

The FOUNTAIN

THE LOCKELAND SPRINGS
NEIGHBORHOOD ASSOCIATION
NEWSLETTER

VOLUME 43

HOME TOUR

2019

Welcome to the 41st Annual LSNA Tour of Homes Edition

It is hard to believe that this year marks the 41st Annual Home Tour in Lockeland Springs! We have seen changes in form and format over that time, but the underlying theme of making connections between neighbors has remained the same. This year a new crop of homeowners stepped up to help us make memories with neighbors and to raise funds to support neighborhood projects. These homeowners are warm and welcoming and can't wait to meet you.

This year we are bringing back one long standing tradition by featuring a home on the tour that is "in process". Interior Designer, Teri Moore and her partner Christine moved into 1804 Russell Street last summer and are making plans to renovate over time. They have already spruced things up and made it a cozy home, but there is much more to come. This year is your chance to see the "before" version. For a sneak peek, follow Teri on Instagram at @tmoorehome.

We are always thrilled to partner with amazing neighborhood businesses as home partners, and this year is no exception.

We will have tasty treats from a variety of places, but we are also excited to welcome Warner Arts Magnet as a home partner. The visual art students' work will be on display at 1804 Russell. We are also pleased that the principal, Dr. Ricki Gibbs, will be helping out at Urban Cowboy during ticket sales. Be sure and introduce yourself when you see him.

We are incorporating a new tradition this year by partnering with Warner Arts Magnet School, the zoned school for the Lockeland Springs area. To help support the school, we are asking home tour patrons to bring some basic school supplies for the second semester: tissues (lots and lots of tissues), Clorox Wipes, tape, and crayons. We will have boxes for donations at Urban Cowboy and The Church at Lockeland Springs.

As always, we are grateful to our presenting sponsor, Robert Drimmer, Realtor® with Compass. Not only has he made a generous donation to the tour and our community, but Robert has also introduced us to some of the wonderful homeowners and partners along the tour. Plus, our homeowners and volunteers were treated to a lovely party at his home prior to the tour. Thank

you, Robert Drimmer!

I have loved organizing the tour for years, but it is truly a team effort. This year we welcomed Anna Katherine Hollingsworth to the committee, and she has done a stellar job telling you about the families who live and love each of the homes on the tour. Our historic expert, Jenny Warren, thoroughly researched each property, and our website guru, Kevin Wisniewski, put it all on the web for you to find. Jenny and Kevin also recruited our supporting sponsors. Nathan Oliver, our fearless leader, put together this newsletter and created the ticket. Jodi Hays facilitated the poster and our entire board has worked to identify homes and get us to this grand finale.

So, enjoy the tour, meet your neighbors, eat some great food, see some lovely art from our neighborhood school, and know that you are helping us help others by buying a ticket. We appreciate you.

Sincerely,
Elizabeth Smith and Mary Kathryn Oliver
2019 Home Tour Co-Chairs

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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1008 Woodland Street

