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- Alegria – 1108 Woodland Street**
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- The Post East – 1701 Fatherland Street**

SPECIAL THANKS:

The Lockeland Springs Neighborhood Association (LSNA) presents this tour annually to raise funds for our neighborhood parks and grants. But planning and executing the Tour of Homes event is no small undertaking. The LSNA would like to extend our gratitude to those who have helped make this year's tour a success. Elizabeth Smith, Jenny Warren, Annie Neal, Jen Armstrong, Kevin Wisniewski, and Mary Vavra from the neighborhood association board, neighbors Don Bailey who contributed the creative marketing design and Brandee Kent for creating the tour booklet.
A very special thanks to all the homeowners...
it is an amazing thing you do opening your homes for the good of our neighborhood.

LOCKELAND SPRINGS NEIGHBORHOOD ASSOCIATION PRESENTS
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DECEMBER 6-7TH, 2014
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THE LOCKELAND SPRINGS
NEIGHBORHOOD ASSOCIATION
NEWSLETTER

VOLUME 38 No. 6 NOVEMBER/DECEMBER 2014

PRESIDENT'S CORNER

The Celebration of Home Tour- my favorite neighborhood project- comes after a hard year of zoning battles and development issues. Our neighborhood has transformed again this year, and the growing pains made for a few uncomfortable moments. Some of our neighbors have been disappointed by new construction on their blocks, but those new homes are now occupied by families who love Lockeland Springs as much as the rest of us, and the home tour is our chance to extend a neighborly hand to all. We have survived this year of change, and we are better for it.

When people ask me why I love living here so much, the answer is easy: my neighbors. The kind of hospitable welcome that we give to each other and to visitors charms me. Visiting the 2014 homeowners to ask them to be on the tour (a pretty big request!) reminded me of how true this is. Every single one graciously ushered me inside and offered me something to drink, taking care to make sure that I was comfortable. Even those people who could not agree to the tour this year, pampered me when I stopped by. This warmth of spirit might be a quality that we could attribute to the kind of person who appreciates the historical character of our houses. Maybe loving the people from the past and wanting to conserve their legacy also means loving our neighbors today. But even those neighbors who live in newly constructed houses treated me like a special guest. So what is it that binds us together?

We might be tempted to argue that this is just plain old Southern hospitality. Having spent my entire life in the South, I have heard hundreds of times how well we know how to treat a guest. We like to visit, and we like to be invited. We like to get out the good silver and make our biscuits from scratch when we have company. But not all of our homeowners hail from the South. What is it, then, that makes the people of Lockeland Springs open their front doors, and their hearts, to strangers?

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I propose that we may never be able to define the magic of living here. The homes on the tour are as "different as night and day" and at the same time "like two peas in a pod". The homeowners defy stereotypes but also embrace the idea of "ya'll come on in". The spectrum of style represented this year is broader than I can remember seeing on the tour. The houses are traditional Victorian and sleek and modern-some at the same time. The only way to understand this paradoxical feeling is to experience it for yourself. And the tour is the perfect opportunity.

continued pg.2

This tour will take you back 100 years in the Holly Street Fire Hall and back to school at Lockeland Design. The price of a ticket will also give you a glimpse inside the genius of some of the finest chefs in Nashville. And buying the ticket will also mean the chance to go behind the scenes of Nashville the television version in Lockeland Springs. Register in the lobby of Lockeland Design, and you could win a tour of the Nashville house on a filming day complete with lunch provided by catering.

As you make your way from the oldest home to the newest, I challenge you to answer the question, what does it mean to live in Lockeland Springs? At least part of the answer has to be, a chance to know my neighbors.

Elizabeth Smith
President, Lockeland Springs Neighborhood Association

HOLLY STREET FIRE HALL

In 1913, the Nashville City Council allocated funds for the construction of two new fire halls to serve the growing city's outlying suburbs. Neighbors on the east side organized the Lockeland Improvement League and successfully petitioned to have one of them built here in Lockeland Springs.

