DAVID BRILEY
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
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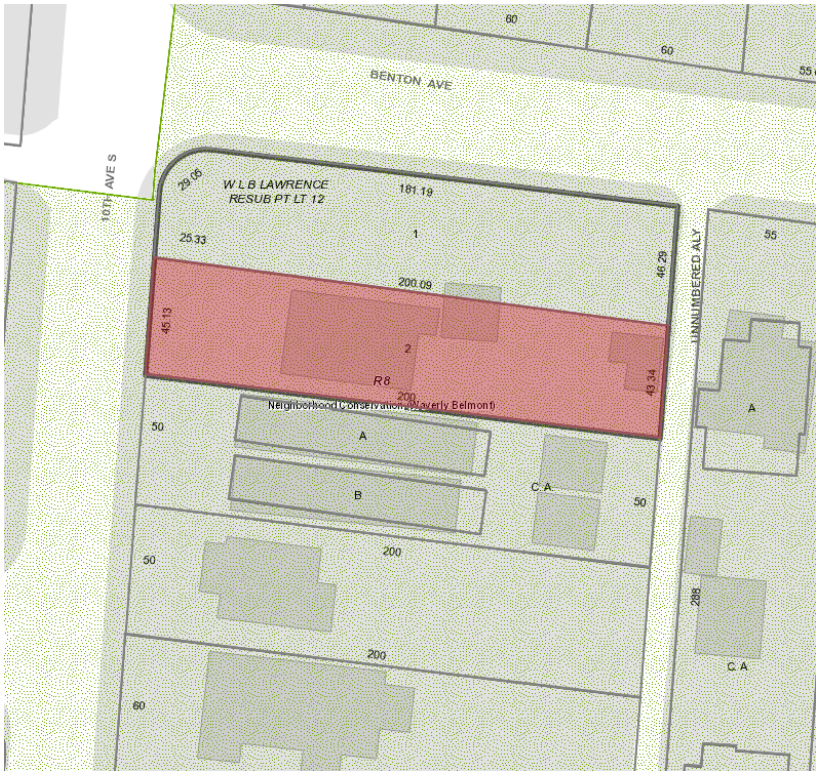
STAFF RECOMMENDATION
2020 10th Avenue South
October 17, 2018

Application: Demolition
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 10509041200
Applicant: Seth Jennings
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: The applicant proposes to demolish a contributing home to the Waverly-Belmont National Register district and the Waverly Belmont Neighborhood Conservation Zoning Overlay. **Recommendation Summary:** Staff recommends disapproval of full-demolition finding the request meets section V.B.1 of the design guidelines for inappropriate demolition and does not meet section V.B.2 of the design guidelines for appropriate demolition. Staff recommends approval of partial-demolition with the following conditions: 1. Roof material may be replaced with staff's approval of the material and color; 2. Windows on the rear 2/3 of the building may be replaced with windows of the same dimension as the existing windows, with retention of window casings, and with staff's approval of the window design and material; 3. Features on the front side-gabled form such as windows and door (not including non-historic security door), window and door casings, porch features, dentil molding under eaves shall all be retained; 4. Replacement siding shall be fiber-cement, smooth-faced, with a reveal no greater than five inches (5"); and, 5. The garage and carport may be fully demolished. With these conditions, Staff finds partial-demolition to meet section V.B.2 for appropriate demolition.	**Attachments** **A:** Screen shots, images and maps **B**: Report from Fred Zahn **C:** Comments

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

V. Demolition

B. **GUIDELINES**

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.

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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

VII. Definitions

Period of Significance: *The time frame in which a neighborhood developed or was platted into building lots and substantially built out with structures, based on the criteria for listing in the National Register of Historic Places.*

Background: The original 2020 10th Avenue South property included this historic Spillman House but was subdivided by the Planning Commission earlier this year. A new home is planned for the newly created corner lot.