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1886 Eastland Avenue

Lockeland Table

1520 Woodland Street

Cinco de Mayo

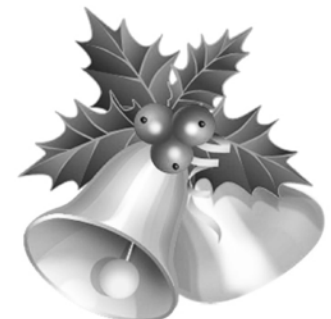
1313 Woodland Street

East Park Donuts

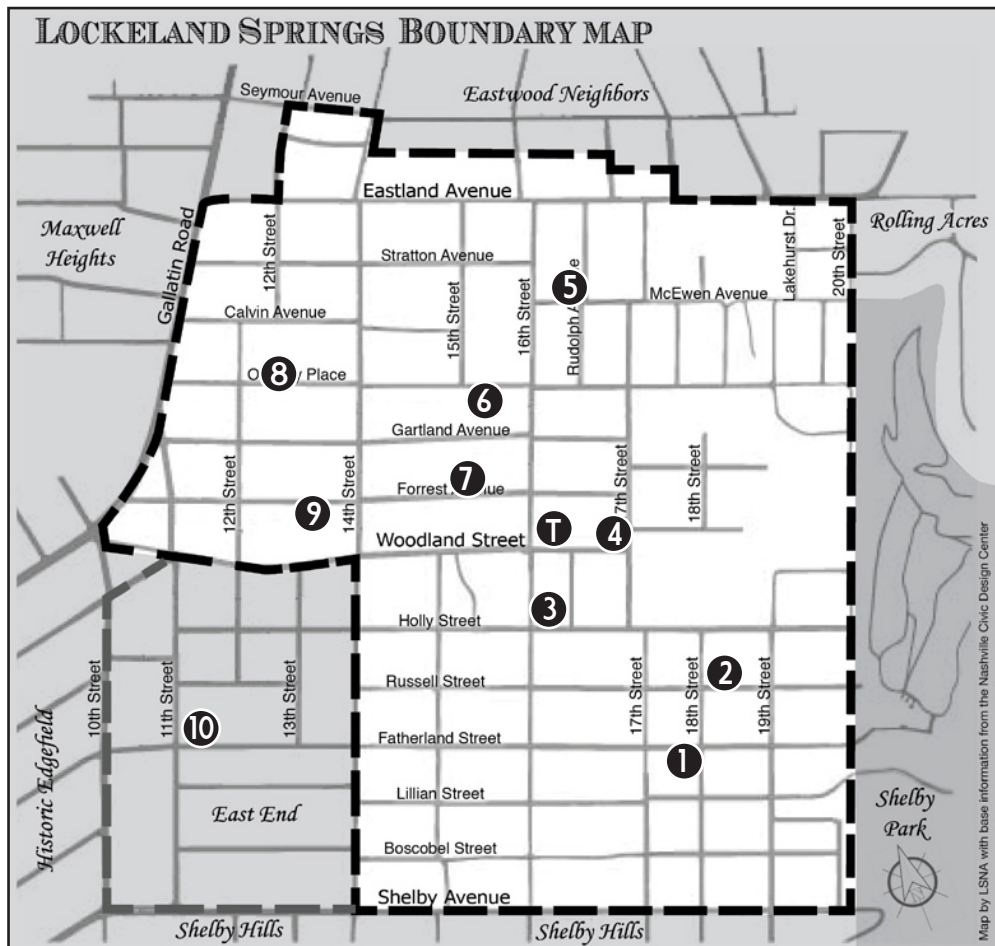
700 Main Street

Frothy Monkey

1701 Fatherland Street



TOUR GUIDE 2019



Saturday,
Dec. 7: 5-9 p.m.

Sunday,
Dec. 8: 1-4 p.m.

1: 1710 Fatherland

2: 1804 Russell

3: 1601 Holly

4: 102 S 17th St

5: 1609 McEwen

6: 1504 Ordway

7: 1503 Forrest

8: 1209 Ordway Pl

9: 1210 Forrest

10: 1104 Fatherland

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.

1201 Forrest Avenue

Year Built: 1910

**Architectural Style:
Victorian Cottage**

Current Owners Purchased in 2016

Be sure not to miss these features:

Glass insert above master bedroom, stunning reclaimed poplar hardwood floors, spacious screened-in back patio, soaring ceilings

Overview:

1210 Forrest dates to about 1910. The house is a traditional Victorian cottage with a pyramidal roof with cross gables. The original wrap-around porch remains as does the transom at the door.



Charles and Annie Schneider are the first residents of record. The Schneiders lived in the house from 1910 through the early 1940s. Charles was a piano finisher for Starr Piano Sales Corporation. In the late 1930s, James Campbell, a salesman, and his wife Katherine also lived in the house and were likely boarders. By the mid 1940s, Mrs. Rena Rose owned the house. She remained here for about ten years. George and Sara Peterson owned the house for fifteen years from 1958 to 1974. After this time, the house changed hands frequently, being alternately owner-occupied and rented out.

Current homeowners, Richie and Angie Jones purchased the home in 2016. Over the years, the home has been renovated a few times. As soon as you walk in the door at 1210 Forrest, you notice the stunning reclaimed poplar hardwood floors and soaring ceilings (16-foot ceilings). From the open concept layout to the oversized marble island in the kitchen, this home is the perfect, welcoming gathering place.



