

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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**STAFF RECOMMENDATION
Eastwood Expansion
June 20, 2018**

Application: Expansion of Eastwood Neighborhood Conservation Zoning Overlay

Council District: 06

Applicant: Councilmember Withers

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: Councilmember Withers requests an expansion of the Eastwood Neighborhood Conservation Zoning Overlay to include portions of Powers, Tilman, and Rosebank Avenues and McCarn Street.</p> <p>Recommendation Summary: Staff suggests that the Commission recommend approval of the Eastwood Neighborhood Conservation Zoning Overlay expansion, finding the area to meet criteria 2 and 3 of section 17.36.120.</p> <p>Staff recommends that adoption of the existing design guidelines for the Eastwood NCZO to guide future changes in this expanded area, finding that they are consistent with the Secretary of Interior's Standards.</p>	<p>Attachments</p>
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District Map:



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.

Background:

The first community meeting was held on March 7, 2018 at 807 McCarn Street. A second meeting was held on March 28, 2018 at the South Inglewood Community Center, 1624 Rebecca Street.

The architectural resource study was conducted by staff of the MHZC.

The historic house at 808 McCarn Avenue, a large, c. 1908 Neo-Classical stone house, anchors the blocks of the proposed expansion to the Eastwood Neighborhood Conservation Zoning Overlay (Figure 1). George C. and Bettie Stokes Waters constructed the house c. 1908 as their home. Most of the proposed Eastwood expansion, except for the north side of Rosebank Avenue, was part of George C. and Bettie Stokes Waters' estate in the late nineteenth and early twentieth centuries. The majority of the folk Victorian, craftsman bungalow, Tudor Revival, and Minimal Traditional single family homes found in the proposed expansion to the overlay were built on what once was the Waters' country estate.



Figure 1. 808 McCarn Avenue, constructed c. 1908.

The Waters were prominent citizens of the Nashville area. George headed the Water-Allen Foundry Company, which later became the Allen Manufacturing Company. He later worked in real estate. Bettie was involved in the Daughters of the American Revolution, the Centennial Club, and other Nashville society organizations.

The Waters purchased the property in 1887, just three years after their marriage and approximately twenty years before the construction of the current home.¹ At the time, the land was outside of the city limits and consisted of thirty-two acres. The approximate boundaries of the Waters' property were similar to the boundaries of the proposed Eastwood Expansion -- Porter Road to the west, south side of Rosebank (then Division Street) to the north, the railroad or Riverside Drive to the east, and the north side of Tillman Avenue to the south.²

It is not known if there were any structures on the land prior to the Waters' purchase. Porter Road, which led to Riverwood mansion further north, existed at the time, as did Eastland Avenue, although it was then known as Vaughn. What is now known as Rosebank Avenue was then Division Street; it led to the former home of Truett family

¹ The sellers were Geo. S. Bransford, Marie J. Bransford, J.E. Murrell. Mary B. Murrell, Book 110 Page 44

² The blocks between Eastland and Tillman were owned by the Tillman estate.

and their “Rosebank Nursery.”³ Waters, Tillman, McCarn, and Powers avenues were not established until the twentieth century when the Waters began to plat and subdivide their property.

The Waters’ 1887 deed of sale lists the right to use the water from the Truett Spring. The Truett Spring is likely the spring depicted in the 1855 “Brownsville Plan,” which shows much of the Eastwood neighborhood (Figure 2). On the map, much of what is now the proposed Eastwood expansion is part of Russell Houston’s 168 acres, not platted in 1855.