Analysis and Findings:

Demolition: The Spillman house is listed in the Waverly Place National Register nomination as a contributing building. The National Register district, which includes just a portion of the Waverly Belmont Neighborhood Conservation Zoning Overlay, was listed in the National Register in 1985.

The nomination notes the building as a c. 1880 building that is "1-story, frame, Italianate cottage, aluminum siding, recessed corner porch, gable roof, 4-bay."

Figure 1: The building as seen in 2016.

Figure 2: 1968 Property Assessors' photo.

Comparing the home as it looks today to an image from 1968, prior to its contributory listing in the National Register, the home has not been altered to the extent that it would no longer be considered contributing.

The nomination notes that the majority of non-contributing buildings are "a result of federal urban renewal programs;" and further states that "non-contributing buildings are relatively new buildings which disrupt the character of the district or those buildings which have been altered to the extent that their architectural integrity is lost." Since the

building was constructed prior to urban renewal, was not a "relatively new building" in 1985 when the nomination was written, and as stated previously, has not been greatly altered, staff finds that loss of the building would be detrimental to public interest and therefore meets section V.B.1.a for inappropriate demolition.

The National Register nomination estimates the home's construction as 1880, which is prior to the area being platted. Staff has been able to document an age as early as 1898, based city directories and maps. The age of the building places it amongst the earliest homes for the district. The Italianate design is more prevalent in areas developed before the building boom of this district which also supports the early date of construction. Staff finds that the building could not be reproduced without great difficulty and expense and therefore demolition meets section V.B.1.b for inappropriate demolition.

The applicant did not provide any information, such as evidence of a later construction date than currently believed or evidence that the building no longer has historic integrity. The request for demolition is based on "home not built in the period of significance for the Waverly-Belmont overlay." "Period of significance" is a term developed by the National Park Service to identify a time period in which a building or site experienced it's most important, or "significant," history. For local districts, the period of significance is the period of greatest growth and development. Neither the National Register or local design guidelines attempt to use the term to define the overall historic dates of a district.

National Park Service's definition of Period of significance: *Period of significance refers to the span of time during which significant events and activities occurred. Events and associations with historic properties are finite; most properties have a clearly definable period of significance.*

The period of significance for a district is not related to "contributory status" or whether or not a building is historic. For instance, one building can have multiple periods of significance that might be specific dates or date ranges. Those dates may or may not correspond to the building's date of construction. Contributory status is determined based on the date of construction, historic integrity and how the building fits into, or does not fit into, the overall character and development of the district.

The building has not irretrievably lost its integrity and removal of the building will result in a loss of an important part of the district's story, since the building was constructed prior to the majority of development in the area. This may be the only building, or among a small number of buildings, that speak to this early time period of the district. Staff, finds that demolition does not meet section V.B.2.a or b for appropriate full demolition. The applicant did not submit any information with which to review section V.B.2.c for economic hardship of the design guidelines.

Staff found that partial-demolition may be appropriate. Ordinance 17.36.110 and the design guidelines state that the Commission reviews "demolition in whole or in part." Removal of most existing features has been considered partial-demolition and has been

reviewed by the Commission and removal of all existing features has been considered full demolition, and has been reviewed by the Commission. The house is clad in non-original Masonite siding installed directly to the framing and the Masonite is covered in synthetic siding. Since the siding is not a historic feature, removal is appropriate and meets section V.B.2.

