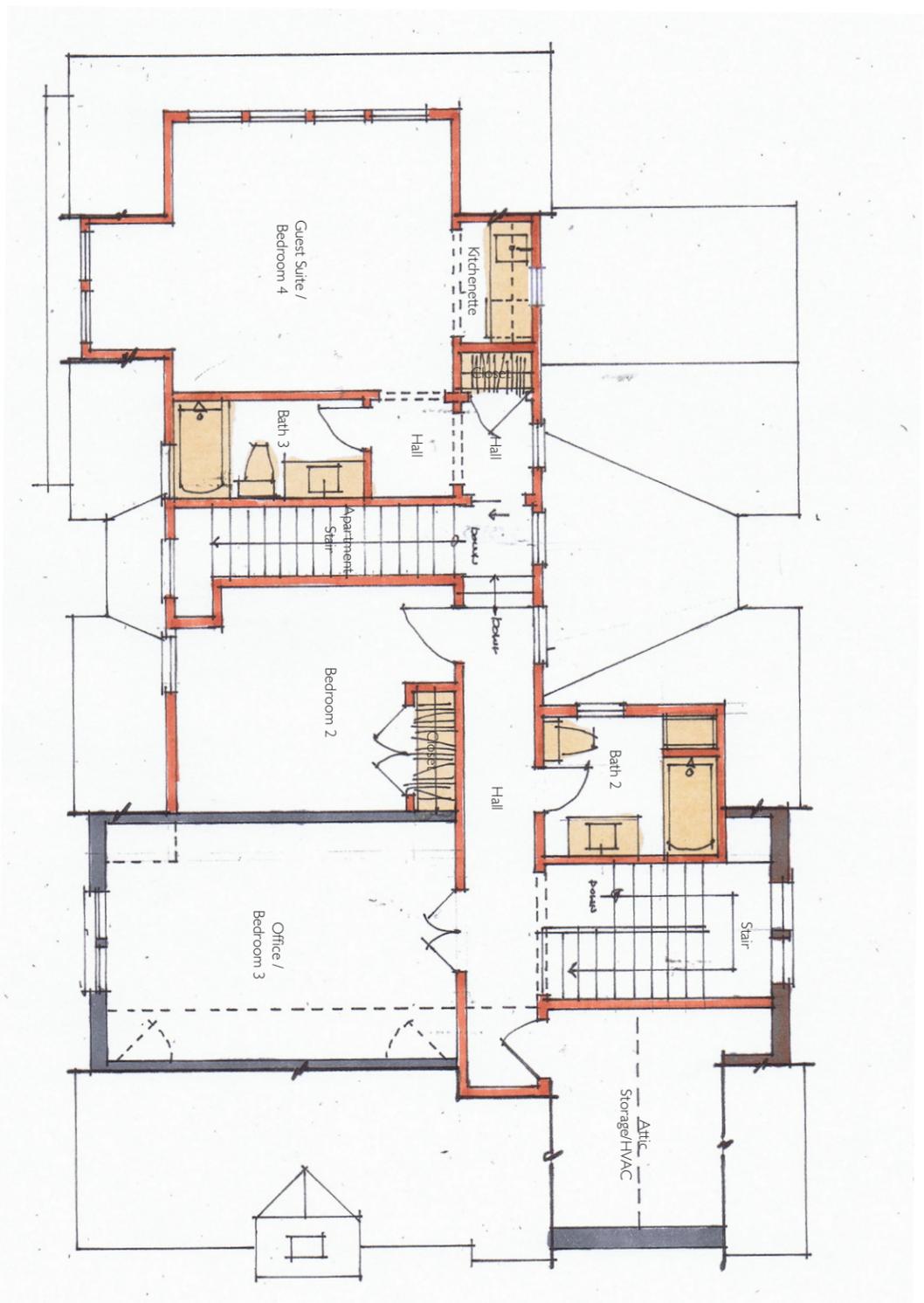
CONCEPTUAL MAIN FLOOR PLAN



3601 RICHLAND AVENUE  
 RENOVATIONS & EXTENSIONS  
 NASHVILLE, TENNESSEE  
 METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL



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 REVISED 4 January 2019



CONCEPTUAL UPPER FLOOR PLAN



3601 RICHLAND AVENUE  
 RENOVATIONS & EXTENSIONS  
 NASHVILLE, TENNESSEE  
 METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL



