



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

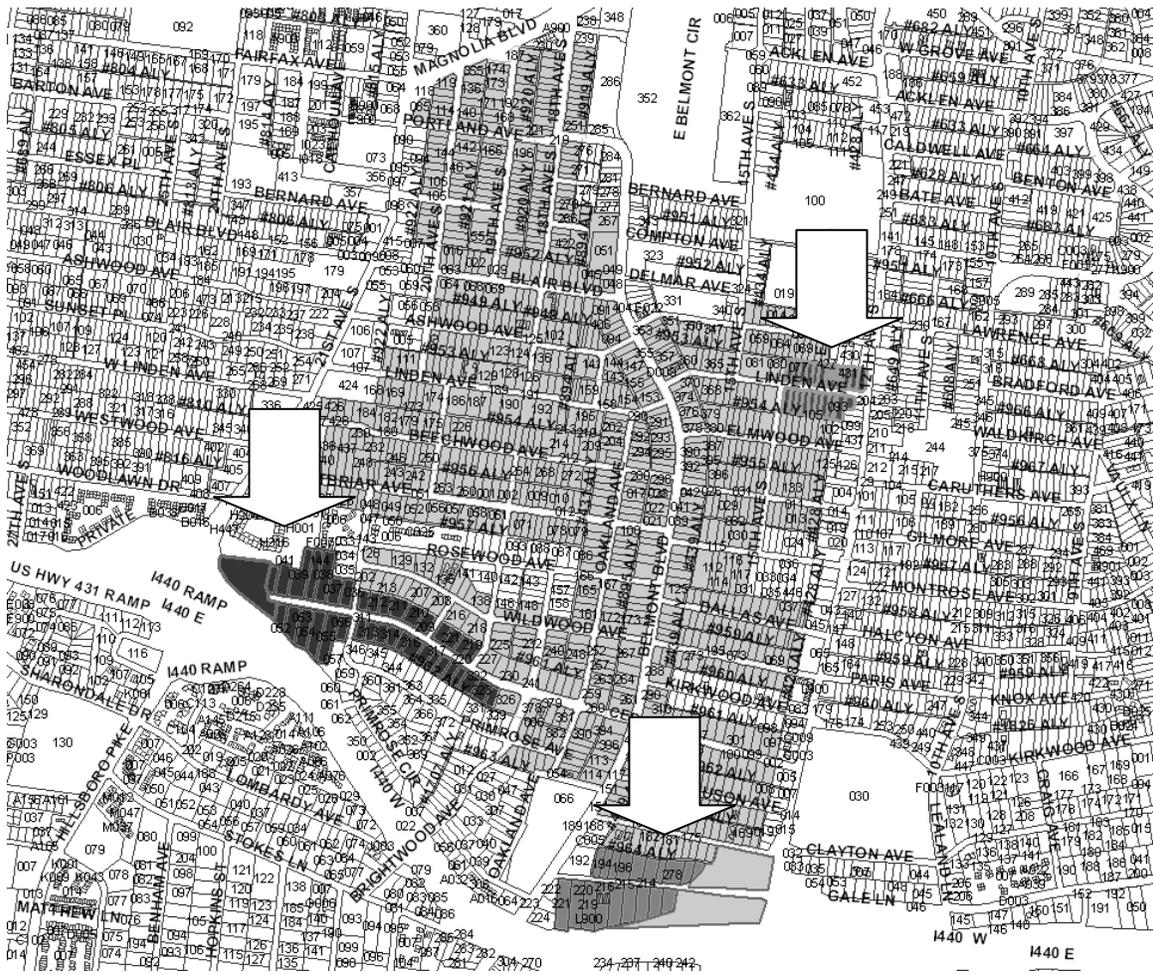
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Expansion
Gale Lane, Linden Avenue and Cedar Lane
April 18, 2012

