



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

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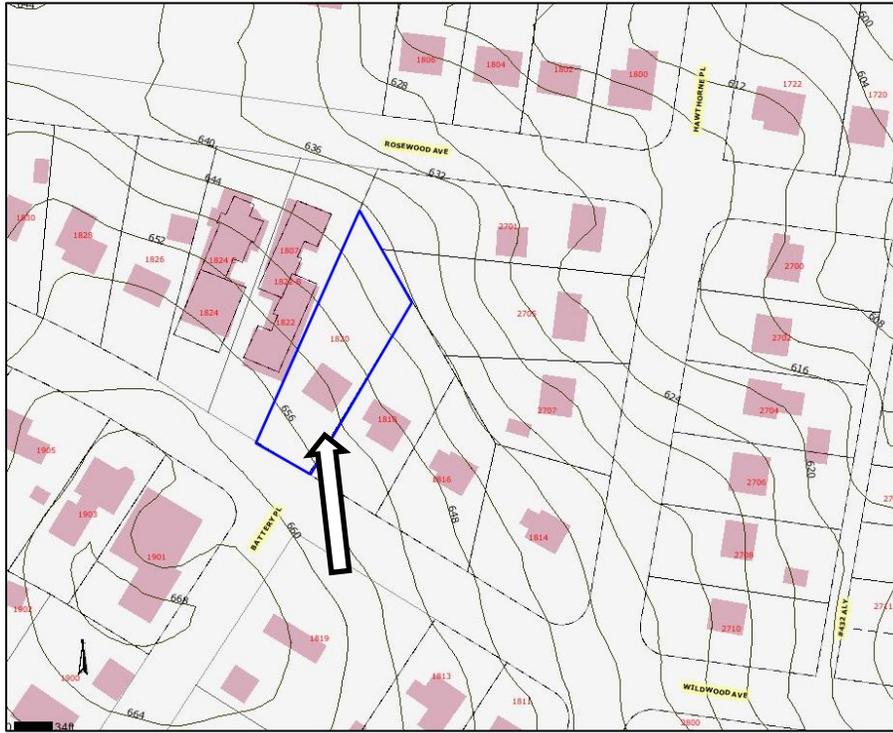
Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**1820 Wildwood Avenue**  
**May 16, 2012**

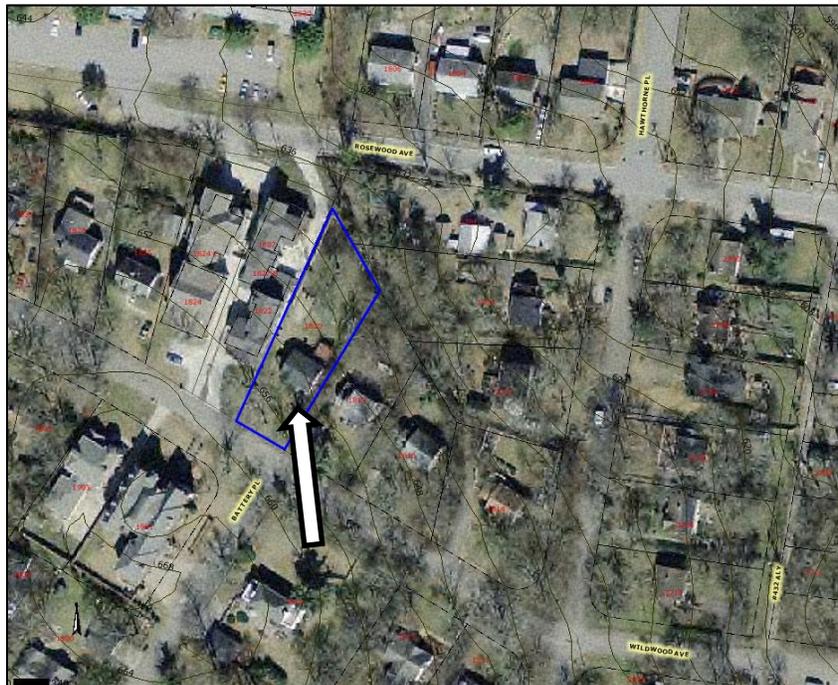
**Application:** Demolition  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704013500  
**Applicant:** Brent Craig, Rigid Development  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing to demolish the house at 1820 Wildwood Avenue. The Metro Tax Assessor’s records indicate that the structure was constructed in 1953; however City Directories list the property as being a residence at least as early as 1944. The structure is a one-story Minimal Traditional house with a brick veneer and a limestone block foundation. The majority of the houses on the 1800 and 1900 blocks of Wildwood Avenue are also Minimal Traditional houses dating from the same period.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval of the application to demolish the structure at 1820 Wildwood Avenue, finding the structure to have such architectural or historical interest and value that its removal would be detrimental to the public interest.</p>	<p><b>Attachments</b> A: Photographs B. Historic Plat</p>
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**Vicinity Map:**