The Lockeland Improvement League insisted that instead of the standard rectangular fire hall design, their new building should blend in with the residential character of the neighborhood. Fire Commissioner J.D. Alexander wrote to cities across the country asking for photographs of residential fire halls. Nashville's first city architect, James Yeaman, loosely based his Colonial Revival design on a photograph of a fire hall in Roanoke, Virginia.

Prior to the Holly Street building, the Nashville Fire Department had only used horse-drawn fire wagons, but it was felt that a residential design was incompatible with stabling horses, so Holly Street became Nashville's first motorized fire hall. It opened on October 1, 1914 as the J.B. Richardson Engine Company No. 14. Richardson was a prominent Nashville businessman who used the Lockeland Mansion as his country estate and had died in 1913, just before the fire hall opened.

A 1914 newspaper article described the building as "a real home for the men". The two-story design includes a single bay garage for the fire engine with stairs along the west wall leading to the original sleeping quarters above. If you go up, the fastest way back down is still the original fire pole. On the exterior of the building, an entry portico is supported by two-story fluted columns. The second story balcony, over the garage door, is accessed by a multi-light door with sidelights and a transom.

Rear additions were constructed in both 1987 and 2007 to provide more modern accommodations for the firefighters including appropriate facilities for the female firefighters. The additions were carefully designed to protect the character of the original structure. This fall, Holly Street Fire hall celebrated 100 years of service to the community. The Fire Hall is a local historic landmark and it was listed on the National Register of Historic Places in 1982.

LOCKELAND DESIGN CENTER

The Lockeland School was constructed around 1939 on the site of the old Lockeland Mansion as a project of the Federal Works Progress Administration. The school sits on 17th Street, at the terminus of Woodland Street. In 1948, an addition was constructed on the north end, and in 1961 an annex was constructed to accommodate increasing enrollment. By 2002, the building was a middle school, but was repurposed and in 2004 it reopened as Lockeland Design Center, a magnet elementary school.

The East Nashvillian recently described the building as a 'castle-like brick building' and with its stone-clad gothic arches opening to the recessed front porch, the comparison is easy to see. The main building is two stories tall with high windows running all the way across the façade, creating sunny classrooms.



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LOCKELAND SPRINGS 2014 HOME TOUR MAP



Official 2014 Home Tour List

- | | |
|--------------------|----------------------|
| ★ 1406B Boscobel | ★ 1506 Holly Street |
| ★ 1306 Woodland | ★ Holly St. Firehall |
| ★ 1311 Woodland | ★ 1711 Russell St. |
| ★ 1408 Woodland | ★ 1802 Lakehurst |
| ★ 1410 Woodland | ★ 1800 Lakehurst |
| ★ 1403 Forrest Ave | ★ Lockeland Design |

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1306 WOODLAND STREET

Phil Zimmerman can see a little piece of family history from his front porch: his grandparents met right across Woodland Street at a boarding house that used to occupy Mad Donna's. The couple lived in East Nashville for years, where Phil's grandfather was a letter carrier. When Phil and his wife Gretchen announced that they had purchased 1306 Woodland, his grandfather, remembering a time when the house had been subdivided for renters asked: "1306A or B?"



The house was constructed around 1907 and the first resident was Lucien K Hewlett who was a manager at Friedland & Oliven Cedar Works. This appears to have been a family business as William Hewlett (who lived at 1306 Woodland as well) was a superintendent there, and a Thomas Hewlett, who lived in the 12 South neighborhood, was a lumber dealer. As remembered by Phil's grandfather, throughout much of the history of the house, it was a duplex. In 1930, John and Lucinda Potts lived there - as did Thomas and Lillie Potts, though typically the renting families were unrelated. Up through the 1950s, the owner's family sometimes lived there themselves, with boarders. In the 1940s and 50s the house was home to a salesman, a fireman for the railroad, a Post Office clerk, and a meter reader. From the 1970s up through 2006, the house was rented out by landlords and a rental company. Then in 2006, it was purchased and ultimately renovated with a large rear addition and side porch. The addition takes advantage of the sloped topography and has a partial walk-out basement.