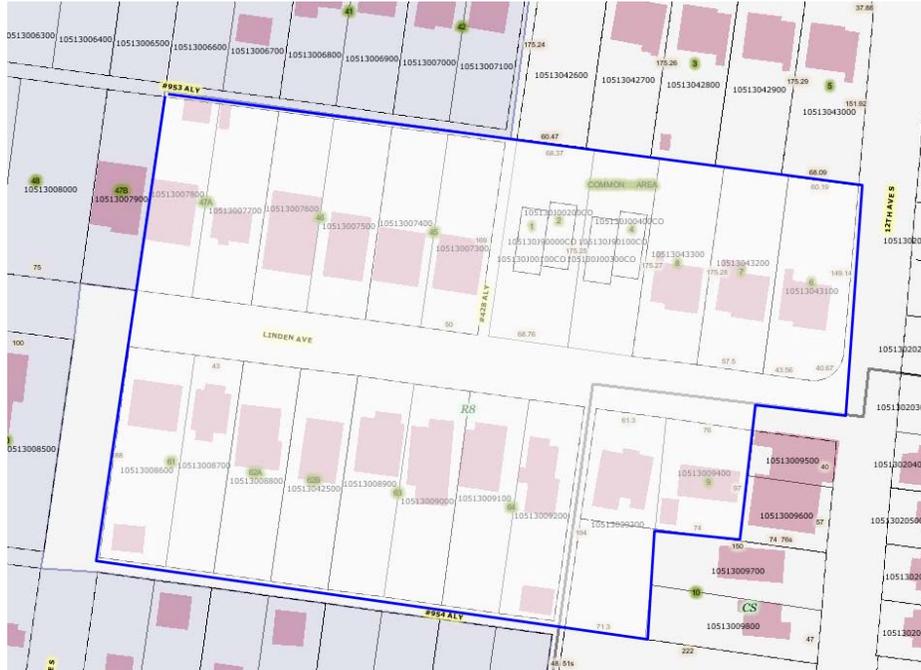
Application: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Expansion
Map and Parcel Numbers: multiple
Council Districts: 18
Applicant: Council Member Burkley Allen
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov, 615-862-7970

<p>Description of Project: Councilmember Burkley Allen is requesting that extension of the Belmont Hillsboro Neighborhood Conservation Zoning Overlay to include approximately the 1200 and 1400 blocks of Linden Avenue, 1400 and 1500 blocks of Gale Lane and the 1900 and 2000 blocks of Cedar Lane.</p> <p>Recommendation Summary: Staff suggests the Commission recommend to City Council that Belmont Hillsboro Neighborhood Conservation Zoning Overlay be expanded and recommends that the Commission adopt the current design guidelines for the additional properties.</p>	<p>Attachments</p> <p>A: Current Overlay Boundaries B. Linden Avenue Survey C. Gale Lane Survey D. Cedar Lane Survey</p>
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Areas to be expanded



Linden Avenue



Gale Lane



Background:

In the 19th century, the area that would become Belmont-Hillsboro was part of the estates of Adelia Acklen (Belmont) and Colonel A. B. Montgomery. The oldest sections of the neighborhood were subdivided in 1890 and 1891. In 1901, the Belmont Land Company secured a franchise to operate a street railway line along Belmont Boulevard, accelerating the development of the area as a "street car suburb". Development would continue for several decades, with some of the more southerly portions of the neighborhood developed about 1940.

Changes in tastes over this span of time resulted in recognizable changes in architectural styles. The mix of bungalows, cottages, American foursquares and Tudors are common, though you will find examples of the prairie, eclectic revival and more contemporary styles as well. The neighborhood became the home of a large middle-class population, reflecting the average American lifestyle from 1890 to 1940.

Following World War II, the neighborhood suffered a decline common to many older neighborhoods as cars replaced the street cars and the suburbs of Nashville continued an outward march. Declining property values, division of what had been single-family homes into multiple rental units, and lack of building maintenance presented the neighborhood with many problems.

Beginning in the 1970s, residents and new arrivals came to recognize the value of classic homes in close proximity to urban features such as 3 universities, parks, hospitals, shopping facilities and major transportation corridors. A large portion of the neighborhood is listed in the National Register of Historic Places.

Applicable Ordinance:

Article III. Historic Overlay Districts

17.36.120.A. Historic Districts Defined. Historic Preservation and Neighborhood Conservation Districts. These districts are defined as geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development, and that meet one or more of the following criteria:

1. The district is associated with an event that has made a significant contribution to local, state or national history; or
2. It includes structures associated with the lives of persons significant in local, state or national history; or
3. It contains structures or groups of structures that embody the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. It has yielded or may be likely to yield archaeological information important in history or prehistory; or
5. It is listed or is eligible for listing in the National Register of Historic Places.

