

# The FOUNTAIN

THE LOCKELAND SPRINGS  
NEIGHBORHOOD ASSOCIATION  
NEWSLETTER

VOLUME 42

HOME TOUR

2018

## LSNA Tour of Homes Edition 40 Years of Tradition



Thank you for allowing me to be the lead sponsor for this year's Home Tour. I believe the neighborhood based organizations such as yours have been the driving force behind the



Andy Allen

extraordinary "Renaissance" in Lockeland Springs and East Nashville. When I began my real estate career in the fall of 1979 I choose to make East Nashville my primary focus - I knew the potential was great but really did not imagine how vibrant it would become. Congratulations to you on being part of one of Nashville' best neighborhoods

and continuing this Christmas tradition For 40 years.

Andy Allen

Presenting Sponsor Home Tour 2018.

The time has come for the Lockeland Springs Neighborhood Association to celebrate the 40th Annual Tour of Homes! For 40 years, this tour has showcased everything that we love about our neighborhood including historic charm to innovative new construction, full rebuilds to remodels to accommodate growing families. The tour showcases a variety of architectural styles found throughout Lockeland



Mary Kathryn Oliver

Springs in both their original forms and their modern interpretations. But our favorite aspect of the tour is the hospitality that our neighborhood shows to one another. Neighbors opening their doors to welcome new and old friends from all over Nashville and even some from out of town! Over the years we have been able to award thousands of dollars to support projects that educate, enhance safety, build community and beautify the neighborhood. This would not be possible without the continued support from our tour sponsors. We want to thank Andy

Allen with Village Real Estate for being our presenting sponsor for the 40th Annual Home Tour. It is because of business owners like Andy Allen we are able to give back to our community that gives so much to us.

On behalf of the LSNA, I say welcome to Lockeland Springs and hope that you enjoy the Tour!

Mary Kathryn Oliver - Chair of the Lockeland Springs Neighborhood Association Home Tour 2018.

## HOME TOUR: GUIDE TO THE ARCHITECTURE

*Most homes in Lockeland Springs were built in a handful of historical styles as described here by the Metropolitan Historical Commission:*

### Queen Anne

Irregular shaped roof with steep pitch; dominant front-facing gables; asymmetrical facade; porch with delicate turned supports.

### Transitional Victorian

"Gable front and wing" versions common in the South; porches with Greek or Roman-inspired columns; cornice-line detail such as brackets.

### Colonial Revival

Symmetrical facade with center door and paired windows; front door accented by pediment and pilasters or entry porch with slender columns.

### Neo-classical

Usually one-story cottages with hipped roofs and dominant central dormer; full or partial-width porch supported by classical columns.

### Craftsman (bungalow)

Low-pitched, gabled roof; wide eaves with exposed rafters; centered dormer; porches with tapered square columns.

### Tudor

Facade dominated by one or more gables; steep roof; decorative half-timbering; massive chimneys often part of front facade; most commonly constructed of brick.



