

From: [greg nehbass](#)
To: [Hoffman, Paul \(Historical Commission\)](#)
Cc: [Zeigler, Robin \(Historical Commission\)](#)
Subject: Preservation of 949 Russell Street home
Date: Saturday, March 13, 2021 3:25:13 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Mr. Hoffman,

I am writing to express our support for enforcing preservation of the home at 949 Russell Street.

Thank you for your efforts towards enforcing the full preservation intent and legalities for this property. We believe that the apparent neglect and dubious intent of the applicants should be exposed and fully curtailed.

As homeowners in Edgefield, we understand how the historic overlay is a critical foundation to maintaining the neighborhood character and special value in and for which we have continually invested over twelve years.

We believe that there is much more at stake with this property than this one home and it's special place at our street's entrance to the neighborhood. With what could be a very similar situation next door to our home, where another magnificent historic home has been partially demolished and left open to the elements, we are concerned that failure to strongly enforce the historic intent here could be catastrophic to many others.

Thanks once again for your support for Historic Edgefield.

Sincerely,

Greg Nehbass
608 Russell Street

From: [Emily Richer - Virage Napa Valley](#) on behalf of [\[redacted\]@gmail.com](#)
To: [Hoffman, Paul \(Historical Commission\)](#); [Zeigler, Robin \(Historical Commission\)](#)
Subject: 949 Russell St Demolition Request -
Date: Saturday, March 13, 2021 8:08:40 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi Paul and Robin,

I'm one of the new homeowners on Russell Street in Historical Edgefield.

I just purchased a home at Russell & 9th—a huge restoration project—just one block away from 949 Russell, the subject of this demolition permit request. I hope my perspective helps. I paid an enormous premium to join this small, charming community of historic homes, protected by an historic overlay, and I will be economically damaged if this permit is approved.

I also looked at 949 Russell as well when it was for sale in 2019. It was listed, initially, a few months before I bought 820 Russell. I chose 820 because I have a garage, with studio above, which is important to me. To win the bidding war, I probably overpaid, and have taken on one massive economic and logistics burden to restore my home. My choice! But the **ONLY** reason I paid so much for a property needing a total overhaul is that I love historic homes and **I bought in a recognized historic area where such investment was warranted due to the protections of the historic overlay.**

Sadly, the protections I was counting on to support the enormous investment I need to make to restore my home don't seem to have any teeth? I'll list all the hits I've taken in only one year momentarily...

In this case, please send a CLEAR MESSAGE to anyone tempted to undermine the overly by taking assertive action:

- (a) **deny this demolition** permit, and
- (b) **levy every fine/penalty** that can be levied, daily, for this owner continuing to leave a recognized historic structure exposed to the elements, exacerbating the initial tornado damage.

My perspective/experience:

1. I bought January 30, 2020
2. My house was also damaged by the tornado; welcome to Tennessee.
3. I'm new to the area from California; still my roofers put a temporary patch on my damage THE SAME DAY and have long since done the permanent repairs needed.
4. Roofers and contractors were all over the neighborhood doing the same.
5. The current owner of 949 Russell bought post-tornado (for an already significant discount to pre-tornado value).
6. Claiming economic hardship is absurd
 - a. Owner is a real estate developer, in the business of assessing and building/repairing property

- b. Any economic diminution post-purchase was caused by neglecting to protect the property!
7. This owner should be held to the same standard as all our homeowners insurance requires: mitigate, or expect a denial!

Please don't be a rube for clever developers/lawyers like the City was with WeWork. In a similarly intentional attempt to circumvent important neighborhood protections, WeWork intentionally skirted the requirement to provide parking for their intended use (office building). Either their lawyers are better than the City's lawyers or the City and various commissions and councilmembers do not follow through nor care about the enormous impact on quality of life for us homeowners nearby and small business owners who created the vibe/value now so coveted in this area. At this point, it's either "us or those attempting to profit at our expense." There's no place for anyone else to park now, but the pay lot never used by WeWorkers! They are given local maps of the residential streets they can park on "for free." Please stand with those who BUILT up the value that I paid for – the homeowners restoring these homes since the late 1970's and entrepreneurs who braved the once dangerous area to start café's etc. Please recognize we don't appreciate those trying to abuse/evade those rules.