Thomas F. Hadley, DDS

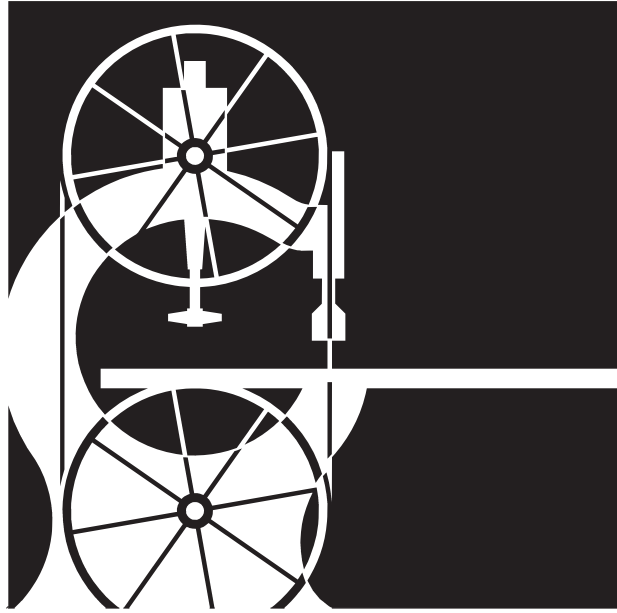
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1104 Fatherland Street



Year Built: 1889 (estimated)

Architectural Style: Victorian Cottage

Current Owners Purchased in August 2016

Overview:

This house is an early victorian cottage with a traditional front and side gabled form. The tall narrow windows and transom over the door are typical of this style. Several additions have

There is evidence that this house may have been on the lot as early as 1889. It was certainly there in 1914, when it was owned and occupied by Foster and Edna Gaines. In the early 1930s, the Gaines still owned the house, but were living across town, on Acklen Avenue. The house was occupied by a Joseph & Elizabeth Gaines, likely their son and daughter-in-law. In 1948 the house was purchased by Roma D. and Ozella Nokes. Roma was a carpenter with the Atlantic Ice Company. In 1951, their son, Howard, and his wife Mary, lived with them in the house. When Ozella passed away in 1981, she left the property to Howard. However, he had predeceased her by a few days, so the property was inherited by his adult children, Thomas Nokes and Mary Fox. The siblings owned the property jointly and rented it out through the 1980s and 1990s. In 1999 they sold the house to Bill Martin, owner of the grocery store across the street. Martin Corners owned the property until 2005.

Josh Hunter purchased the house in 2016 to use as his office, now Magnolia Title. & Escrow who is also one of our Home Tour Sponsors this year!

1601 Holly Street

The Church at Lockeland Springs formerly Lockeland Baptist Church

Year Built: 1903

Be sure not to miss these features:

The original steeple, main sanctuary, historical photos and exhibits of the church.

History:

The large brick church at the corner of Holly and 16th Streets, across from the Holly Street Fire Hall, was first constructed around 1903. The original portion of the church sits back from Holly Street, with its side elevation along 16th. The steeple that sits in the middle of the side wall today was originally at the front corner of the building. The dimensions of the original portion of the building can be identified by its stone foundation. Around 1929 a new section was built in front of the original portion, filling in the front yard up to Holly Street. The side wings, on the north of the parcel, were constructed during two different additions in the early 1950s.

Today:

Inevitably, things change. What was once a thriving church in the middle of a vital neighborhood lost momentum. When I first met the previous pastor, the building was more than his small group could manage, and he wasn't sure if the church would survive.

Then, Lockeland Baptist approached Brentwood Baptist Church for help in saving their congregation and their building. The population had aged and dwindled to no more than 20. After much discussion and prayer, the two merged to "plant" a brand-new church here in our neighborhood.

The congregation today is composed of approximately 150 including 15 or 16 legacy members from the original group. Pastor David Hannah tells me that their desire is to "love the community well". He is grateful to a part of and serve in a real neighborhood, with real neighbors who have real names, not in a place surrounded by parking lots and tall buildings. The door on Holly Street that you will enter on the tour is his favorite part of the building because he can open it and see people walking down the sidewalk. At that spot the church physically joins the community and that is joyful.