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700 Main Street

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1017 Woodland Street

### Eastland Cafe

97 Chapel Avenue

### Lockeland Table

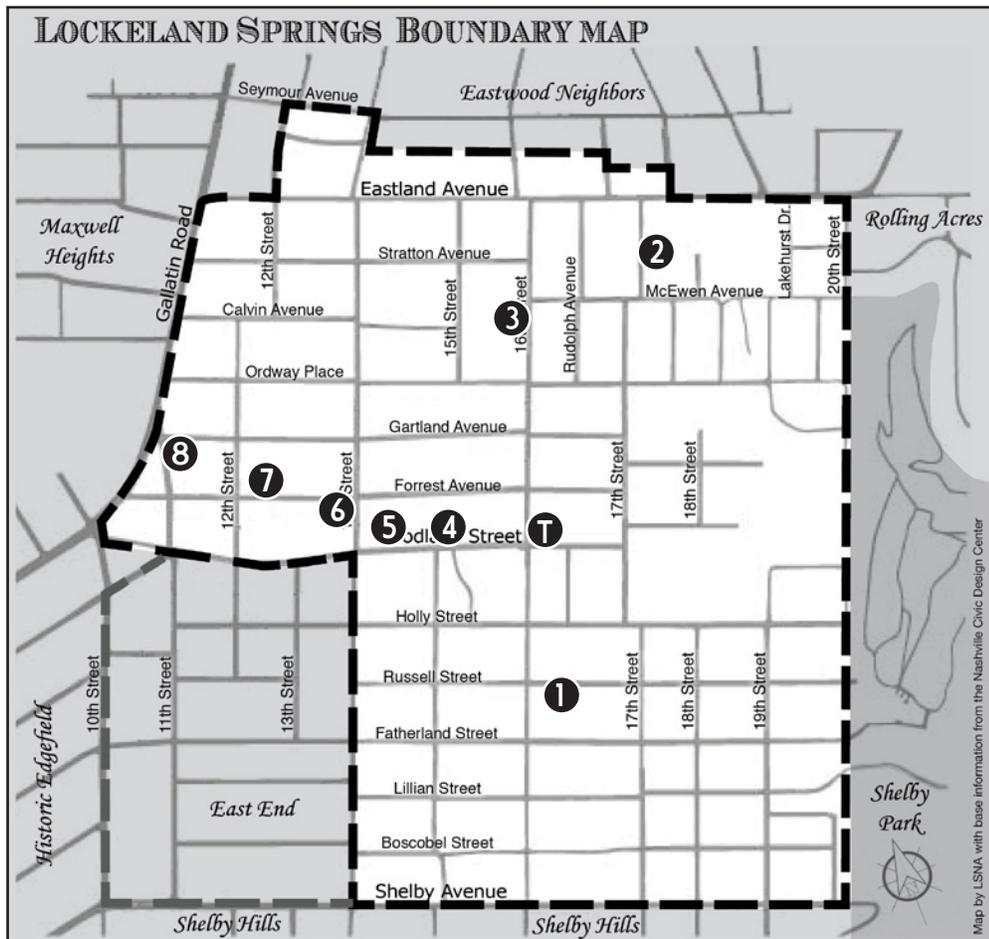
1520 Woodland Street

### The Post

1701 Fatherland Street



# TOUR GUIDE 2018



Saturday,  
Dec. 1: 5-9 p.m.

Sunday,  
Dec. 2: 1-4 p.m.

- 1: 1606 Russell St.
- 2: 511A N 17th St.
- 3: 422 N 16th St.
- 4: 1419 Woodland St.
- 5: 1403 Woodland St.
- 6: 1312 Forrest Ave.
- 7: 1203 Forrest Ave.
- 8: 211 N 11th St.

**T** — Tickets available on the day of the tour at Urban Cowboy 103 N 16th Street



Urban Cowboy Nashville - 103 North 16th Street

## Advance Tickets

# \$15

### Available At:

**Online:**  
lockelandsprings.org

**In person:**  
Sweet 16th Bakery  
311 N. 16th St.

Alegria  
1108 Woodland St.

Pied Piper Creamery  
114 S. 11th St.

# 511a North 17th Street

The house at 511A N 17th Street was constructed in 2014. The house is two-story (plus a full basement) and has a front-gabled roof form with a full width front porch. Current owners Kim and Chandler Spence were drawn in by that front porch and enjoy drinking their morning coffee in their rocking chairs. They also liked that the house had a finished basement, something neither of them grew up having. As newlyweds with no pets or children, they felt like the small yard was perfect for them. They also appreciate the floor plan and the basement-level garage off the alley created by the slope of the lot.

The Spences are the second owners of this house, purchasing it in 2016, when they moved to Nashville. They were attracted to the Lockeland Springs neighborhood because of the small southern neighborhood feel, the beautiful houses, the walkability and the proximity to downtown. They love walking, biking and rollerblading in Shelby Park and enjoy all the mature trees throughout the neighborhood. Being able to hop downtown for some great live music, and then come home to our beautiful quiet neighborhood really gives them the best of both worlds.