Residents of Russell Street have taken so many hits lately! In only one year of ownership, already it seems the neighborhood is falling apart for lack of protection by regulations I was counting on:

1. CONDO INTRUSION: If I wanted double-double-tall-n-skinny and condos all around me, I would have bought in another area. The dense condo development at the southern corner of Russell and 10th St is bad enough. Amazing how something so ugly and high-density, with zero historic character and so much asphalt and concrete, plus terrible night-sky abusing commercial lighting gets approved WITHIN AN HISTORIC OVERLAY? Maybe corner properties are exempted? Maybe someone was allowed to combine the corner with the adjoining lot on Russell St to skirt the overlay rules for an interior lot facing Russell St. Maybe I'm wrong, and it was just a big corner lot with a house that got replaced with dozen or more ugly boxy condos. PLEASE DON'T LET THAT KIND OF UGLY/DENSE DEVELOPMENT HAPPEN ANY FURTHER THAN THE CORNER! **This home at 949 is an extremely important precedent. Once the first domino falls, others will pile on...**
2. BUSINESS INTRUSION: If I wanted to live next door to *businesses*, I also wouldn't have invested within an historic residential overlay. I find it a terrible intrusion that such a significant zoning/use change was rammed through the City Council in 2020—during a pandemic without resident input and no voter input. And no protection/exemption of our area provided by the various historic commissions. Especially given the age of our neighborhood. Few have garages, and now five (5) employees allowed per house! Plus customers parking for every home-based business? Clearly will make an already insane parking situation even worse.
3. PARKING INTRUSION: If I wanted to provide parking—and maintenance of that lot—for a commercial building, I would have invested in a parking lot in a commercial area. Why is the 170 linear feet along 9th St bordering my property the defacto primary WeWork parking lot? Why is that OK? I'm frustrated to no end that (1) I have to hear eight cars early morning M-F slamming doors while chatting loudly into cell phones/earbuds, dropping latte cups on my

sideyard, and (2) those cars do not move all day, so (3) I have to wait until dark, when the “lot” clears, to clean the area of leaves from my tree. Or I’m going to cause a storm drain clog... Meanwhile, forget having guests park anywhere near my home. Total nightmare and failure of our local agencies to enforce the deal WeWork made: provide parking. Not provide space via leasing out to a pay lot service, then handing out maps where to park in the local residential area. Again, skirting the intent of the rules, and allowed to stand. Not your jurisdiction, I know, but we are threatened from so many sides that the context will help you understand our extreme frustration.

4. DRAMATIC ZONING CHANGES WITH NO CONSIDERATION OF NEARBY HISTORIC AREA: And of course, the huge zoning change already spurring over-development along Woodland, where large boxy zero-lot-line condo/apartments/etc do not require any design standards or setbacks or green space to deliver what that street was intended to deliver: a buffer between full-commercial Main Street and a Historic residential neighborhood. At least Woodland St should have had some design considerations to soften the glare so to speak. I wish you all could see how Pasadena, California functions. Both the historic residential streets and their neighboring commercial district all adhere to historic protections, as we did in Edgefield for many years before the zoning was suddenly promoted to “wall them in” referring to us in Edgefield 😞
5. LACK OF COUNCIL SUPPORT, SADLY. Apparently, our Councilman (so I’m told) refers to us as “Hysterical Edgefield.” Well, setting aside that he should actually represent the residents here, I’d like to say NO WONDER! Condos and zero-lot-line high-density structures are going up as fast as the developers can build them with no greenspace, no accommodation for parking... Tenants of WeWork crowd our streets with cars all day, and residents of these high-rise condos with no greenspace walk dogs through Edgefield as if it’s a City park... Not that we don’t love walkers, joggers and dogs, but it’s getting really crowded...

Don’t even get me started on socking us with a surprise 34% tax increase...

Thanks for reading.

You guys already know:

1. The owner who filed for a demolition permit is a real estate professional who should have done due diligence.
2. That home had plenty potential for restoration—maybe not enough to include a fat developer margin, but neither did mine, one block away, and it sold for more (\$546k) in similar if not worse condition with multiple offers.
3. No effort was made by this owner to mitigate weather damage after their purchase, indicating intent to cause economic loss. That decline in economic value must be borne by the neglectful owner, or it will suffered by the entire neighborhood as we all suffer the loss of a PROTECTED historic structure... then who-knows-what gets built.

Thank you for helping us preserve what so many before me, including the late Lamar Jackson and his partner, from whom I bought my home, worked so hard to create.