Staff assumes that the developer will want to remove siding materials and install more appropriate siding with insulation. Staff recommends that the replacement siding be fiber-cement, smooth-faced, with a reveal no wider than 5" (five-inches). The windows, front door, trim, porch and eaves appear to be original or at least early features that contribute to the historic character of the building and that are repairable. Staff recommends approval of partial-demolition to include removal of all the siding and retention (repair rather than replace) of windows on the front side-gable form of the house (see Figure 3) and all window casings; porch rack, brackets and posts; roof and house form, and dentil molding under eaves. The windows located further back on the house also appear to be original but will not be readily visible once a new home is constructed to the left (also on this month's agenda). Allowing those features to be replaced allows the applicant the opportunity to pick from all existing windows, of the same dimension as those in the front, to find those that are in the best condition to be repaired and installed in the front. Window and door casings on the entirety of the home should be retained to prevent what will essentially be full-demolition but all other materials on the rear 2/3 of the home may be replaced in-kind. The roof and building form shall be retained but the roofing material may be replaced. Allowing for removal of non-historic features and some historic features that are not readily visible from the street rather than all, will allow for partial-demolition to meet section V.B.2 of the design guidelines for appropriate demolition.

Staff recommends approval of demolition of the rear carport as it is not a historic feature. Staff recommends approval of the rear garage, (see Figure 4) which may be as early as 1908, according to a 1907 map; however, it is not in good condition and is not a significant feature of the property. Demolition meets section V.B.2. of the design guidelines.

Figure 3: Staff recommends that the only demolition allowed for the front portion of the building be the siding. Staff further recommends that the portion within the dashed-square retain the original window casings, but the window sashes, doors and porch posts may be replaced.

Figure 4: Existing garage.

Recommendation:
Staff recommends disapproval of full-demolition finding the request meets section V.B.1 of the design guidelines for inappropriate demolition and does not meet section V.B.2 of the design guidelines for appropriate demolition. Staff recommends approval of partial-demolition with the following conditions:

1. Roof material may be replaced with staff's approval of the material and color;
2. Windows on the rear 2/3 of the building may be replaced with windows of the same dimension as the existing windows, with retention of window casings, and with staff's approval of the window design and material;
3. Features on the front side-gabled form such as windows and door (not including non-historic security door), window and door casings, porch features, dentil molding under eaves shall all be retained;
4. Replacement siding shall be fiber-cement, smooth-faced, with a reveal no greater than five inches (5"); and,
5. The garage and carport may be fully demolished.

With these conditions, Staff finds partial-demolition to meet section V.B.2 for appropriate demolition.

ATTACHMENT A

Screenshots from the Waverly Belmont National Register nomination

8. Significance

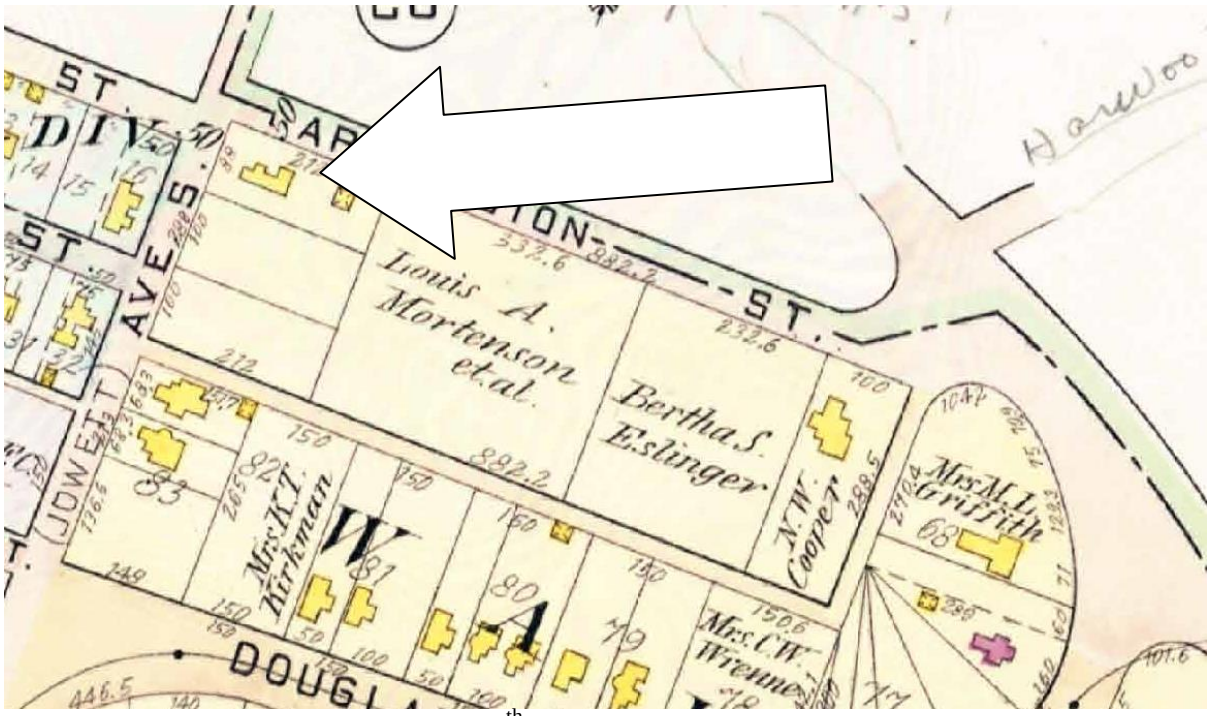
Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	X landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	X agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	___ architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	X commerce	___ exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates 1880–1935 **Builder/Architect** James A. Jowett, landscape architect