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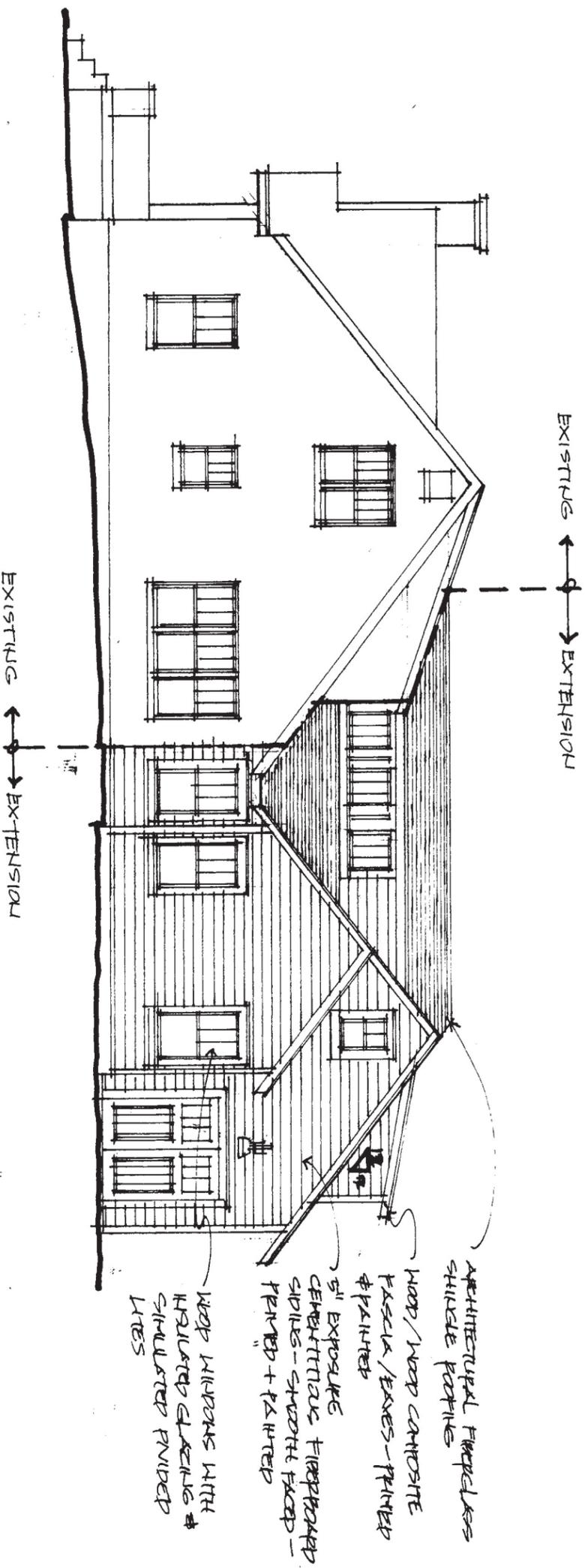
PROPOSED BOWLING AVENUE (NORTHEAST) ELEVATION



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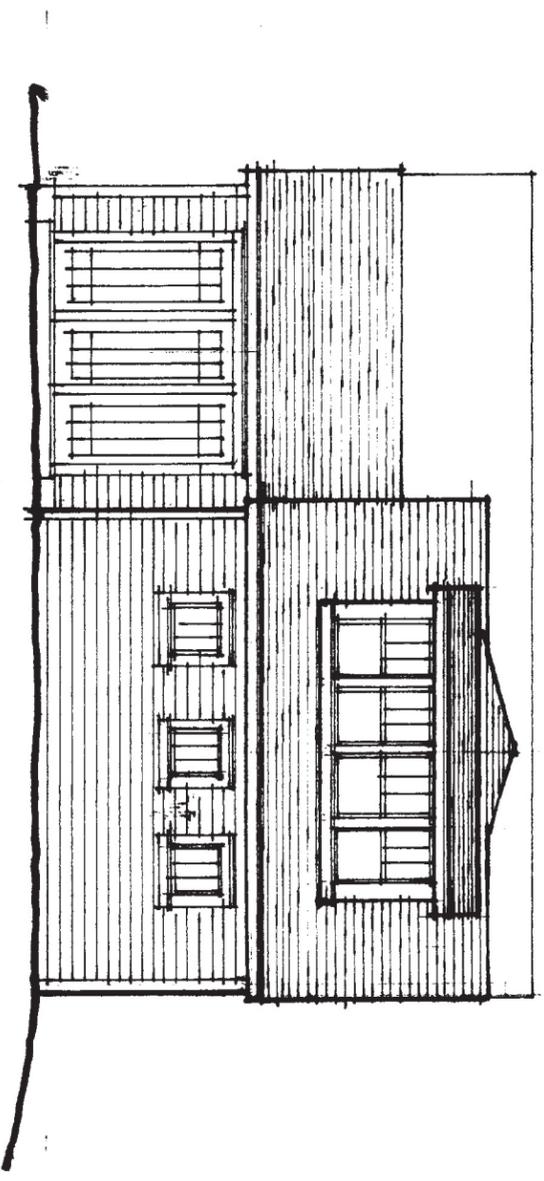
PROPOSED SIDE (SOUTHWEST) ELEVATION