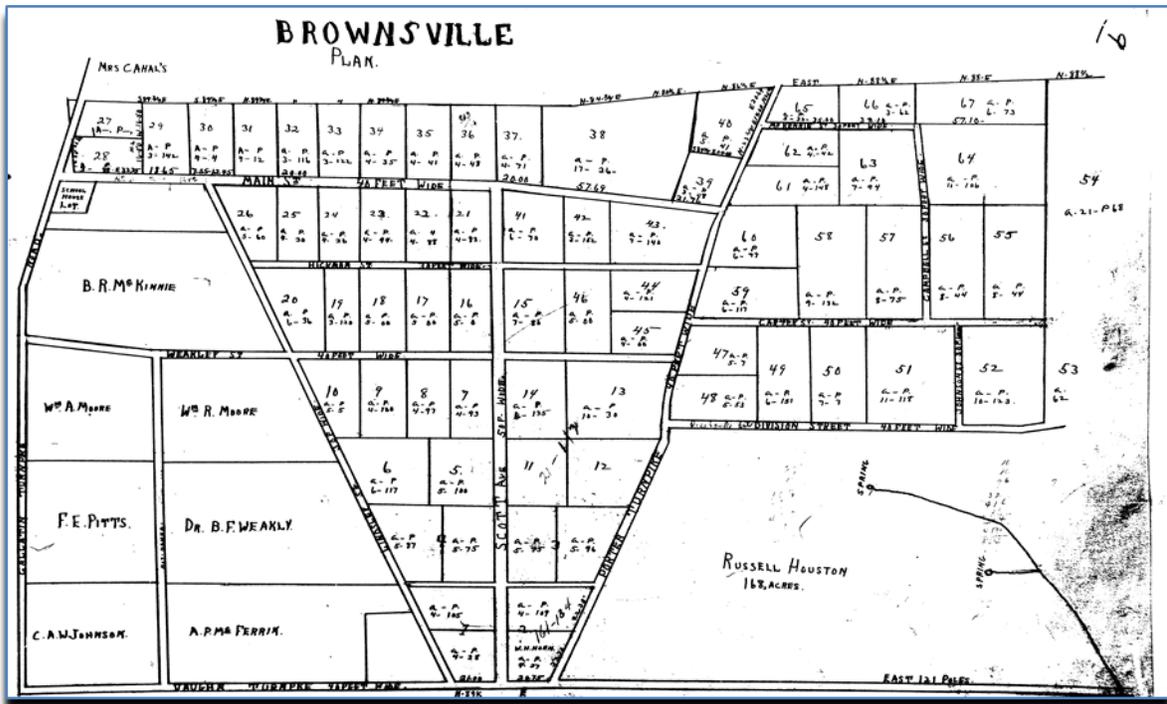


Figure 2. 1855 “Brownsville Plan”. Much of the Eastwood neighborhood is depicted on this plan, although the proposed expansion is largely part of “Russell Houston’s land.” The north side of Rosebank, then called Division Street, is not part of Russell Houston’s land.

It is not known if the Waters moved into an existing residence on the property or if they constructed a new home, but they moved to the property shortly after purchasing it in 1887. The 1888 City Directory lists the Waters as living at “Division av cor Porter pike,” which were the nearest cross streets to their property. The area was not largely developed at the time, and an 1892 *Tennessean* article referred to the “hospitable country home of Mrs. Geo. C. Waters.” A 1901 map of Nashville appears to depict the location of the Waters’ home on top of a hill just off of Porter Road (Figure 3).

³ The Truett home is still extant at 415 Rosebank Avenue. The Truetts no longer owned the property and nursery business by 1887

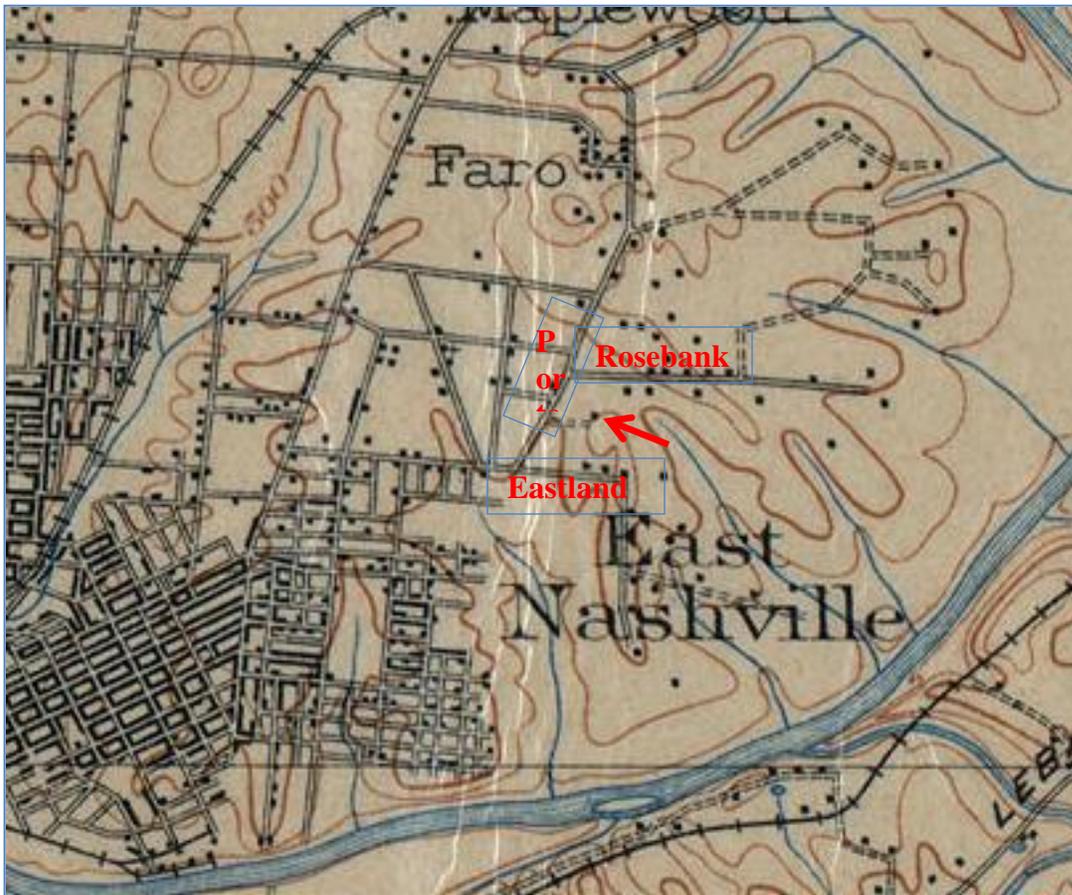


Figure 3. Portion of a 1901 Map of Nashville. The Waters' home seems to be shown on the map in its approximate current location.