The Zimmermans met at Vanderbilt and rented in Green Hills prior to looking for their own home. Gretchen wasn't familiar with East Nashville and remembers feeling a little hesitant about the move to Woodland Street. They looked at the newly renovated Queen Anne Cottage a couple of times, reviewed their house wish-list which included: 3-4 bedrooms, a real neighborhood with sidewalks, and a house in good condition - with no major repairs looming. 1306 Woodland fit the bill, and they made an offer. Now the family has been in the house for four years and their daughter just turned one. Gretchen happily admits to being "so glad we bought here."

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1311 WOODLAND ST. THE PURDOM HOUSE

With its impressive double chimneys, purple front porch trim and red metal roof, 1311 Woodland Street is a stand out in the neighborhood. When they first moved to Nashville in 2008, current owners Allyn and Jeff Gibson, who are both attorneys, lived in a loft downtown while they looked for a home. They considered the 12 South and Sylvan Park neighborhoods, but after seeing just one house in East Nashville, they knew this was where they wanted to be, and focused their search here. When they walked into 1311 Woodland, the Gibsons fell in love with the house immediately.



The house was constructed around 1910 and sits next to the commercial corner at Woodland and 14th Streets. For the first decade or so, it was home to a succession of businessmen, including George B Ehrhard, president of G B Ehrhard Company (a grain and hay business on 2nd Ave South), Charles Ware, who was president of Union Realty Company and later an assistant State Auditor and finally James Patterson of Liggett and Patterson (a grain and feed business). Charles and Emma Purdom purchased the house in 1922 and lived there nearly 40 years. Charles was a record clerk and by 1930 was working for H.G. Hill. He may very likely have worked right across the street, as H.G. Hill Store No. 23 was located at 1401 Woodland (where the convenience store is today). Charles continued to work for HG Hill until his death, in 1951. Emma stayed in the house another 10 years after her husband's death. Like many houses in the neighborhood, the Purdom House went through a period in the last quarter of the 20th century when it was a rental. By 1994 the house was once again owner-occupied. In 1995, a TV biopic entitled 'Big Dreams and Broken Hearts: The Dottie West Story', starring Michele Lee, was filmed at the house.

The house retains many original features. There are transom windows above the doors throughout the ground level – several even retain their original hardware. The two chimneys serve four original fireplaces, which are all operable. Off the back of the kitchen, the house still has a recessed back porch that has not been enclosed. Also, be sure to notice the kitchen floor: Allyn and Jeff removed layers of old linoleum and found original wood flooring underneath. While the floor was intact and stable, years of glue and spills had marred the finish, so the Gibsons have stained it in a black and white checkerboard pattern.

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1800 LAKEHURST DR. THE CAMPBELL HOUSE

East Nashville's Little Hollywood neighborhood was developed in the 1930s and 40s, starting with the 1700 and 1800 blocks of Ordway Place. Lakehurst Drive first appears in Nashville City Directories in 1945. In that year, Campbell Lambert and his wife Mary were living in the house at 1800 Lakehurst. Campbell was a grocer and owned his own store in Five Points at 101 South 11th Street. The Campbell family lived in the house for nearly 50 years until they sold it in 1994 to Larry Hanson, a guitarist for the band Alabama. Hanson himself owned the property for twenty years prior to selling it to Christopher Sorensen in 2004. Sorensen divided the land parcel to create a second empty lot at 1802 Lakehurst (also on the Home Tour this year) shortly before selling the home to its current owner, Stephanie Wallace, in May of 2013.



The original portion of the house retains many original historic features including stucco walls, tile detailing at the roof, a wing wall and a bracketed hood over the front door. On the interior, the original fireplace remains, as do arched details in the living room and in the original bathroom. Stephanie is a designer who specializes in older home renovations and interiors and she has been working on the house in partnership with her contractor, while she lives there. They have brought back many features that would have been present in the original house, such as ceiling beams and wood floors. They have remodeled the kitchen, to enhance the flow of the house but kept a European vibe that matches the rest of the house. They have also created an apartment in one of the existing additions and reconfigured the other addition to add a family room, office and laundry room. The house had a long storage room in the back that blocked the windows to the original bedrooms, that was opened up to create a veranda along the back of the house.