Pre-Construction Planning  
Addition & Renovation Design

Garage Plans

Attic Build-Outs

DADUs'



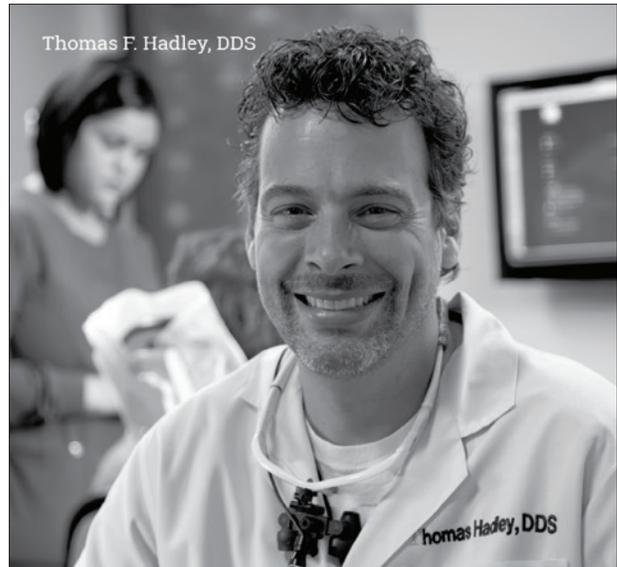
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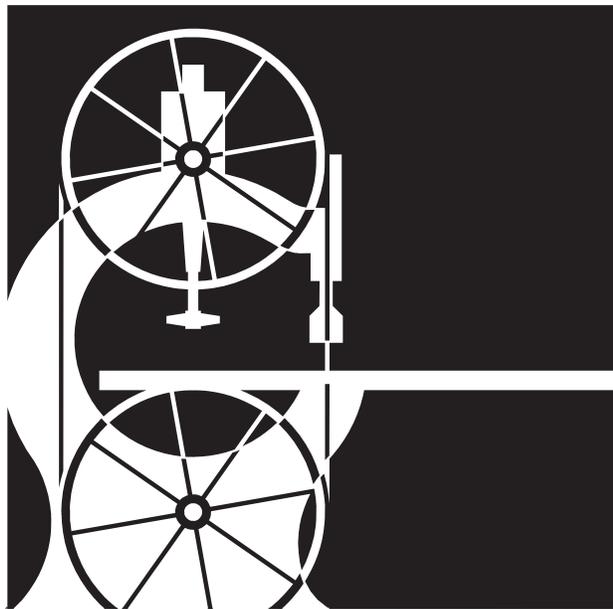


## 1312 Forrest Avenue

1312 Forrest Avenue sits on the corner of Forrest and 14th Street and is actually a front-back duplex. The house was designed by tour sponsor Lynn Taylor and constructed in 2008. Chandra Osborn and her husband Matt Dudley were the first to occupy the Forrest Avenue side, moving in during 2010. They both grew up in multi-family housing and neither wanted to share walls in their first home, but the front-back design and soundproofing has created the privacy they were seeking.

Chandra and Matt moved to Nashville from Chicago in 2008. East Nashville reminded them of what they had loved about Andersonville - their old Chicago neighborhood - but with more warmth, southern friendliness and charm. When they were ready to buy a house in 2010, they knew they wanted to be here. The 1,100 square foot unfinished basement at 1312 Forrest Avenue meant that they could grow into the house and sold them on it. Fast-forward to 2018, and they now have two children and a finished basement - plus Chandra's mother has moved to the neighborhood as well.

Both Chandra and Matt travel regularly for work, so the proximity to the airport is important to them. Given the nature of their work, they could live anywhere, but feel that there is no better place than Lockeland Springs. They love that they can walk their 6 year old to Lockeland Elementary, their preschooler to El Jardin preschool (housed in Woodland Presbyterian Church, also on this year's tour), and then Chandra can walk to work at the new WeWork space on Woodland Street.



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# 422 North 16th Street

422 N 16th Street is the second new house that Drew & Casey Sloss have built in the neighborhood – and the second house that they have opened up for the Home Tour. A few years ago, their home at 1408 Woodland Street was on the tour. Drew, who co-owns Climb Nashville and runs Sloss Fine Woodworking, a custom home building company, and Casey, a nurse, had no plans to leave that house. They loved the Woodland Street location, but when an opportunity to design and build a new house right in the neighborhood came along, they could not pass up the chance to go through the design-build process again.