Even though the Waters were living in the approximate location of the existing house in the late 1880s, the existing house dates to c. 1908. Neighborhood lore states that the existing house was constructed on top of the foundation of an older house, which was lost in a fire. No evidence of a fire or when the older home was demolished was uncovered through a newspaper search or through other research. However looking at the house, the stone of foundation of the porch is different than the stone used for the walls. A *Tennessean* article from 1908 refers to the “handsome new home of Mr. and Mrs. George Waters” and states that the Waters named the house “Old Oaks.” Another *Tennessean* article from that same month details the wedding of “Miss Martha Stokes Buford,” the Waters’ niece, and describes the architecture of the existing house. The article states:

The house is a superb stone structure with imposing colonial columns. The situation, on a high hill of the Porter road, overlooks the city, and is most desirable, crowned with splendid oak trees which suggested its name “Old Oaks.” The interior of the house is strictly colonial, with white woodwork, and the old-fashioned doors and windows of that period.

These 1908 articles suggest that the existing house was constructed not long before December 1908, although the exact date of construction is not known. The house’s Neo-

Classical architecture fits with this approximate age of construction. The house's Neo-Classical elements include its two-story pedimented front porch with Doric columns, its six-over-six windows, its dentil detailing on the cornice, and its front entryway with delicate fan light and side lights.

By 1905, the Waters began platting the northern part of their property for development. A 1905 "Plan of the George C. Waters Addition" shows the platting of the lots on the north side of Waters Street and the south side Rosebank Avenue, just east of Porter (Figure 4). In 1906, another map shows the platting of the lots on these streets further east (Figure 5). The north side of Rosebank was not part of Waters' land, and was platted first in 1893 and then further subdivided in 1903 (Figure 6).