In 2013, Stephanie moved to Nashville from Los Angeles. As a native New Yorker, she was looking for a city that was a melting pot of creative and interesting people yet was still affordable. She was drawn to this house because it was so quirky and had a personality of its own, and it didn't hurt that it had an income producing apartment. She notes that the original part of the house was very similar to her Los Angeles house; so being in Little Hollywood felt like home.

1802 LAKEHURST DR. THE MILLER-YADON HOUSE

The Miller-Yadon House is one of three new construction homes on the tour this year. The owners, Brandon Miller and Jenn Yadon fell in love with East Nashville and its people when Brandon, a real estate attorney, opened Wagon Wheel Title on South 11th Street back in 2006. They lived downtown for several years before deciding to build their first home at Russell and 17th Streets in 2010. After three years, they purchased a newly subdivided lot in Little Hollywood where they could build a new home for their growing family. The previous owner of 1800 Lakehurst Drive had subdivided the property, creating the empty lot to the east of the existing house. (1800 Lakehurst Drive is also on the Home Tour this year.) Jenn, who works for a real estate developer, says that they were drawn to the quiet established neighborhood of Little Hollywood and to the character and uniqueness of the homes there.



Jenn and Brandon worked with an architect and the staff of the Metro Historical Zoning Commission for several months to design a home appropriate to the unique setting. They wanted to incorporate stylistic elements common to the original Little Hollywood houses into a more contemporary design. It was important that the new house would complement the immediate neighborhood's historic architecture, while still being differentiated as modern construction. Features borrowed from nearby historic homes include a boxy form, wooden beams, a second-level side porch and a stucco exterior. Brandon and Jenn moved into their completed home in the summer of 2014 with their two young daughters, Dylan and Townes. The family is enjoying living in Little Hollywood: Jenn says that "the neighbors all know one another and look out for each other. It really is a community in every sense of the word."

1403 FORREST AVE. THE JORDAN HOUSE

Built around 1908, this Queen Anne Cottage was originally owned by James B. Jordan and his wife Josephine. Jordan was a dentist and president of a dental supply company. After his death in 1924 of tuberculosis, his wife and son, (also named James) remained in the house until around 1930. From the 1930s through the 50s, the house was owned and occupied by members of the Fuqua family, including the widow Maude who lived there until her death in 1948, at which time her son Albert and his wife Dorothy moved into the house. From the 1960s through the 1990s the house was used as a rental.



In late 2012, Alexis and Britt Soler were renting on Gartland when they began looking for a house of their own. They wanted to stay in the neighborhood, but with the market booming, they made competitive offers on three different homes and lost out on all three. So, in true East Nashville fashion, Alexis turned to the neighborhood list-serve looking for a 3 bedroom 2 bath house in 37206. She heard back from a couple who needed a flexible buyer for their home on Forrest—they were expecting twins while planning a cross-country move and needed to rent back for several months after the sale. When the two couples met at Ugly Mugs, Alexis says they worked out an agreement "in about thirty seconds" over coffee.

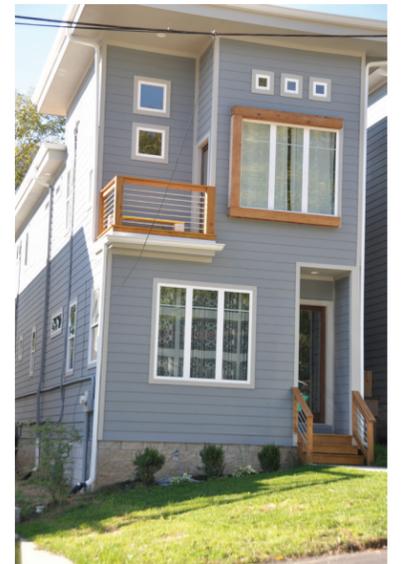
The one-story house has a generous wrap-around porch with two entrances. On the interior, it features a double parlor and a central hall floor plan, with the modern kitchen and dining area at the rear of the house, opening onto a deck. Historic features include large pocket doors, original fireplaces, and transoms above the doors, both inside and out. A major rehab occurred in the 1990s and the previous owners redid the wood floors and added granite in the kitchen. Alexis and Britt have been tackling several projects since moving into their home in September 2013. They love antiques and are always changing up their décor with finds from Wonders on Woodland or Preservation Station.