Analysis and Findings:

The properties considered for the Neighborhood Conservation Zoning Overlay consists of 33.95 acres zoned R8, RM20 and CS.

Neighborhood representatives went door-to-door in the proposed expansion areas to answer questions and notify owners about the potential designation. Councilmember Burkley Allen scheduled an informational meeting for April 16, 2012 at the time of writing this recommendation. Notice of Public Hearings for the Planning Commission and Metro Council were mailed on April 6, 2012 and signs were posted on April 6, 2012. The Metro Planning Commission's public hearing will take place on April 24, 2012 at 4 p.m. The Metro Council's public hearing will take place on May 1, 2012 at 6 p.m. All the typical meeting notifications were followed for the Metro Historic Zoning Commission meeting.

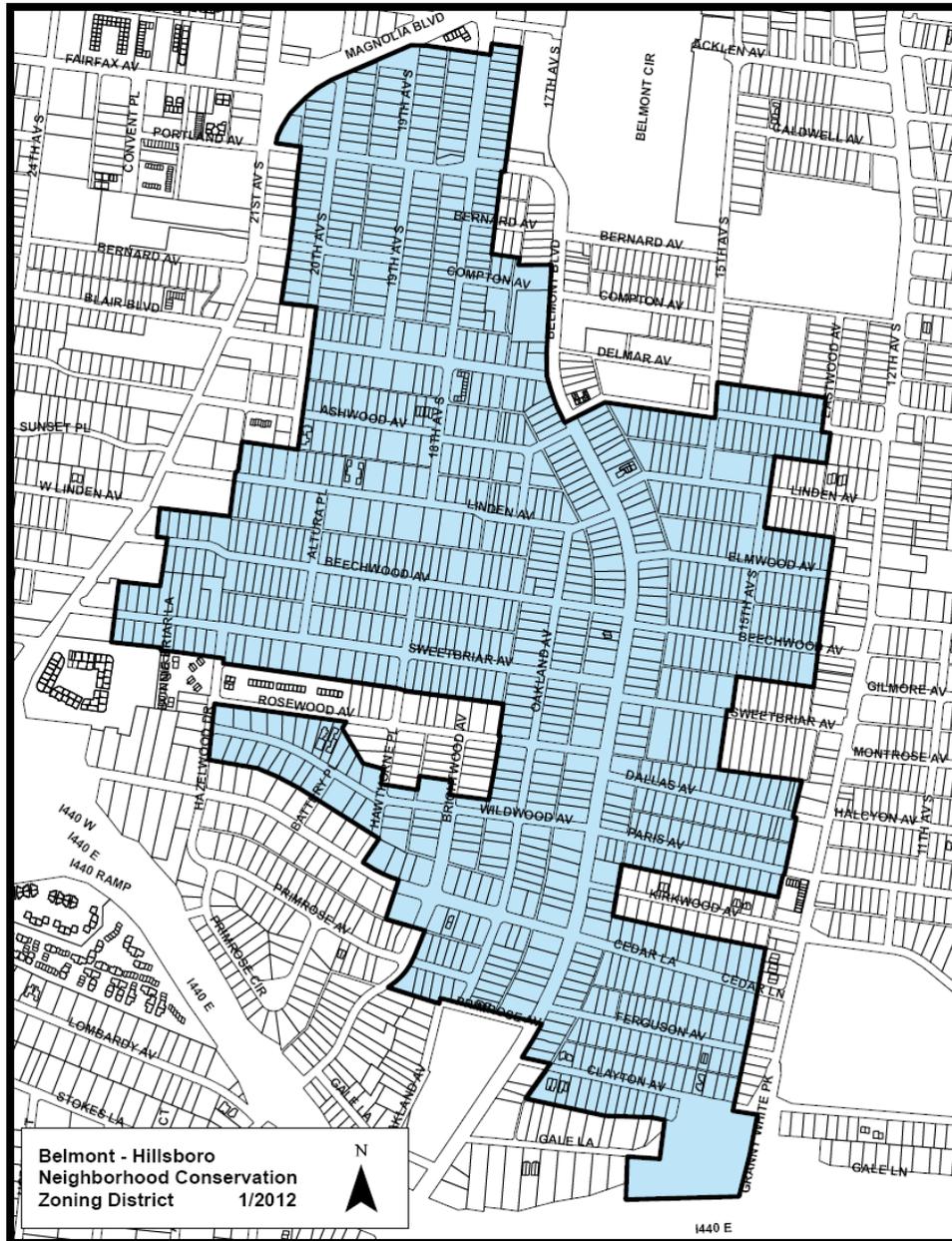
The 1200 and 1400 blocks of Linden Avenue (the 1300s are skipped in the numbering of the buildings) are located to the east of Belmont Boulevard and include the only area of Linden between Belmont Boulevard and 12th Avenue that is not currently in the overlay. The area includes some new homes but mainly Colonial Revival and Craftsman style bungalows constructed in the first half of the 20th century. Of the 21 buildings being considered, 9 of them are noted as non-contributing (57% contributing) to the historic character of the neighborhood. There were no accessory structures noted as contributing. Of the three extensions, this area is undergoing the most change with 3 buildings under construction and 2 buildings having been constructed within the last 10 years. There are three 1980s buildings close to the commercial area of 12th Avenue.

