

SCOTT AVENUE TOWNHOUSES

Scott Avenue Townhomes is a 10 unit single-family attached townhouse development in the historic East Nashville neighborhood. This project consists of two unique floor plans ranging from 1,350 sf to 1,450 sf along with a 1,100 sf commercial retail space situated on the corner of Scott and Eastland Avenue. The development is oriented to each street frontage with concealed parking accessed off the adjacent alleyway system. The commercial space mimics the symbolic nature of the neighborhood corner markets located throughout the existing urban fabric. It encourages pedestrian interaction through the incorporation of large storefront windows, detailed brick facades, and exposed metal awnings. The design of the townhomes was taken from the vernacular of the neighborhood homes with cementitious siding, large front porches, tall vertical double-hung wood windows, gabled



roofs and exposed rafter-tail eaves. However; elements such as the end unit towers, create a new character identity and sense of place within the traditional neighborhood context. The units were designed with open floor plans on the lower level. Large spatial volumes were incorporated into each unit's entrance where a double-height "gallery" space allows two-story windows and/or skylights above. This double-height circulation zone allows natural light to filter throughout the unit and allows the second floor hallway to open up to the first floor below. Natural materials such as maple cabinets with textured glass, oak floors and custom wood railing are prevalent throughout the interior of the space.

■ www.eoa-architects.com

Rolling Acres Neighbors
542 Skyview Drive
Nashville, TN 37206

Don't Forget!



**The Annual
RAN Meeting with
Election of Officers
for 2005-2006**



May 16, 2005
Eastwood Christian Church
Potluck @ 6 PM
Meeting @ 6:30 PM



Rolling Acres Neighborhood News

Spring 2005

www.neighborhoodlink.com/nashville/ran

TILLMAN PLACE



Most of the area of Rolling Acres was subdivided from the original Tillman Estate of approximately 170 acres. The last area to be subdivided was the tract between Powers Avenue and Wilsonwood Place where until World War II, Tillman Place pictured here, sat near the southeast corner of Tillman Lane and Skyview Drive. A large stone barn south of the house was set back from Eastland Avenue that was then named Vaughn Road.

*photo above:
The Tillman Estate
overlooking Rolling
Acres area circa
World War II.*

*photo to right:
The Tillman front
porch surrounded
by beautiful trees.*



The home of the Hon. George Tillman, local lawyer, circuit court judge (1913-14), and a Tennessee delegate to the Republican National Convention of 1900, the house was described as sitting "on an eminence, in a grove of native forest trees. From the front porch, looking southwest, may be viewed one of the most beautiful landscapes in the county, terminating in the Overton Hills, eight miles away. The entire place is set in blue grass..." From the looks of it, the front porch was quite grand. If you think this is hogwash and have evidence to back it up, please speak. ■ RAN

MIRKWOOD

Many of you may not be aware, but there is still an undeveloped portion of Rolling Acres. This 2.4 acre tract was marked as a reserve parcel on the 1941 subdivision plan and was owned for many years by the Bowen family along with their adjacent home on Eastland Avenue. In July, the Bowens sold their house and the large acreage tract to an investor/developer for a total of \$102,500. The purchaser, March Egerton, owns several other properties in East Nashville including the old Church of Christ nursing home on Eastland across from the Rose Pepper.

The Bowen tract (Mirkwood) is at the north end of the Shelby Golf Course between Skyview and Riverside Drives, just in back of the houses on the south side of Eastland. The parcel includes the foundation from the old spring house that was part of Tillman Place. We know that weddings



OLD BIDDIE #1

Bobbie Candelaria and her husband Carlos purchased their home and moved to Skyview Drive in January, 1961 when houses in the neighborhood sold for \$13,000. That was a big increase from the initial selling price of the homes of about \$4,500 back in the 1940s. The move to Skyview followed on the heels of a period of overseas tours of duty in Spain and Germany. Bobbie was not new the area though, moving with her parents to the last house at the end of Forrest Avenue when she was two. Like a lot of Rolling Acres residents, Bobbie worked for a time at a government agency. She assisted in video production and research at the Tennessee Department of Economic and Community Development. One project she worked on was the video used to lure the Saturn plant here when the choice was down to Kansas or Tennessee.

One noticeable thing that has changed in the forty years according to Bobbie is that there used to be many more children. She remembers the big party that Mrs. McIntyre formerly of 520 Skyview Drive used to throw each Halloween in her backyard under a canopy for the neighborhood kids. “Mrs. McIntyre would have punch and stuff to hand out to them and they could come in...and she would dress up herself for Halloween. My kids loved going down to the McIntyre’s for Halloween.”

Bobbie earned the title of “biddie” along with three other residents in the 1980’s. When Mayor Fulton proposed swapping the Shelby Golf Course for the undeveloped flood plain now referred to as Shelby Bottoms, Bobbie, along with Mary Jo Rappetti, Mrs. McIntyre, and Mrs. Schlosser (formerly of 2210 Eastland Avenue) went into action. The proposal was to provide the golf course to Bobbie Matthews for multi-family residential development in return for his land then known as Cooper’s Bottoms on which to relocate the golf course. The group printed and distributed flyers, helped Lockeland Springs also develop opposition to the idea, and scheduled a meeting in a room at the Shelby Park Community Center that had

