



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

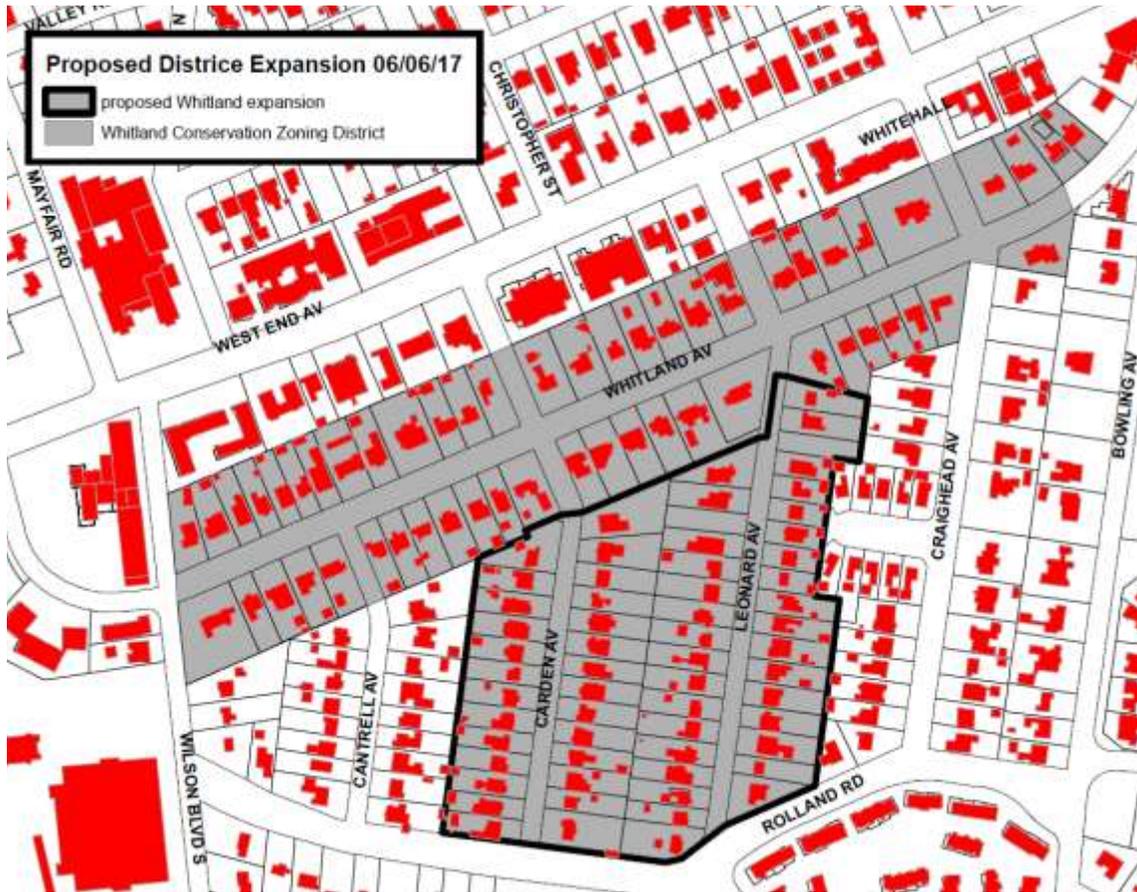
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION
Whitland Neighborhood Conservation Zoning Overlay Extension
Carden and Leonard Avenues
July 19, 2017

Application: Whitland Neighborhood Conservation Zoning Overlay Expansion
Map and Parcel Numbers: multiple
Council Districts: 24
Applicant: Council Member Kathleen Murphy
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov, 615-862-7970

<p>Description of Project: Councilmember Kathleen Murphy is requesting that extension of the Whitland Neighborhood Conservation Zoning Overlay to include portions of Carden and Leonard Avenues.</p> <p>Recommendation Summary: Staff suggests the Commission recommend to Metro Council that the Whitland Neighborhood Conservation Zoning Overlay be expand and recommends that the Commission adopt the current design guidelines, with the revision of the period of significance and name change; finding the properties meet the criteria of section 17.36.120.A.5 of the ordinance.</p>	<p>Attachments A: Partial Architectural Resource Survey B: Photographs</p>
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Area to be expanded



Background:

The properties considered for the Neighborhood Conservation Zoning Overlay are currently zoned R8; however an application has been filed for RS8 zoning.

Councilmember Murphy held an informational zoning meeting on May 4, 2016, where the basics of a neighborhood conservation zoning overlay were introduced along with other zoning tools at the West Precinct. She held a second meeting on May 30, 2017 at the West Precinct to discuss a potential overlay and downzoning. An informational meeting regarding a potential overlay was held at the McCabe Community Center on June 24, 2017.

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.