1406B BOSCOBEL ST. THE BERES HOUSE

Joel Beres and his partner Victor Alvarez have only been in their new home since September, but by mid-October, it already looked beautiful. The living room curtains were the only thing in the house when they moved in, so Victor used those – and his love for the color orange – as his inspiration for the décor. Joel describes the house as having a 'San Francisco feel' with its high ceilings and narrow form, perched halfway up a steep hill. Despite being only as wide as the two-car garage in the back, those high ceilings and the open floor plan of the living area make the house feel very spacious.

Joel, who works with the law firm Stites & Harbison, just moved to Nashville from Louisville. Sort of... he is still working half-time at the firm's Louisville office and still owns a home there. But now he works half-time in downtown Nashville as well. Victor has lived in East Nashville for over 10 years, so when the couple began looking for a house together, Victor insisted that they stay in the neighborhood. They worked with real estate agent Zelda Sheldon and walked the neighborhood looking for the right house. Victor fell in love with one house – only to find out that it had already sold. When they put an offer in on another house, it turned into a bidding war, which they ultimately lost. But the third time really was the charm: 1406B Boscobel was the next house they wanted. They appreciated the simplicity of the design and the spaciousness. The house is a duplex that was built as part of the new development on Boscobel, near 14th Street. The modern design includes a flat roof, fixed square windows, a recessed entrance and a second level balcony off the master bedroom that overlooks the street. A second porch opens up off the bonus room at the back of the second level. Don't miss the modern take on a traditional recessed tray ceiling in the master bedroom.

As they settle into their new home, Joel jokes that it seems appropriate now that he is spending half his time in Nashville, to have bought half a house here.



1408 WOODLAND ST. THE SLOSS HOUSE

The original 1408 Woodland Street was demolished after fire damage in 1990. The White family, who lived next door at 1410 Woodland Street (also on the tour this year), purchased the empty lot shortly thereafter and owned it for more than 20 years. In 2011, Matt Poag and Drew Sloss, purchased the lot and developed it together, designing and constructing a modern two-story house, with help from local architect Lynn Taylor. They worked with the Metro Historical Commission to devise a design that both fits into the neighborhood and has its own modern design ascetic.



The house features a traditional L-shape with a front gabled wing facing the street and a slightly set back side gabled wing. Other traditional details include a one-story front porch, lap siding and the use of both paired and single wood windows. The asymmetrical front roofline, the varied dimensions of the siding reveal and the long narrow fixed windows all reflect a contemporary influence. The house also features an open-air courtyard on the side with a stained wood exterior wall and a rooftop deck off the second floor, overlooking the backyard. The original plan included a wine cellar, but when construction began, the remnants of the original house were found buried on the lot. The debris had to be cleared away, and having already dug deep enough, they built a finished basement instead.

Drew, who co-owns Climb Nashville and builds custom furniture, and his wife Casey, a nurse, had renovated their own Victorian-era house on Porter Road and had never planned to leave it. But after working through the entire design and construction processes from the layout, to the front door design, to custom features like the master bath lighting fixture and the Jack-and-Jill bathroom vanity, they made the decision to live in the house on Woodland themselves. Drew and Casey moved in with their two young daughters in November of 2012, keeping their house on Porter as a rental property. The family loves their new house, particularly the functionality of the floor plan, the multiple outdoor living areas, and the walkability of the neighborhood.

1410 WOODLAND ST.

1410 Woodland Street was constructed circa 1910. One of the earliest residents was a piano tuner named Benjamin Couch. The house changed hands many times in the 1910s-1930s and was a multi-family residence by the late 1920s. In the 1940s it was owned by two widows, first Mrs. Blanche Anderson and then Mrs. Maude Dahlman. The house was in the White family from 1978 through 2012. Then in early 2013, the house went through a complete renovation.



