



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
Downtown Historic Preservation Zoning Overlay
July 15, 2015

Application: Historic Preservation Zoning Overlay for Downtown

Map and Parcel Numbers: 09306109900, 09306106000, 09306105900, 09306105800, 09306105700, 09302316200

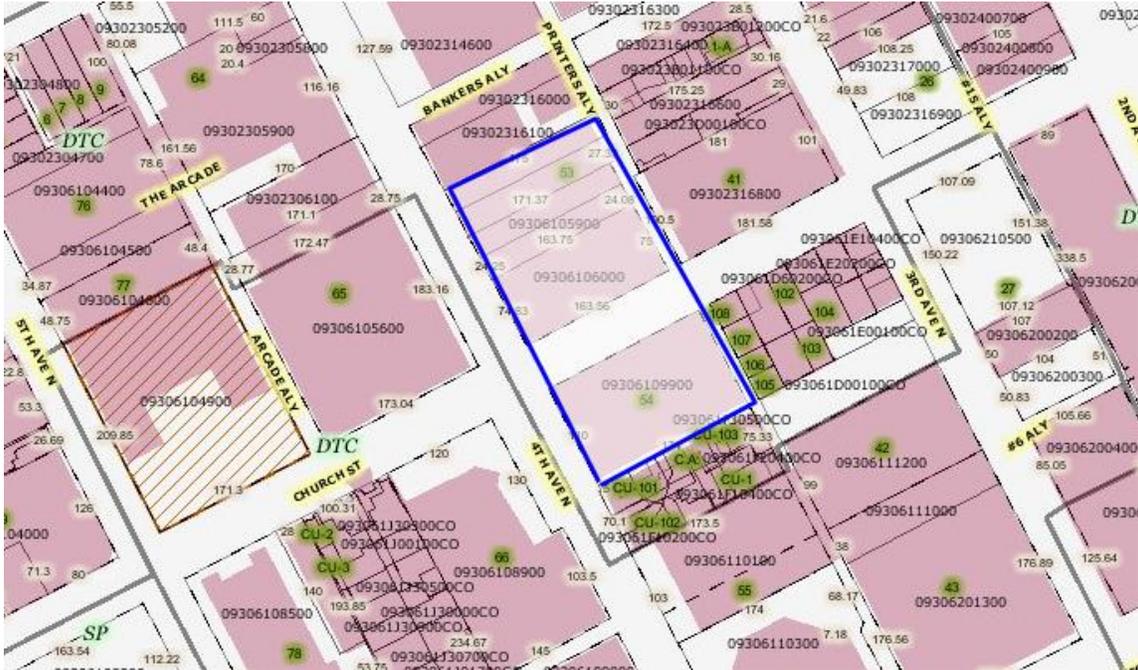
Council Districts: 06

Applicant: Multiple property owners

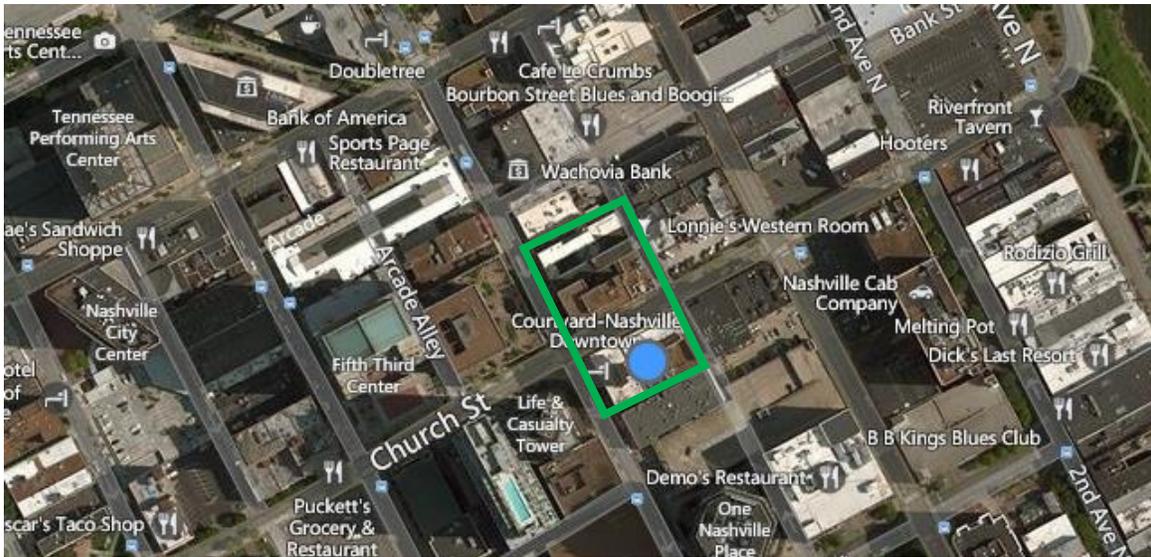
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov, 615-862-7970

<p>Description of Project: Councilmember Gilmore requests a Historic Preservation Zoning Overlay for a portion of the historic Downtown area.</p> <p>Recommendation Summary: At this time six properties out of the larger eligible downtown area are requesting local historic designation. The properties meet criterion 5 as they are listed in the Printer's Alley National Register of Historic Places District. Staff suggests that the Commission recommend approval of the overlay for these eligible properties to the Council and adopt the design guidelines proposed for this new district.</p>	<p>Attachments A: Photographs</p>
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Vicinity Map



Aerial Map



Background:

Nashville was settled by Europeans in 1779, when James Robertson arrived with a party of settlers and built a log stockade on the banks of the Cumberland River in what is now downtown. Nashville became the permanent capital of Tennessee in 1843. From that time, it has remained a center of commerce, government, and education. The city's advantageous location on the river and at the junction of railroad lines made it a key strategic position during the Civil War. Federal troops occupied the city for three years during the conflict. Nashville's economy rebounded after the Civil War and the city continued its regional importance as a center of trade and industry.

Nashville followed regional development patterns in the late 19th and early 20th centuries, as urbanization and industrialization transformed southern cities from local market and government centers to bustling urban areas engaged in regional and national trade. The city's population grew rapidly as rural residents flowed toward the wages offered by manufacturing and service jobs.