When I asked David what his vision for the future is at The Church at Lockeland Springs, he did not hesitate: "We want to love our community from the overflow of the love in us, with no agenda and no strings attached." He has great confidence in the church's future. The building is slowly but surely being restored, and the people are warm and welcoming. In fact, the most frequent comment from first time visitors is that the church is the most welcoming congregation they have ever met.

Pastor Hannah is preparing an historical exhibit for the tour, and he showed me some of the photographs they have unearthed as they revitalize the building. They are a fascinating glimpse into the history of our neighborhood, and I know you are going to love seeing them.

There is a box to collect supplies for Warner at this tour stop. Separate from the tour, the church is collecting toys for a local agency fostering children rescued from the southern border. We appreciate any donations you have for either cause.

Enjoy the historical photos of the church on the next page and see it in person on the tour!



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Lockeland Springs Baptist Church, 1929. Photo courtesy of Metro Historical Commission.



Lockeland Springs Baptist Church, 1985. Photo courtesy of Metro Historical Commission.

1609 McEwen Avenue

Year Built: 1910

Total renovation in 2018/2019

Architectural Style: Victorian Cottage

Current Owners Purchased in July 2019

Be sure not to miss these features:

Entry accent wall made of shiplap from original interior walls, mid-century piece repurposed as vanity in the upstairs guest bathroom, original transom windows throughout



Overview:

1609 McEwen Avenue was constructed around 1910. The Victorian cottage has a wrap around porch with a tall columns, transoms over the front door and window and a very common Victorian form with a hipped roof with both a front and side gabled projection.

One of the earliest residents of the house was Ollie Minton. Minton was a superintendent at the East Station Post Office and lived in the house for several years around 1910. By the early 1930s, a widow named Lena Peal owned the house. Ms. Peal lived here for twenty years, and appears to have rented out part of the house to boarders by 1950. Betty and A.H. Marlin purchased the house in 1977 and lived there until their deaths - Betty passed away in 2015, leaving the house to their five children. The next year a neighbor purchased the house and began a significant renovation. The renovation includes a rear addition that nearly doubled the square footage of the house.

Homeowners and recent LA transplants, Katie Kalemkar-



ian and Francois Jimenez love their new home in historic Lockeland Springs. Alongside developer and neighbor, Alex Sigg, Katie and Francois worked to select custom features that kept the integrity of the historical home.

Not yet living in Nashville, Alex and Francois made design decisions from afar. Upon entering the home, you will recognize the homeowners' keen eye for design. Katie, formerly a buyer for TJ Maxx Home Goods, has complemented historical elements with modern fixtures and design. The 11-foot ceilings throughout the home and the wooden rafters on the back patio adds to the sense of the expanse of this home. Be sure not to miss the basement.

Katie and Francois are loving life in Nashville and specifically Lockeland Springs. The newlyweds love exploring their new neighborhood and look forward to meeting all their wonderful new neighbors.

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The advertisement for Edley's Bar-B-Que features the company logo at the top, which includes a bird emblem and the text "A TRIBUTE TO ALL THINGS SOUTHERN". Below the logo, it states "PROUD SPONSORS LOCKELAND SPRINGS HOME TOUR". The main image shows the interior of the restaurant, which is bright and modern with large windows. Two smaller inset photos show a large brisket on a table and a person serving food. At the bottom, it lists "BRISKET SERVED ALL DAY" and "HAVE US CATER YOUR EVENT", followed by the address "EDLEY'S EAST | 908 MAIN ST | (615) 873-4085", the website "EDLEYSBBQ.COM", and the social media handle "@EDLEYSBBQ".

1804 Russell Street

Year Built: 1920

Architectural Style: Transitional — Victorian Cottage and Bungalow

Current Owners Purchased in July 2019

Be sure not to miss these features:

Spacious front porch, sunroom off of the kitchen, original windows throughout, original hardwoods throughout, original student artwork displayed created by Warner Elementary students

Overview:

1804 Russell Street reflects a transitional period in local architectural styles. It has a side gabled roof with a recessed porch and eave brackets that are commonly seen on a bungalow, but the full height porch columns and side lights flanking the front door of an earlier Victorian house. There is a small shed dormer on the front roof slope.