This section of the nomination notes the period of signficance as 1880-1935.

213. 2020 Tenth Ave. (ca. 1880): 1-story, frame, Italianate cottage, aluminum siding, recessed corner porch, gable roof, 4-bay. C (#135)

This section of the nomination provides information about 2020 10th Avenue South.



1908 maps shows what is now 2020 10th Avenue South.

Rear of building. Carport will be demolished.

Rear of building

Left side.

Front.

Front and right side.

Original or early door with transom and framing are extant.

Original or early windows are extant.

Original or early dentil work and eave brackets under the eaves is extant.

Interior has been gutted and does not reveal structural issues that would warrant demolition.

View of interior taken through door glass so includes some reflection of exterior elements.

Early or original porch brackets are extant.

ATTACHMENT B

Report from Fred Zahn, MHZC Inspector, June 11, 2018

An inspection was made of the house at 2010 10th Av South on June 27, 2018 by myself and historic zoning examiner, Melissa Sajid. The exterior, interior and basement were evaluated. At the time of this inspection, the interior finishes (plaster/drywall) had been removed from all walls and ceilings, allowing for a complete view of structural components of the building.

Based on the building materials, construction technique, and archival research, Staff finds that this home is one of the earliest remaining Victorian homes in the area. The stone foundation and the front corner addition date from approximately the same historic period, one in which many Bungalows were being built in Nashville.

It was evident, based on the type of framing material, that the left-front corner of the house had been added at a later date, yet early in the building's history. Staff found the alteration to meet the Secretary of Interior Standards for a change that has become historic in its own right.

There was no notable damage to the structural framing of the building observed, only moderate settling, most pronounced in the floor and to a lesser degree the roof, both of which are typical for a building of this age and easily correctable. The inspection included a low-light but effective walk through the basement. The partial dugout basement incorporates a concrete slab floor and concrete block retaining walls which looked to be well done and in atypically good condition. It was also apparent that the house was likely originally constructed on brick piers that were subsequently replaced with a full perimeter stone foundation. There is a small mudroom at the rear of the house which sits on a concrete block foundation and likely represents a third early period of construction and may be contemporary with the work done in the basement.

ATTACHMENT C

Comments received prior to 8/1/18

From: Sledge, Colby (Council Member)
Sent: Thursday, July 5, 2018 3:47 PM
To: Zeigler, Robin (Historical Commission)
Subject: 2020 10th Ave S.

