

JOHN COOPER
MAYOR



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
1600 10th Avenue North
February 19, 2020

Application: Neighborhood Landmark and Historic Landmark Recommendations for the Polk Street Day Home for Working Women’s Children

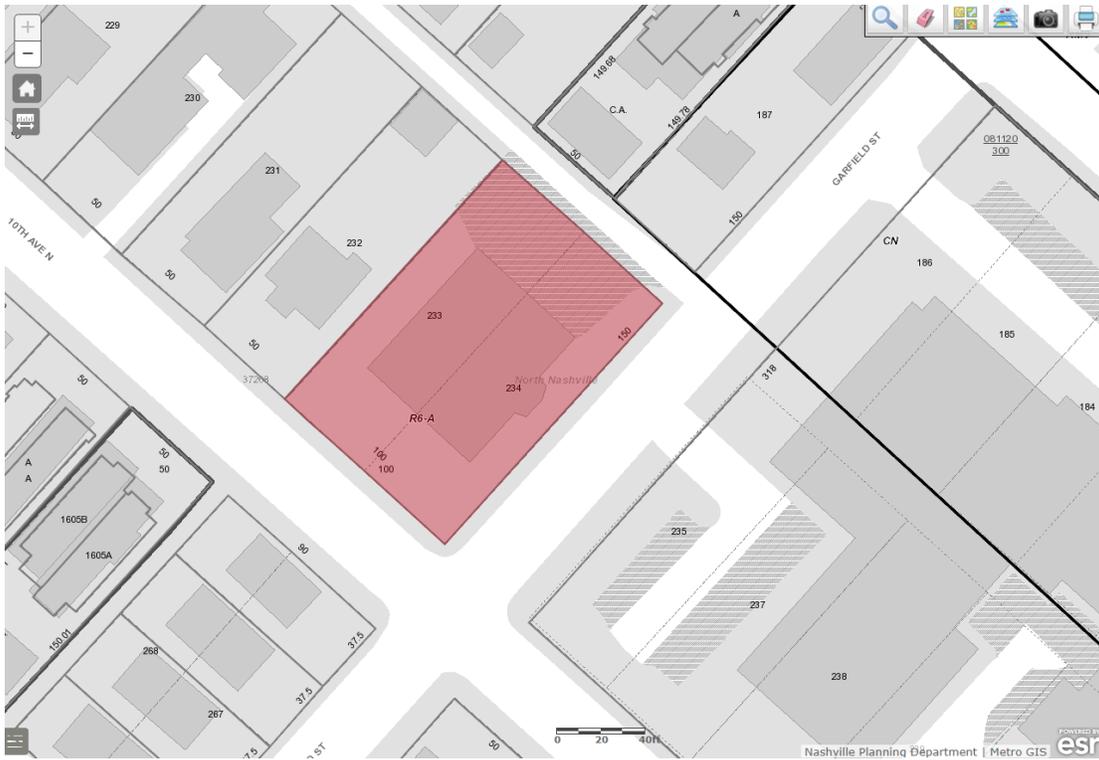
Map and Parcel Numbers: 08112045100

Council Districts: 19

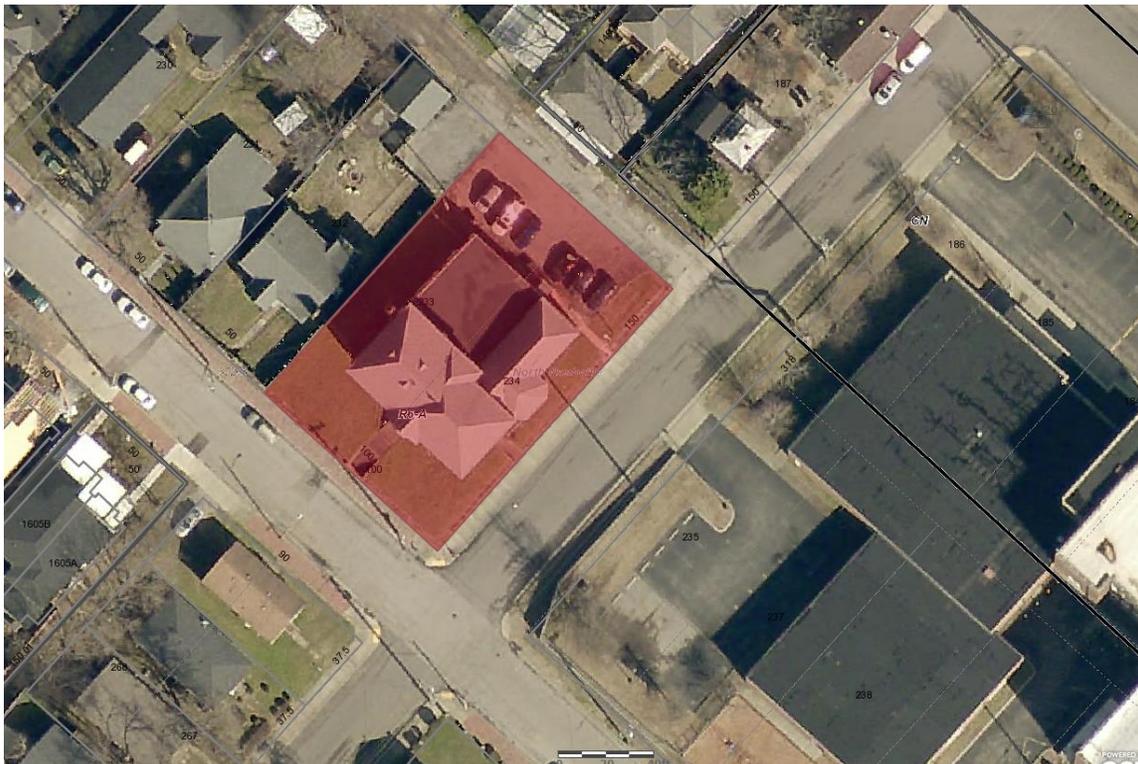
Applicant: Scott Morton, Smith Gee Studio

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

<p>Description of Project: The applicant is requesting a Neighborhood Landmark and a Historic Landmark for the Polk Street Day Home for Working Women’s Children as part of an adaptive reuse plan for the property. A Neighborhood Landmark would allow the building to have a multi-family use and the Historic Landmark will ensure the long-term protection of the property.</p> <p>Recommendation Summary: Staff suggests that the Metro Historic Zoning Commission recommend approval of the neighborhood and historic landmarks to the Planning Commission and Metro Council and the adoption of the existing Historic Landmark Design Guidelines to apply to exterior alterations. Staff finds that the building is a contributing building to the Buena Vista National Register district and therefore meets the requirements of section 17.36.120 and that the rehabilitation plan meets the Historic Landmark design guidelines thereby meeting section 17.40.160 of the ordinance with the conditions that the replacement windows be one-over-one windows with clear glass, the original transom dimensions be retained and that the applicant obtains final approval of:</p> <ol style="list-style-type: none">1. replacement masonry;2. make and model of replacement windows;3. make and model of new and replacement doors;4. repair and replacement of wood features;5. masonry cleaning and repair;6. bell tower cleaning; and,7. design and materials of fencing and railings. <p>With these conditions, staff finds the work to meet the Historic Landmark Design Guidelines, which meet the Historic Preservation Act of 1966.</p>	<p>Attachments A: Photographs</p>
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Aerials



Applicable Ordinances:

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.

17.40.160 - Neighborhood landmark (NL) district.

J. 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.

Background:

The Polk Street Day Home for Working Women’s Children is listed in the Buena Vista National Register of Historic Places historic district (1979) as a contributing building. It was constructed in 1892 and is described as a two-story brick building with terra cotta



Figure 1: 1600 10th Avenue North

ornamentation. The National Register nomination notes the building as an example of an institution which gave evidence of the concern for children and family in a suburban society.