1804 Russell Street was constructed around 1920. The house was owned by Eugenia Gambill, widow of Rufus

S Gambill. Ms. Gambill resided here from the 1920s until the mid-1950s. The house was then owned by Sam Langley, a city firefighter, and his wife, Frankie. After several subsequent ownerships, the house went through default and was sold by the Federal Housing Commission in 1964. Wallace and Elizabeth Mitchell purchased the house in 1972 lived there for twenty years.

Current homeowners Teri and Christine Moore moved into 1804 Russell in August and immediately got to work making cosmetic changes to the home. Teri, a local interior designer, said she has dreamed of being on the Lockeland Springs home tour since she moved to the area more than 10 years ago. She has seen the area transition over the years and she and her partner always dreamed of owning a historic home.

In the coming years, 1804 Russell will remain on the tour and patrons will continue to chronicle the progress made. Each year, you will notice how Teri and Christine have continued to transform the bungalow room by room (think before and after). The homeowners who have always dreamed of owning a historic home hope to keep the integrity of the bungalow while giving it a facelift by adding modern fixtures and finishes.





3rd Annual Holiday Lights Contest!

- To nominate your favorite lights display, send the address* to newsletter@lockelandsprings.org.
- All nominations must be received by Friday, Dec. 13th.
- Judging will occur Dec. 16th, with the winners receiving gift cards to local businesses.

* Addresses must be within the Lockeland Springs Neighborhood.



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1503 Forest Avenue

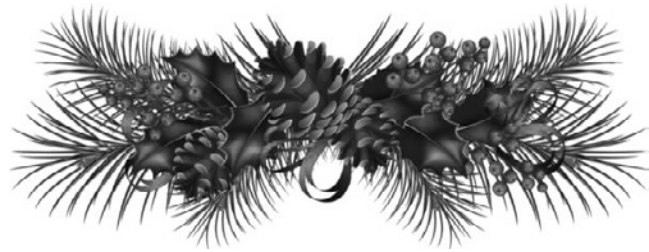
Year Built: 1910

**Architectural Style: Victorian Cottage
Renovated 2009**

Current Owners Purchased in 2016

Be sure not to miss these features:

Concrete floors in the master bedroom, original "mail order" mantle over the coal-burning fireplace in the living room, windowed garage door in renovated portion of the home, and stop by the fire pit in the front yard



Overview:

1503 Forrest dates to about 1910. The house has a tall foundation and full height columns supported a full width front porch. These porch details, the tall narrow windows, the flared eaves and the hipped front dormer are all typical features of Victorian cottages.

One of the earliest residents of the house was a dentist named Bowen K Bowen. He and his wife Maria lived here in the mid-1910s. Upon the death of one George T. Finnegan in 1923, the property was inherited by Roy D. & Juanita Cooper. The Coopers owned the house for ten years before Ms. Annie Lou Finnegan purchased it in 1933. Ms. Finnegan also owned the house for about a



decade, selling it in 1944 to Melvin and Ona May Johnson. The Johnsons lived here for more than forty years. Ona May sold the house in 1985, after Melvin's death. Dorothy Green, aka Dorothy Green Cobb, owned the house from 1985 until selling it in 2008.

A major renovation in 2009 added a large modern addition, which, due to the slope of the lot, is largely invisible from the street. Jaime and Matthew Millsap purchased the house in 2016.

Current homeowners Jaime and Matt Milsap adoringly call their home "the spaceship" mullet: a turn of the century Victorian home out front and modern renovated section in the back. From the front of this beautiful Victorian home, you would never guess that it underwent a complete renovation in 2009. The home has an airy and welcoming vibe as a result of the arched doorways and floor-to-ceiling windows throughout. From the sprawling indoor/outdoor living area with roll-up garage door to the exposed brick and coal-burning fireplaces, this home is the perfect example of merging historic and contemporary elements to create a modern, livable family home. The Millsaps moved from another part of town a few years back and now can't imagine living anywhere else. They love how friendly the neighbors of Lockeland Springs are and welcoming guests on their front porch.



