

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
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STAFF RECOMMENDATION

1006 Monroe St
August 21, 2019

Application: Neighborhood Landmark Recommendation for Wege House

Map and Parcel Numbers: 08116017500

Council Districts: 19

Applicant: Civil-Site Design Group, PLLC, applicant, 1400 Arthur, LLC., owner

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

Description of Project: The applicant is requesting a Neighborhood Landmark. Because the building is listed in the National Register of Historic Places, a recommendation and review of alterations from the Metro Historic Zoning Commission is required.

Recommendation Summary: Staff suggests that the Metro Historic Zoning Commission recommend approval of the neighborhood landmark to the Planning Commission with the conditions that:

1. The applicant shall apply for a historic landmark designation;
2. The applicant shall seek administrative approval for any alterations, demolition or new construction on the site, which can be administratively reviewed, prior to the establishment of a Historic Landmark;
3. The color of the replacement asphalt shingle be black or terra cotta with salvaged terra cotta tiles to be used, at least, on the ridges and the dormer roofs; and
4. Applicant provide information about materials for reconstructed rear addition for administrative review.

With these conditions, Staff finds that the building is a contributing building to the Buena Vista Historic District and retention of the building meets the goals of section 17.36.400.

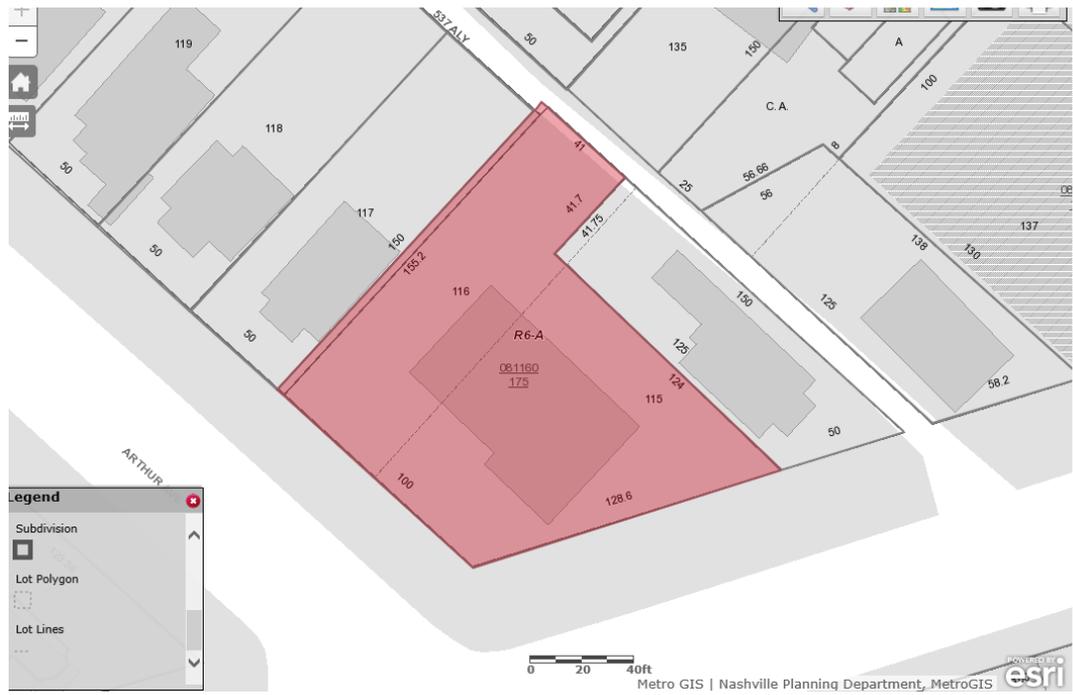
Attachments

A: Photographs

B: Historical Documentation

C: Roof plans

Vicinity Maps



Aerials



Applicable Ordinance and Design Guidelines:

Ordinance

17.36.400 - Purpose and intent. The neighborhood landmark district provisions are established by this title to preserve and protect neighborhood features that are important to maintain and enhance the neighborhood character. Neighborhood features are defined as buildings, structures, objects, sites, and areas of historic, cultural, civic, neighborhood, or architectural value and/or importance to Metropolitan Nashville and Davidson County. The provisions of this title are intended:

- A. To regulate exterior design, arrangement, texture, and materials proposed to be used within the neighborhood landmark districts to ensure protection of the identified feature and compatibility with surrounding uses;
 - B. To create an aesthetic appearance which complements the existing buildings, structures, objects, sites, and areas of value or importance on-site;
 - C. To stabilize and improve property values;
 - D. To foster civic beauty;
 - E. To enhance a neighborhood by providing a strong sense of place;
 - F. To protect the neighborhood character and context by preserving existing neighborhood fabric while permitting reasonable use of a property;
 - G. To strengthen the local economy; and
 - H. To promote the use of neighborhood landmark districts for the education, pleasure and welfare of the present and future citizens of Nashville and Davidson County.
- (Ord. BL2000-365 Exh. A (part), 2000)

17.40.160 - Neighborhood landmark (NL) district.

The following provisions apply to all Neighborhood Landmark (NL) overlay districts.

- G. Metro Historic Zoning Commission Action. Any feature located within an historic overlay district, listed on the national register of historic places, or eligible for the national register of historic places, shall first be referred to and reviewed by the metropolitan historic zoning commission. The commission shall provide a written recommendation to the planning commission on any alterations proposed to the feature which would be subject to any applicable historical design review guidelines.

Guidelines

B. GUIDELINES

II.B

- B. By state law, all design guidelines for neighborhood conservation zoning overlays must comply with the Secretary of the Interior's Standards for Treatment of Historic Properties. The Standards shall be followed for alterations of all Historic Landmarks:
 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.
 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 4. Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means necessary.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future. The essential form and integrity of the historic property and its environment would be unimpaired.

IV. Demolition

1. Demolition is not appropriate

a. If a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. If a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

a. If a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the property;

b. If a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the landmark and its removal will result in a more historically appropriate visual effect on the property; or

c. If the denial of the demolition will result in an economic hardship for the property as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background:

Lots 115, 116, and 117 were platted in 1856 as part of the Plan of McGavock's Town North Nashville and purchased by Leo D. Wege between 1903 and 1905. Monroe Street was originally Ophelia Ave and Arthur Avenue was originally Wetmore Avenue. (The current property of 1006 Monroe includes parts of lots 115 and 116 and none of lot 117.) Wege purchased the lots in three separate transactions from Alethia Scovel, Spencer G. Scovel, and Demia B. Gormell. It is likely that the lots were vacant at the time.

Wege began construction of 1006 Monroe in late June 1904. The building cost \$6,000 to construct. According to *The Tennessean* in a 1905 article, brick for the home was provided by A.D. & C.H. Lesueur Brick Company. In 1905, the company was 35 years old and located on Union Street with yards in South Nashville, between Lebanon Pike and the Cumberland River.



Figure 1: Exterior of building prior to fire.



Figure 2: Exterior of building after the fire.

Leo D. Wege was a founder of Family Service laundry, one of Nashville's oldest commercial laundries. Prior to opening his own shop, he was manager at the New York Collar and Cuff Laundry located on Union Street. An early "influencer" he shows up multiple times in *the Tennessean* around 1913 recommending Lung Vita, an Asthma and Tuberculosis remedy. *The Tennessean* notes him as a "well known liquor dealer." The liquor business may have tied to a restaurant venture as he placed a classified ad in 1914 to sell used restaurant equipment.

In 1919, he was found guilty of killing competitor Samuel Hartman. He entered into a partnership with Mr. Hartman and another man after his own business failed and he consequently lost this home. He had sued Hartman in 1917 for breach of contract and was concerned that Mr. Hartman was seeking to destroy his son's laundry business.

Although he claimed self-defense, a jury found him guilty in the second degree with a sentence of ten to twenty years in the state penitentiary. The Supreme Court upheld the ruling in 1919.

Originally, from Louisville, he died at the age of 69 in Nashville, following two years of failing health.