The Buena Vista area – so named because of its views of the State Capitol building – sits to the immediate north of downtown Nashville. The land, owned by the McGavock family, was platted in 1856. Lot 234 is situated at the northeast corner of Polk Street (also called 10th Avenue North) and Scott Street (now Garfield Street), and lots 233 and 232 are to the immediate northeast, along Polk Street. In 1889, the area was still outside of the corporate limits of Nashville, to the immediate south, and was known as the Town of McGavock.

Development began in earnest in the late 19th century and the area emerged as a working-class streetcar suburb. A few commercial buildings were constructed along Monroe Street in the 1870s, but the majority of development occurred around the turn of the century with homes being constructed along 8th, 9th and 10th Avenues throughout the 1890s and 1900s. The neighborhood was populated by working class families and included buildings that catered to the needs of families, including the North Branch of the Nashville Public Library (1915) a Beaux Arts style Carnegie Library at 1001 Monroe Street, corner groceries, the Buena Vista Public School at Buena Vista Avenue (9th Avenue) and Scott Street, and several churches including Mt. Zion Baptist (1905) at 1112 Jefferson Street, Hopewell Baptist Church (1899) at 908 Monroe Street, First Street Baptist Church (1891) at 1212 9th Avenue North.

In 1891, a group of young women organized to form the Flower Mission with the purpose of providing flowers, ice and ‘delicacies’ to the poor sick. They quickly saw a greater need and shifted focus to caring for children whose mothers worked during the day. The Flower Mission rented a small home, hired an employee and started caring for thirteen children a day within the year. They began raising funds to construct a building of their own and were able to secure a \$2,500 appropriation from the county. The Flower Mission incorporated in 1892 and this same year, they purchased lots 233 and 234 at the corner of Polk Street and

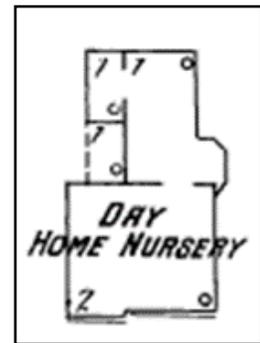


Figure 2: 1897 Sanborn footprint

Scott Avenue (now 10th Avenue and Garfield Streets) from J.C. Martin and his wife for \$1,300. This site was considered ideal for the establishment of a day home, due to its proximity to both the Buena Vista School and the cotton mills. The two-story brick building was constructed at a cost of \$4,400 and opened in April of 1893. The Home initially served thirty-five children from 15 months to 13 years old. The original front facade included the three-bay hip-roofed wing at the street corner and the slightly projecting front-gabled entry. The one-story kitchen wing on the rear with its rounded wall is a very early, if not original, portion of the building.

In 1894, the Flower Mission changed its name to The Day Home for Working Women’s Children. The Day Home was a charitable organization where the children of poor or widowed working women were cared for during the day, while their mothers worked outside of the home. The property is identified by various names during this period including ‘Polk and Scott Street Day Home’, ‘Flower Mission’ and ‘Polk Street Day Home’. A 1909 article in the *Nashville American Sun* described the home as hosting an average of forty-five children a day, and states that they were fed lunch and dinner daily. The article also references the various classes offered at the Home, including sewing, housekeeping and kindergarten. A 1917 article in *The Tennessean* credits the Home with “caring for the little ones of working mothers. Besides feeding them, it bathes and clothes them for school, and in every way looks after their mental and physical welfare.”

In the early 1900s, a second wing was constructed to the north of the entry projection. This wing creates a fairly symmetrical façade with three bays of tall windows on both floors to match the existing south wing. The brickwork, terracotta detailing and stone foundation are replicated on this newer wing as well. The hipped roof has a lower ridge and shallower pitch than on the original wing. This



Figure 3: Terra cotta detailing, under the eave

addition created an L-shaped footprint and a one-story open porch was constructed along this L to the rear.

The unimproved lot 232 to the immediate north was purchased by the Day Home for Working Women’s Children in 1905 from H.G. & Barbara Distikar. The Home does not appear to have ever developed the lot, but it remained with the property and sold along with lots 233 and 234 up until 1965, when it was sold off separately.