**Aerial Map:**



**Background:** 1820 Wildwood Avenue is a one story house with a brick veneered exterior and a limestone block foundation. The Metro Tax Assessor's records indicate that the structure was constructed in 1953; however City Directories list the property as being a residence at least as early as 1944. The property was outside the documented area of the 1951 and earlier Sanborn Maps.

The boundaries of the Belmont-Hillsboro Historic District, when it was nominated to the National Register of Historic Places in 1979, were: Magnolia Boulevard on the north, Belmont Boulevard on the East, the alley east of 21<sup>st</sup> Avenue on the west, and an irregular line north of Interstate 440 on the South. The 1800 block of Wildwood Avenue was outside that original boundary, and was not surveyed at that time. The property was also outside the original boundaries of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay that went into effect on April 5, 2005. The property was added to the district in a May 15, 2007 expansion.

### **Applicable Design Guidelines:**

#### **III.B.1 Demolition is Inappropriate**

- 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 91.65 of the historic zoning ordinance.

## Analysis and Findings:

Most of the addresses on the 1800 and 1900 blocks of Wildwood Avenue first appeared in the Nashville City Directories in the early 1940s and the area was platted in 1941. Two homes were constructed prior to the plat: 1819 and 1901 Wildwood Avenue. (1901 Wildwood has been demolished.) These structures are typically described as being of the “Minimal Traditional” architectural style. According to Virginia and Lee McAlester, this style “reflects the form of the traditional Eclectic houses [Colonial Revival, Tudor, Craftsman], but lacks their decorative detailing.”

Although Minimal Traditional originated during the 1930s, it is most commonly associated with suburban development after World War II. Typical features often include: very shallow eaves, low pitched roof, and front-facing gables. The “Cape Cod” form without a front gable is also common.

The buildings in this area were likely constructed by the same developer as they are the same style, form and massing. Each is a one-story, brick, side-gable, rectangular form with central entrance and slight variations in roofline, chimney placement and entrance style. Approximately half the homes exhibit a small side room, set back from the face of the front of the buildings, as seen on 1816 Wildwood.



1811 and 1911 Wildwood are examples of the basic form found in this area. 1816 Wildwood shows the same form with an optional side addition.



1813, 1814, 1830 are examples of the same form with a front gable and even a chimney, as see on 1814.

The majority of homes have 8/8 wood double-hung windows; however, 6/6 and 2/2 are also seen. Two homes have double dormers (see 1811 Wildwood above) and 5 have prominent front gables, while the remaining homes are simple side-gables without intrusions, like 1911 and 1816 Wildwood.

Many homes have side chimneys; however, two exhibit front chimneys with timbering in the front gable field, a typical feature of the Minimal Traditional style. Approximately half have simple traditional entrances and the other half have no detailing. Two have porticos that appear to have been added at a later date.

Following the expansion of the Neighborhood Conservation Zoning Overlay, the MHZC Staff has had an opportunity to resurvey these properties and have determined that 1800 and 1900 blocks constitute an intact cluster of Minimal Traditional houses that contribute significantly to the historic character of the larger district, with the exception of 1901, 1903, 1822, and 1824 Wildwood Avenue. 1819 Wildwood Avenue, an earlier Colonial Revival house, is also contributing.

Largely because they are not considered “as historic” as other styles, Minimal Traditional houses are among the most endangered architectural resources. The meteoric rise in their popularity in cities across the country following World War II and its nearly as sudden replacement by Ranch style houses that followed, is certainly a significant era in the history of the Belmont-Hillsboro Neighborhood and throughout Nashville and represent an important chapter in the growth of the neighborhood and city.