Analysis and Findings:

The area was listed in the National Register of Historic Places in 2007 and so meets criterion 5. Staff reviewed the context to assure that there have not been changes that have taken place since 2007 that would render the area no longer eligible. The two streets proposed to be added retain a high degree of historic integrity with 78% of the buildings contributing.

As a part of this expansion, Staff recommends changing the name and the period of significance in the design guidelines to meet those of the National Register nomination. Staff recommends the name of the district be revised from the Whitland NCZO to the

Whitland Area NCZO to be consistent with the National Register nomination and acknowledge that the overlay is no longer just one street.

The period of significance in the design guidelines (page 10, II.A.7) should be changed from “1910-1945” to “1908-1957.” The original period of significance referred only to those properties on Whitland Avenue as the overlay initially only covered that area. With the expansion of the district, the period of significance should be consistent with the National Register nomination. This change does not change the contributory status of the existing Whitland NCZO properties, as there are no properties on Whitland Avenue constructed within the later period of the recommended period of significance.

According to the National Park Service, which administers the National Register program, “period of significance refers to the span of time during which significant events and activities occurred. Events and associations with historic properties are finite; most properties have a clearly definable period of significance.”

Period of Significance is used as a guide towards determining whether or not individual properties may or may not be contributing to the historic character of the district, which is important as they are treated differently. Alterations to buildings that contribute to the historic character should be appropriate for the historic building and alterations to buildings that do not contribute need only be appropriate for the district as a whole, not necessarily the individual building. This does not mean that all homes constructed during the period of significance are automatically contributing, as date of construction is just one element that the Commission considers in determining contributory status. Historic context, historic integrity, and association are also used to determine contributory status.

Staff suggests the Commission recommend to Metro Council that the Whitland Neighborhood Conservation Zoning Overlay be expanded and recommends that the Commission adopt the current design guidelines, with the revision of the period of significance and name change; finding the properties meet the criteria of section 17.36.120.A.5 of the ordinance.

PARTIAL ARCHITECTURAL RESOURCE SURVEY

This information may change as buildings age and as new information becomes available.

Street #	Street	Date	Contributory Status
200	CARDEN AVE	1927	c
202	CARDEN AVE	1927	C
203	CARDEN AVE	1925	C
204	CARDEN AVE	1925	C
205	CARDEN AVE	1925	C
206	CARDEN AVE	1925	NC
208	CARDEN AVE	1927	NC
210	CARDEN AVE	1927	C
211	CARDEN AVE	1925	C
213	CARDEN AVE	1927	C
215	CARDEN AVE	1925	C
216	CARDEN AVE	1930	NC
217	CARDEN AVE	1925	C
218	CARDEN AVE	1928	C
219	CARDEN AVE	1925	C
220	CARDEN AVE	1928	C
221	CARDEN AVE	2006	NC
222	CARDEN AVE	1925	C
223	CARDEN AVE	1925	C
224	CARDEN AVE	2008	NC
225	CARDEN AVE	1925	C
226	CARDEN AVE	1925	C
227	CARDEN AVE	1925	NC
228	CARDEN AVE	1925	C
229	CARDEN AVE	1930	C
230	CARDEN AVE	1927	C
231	CARDEN AVE	1926	C
200	LEONARD AVE	1935	C
201	LEONARD AVE	1925	C
202	LEONARD AVE	1933	C
203	LEONARD AVE	1930	NC
204	LEONARD AVE	vacant	

205	LEONARD AVE	vacant	
206	LEONARD AVE	2002	NC
208	LEONARD AVE	1999	NC
209	LEONARD AVE	2013	NC
210	LEONARD AVE	1948	C
211	LEONARD AVE	1928	NC
212	LEONARD AVE	1928	C
213	LEONARD AVE	1928	C
214	LEONARD AVE	1935	C
215	LEONARD AVE	1927	C
216	LEONARD AVE	1928	C
217	LEONARD AVE	1928	C
218	LEONARD AVE	1928	C
219	LEONARD AVE	1928	C
220	LEONARD AVE	1933	C
221	LEONARD AVE	1928	C
222	LEONARD AVE	1929	C
223	LEONARD AVE	1929	C
224	LEONARD AVE	1935	C
225	LEONARD AVE	1928	C
226	LEONARD AVE	1947	C
227	LEONARD AVE	1929	C
228	LEONARD AVE	1935	C
229	LEONARD AVE	1929	C
230	LEONARD AVE	1945	C
231	LEONARD AVE	2017	NC
232	LEONARD AVE	1945	C
233	LEONARD AVE	1933	C
234	LEONARD AVE	1945	C
235	LEONARD AVE	1953	C

SAMPLE HISTORIC HOMES FOUND IN THE DISTRICT



200 Carden Avenue



202 Carden Avenue



204 Carden Avenue



211 Carden Avenue



213 Leonard Avenue



227 Leonard Avenue



224 Leonard Avenue



200 Leonard Avenue