The local Downtown Historic Preservation Zoning Overlay is a portion of Nashville's historic Central Business District, which includes the Fifth Avenue National Register of Historic Places district (listed in 1983), the Nashville Financial National Register of Historic Places district (listed in 2002), and Printers Alley National Register of Historic Places district (listed in 1982), as well as several areas in between and around these three established districts.

Printers Alley between Third and Fourth Avenues North and stretching from Church and Union Streets, derives its significance from four areas: industry, commerce, entertainment, and architecture. The printing industry began shortly after the founding of Nashville and was thriving by the middle of the nineteenth century, with an abundance of newspapers, periodicals, and religious materials. Many of those businesses were located on Printers Alley. The Men's Quarter on Cherry Street (now Fourth Avenue North) developed during the Victorian years as a block devoted almost exclusively to saloons and other entertainment businesses for men. The Printers Alley Historic District contains 15 buildings which form an excellent collection of the rich architectural styles of the late nineteenth and early twentieth centuries. Together they illustrate the transition from Victorian to modern architecture in Nashville and the technological advances that made this possible.

Applicable Ordinance:

Article III. Historic Overlay Districts

17.36.120 Historic Districts Defined. B. Historic Landmark. An historic landmark is defined as a building, structure, site or object, its appurtenances and the property it is located on, of high historical, cultural, architectural or archaeological importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and

character of Nashville and Davidson County; and that meets one or more of the following criteria:

1. The historic landmark is associated with an event that has made a significant contribution to local, state or national history;
2. It is associated with the lives of persons significant in local, state or national history;
3. It embodies 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;
4. It has yielded or may be likely to yielded archaeological information important in history or prehistory; or
5. It is listed or is eligible for listing in the National Register of Historic Places.

