



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION 3606 West End Avenue June 17, 2015

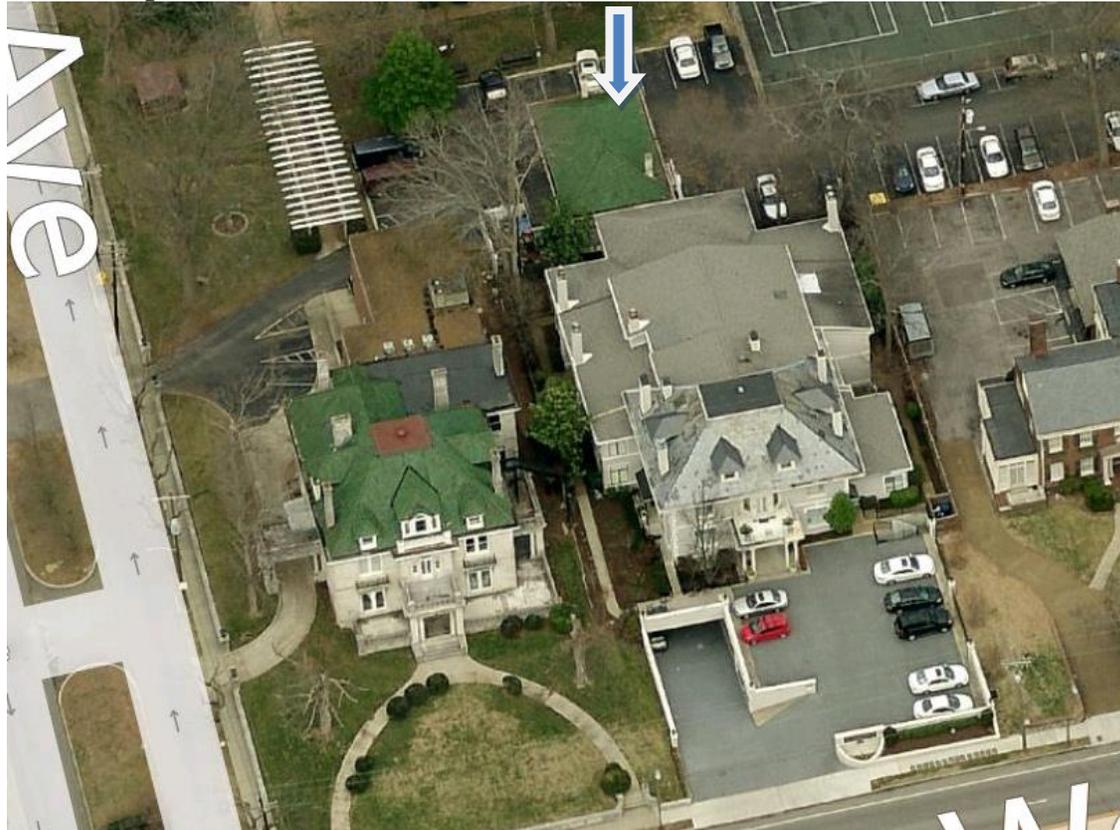
Application: Demolition
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409014000
Applicant: Welch College
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant proposes to demolish non-contributing buildings (academic buildings, gymnasium, auditorium, dormitories, dining facilities and student center) structures (garden and tennis courts) and outbuildings.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that:</p> <ul style="list-style-type: none"> • The Welch Library outbuilding be documented to the standards of the Metro Historical Commission, prior to issuance of a demolition permit; • The materials from The Welch Library outbuilding be salvaged and stored at the site of the Library for restoration of the Welch Library; and, • That Welch Library (principle building) be designated a Historic Landmark, prior to issuance of a demolition permit. <p>With these conditions, Staff finds that demolition meets standard III.B.2. b. for appropriate demolition.</p>	<p>Attachments A: Photographs</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B.1 Demolition is Not Appropriate

- 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 17.40.420 of the historic zoning ordinance.

Background: The applicant proposes to demolish non-contributing buildings (academic buildings, gymnasium, auditorium, dormitories, dining facilities and student center) structures (garden and tennis courts) and outbuildings.