Emily

EMILY RICHER
820 Russell St



From: [Javier Rodriguez](#)
To: [Hoffman, Paul \(Historical Commission\)](#); [Zeigler, Robin \(Historical Commission\)](#)
Subject: 949 Russell st request for demolition
Date: Thursday, March 11, 2021 8:39:25 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

My name is Javier Rodríguez. I live at 802 Russell st in historic edgefield.

I am very concerned about the application for demolition of the historic home at 949 Russell st.

This is a historic home in a preservation district and we should try to preserve it.

I've walked past this house for the past year and nothing has been done to it. Actually windows have been left open and the rear of the house has been left open to the elements.

I still believe this house should be preserved and strongly oppose demolition.

Javier Rodríguez



Sent from my iPhone

From: [Brandon Dyce](#)
To: [Hoffman, Paul \(Historical Commission\)](#); [Zeigler, Robin \(Historical Commission\)](#)
Cc: [Withers, Brett \(Council Member\)](#)
Subject: 949 Russell Street -- Please Preserve
Date: Saturday, March 13, 2021 7:03:47 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Mr. Hoffman and Ms. Zeigler,

Thank you for your service to the city and your dedication to historic preservation. I am writing in support of preserving 949 Russell Street and in alignment with our shared values of protecting the remaining, relatively few, historic neighborhoods in Nashville.

This house can be restored. This house can be restored and flipped for profit. Yes, it's a lift, but the current housing market and the dearth of unique homes in the urban fabric like this continue to drive up the value. There can be no claim of economic hardship.

When the owners purchased the home, they knew it was in a historic neighborhood; the expectation should always be restoration, not demolition, to protect and preserve the character of our neighborhood. What's more, the owners intentionally left the property exposed for months, allowing further damage through willful neglect. They should not be allowed to capitalize on their negligence.

This home is the gateway to Nashville's oldest and most strict historic preservation districts. Our collective priorities are always preservation.

Thank you for your consideration and your service.

Brandon Dyce
812 Fatherland Street
Historic Edgefield Board Member

From: [Delaney Fanning](#)
To: [Zeigler, Robin \(Historical Commission\)](#)
Subject: 949 Russell Street
Date: Saturday, March 13, 2021 10:21:59 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hey there,

My name is Delaney and I live at 716 Shelby Ave. I'm emailing you in regards to the demolition request of 949 Russell Street.

I stand with the majority of my neighbors in Historic Edgefield opposing this request for the following reasons:

>This is a home in a historic preservation district and this was true when the current owners purchased the home. Expectation, therefore, should always be preservation over demolition.

>949 Russell sits at the entrance of Historic Edgefield and in that way is a gateway into the neighborhood. This makes it a uniquely positioned structure in the preservation and protection of the neighborhood. The incredibly hot Nashville housing market with Edgefield as one of the most desirable neighborhoods in the city would fully bear a restoration and resale for profit. There is no economic hardship case to be made.

>949 Russell was left open, intentionally neglected, for months after the tornado, a clear indication of the owner's lack of desire even then to preserve the structure.

Finally, on a personal note, I've been walking my dog through the streets between my house and Woodland each day for the past 3 years. I've always admired this neighborhood, the architecture, and the neighbors. I'd really hate for someone to take advantage of it after being left vulnerable. My best friend now lives at 931 Russell, so I spend a lot more time walking over there and I've never seen anyone in this house, but with a restoration I can see a new family moving into their forever dream home. I'd love the chance to meet them someday.

From: [Peter D Greaves](#)
To: [Zeigler, Robin \(Historical Commission\); Historical Commission](#)
Subject: 949 Russell Street
Date: Saturday, March 13, 2021 10:00:30 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I would like to voice my objection to the requests for demolition of 949 Russell Street due to economic hardship and would like to note the following points:

- a) The new owners clearly knew of the historic zoning status before purchasing the property
- b) The owners appear to have deliberately left the property empty for months in the hopes of deteriorating the building to the point it can't be saved.
- c) The current EN market is such that they could clearly restore and sell and still make a profit, and this would have been even more so if they had started the work when they could have rather than allowing it to deteriorate.
- d) The building is a gateway building to Edgefield and sets the tone of what you see when you come into the neighborhood.
- e) The house was bought for 625k and could easily be resold even in the current condition for that. Additionally houses are going for over \$300 per square foot, so restored it could sell for 839k plus.
- f) Most of the property damage was there before the tornado.
- g) The damage caused by the tornado was far less than many historic homes 11th Ave South that were able to be repaired at a reasonable amount and the owners insurance should cover the damage (as it did with my house).