The 1400 and 1500 blocks of Gale Lane are to the east of Belmont Boulevard and dead end into I-440 right-of-way property. The homes are Colonial Revival and Craftsman style bungalows constructed in the first half of the 20th century. There were no accessory structures noted as contributing. Of the 19 buildings being considered, 6 of them are identified as non-contributing (68% contributing) to the historic character of the neighborhood.

The portion of Cedar Lane under consideration is approximately from Hawthorne west to I-440 right-of-way property. It represents later development for the neighborhood with Colonial Revival and Tudor Revival homes constructed mainly between 1920 and 1945. Of the 35 properties proposed for the overlay, only 13 are considered non-contributing (63% contributing) to the historic character of the neighborhood. Several of the non-contributing buildings are ones that were constructed in the same period as the contributing buildings but have been greatly altered. Unlike much of the greater Belmont-Hillsboro neighborhood, most of these homes have driveways with basement level garages on the rear or the rear side.

All three proposed extensions meet section 17.36.120.A.3 as they contain a significant amount of architecturally important buildings that embody the distinctive characteristics of their type and period.

Staff suggests the Commission recommend to Metro Council that Belmont Hillsboro Neighborhood Conservation Zoning Overlay be expanded to include approximately the 1200 and 1400 blocks of Linden Avenue, 1400 and 1500 blocks of Gale Lane and the 1900 and 2000 blocks of Cedar Lane and recommends that the Commission adopt the current design guidelines for the additional properties, for all three extensions if approved by Metro Council.



Current boundaries of the Belmont Hillsboro Neighborhood Conservation Zoning Overlay

LINDEN AVENUE SURVEY FOR POTENTIAL 2012 EXPANSION OF BELMONT HILLSBORO NEIGHBORHOOD CONSERVATION ZONING OVERLAY

March, 2012

Contributory status is based on a combination of factors: age, historic and physical integrity, form and style, context, history of building. Contributory status can change over time as buildings age and as new information becomes available. C=contributory, NC=non-contributory.

	STREET NO.	C/NC	DATE	DESCRIPTION
	1200	NC	1984	
	1202	NC	1984	
	1204	NC	1984	

	1206	NC	2006	
	1208	NC	2006	
	1212	C	c.1917	1.5 story, Colonial Revival bungalow, stone foundation, painted brick veneer, side gable asphalt shingle roof with a central front-gabled dormer, 4/1 double hung wood windows, 2007 general repairs
	1214	C	c.1920	1.5 story, Colonial Revival bungalow, brick foundation, painted stucco veneer, side gable asphalt shingle roof with a central front-gabled dormer, 1/1 replaced windows and railing added

