

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

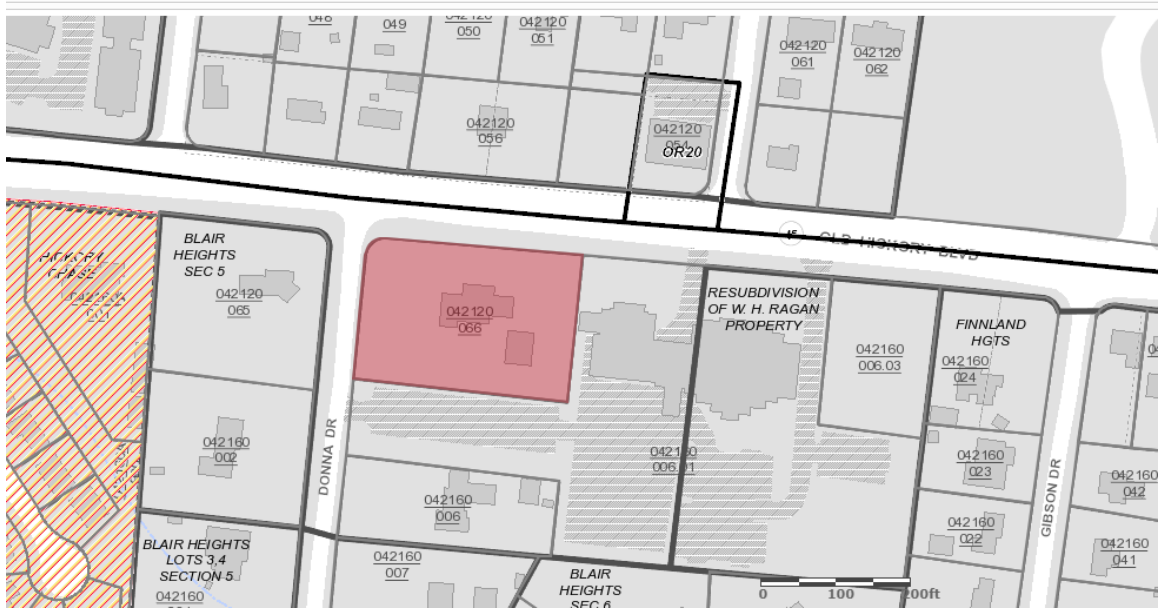
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
435 Old Hickory
August 18th, 2021

Application: Historic Landmark Zoning Overlay for 435 Old Hickory
Map/Parcel: 04212006600
Council District: 08
Applicant: Brandon Thornberry/ Councilmember VanReece
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant requests a Historic Landmark Zoning Overlay for the 435 Old Hickory.</p> <p>Recommendation Summary: Staff suggests that the Commission recommend approval of the Nichols-Sadler House at 435 Old Hickory as a Historic Landmark, finding the site to meet criteria 2 and 3 of section 17.36.120.</p> <p>Staff recommends the adoption of the existing Historic Landmark guidelines to apply to this property, finding that they are consistent with the Secretary of Interior's Standards.</p>	<p>Attachments: A: Photos</p>
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District Map:



Applicable Ordinance:

17.40.410 Powers and duties.

A. Creation of Historic Overlay Districts. The historic zoning commission shall review applications calling for the designation of historic overlay districts according to the standards contained in Chapter 17.36, Article III, referring written recommendations to the metropolitan council. Establishment of an historic overlay district on the official zoning map shall be in accordance with Section 18.02 of the Metropolitan Charter and Article III of this chapter.

B. Establishment of Design Review Guidelines. The historic zoning commission shall adopt design guidelines for each historic overlay district and apply those guidelines when considering preservation permit applications. Design guidelines relating to the construction, alteration, addition and repair to, and relocation and demolition of structures and other improvements shall be consistent with the National Historic Preservation Act of 1966, as amended. A public hearing following the applicable public notice requirements of Article XV of this chapter shall precede the adoption of all design review guidelines by the historic zoning commission. Testimony and evidence material to the type of historic overlay under consideration may be considered by the commission in its deliberations.

17.36.110 Historic overlay districts established.

The following classifications of historic overlay districts are made a part of this title, each classification having separate and unique regulations and guidelines established according to the provisions of Chapter 17.40, Article IX.

C. Historic Landmark (HL) District. The boundaries shall be shown on the zoning map or on special overlays thereto that are made a part of this zoning code and noted by name on such maps, in which no structure shall be constructed, altered, repaired, relocated or demolished in whole or in part unless the action complies with the requirements set forth in this title.

17.36.120 Historic districts defined.

B. Historic Landmark. An historic landmark is defined as a building, structure, site or object, its appurtenances and the property it is located on, of high historical, cultural, architectural or archaeological importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County; and that meets one or more of the following criteria:

1. The historic landmark is associated with an event that has made a significant contribution to local, state or national history;
2. It is associated with the lives of persons significant in local, state or national history;
3. It embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value;
4. It has yielded or may be likely to yield archaeological information important in history or prehistory;
or
5. It is listed or is eligible for listing in the National Register of Historic Places.

Background:

The Nichols-Sadler House at 435 Old Hickory Boulevard (West) in Madison is also known by the address of 91 Donna Drive. To remain consistent with the Assessor of Property, this report will use the address “435 Old Hickory Boulevard.” The current acreage of 1.44 acres contains a single-family home, attached carport, detached two-bay garage, and a swimming pool.

