



**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**  
**1902 Russell Street**  
**August 15, 2012**

**Application:** 1902 Russell Street  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08314015500  
**Applicant:** Jamie Pfeffer, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing to demolish the structure at 1902 Russell Street. The structure was constructed after 1946, and does not contribute to the historic character of the district.</p> <p><b>Recommendation Summary:</b> Staff recommends approval to demolish the non-contributing structure at 1902 Russell Street, finding the application to meet guideline IV.B.2.b. of the <i>Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Photographs</p>
---	---

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### IV. B. Demolition

1. Demolition is inappropriate:
  - a. if a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest;
  - b. if a building is of such old or unusual or uncommon design and materials that it could not be reproduced without great difficulty or expense; or
  - c. if its proposed replacement would make a less positive visual contribution to the district, would disrupt the character of the district, or would be visually incompatible.
  
2. Demolition is appropriate:
  - a. 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;
  - b. 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
  - 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.

**Background:** 1902 Russell Street is a one-story cottage, constructed after 1946. The house has a concrete block foundation, vinyl siding, and other lacks the architectural features common to houses built before 1940. Because the building post-dates the majority of historic houses in the surrounding area, which are Folk Victorian houses from the first quarter of the 20<sup>th</sup> Century, it is considered to be “non-contributing” to the character of the district.

**Analysis and Findings:** The applicant proposes to demolish the entire building.

Because the building does not contribute to the character of the district, demolition meets guideline IV.B.2.b.

The applicant has discussed subsequent new construction but is not applying for that at this time.

**Recommendation:** Staff recommends approval to demolish the non-contributing structure at 1902 Russell Street, finding the application to meet guideline IV.B.2.b.



1902 Russell Street, front.



1900 Block of Russell Street, from across South 19<sup>th</sup> Street.