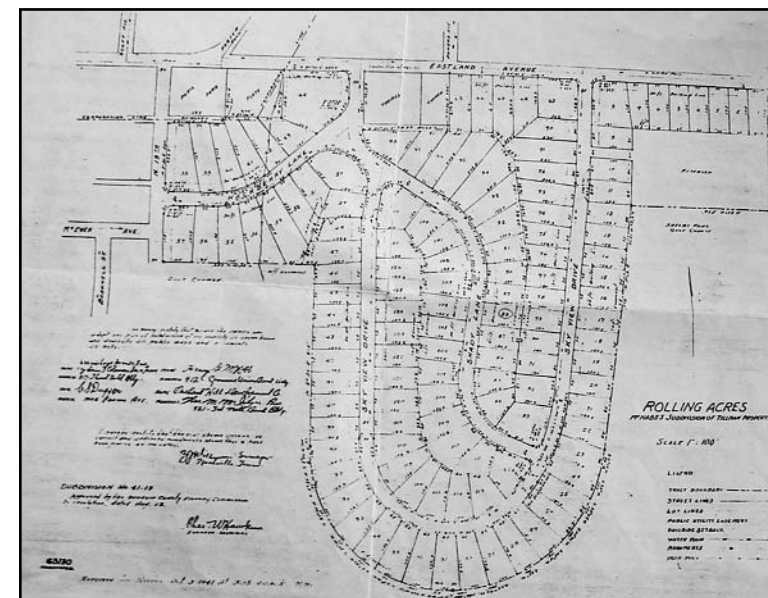
to be moved into the gymnasium because the crowd was so large. Mayor Fulton was reported to have remarked that they were “just four old biddies over there trying to stir something up, they won’t do anything.” Bobbie’s efforts included walking a ways out on the train trestle above the Bottom’s to take a photo of it under water, juxtaposed with a photo of golfer’s enjoying themselves the same day on the existing course. With that battle won, the same group geared up again to oppose a subsequent proposal to develop housing in the same flood plain as unwise. Bobbie asserts that as far as the Bottoms, “the only thing it is good for is what they are using it for right now.” She remembers living at the end of Forrest Avenue when this was all farm land with cows grazing over it. The Bottoms had a cane break where neighborhood boys would go to cut fishing rods. Where Rolling Acres was a big farm and they commercially raised walnuts. “That is why you see so many walnut trees around; they are still replenishing themselves from that farm.”

Bobbie remembers the neighborhood when it was the way that all neighborhoods used to be built: “All the things that were really essential were right there where you could walk to them, everybody did not have cars. (Its) the way they are trying to get back to, I notice when I read in the paper, some of the developers are trying to do now.” Where the Rose Pepper is now there was a small grocery store. The new Scott townhouses site once was the location of a barber shop and dry cleaners. The drug store was on the corner of Chapel where the Bistro is now located. “That was a drugstore for years after we moved here, but they were broken into several times and it got to the point where the man said he just could not stay in business because he could not get insurance, he had been broken into so many times.”

There was a period when many started to leave the neighborhood not because of violent crime, but the rise in break-ins and burglaries. According to Bobbie, that must have been about 15 or 20 years ago. This led to the first organization of a neighborhood watch and the placement of the first “hands with the badge signs.” Mrs. McIntyre again was heavily involved, “she was always doing whatever needed to be done.”

As Bobbie said it best in her interview: “over the years every once in awhile something would come up that would try to change the neighborhood...just dras-

tically. And whenever anything like that happened several of us would always get together and try to stop it.” It is important to be vigilant. The future of the golf course is still not secure. In the Metro budget talk last year, closing the golf course as a money loser was one of the ideas put forward by the Parks and Recreation Department. The idea was taken off the table by the Mayor then and possibly again this year, but it may not always be so. Bobbie graciously contributed her remembrances on tape of many of the neighbors she has known over the last 45 years in Rolling Acres, only a small bit of which is reported here. If you would like to contribute to Rolling Acres oral history archive, please volunteer to be interviewed. ■ RAN



Mirkwood continued from page 1

were often performed at the spring house, and Bobbie Candelaria reported that her children played on the numerous paths through the parcel back in the 1960s. “I used to go down there and walk around in the woods, it was fun, but you can’t get to them anymore. It was Mr. Collier (formerly of 539 Skyview) who kind of messed it up” when he used fill from the demolition of the old city jail on the rear extension of his property into the woods. According to Bobbie “that built a barrier there, sort of. There is a spring down there....there used to be a little stone spring house....And, all the kids played in the woods down there, and had paths all through the woods which you can’t find anymore....its just all overgrown now, but they had a real playground down there.”

Access to the property was once to be by an easement located between 541 and 543 Skyview that we are informed has since expired. The parcel is presently zoned for single family homes with a 7500 square foot minimum parcel. Because of the terrain and the drainage problems posed by the spring, it is likely that a planned unit development overlay or cluster development would have to be used to build on the property. While it may be that the parcel remains undeveloped for some time, it should be closely monitored so that whatever happens, especially if it requires Planning Commission or Metro Council action, is compatible with Rolling Acres. We may be in luck since two of Mayor Fulton’s “biddies” from the fight to save the golf course era are still in the neighborhood and live adjacent to the Bowen tract. The consensus seems to be that the tract remain open space and ideally be combined with the Shelby Park and Golf Course, or perhaps preserved through the donation of a conservation easement for income tax purposes. If it is developed, the acquisition and demolition of one or more homes adjacent to the tract will probably be necessary and be of additional concern to the neighborhood as would any petition by the owner to acquire an access easement through condemnation. ■ RAN



BE ON THE LOOKOUT

MISSING...

One of the eight neighborhood signs installed a year ago disappeared in the Fall of 2004. The sign was located on Eastland Avenue at Porter Road in the right of way in front of 2014 Eastland Avenue. While theories as to the disappearance abound, RAN is offering one year’s free membership in the neighborhood association to the first person with credible information explaining the disappearance. Write to RAN at ransecretary@att.net or mail to 542 Skyview Drive.

■ RAN

