



METROPOLITAN HISTORIC ZONING COMMISSION
Sunnyside in Sevier Park, 1113 Kirkwood Avenue Nashville, TN 37204
615-862-7970, historicalcommission@nashville.gov

METRO HISTORIC ZONING COMMISSION (MHZC)

MINUTES
June 9, 2022

Commissioners Present: Chair Bell, Vice-Chair Stewart

Applicant: Wayne Wright

Property Owner: Tim Morrison

Zoning Staff: Joseph Rose

The meeting began at 309 Tillman Lane at approximately 12:00 p.m. The meeting was led by the applicant, Wayne Wright and the property owner, Tim Morrison. Chair Bell was present along with Vice-Chair Stewart. The purpose of the special called meeting was to review a historic home of which the owner has submitted an application for demolition due to economic hardship.

All in attendance gathered on the driveway at the rear corner of the lot. Wayne Wright and Tim Morrison greeted everyone and guided everyone inside the home through the rear door. Vice-Chair Stewart asked if the rear room of the house was built as slab on grade. Mr. Morrison responded by saying that it was and that they suspect the rear room of the house was added later and is not original to the house. Mr. Morrison guided everyone into the middle rooms of the house and pointed out where they had already removed flooring and floor joists. Mr. Morrison stated that the foundation is just concrete block on dirt, without concrete or footers. Chair Bell asked if the concrete blocks supporting the remaining joists were already there or if the applicant had installed them during partial demolition for extra support. Mr. Morrison responded by saying that the concrete blocks providing support were already there. Chair Bell asked Mr. Morrison if they bought the house with the intention of demolishing it. Mr. Morrison stated that they bought the house with the intention of renovation but once they began renovation, they determined that the house needed to be demolished. Chair Bell asked if the flooring and floor joists were already removed when they bought the house or if they removed them after purchasing. Mr. Morrison said they removed them after purchasing.

Mr. Morrison then guided everyone into the front room of the house. Mr. Morrison pointed out the concrete block foundation supports in the front room of the house and expressed his concern with the foundation's deteriorated condition and inappropriate construction. Chair Bell asked when the house was built. Mr. Wright said that as far as they know it was built in the 1950s and that that is the date their real estate agent gave them. Mr. Rose responded by saying that MHZC staff dates it as circa late 1920s, early 1930s, based on staff research. Chair Bell asked Mr. Morrison if they had a written home inspection completed before purchasing the house. Mr. Morrison said that they did not have a written home inspection. After everyone was finished observing the interior of the home, Mr. Morrison and Mr. Wright guided everyone back outside.

The meeting adjourned at approximately 12:50 p.m. at the rear corner of the house.