Lisa and Rob Brown were living in a craftsman house on Greenwood Avenue with their two small boys in 2013. They were thinking about reconfiguring their house and possibly taking out a wall to create a more open floor plan. One night, over dinner with friends, they were talking about the possibilities. The friends had recently bought and gutted the house at 1410 Woodland Street for a total renovation and joked that the Browns should buy that house. Intrigued by the idea, Lisa and Rob decided to put the Greenwood Avenue house on the market for a weekend- just to see what would happen. Their house sold right away for full asking price. So the Browns bought 1410 Woodland Street while it was still stripped down to the studs and moved in shortly thereafter.

The house has been altered, but it is a Queen Anne cottage and originally would have had roughly the same form as several other homes on the tour: 1306 Woodland, 1506 Holly and 1403 Forrest. The original wrap-around porch was removed and replaced with a pedimented front porch, and the dormer is likely a later addition as well. The partial second floor has been built out to include two bedrooms, a full bath and a bonus room. The Browns love the open floor plan of their new home – Lisa especially likes being able to see the boys play while she is in the kitchen. Next up, they are planning to construct a garage along the alley.

1506 HOLLY ST.

This Queen Anne Cottage dates to about 1910 and features a wrap-around porch, a front gable with gently flared eaves, a triple window in the gable field and transoms with diamond shaped glass above the door and front window.



The house was used as a two-family home from very early in its history. In 1912, salesman Joseph Cole and his wife Alice lived here, but by 1914, Joseph had passed away and Alice had taken in boarders. The house changed hands several times in the 1910s and 20s. Then around 1940, Robert and Inez Swift moved from the 1600 block of Russell Street to 1506 Holly and lived there into the 1960s. Robert was a life insurance agent, a salesman and a clerk while living here. The Swifts sometimes had boarders living in the house with them. From 1966 through 2009, the property owners of record lived in Madison and Gallatin and presumably rented the house out. When the roof was damaged in the tornado in 1998, the house was still a two family residence. A decade later, in 2009, the house underwent a major renovation which returned it to a single-family dwelling and included the construction of a detached garage along the alley.

Laurie Babin lived in Atlanta for over 20 years and traveled frequently to Nashville for work. She had friends who lived in East Nashville, so by the time she relocated to Music City two years ago, she loved the area and knew it well. She always thought that “if I ever moved to Nashville, I would want to live here”. She started out by renting on the 1700 block of Woodland Street and began looking for a house to buy. In the spring of 2013, Laurie’s agent alerted her that 1506 Holly Street was about to be listed by a colleague. She went for a showing and loved the open floor plan and the garage. But what really sold her was the large kitchen – she loves to cook. Laurie bought the house before it ever went on the market.

1711 RUSSELL ST. THE CARPENTER-DYER HOUSE

The house at 1711 Russell Street was owned by John Carpenter from 1915 through the early 1940s. Carpenter was a clerk for the railway mail service and lived in the house first with his wife Sarah and then with his second wife Rosa. Sherman Dyer, a spring maker for Jamison Bedding, and his wife Daisy purchased the house in 1949. The Dyer family continued to own the house until 2013. The property had been vacant for many years when it was purchased by East Nashville house flippers, Dave and Kortney Wilson.



Elizabeth and Derek Williams, both pediatricians at Vanderbilt, were living on the 1200 block of Calvin Avenue with their two young sons when the Wilsons began the renovation on Russell Street. The Williams family loved East Nashville, but wanted a little more space for their family than they had on Calvin. They were hoping to find a larger house –and one that was in a quieter location, a little more tucked into the neighborhood. They found what they were looking for in the Carpenter-Dyer House and purchased it while it was still being renovated.

The house sits at the corner of Russell and 18th Streets. A recessed wrap-around porch faces both streets and is supported by wooden piers on tapered brick posts. Decorative eave brackets support the roof overhang on either side and at the large front dormer. The front door is flanked by sidelights and features a multi-light transom above. On the interior, the house has built-in bookshelves separating the living room and the dining room, coffered ceilings, and the original newel posts and banisters at the stairs.