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PROPOSED REAR (SOUTHEAST) ELEVATION



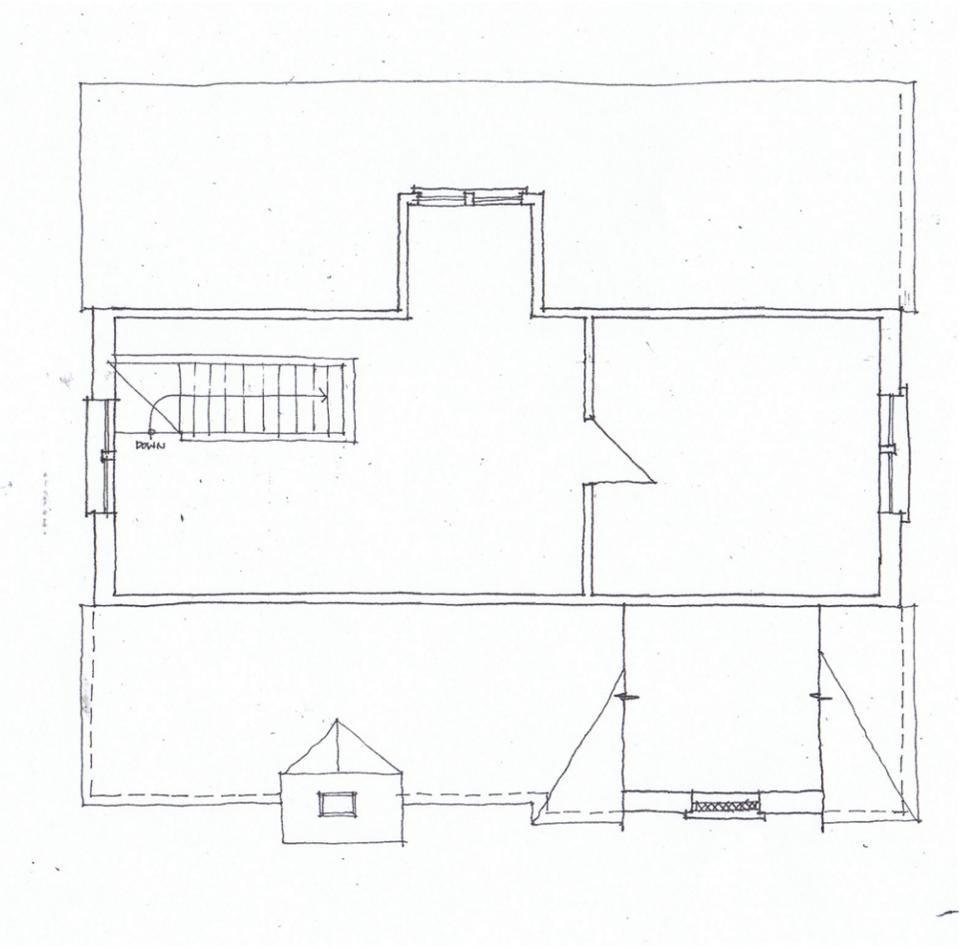
3601 RICHLAND AVENUE

