



HISTORIC PRESERVATION ZONING NEWS

Metropolitan Historic Zoning Commission

A periodic newsletter for architects, designers, contractors, craftsmen and applicants.

MHZC Seeks Your Input

The MHZC is hosting a series of three charettes in April to gain public input on design issues. (See schedule on right.) The increase in new development has been positive for the city but it can place stress on our historic neighborhoods. The charettes will explore those challenges and provide an opportunity for attendees to brainstorm potential design solutions.

On **April 7**, the topic will be a potential *Duplex Policy*. Attendees will explore if detached duplexes are appropriate and if so, in what form and in what instances. The MHZC wants to be prepared with clear direction on how to address duplexes if a proposed definition of two-family is adopted. The new definition would allow the MHZC to determine when a duplex could be detached.



An addition as seen from the alley.

Currently the code requires that all duplexes have at least a minimal attachment. Because historically duplexes were one building this will continue to be the requirement in the majority of instances. If detached duplexes are found to be appropriate, the policy would not likely affect the following overlays, due to their current zoning and/or development patterns: Belle Meade Links Triangle, Blakemore, Broadway, Elmington Place, Hillsboro-West End, Park & Elkins, Richland West End,

Second Avenue, South Music Row, Tanglewood.

On **April 21**, the topic will be *New Construction—Additions and Infill* and on **April 28** it will be *Outbuildings and Detached Accessory Dwelling Units*.

These two charettes will show examples of typical applications, how the Commission has applied the design guidelines so far, and examples of how other communities have addressed similar issues.

Participants will be asked to explore how the needs and desires of property owners can be met in a manner that also meets the design guidelines by drawing and discussing in break-out groups.

Everyone is welcome to attend.

HISTORIC PRESERVATION

March 2014

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CHARETTE SCHEDULE

Topic: Duplex Policy

Date: April 7

Location: Sonny West Conference Center, 700 Second Ave S

Time: 5:30pm-7:30pm.

Topic: New Construction—Additions and Infill

Date: April 21

Location: Sonny West Conference Center

Time: 5:30pm-7:30pm.

Topic: Outbuildings

Date: April 28

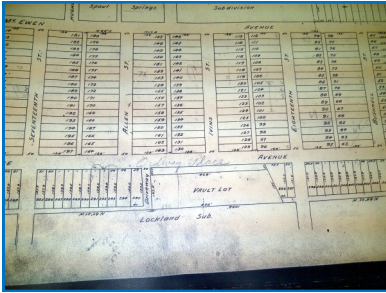
Location: Sonny West Conference Center

Time: 5:30pm-7:30pm.

Please note that dates and locations have changed from those given at the March MHZC meeting.



Neighborhood Spotlight: Little Hollywood



1910 Plat subdividing a portion of Little Hollywood.



1822 Ordway, shown here in 1986, is an example of the Spanish Eclectic styles found in the neighborhood.



Little Hollywood includes traditional residential designs such as this ranch-style home at 1811 Lakehurst.

Tucked away at the edge of the Lockeland-Springs East End neighborhood is a small area, little known to those outside of the neighborhood, called Little Hollywood. The namer is a contemporary nickname given to a general area that includes Lakehurst Drive, Ordway Place and Bushnell Street. The area is unique because of its Spanish Eclectic style homes, perched on the low hills, much like glamorous Hollywood California homes, but on a much smaller scale.

Development: 1930-1950

The portions of Ordway Place and Bushnell Street that make up Little Hollywood were subdivided in 1910 as a part of the McEwan place subdivision. The area originally belonged to Colonel Robert Weakly, a property surveyor and the builder of Lockeland Mansion. In fact, the family burial vault remained just down the street in the middle of what is now the 1700 block of Ordway Place until 1947, when Colonel Weakly's grandson

transferred the remains to Mt. Olivet Cemetery.

The Sexton family (Houston E., August H., Church L. and Paul Sexton) under the name "Sexton Improvement Company" and later "Paul E. Sexton Builder" constructed the majority, if not all, of the homes in the area, having purchased much of the land in 1924 and 1925 from various owners. Houston, August and Church L. Sexton constructed the earlier homes and the business was taken over later by Paul Sexton, Sr. (Paul Sexton, Jr. also worked for the firm.)

At the time of subdivision, the 1700 and 1800 blocks of Ordway Place were known as East Grove Avenue. Construction began in the Little Hollywood area on Ordway Place in the early 1930s. Lakehurst Drive developed later, in the mid-1940s. The Sexton family named the street Lakehurst because of its proximity to a small lake that was located in the vicinity of the current intersection of Lakehurst Drive and Ordway Place,

and Church Sexton's wife's maiden name of "Hurst."

Different Sexton family members show up in the directories at different locations supporting the long-term resident Cynthia Dahlgren's theory that the Sextons would construct a home, move in and begin construction on the next. Once the second one was completed, they would put the first up for sale and move into the new one. It may have been Sexton's plan to move into 1811 Lakehurst, the Dahlgren home, but the Dahlgren family purchased the home before construction was complete.

According to his granddaughter, Paul Sexton worked for his father's company, Sexton Improvement Co., building homes right out of school, from 1925-1927. He then held jobs with various commercial building contractors in Nashville, interspersed with travels to the Southwest. From 1938 to 1942 he constructed approximately 75 homes under the name Paul E. Sexton Builder. In 1942, he went to work as



Little Hollywood, continued

an Engineer for the War Department and remained there until the war was over in 1945. Shortly after that he went back to home building under his name. In 1947 he moved his family to Belle Meade and constructed homes there until he died in 1953.

