

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park

METRO HISTORIC ZONING COMMISSION (MHZC)

MINUTES January 13, 2022

Commissioners Present: Chair Bell and Commissioner Mayhall

Applicant: Nick Cornia

Zoning Staff: Joseph Rose

The meeting began at 1309 Shelby Avenue at approximately 12:00 p.m. The meeting was led by applicant Nick Cornia. Chair Bell was present and Commissioner Mayhall later joined. The purpose of the special called meeting was to review a historic home for which the owners have submitted an application for demolition due to economic hardship.

The applicant first guided everyone around the exterior of the house. Chair Bell asked about the current condition of the foundation. The applicant said that the foundation currently doesn't have a proper footing and also has some improper supports so underpinning and other foundation work would be necessary. Commissioner Bell asked how long the current owners have owned the home and the applicant stated that the current owners have owned the home since 2016. Commissioner Bell then asked for information on the structural concerns. The applicant stated that they have concerns about the foundation and its improper supports and lack of a footing, the deflecting ridge along with roof framing issues such as over spanned structural members, and structural members throughout the house because of undersized members and deterioration. The applicant also stated that they have concerns about lifting the house in order to install the new foundation because of the state of the structural framing.

After viewing the exterior of the house, the applicant invited everyone to view the interior of the house. Chair Bell asked if the floors are original. The applicant said he was uncertain. Chair Bell asked the applicant if he had worked on any other historic projects. He responded by saying he had worked on several in Nashville in recent years, some in an overlay. The applicant showed everyone through the enclosed front porch and through the other various rooms of the house. Chair Bell asked if there was a plan to expand the house through an addition if demolition was denied. The applicant said that would, likely, be their next move but that they haven't invested much thought into an addition at this time. The applicant pointed out a section of the interior wall that had been pulled back to reveal the structure underneath. He also pointed out that some structural members of the framing had deterioration. The applicant then pointed out a section of ceiling that had been pulled back to reveal the roof structure above. Chair Bell asked if the roof framing was original. The applicant stated that some members were likely original, and some were likely added later. Chair Bell asked for the square footage of the home and the applicant said that the home had 900 square feet.

Once there were no further questions, the applicant guided everyone back outside the home. The meeting adjourned at approximately 12:30 p.m. at the front of the home.

RATIFIED BY COMMISSION ON 2/16/2022.