According to Property Assessor records, this residence was constructed in 1945. This date seems likely, as the house appears on the 1950 aerial image of the area (Figure 1). According to deeds, Beulah E. “Boots” and Hooper (H.B. or “Penny”) Nichols, Jr., purchased three acres here in November 1944 from J. S. Love. Presumably, the house was constructed for Mr. and Mrs. Nichols. They owned Penny’s Barber Shop and Boot’s Beauty Shop. Mrs. Nichols also owned an antique store in Madison. They sold the property to Tyree B. Harris, III, in June 1950. The property changed ownership another four times in the next eight years, and in March 1958, Elton and Ruth C. Morris sold part of the property to Sidney D. and Dale W. Mason. The Masons then sold the property to Harry H. and Maxine G. Sadler in November 1961.

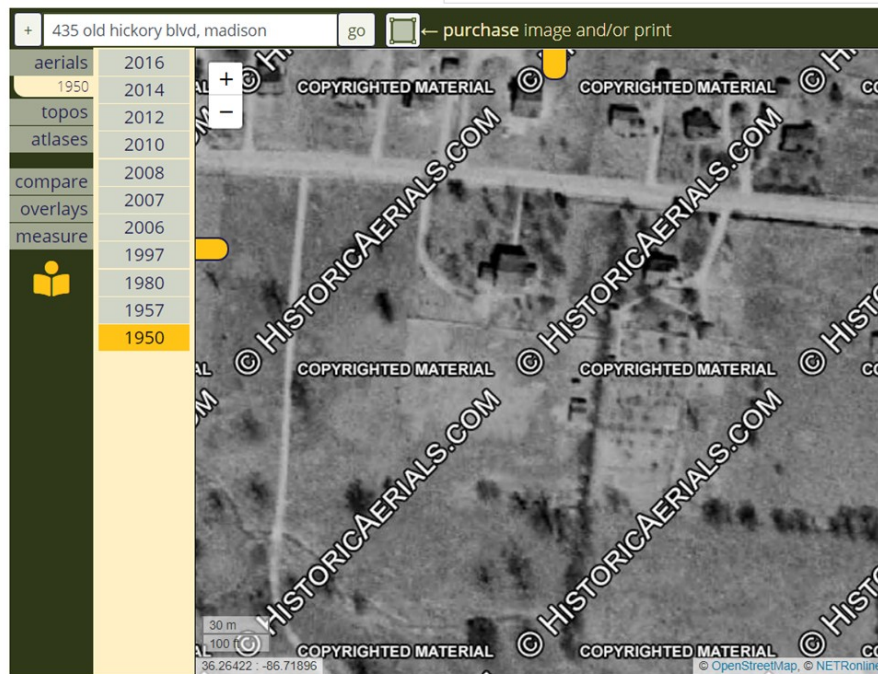


Figure 1: Source: *Historicaerials.com*

Harry and Maxine Sadler, and later, Cherie (one of their daughters), owned the property from 1961 until 2017. It’s unclear if they lived there continuously during this time. Harry Sadler (1921-1987) was a well-known businessman in automotive sales. He opened Harry Sadler Motor Company, located on Gallatin Road, in 1950. Governor Frank G. Clement appointed Sadler to the Tennessee Motor Vehicle Commission 1958. After purchasing Ben Polk Chevrolet Company in 1958, Sadler moved the dealership, renamed “Harry Sadler Chevrolet,” from Goodlettsville to Madison in 1959. Sadler sold the

Chevrolet dealership in 1977, and later owned Anchor High Marina on Old Hickory Lake in Hendersonville from 1980 to 1982. He was active in politics and numerous civic organizations until his death in 1987.

435 Old Hickory Boulevard has been called “a true Southern Colonial,” and features many characteristics of the Neoclassical style, popular between 1895 and 1955. The north elevation features a side-gabled, two-story central portion dominated by a full-height front porch supported by fluted columns and topped with a cornice-line balustrade. The central portion of the residence is symmetrical. The central bay contains an elaborate entrance containing sidelights, transom, pilasters, and a broken pediment on the first story and a 12:12 double-hung window in the second story. This central bay is flanked by 12:12 double-hung windows on the first and second stories. All windows feature fixed shutters. Exterior chimneys are located on each gable wall with one-story wings flanking the two-story central portion. Originally, the west wing contained a two-bay garage. Around 1985, the garage was enclosed as part of a remodeling project, which also included the addition of a two-bay detached garage and the expansion of the east wing. The red brick exterior was probably painted around this time as well. The 18x38 swimming pool was built in 1992. The rear of west wing features an attached carport covered by a frame deck accessed from the second story, and the rear of the central portion has a covered back porch. The carport and porch are supported by fluted columns. The garage and pool are non-contributing features to the property.

The interior includes an elevator, full basement, decorative moldings, hardwood floors, two kitchens, fireplaces and features that appear to have been salvaged from earlier buildings.

Analysis and Findings:

The Nichols-Sadler house is significant for its association with Mr. Sadler who influenced the development of commercial Madison and as a prime example the Neoclassical revival style and so meets 17.36.120 (B) (2) and (3) of the ordinance qualifying to be a Historic Landmark.

Recommendation:

Staff suggests that the Commission recommend approval of 435 Old Hickory as a Historic Landmark, finding the property to meet 17.36.120 (B) (2) and (3).

Staff recommends the adoption of the existing Historic Landmark guidelines to apply to this property, finding that they are consistent with the Secretary of Interior’s Standards.

ATTACHMENT A: PHOTOGRAPHS





Rear



Garage



Pool looking towards left side of house.



Second kitchen



First kitchen



Staircase in front central-hall.



Front/right room.



Basement



Basement stair.



Front/left room.



Staircase seen from upper landing.



These doors at the top of the stairs appear to have been salvaged from an earlier building.



Second level bedroom



Upper-level bathroom.