

JOHN COOPER  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

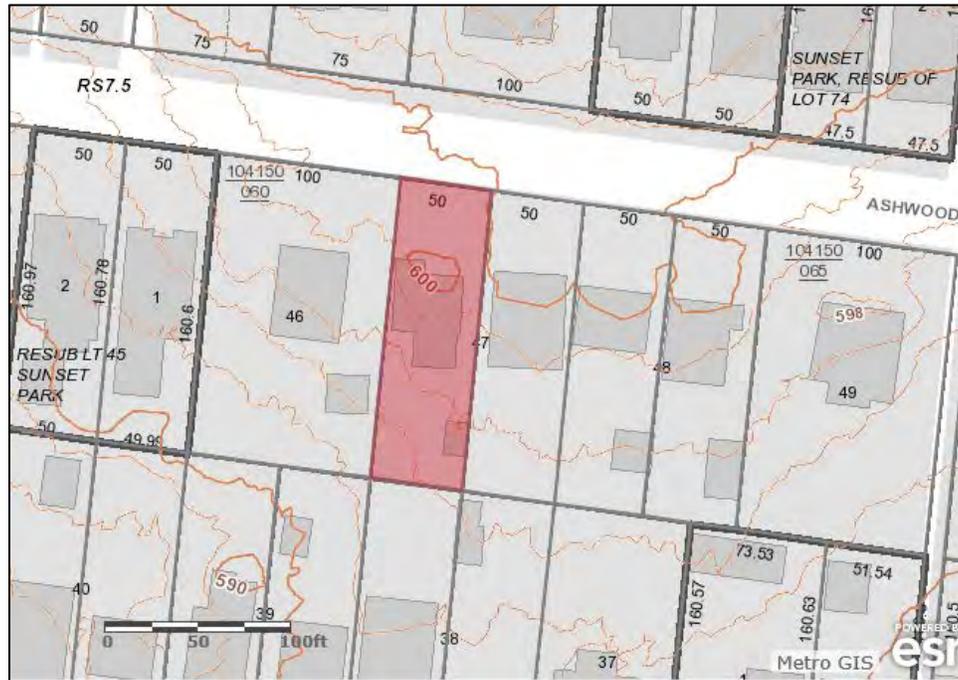
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**2535 Ashwood Avenue**  
**October 16, 2019**

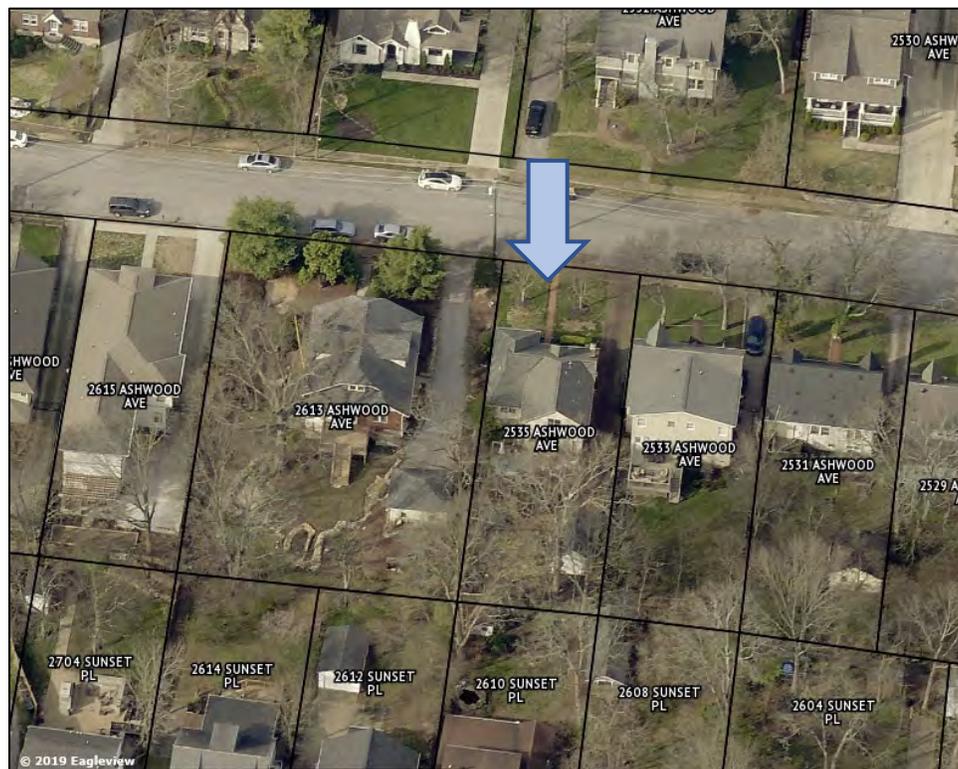
**Application:** Demolition-Partial  
**District:** Hillsboro-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Base Zoning:** RS7.5  
**Map and Parcel Number:** 10415006100  
**Applicant:** Erica Reed, Owner  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> A chimney on the left side of the house has been identified as being the source of water leaking into the building. The applicant proposes to demolish the chimney down to the roofline and then patch the hole in the roof.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval of the application to demolish the original chimney on the house at 2535 Ashwood Avenue, finding that doing so would be an inappropriate demolition under section III.B.1. of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs &amp; Repair Estimate</p>
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**Vicinity Map:**



