



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**STAFF RECOMMENDATION**  
**1100 Matthews Place**  
**August 20, 2014**

**Application:** Demolition—primary structure and outbuilding; New construction—infill and outbuilding

**District:** Eastwood Neighborhood Conservation Zoning Overlay

**Council District:** 06

**Map and Parcel Number:** 08302028300

**Applicant:** Mark Lynn

**Project Lead:** Melissa Baldock, [melissa.baldock@nashville.gov](mailto:melissa.baldock@nashville.gov)

**Description of Project:** Application is to demolish an existing non-contributing primary structure and outbuilding, and to construct a new duplex infill and outbuilding.

**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 the neighboring houses, to be verified by MHZC staff in the field;
2. The lap siding be smooth face and have a maximum reveal of five inches (5”);
3. Staff approve the asphalt shingle color, the porch floor materials, and the specifications for the windows and doors prior to purchase and installation of these materials;
4. The front dormer be set a minimum of six inches (6”) off the ridge of the infill;
5. The awning on the front façade, connecting the two porch roofs, be removed;
6. Pathways leading from Matthews Place to the front porches be added; and
7. The HVAC units be located behind the house or on the interior lot façade, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections II.B.1. and III.B.2. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

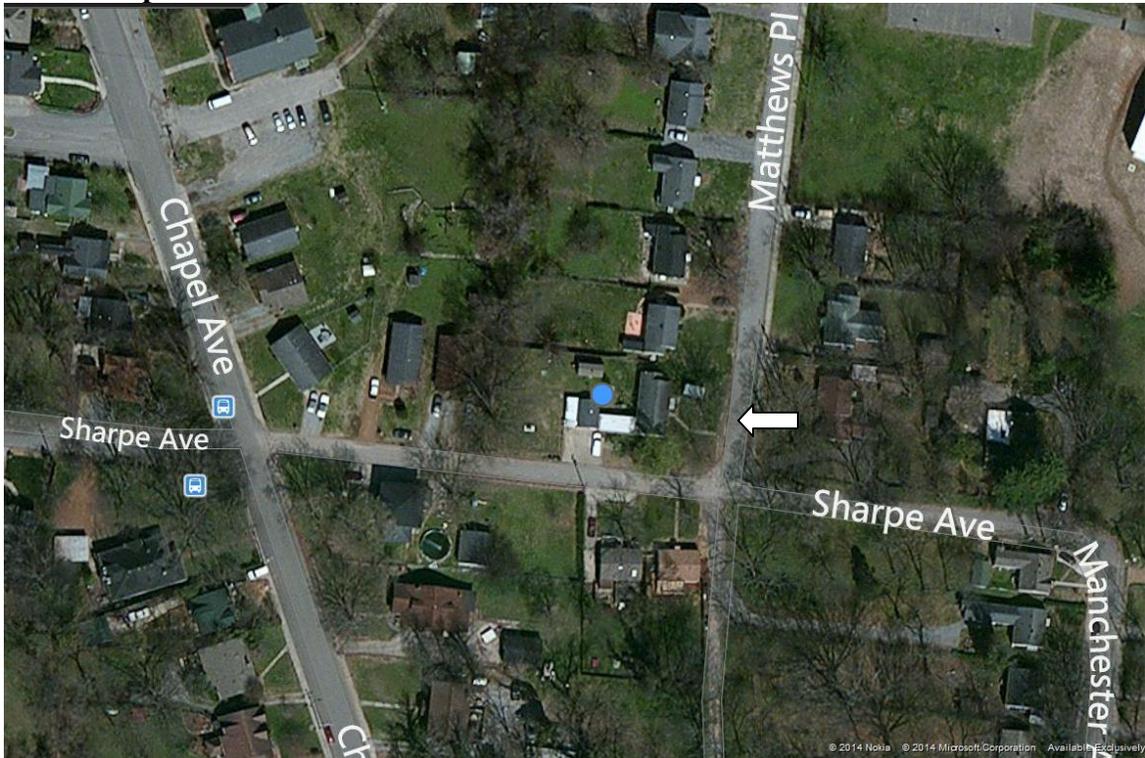
**Attachments**

- 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.

*Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.*

*Foundation lines should be visually distinct from the predominant exterior wall material.*

*Examples are a change in material, coursing or color.*

#### 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.

#### 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.I.F.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 minimum 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.*

#### 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.*

#### f. Orientation

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

*New buildings shall 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.*

*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.*

*Generally, curb cuts should not be added.*

*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, utilities 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.*

#### 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. (Brick molding is only appropriate on masonry buildings.)*

*Brick molding is required around doors, windows and vents within masonry walls.*

#### h. Outbuildings

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

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

*Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.*

#### *Roof*

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

#### *Windows and Doors*

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

#### *Siding and Trim*

- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

- 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:*

1. *where they are a typical feature of the neighborhood*
2. *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.*

**i. 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.*

**III.B.1 Demolition is Not Appropriate**

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

**III.B.2 Demolition is Appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 of the historic zoning ordinance.

**Background:** 1100 Matthews is a c. 1953 single family house with a detached garage and covered connector (Figures 1 & 2). It is located at the corner of Sharpe Avenue. The structures on the site do not contribute to the historic character of the Eastwood Neighborhood. MHZC staff issued a demolition permit for the structures at 1100 Matthews in December 2013, but they have not yet been demolished. This application for demolition and infill is put forward by a different applicant.