In recent years the building was divided into multiple rooms to serve as a boarding house and few of the interior details remain. A mantle remains in the front parlor.



Figure 3: Interior mantle is one of the few remaining interior features.

Analysis and Findings:

According to section 17.36.400 of the zoning ordinance, one of the purposes of a Neighborhood Landmark is to “protect neighborhood character.” The property is noted as a contributing building in Buena Vista Historic District which was listed in the National Register of Historic Places in 1979. The structure has suffered from a recent fire which requires the roof to be reconstructed but is otherwise intact; therefore staff finds that it is still a contributing building to the National Register.

Because it is listed in the National Register, the establishment of a Neighborhood Landmark requires a recommendation from the Metro Historic Zoning Commission for the designation and review of any alterations. The owner has removed a frame rear addition and the fire damaged roof for safety reasons, prior to review. Both actions would have received a recommendation of approval.

The applicant proposes reconstructing the roof with the same design, form and pitch as the original roof, with the exception of additional height towards the rear of the building. (Please see attached plan.) Staff finds the additional height to meet the Historic Landmark design guidelines, as the portion where the change will take place is not a character defining feature of the building, will not be readily visible from the front, and continues the original form over the minimally-sized rear addition.



Figure 4: Interior of rear addition prior to fire.

Typically, a definition between an addition's roof form and the original form is required; however, in this case, the addition adds minimal depth to the building and allows more usable upper level space in the addition.

The original roof was terra cotta tile; however, the applicant proposes asphalt shingle for the majority of the roof for economic reasons. In most cases, owners have not been required to replace original terra cotta or slate roofs with the same and asphalt shingle has been considered an appropriate substitute. The applicant proposes to salvage what original tiles might be reusable. Staff recommends that the asphalt shingle be black or a color similar to the original tiles and that the salvaged terra cotta tiles be used at least on the ridges and dormer roofs.

Additional work will likely be forthcoming but details are not available at this time. Staff recommends approval with a condition that any future alterations receive administrative approval prior to work being undertaken and prior to the establishment of a historic landmark.

The proposal includes constructing a new building immediately behind the historic building. Since this project will have an impact on the historic building and is located within the Neighborhood Landmark property; Staff also recommends that the new construction be administratively reviewed. In the case of any disagreements between staff and the applicant, staff may bring the project, or any portion of the project, to the historic zoning commission for review.

The designation of neighborhood landmark does not provide long-term protection for a historic building; therefore, staff recommends that the applicant be required to apply for a historic landmark.

Recommendation:

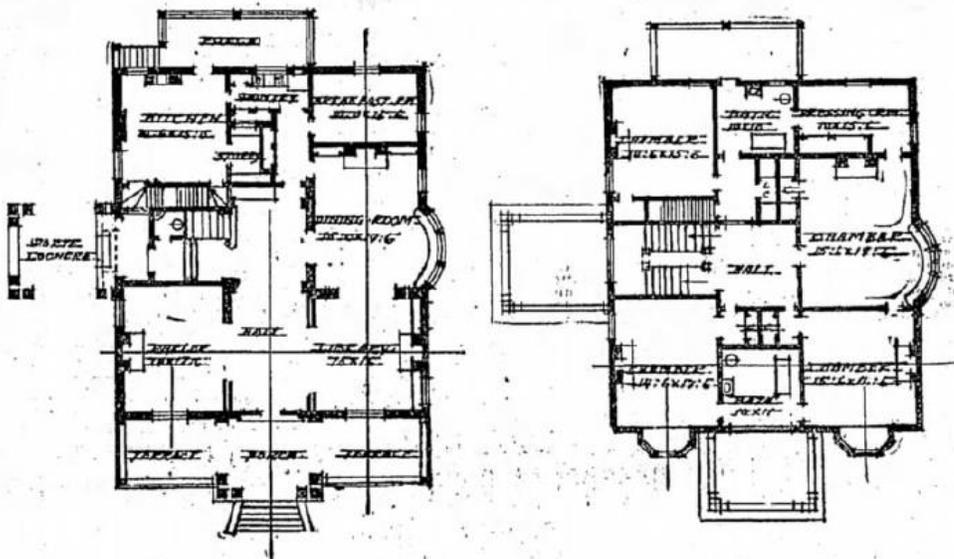
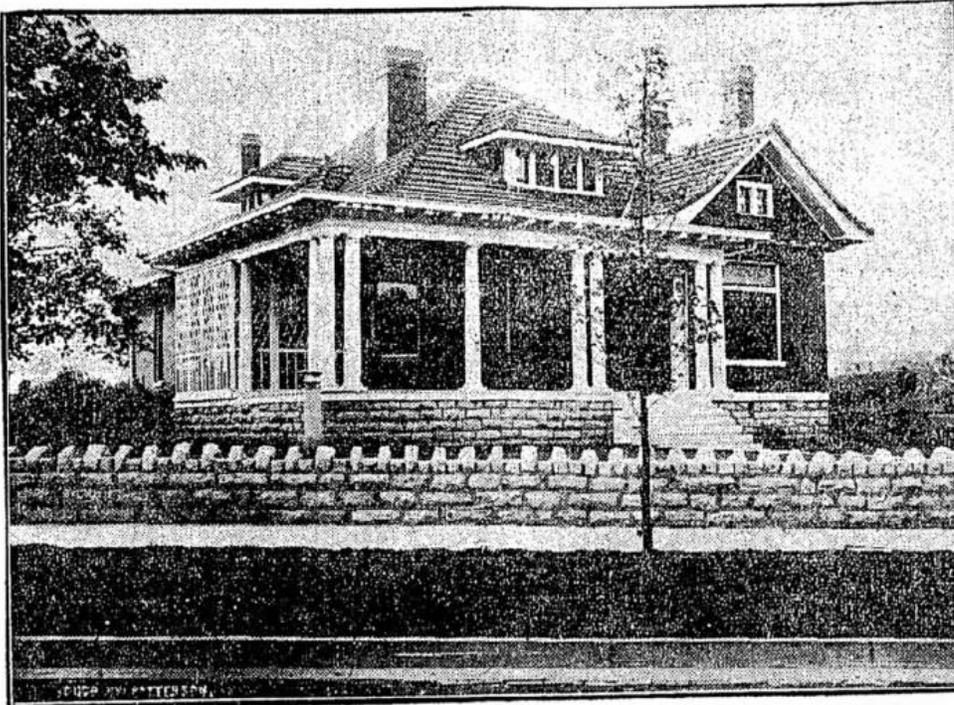
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ATTACHMENT A: HISTORICAL DOCUMENTATION

SPLENDIDLY DESIGNED HOME



Above is shown the splendidly designed modern bungalow home of Leo. Wege at Monroe street and Arthur avenue. Below are the plans of a modern city residence built on a suburban lot. The house is built of gray brick trimmed with stone of a corresponding color, all laid with black joints. The first floor on the interior is trimmed in hardwoods and finished in white. The second story is trimmed in stained soft woods. Asmus & Norton are the architects.

The Tennessean. 1913. 29 June.

SAM HARTMAN SHOT TO DEATH

Slain by Leo D. Wege, Former Business Associate.



LEO D. WEGE.
Slayer of Samuel Hartman.

Charged with the murder of Samuel Hartman, proprietor and owner of the Ideal Laundry and formerly well-known liquor dealer, Leo D. Wege, also of this city and a former associate of the deceased, was yesterday arrested and lodged in the county jail.

The shooting, the scene of which was

20 feet, partitioned off by a door opening in the side which afforded a view of the room of the plant. One door from the main office, and another gives access to the small space is almost cut off by a huge office desk and smaller chairs, one in each corner.

Viewed by a Tennessee reporter shortly after the shooting, a struggle was apparent. A telephone being in their hands, upon the desk, besides a chair and papers, lay two auto coats covered with a bundle of newspapers. Nothing in the room was disturbed, it was asserted by a photographer and the police, who had been admitted since the shooting.

