



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

**Hall-Harding-McCampbell House Historic Landmark Zoning Overlay
June 19, 2013**

Application: Hall-Harding-McCampbell House Historic Landmark Zoning Overlay

Map and Parcel Numbers: 09609011900

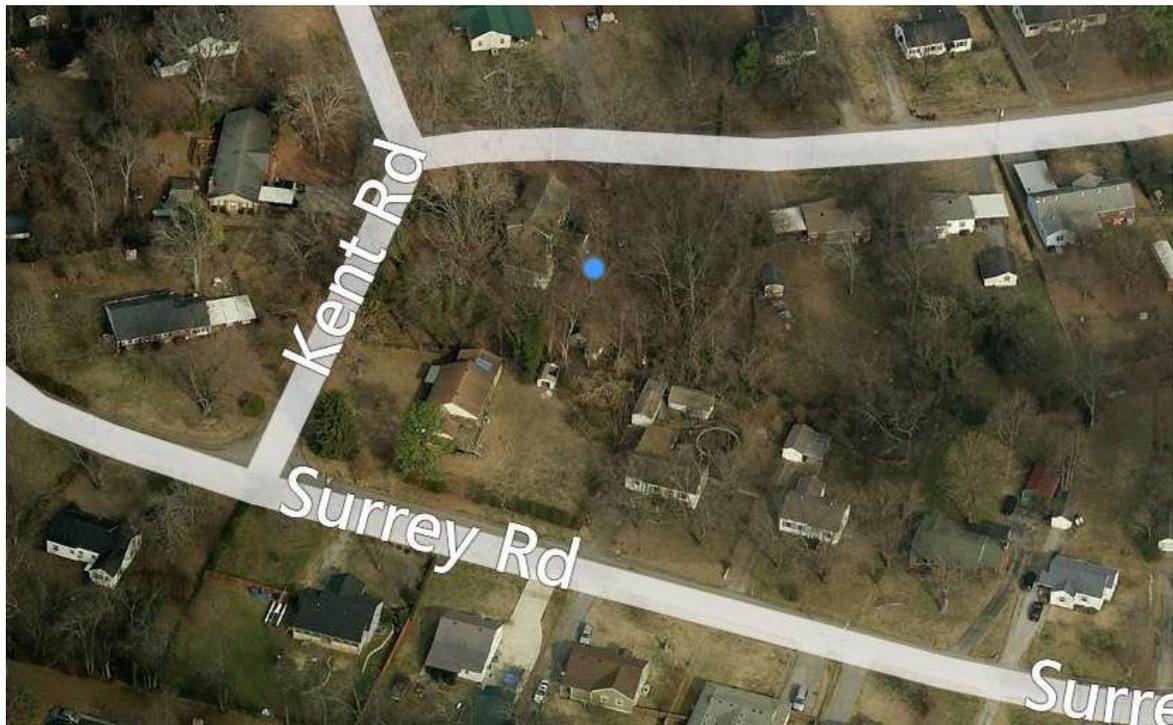
Council Districts: 14

Applicant: Councilman Stanley for the State of Tennessee

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov, 615-862-7970

<p>Description of Project: Councilman Stanley is requesting a Historic Landmark Overlay for the Hall-Harding-McCampbell House located at 305 Kent Road. The property is owned by the State of Tennessee.</p>	<p>Attachments A: Overlay Boundaries B: Photographs</p>
<p>Recommendation Summary: Staff suggests the MHZC recommend adoption of 305 Kent Road as a Historic Landmark Overlay to Metro Council and adopt the current Historic Landmark Design Guidelines for this property.</p>	

Proposed boundaries of Hall-Harding-McCampbell Historic Landmark Zoning Overlay



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.

Article IX. Historic Zoning Commission

17.40.410 Powers and Duties. Establishment of Design Review Guidelines. The historic zoning commission shall adopt design guidelines for each historic overlay district and apply those guidelines when considering preservation permit applications. Design guidelines relating to the construction, alteration, addition and repair to, and relocation and demolition of structures and other improvements shall be consistent with the National historic Preservation Act of 1966, as amended. A public hearing following the applicable public notice requirements of Article XV of this chapter shall precede the adoption of all design review guidelines by the historic zoning commission. Testimony and evidence material to the type of historic overlay under consideration may be considered by the commission in its deliberations.

Background:

The property is currently owned by the State of Tennessee, which would like to ensure protection of the building's historic character before the property is possibly listed for sale.

The Planning Commission's public hearing on the property will be held June 27, 2013 and the Metro Council's public hearing will follow on July 2, 2013. At the time of writing this recommendation, Staff is not aware of any opposition to the Overlay designation.

Analysis and Findings:

The Hall-Harding-McCampbell house is a two-story brick house believed to have been constructed around 1805 by William Hall. It was listed in the National Register of Historic Places in 2009 as a good example of the Federal style in Nashville and Davidson County. The nomination states that few houses of this age exist in Davidson County. The entire nomination can be viewed at www.tn.gov/environment/hist/pdf/all_harding_mccampbell.pdf



Because the property is listed in the National Register of Historic Places, designation as a local Historic Landmark Zoning Overlay meets section 17.36.120.A.5.

Recommendation

Staff suggests that the MHZC recommend Metro Council's approval of 305 Kent Road as a Historic Landmark Overlay and adoption of the current Historic Landmark Design Guidelines for this property.