

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
115 Cottage Lane, Logue Haven
December 19, 2018

Application: Historic Landmark Overlay for Logue Haven

Map and Parcel Numbers: 09502013600

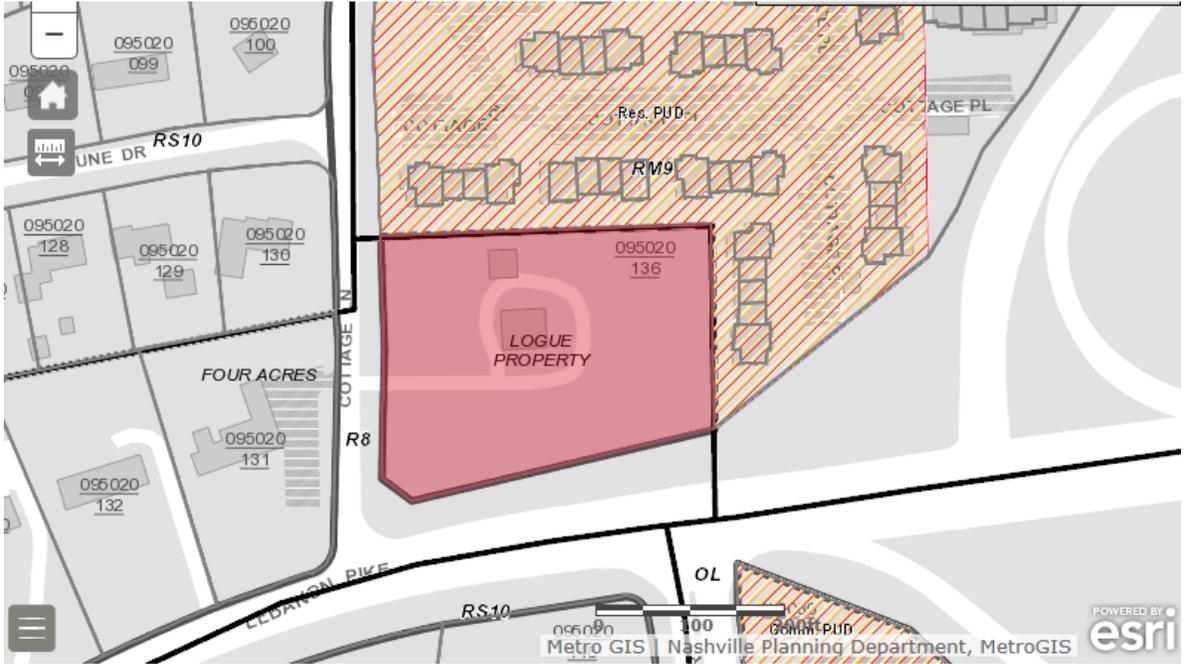
Council Districts: 15

Applicant: Councilmember Syracuse

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

<p>Description of Project: Councilmember Syracuse is requesting that Logue Haven be adopted as a Historic Landmark.</p> <p>Recommendation Summary: Logue Haven is significant as an excellent example of its style of architecture and retains its historic character and features. It is therefore eligible to be a Historic Landmark under criterion 3 of section 17.36.120 of the ordinance. The property is also eligible for listing in the National Register of Historic places and so meets criterion 5 of section 17.36.120 of the ordinance.</p> <p>Staff suggests the Commission recommend to City Council that Logue Haven be adopted as a Historic Landmark finding it meets the qualifications for the overlay and the existing design guidelines for Historic Landmarks be used to guide future changes.</p>	<p>Attachments A: Photographs</p>
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Vicinity Maps



Aerials



Applicable Ordinance:

17.40.410 Powers and duties.

A. Creation of Historic Overlay Districts. The historic zoning commission shall review applications calling for the designation of historic overlay districts according to the standards contained in Chapter 17.36, Article III, referring written recommendations to the metropolitan council. Establishment of an historic overlay district on the official zoning map shall be in accordance with Section 18.02 of the Metropolitan Charter and Article III of this chapter.

