



**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**  
**1805 Forrest Avenue**  
**January 18, 2012**

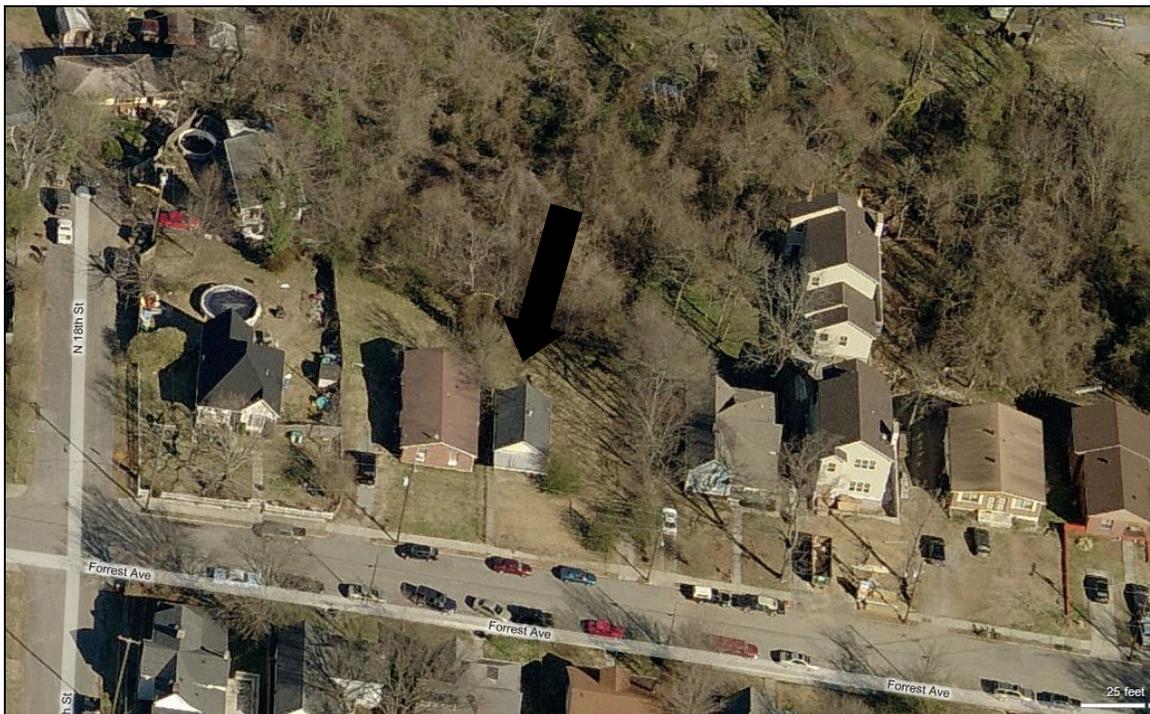
**Application:** Demolition—non-contributing building  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08310026800  
**Applicant:** Brett Diaz, Developer  
**Project Lead:** Fred Zahn, fred.zahn@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing to remove the existing non-contributing house at this location with the intention of constructing a new single-family home in its place; however, no application for new construction has been submitted at this time.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the application for demolition of a non-contributing structure.</p> <p>Staff finds the project meets IV.B. of the <i>Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b></p> <p>A: Photograph</p>
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**Vicinity Map:**



**Aerial Map:**



**Background:** 1805 Forrest Avenue is listed in the designation survey for the Lockeland Springs – East End Neighborhood Conservation Zoning District, as non-contributing. This status is based on the mid 20<sup>th</sup> century date of its construction, use of modern building materials including concrete block and asbestos siding, and additionally because the Minimal Traditional style of the house is atypical for the development of homes during the period of significance for the Lockeland Springs – East End district.

## **Applicable Design Guidelines:**

### **IV. B. Demolition**

1. Demolition is appropriate:
  - c. if a building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
  - d. if a building does not contribute to the historical or architectural character and importance of the district and its removal will result in a more positive, appropriate visual effect on the district; or
  - e. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

## **Analysis and Findings:**

**Demolition:** Demolition is appropriate if a building does not contribute to the historic fabric of the district. This building was constructed approximately 1950 on a cinderblock foundation with asbestos-shingle siding, and is an atypical building form for the district. As this building is classified as non-contributing, its removal will result in a more appropriate visual effect on the district. The demolition meets section IV.B.

Staff recommends approval of the application for demolition of a non-contributing structure. Staff finds the project meets IV.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

**Current condition of site:**