Like their Woodland Street house, the 16th Street house was designed by home tour sponsor Lynn Taylor. The Slosses wanted to build the smallest,

most efficient house footprint they could while incorporating a contemporary design aesthetic with a simple, composed exterior inspired by their love of the western mountains.



The resulting house is one and a half stories, like most houses on the block, and has a traditional side gabled roof form with a projecting front gabled porch. The creative use of materials, including stained tongue and groove siding and an old Crested Butte ski chair lift as a porch swing, give the facade a decidedly modern aesthetic. On the interior, Casey loves

the fun and beautiful spaces they created with the burst of color in the kitchen and the huge entry mural by Eastside Murals. Drew notes that the first floor feels spacious - yet at only 900 square feet, you can clean the entire floor without having to unplug the vacuum.



SINCE 1978

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# Woodland Presbyterian Church

The Woodland Presbyterian Church building at North 11th Street and Gartland Avenue was dedicated in 1918 as the third building for the congregation, which was originally formed in 1858. The Beaux-Arts design features three sets of double entry doors with an imposing pediment supported by four fluted columns. A massive dome rises behind the pediment. The centennial wing of the building was added in 1958 and has a long history of housing community organizations including the Martha O'Bryan Center, Community IMPACT, Linden Corner School, El Jardin preschool, Homeless Outreach of Park Center, Begin Anew and several twelve-step groups. The building was damaged by the tornado of 1998 and took a year and a half to restore.

Today, the building is shared with Eastminster Presbyterian, whose building was destroyed by fire in December 2016.

Woodland Presbyterian will

graciously be offering coffee and tea, special music and use of their restrooms during the tour.



# 1203 Forrest Avenue



Jodi Hays and her husband Felix Gresham moved to Lockeland Springs from the Boston area in 2005. They originally lived in a house designed by Lynn Taylor on the 1400 block of Fatherland. In 2012, they found a Victorian-era house to restore at 1203 Forrest Avenue. Plans were drawn up for a renovation and addition. However, once work began, serious structural problems were uncovered. The Metro Historic Zoning Commission investigated, found that the house was too damaged to be restored, and took the rare step of allowing a historic house to be demolished.

Architect David Baird designed the new house at 1203 Forrest Avenue. The house was designed to be compatible with the neighborhood; the family wanted it to look as if it had been there a long time. The house uses a traditional Victorian form with a cross gable roof, a shed dormer and a deep front porch. Construction was completed and they were able to move into their new house in November 2012. The front foyer is painted with grasshoppers, which are found on the Gresham family seal.

The Greshams also built a DADU (detached accessory dwelling unit) in the backyard, along the alley. A long-term tenant lives in the second-story apartment and the ground floor is used as Jodi's art studio and Felix's home office.

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# 1419 Woodland Street

1419 Woodland Street is a two story brick home that sits on the north side of Woodland, and is one of the few two story houses on the block. The Victorian era house has typical features of the period, including a wide wrap around porch with two entry doors topped by transoms. The exterior appearance was recently modernized with a fresh coat of paint and new stained wooden porch posts.

The house was constructed prior to 1910 and housed multiple families throughout its early history, perhaps the owner rented out rooms, or the entire house may have been rented. In the early 1940s, the house was purchased by George Edward Cole. Cole was a life insurance agent and a salesman and lived in the house with his wife, Margaret until the early 1960s. The Coles had tenants living in the house with them for much of that time. In the late 1960s,

the house was purchased by a Mrs. Ella Jones, a widow. In the early 1970s it was owned and occupied by Aaron Jones, likely her son. After this the house changed hands several times throughout the 1980s and 90s.



Prior to moving to the eastside, homeowner Tonya Durant had been living downtown. She had friends who lived in Edgefield, and so she began looking for homes in East Nashville, at a time when the neighborhood was still in transition, but homes were affordable. She purchased the house at 1419 Woodland street in 2000, and loved the high ceilings, fireplaces and transoms. Since she has been in the house, she has renovated the

floors, the kitchen, two bathrooms and the front porch. She loves sitting on the newly renovated porch and seeing friends and neighbors drive, walk and bike past.