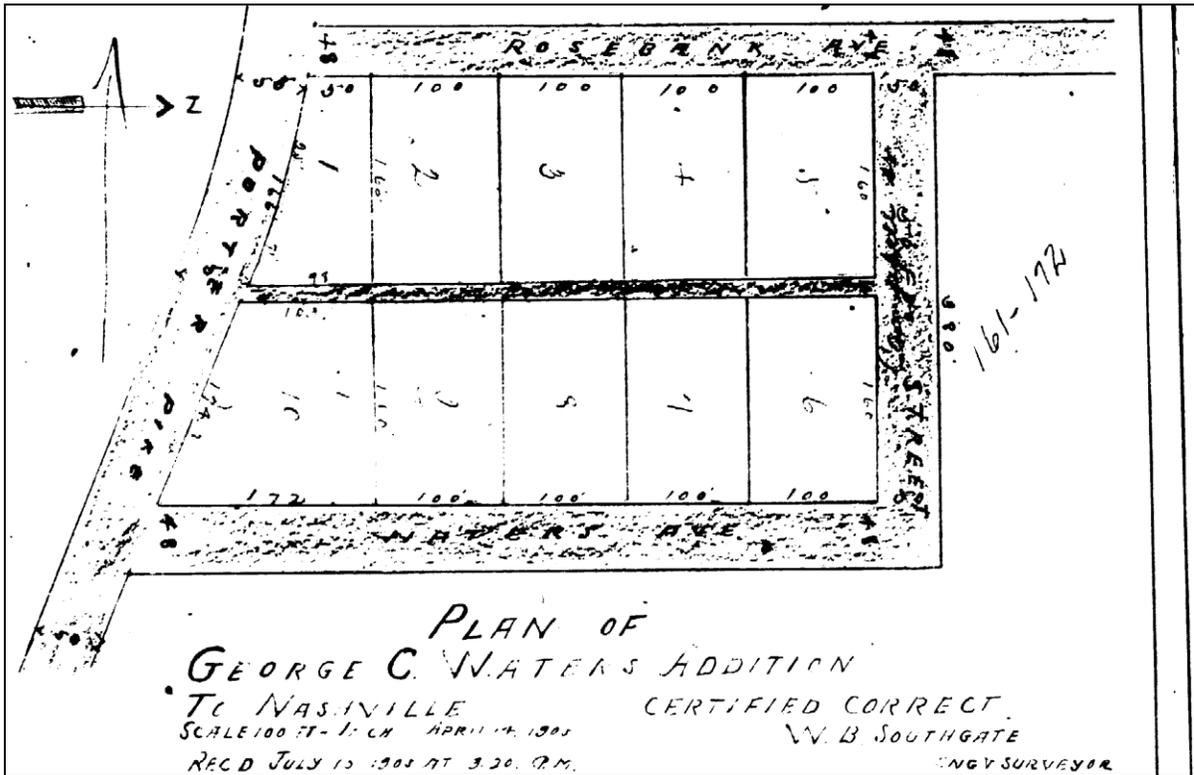


Figure 4. 1905 Plot Plan for north side of Waters and south side of Rosebank

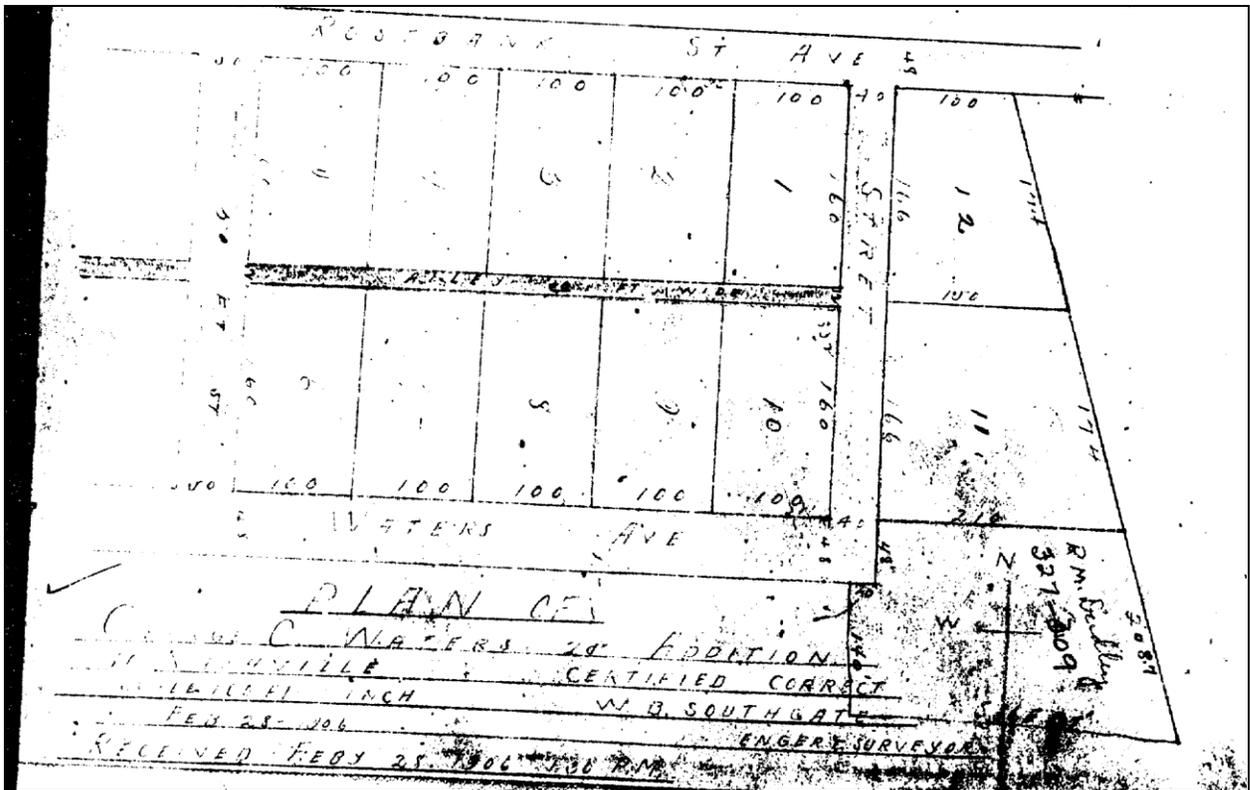


Figure 5. 1906 Plot Plan for north side of Waters and south side of Rosebank, further east

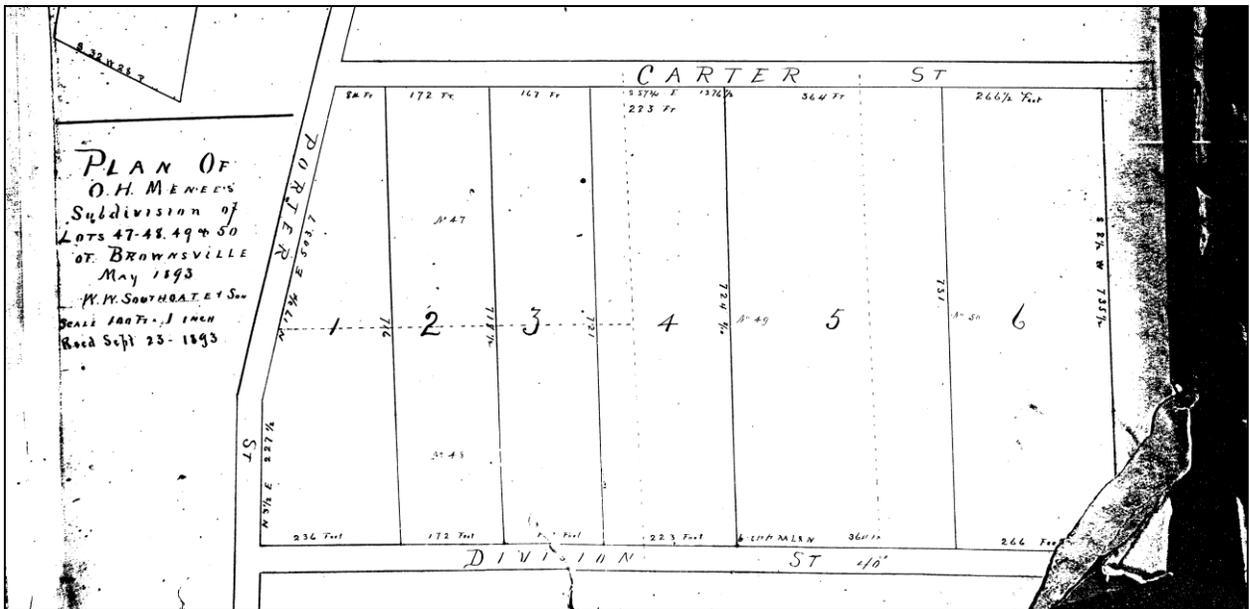


Figure 6. 1893 Subdivision of the north side of Rosebank, not part of the Waters' property.