I am a resident and strongly object to a trend I see of owners buying historic homes, leaving them empty and then claiming hardship to tear them down. Apart from the historic significance of the house, the owners would almost certainly try to build two houses on the lot out of character with the existing homes in terms of size, or apply for rezoning.

I would like to ask the historic commission to refuse the request. and also ask if anything can be done to stop the owners from simply leaving the house empty until it falls down and paying any fines. I am happy to come to the meeting if it helps.

Regards
Peter Greaves
913 Fatherland Street



To: Metropolitan Nashville
Historic Zoning Commission

From: Carol Norton
801 Boscobel Street
Historic Edgefield
Nashville, TN 37206

RE: 949 Russell Street, Request for Demolition

Commissioners,

I first want to thank you for taking the additional time and effort for a walk-through of the property in question. As volunteers, that added to your already busy schedules.

Secondly, I want to commend Staff for their thorough and accurate assessment of the property in question, in denying the request for demolition. The issue of “Economic Hardship” and our Historic Zoning Guidelines can be complicated and misunderstood, but they expressed it very accurately as it applies to this property.

I do hope the Commission will stand up for the neighborhood, as you have done so many times in the past.

I know the Historic Commission has its hands full overseeing the rebuilding of 2nd Avenue. But there are other properties you must protect, too. 949 Russell is one of them. It’s a beautiful and valuable anchor and entrance to our Edgefield neighborhood, Nashville’s first Neighborhood Historic Preservation District. It deserves us all standing up for it being saved.

I urge you to concur and support Staff’s recommendation for denial of the Request for Demolition.

Sincerely,

Carol Norton
Long time Edgefield resident and
Former member, Metro Historic Zoning Commission

From: [Anderson Williams](#)
To: [Hoffman, Paul \(Historical Commission\)](#); [Zeigler, Robin \(Historical Commission\)](#); [Withers, Brett \(Council Member\)](#)
Subject: 949 Russell Street - Historic Preservation
Date: Friday, March 12, 2021 8:22:31 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Mr. Hoffman and Ms. Zeigler,
First, thank you for your service to the city and your dedication to historic preservation.

I am writing in support of preserving 949 Russell Street and in alignment with our shared values of protecting the remaining, relatively few, historic neighborhoods in Nashville.

This house can be restored and be lived in. This house can be restored and flipped for profit. Yes, it's a lift, but the current housing market and the dearth of unique homes in the urban fabric like this continue to drive up the value. There can be no claim of economic hardship.

The owners intentionally left the property exposed for months, allowing further damage through willful neglect. They should not be allowed to capitalize on their negligence.

This home is the gateway to Nashville's oldest and most strict historic preservation districts. Our collective priorities are always preservation.

Thank you for your consideration and your service.

Anderson Williams
800 Russell Street
Edgefield Board Member

From: [Thomas J Brown](#)
To: [Hoffman, Paul \(Historical Commission\)](#); [Zeigler, Robin \(Historical Commission\)](#)
Cc: [Carol Williams](#); [Historic Edgefield](#); [Brandon Dyce](#)
Subject: PLEADING FOR YOU TO SAVE 949 RUSSELL ST
Date: Friday, March 12, 2021 10:00:52 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hello everyone please consider the following,

I lived in Historic Edgefield for 25 years, and renovated and have helped other owners work on many others...

I was president of Historic Edgefield for a good number of years and through the 1998 tornado which devastated our beautiful neighborhood. I've learned to understand and appreciate that we are **ALL ONLY CARETAKERS** of these historic homes. When we die and move on these homes remain for future generations. We've saved many buildings over the years and I cannot tell you HOW MANY TIMES, OVER AND OVER AGAIN, the reason for tear down was financial hardship and for financial gain.

Homes I've renovated...

717 Bosocbel St
719 Boscobel St
915 Boscobel St
720 Boscobel St

Homes in Historic Edgefield I still own...

500 Russell St
502 Russell St
915 Boscobel St

Again, we are caretakers to maintain and preserve. Once a historic home is gone, it's gone, PLEASE do not allow this home to be destroyed and gone forever.