Figure 1. 1100 Matthews Place.



Figure 2. 1100 Matthews Place as seen from Sharpe Avenue.

### **Analysis and Findings:**

**Demolition:** 1100 Matthews Place was constructed c. 1953, later than the period of significance for the Eastwood Neighborhood Conservation Zoning Overlay. Staff finds that its date of construction, materials like its concrete block foundation, and lack of architectural details such as eave overhangs do not meet the historic and architectural character of the Eastwood neighborhood. Because the structure does not contribute to the overlay's historic character, staff finds that its demolition meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

**Height & Scale:** The infill will be one-and-a-half stories. It will have an eave height of approximately ten feet (10') above grade, and a ridge height of approximately twenty-eight feet (28') above grade. Most of the surrounding structures on Matthews Place and Sharpe Avenue are non-contributing, so staff compared the height of the proposed infill to historic houses facing Chapel Avenue and Manchester Avenue. Staff finds that the proposed infill's height does meet the historic context of this area, where historic houses are predominantly one and one-and-a-half stories tall, with some scattered two-story structures, and where the historic houses range in height from nineteen feet to thirty feet (19'-30') tall. The foundation height is shown as approximately eighteen inches (18") high. Staff asks to verify in the field during construction that the finished floor height of the infill is consistent with the finished floor heights of neighboring houses.

The house will be forty-five feet, three inches (45'3") wide. Staff finds that this meets the historic context, where there are several historic houses on lots greater than sixty feet (60') in width that range in width from forty to fifty feet (40' – 50'). The house will be sixty-seven (67') feet deep, not including the eight foot (8') deep porches.

Staff finds that the project's height and scale meet Section II.B.1.a and b. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It will be ten feet, six inches (10'6") from the Sharpe Avenue side property line, and five feet, six inches (5'6") from the north/interior side property line. It will be over sixty feet (60') from the rear property line. The front wall of the infill will be forty-three feet (43') from the front property line. The applicant is lining up the front of the porches with the front wall of the house next door at 1102 Matthews, which is non-contributing.

Staff finds that the infill's setbacks and rhythm of spacing meet Section II.B.1.c. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design*

Materials: The drawings indicate that the primary cladding material will be eight inch (8") Hardie board siding, and staff asks that the siding be smooth-face and have a maximum reveal of five inches (5"). Board and batten will be used as an accent material in the front dormer, the front porch gable fields, and the side gable fields. The trim will be wood or cement fiberboard. The roof will be asphalt dimensional shingles, and staff asks to approve the shingle color. The foundation will be split face concrete block. The materials for the windows and doors were not specified, and staff asks to approve all window and door specifications. The front porch columns will be wood. The material for the front porch floors was not specified, and staff asks to approve the floor material. With the aforementioned staff approvals, staff finds that the known materials meet Section II.B.1.d. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design*

Roof form: The infill's primary roof form will be a side gable with a slope of 7/12. At the rear, there will be an extension with a hipped 7/12 hipped roof. The front façade features a large central gabled dormer with a slope of 6/12. The dormer is inset two feet (2') from the wall below, and staff asks that the dormer be set down from the ridge of the infill by at least six inches (6'). The gabled front porch roofs have a 6/12 slope. Connecting the porch roofs is an awning that has an 8/12 pitch. There are no posts or porch floor to this awning. Staff recommends removal of the center awning as the form is not similar to the historic context. Typically awnings only covered windows, doors or porches. With the condition that the front dormer be located at least six inches (6") below the duplex's ridge and the front awning be removed, staff finds that the infill's roof forms meet Section II.B.1.e. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design*.

Orientation: The duplex is oriented so that the entries to both units face Matthews Place. The duplex units will have two separate entrances, both of equal prominence, each behind a partial-width front porch that is eight feet (8') deep. The site plan shows no pathways on the site, and staff asks that pathways be added from Matthews Place to the front entries of the two duplex units. There will be a recessed side entrance, with a simple overhang and no porch element, off of Sharpe Avenue. Staff finds that this side entrance clearly reads as a secondary entrance and is therefore appropriate.

Currently, there is an existing double-width curb cut off of Sharpe Avenue, about midway through the property (Figure 3). The applicant is proposing to relocate the

driveway and curb cut to the rear of the property in order to access the proposed two-car garage. The driveway includes an uncovered parking pad adjacent to the garage on the Sharpe Avenue side and another uncovered parking pad space behind the garage. Staff finds that the relocated driveway and parking area is appropriate because it is located at the rear of the site, because there is no alley along this site, and because most of the properties facing Sharpe Avenue have driveways off of Sharpe Avenue.

Staff finds that the infill's orientation meets Section II.B.1.f. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design*.



Figure 3. The existing curb cut and parking area on Sharpe Avenue.

**Proportion and Rhythm of Openings:** The primary windows on the proposed duplex 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 that the infill's proportion and rhythm of openings meet Section II.B.1.g. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design*.

**Appurtenances & Utilities:** The location of the HVAC and other utilities was also not noted on the site plan. Staff asks that the HVAC units be located on the rear façade, or on the interior lot side façade beyond the midpoint of the house.