Robin,

It has come to my attention that a request to demolish 2020 10th Ave S. will be before the MHZC. I was taken aback by this request, as I attended the Planning Commission meeting in which a very compelling case was made to subdivide this lot, in order to build a second structure next to the existing structure -- the one now being requested for demolition. I vehemently oppose such a request, as I believe the Planning Commission was correct in granting the subdivision request. It seemed the best compromise for all parties involved. To go back on such an agreement now would not be in good faith. I ask that the MHZC reject this request.

Sincerely,

Colby

Colby Sledge
Metro Council, District 17
(615) 442-3727
ColbySledge.com
Sign up for my weekly newsletter here!

From: Jessica Jarrett
Sent: Saturday, July 07, 2018 9:04 PM
To: Zeigler, Robin (Historical Commission)
Subject: 2020 10th Ave S. Property

Ms. Zeigler,

I do not support the request to demolish this home! This is a beautiful historic home that could easily have an addition added to it and has plenty of space without the lot partitioned off. We have historic regulations to protect homes like this, not to demolish for the highest bidder. The neighborhood is losing not only its charm but also its affordability. Not everyone wants a 4000sq ft house nor does everyone want/have a million dollars to spend on a 4000 sqft house. I am a neighbor and do not support the demolition of this property.

Jessica Jarrett
1001 Clayton Ave

From: April C. Kee
Sent: Monday, July 09, 2018 8:39 AM
To: Zeigler, Robin (Historical Commission)
Subject: 2020 10th Ave S

Robin,

Please do not allow the house at 2020 10th Ave S to be demolished. This property is included within the historic overlay and I feel should be protected and preserved as such.

Thank you for your consideration,
April Kee
1107 Clayton Ave

Sent from my iPhone

From: Jeff Meltesen
Sent: Monday, July 09, 2018 8:40 AM
To: Zeigler, Robin (Historical Commission)
Cc: Sledge, Colby (Council Member); Kristen Meltesen; Kaye Carmichael
Subject: 2020 10th Avenue S.

Hi Robin,

I've heard that the developers who have purchased 2020 10th Avenue South intend to request a demolition permit for the historic home on the property. As a resident of 2026 10th Avenue South (4 doors down) and a block captain for the Conservation Overlay, I am vehemently against any demolition of historic homes protected by the overlay.

I fear what message a demolition would send to developers across the city. What's more, this home is the only example of this style of architecture in our neighborhood, and therefore should be preserved.

Lastly, I'm confused when a decision will be made. There's signage on the property about a meeting on 7/19 about, if I'm not mistaken, sidewalk setbacks. Yet, the information being circulated among neighbors is that the demolition request will be on the MHZC agenda on 7/18. Can you please confirm?

I've CCed my mother-in-law, Kaye Carmichael, who lives in the property at 2024 10th Ave. S.

Thank you,
Jeff

Jeff Meltesen
(615) 481-3229 |

From: Kaye Carmichael
Sent: Monday, July 09, 2018 12:58 PM
To: Zeigler, Robin (Historical Commission)
Cc: Sledge, Colby (Council Member)
Subject: Fw: 2020 10th Avenue South Demolition Permit July 18 meeting MZHC

Robin,

I am writing because of my concern about a request for a demolition permit for the historic home located at 2020 10th Avenue South. I own and live at 2024 10th Avenue South in a home that also contributes to the historic character of homes in our overlay and both are architecturally significant to preserving the historical integrity of our neighborhood.

I hope the home owner at 2020 10th will be restricted to presenting a plan only to add to the rear of this home preserving the original architecture and materials as provided in our zoning overlay.

As you know, the zoning committee approved the creation of 2 lots earlier this year so that the property at 2020 10th could be sold. Both of these new lots are now smaller than the standard and average size for the neighborhood.

I am opposed to the demolition of the present home at 2020 10th Avenue and believe this request for a demolition permit should be denied. Unfortunately, I will be away from Nashville on the 18th, but hope you will express my opposition as a homeowner owning an historical home closest to the subject property.