Analysis and Findings:

The proposed overlay includes six properties. Four of the buildings are historic and identified as contributing properties to the National Register of Historic Places district listed in 1982. Two are non-historic buildings and they will be removed.



First National Bank, (JC Bradford Building) 170 4th Avenue North was Nashville’s first skyscraper in 1905. Barnett, Hayes and Barnett, architects, designed the twelve-story steel frame structure with brick curtain walls for the First National Bank. Subsequently it has been called the Independent Life Building, Third National Bank Building, the JC Bradford Building and the Marriott Hotel. The original structure was built in the Neo-classical style. When Third National Bank acquired the building, they built an addition to the east of the original structure which doubled the size of the building and removed virtually all original exterior ornamentation. New Art Deco details were added to both the interior and exterior and have become historic themselves. The base of the building which consists of the first two levels is faced with limestone. Pilasters with stylized capitals establish the rhythm of bays, and

ornamental cast metal spandrel panels separated the first and second level within each bay.



Noel Hotel (US Bank Building), 200 4th Avenue North: Built in 1929 this twelve-story, reinforced concrete structure with brick curtain walls is a stripped-down 1920s modern adaptation of the Neo-classical style. It was designed by Nashville architects Marr and Holman. The ground story base with mezzanine has a rusticated and coursed ashlar limestone finish with large expanses of glass on the front and elegant arched windows on the rear extension. The ground story has a cornice with Greek Fret molding. Capping the parapet on the rear extension are classical urns. The shaft is very plain with evenly spaced individual single-light rectangular windows. Stone spandrel panels with diamond insets separate the windows on either end of the façade. The interior, unlike the exteriors, is quite ornate with its polished marble and brass, and plaster work detailed in stylized classical motifs. After the hotel was closed, the

building was adapted as a bank in 1973 with the upper floors serving as offices and the lobby as the main banking room.



Utopia Hotel, 206 4th Avenue North, was constructed in 1891. The six-story solid masonry structure with stone Romanesque style façade was designed by Nashville architect Hugh C. Thompson and was listed individually on the National Register in 1978. The Hotel was a reflection of the growth and prosperity of Nashville at that time. In 1892 City Directory, the hotel's listing read "European Hotel and Restaurant, Saloon, Cigars, and Tobacco." The Hotel was one of several establishments that made up the "men's quarter" along what then named Cherry Street. In the Gay Nineties, men gathered in the quarter to eat, drink and gamble in the restaurants, saloons and the new Utopia Hotel. The lively social life centered there was for men only.



208 4th Avenue North is a two-story non-contributing building that will be demolished.



Climax Saloon, 210 4th Avenue North was built in 1887. The three-story solid masonry structure has an Italianate style galvanized iron façade that in all probability was chosen from a catalogue. This is the only such example know in Nashville. Four narrow, round-arched windows on the second and third floors each are recessed into a wall of rusticated and coursed ashlar and separated by slender Corinthian columns with capitals at the impost level. The end walls have rusticated and coursed ashlar buttresses with Corinthian capitals also at the impost level. A belt course separates the floors. Above the third floor is a frieze with decorated panels. Caryatids formerly separated these panels and supported the parapet. The three-story block extends only half the

length of the alley. The basement and first story extend the full length and probably originally house the kitchen. The Printers Alley façade has no noteworthy details.



212 4th Avenue North is a two-story non-contributing building that will be demolished.

The properties meet criterion 5 as they are listed in the Printer's Alley National Register of Historic Places District. Staff suggests that the Commission recommend approval of the overlay for these eligible properties to the Council and adopt the design guidelines proposed for this new district.