Therefore, I very much agree with, and am hopeful, you will please vote to deny demotion as reference below...

The Historic Edgefield Neighbors Board exists to support the continued preservation of our small, historic neighborhood. We are deeply concerned by the demolition of 949 Russell Street request on the March 17 Historic Zoning Commission agenda, and are opposed to this request for the following reasons:

- This is a home in a historic preservation district and this was true when the current owners purchased the home. Expectation, therefore, should always be preservation over demolition.
- 949 Russell sits at the entrance of Historic Edgefield and in that way is a gateway into the neighborhood. This makes it a uniquely positioned structure in the preservation and protection of the neighborhood. The incredibly hot

Nashville housing market with Edgefield as one of the most desirable neighborhoods in the city would fully bear a restoration and resale for profit. There is no economic hardship case to be made.

- 949 Russell was left open, intentionally neglected, for months after the tornado, a clear indication of the owner's lack of desire even then to preserve the structure.

Most sincerely, Thom Brown

From: [Hoffman, Paul \(Historical Commission\)](#)
To: [Andy Gerome](#)
Cc: [Zeigler, Robin \(Historical Commission\)](#)
Subject: RE: Regarding 949 Russell st - permit to demolish
Date: Friday, March 12, 2021 1:24:51 PM

Andy, thank you for your comments. We will forward this to the Commission prior to the Commission meeting next week.

Best—

Paul Hoffman
Historic Preservationist
Metro Historic Zoning Commission

From: Andy Gerome <andygerome@gmail.com>
Sent: Friday, March 12, 2021 12:17 PM
To: Hoffman, Paul (Historical Commission) <Paul.Hoffman@nashville.gov>
Subject: Regarding 949 Russell st - permit to demolish

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hello Paul,

I have been following the Saga revolving around 949 Russell Street for a couple of months now. I have attached current photos taken on March 12th 2021...since the tornado last March in 2020.

I've driven down the alley directly behind this property many times on the way to my house that is within the same block, and wondered why... no one ever cleaned up the debris and tried to "protect" the house, as it was left wide open for months? I believe the debris is still as it was from the tornado. There is only a large Blue tarp that is ripped and flapping in the wind, that covers the back portion of this house. Evidently the owner has not done one thing to try to save this beautiful architectural and historical to East Nashville, property.

I've been made aware that the current owner has applied for a permit to demolish it because of some hardship he has?? What hardship could he possibly have that we or my many other neighbors didn't have 21 years ago? My house was condemned on the first day I bought it, divided into six apartments and had code violations and it did not allow me to move into it. But I fully was aware of this as I made it a point to sit down with a director of codes to tell me everything about my property prior to purchasing it. After purchasing my own home at 923 Russell, we rented a house for 9 months, in order to restore our home we bought. We spent our own money, never asked for any loans from the city and we put our own sweat into it. We couldn't afford to hire contractors except for the major Mechanicals and I only started with \$38,000 cash. As the property was rehabbed it increased in value and I was able to borrow more to continue the restoration as I would advise this

current owner to do. I knew this when we purchased the home as the city made this clear that there were restrictions in my area. I'm sure my neighbors feel the same way as they went through the same test of faith!

I was told that the current owner purchased a home after the tornado, so why was he not under the same guidelines to restore 949 Russell Street? He has not done one thing... to work on the house. I know this for a fact because it's only less than 10 properties from my home and I drive by it at least three times a day, the front and back yards.

Our homes have gone up in value through the years extremely well in our neighborhood. He would regain his money for restoration quickly. The the land that is being purchased in our area has been selling for almost as much as he paid for the entire home. Vacant Lots in our area are being bought for \$325,000 and more within two to three days. I can't see any hardship this current owner must have. I believe his purchase price was around \$400,000 for the whole property? I believe our Lots now are bringing approximately 325000 to \$350,000.

The homes across the street from my house at 923 Russell sold last year for approximately \$350,000 each, side-by-side, and a developer tore down the single family home on the double lot there, and built two... beautiful homes and the price on these homes are going to be 1.3 million dollars each! They are both currently listed for sale. I am sorry but I can't see this person has any kind of hardship at all when he purchased that property as it was, after the tornado damaged it for that price. I currently own two homes here on Russell Street. 919 Russell and 923 Russell, both historic homes. 919 is a Triplex and the other is my residence which I converted back to a single-family. Both historic properties, both have needed many permits over the last 10 and 20 years that had been met and approved by the historic Commission.