The property was presented to the Junior League of Nashville in 1924 to benefit their Home for Crippled Children, which was located nearby at 9th Avenue and Monroe Streets. The Junior League owned the property for six years before selling it to a church.

From 1930 through 1965 the Cofer's Chapel Free Will Baptist Church owned all three lots and held services in the main building. In 1952, the congregation constructed a modest one-story parsonage next door to the main structure, on the unimproved lot 232. The L-shape of the main building was altered during the 1950s as well: The L was filled in with a one-story cinder-block addition resulting in a nearly rectangular footprint.

In 1965, Cofer Chapel sold the main building to another church, the Christ Temple Apostolic Faith Church. The parsonage, on lot 232, was sold separately to a different property owner. Christ Temple Apostolic Faith Church continued to own the property up through 2018, when it was sold to a private owner.

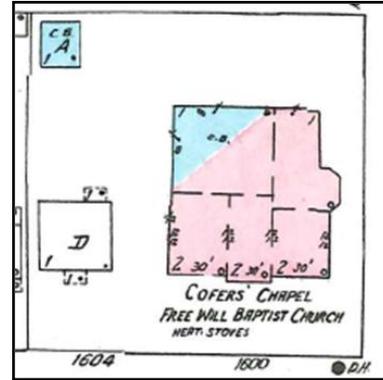


Figure 4: 1957 Sanborn footprint

Analysis and Findings:

A written recommendation to the planning commission on any alterations proposed to the feature is required for a Neighborhood Landmark request. A review of proposed work is also necessary for the Historic Landmark, to ensure that planned work will not result in the building no longer being eligible to be a Historic Landmark.

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. It has not undergone changes that would change its contributory status.



Figure 5: Metal bell tower and fire escape beyond.

The future plans for the building also will not change the contributory status. Follows is an analysis of planned exterior work.

Partial Demolition: The fire escape will be removed. Although likely an original, or early, feature it is not a significant feature; therefore, removal is appropriate. (See Figure 5.)

Several openings on the front of the building will be bricked in, to restore original conditions. (See Figure 6.) Staff recommends final review of replacement brick.

There may be the possibility of salvaging brick in those areas where it will be removed.



Figure 6: Example of later punctures to the historic masonry that will be refilled with brick.

Several windows that have been bricked in will have the brick removed and new windows installed to restore original conditions. On the left-side/first floor the third window from the front will be turned into a door but remain an opening. On the right-side/first floor, an already bricked-in window of the rear wing will be turned into an entrance and the other two bricked-in windows will be windows again. (See Figure



Figure 7: The right-side/rear addition is an example of window alterations. Two of the original window openings will be reconstructed and the third will become a door.

7.) A window on the rear of the right wing/first floor, that is currently bricked-in, will be reestablished. Two enclosed windows on the rear of the upper level will become doors to a rooftop deck. The third window will be reestablished. The window/door alterations either restore original conditions or openings remain openings, albeit of a different type. Because original openings will remain openings and all changes are located on the rear and side, staff finds the alterations to be appropriate. Staff recommends review of brick, where new brick is needed. With this condition, the project meets section IV.A and B of the Historic Landmark design guidelines for demolition.

Massing, Form & Scale: The massing of the building will not change as no additions are planned. A portion of the roof of the 1950s cinder block addition will be used for an upper level deck, accessed from rear windows altered to doors. (See Figure 8.) Staff finds this alteration to be appropriate as the deck will be on a non-historic portion of the building and does not require new openings for access, just a revision to existing openings. (Also see discussion regarding partial demolition.) The project meets sections II.B.1 and 2 of the Historic Landmark design guidelines.



Figure 8: The rear plan shows a deck on top of the 1950s cinder block addition.

