

DAVID BRILEY  
MAYOR



**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**  
**1431 Shelton Avenue, Dr. Cleo Miller House (Ivy Hall)**  
**June 20, 2018**

**Application:** Historic Landmark Overlay for 1722 Villa Place  
**Map and Parcel Number:** 07204003300  
**Council Districts:** 07  
**Applicant:** Councilmember Anthony Davis  
**Project Lead:** Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov), 615-862-7970

<p><b>Description of Project:</b> Applicant requests a Historic Landmark overlay for 1431 Shelton Avenue.</p> <p><b>Recommendation Summary:</b> Staff suggests that the MHZC recommend to Council approval of a Historic Landmark overlay for 1431 Shelton Avenue and to use the Landmark design guidelines to guide future alterations, finding the building meets section 5 of ordinance 17.36.120.</p> <p>Project was deferred from the May agenda at the request of the applicant and the Councilmember.</p>	<p><b>Attachments</b> <b>A:</b> Photographs</p>
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**STAFF RECOMMENDATION**  
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**May 16, 2018**

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**Map and Parcel Number:** 07204003300

**Council Districts:** 07

**Applicant:** Councilmember Anthony Davis

**Project Lead:** Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov), 615-862-7970

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## Vicinity Maps



## Aerials



## **Applicable Ordinance:**

### **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 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 Dr. Cleo Miller House, also known as Ivy Hall, located at 1431 Shelton Avenue, Nashville, Davidson County, Tennessee, is listed in the National Register of Historic Places under Criterion C for its association with Nashville architect Edwin Keeble and as an excellent example of the Tudor Revival style in Nashville. The property is located in the Inglewood Place Neighborhood Conservation Zoning Overlay. A Historic Landmark will allow for a greater level of protection than the existing overlay.

Constructed during 1934-1936 at an approximate cost of \$30,000, the Miller house was originally set on seven acres of land (presently on 1.9 acres) that was once part of the Inglewood Golf Course and Country Club in East Nashville.

By the mid-1930s Edwin Keeble was quickly becoming one of the more established architects in Nashville, Tennessee. After working briefly as an independent architect in 1928 in Nashville, Keeble became associated with Francis Warfield. The firm did a variety of project types: residential, commercial, and toward the end of their career together, war-related.

After Keeble's Navy commission ended in 1946, he returned to Nashville to begin his own firm. During the postwar years, Keeble established himself as a major Tennessean, and national, architect. In Nashville he designed the Life and Casualty Tower (L & C) in 1956; Woodmont Christian Church in 1948 and its sister Vine Street Christian Church in 1958; Hillsboro High School in circa 1954, the Veterans Administration Hospital, the Vanderbilt Memorial Gymnasium, and several ~~other~~ residences. Keeble also practiced outside of Nashville and Tennessee. He designed several buildings at the University of the South in Sewanee, Tennessee, as well as the town's airport. Other commissions included several buildings for Athens College in Athens, Alabama; numerous rocket and ammunitions plants and facilities for the United States Navy Hospital in Washington, D.C. In 1970, Keeble retired from his architecture firm, culminating nearly half a century of work.

Keeble gratefully accepted a commission to design a residence for Dr. Cleo Miller and his family in East Nashville. Miller was a prominent physician, establishing Edgefield Hospital and several clinics in East Nashville. Keeble's skill in the revival style of domestic architecture and emerging reputation attracted the attention of Miller. For Dr. Miller's house, Keeble chose to use the Tudor style, designing it with the most modern conveniences of the time. The Miller house was designed with an internal servant bell system, radio electric outlets wired to an antenna, a first floor phone alcove, built-in ironing board, stainless steel kitchen counters and sink basin/ breakfast room, and recreation room.

*Additional information is available in the National Register of Historic Places nomination.*

**Analysis & Findings:**

The property is listed in the National Register of Historic Places, and therefore meets part B.5 of section 17.36.120 of the ordinance.

**Recommendation:**

Staff suggests that the MHZC recommend to Council approval of a Historic Landmark overlay for 1431 Shelton Avenue and to use the Landmark design guidelines as well as the Inglewood Place Neighborhood Conservation design guidelines to guide future alterations, finding the building meets section 5 of ordinance 17.36.120.

**ATTACHMENT A: PHOTOGRAPHS**