Waters' subdivision of parts of his lands in the early twentieth century is not surprising given the growth of Nashville. What was once rural was becoming more suburban. In the early 1900s, families could live further out from the city center, but easily commute downtown via the street car line. The Woodland-Porter Pike street car line was up and

running by 1908. A 1912 map of the street car system shows the line terminating at Porter and Eastland Avenue, just south of the Waters’ property (Figure 7). By 1916, the street car line extended up Porter Road to Greenwood Avenue, passing the front of the Waters’ property, where the line connected with the new Lewisburg & Northern railroad line.

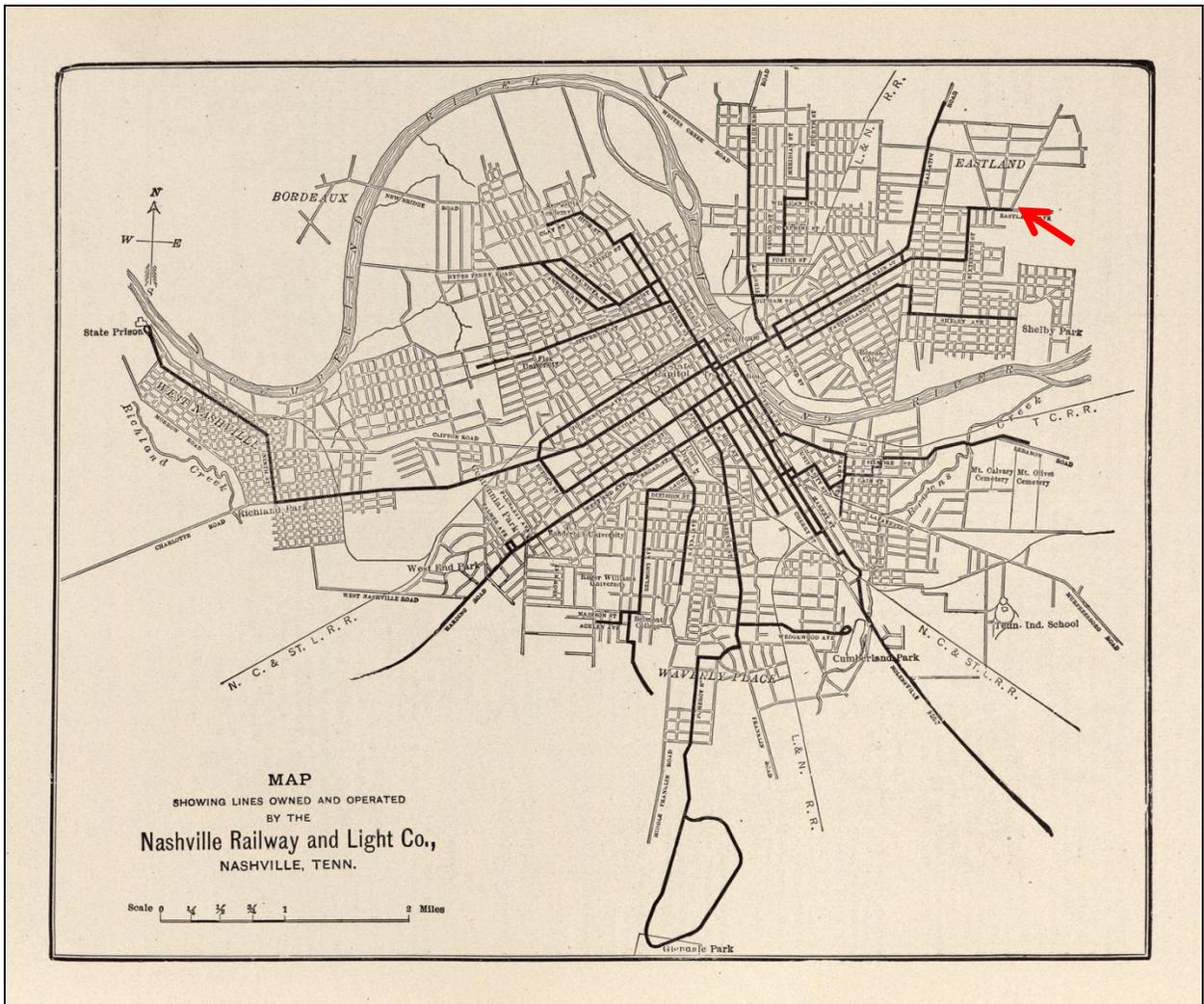


Figure 7. The 1912 street car map shows the Woodland – Porter line as terminating at Porter Road and Eastland, just south of the Waters’ land.

The construction of the Lewisburg & Northern railroad, part of the Louisville and Nashville line, through the neighborhood c. 1912 was controversial with the local landowners. Newspapers articles from the time describe the local landowners, including George C. Waters, as forming a committee to protest the railroad going through their property. The committee wrote that “Our neighborhood, through which it is proposed to run this line, is one of the most beautiful and valuable suburban sections adjacent to Nashville.” They wanted to see the railroad constructed further east in the less developed farm land. Ultimately their protests were not successful and the railroad was constructed through the Waters’ land and adjacent properties.