Windows & Doors: The windows and doors are not original and are planned to be replaced, mostly with their original dimensions. (Also see discussion regarding partial demolition.) The windows are proposed to be multi-light operable aluminum clad single-hung windows with simulated divided lights. In 1979, the windows were one-over-one double hung windows with clear glass. (See Figure 9.) A photograph from the 1940s (Figure 10) shows double-hung windows with a clear textured glass. These are the earliest photos staff has found. Staff recommends that the windows be one-over-one single- or double-hung and with clear glass, with administrative review of the final materials, make and manufacturer unless the applicant has evidence of an earlier window design. This will prevent the addition of a “conjectural feature” which would not meet II.B.3.



Figures 9 and 10: The 1970s photograph was taken at the time the National Register nomination was written. The 1940s photograph is on the Cofer’s Chapel website: <http://coferschapel.org/about-us/history-in-pictures>

The current main entrance appears to have the same door that was in place in 1979. The materials and the manner in which the door is installed are evidence that it is not original; therefore, replacement is appropriate. A 1930s or 40s photograph from the Cofer’s Chapel Free Will Baptist Church website shows the design of the original or early double-front door. (See Figure 11.) Staff recommends a new door of similar design to the earlier door be installed, rather than the multi-light door proposed.

The proposed drawings show a narrow straight transom rather than the semielliptical arch that is there now. (See Figures 12-15.) Staff recommends reconstruction of the original transom dimensions.



Figure 11: This photo from the 1930s or 40s shows a four-panel ¾ light double door.

The new doors on the side and rear elevations are appropriate as they are not character defining entrances. With the condition that the transom dimensions are retained, and the new front entrance is similar to the historic entrance, the project meets section II.B.2 and 5 of the design guidelines.



Figures 12-15: Figure 10 is the door as seen in 1970 and Figure 11 is the door as it looks today. Figure 12 shows what is proposed and Figure 13 shows how the current door is framed, which is evidence that it is not original.

Trim & Details: Railings are not shown on the plans for the front and side exterior stairs. They are shown on the rear, but materials are not noted. Staff recommends a final review of railing materials and designs, prior to issuing a permit.

The applicant states that wood trim will be repaired or replaced. Staff recommends final review of a scope of work that details manner of wood repair and identifies areas to be replaced. The front gable-field is currently plywood and is planned to be replaced with a composite panel. Staff recommends more information about the type of composite and its texture. With this condition, the project meets section II.B.2, 5 and 6.

Masonry is planned to be cleaned and tuckpointed; however, more work than that may be necessary in some areas due to decay or previous inappropriate repairs. (See Figures 16 and 17.)



Figures 16 and 17: Figure 14 shows an area of significant brick decay near the front entrance. Figure 15 shows a poor repair that will need to be removed before new tuckpointing takes place.

Staff recommends review and approval of scope of work for masonry cleaning and repair prior to issuing a permit. With this condition, the project meets section II.B.2, 5 and 6.

The metal bell tower will be cleaned and painted. Staff recommends additional information regarding how the metal will be cleaned and final review of such prior to issuing a permit. With this condition, the project meets section II.B.2, 5 and 6.

Fencing will be added around the private side yards and waste cans. Staff recommends obtaining final approval of design and materials for fencing. With this condition, the project meets section II.B.9.

The existing rear parking area will remain asphalt.

The roof will not be replaced.

Recommendation:

Staff suggests that the Metro Historic Zoning Commission recommend approval of the neighborhood and historic landmarks to the Planning Commission and Metro Council and the adoption of the existing Historic Landmark Design Guidelines to apply to exterior alterations. Staff finds that the building is a contributing building to the Buena Vista National Register district and therefore meets the requirements of section 17.36.120 and that the rehabilitation plan meets the Historic Landmark design guidelines thereby meeting section 17.40.160 of the ordinance with the conditions that the replacement windows be one-over-one windows with clear glass, the original transom dimensions be retained and that the applicant obtains final approval of:

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4. repair and replacement of wood features;
5. masonry cleaning and repair;
6. bell tower cleaning; and,
7. design and materials of fencing and railings.

With these conditions, staff finds the work to meet the Historic Landmark Design Guidelines, which meet the Historic Preservation Act of 1966.

PHOTOGRAPHS