My feelings are that 949 Russell Street should be restored and not torn down, because there is much of the house that is left untouched and yes...it will take money and time but who hasn't done this in our area to restore East Nashville?

I've lived here for 21 years now and I am still... working on my house to bring it back to its full Glory. I know that you were aware of all the permits that I applied for after the tornado in March 2020 that damaged my home at 923 Russell Street and 919 Russell Street. We had six chimneys to repair, one that was needed to be torn down (\$12,000.00), and replaced, fences, and no one helped us pay for anything. We shopped around, hired the best people we could find and we did it.

We knew we were under guidelines when we bought our property in the year 2000 and I have had to apply many times for permits to repair and restore my homes, as you are aware of. If I can do it, so can everyone else if they agree to purchase one of these homes that need repair.

So I encourage you to deny the approval of his application to demolish the home at 949 Russell Street. I think he should actually be fined for letting the house continue to deteriorate after they purchased it.

When I purchased my home, it had several codes violations against it and people from the codes

Department visited my house weekly... for 1 year until it was under the current guidelines and updated to live in. It was not pleasant but we got it. Shouldn't the owners oh 949 Russell Street be under the same guidelines? Where was codes Department during this whole thing?

Feel free to use this email to be read in front of the panel that will make the final decision. I'm sure that if I let my house fall into disrepair, codes would be at my front door within the month.

Again, the current owner allowed this home to be worse than it was after the tornado hit it and I believe there should be fines brought against him as well as he should be either forced to restore the home to the current guidelines as everyone else was, or he needs to sell it to someone else that will.

Thank you for your time,
Andy Gerome
923 & 919 Russell Street
Nashville 37206

From: [Hoffman, Paul \(Historical Commission\)](#)
To: [TINA THOMSERN](#)
Cc: [Zeigler, Robin \(Historical Commission\)](#)
Subject: RE: 949 Russell
Date: Friday, March 12, 2021 10:39:16 AM

Ms. Thomsern, thank you for your comments. We will forward to the Commission.
Best--

Paul Hoffman
Historic Preservationist
Metro Historic Zoning Commission

-----Original Message-----

From: TINA THOMSERN <tina@tina.com>
Sent: Friday, March 12, 2021 10:21 AM
To: Hoffman, Paul (Historical Commission) <Paul.Hoffman@nashville.gov>
Subject: 949 Russell

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

From: Tina Thomsen- 729 Fatherland Street Nashville -37206

Very interested in preserving this great old house. So disappointed owners have neglected it so. Clearly from the beginning they desired to tear it down, despite the historic significance and historic neighborhood it is a part of. We have lost so many wonderful houses- now is not the time to destroy our history. Any renovation and resale would still provide these owners with a sizable profit once greed has been put aside.
Sent from my iPhone

From: [Carol Williams](#)
To: [Historical Commission](#)
Cc: [Withers, Brett \(Council Member\)](#); [Lois Layne](#)
Subject: 949 Russell Street/Historic Edgefield/NO to demolition
Date: Wednesday, March 10, 2021 9:32:33 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Subject: 949 Russell

Dear Commissioners:

If we demolished every Edgefield historic home needing renovation/restoration that was not structurally sound, we would have few if any left. Most have had structural issues... water damage...termite issues...uneven floors...some worse than others

That's what our Metro Historic Zoning Overlay is about ... saving structures and overseeing the processnot demolition.

One huge example is the Miles House at the corner of S.7th and Woodland. The entire inside was destroyed by fire as it stood structurally unsound waiting to be demolished. It was saved.

Renovation/restoration stories are full of structural issues.

931 Russell was not structurally sound. MDHA was funding and overseeing the renovation but found multiple problems and could not justify investing any more Federal money. In this case MDHA was being forced into demolition due to \$\$\$\$. I had made the arrangement with MDHA so was caught in the middle of a big fight. Activist neighbors found a buyer. Final note, the building was saved. That was the ultimate goal.

I am grateful for our Historic Overlay; otherwise, we would have had no tools to save Edgefield from being demolished one structure at a time.

Saying all this to say, we don't really need another structural engineer's opinion. We need your support to save 949 Russell. Metro Historic guided us through the overlay process in 1976 so we could save not demolish. Please help us continue this fight.