1710 Fatherland Street



Year Built: 1912

Architectural Style: Victorian Cottage

Current Owners Purchased in August 2019
Be sure not to miss these features:

Red tin roof, three working gas fireplaces, original hardwoods, and lofted ceilings

Overview:

1710 Fatherland is a traditional Victorian cottage. The house has a form that is common for houses of this era throughout Lockeland Springs. The rectangular shaped house is covered with a hipped roof. The front dormer is hipped and the porch occupies half of the front façade and is recessed under the roof, rather than projecting from the front wall. The entry is surrounded by a transom and side lights and the large front window includes diamond-shaped window panes.

The house appears to date from around 1912. The longest residents were George and Lula Austin. George was a grocer. The Austins lived in the house from the mid 1920s through the 1930s, with Lula remaining in the house after George's death. The house changed hands a few times in the 1940s and then was owned by Mernice Irby, a salesman, and his wife Mary in the 1950s. By 1965, the Johnson family had purchased the house. Members of this family lived here for fifty years until the house was sold in 2016.

Current homeowners Ally Tilley and Chris Sanderson purchased their home in July of this year. Staying true to

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its traditional style, the charming cottage features lofted ceilings in the kitchen and master bedroom, original hardwoods and gas fireplaces. The engaged couple look forward to making many new memories in their historic bungalow and eventually plan to expand the home by adding on to the attic.

When asked what they love most about their cozy home, Ally and Chris said they both love sitting on the front porch on Saturday mornings drinking coffee from The Post (naturally a favorite and a stone's throw from their front door). In addition, the couple love listening to the rain hit their red tin roof from their covered porch. Be sure to take notice of the original hardwood flooring, three unique, working gas fireplaces, and soaring 13-foot ceilings in the kitchen and master bathroom.



1504 Ordway Place

Year Built: 1925
Renovated: 2017

Architectural Style:
Side-Gabled Bungalow

Current Owners Purchased in June 2019

Be sure not to miss these features:
Dual-sided gas fireplace in the master bedroom and bath, the beautiful tile throughout, geometric tile in the bathrooms, original fireplace in the living room

Overview:
The house dates to about 1925, with the earliest resident being Samuel Hastings, a post office carrier. Hastings lived in the home until 1929. Archie McKinley then purchased the house. McKinley was captain of Engine Company No 5 when he moved here in 1931 and was captain of the entire City Fire Department by 1944. Mattie Davis, a widow, purchased the house in 1950 and owned it for about ten years. W.C. and Frances Baskin lived here in the 1960s, with Frances selling the house in 1973, after

W.C.'s death.

Renovated in 2017 by Lockeland Springs residents Dave and Kortney Wilson for their HGTV show *Masters of Flip*, this home is a unique neighborhood masterpiece. Current homeowner, Abigail Hale just purchased the home back in June. The home is a perfect marriage between contemporary and historic — keeping the bones of the home and signature gable roof with inviting front porch. From the interesting hardwood floors and dual-sided



fireplace in the master bedroom to the original fireplace and open-concept kitchen, this home is a beautiful nod to its roots with a modern face lift.

Abigail loves her new home in Lockeland Springs and meeting her wonderful neighbors. She also says there is nothing better than walking to Sweet 16 to visit Ellen and Dan — and of course getting “one to go.”

A stylized advertisement for BAEBO KOREAN BAR. The word "BAEBO" is written in large, bold, block letters with a dotted pattern. Below it, "KOREAN BAR" is written in a similar font. At the bottom, there are icons for a glass, a plate, and a bottle, followed by the text "HAPPY HOUR", "DINNER", and "LATE NIGHT". Below that, it says "5 PM - 1 PM • TUES - SUN" and "1601 RIVERSIDE DR., NASHVILLE 37216". The background is dark with a dotted pattern.