**Outbuildings:** The applicant is proposing a one-story, two-bay garage. The garage will be accessed via a new curb cut off of Sharpe Avenue, towards the rear of the lot. It will be oriented so that the garage doors face the rear of the lot, not Sharpe Avenue. The garage will meet all base zoning setbacks, as it will be twenty-five feet (25') from the rear property line, seventeen feet, one inch (17'1") from the Sharpe Avenue side property line, and twelve feet, one inch (12'1") from the interior/north side property line.

The garage will be thirty-two feet, one inch (32'1") wide and twenty feet, eight inches (20'8") deep, or six hundred and sixty-three square feet (663 sq.ft.). The garage will

have an eave height of approximately nine feet (9') and a ridge height of approximately sixteen feet (16'). The roof will be gabled with a slope of 7/12. The proposed materials will be similar to those proposed for the infill. Staff notes that the lap siding shall have a maximum reveal of five inches (5"), not eight inches (8") as the drawings indicate.

With the condition that the lap siding be smooth face and have a maximum reveal of five inches (5"), staff finds that the proposed outbuilding meets section II.B.1.h. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design*.

**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 the neighboring houses, to be verified by MHZC staff in the field;
2. The lap siding be smooth face and have a maximum reveal of five inches (5");
3. Staff approve the asphalt shingle color, the porch floor materials, and the specifications for the windows and doors prior to purchase and installation of these materials;
4. The front dormer be set a minimum of six inches (6") off the ridge of the infill;
5. The awning on the front façade, connecting the two porch roofs, be removed;
6. Pathways leading from Matthews Place to the front porches be added; and
7. The HVAC units be located behind the house or on the interior lot façade, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections II.B.1. and III.B.2. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Context Photos:**



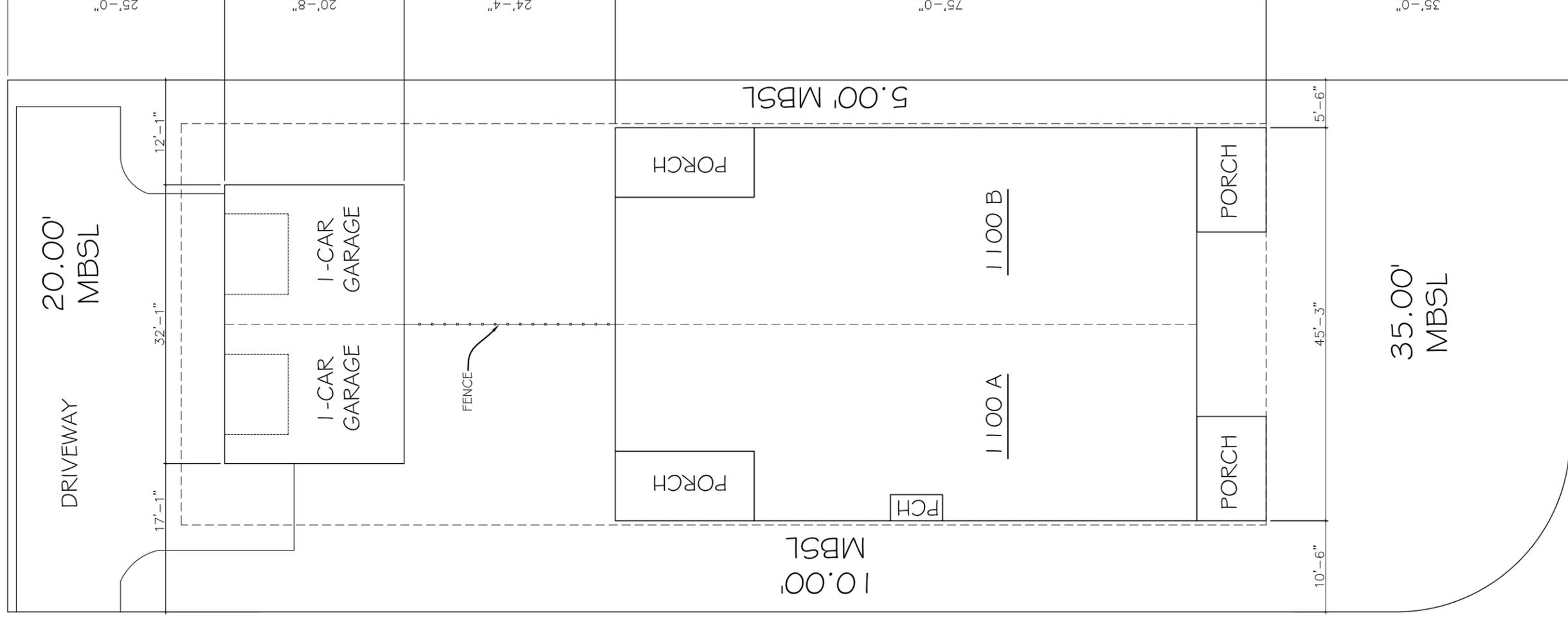
Looking north from 1100 Matthews Place



Looking north, across the street from 1100 Matthews Place



Houses facing Sharpe Avenue, across the street from 1100 Matthews Place



SHARPE AVE.

MATTHEWS PL.