If you need to contact me, please don't hesitate.

Kind regards,
Kaye Carmichael

2024 10th Avenue South

-----Original Message-----
From: Moira Tomaso
Sent: Monday, July 09, 2018 11:49 AM
To: Zeigler, Robin (Historical Commission)
Subject: 2020 10th Ave S

Dear Robin,
I live around the corner form 2020 10th Ave S and I'm writing to object to the request to demolish the historic house currently on the property. The Planning commission has already agreed to subdivision of this lot against recommendations, but granting an exception to demolish this historic property defeats ALL purposes of having the Historic Commission overlay and sets a dangerous precedent.

Moira Tomaso
929 S Douglas Ave

-----Original Message-----
From: Caroline Duley
Sent: Monday, July 09, 2018 11:00 PM
To: Zeigler, Robin (Historical Commission)
Subject: 2020 10th Ave South

Robin,
I'm writing to ask that you do everything you can to help protect the historic home at 2020 10th Ave South. I drive by this beautiful home everyday. It would be so sad if it gets torn down.

The developer purchased the property knowing it was in a conservation overlay. Allowing the developer to tear down the house would set a bad precedent.

Please help to preserve this house and our neighborhood.

Sincerely,
Caroline Duley
900 Waldkirch Ave
Nashville, TN. 37204

From: Nathan Hubbard
Sent: Wednesday, July 18, 2018 9:40 AM
To: Zeigler, Robin (Historical Commission); Walker, Tim (Historical Commission); Sledge, Colby (Council Member)
Cc: Kerry Conley
Subject: deny demo on 10th ave houses

Robin, Tim, & Colby,

I oppose the demolition requests at 2020 and 2300 10th ave. As a neighbor that worked to implement the overlay that protects houses in Waverly Belmont/12 South, I'm angered to hear this. Greed and profit have once again come in to destroy what what we have fought to preserve.

I know the owner of 2300 10th personally, she is 5 houses up the street from us. She's been trying for at least 6 years to figure out how to put 2 houses on her undersized lot and cash out. Her claims of disadvantage are bogus in the context of tearing down a house to make more money. All her direct neighbors, who would be the most affected, oppose this, but she doesn't seem to mind. This cash-out mentality must be stopped.

The neighborhood has spoken, and the collective voice wants to protect, not tear down. Please deny these requests and send a message to home owners and profiteers that this sort of thing will NOT fly in a NCZO in Nashville.

As a side note, I'm also appalled to hear that the 2020 10th property was allowed to be subdivided. No-one that looks at that property thinks '2 houses', they think 'slightly larger yard'. It should never have happened.

Thank you,

Hubbard Family
915 Waldkirch Ave

From: Heather Andrews
Sent: Wednesday, July 18, 2018 9:12 AM
To: Sledge, Colby (Council Member); Walker, Tim (Historical Commission); Zeigler, Robin (Historical Commission)
Subject: Respect the overlay

Please deny the demolition of 2020 10th Ave South and 2300 10th Ave South.

Both are contributing historic homes in the Waverly Belmont Overlay.

We worked hard to get this overlay passed with an overwhelming majority of neighbors. Both of those homes should be preserved as the overlay intended. Allowing their demolition would set a bad precedent.

Heather Andrews and Will Barrow

1008 Halcyon Ave

Nashville 37204

From: Chris Cotton
Sent: Wednesday, July 18, 2018 8:46 AM
To: Walker, Tim (Historical Commission); Zeigler, Robin (Historical Commission); Sledge, Colby (Council Member)
Subject: 2020 10th Ave

All -

I urge you to block the request of a developer to demolish a historic home located at 2020 10th Avenue in the Historic Overlay located in 12 South.

The reason the vast majority of the neighborhood supported this overlay was to prevent developers from destroying the character of this neighborhood.

To allow this developer to tear down this home would provide a dangerous precedent in Nashville which will open up more irresponsible development within protected overlays.