Around the same time as the railroad construction through Waters' eastern portion of his lands, Riverside Drive, also known as National Boulevard, was constructed at the eastern edge of their property. These huge changes in the neighborhood could have been the Waters' impetus to finally sell their house and plat the remaining part of their property in 1913. The Waters sold the property to Robert E Powers, who platted the remaining portions of Waters' land (Figure 8). The plan shows three new streets – Powers Avenue, Campbell Avenue, and Washington Avenue, and it shows a “residence” which is presumably the Waters' Neo-Classical house. A 1914 advertisement in the *Tennessean* for the sale of the newly-platted lots states, “these lots are free from dust, have beautiful shade, city water, gas, electric lights.”



Figure 8. 1913 subdivision of George and Bettie Waters' property. Their house is noted as “residence.” At this time, the railroad and Riverside Drive recently had been constructed.

In 1914, Powers sold the residence lot to Mollie and H.T. Campbell. A 1919 *Tennessean* article notes that the Campbells referred to the house as “East Oak” (The Waters had coined it “Old Oaks”). H. Taylor Campbell is listed as a physician in the 1916 city directory. The street that was to run in front of the house was named “Campbell Avenue” on the 1914 plat, presumably named for the future owners of the Neo-Classical house. The Campbells owned the house throughout the end of the 1910s, selling it in 1920.

After briefly being owned by Lillie Omahundro, the Neo-Classical residence was purchased by Jeff McCarn and Mary D. Alison McCarn in 1921. At the time of the McCarns' purchase, the area was still largely undeveloped, despite being platted for development eight years earlier. Campbell Avenue and Powers Avenue did not yet exist; a map of Nashville in the 1924 City Directory does not show these two streets (Figure 9). Campbell Avenue does not appear in the directories until 1926, and the first houses on the street do not appear in the City Directory until 1928 (no 1927 directory was available at the library). Powers Avenue does not appear in the directories until 1938.

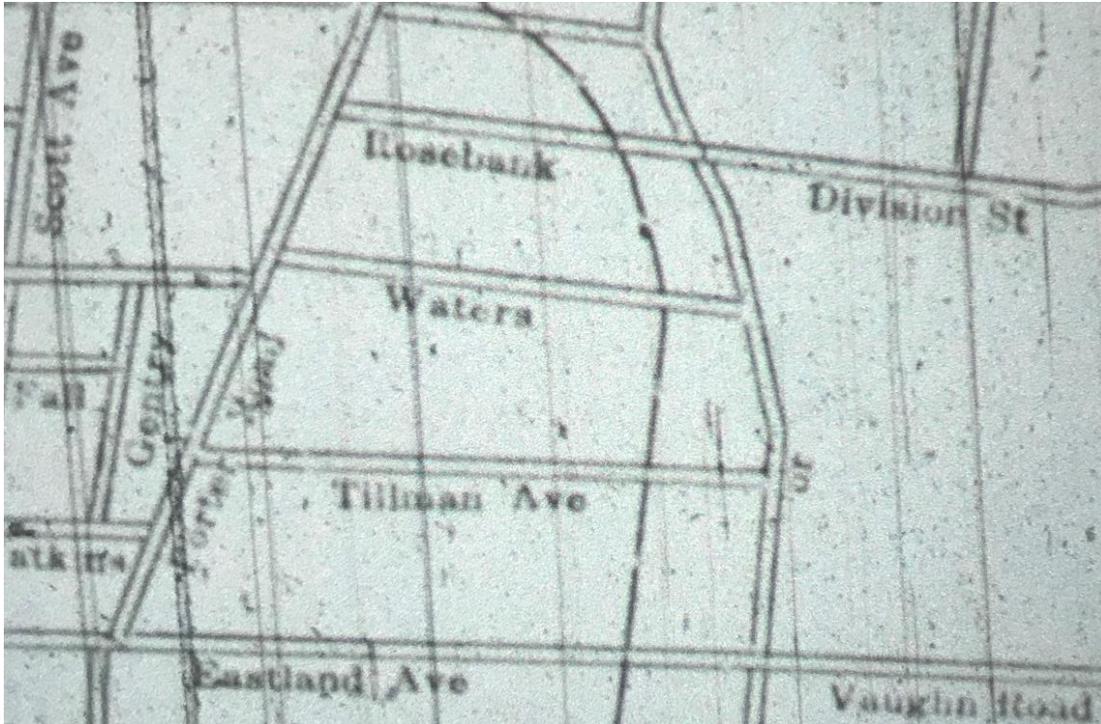


Figure 9. The blocks of the proposed Eastwood expansion in 1924 from the City Directory.

The house's new owner, Jeff McCarn, was a well-known lawyer in Nashville. He served as chief prosecutor in the 1908-1909 murder trial of Edward Carmack, who had been killed by Duncan and Robin Cooper. In 1913, President Woodrow Wilson appointed Jeff McCarn as the attorney for the territory of Hawaii, and McCarn remained in the post until about 1916. The McCarns' time in Hawaii must have meant a lot to them, as the family renamed the Neo-Classical house "Maluhia," which is the Hawaiian word for peace or stillness. A 1928 *Tennessean* article describes the elaborate gardens on the property, which were used on several occasions for weddings and other celebrations. At the time, the McCarns' property extended back to Washington Avenue and up to a portion of the south side of Waters Avenue.