Analysis and Findings:

Welch College (formerly the Free Will Baptist Bible College) takes up a portion of the Richland-West End Neighborhood Conservation Zoning Overlay, roughly the block between Bowling and Craighead Avenues and Richland and West End Avenues, in addition to a few other properties nearby. The majority of the College has moved to a new location and the property is proposed to be redeveloped into single-family housing facing Richland Avenue and multi-family housing facing West End Avenue. A new alley is planned to lead from Craighead Avenue, parallel with West End Avenue toward the center of the block and is necessary to prevent the need for multiple driveways, which would not be in keeping with the historic character of the district.

The new alley will require the demolition for two historic outbuildings and one non-historic outbuilding. The high-style outbuilding or carriage house that is associated with the Welch Library (Neal-Grizzard House) is the most significant of the three. The Welch Library itself (see figure 1) is not located within the Richland-West End Neighborhood Conservation Zoning overlay; however, its associated outbuilding is located within the district.



Figure 1: Welch Library

The outbuilding was likely constructed as a carriage house and servants quarters. At least as early as 1951, J. and Mildred Hardeman lived there. Mr. Hardeman was a chauffeur and may have served as the driver for the family. In 1931 he was the chauffeur for Chas. B. Whetworth.



Figure 2: Welch Library Outbuilding

Consideration was given to moving the building to another area of the development but will not likely be feasible. In addition, salvage from the two historic buildings is needed to restore the Welch Library (see figure 1) once the inappropriate rear addition is removed and Davidson Hall. To mitigate the loss, the College and the developers have agreed to apply for a Historic Landmark designation for Welch Library. Although the outbuilding is historic, demolition will assure the long-term protection of the more significant Welch Library.

Staff also recommends that the building be documented to the standards of the Metro Historical Commission, the materials be salvaged and stored on-site for restoration of the Welch Library, and that the applicants apply for Historic Landmark Designation.

The other historic outbuilding (see figure 3) to be demolished is associated with Davidson Hall, which faces facing Richland Avenue. Typically, the Commission has not required the retention of historic outbuildings that are not “high-style” and do not visually contribute to the look and character of the district. This building is a simple one-story outbuilding located behind the house and towards the center of the block so will not be highly visible from Richland or West End Avenues.



Figure 3: Davidson Hall outbuilding

The third out building (see figure 4) is not historic.

Staff finds that demolition of the Welch Library out building meets standard III.B.2.a for appropriate demolition because its removal will assure the long-term protection of the more



Figure 4: Outbuilding #3

significant Welch Library. Demolition of the Davidson Hall outbuilding meets section III.B.2.b because it does not greatly impact the look and character of the district and because it will also assure appropriate restoration of the more significant Davidson Hall. Demolition of outbuilding #3 meets section III.B.2. because the building is not historic.

The applicant also proposes to demolish non-contributing buildings (academic, gymnasium, auditorium, dormitories, dining facilities and student center) and structures (gardens and tennis courts). (See attachment for photographs.) The National Register nomination from 1979 specifically lists two of those buildings, Goen and Polston Halls, as “out of scale with their surroundings and architecturally incompatible with the style typical of Richland-West End.” Because these buildings are not historic and do not contribute to the character of the district, demolition meets section III.B.2.

Recommendation:

Staff recommends approval with the conditions that:

- The Welch Library outbuilding be documented to the standards of the Metro Historical Commission, prior to issuance of a demolition permit;
- The materials from The Welch Library outbuilding be salvaged and stored at the site of the Library for restoration of the Welch Library; and,
- That Welch Library (principle building) be designated a Historic Landmark, prior to issuance of a demolition permit.

With these conditions, Staff finds that demolition meets standard III.B.2. b. for appropriate demolition.

PHOTOGRAPHS OF WELCH LIBRARY OUTBUILDING



Left side.



Rear



front



Eave details

PHOTOGRAPHS OF BUILDINGS AND STRUCTURES PROPOSED TO BE DEMOLISHED