	1400	C	c.1918	2.5 story Craftsman, stone foundation, painted brick veneer, hipped asphalt shingle roof with a central hipped roof dormer, diamond-light double hung wood windows, railing added
	1402	C	c.1920	1.5 story Colonial Revival, stone foundation, painted brick and clapboard veneer, side gable asphalt shingle roof with a front gabled-dormer, 1/1 double hung wood windows
	1404	NC	c.1951	1 story, Minimal Traditional, foundation unknown, brick veneer, side gable asphalt shingle roof, 6/6 double hung wood windows, 1997 added siding
	1406	C	c.1917	1.5 story, Colonial Revival bungalow, stone foundation, 2005 cement fiber siding, side gable asphalt shingle roof with a front-gabled dormer, 1/1 double hung wood windows, 1989 garage

	1405	C	c.1925	2.5 story, Victorian, stone foundation, stone and wood shingle veneer, hipped asphalt shingle roof, 2006 dormers added
	1403	C	c.1929	1 story, Craftsman bungalow, stone foundation, painted brick veneer, side gable asphalt shingle roof, 3/1 double hung wood windows, 2011 removed and replaced rear addition
	1401	NC	2012	Under construction
	1217	NC	2012	Under construction

	1215	C	c.1930	1 story, Craftsman bungalow, stone foundation, brick veneer, side gable asphalt shingle roof, 3/1 double hung wood windows, sometime after 1968 vinyl was added to the porch rack, a dormer on the right side of the porch was removed and the clay tile ridge was removed.
	1213	C	c.1930	1.5 story, Craftsman bungalow, stone foundation, painted brick veneer, side gable asphalt shingle roof with clay ridge tiles and a front-gabled dormer, vinyl on porch rack and addition constructed in 1994
	1211	C	c.1917	1 story, Craftsman Bungalow, stone foundation, painted brick veneer, side gable asphalt shingle roof, 1/1 double hung wood windows, 1983 repairs
	1209	NC	2012	Under construction

	1207	C	c.1926	1.5 stories, Craftsman bungalow, stone foundation, brick veneer, side gable asphalt shingle roof with two front-gabled dormers, 6/1 double hung wood windows, received permit in 1996 to be renovated for a fitness center. Current use is offices for a design firm.
	1205	C	c.1929	1.5 stories, painted block foundation, painted brick veneer, side gable asphalt shingle roof with centered front gable dormer, multi-light double hung wood windows. Rehabilitated for offices in 2004.

**GALE LANE SURVEY FOR POTENTIAL 2012 EXPANSION OF BELMONT HILLSBORO
NEIGHBORHOOD CONSERVATION ZONING OVERLAY**

January 23, 2012

Contributory status is based on a combination of factors: age, historic and physical integrity, form and style, context, history of building. Contributory status can change over time as buildings age and as new information becomes available. C=contributory, NC=non-contributory.

	STREET NO.	C/NC	DATE	DESCRIPTION
	1514	C	c.1920	1 story bungalow, stone foundation, stone veneer, double hung wood windows
	1516	NC	c.1938	1.5 story Colonial Revival, brick foundation, brick veneer, asphalt shingle roof with two gabled dormers, 12/12 double-hung wood windows, multiple alterations in 1994 and 2008 that included adding a front porch, changing the roof slope, altering the size of the dormers and adding a rear addition.
	1512	C	C.1922	1.5 story brick Colonial Revival, brick foundation, synthetic siding, asphalt shingle hipped roof with center hipped roof dormer, replacement doors and windows, 1998 addition and carport

	1510	C	c.1922	1.5 story craftsman style bungalow, stone foundation, painted brick veneer, side gable asphalt shingle roof with central dormer, double hung wood windows, 2010 rear dormer addition
	1508	C	c.1922	1 story craftsman, stone foundation, brick veneer, asphalt shingle roof hipped roof with clay tile ridge, 6/1 double hung wood windows
	1506	NC	2012	Under construction
	1410	C	c.1928	1.5 story Craftsman style bungalow, stone foundation, brick veneer, side gable asphalt shingle roof with clipped gables, 4/1 double hung wood windows, 2010 rear dormer addition