RENOVATIONS & EXTENSIONS  
NASHVILLE, TENNESSEE

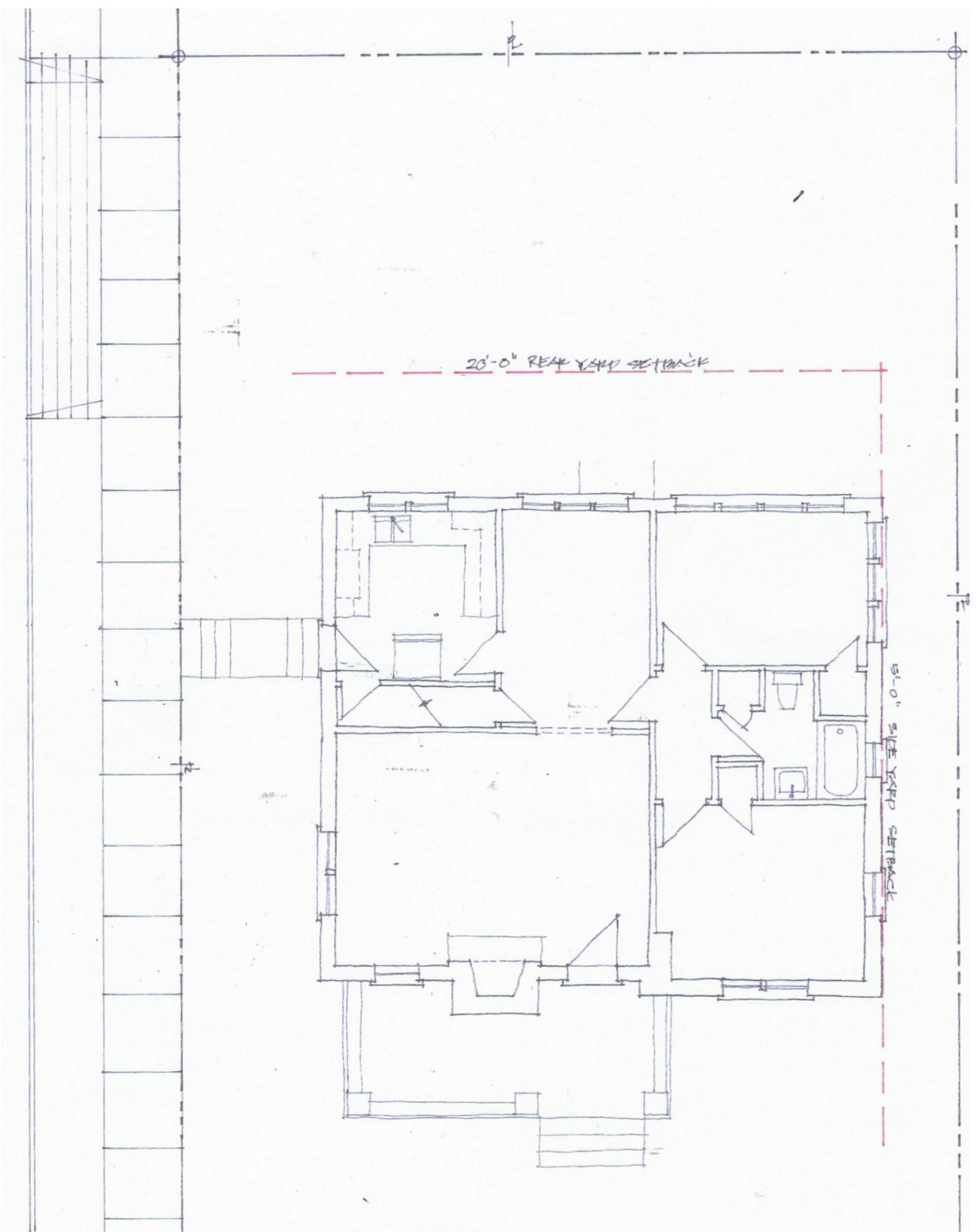
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EXISTING UPPER FLOOR PLAN