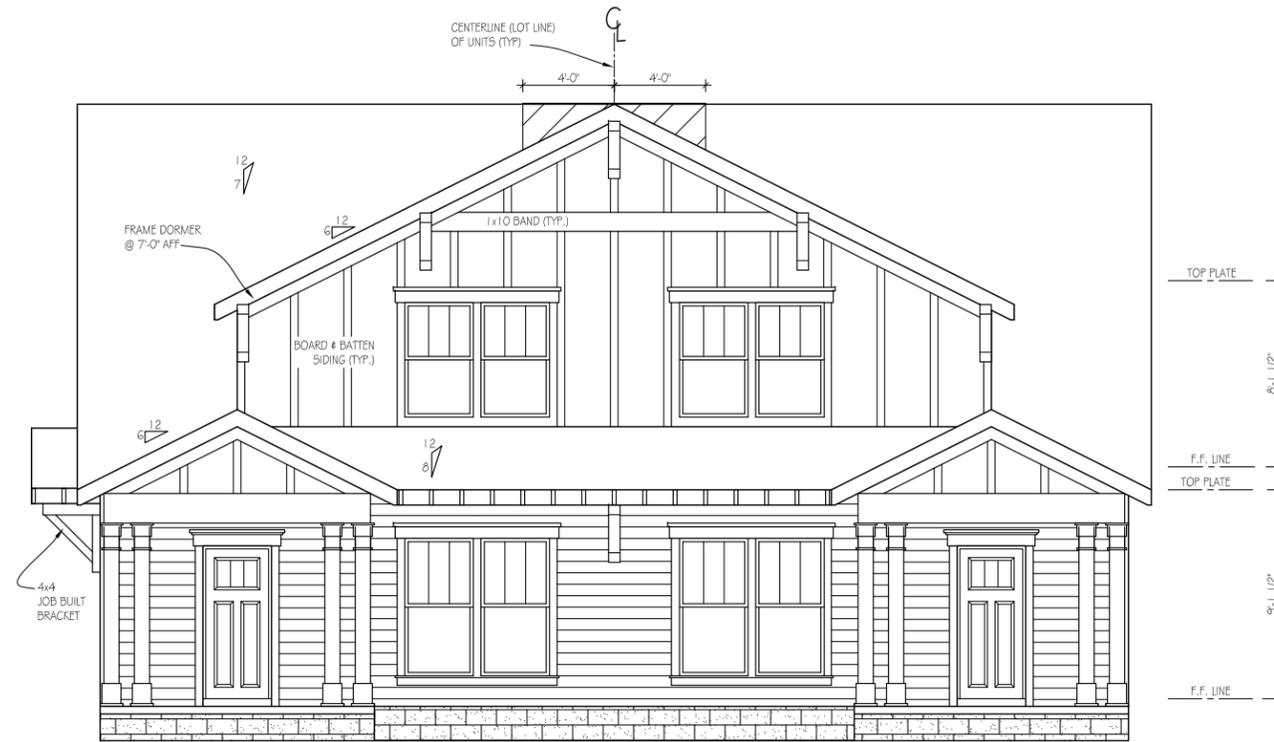
C.1

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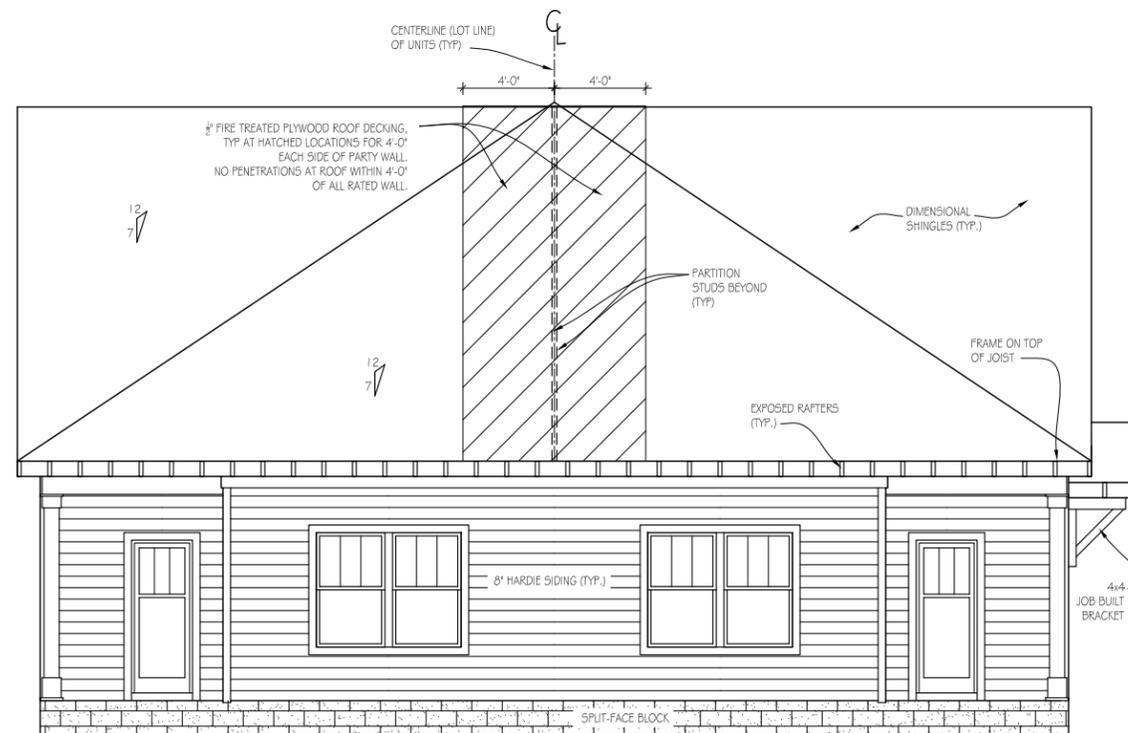
DATE ISSUED: 08.04.14  
 REVISIONS:

SITE PLAN  
 NOT TO SCALE



**FRONT ELEVATION**

SCALE:  $\frac{1}{8}$ "=1'-0"



**REAR ELEVATION**

SCALE:  $\frac{1}{8}$ "=1'-0"

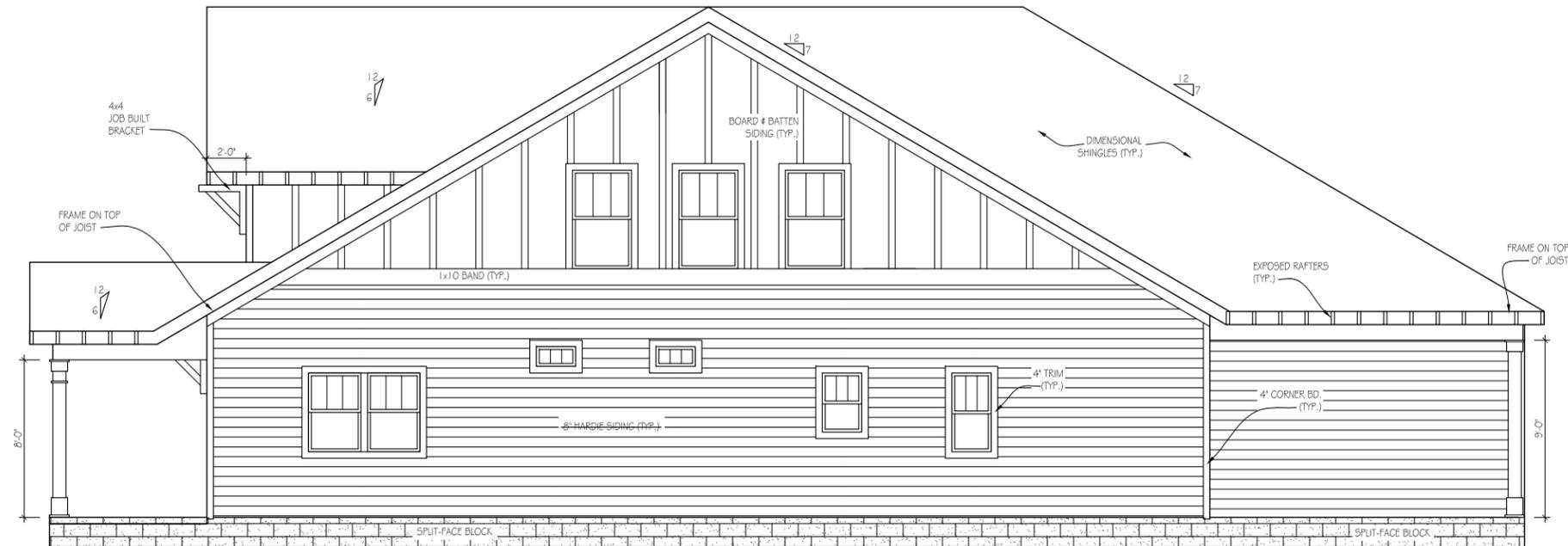
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**1100 MATTHEWS PL.**  
**A & B**  
**NASHVILLE, TN 37206**



