

MEGAN BARRY
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
2306 Sunset Place
June 21, 2017

Application: Demolition
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10415023000
Applicant: Metro Property Standards Division
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: Demolition of a contributing building based on economic hardship</p> <p>Recommendation Summary: Staff recommends approval finding that demolition meets sections III.B.2.a. and b.</p>	<p>Attachments A: Photographs B: Order for Demolition</p>
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Applicable Design Guidelines:

II.B. GUIDELINES

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 D of the historic zoning ordinance.

Background: 2306 Sunset Place is a contributing building in Hillsboro-West End dating to 1941.



Figure 1. 2306 Sunset Place

Analysis and Findings:

The site is overgrown, the building is in poor condition and the property has been abandoned for an unknown amount of time. The Property Standards division of the Department of Codes and Building Safety has recorded a demolition order on the subject property (see Attachment B).

The building is on the very edge of the overlay with new construction to the right.

See figure 3. The building is

a minimal traditional form, a common form in certain areas of the neighborhood, constructed towards the end of the period of significance for the district. There is strong context for this form across the street; however, only one such building is left on the even side of the street. It is difficult to determine because of the overgrowth; however staff finds that many of the materials will likely need to be replaced, undermining the historic integrity of this very simple form with minimal detailing to distinguish it and continue to

represent its particular era of construction. See the assessment of condition. Based on the fact that the form is towards the outside of the period of significance, the building is located on the edge of the district, and the character defining features of the building have been undermined by neglect, staff finds that demolition will meet section III.B.2.b.



Figure 2: 2306 Sunset Place in 2007, already partially obscured by vegetation.



Figure 3: 2306 Sunset Place, obscured by vegetation in 2016. The new construction to the right is outside of the overlay.



Figure 4: 2306 Sunset Place is a minimal traditional form.

Condition: Staff conducted multiple inspections of the building, to the extent possible. The exterior is overgrown, preventing review of all sides and interior conditions prevent a thorough review of interior walls and floors. Selected demolition is sometimes useful in assessing a building's structural integrity; however, this is not possible in the building's current state. The Metro Codes Department has funding for demolition but not for

mothballing buildings so there is no opportunity to clear the building for a more thorough inspection.

Foundation: Staff was able to crawl under the structure a short distance. The perimeter foundation is a stone load-bearing wall that appears to be in good condition. Piers and jacks under the building show attempts at shoring it up at some point in the past. Farther under the structure, the subfloor, joists and beams have deteriorated and are in visibly unsafe condition. Water and possible termite damage was visible in at least fifty percent (50%) of the subfloor and joists, concentrated at the front of the building.



Roofing: The roofing is in poor condition and is in need of replacement. The rafters, decking and rest of the roofing structure were not able to be observed. Trees growing alongside the building have worn a spot through the roof several feet in length at the building's front right corner. Water has been able to intrude into the building for an unknown amount of time. Likely this is the source of the water damage visible underneath the building. Neighbors confirm that birds and rodents have entered the building here.

Interior: The interior was not available to be accessed as the entries are blocked by garbage and debris. The same conditions are visible throughout the house.

Figure 2. View of interior seen through front door

The property owner allegedly was removed from the building in 2014 or 2015 and taken into state custody. MHZC Staff as well as the Metro Property Standards Division attempted to locate the owner or representative, trying multiple phone numbers, mailing address, email address, and neighbors. No contact was established, nor other relatives/representatives found.

Metro Codes issued a demolition order for the building in March 2017, stating “The structure as found to be unfit for human habitation due to the conditions existing therein which are deemed unsafe, and unsanitary.”

Their letter also states “the cost of required repairs, alterations, and improvements necessary to render this structure fit for human habitation or use in compliance with applicable codes, rules, and ordinances, including the Metropolitan Property Standards Code would exceed