	1408	NC	c.1981	1.5 story ranch, brick foundation, brick veneer, side gable asphalt shingle roof with off-center gabled dormer, 6/6 double hung wood windows
	1404	C	c.1928	1.5 story craftsman, stone foundation, brick veneer, side gable asphalt shingle with clipped gables and 2 gabled dormers, 2002 side addition, 2012 rear addition
	1402	NC	c.1989	1 story, stone foundation, wood siding, 1/1 double hung wood windows, side carport
	1411	C	c.1929	1.5 story Colonial Revival, stone foundation, painted brick veneer, side gable asphalt shingle roof with 2 gabled dormers, 3/1 double hung wood windows, 1995 addition

	1417	C	c.1928	2 story Colonial Revival, brick foundation, synthetic siding, side gable asphalt shingle roof, 9/9 double hung wood windows, 1999 enclosed side porch
	1501	C	c.1931	2 story Dutch Colonial, stone foundation, wood lap siding, gambrel asphalt shingle roof, wood multi-light double hung windows, 1997 addition
	1505	C	c.1929	1 story, Colonial Revival, stone foundation, brick veneer, side gable asphalt shingle roof, 3/1 double hung wood windows
	1511	NC	2008	2-story multi-family

	1513	NC	2008	2 story multi-family
	1515	C	c.1931	2 story Colonial Revival, stone foundation, stone and shingle cladding, side gable asphalt shingle roof with concrete tiles on the porch roof, replaced windows.
	1517	C	c.1929	1 story Craftsman, stone foundation, stone veneer with synthetic siding in the gable fields, side gable asphalt shingle roof with tiled ridge, 4/1 double-hung wood windows, 1990 side addition
	1519	C	c.1928	1.5 story, Colonial Revival, painted stone foundation, painted stone veneer, hipped asphalt shingle roof, 6/6 double hung wood windows, 1995 cell tower in the rear

**CEDAR LANE SURVEY FOR POTENTIAL 2012 EXPANSION OF BELMONT
HILLSBORO NEIGHBORHOOD CONSERVATION ZONING OVERLAY**

January, 2012

Contributory status is based on a combination of factors: age, historic and physical integrity, form and style, context, history of building. Contributory status can change over time as buildings age and as new information becomes available. C=contributory, NC=non-contributory.

	STREET NO.	C/NC	DATE	DESCRIPTION
	1812	NC	c.1949	1 story minimal traditional, painted brick foundation, painted brick veneer, double-hung wood sash windows, 1998 rear deck
	1814	C	c.1940	1.5 story Colonial Revival, painted concrete block foundation, painted brick veneer, asphalt shingle roof with two gabled dormers, 8/8 double-hung wood sash windows, 1994 side addition and 2005 rear dormer added
	1816	C	c.1930	1.5 story, stone foundation, brick veneer, asphalt shingle side gable roof, 3/1 double-hung wood windows, 2004 side addition

	1818	C	c.1928	1.5 story Colonial Revival, stone foundation, brick veneer, side gable asphalt shingle roof with three gabled dormers, replaced windows, 1998 detached rear garage
	1900	C	c.1928	1 story Tudor revival, stone foundation, brick veneer, asphalt shingle cross-gable roof, 6/6 double-hung wood windows, renovated in 1998, 2000 carport and 2008 rear dormer and deck
	1902	C	c.1938	1.5 story Tudor revival, stone foundation, brick and vinyl veneer, asphalt shingle side-gable roof, enclosed side porch
	1904	C	c.1941	1.5 story Craftsman style bungalow, stone foundation, brick veneer, cross-gable asphalt shingle roof, 6/6 double-hung wood windows, entrance may have been altered and front dormers may be additions, 2005 rear dormer

	1908	C	c.1942	1.5 story Colonial Revival, stone foundation, brick and vinyl veneer, side gable asphalt shingle roof, 6/6 wood windows, either dormers are an addition or windows in dormers were replaced
	1910	C	c.1941	1.5 story ranch, stone foundation, brick and vinyl veneer, side gable asphalt shingle with 2 gabled dormers and skylight
	1912	NC	c.1940	1 story, stone foundation, brick veneer, replaced windows and enclosed side porch, 1978 rear deck
	2000	C	c.1938	1.5 story Colonial Revival, stone foundation, brick veneer, side-gable asphalt shingle roof with 3 gabled dormers, replaced windows and enclosed side porch, 2004 rear dormer, 2008 rear porch