**Aerial Map:**



**Applicable Design 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:** The structure at 2535 Ashwood Avenue is a one and one-half-story house, constructed circa 1930. The house is primarily brick with clapboard siding on the upperstory walls. The house is minimal in its architectural ornamentation, but the brickwork exhibits a mixture of running and common bond patterns with a soldier course at the water-table, rowlock sills, and corbelled quoining at the corners.



Figure 1: 2535 Ashwood Avenue in 1987.

There is a chimney on the left side of the historic house, approximately forty-inches (40”) from the front wall and projecting twelve inches (12”) out from the plane of the wall. The chimney is brick, matching the primary material of the house, from grade to the top, tapering down in width where it abuts the upperstory wall before penetrating the eave and roof surface.



Figure 2: 2535 Ashwood Avenue today.

The chimney has been identified as being the source of water leaking into the house.

**Analysis and Findings:** A contractor specializing in chimneys evaluated the structure and determined that the chimney’s crown and cap was failing, that the mortar was deteriorating, and that as much as 50% of the bricks were broken or cracked. The contractor recommended three possible courses of action: removing the chimney and

patching the roof, removing and reconstructing the chimney in kind, and removing the chimney and reconstructing it in stone.

The cost for each of the three options are as follows:

		Estimate	Cost over Option 1
Option 1	Demolish chimney and patch roof.	\$3496.72	N/A
Option 2	Demolish chimney, reconstruct with brick.	\$6705.88	\$3209.16
Option 3	Demolish chimney, reconstruct with stone.	\$8129.40	\$4632.68

The applicant proposes to demolish the chimney down to the roofline and then patch the hole in the roof.

**Demolition:** In the past, the MHZC has considered chimneys on front or sides of an historic house to be features that contribute to a house’s historic character. Staff finds this chimney to be particularly significant to the character of this house because it is engaged with the side wall and is exposed on the exterior as it extends up along the outside of the upperstory wall. Whereas some chimneys are purely utilitarian, this chimney was designed and built with intent and care given to its appearance as well.

Staff finds that removing the chimney would not be appropriate under section III.B.1. of the design guidelines, as that would alter the appearance and form of the house as viewed from the front and side.

Reconstructing the chimney would be appropriate if it cannot be retained and repaired. If the existing brick cannot be reused, reconstructing it with matching brick would be appropriate. Staff finds that reconstructing the chimney with a material other than brick would not be appropriate.



Figure 2: 2535 Ashwood Avenue in 2013.

**Recommendation:** Staff recommends disapproval of the application to demolish the original chimney on the house at 2535 Ashwood Avenue, finding that doing so would be an inappropriate demolition under section III.B.1. of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

