**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

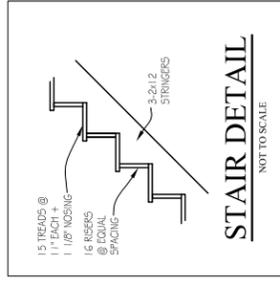


**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

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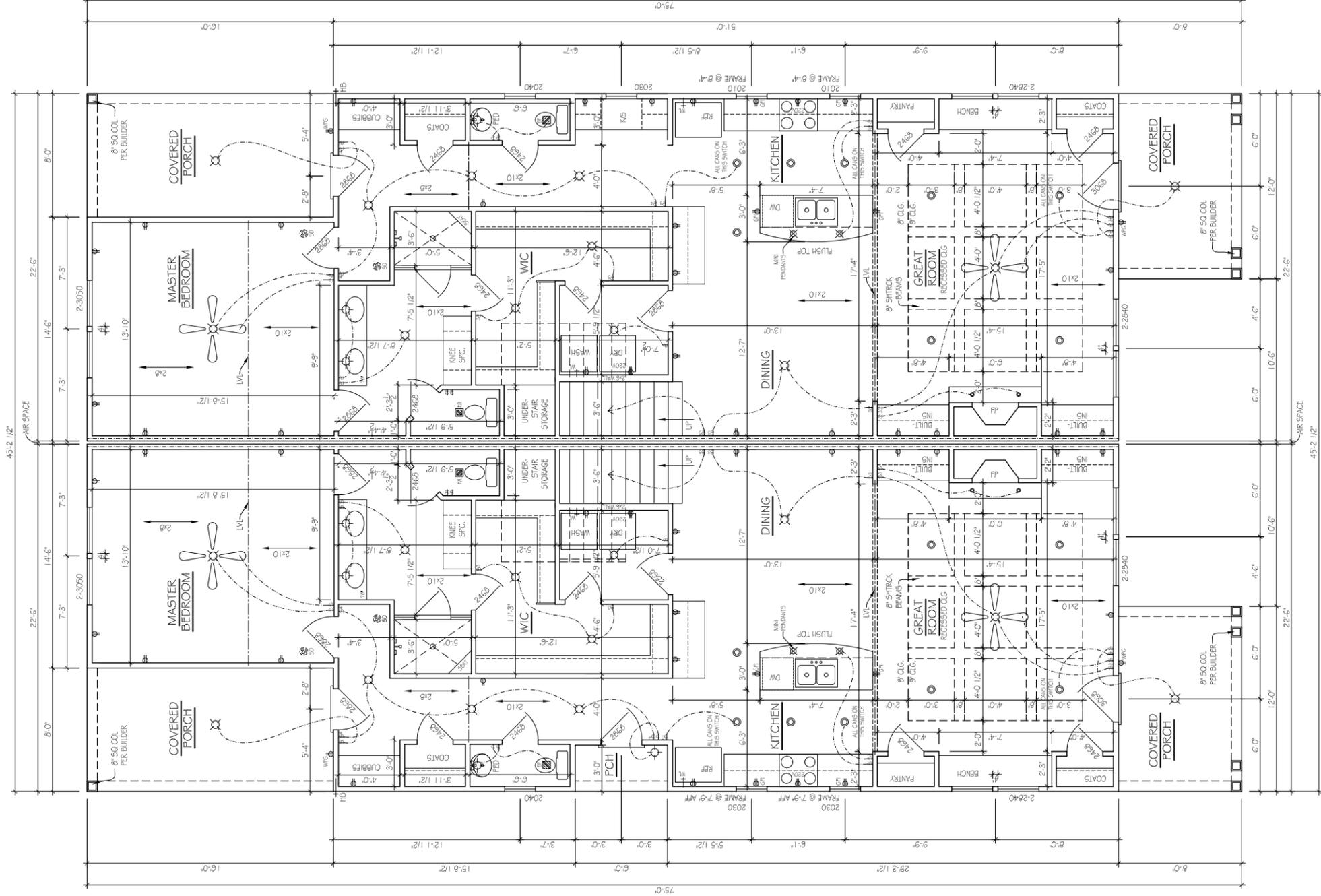
**STAIR DETAIL**

NOT TO SCALE

**FRAMING NOTES**

1. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED
2. ALL INTERIOR WALLS ARE 3" UNLESS OTHERWISE NOTED
3. ALLOW 4" BRICK POCKET IF APPLICABLE
4. CEILINGS: 1ST FLS: 9'-0" UNLESS OTHERWISE NOTED  
2ND FLS: 8'-0"
5. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 7'-0" AFF UNLESS OTHERWISE NOTED
6. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-2" AFF UNLESS OTHERWISE NOTED

| WALL TYPE LEGEND |                     |
|------------------|---------------------|
|                  | 1 HR WALL - UL U305 |
|                  | 1 HR WALL - UL U305 |
|                  | STUD WALL           |
|                  | BRICK               |



**1100 A**

**1100 B**

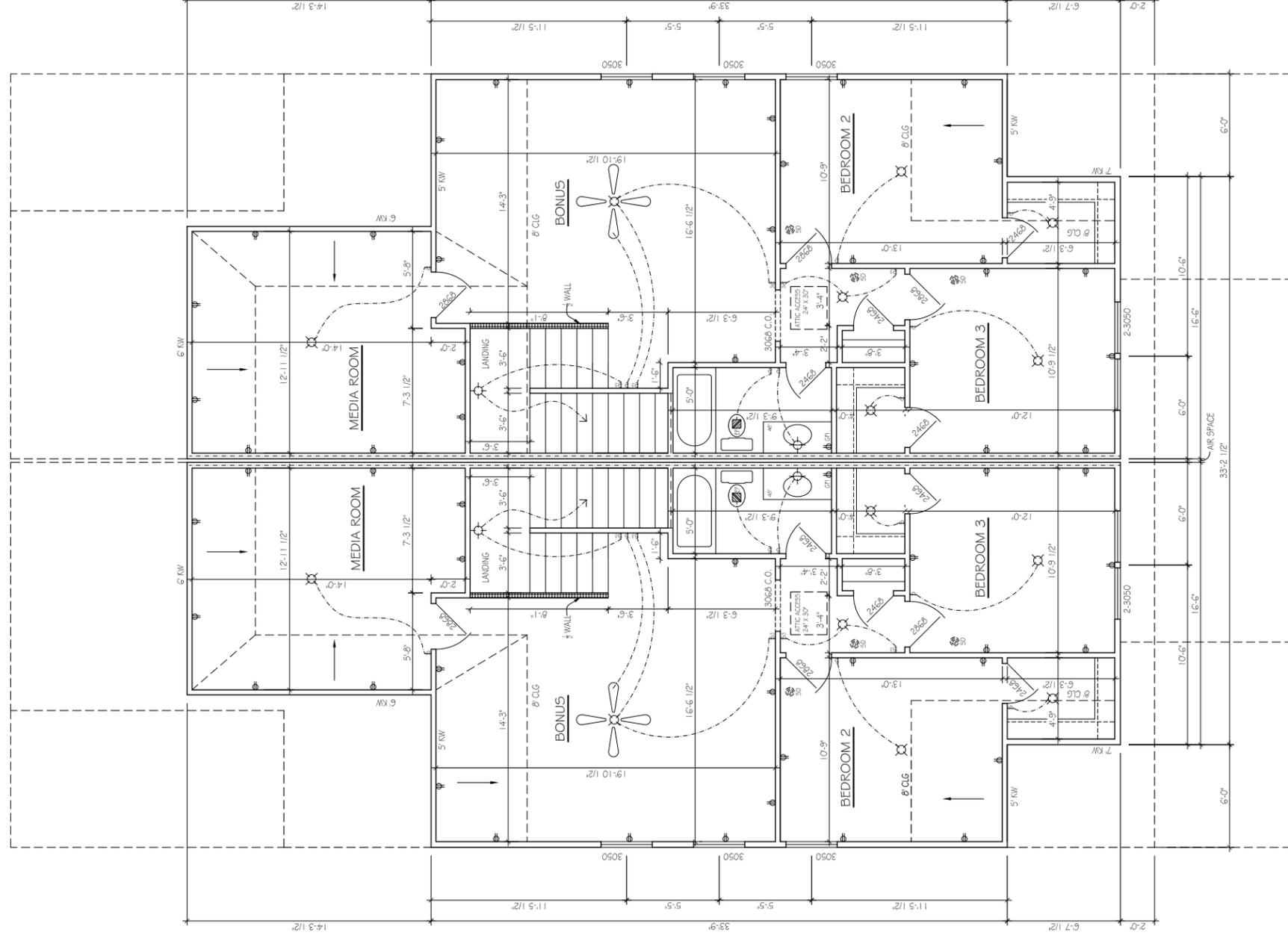
SCALE: 1/4"=1'-0"