In 1942, in order to eliminate duplicative street names throughout Nashville, the city government renamed nearly two hundred streets. At this time, Campbell Avenue became McCarn Avenue, named for Jeff McCarn and his family, and 808 Campbell Avenue became 808 McCarn Avenue, which it remains today.

Jeff McCarn continued to practice law in Nashville until 1939, when he became ill. He died in 1942. His wife, Mary D.A. McCarn, continued to live in the house until the late 1950s, selling the house in 1960. That same year, the family subdivided the remaining portion of their land along a part of McCarn Avenue, the south side of Waters Avenue, and the west side of Washington Avenue (Figure 10.)

Today, 808 McCarn survives with much of its architecture and Neo-Classical details intact. Its lot, which is 150 feet wide and 232 feet deep, is larger than the other lots in the neighborhood, but is greatly reduced from the thirty-two acres on which it once sat.

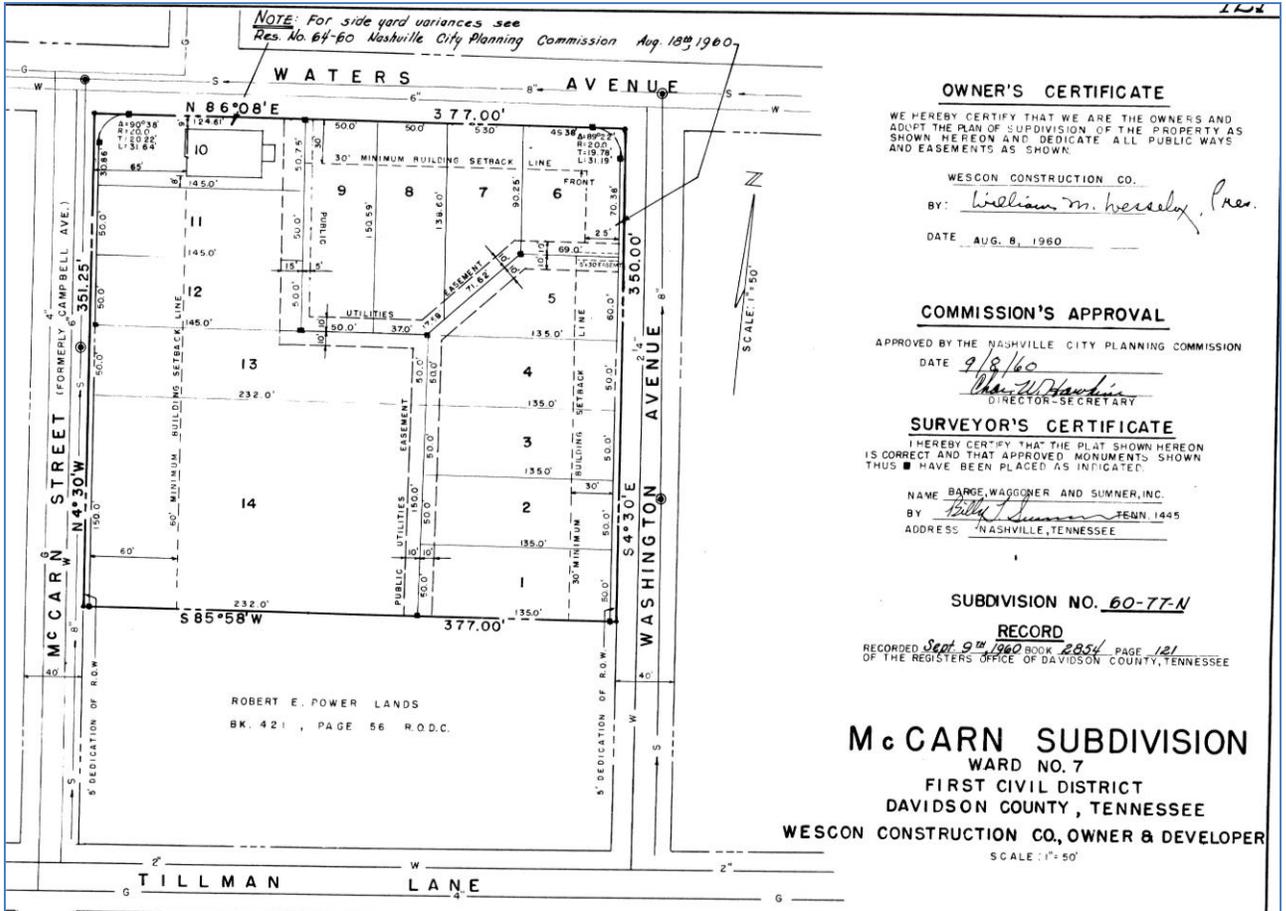


Figure 10. 1960 subdivision of the McCarns' land, done at the time the family sold 808 McCarn

Architecture of the Proposed Eastwood Neighborhood Conservation Zoning Overlay Expansion

The houses of proposed expansion to the Eastwood Neighborhood Conservation Zoning Overlay represent the architectural styles popular in the suburban development of Nashville in the early to mid-twentieth century.