	2002	NC	2004	1 story, stone foundation, log and board-and-batten cladding, side gable asphalt shingle roof, double-hung wood windows, rear addition
	2004	C	c.1939	1.5 story Colonial Revival, stone foundation, brick veneer, side gable asphalt shingle roof with 3 gabled dormers, rear and side additions.
	2006	NC	1999	2 story Tudor revival, concrete block foundation, brick veneer, cross-gable asphalt shingle roof
	2008	NC	c.1942	1 story, Colonial Revival, stone foundation, brick veneer, side gable asphalt shingle roof, 6/6 double-hung wood windows, side garage and carport, 1983 rear addition, 1997 enclose rear porch

	2012	C	c.1943	2-story minimal traditional, stone foundation, brick veneer, hipped asphalt shingle roof
	2014	NC	c.1950	2-story multi-family Colonial Revival, stone foundation, brick veneer, side gable asphalt shingle roof with central chimney, 6/6 double-hung wood windows
	2011	C	c.1940	1-story Tudor Revival, stone foundation, stone veneer, side gable asphalt shingle roof, 8/8 replaced windows

	2009	C	c.1942	1.6 story Colonial Revival, stone foundation, brick veneer, side gable asphalt shingle roof with 2 dormers, 8/8 replaced windows
	2007	C	c.1943	1.5 story, Colonial Revival, stone foundation, brick veneer, side gable asphalt shingle roof with 2 gabled dormers, 6/6 double-hung wood windows
	2005	C	c.1946	1.5 story, minimal traditional, stone foundation, brick and vinyl veneer, side gable asphalt shingle roof with 2 gabled dormers, replaced windows
	2003	c	c.1942	1.5 story Colonial Revival, stone foundation, stone and vinyl veneer, side gable asphalt shingle roof with 3 gabled dormers, 6/6 double-hung wood windows

	2001	C	c.1941	1.5 story Tudor revival, stone foundation, brick veneer, cross-gable asphalt shingle roof with exterior side chimney, 6/6 double hung wood windows
	1911	NC	c.1943	1.5 Tudor revival, stone foundation, brick veneer, cross-gable asphalt shingle roof, larger addition and dormer added, replaced windows. Sometime after 1968 a left side porch was replaced with a 1.5 story addition. In 2005 a 3 story addition was added.
	1909	NC	c.1940	1.5 story ranch, stone foundation, brick veneer, side gable asphalt shingle roof, large addition, some replaced windows. Lateral and rear additions have been added.
	1907	C	c.1940	1.5 story Tudor revival, stone foundation, brick veneer, cross-gable asphalt shingle roof, 6/6 double-hung wood windows

	1903	C	c.1940	1 story, Colonial Revival, stone foundation, brick and vinyl veneer, side gable metal roof with side chimney, 8/8 double-hung wood windows
	1901	NC	c.1938	1.5 story Tudor revival, stone foundation, brick veneer, cross-gable asphalt shingle roof with central chimney and two gabled dormers, replacement windows and lateral additions.
	1823	NC	c.1961	1 story ranch duplex, concrete block foundation, brick and permastone veneer, hipped asphalt shingle roof, wood windows
	1821	NC	c.1961	1 story ranch, concrete block foundation, brick veneer, hipped asphalt shingle roof, replaced windows

	1817	C	c.1942	1.5 story, Colonial Revival, stone foundation, brick and vinyl veneer, side gable asphalt shingle roof with two dormers, 6/6 replaced windows
	1813	NC	c.1961	1.5 story minimal traditional, brick foundation, brick veneer, cross gable asphalt shingle roof, replaced windows
	1811	NC	c.1961	1 story ranch, cinder block foundation, brick veneer, cross gable asphalt shingle roof, wood windows
	1809	C	c.1942	1.5 story Colonial Revival, stone foundation, brick and vinyl veneer, asphalt shingle side gable with two gabled dormers, double-hung wood windows

	1807	C	c.1941	1.5 story Colonial Revival, stone foundation, brick veneer, side gable asphalt shingle with 2 dormers, 6/6 double-hung wood windows
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