| APPROX. AREA        |      |
|---------------------|------|
| FIRST FLOOR LIVING  | 1362 |
| SECOND FLOOR LIVING | 988  |
| TOTAL HEATED        | 2350 |
| DETACHED GARAGE     | 329  |
| PORCHES             | 242  |
| TOTAL COVERED       | 2921 |

| APPROX. AREA        |      |
|---------------------|------|
| FIRST FLOOR LIVING  | 1360 |
| SECOND FLOOR LIVING | 988  |
| TOTAL HEATED        | 2366 |
| DETACHED GARAGE     | 329  |
| PORCHES             | 224  |
| TOTAL COVERED       | 2921 |

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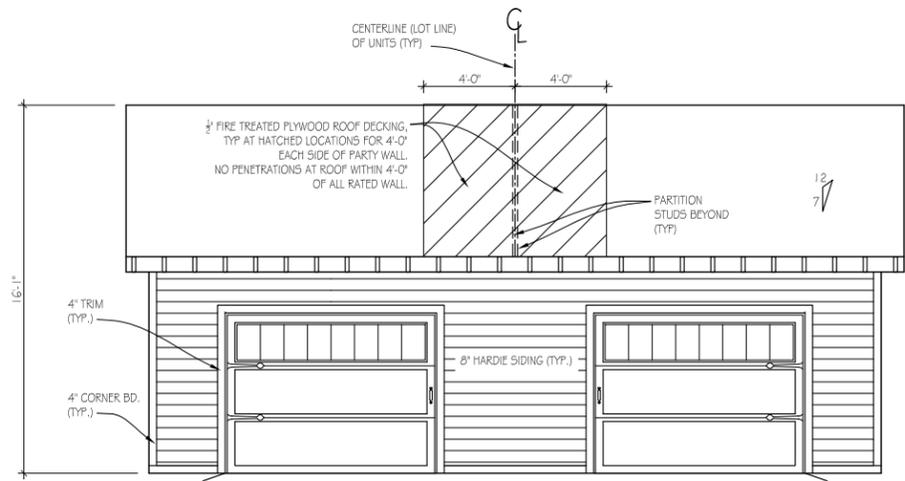