Again please do not allow this to happen.

Thanks for your time.

Chris Cotton
President, 12 South Neighborhood Association.

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-----Original Message-----
From: Heather Hammond
Sent: Monday, July 16, 2018 9:07 PM
To: Zeigler, Robin (Historical Commission)
Subject: 2020 10th Ave S

Please stop the request to demolish this historic home in the 12th South neighborhood. It is shameful what these greedy developers are doing to not only our neighborhood but the history of Nashville. Let's work to preserve that history ... not destroy it.

Thank you for your time.

Heather Hammond
2020 Beech Ave
Nashville, TN 37204

-----Original Message-----
From: Heather Andrews
Sent: Sunday, July 15, 2018 2:53 PM
To: Zeigler, Robin (Historical Commission)
Cc: Walker, Tim (Historical Commission); Sledge, Colby (Council Member); kconleytn@gmail.com
Subject: 2020 and 2300 10th Ave South Homes

> Dear Robin, Colby and Tim,
> I'm writing to ask that you do everything you can to help protect the historic home at 2020 10th Ave South as well as the home at 2300 10th Ave S. I drive by these beautiful homes everyday. It would be so sad if they get torn down.
> The developer (at least of 2020) purchased the property knowing it was in a conservation overlay. Allowing the developer to tear down the house would set a bad precedent.
> Please help to preserve this house and our neighborhood.
> Sincerely,
> Heather Andrews
> Nashville, TN
> 37204

-----Original Message-----
From: Meitra Aycock
Sent: Sunday, July 15, 2018 8:05 AM
To: Zeigler, Robin (Historical Commission); Walker, Tim (Historical Commission); Sledge, Colby (Council Member)
Cc: Kerry Conley Subject: Homes on 10th Ave

Robin, Tim and Colby - Kerry Conley let me know of two homes on 10th Ave that have asked for an exception to our conservation overlay. I am writing to you to express my concern about allowing such variances to the overlay that this neighborhood (and me personally) fought so hard to secure. I trust you heard our voices and understand how destructive these exceptions would be. I ask that you please deny these requests and keep our overlay in tact.
I am unfortunately unable to attend the meetings in person since they are scheduled during the time I am working, but please know I will be there in spirit with the rallying cry that we must protect our neighborhood from further exploitation from developers and residents who are seeking to make some easy money and exit the neighborhood. We plan on living here a very long time and need your protection.

Meitra Aycock
2300 Elliott Ave (built in 1875)

From: Cathy Kelly
Date: July 13, 2018 at 4:57:51 PM AKDT
To: robin.zeigler@nashville.gov, tim.walker@nashvill.gov, Colby.Sledge@nashville.gov
Subject: Please don't demo
Please don't demo 2020 and 2300 10th ave s. The community fought long and hard for a conservation overlay and it is meaningless if exemptions to the overlay are granted all the time. Thank you Cathy Jennings 807 Montrose ave Nashville TN 37204. Sent from my iPhone

From: Carol Ashworth
Sent: Friday, July 13, 2018 3:25 PM
To: Walker, Tim (Historical Commission); Zeigler, Robin (Historical Commission); Sledge, Colby (Council Member)
Subject: 2300 10th ave so
Hello all- I am out of the county and cannot attend the hearing but I want to go on record as opposing the demolition of this historic house. This is one of the oldest and most architecturally interesting houses in the neighborhood. I'm also concerned that William Smallman is the developer. He is not trustworthy. Very sad he has this unique property that deserves a sensitive and respectful renovation.
Thanks-carol ashworth
919 caruthers ave.
Get Outlook for iOS

From: Carol Ashworth
Sent: Friday, July 13, 2018 9:28:54 PM
To: Zeigler, Robin (Historical Commission); Walker, Tim (Historical Commission); Sledge, Colby (Council Member)
Subject: Re: 2300 10th ave so
Please correct address.
2020 10 th ave.
Sorry
Get Outlook for iOS