B. Establishment of Design Review Guidelines. The historic zoning commission shall adopt design guidelines for each historic overlay district and apply those guidelines when considering preservation permit applications. Design guidelines relating to the construction, alteration, addition and repair to, and relocation and demolition of structures and other improvements shall be consistent with the National Historic Preservation Act of 1966, as amended. A public hearing following the applicable public notice requirements of Article XV of this chapter shall precede the adoption of all design review guidelines by the historic zoning commission. Testimony and evidence material to the type of historic overlay under consideration may be considered by the commission in its deliberations.

17.36.110 Historic overlay districts established.

The following classifications of historic overlay districts are made a part of this title, each classification having separate and unique regulations and guidelines established according to the provisions of Chapter 17.40, Article IX.

C. Historic Landmark (HL) District. The boundaries shall be shown on the zoning map or on special overlays thereto that are made a part of this zoning code and noted by name on such maps, in which no structure shall be constructed, altered, repaired, relocated or demolished in whole or in part unless the action complies with the requirements set forth in this title.

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 property located at 115 Cottage Lane is a two-story stone Foursquare dwelling on a large corner lot that fronts Lebanon Pike in the Donelson area of Nashville. Known historically as “Logue Haven,” the house is associated with the Logue family, and was

home to Gilbert and Emma Logue.¹ The house dates to c. 1920 and retains a high degree of architectural integrity, as evidenced by original materials and design throughout.



—Photo by Bobby Johnson
Old and young alike attend and enjoy Sulphur Dell breakfasts every Saturday morning. These three oldtimers got together yesterday for some story-telling. From left, they are Gilbert Logue, once a catcher for the Vols; Harley Boss, former major league first baseman now coaching Vanderbilt's baseball team; and Thetus Taylor, who has been going to Sulphur Dell for longer than he cares to remember. All are breakfast regulars.

Gilbert Stroud Logue (1877-1967) was given the property in August 1916 by his father John Fowler Logue (1850-1937), a farmer originally from Wilson County, and mother Laura Stroud Logue.² The Logue family moved to Donelson in the 1890s;

Laura had acquired the land in two separate transactions during

Figure 1: Gilbert Logue (left) in 1960. Source: *The Tennessean* (Nashville, Tennessee) · 07 Feb 1960.

¹ *The Tennessean* (Nashville, Tennessee) · 15 Mar 1940.

² Davidson County Register of Deeds, Deed Book 489 Page 408, warranty deed dated 3-29-1916.

the summer of 1886.³ Gilbert went to Montgomery Bell Academy and Vanderbilt University.⁴ He married Emma McEwen Logue (1880-1953) in 1900 and worked as a tailor, travel agent, and a longtime traveling commercial hardware salesman. Gilbert and Emma had three daughters, including Eleanor McEwen Logue (1907-1917), Sarah Hughes Logue Desch (1918-1980), and Jane McEwen Logue (1920-2008). They were members of Andrew Price Memorial Methodist Church in Donelson. He was also a Master Mason and Shriner, a member of the Al Menah Shrine Temple and the McWhirtersville Masonic Lodge.⁵ In 1930 and 1940, the property was valued at \$10,000. The property's address in the 1950s and 1960s was 2226 Lebanon Road.⁶ The family is buried at Mt. Olivet Cemetery.⁷

Gilbert's daughter Sarah and grandsons Douglas McEwen Desch and Samuel Hayes Desch, Jr. inherited the property, with it eventually landing with the only remaining heir Douglas in 2008; he sold it in 2014 to Mike and Barbara Schwartz.⁸ The estate featured tennis courts and a large lawn used by neighboring children for recreation. Jane attended Ward-Belmont and Vanderbilt. Gilbert's sister Maude Logue Merritt (1880-1883) was the grandmother of Judge Gilbert Stroud Merritt, Jr. The Logue, Merritt, and Stroud families are all well-to-do members of Nashville's elite society.⁹