Thanks for your service.

Carol Williams
800 Russell Street

37206

Sent from my iPhone

From: [Hoffman, Paul \(Historical Commission\)](#)
To: [Tom Hardin](#)
Cc: [Tom Hardin](#); [Zeigler, Robin \(Historical Commission\)](#)
Subject: RE: 949 Russell
Date: Monday, March 15, 2021 2:27:03 PM

Mr. Hardin--
Thank you for your comments. We will forward your feedback to the Commission.
Best regards--

Paul Hoffman
Historic Preservationist
Metro Historic Zoning Commission

-----Original Message-----

From: Tom Hardin <hassell3@icloud.com>
Sent: Monday, March 15, 2021 1:31 PM
To: Hoffman, Paul (Historical Commission) <Paul.Hoffman@nashville.gov>
Cc: Tom Hardin <Hassell3@gmail.com>
Subject: 949 Russell

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Mr Hoffman

I am a long time resident of Edgefield. My wife and I purchased 519 Fatherland in 1995. It is a fully renovated 1884 Queen Anne style cottage. It was to be demolished prior to its purchase in 1983 by a preservation minded investor. His restoration won a local architectural award.

We bought this home because it represented the ideals of historic preservation envisioned by the urban pioneers who moved to Edgefield in the seventies and began restoring historic homes and developing strict overlay guidelines to protect the shrinking stock of such homes from demolition.

The home at 949 Russell is an example of the type of home that cries out for restoration not destruction. It has sat open to the forces of nature since the March 2020 tornado. It suffered major damage especially in the rear of the home. Now that it is owned by a developer whose major goal appears to be profit, they want to remove it and build a new structure.

This is not a good precedent to set for Edgefield where the neighborhood has worked so hard and for so long to preserve and restore an already diminished stock of historic homes. I understand the staff recommendation is to disapprove the demolition request. I heartily concur.

Please fight to maintain and restore this home to its historic grandeur.

Sincerely
Tom Hardin
519 Fatherland
Historic Edgefield
615-598-5313

Thh

Sent from my iPhone

From: [Thomas J Brown](#)
To: [Hoffman, Paul \(Historical Commission\)](#); [Zeigler, Robin \(Historical Commission\)](#)
Cc: [Carol Williams](#); [Historic Edgefield](#); [Brandon Dyce](#)
Subject: PLEADING FOR YOU TO SAVE 949 RUSSELL ST
Date: Friday, March 12, 2021 10:00:52 AM

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Hello everyone please consider the following,

I lived in Historic Edgefield for 25 years, and renovated and have helped other owners work on many others...

I was president of Historic Edgefield for a good number of years and through the 1998 tornado which devastated our beautiful neighborhood. I've learned to understand and appreciate that we are **ALL ONLY CARETAKERS** of these historic homes. When we die and move on these homes remain for future generations. We've saved many buildings over the years and I cannot tell you HOW MANY TIMES, OVER AND OVER AGAIN, the reason for tear down was financial hardship and for financial gain.

Homes I've renovated...

717 Bosocbel St
719 Boscobel St
915 Boscobel St
720 Boscobel St

Homes in Historic Edgefield I still own...

500 Russell St
502 Russell St
915 Boscobel St

Again, we are caretakers to maintain and preserve. Once a historic home is gone, it's gone, PLEASE do not allow this home to be destroyed and gone forever.

Therefore, I very much agree with, and am hopeful, you will please vote to deny demotion as reference below...

The Historic Edgefield Neighbors Board exists to support the continued preservation of our small, historic neighborhood. We are deeply concerned by the demolition of 949 Russell Street request on the March 17 Historic Zoning Commission agenda, and are opposed to this request for the following reasons:

- This is a home in a historic preservation district and this was true when the current owners purchased the home. Expectation, therefore, should always be preservation over demolition.
- 949 Russell sits at the entrance of Historic Edgefield and in that way is a gateway into the neighborhood. This makes it a uniquely positioned structure in the preservation and protection of the neighborhood. The incredibly hot

Nashville housing market with Edgefield as one of the most desirable neighborhoods in the city would fully bear a restoration and resale for profit. There is no economic hardship case to be made.

- 949 Russell was left open, intentionally neglected, for months after the tornado, a clear indication of the owner's lack of desire even then to preserve the structure.

Most sincerely, Thom Brown