

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

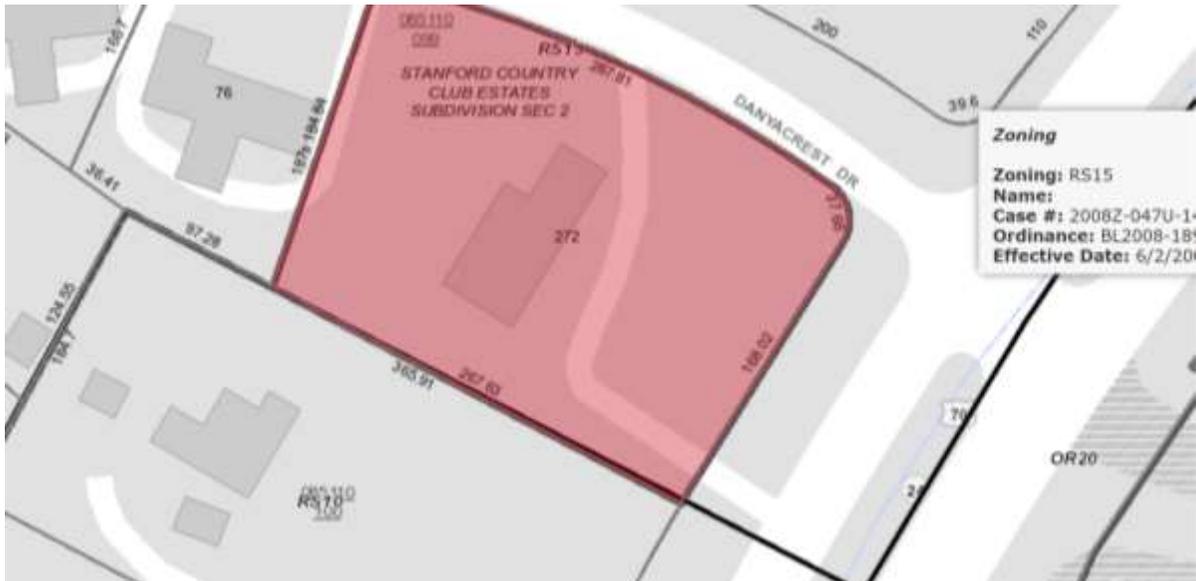
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION
3060 Lebanon Pike
May 16, 2018

Application: Neighborhood Landmark Recommendation
Map and Parcel Numbers: 08511009900
Council Districts: 14
Applicant: Rockne Porter, owner
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov, 615-862-7970

<p>Description of Project: Property owner, Rockne Porter is requesting a recommendation for a Neighborhood Landmark for 3060 Lebanon Pike. A Neighborhood Landmark is a planning tool that allows for the preservation and protection of neighborhood features that are important to maintain and enhance the neighborhood character. These features may or may not be historic but when they are, a recommendation regarding proposed alterations is required from the MHZC.</p> <p>Recommendation Summary: Staff finds that the proposed physical changes to the property meets the Secretary of Interior Standards and recommends a final review of materials for parking and signage.</p>	<p>Attachment A: Site Plan</p>
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Vicinity Maps



Aerials



Applicable Ordinance:

Secretary of Interior Standards for Rehabilitation

- 1) A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change 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 historic significance in their own right shall be retained and preserved.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic 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 possible.
- 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

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.

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:

Neighborhood Landmarks are a tool of the Planning Department. Typically, they are used to allow a non-conforming use or other zoning code exception; MHZC does not review use. The MHZC is required to provide comments on any proposals that are within overlays or that are listed or eligible for listing in the National Register. The MHZC comments are to be on any proposed alterations.

3060 Lebanon Pike is a contributing property within the National Register eligible district, Millionaire Row. Millionaire Row is a development constructed between 1900-1960 that includes the north side of Lebanon Pike roughly from Danyacrest Drive to Rivercrest Pass, just south of the 1960 Stanford Country Club Estates development. This district includes a Neighborhood Landmark, 3052 Lebanon Pike, and connects with another Neighborhood Landmark from the Stanford Country Club Estates at 209 Danyacrest. It is significant as a turn-of-the-twentieth-century residential development that was among the first developments in Donelson and set the course for single-family construction in this area along Lebanon Pike.

During the twentieth century, the agricultural landscape of this area was dramatically transformed through suburban expansion and highway construction. In the early twentieth century, the Millionaire Row area was a part of the H.E. Stanford estate. A. F. and R. D. Stanford were millionaire brothers from Oklahoma. Around 1920 they bought the 1500-acre Clover Bottom Farm from the widow of Andrew Price, a Louisiana sugar millionaire who bought it from the Hoggatt family around 1882. The Stanfords divided the land between themselves, and A. F. lived in Clover Bottom mansion. R. D. bought Belair and began building houses. Bluefields was the first subdivision built in the Donelson area in 1929, and the Stanfords took it over after the real estate company which

opened it collapsed. The Stanfords started a lumber yard and built houses on the ridge across from Clover Bottom where A. F. operated a dairy. The ridge was jokingly referred to as "Millionaire Row."

Known for primarily developing middle class suburban housing, Stanford's Millionaire Row was a higher-end development. The characteristics of the properties are the large lots and deep front yards, which is significantly different from other developments from this same time period. Deeds required that any new homes be set more than 200' back from Lebanon Pike. According to the Stone Hall National Register nomination, the buildings of Millionaire Row were designed by William Meredith for Robert Stanford. Architectural features of the district include masonry veneers of local stone and brick and one and one-half-story homes. Styles are primarily Colonial Revival, Craftsman bungalow and English Cottage. Over the years, a few of the original homes have been lost and others have been incorporated into denser developments. The Metropolitan Historical Commission has determined this neighborhood to be eligible for listing in the National Register of Historic Places.

3060 Lebanon Pike was constructed c. 1960 and is a ranch house with Colonial Revivals style detailing.

Analysis and Findings:

The proposal is to allow the National Register eligible building, which was historically constructed as a residence, to be used as a CPA office which falls under general office use in the zoning code.

The applicant is requesting four additional parking spaces behind the building and between the building and side street, and a front-yard sign with ground lighting.

There are no alterations to the historic building itself proposed. The additional parking is located off an existing parking area and is located in a manner that does not obscure view of the historic building. Materials were not presented. The signage will be located within a deep front-yard. It is proposed at six feet by four feet with exterior ground lighting. The location is appropriate as it will not change the view of the building from the street, but materials were not provided.



Figure 1: 3060 Lebanon Road

Staff finds that the proposed physical changes to the property to meet the Secretary of Interior Standards.

Summary Recommendation of Alterations:

Staff finds that the proposed physical changes to the property meet the Secretary of Interior Standards and recommends a final review of materials for parking and signage.