Some of the oldest houses in the proposed expansion are on Waters Avenue, including 3 and 5 Waters Avenue (Figures 11 & 12). These houses are part of the earliest platting of George C. Waters' land in 1905 (see Figure 4). The exact dates of construction for 3 and 5 Waters are not known, but are likely c. 1910. The City Directories do not list house numbers for Waters Avenue until 1918, making establishing the exact dates of construction for each of the houses on the street difficult. George Waters had sold part of the north side of Waters Avenue to George W. Parker in 1908. By 1910, there are two

residences listed on the north side of Waters Avenue, including one occupied by Parker. By 1912, there are seven residences listed for both sides of Waters Avenue.

3 and 5 Waters Avenue have a common folk Victorian style found throughout much of East Nashville. Their hipped roofs, full width front porches, hipped front dormers, and large front windows with decorative transoms are typical of the architecture of the period.



Figures 11 & 12. 3 Waters (left) and 5 Waters (right) are some of the earliest houses in the proposed expansion. They were constructed c. 1910.

Several craftsman bungalow-style houses can be found throughout the proposed expansion, including several on McCarn Avenue. McCarn Avenue, formerly known as Campbell Avenue, was platted for development in 1913, but does not appear to have been developed until around 1927. One of the first houses constructed on the street, other than the Neo Classical 808 McCarn, is 801 McCarn. Constructed c. 1927, 801 McCarn is a good example of a craftsman bungalow (Figure 13).⁴ Its side gable roof form, stone full-width front porch, tapered porch columns, paired double hung front windows, and gabled central front dormer are all typical of the craftsman style. An advertisement in the *Tennessean* in 1927 seems to describe 801 McCarn: “FOR RENT...Corner Tillman and Campbell Avenue, one block Porter road car line, 5 room modern bungalow...40.00.” The 1928 directory lists “S E Johnson” as being the renter of the house.

⁴ The 1926 City Directory lists Campbell Avenue, but does not list any addresses. The library did not have a copy of the 1927 City Directory. The 1928 directory lists 7 houses on the street, including 801, 802, 807, 808, 811, 812 and 813 Campbell (now McCarn).



Figure 13. 801 McCarn is a good example of a Craftsman Bungalow. It was constructed in 1927 and was originally rented out.

800 Powers Avenue is a good example of the continued development of the neighborhood in the 1930s (Figure 14). Even though Powers Avenue was platted in 1914, the street does not appear in the City Directories until 1938. One of the first houses constructed on the street was 800 Powers. Like many of the houses in the area, 800 Powers was constructed by developers for resale. In October 1937, an advertisement in the *Tennessean* lists the auction of “three beautiful modern homes located in the loveliest sections of East Nashville.” One of the houses was 800 Powers (the other two were in other parts of East Nashville). Less than a month after the advertisement appeared, Leilah Meadows Luna purchased the house for \$2,900.00. Leilah, and her husband Frank Luna, had previously lived on Scott Avenue nearby. In the City Directories, Frank Luna is listed as clerk at Chapman Co, and Leilah Luna is listed as a clerk at the Life and Casualty Insurance Company. Leilah Luna owned the house for over forty years, selling it in 1978.

800 Powers is Tudor Revival in style, a style popular for houses throughout Nashville and much of the United States in the 1920s and 1930s. Its brick walls, stone foundation, siding accents, two steep-pitched front gables, arched entry stoop rather than a covered porch, and central brick chimney are all common features of the Tudor Revival style.



Figure 14. 800 Powers Avenue, a Tudor Revival style house constructed in 1937.

22, 24, 26, and 28 Waters Avenue and 810 and 812 McCarn are examples of the later, mid-twentieth century period of development in the proposed expansion to the Eastwood Neighborhood Conservation Zoning Overlay (Figures 15-20). These six houses were constructed c. 1961 on the property that the McCarn heirs had sold off to the Wescon Construction Company just one year earlier (see Figure 10). An advertisement in the *Tennessean* in 1961 describes 812 McCarn as a “New 2-bedroom home. 8,500.”

These six houses are Minimal Traditional in design, a style popular for American single family house development in the decades after World War II. The houses’ small size, lack of porches, minimal ornamentation except for shutters, and minimal eave overhangs are marks of the Minimal Traditional style. Many of these houses retain their original asbestos shingles, a material popular in the mid-twentieth century because of its durability and fire resistance qualities. An 1963 advertisement in the *Tennessean* for 810 McCarn lists the asbestos siding as one of the house’s appealing features. The advertisement states: “A REAL DOLL HOUSE!! ...Like new 2 bedroom asbestos. Large, modern kitchen-dining combination, living room and bath.”

As a collection, these six houses represent the last wave of development of the land that was once part of George C. and Bettie Waters country estate.



Figures 15 & 16. 22 Waters (left) and 24 Waters Right



Figures 17 & 18. 26 Waters (left) and 28 Waters (right)



Figures 19 & 20. 810 McCarn (left) and 812 McCarn (right)

Analysis and Findings:

The expansion area meets criteria 2 and 3 of section 17.36.120 of the ordinance for its association with important figures in Nashville's history and its 1900 to 1965 architecture showing the evolution of architectural design from classical styles, to bungalows, to post-war minimal traditional forms.

Recommendation:

Staff suggests that the Commission recommend approval of the Eastwood Neighborhood Conservation Zoning Overlay expansion, finding the area to meet criteria 2 and 3 of section 17.36.120.

Staff recommends that adoption of the existing design guidelines for the Eastwood NCZO to guide future changes in this expanded area, finding that they are consistent with the Secretary of Interior's Standards.