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## 1403 Woodland Street

1403 Woodland Street is a one and a half story bungalow that sits on the north side of Woodland, just one door down from the corner of 14th Street. The traditional craftsman bungalow has been extensively renovated, but maintains the paired windows, the deep full width front porch with post-on-pier supports and the front gabled dormer with exposed rafter tails.

The house appears to have been constructed around 1912 with the first resident of record being JW Scott. The house had several different early occupants and may have been operated as a rental. There were two different travelling agents who lived there in its

first decade. In the mid 1920s, Arthur Miller lived here with his wife, Ruth. Miller was an inspector with the US Department of Justice, serving in the narcotics division. The longest occupants of the house were Harvey and Bessie Latimer. The Latimers purchased the house in the late 1930s. Harvey was a carpenter, a watchman and a painter at various times. Around 1940, James and Ada Crossett became the Latimer's long term tenants. When Harvey Latimer passed away in the mid 1950s, the Crossetts appear to have purchased the home, though Bessie continued to live there through 1960. By 1962, the Crossetts had left the neighborhood. The house was owned by a widow in the late 1960s and then by 1971 was owned by the Reverend Jack Durwood Law. The house was reportedly operated as a church and then as a nightclub during the 1970s and 80s.

Sara Humes moved to Nashville from Atlanta in 2009. As she drove around the city, she fell in love with East Nashville and knew that was where she wanted to live. She had always loved the Five Points area of Atlanta, and when she found out that the neighborhood she loved here in Nashville was called Five Points as well, she knew this was the place for her. Sara rented for a few years until finding the house at 1403 Woodland in 2011. As of this October, Sara was in the middle of a major renovation: she is adding a bathroom, a master suite and relocating the kitchen: essentially redesigning the entire floorplan. On the exterior, she is re-siding the house and replacing the non-historic windows. We are excited to see the final product in December!

## Holiday Lights Contest!

- To nominate your favorite lights display, send the address\* to [newsletter@lockelandsprings.org](mailto:newsletter@lockelandsprings.org).
- All nominations must be received by Friday, Dec. 14th.
- Judging will occur Dec. 17th, with the winners receiving gift cards to local businesses.

\* Addresses must be within the Lockeland Springs Neighborhood.

# 1606 Russell Street

The house at 1606 Russell Street is a traditional victorian cottage, constructed around the turn of the 20th century. The hipped roof has flared eaves and a hipped front-facing dormer. The partial with front porch is recessed under the roof and wraps around the side of the house. By 2006, the house had been altered fairly significantly. In that year, it underwent a significant rehabilitation, which increased the second floor living space with the addition of a side dormer.



The house appears to have been constructed in 1910, with the first resident being Earnest Coleman, a solicitor who lived in several different houses in Lockeland Springs before living here for about three years. The house was vacant during 1915-1916 and then had a series of rotating residents for the next thirty years or so, with no one living there more than a few years, suggesting that the house may have been used as a rental. In the mid 1940s, the house was purchased by Alf Sanders, a stock clerk at A&P Food Stores, and his wife Dorothy. The Sanders sold the house to the Pennington family in 1949, and the widowed Addie Pennington lived here until her death in 1977. Ms. Pennington left the house to her two daughters who sold it later that year to a rental company. From 1978 to 2005, the house was owned by the Shields family and was rented, prior to being purchased and significantly renovated in 2005.

Current owners Samantha and Justin Eagle purchased the house last summer. Justin grew up in Nashville and they have lived here off and on for about 13 years, and have been in East Nashville for the last five. They love Lockeland Springs for the walkability, charm, old houses, sidewalks, neighbors, the locally owned shops,

restaurants, and Lockeland Elementary School. This house appealed to them because of its location and historic charm, and also because it has the space they need for their growing family. The house was converted from a triplex back to a single family home before they bought it, and they love that this made it spacious enough for their family, but wish that the renovation had preserved more of the original character of the house. Their plans for the house include slowly renovating portions of the house to recapture some victorian charm and character.



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