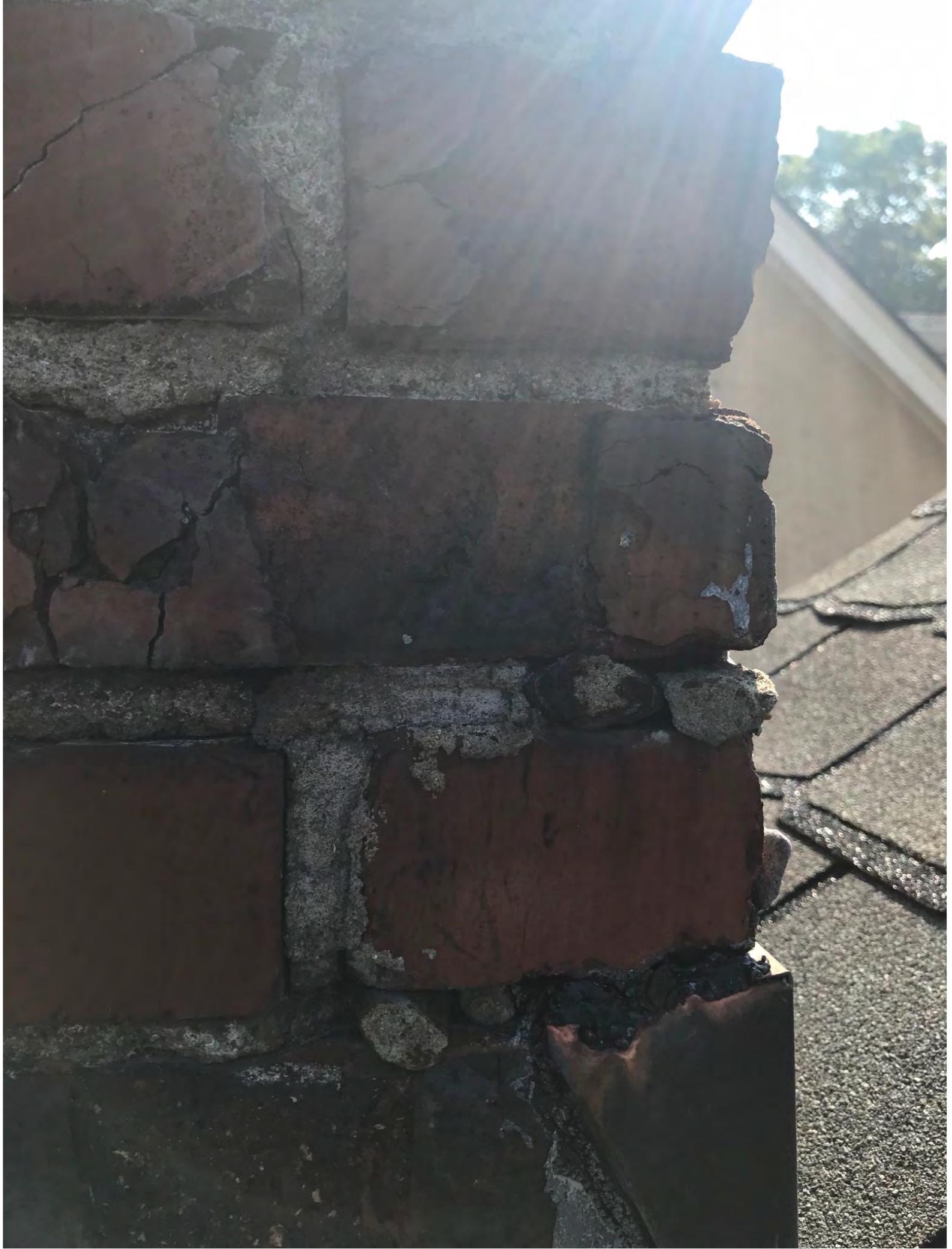
2535















































**Summary and Findings**

Chim Chimney  
615-364-8987  
3646 Central Pike, Hermitage, TN 37076  
[www.chim-chimneyinc.com](http://www.chim-chimneyinc.com)

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Customer Name: \_\_\_\_\_ Phone #: \_\_\_\_\_ Date: 9/24/19 Orig. Contract/Invoice #: \_\_\_\_\_  
 Address: 2535 Ashwood Ave City: Nashville State: TN Zip: 37212 Home Age: \_\_\_\_\_

<b>Option #1</b>	Set up staging. Deliver small dumpster. Remove chimney to below roof line. Install roof decking as needed. Install ice and water shield. Install new shingles as needed.
	\$ 3496.72 or monthly investment of \$ 80.42
<b>Option #2</b>	Set up staging. Tear chimney down to approximately flashing. Rebuild chimney to approximately current height. Set up crown forms. Pour drip edge crown. Remove crown forms. Install cap & damper system. Spray water seal over exterior of chimney.
	\$ 6705.88 or monthly investment of \$ 154.24
<b>Option #3</b>	Everything in option #2 plus install centurion stone of customers choice to the exterior of the chimney.
	\$ 8129.40 or monthly investment of \$ 186.98

Technician Signature: Joshua Meep Customer Signature: Not present

White: Attach to Original Invoice/Contract Yellow: Customer Copy