Spanish Eclectic style is not the only style the family constructed in. They also used more traditional designs such as Tudor Revival and Colonial Revival. The inspiration for the Spanish Eclectic style buildings may have come from Paul Sexton's travels. His son, Paul Sexton, Jr., recalls his mother commenting on how much he loved the style of the homes he saw in the Southwest. His mother also told him that the stucco homes were favored by the Sexton Improvement Company because they were easier, cheaper, and quicker to construct than more traditional designs.

Paul Sexton, Jr worked for the family company as well and remembers their

residential architectural philosophy.

"The Sexton home builders typically bought real estate in undeveloped or little developed areas. On this property, they either built speculation homes or built homes for a specific pre-known buyer, working with them on the design and construction in sort of a turnkey fashion. Neither his buyers nor my Dad liked cookie cutter plans. In fact I think most of the Sexton homes were built before "track housing" in subdivisions, where there are only three or four floor plans to choose from, became extremely popular.

The Sexton Improvement Company probably designed their earliest buildings, including Little Hollywood, themselves before they obtained the degree of professional trade integration and technical sophistication to hire a third party architect."

Cynthia Dahlgren says a common theme of their designs, whether inside,

outside ,or both, was the arch. The arch is not an uncommon element for the Spanish Eclectic homes, but it is also found in the other styles they designed.

Dahlgren's ranch home at 1811 Lakehurst has arched interior doorways and an arched telephone nook. The Minimal Traditional house at 1803 Ordway Place also incorporates arches.

Another feature that crosses styles is the foundation level buttress or "wing wall," such as the one on the Neo-Colonial house at 1805 Lakehurst Drive and the ranch house at 1811 Lakehurst Drive.

All the buildings are one-story but some take advantage of the varied topography to capture an additional partial level in the basement. All homes are oriented towards the street, with the exception of 1822 Ordway which is oriented toward the interior lot to its right. The forms for the Spanish Eclectic homes are simple, taking on an almost "boxy" version of the later ranch style in a



Top: 1818 Ordway as envisioned by the Sexton family. *Used with permission by Paul E. Sexton, Jr.*

Bottom: 1818 Ordway in 2011



The design of 1805 Lakehurst incorporates a wing wall on the far right of the front wall.



Spotlight: Little Hollywood, cont.



406 Bushnell is an example of a Little Hollywood home that may be added to the current Neighborhood Conservation Zoning Overlay.



414 Avondale is an example of a Little Hollywood home that may be added to the current Neighborhood Conservation Zoning Overlay.

1000 square foot to 1800 square foot area. Many do not have porches, but simple shed roofs or hipped hoods over the front entrances. The few porches found in the district are defined by heavy arches or squared openings and flat roofs. The rooflines vary but are mostly concealed behind parapets topped with clay tile roofing. Windows are predominantly double-hung but come in a variety of styles such as one-over-one, three-over-one and six-over-one double-hung wood sashes. Changes in the neighborhood are few.

www.nashville.gov/Historical-Commission/About/Historic-Zoning-Commission/Whats-New.aspx.

Not all of what could be considered Little Hollywood is within the current Lockeland Springs-East End Neighborhood Conservation Zoning Overlay; however the neighborhood is considering expansion of the existing overlay to include this area. The expansion may also include portions of Lillian, Boscobel and Shelby Streets on the southern end of the current overlay.

To see a map of the potential boundaries visit



Guiding the Future by Preserving the Past.

Metropolitan Historic Zoning Commission

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WE'RE ON THE WEB!

WWW.NASHVILLE.GOV/MHC

LIKE THE METRO HISTORICAL COMMISSION ON FACEBOOK.

The Metropolitan Historic Zoning Commission (MHZC) reviews applications to create new historic overlay districts and reviews preservation permit applications for historic preservation and neighborhood conservation zoning overlays and landmark sites for new construction, alterations, additions, repair and demolition.

The MHZC's nine volunteer members, appointed by the mayor and confirmed by Metro Council, include representatives from zoning districts, the Metropolitan Planning Commission, the Metropolitan Historical Commission; architect (s), and other citizens of Davidson County.

Our sister organization, the Metropolitan Historical Commission (MHC), is a municipal historic preservation agency working to document history, save and reuse buildings, and make the public more aware of the necessity and advantages of preservation in Nashville and Davidson County, Tennessee. Created in 1966, the commission consists of fifteen citizen members appointed by the mayor and confirmed by Metro Council.



Greg Davis with MCR Construction leads a window workshop with Chris Keenan.



Kromer Ice with Attic Barrier Insulation tells attendees about his product.

Old House Fair a Success

Once again the Old House Fair was a great success, with beautiful weather and great turnout. If you missed meeting our exhibitors and sponsors you can still link to their websites from www.OldHouseFair.org.

Mark your calendar for March 7 in 2015.

We received rave reviews but people would like to hear more from the

specialty contractors— flooring, plaster, metal, electrical and plumbing repair, for example. If you know of someone who fits this bill and should be at the Fair as an exhibitor and/or a presenter, please let Robin Zeigler know by contacting her at robin.zeigler@nashville.gov or 615-862-7970. (Participation in the Fair is invitation-only to assure

that it meets the goals of connecting property owners with tradespeople and products specific to the repair and maintenance of old homes.)

A big thank you to all our organizing partners, volunteers, sponsors and exhibitors. We truly couldn't have done it without you!