Both V. B. Hartman, who was slain, and P. W. Duke, proprietor of the laundry, emphatically denied the existence in the office of any weapons, the throwing of which was claimed by Wege to have caused the shooting.

Wege is declared by the police to have been in the main office of the laundry shortly before 11 o'clock for Hartman. On being informed that the proprietor was somewhere, Wege then asked that witness to see him, at the same time the bearer of the message name. A few minutes later, Wege came in from the back, spoke to the witness and the two men retired to the office.

In less than a minute, two shots were heard—one, a few seconds later, a second in quick succession. Immediately thereafter Wege ran out into the main office, closed the door to the front door, with one hand while he pressed against the wall with the other, and fell across the sidewalk where he fell unconscious.

Life was extinct almost immediately. Egan and Connor with the police arrived on the scene on an emergency headquarters. The body was removed to the undertaking of Dorris, Karsch & Co. and a mortuary was held by Dr. T. O'Clock.

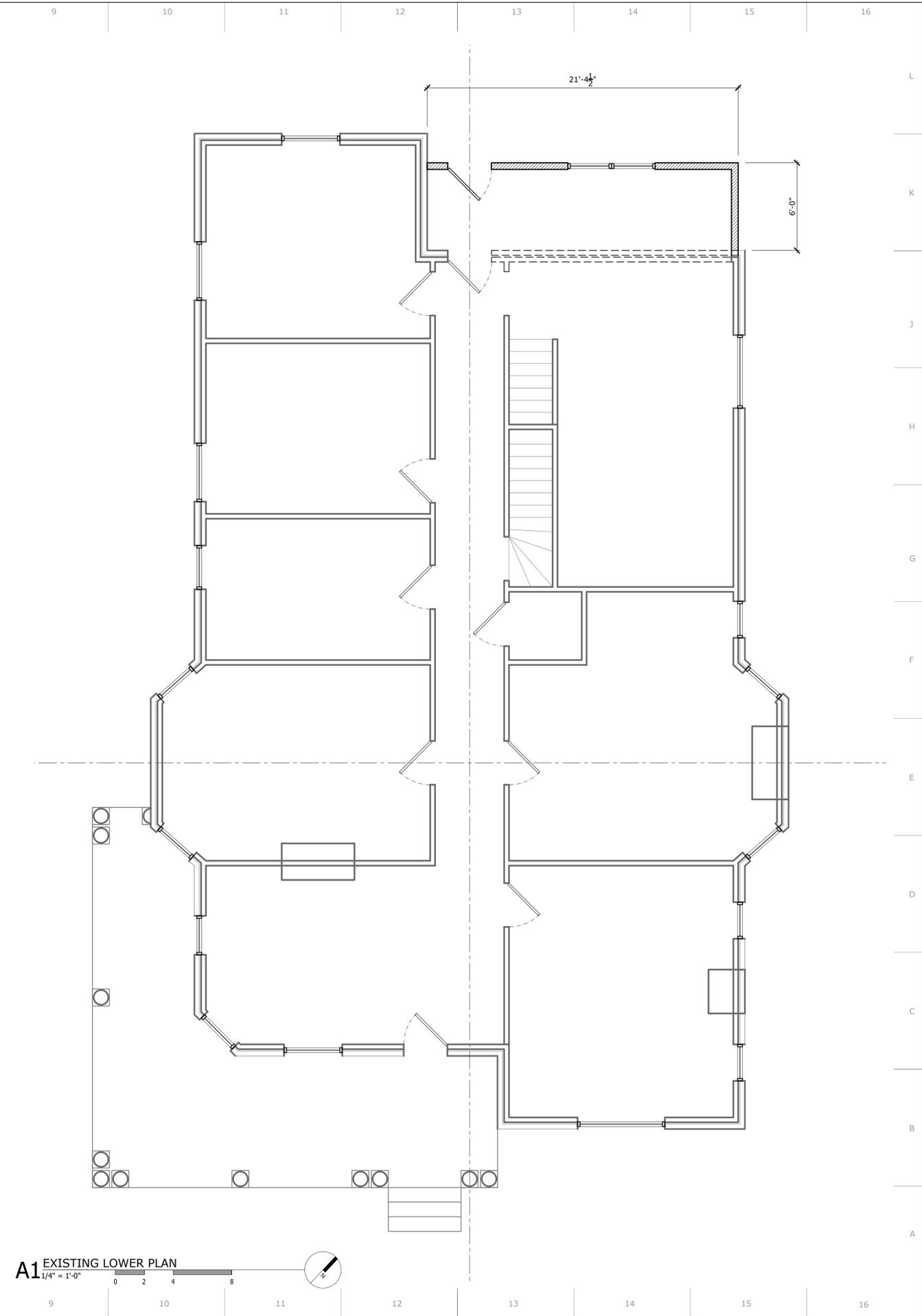
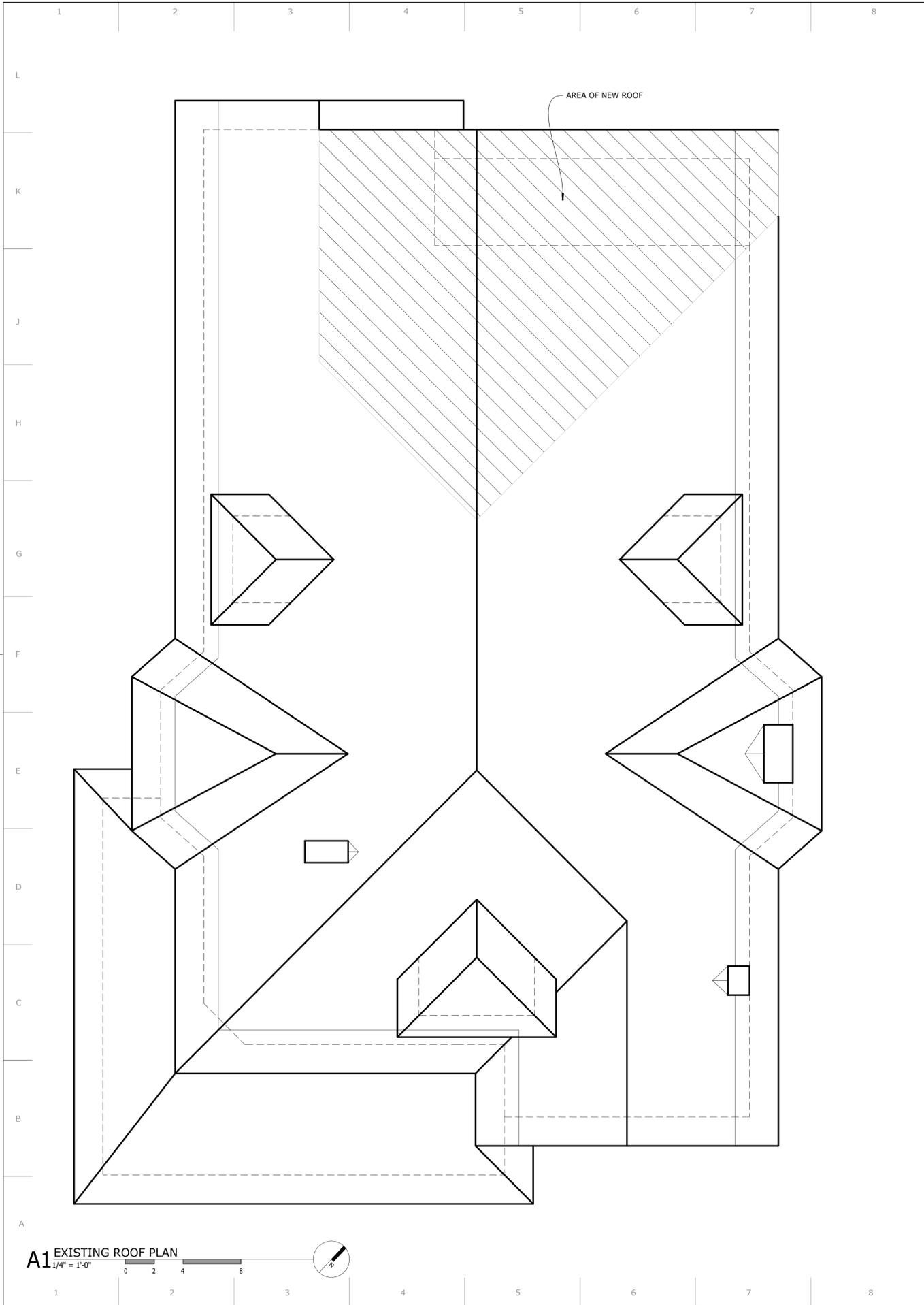
Physician Testifies