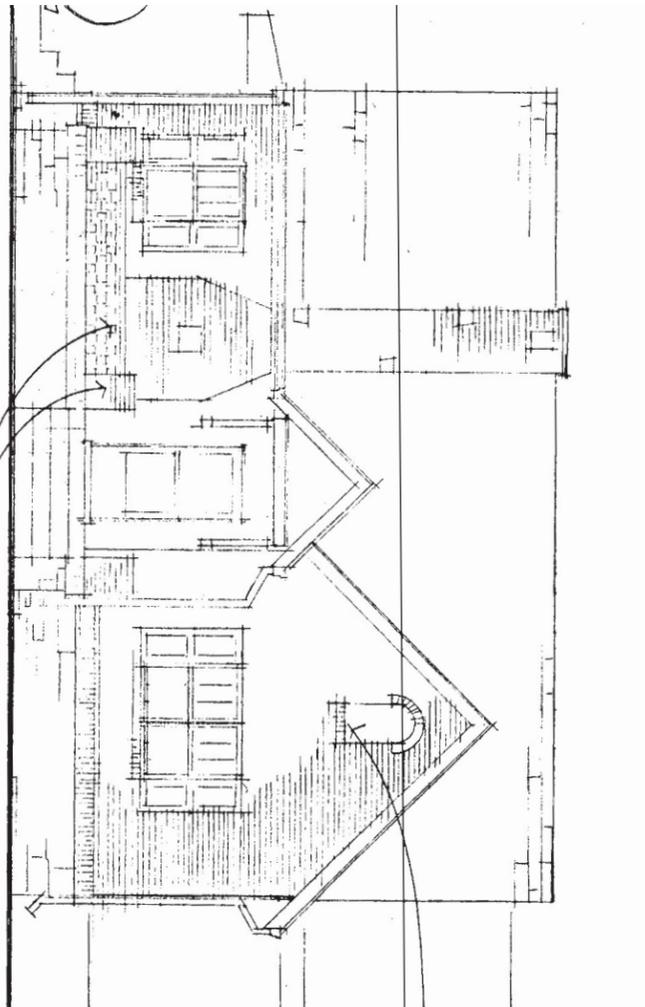
EXISTING MAIN FLOOR PLAN



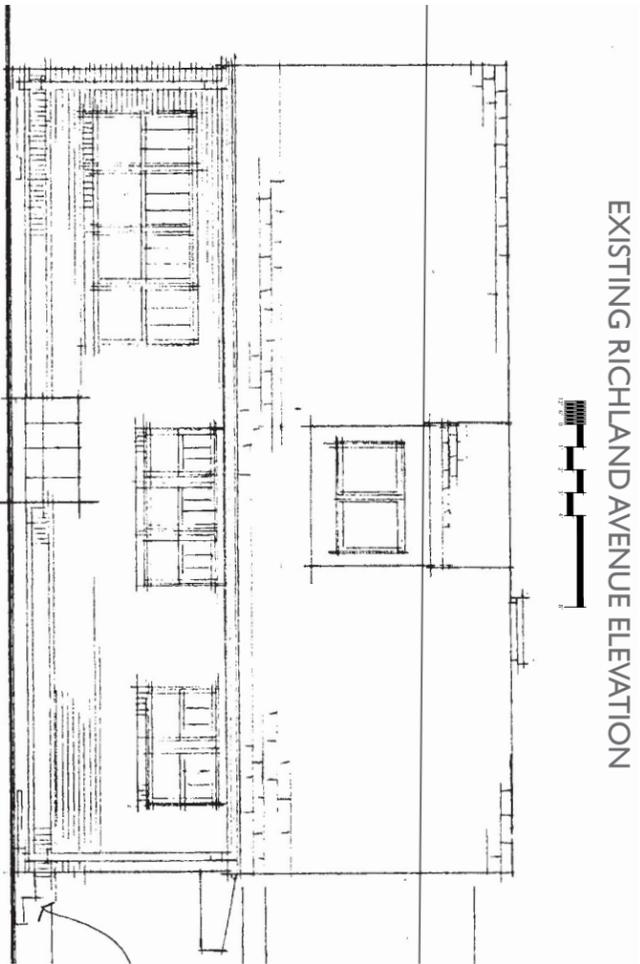
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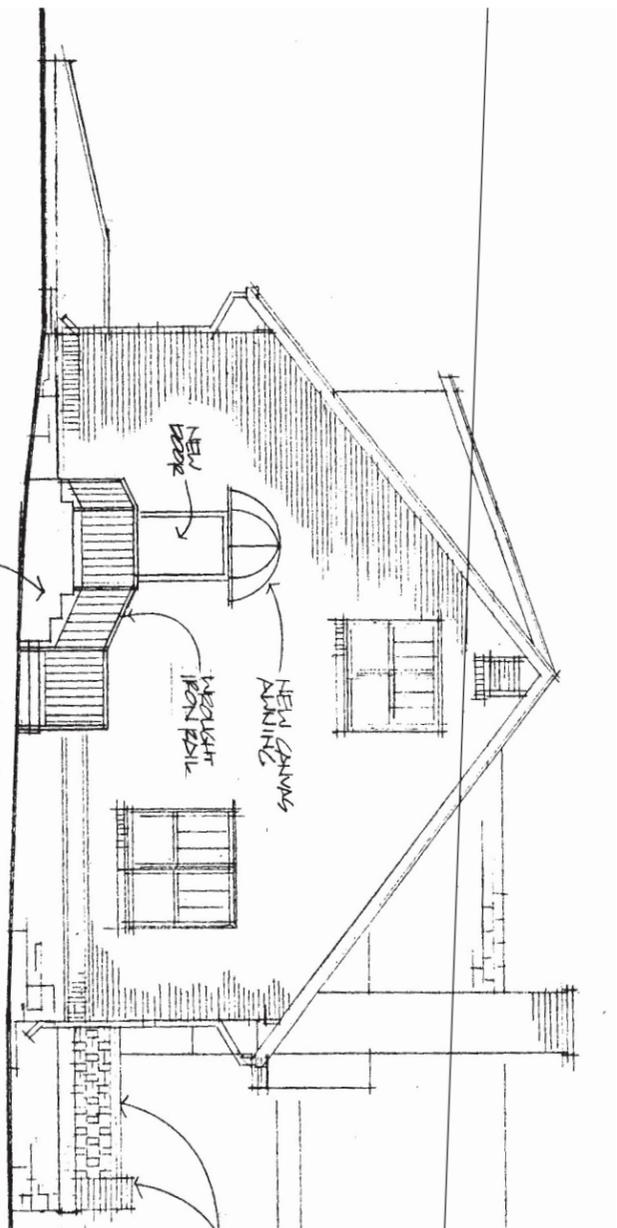
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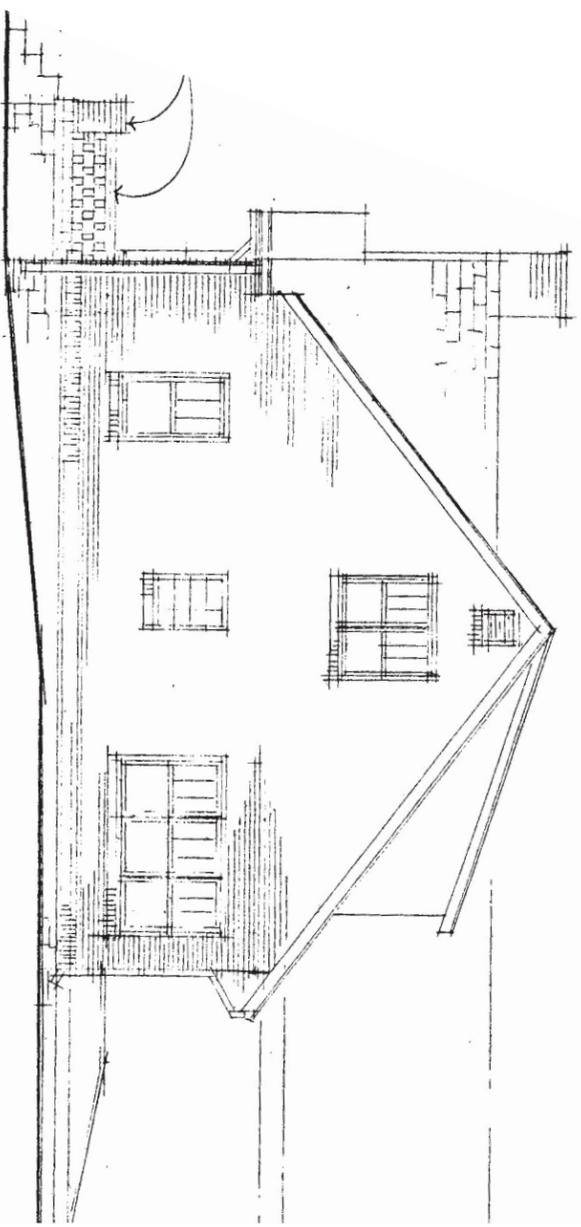
EXISTING RICHLAND AVENUE ELEVATION



EXISTING REAR ELEVATION



EXISTING BOWLING AVENUE ELEVATION



EXISTING SIDE ELEVATION

3601 RICHLAND AVENUE  
 RENOVATIONS & EXTENSIONS  
 NASHVILLE, TENNESSEE  
 METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL



Van Powell Architects  
 31 December 2018  
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