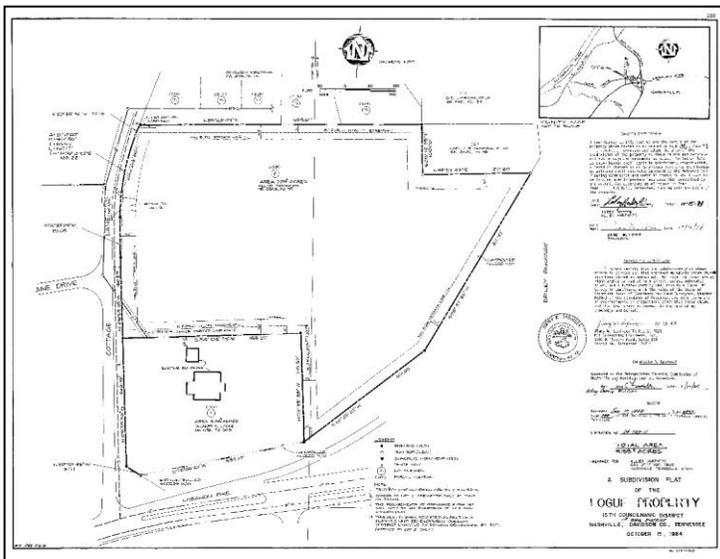


Figure 2: 1984 parcel survey/plat rendering shows location of concrete markers. Source: Davidson County Register of Deeds, Book 6250 Page 288 dated October 15, 1984.

Deed research indicates that John and Laura Logue originally gave 9 acres to Gilbert and Maude, the 2 acre tract of which became the Logue Haven property where Gilbert and his family took up residence. A 1984 plat shows the Logue property and adjoining 7+ acres that was originally given to Gilbert and Maude. A few old concrete markers shown on the map may have marked boundaries for the family's property.

Gilbert was a “well known layman,” commercial/hardware

³ Davidson County Register of Deeds, Deed Book 96 Page 138, warranty deed dated 8-31-1886; Davidson County Register of Deeds, Deed Book 94 Page 471, warranty deed dated 5-8-1886.

⁴ *The Tennessean* (Nashville, Tennessee) · 24 Oct 1967.

⁵ *The Tennessean* (Nashville, Tennessee) · 24 Oct 1967.

⁶ *The Tennessean* (Nashville, Tennessee) · 24 Oct 1967; Nashville City Directories.

⁷ <https://www.findagrave.com/cemetery/15986/mount-olivet-cemetery>.

⁸ Davidson County Register of Deeds, quitclaim deed dated 7-31-2008, instrument # 20080801-0079388; Davidson County Register of Deeds, warranty deed dated 10-3-2014, instrument #20141020-0096618.

⁹ Additional details this section obtained from Robbie Jones, provided to Scarlett Miles of MHC.

salesman and his wife Emma was a chief engrossing clerk for the House of Representatives who often held meetings of the Lebanon Road Garden Club and other groups at the house.¹⁰ Gilbert also showed up in a 1922 Davidson County Democratic Primary Board election notice as a judge for the Third District Third Precinct.¹¹ As a Master Mason (32nd degree of the Scottish Rite), Gilbert may have designed or helped with the construction of the house on Cottage Lane. With materials and design similar to the NRHP-listed nearby Stone Hall, the Logue House stands as a good example of one of the few early twentieth century classical homes left in the Donelson and Hermitage area.

Analysis and Findings:

Logue Haven is significant as an excellent example of its style of architecture and retains its historic character and features. It is therefore eligible to be a Historic Landmark under criterion 3 of section 17.36.120 of the ordinance. The property is also eligible for listing in the National Register of Historic places and so meets criterion 5 of section 17.36.120 of the ordinance.

Recommendation:

Staff suggests the Commission recommend to City Council that Logue Haven be adopted as a Historic Landmark finding it meets the qualifications for the overlay and the existing design guidelines for Historic Landmarks be used to guide future changes.

¹⁰ *The Tennessean* (Nashville, Tennessee) · 29 Apr 1922; *The Tennessean* (Nashville, Tennessee) · 14 Feb 1941; *The Tennessean* (Nashville, Tennessee) · 20 Jan 1922; *The Tennessean* (Nashville, Tennessee) · 31 Aug 1926; *The Tennessean* (Nashville, Tennessee) · 10 Feb 1939.

¹¹ *The Tennessean* (Nashville, Tennessee) · 22 Jul 1922.

ATTACHMENT A: PHOTOGRAPHS