In Regard to Wounds.

The bullet wounds inflicted upon Samuel Hartman after his investiture in number—a skin wound on the neck, one which entered the right shoulder and did not exit, one which entered the jaw on the right side in the lower part of the face, one which entered the chest on the right side and came out below the armpit of the left arm.

Portion of article from *The Tennessean*, 1918. 19 January.

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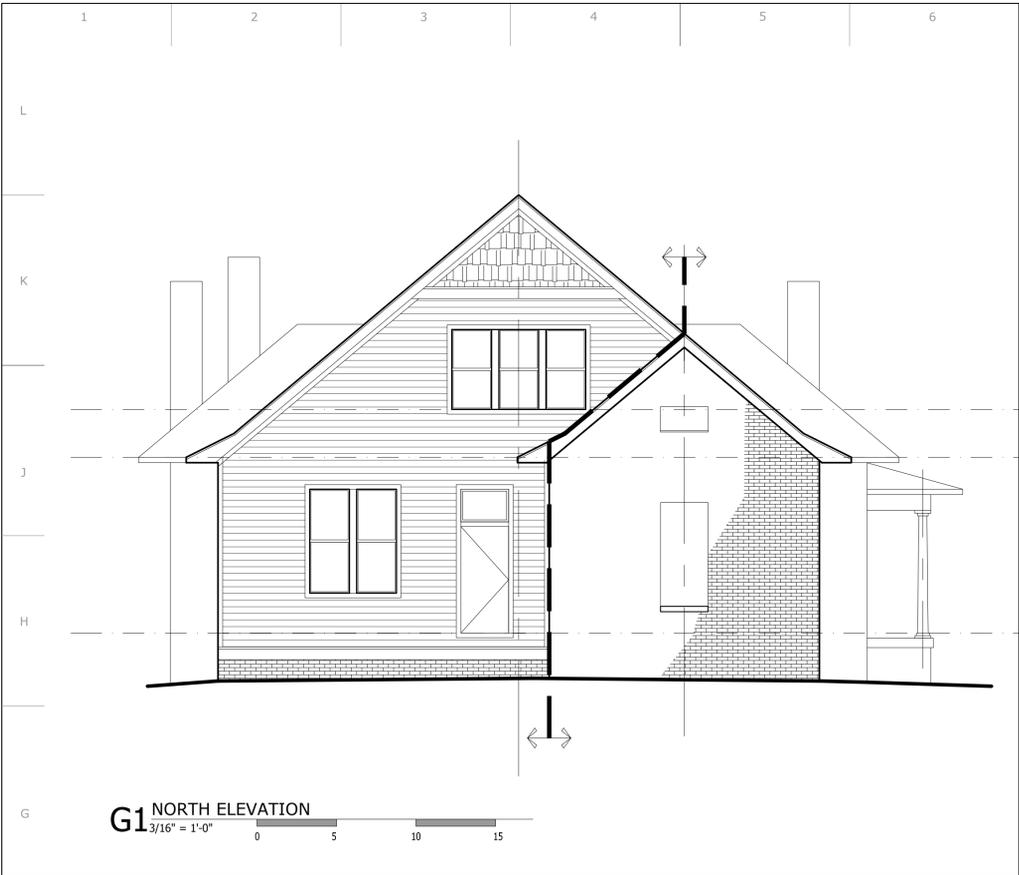
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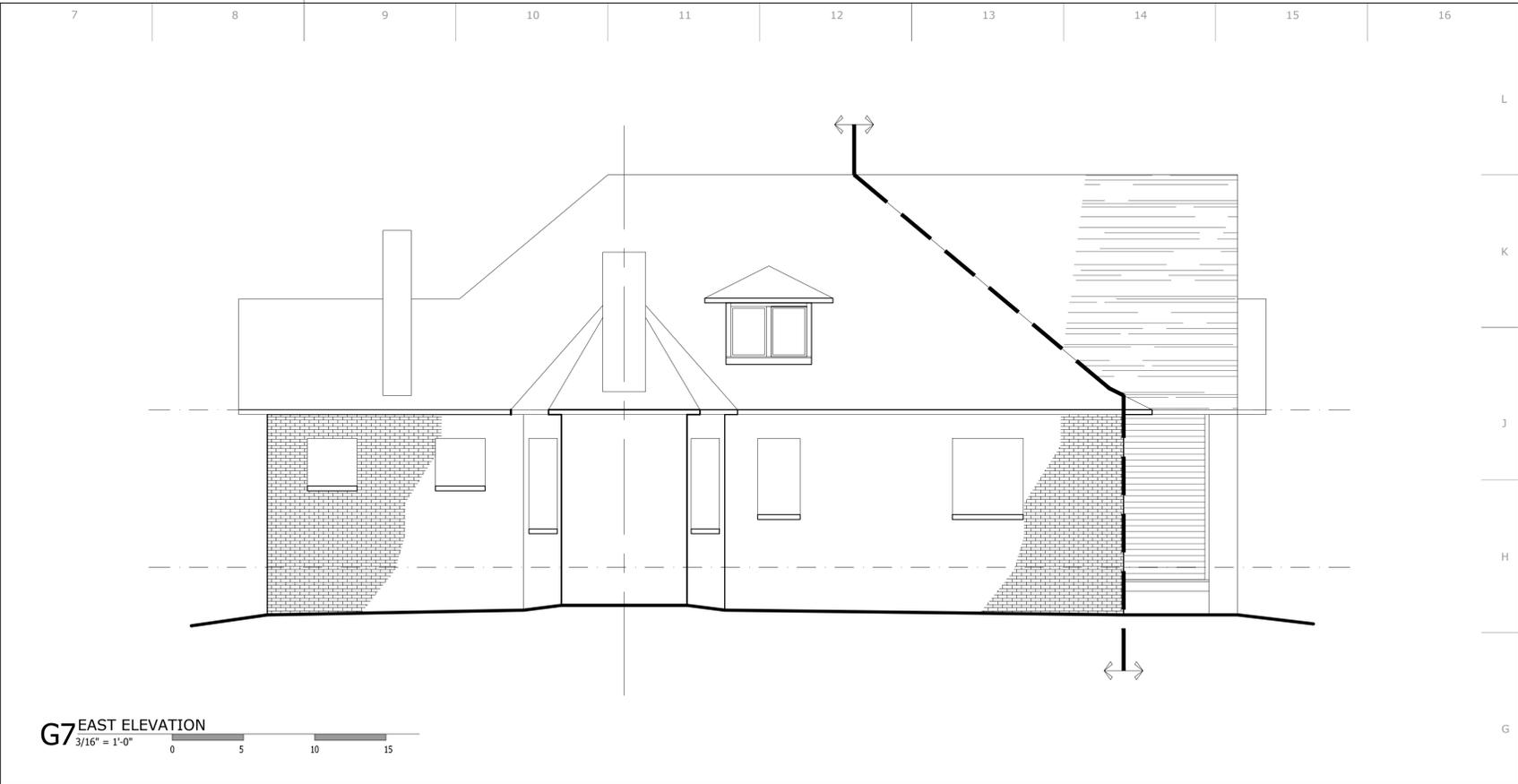
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G1 NORTH ELEVATION
3/16" = 1'-0"



G7 EAST ELEVATION
3/16" = 1'-0"



A1 WEST ELEVATION
3/16" = 1'-0"



A10 SOUTH ELEVATION
3/16" = 1'-0"

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