**SECOND FLOOR PLAN**

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

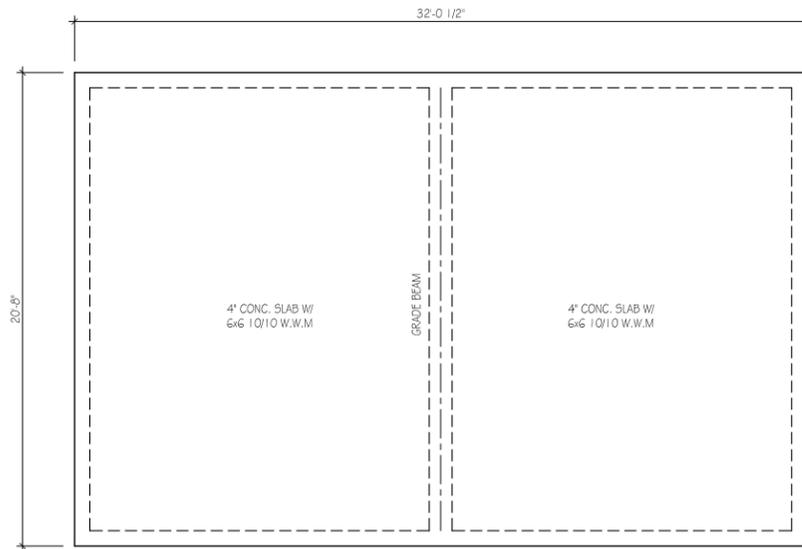
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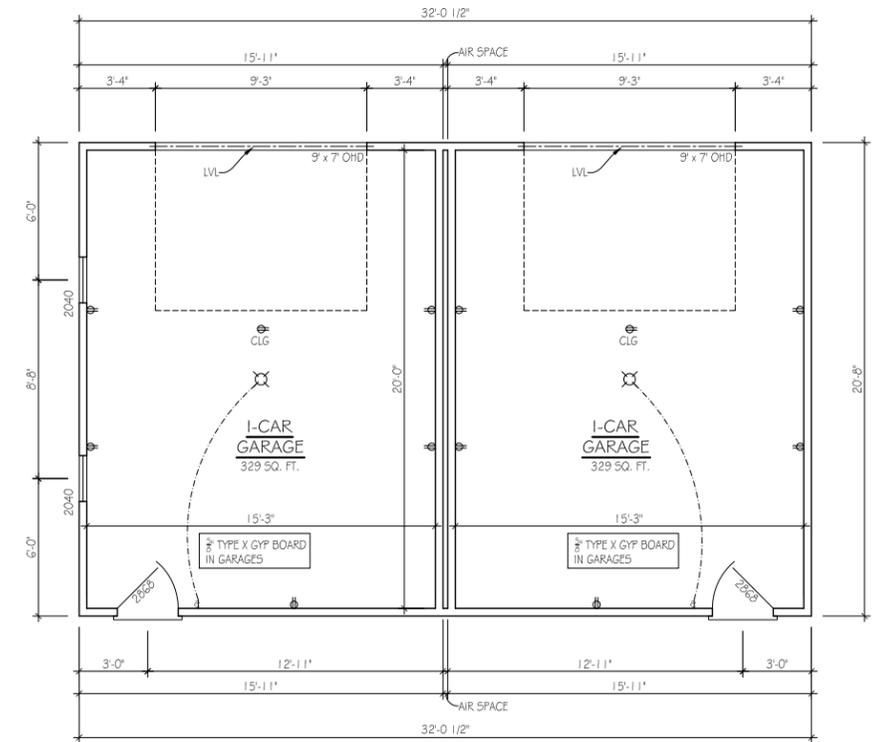
**FRONT ELEVATION**

SCALE: 1/4"=1'-0"



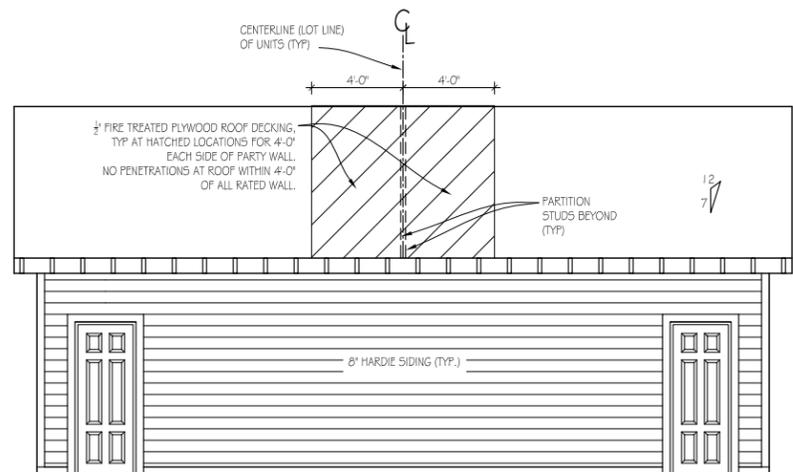
**FOUNDATION PLAN**

SCALE: 1/4"=1'-0"



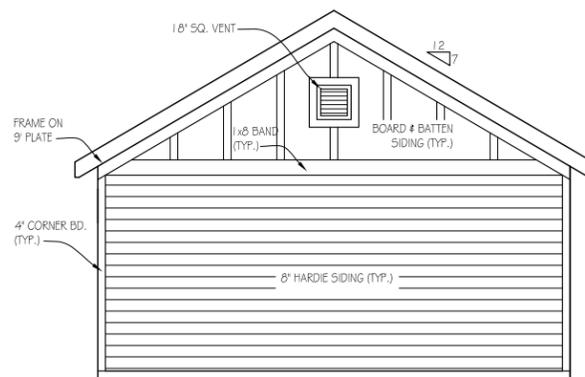
**FLOOR PLAN**

SCALE: 1/4"=1'-0"



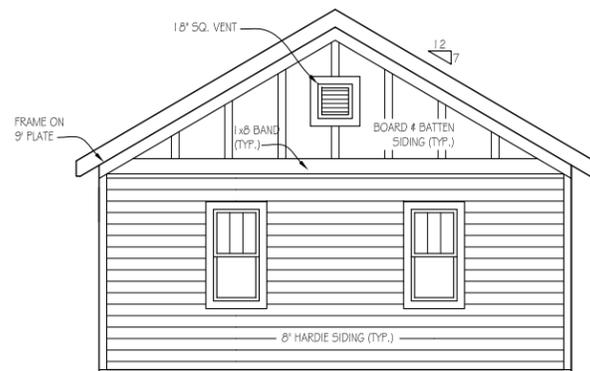
**REAR ELEVATION**

SCALE: 1/4"=1'-0"



**RIGHT SIDE ELEVATION**

SCALE: 1/4"=1'-0"



**LEFT SIDE ELEVATION**

SCALE: 1/4"=1'-0"



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