**Recommendation:**

Staff recommends disapproval of the application to demolish the structure at 1820 Wildwood Avenue, finding the structure to have such architectural or historical interest and value that its removal would be detrimental to the public interest that would not meet guideline II.B.1.a. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



1820 Wildwood Avenue, front.

**CONTEXT**



1811, c. 1950



1813, c. 1941



1814 c. 1941



1816 c. 1941



1818 c. 1941



1819 c. 1930



1820 c. 1941



1826 c. 1941



1828 c. 1941



1830 c. 1941



1905 c. 1941



1909 c. 1941



1911 c. 1941



1912 c. 1941



1913 c. 1941



1914 c. 1941



1915 c. 1941



1916 c. 1941

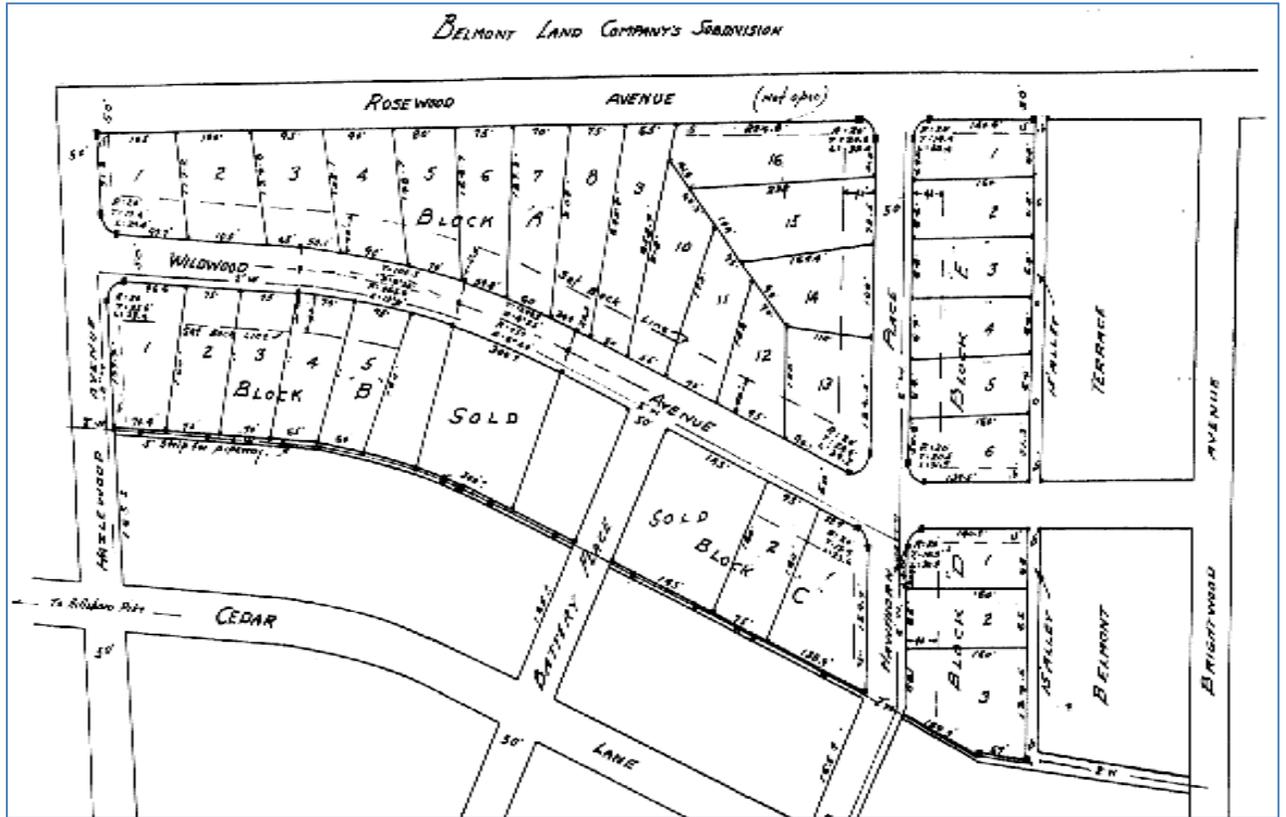


1918 c. 1941



1919 c. 1941

HISTORIC PLAT



1941 Plat of the Plan of Belmont Terrace Annex No. 3