

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park

METRO HISTORIC ZONING COMMISSION (MHZC)

MINUTES March 15, 2022

Commissioners Present: Chair Bell, Commissioner Fitts, Commissioner Johnson, Commissioner Mayhall

Applicant: Zack Jones, Michael Ward

Zoning Staff: Joseph Rose

The meeting began at 102 S 14th Street at approximately 12:00 p.m. The meeting was led by Michael Ward. Chair Bell was present along with Commissioner Fitts, Commissioner Johnson, and Commissioner Mayhall. The purpose of the special called meeting was to review a historic home of which the owners have submitted an application for demolition due to economic hardship.

All in attendance gathered along the alley at the rear of the property. Michael Ward greeted everyone and explained that the applicant purchased the property with the intention of renovating the property only to later find out, as work began on the property, that the structure was in worse condition than originally expected. Chair Bell asked for clarification on what the MHZC had previously reviewed. Mr. Ward stated that the MHZC had already reviewed and permitted a rear addition for the home and that the work in preparation for the rear addition is what prompted the discovery of the home's serious structural deterioration. Mr. Ward guided everyone in attendance inside the home through the back door.

Once inside, Mr. Ward pointed out instances of severe rot, water damage, and general deterioration and damage throughout. Chair Bell asked whether the owner intends to preserve anything original to the house, particularly the fireplace mantel and surrounding tile, which Chair Bell pointed out, still seems to be in good condition and, perhaps, original to the house. Mr. Ward said that they would be willing to preserve and reuse the mantel but stated that the chimney is too far gone to preserve in any way. He said the mosaic tile would be difficult to salvage as it is mortared directly to the chimney. Commissioner Fitts agreed that the fireplace mantel would be worth preserving and reusing. Chair Bell asked if the contractor has any experience in historic preservation. Mr. Ward stated that the contractor was experienced in historic preservation and had been able to successfully restore a number of historic homes in the neighborhood. He pointed to 1807 Russell Street as an example. Mr. Ward explained that the difference between 1807 Russell Street and 102 S 14th Street is that with 1807 Russell there were structural bones in place that provided a starting point, whereas, with 102 S 14th Street there are not even any bones that can be salvaged, including the foundation.

After walking through the interior of the building, those in attendance were guided back outside where Mr. Ward showed everyone around the perimeter of the building. Mr. Ward pointed out the foundation of the home and explained that the home had originally been built on brick supports and were later filled in with block but that there were no footings. He explained that due to the deteriorated state of the foundation and lack of footings, even the foundation would have to be reconstructed. Once there were no further questions, those in attendance walked back around to the rear of the home.

The meeting adjourned at approximately 12:30 p.m. at the rear of the home.