Figure 3. Front door and porch are overgrown

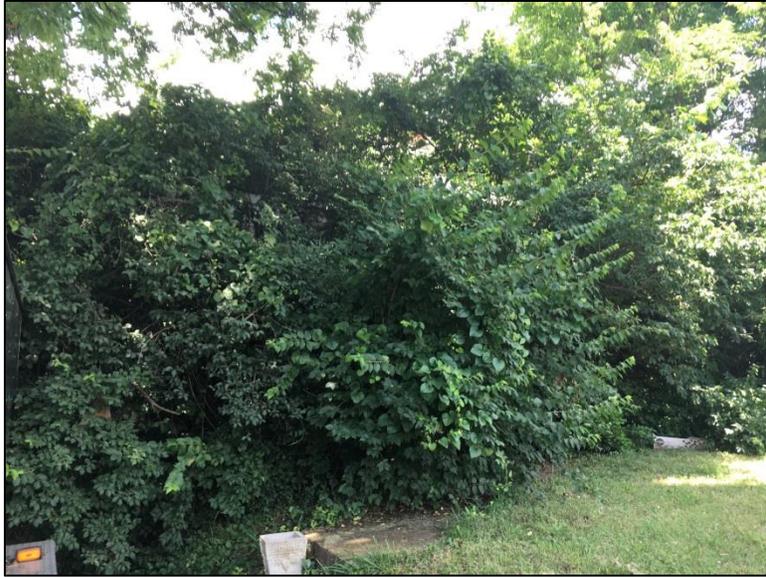
fifty-percent (50%) of the physical value of such structure.”

Representatives of the neighborhood association (not a formal comment from the neighborhood association) and the councilmember both stated that they preferred to see the building preserved; however, are concerned about the long-term unsanitary conditions that are affecting neighboring properties both physically and in terms of value. (Most recent property appraisal valued the building itself at \$84,400. In comparison, a house across the street that is of a similar form and size is valued at \$161,300.) Staff finds that, in this unique case, new construction could be a better fit for the historic character of this portion of the district, providing a transition between the new construction outside of the overlay and the historic buildings within the overlay. Demolition therefore meets section III.B.2.a.

Staff recommends approval finding that demolition meets sections III.B.2.a. and b.

PHOTOS





MARCH 03, 2017

SATTERFIELD, CHRISTINA H.
2306 SUNSET PL
NASHVILLE, TN 37212

Re: **Notification of Recorded Order for Demolition or Removal of Structure**

The Structure located At: 2306 SUNSET PL 37212, (10415023000)

Request No: 12-1082096

Sub: LOT 6 RESUB LINDEN PLACE

To: SATTERFIELD, CHRISTINA H.:

On September 21, 2016, the Property Standards Division of the Department of Codes & Building Safety recorded an order for demolition on property located at 2306 SUNSET PL 37212, as of record in Instrument # 20160921-0099294 (DB-00004682 0000054), R.O.D.C., TN.

The following determinations are based upon the Property Standards Maintenance Checklist pursuant to the inspection report, the estimated cost of repairing, altering and/or improving the structure, and the valuation of the structure by the Metropolitan Tax Assessors Office:

1. The structure as found to be unfit for human habitation due to the conditions existing therein which are deemed unsafe, and unsanitary.
2. Also, the cost of required repairs, alterations, and improvements necessary to render this structure fit for human habitation or use in compliance with applicable codes, rules, and ordinances, including the Metropolitan Property Standards Code would exceed fifty-percent (50%) of the physical value of such structure.

Based upon information obtained by the Property Standards Division through a title search and from the Register of Deeds Office, you may have an interest in the above-referenced property. This letter is to notify you that a demolition order has been recorded on this property. If you are a party in interest, you are hereby offered an opportunity to remove or demolish this structure and any associated accessory structures and to clear the lot of all debris within thirty (30) days of receipt of this letter. A permit for demolition must first be obtained from the Department of Codes Administration before demolition commences. Absent a demolition by the owners or parties in interest, the Metropolitan Property Standards Code, Sections 16.24.630 through 16.24.650, authorizes the Director to cause the structure to be removed or demolished and the cost of such action to be made a lien against the real property.

If you have any questions, please give my office a call to discuss.

Sincerely,

William H. Penn, Jr.
Assistant Director

WHP:dll

CC: CHRISTINA H. SATTERFIELD, 101 TIGER BLVD, APT 224, LEWISBURG, TN 37091
AMSOUTH BANK, C/O REGIONS BANK, 150 4TH AVE N, NASHVILLE, TN 37219
AMSOUTH BANK, C/O REGIONS BANK, 2050 PARKWAY OFFICE CIRCLE, RCN5, BIRMINGHAM, AL 35244
RON MITCHELL, PROPERTY STANDARDS INSPECTIONS CHIEF