



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
Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Expansion
April 16, 2014

Application: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Expansion

Map and Parcel Numbers: 083-06 330-338, 340-347, 351-363, 366-368, 370-376, 409-410; 083-06I 001-2,900co; 083-10 029-038, 040-050, 083-10C 001- 2, 900co; 083 10E 001-2, 900co; 083 13 309-312, 314-330, 332-339, 343-352, 354-357, 428-441, 443-460, 463-479, 481-517, & 534-536)

Council Districts: 06

Applicant: Council Member Peter Westerholm

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

<p>Description of Project: Councilmember Peter Westerholm is requesting the extension of the existing Lockeland Springs-East End Neighborhood Conservation Zoning Overlay to include certain properties located on Avondale, Lakehurst, and Lockland Drives; Eastland, McEwen, and Rudolph Avenues, Bushnell, North 17th and North 18th Streets; and Ordway Place.</p> <p>Recommendation Summary: Finding that a large majority of the buildings meet the standards of the ordinance, Staff suggests the Commission recommend to City Council that the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay be expanded.</p> <p>Staff recommends the Commission adopt the current design guidelines to also apply to the additional properties.</p>	<p>Attachments A: Architectural Examples B: Public Comment received prior to April 9, 2014.</p>
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Area to be expanded:



Outline shows the northern portion of the existing LSEE boundaries. Areas to be added are shaded.

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.

Background:

The neighborhood hosted a general informational meeting on February 11, 2014 and provided an online survey that was promoted through the neighborhood newsletter. A “windshield” architectural resource survey was conducted by staff of the MHZC.

The Commission can expect another addition to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay to include three streets on the southern end of the existing overlay which encompasses portions of Lillian, Boscobel and Shelby. Together the two expansions will be more in line with the neighborhood boundaries.

Analysis and Findings:

The area, with just a few modern intrusions, includes buildings constructed at the turn-of-the-century and helps to tell the story of the Lockeland Springs-East End neighborhood. The majority of the homes were constructed between the 1890s and the 1940s, as were many of the historic homes in the current boundaries. The extension of the overlay continues the architectural diversity of the rest of the neighborhood with primarily bungalow, Spanish Eclectic and Tudor Revival styles, as well as Queen Anne, Minimal Traditional, and Colonial Revival styles. The inclusion of these areas helps to match the neighborhood boundaries with the overlay boundaries. The properties now proposed to be added were not included at the time of the initial designation of the neighborhood due to lack of support.

The properties meet standard 3 of section 17.26.120.A. of the design guidelines as embodying the distinctive characteristics of their individual types and the overall period of the neighborhood and meets standard 5 as eligible for listing in the National Register of Historic Places. Approximately seventy percent (70%) of the principle buildings are considered contributing, meaning they contribute to the historic character of the district.

Finding that a large majority of the buildings meet the standards of the ordinance, Staff suggests the Commission recommend to City Council that the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay be expanded.

Staff recommends the Commission adopt the current design guidelines to also apply to the additional properties.

EXAMPLES OF ARCHITECTURE IN THE NEIGHBORHOOD



416 Bushnell



500 North 17th Avenue



406 Bushnell Street



403 Lockeland Drive



1807 Ordway Place



1607 McEwen Avenue

PUBLIC COMMENT—Received prior to April 9, 2014

Hi,

We are residents and property owners in the area affected by the expansion of the overlay. We will not be able to attend the public hearing on April 16, but would like to add a brief comment if that is possible to do via email.

We live on the 600 block Rudolph Avenue, which has a number of small single story houses of less than 1,000 square feet with similar street fronts. The street has a unique and historic character that we hope that this overlay will protect. We strongly support this proposed overlay and hope that the Historic Zoning Commission approves it. We also want to thank all of those who have worked to get this proposal before the commission.

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