-----Original Message-----
From: Cathy Kelly
Sent: Friday, July 13, 2018 7:58 PM
To: Zeigler, Robin (Historical Commission); tim.walker@nashvill.gov; Sledge, Colby (Council Member)
Subject: Please don't demo
Please don't demo 2020 and 2300 10th ave s. The community fought long and hard for a conservation overlay and it is meaningless if exemptions to the overlay are granted all the time.
Thank you
Cathy Jennings
807 Montrose ave
Nashville TN 37204.
Sent from my iPhone

From: Diana Giles
Sent: Monday, July 16, 2018 3:14 PM
To: Zeigler, Robin (Historical Commission); Walker, Tim (Historical Commission); Sledge, Colby (Council Member)
Subject: 2 historic homes on 10th
Please deny the request to demolish the following homes: 2020 10th Ave S and 2300 10th Ave South. Both are within the overlay area and are in good enough shape to remain standing. We worked very hard to get this overlay in place to prevent such a thing from happening.
Thanks.

All the best,
Diana Giles, Realtor®,RCS-DTM ***Trained by Vanderbilt Law***
Chamberlain Realty, LLC
113 Shivel Drive
Hendersonville, TN 37075

-----Original Message-----
From: Heather Hammond
Sent: Monday, July 16, 2018 9:07 PM
To: Zeigler, Robin (Historical Commission) <Robin.Zeigler@nashville.gov>
Subject: 2020 10th Ave S
Please stop the request to demolish this historic home in the 12th South neighborhood. It is shameful what these greedy developers are doing to not only our neighborhood but the history of Nashville. Let's work to preserve that history ... not destroy it.
Thank you for your time.
Heather Hammond
2020 Beech Ave
Nashville, TN 37204

From: David Sprouse
Sent: Tuesday, July 17, 2018 8:35 AM
To: Sledge, Colby (Council Member); Walker, Tim (Historical Commission)
Cc: Zeigler, Robin (Historical Commission); Kerry Conley
Subject: Protect our historic neighborhood and enforce our overlay

I am writing to express my concern that two contributing historic homes protected by the Waverly-Belmont conservation overlay are being considered for demolition. The houses in question most certainly contribute to the historic fabric of this neighborhood, and I strongly object to their demolition. Our neighborhood worked tirelessly to implement a conservation overlay, and it should be vigorously maintained.

For twenty years, I have admired the historic home located at 2020 10th Ave. South - eager to see the day it would be restored to the full potential of its historic character. And now, a developer seeks it wholesale demolition? This action is completely unacceptable. In addition, the bungalow at 2300 10th Ave. South appears to have been recently rehabilitated. Its demolition clearly falls outside the bounds of the conservation overlay's promised protections.
Our city cannot afford to lose any more of its historic properties. Nearly 700 homeowners entered into a pact with the city to prevent the destruction of historic homes in our neighborhood ... and a deal is a deal.

Protect our historic neighborhood and enforce our overlay!

Sincerely,
David and Carrie Sprouse
2033 Elliott Avenue
Nashville, TN 37204

From: Caroline Duley
Sent: Wednesday, July 18, 2018 7:52 AM
To: Walker, Tim (Historical Commission) <Tim.Walker@nashville.gov>; Zeigler, Robin (Historical Commission) <Robin.Zeigler@nashville.gov>; Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>
Subject: Deny demolition of 2020 10th Ave S and 2300 10th Ave S

Please deny the demolition of 2020 10th Ave South and 2300 10th Ave South.
Both are contributing historic homes in the Waverly Belmont Overlay.
We worked hard to get this overlay passed with an overwhelming majority of neighbors. Both of those homes should be preserved as the overlay intended. Allowing their demolition would set a bad precedent.
Sincerely,
Caroline Duley
900 Waldkirch Ave