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102 South 17th Street

Year Built: 1925
Renovation and Addition added in 2017

Architectural Style: Historic Brick Bungalow with new addition

Current Owners Purchased in 2013

Be sure not to miss these features:

Original bathroom door, unique built-in bookcase leading up the stairs, beautiful light-filled sun room in the back addition, stock tank hot tub off the back of the master bedroom, local art by Ricky De la Cruz

Overview:

102 S 17th Street is a one and a half story brick bungalow constructed around 1925. The house sits on the corner of Woodland Street and S 17th Street and faces Lockeland Elementary School, across S 17th Street. The house features an off-set front gabled porch with tapered posts on brick piers and an open basket weave brick wall. Other original features include terra-cotta tiling at the ridge lines, and paired windows with a 3-over-1 light pattern. The owners recently added a modest rear addition.

The house was constructed around 1930. The first resident of record was a meat cutter named Jacob Yocum. Yocum lived here with his wife, Ella, as early as 1931. By 1937, Chris Coutras and his wife Helen owned the house. Coutras worked at the Ocean Sandwich Shop. Harold and Alma Mills followed. The Mills family owned and lived in the house from 1942 until the mid 1950s. In 1955 the house was purchased by Thelma Seigenthaler. A Louis Seigenthaler lived here with her and was likely her son. He was a press operator at the Nashville Tennessean newspaper. William and Rosemary Courtney purchased the house from the Seigenthaler family in 1965 and they lived there together for thirty years until William's death in 1996. In 1998, Rosemary Courtney sold the house to Harold Qualls.

Homeowners Ryan and Elizabeth Stanton have lived in their historic bungalow for almost 7 years and love its charm. Around 3 years ago the Stantons decided it was time to expand their home and added a modest addition to the back of the home. Elizabeth, an interior designer, partnered with local architect and Lockeland Springs resident Rhonda Weatherford on the addition. The addition included adding spacious master bedroom and bath along with a mudroom area and light-filled sun room. While the addition is a must see, also be sure not to miss some of the home's original features like the built-in cupboard in the kitchen, accordion door on the downstairs guest bathroom, and original fireplace in the living room.



1209 Ordway Place

Year Built: 1918

Renovated: 2017-2018

Architectural Style: Craftsman

Current Owners Purchased in 2017

Be sure not to miss these features:

Original wood framing over the dining room, original brick in the upstairs guest bathroom, beautiful mosaic tile selection in the kitchen and bathrooms, coffee table book chronicling the renovations



Overview:

1209 Ordway Place is a large 1930s bungalow with Craftsman detailing. The house has a full width front porch recessed under the side gabled roof. A tall porch rack sits atop of tapered posts on tapered piers. The front dormer features triple windows.

The house was constructed around 1918 and has an interesting history of female ownership, which was unusual in the first half of the twentieth century. The earliest residents of record were William and Martha (Mattie) Bennett. The Bennetts lived in the house from 1918 until 1925. Walker was a traveling agent, but it was Mattie who owned the house. Although Walker survived his wife, upon her death in 1925, the house was left to her three daughters, by the terms of her will. The sisters sold the house to one E.B. Barnes, the husband of Bettie, one of the sisters. Barnes then conveyed the property to Bettie. Bettie Barnes owned the house for thirty years. She rented it out in the late 1920s and into the 1930s. Around 1940, she lived there with a subsequent husband, Darden E Davis. From around 1946 to the mid 1950s, the house was rented by Lawrence and Verna Goldsby. Bettie's daughter

Marion Barnes Rike inherited the house in 1957. The next long-term owners, John and Doris Henderson owned the house from 1974 until 2014.

Current homeowners Millie and Matt Parkes could likely have their own reality TV series on HGTV. The Parkes purchased the 3,200 square foot historic home in desperate need of repair and undertook a major renovation for a year and a half. Without a general contractor or architect, Millie and Matt employed the help of their family members to take the house down to the studs, redesign, and rebuild the home.

The soaring 10-foot ceilings, original archways and open concept plan add to the home's expanse. The upstairs, formerly an apartment quarters, was converted into three spacious bedrooms and a bonus room area for the Parkes children. The homeowners are currently building a garage apartment and utilizing elements kept from the original home like the pantry doors and old cabinets. When they're not renovating historic homes, the Parkes enjoy riding their bikes through the neighborhood and at Shelby Park.

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