

JOHN COOPER  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

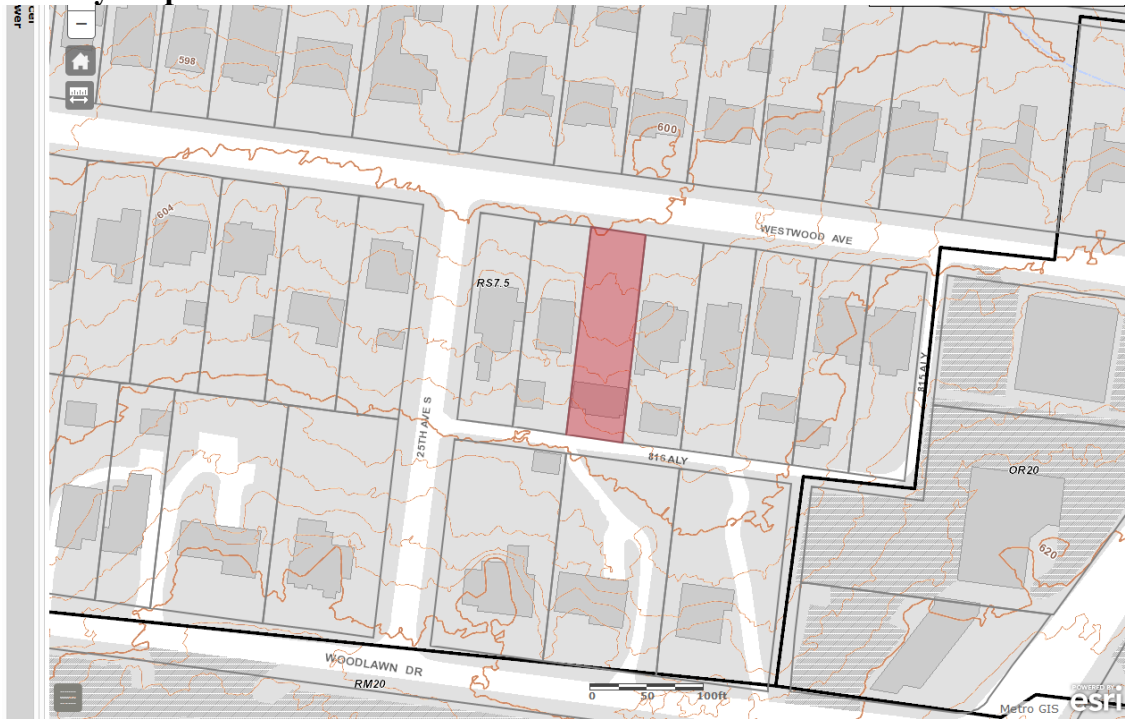
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**2121 Westwood Avenue**  
**March 17, 2021**

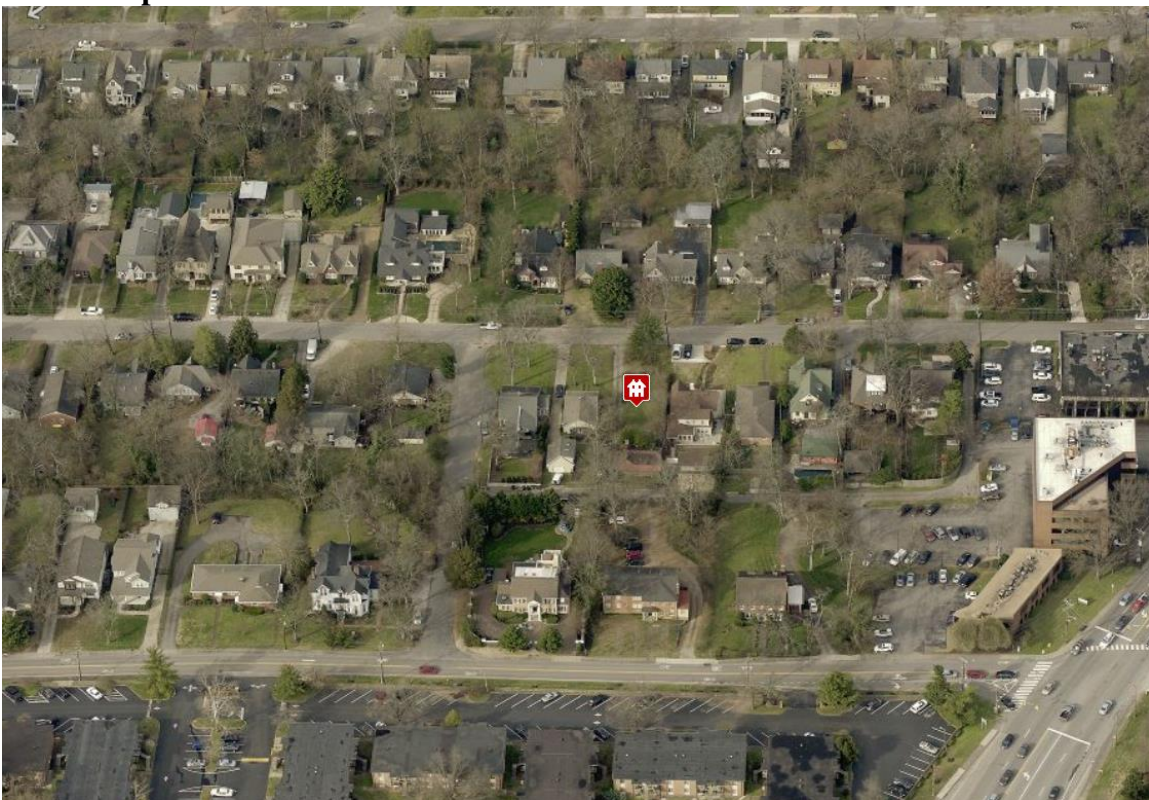
**Application:** New Construction-Addition Revision  
**District:** Hillsboro-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Base Zoning:** RS7.5  
**Map and Parcel Number:** 10415039900  
**Applicant:** Blaine Bonadies  
**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

<p><b>Description of Project:</b> Applicant proposes to fully demolish the historic building, as a revision to a current application for an addition.</p> <p><b>Recommendation Summary:</b> Staff recommends the consideration of two votes.</p> <p><b>Demolition:</b> Staff recommends disapproval of demolition; finding that demo does not meet section III.B.</p> <p><b>Reconstruction:</b> Staff recommends the building be reconstructed using some original materials, 2020 permit plans, and historic images following the detailed direction of this report finding that reconstruction meets section II.A.4. of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Garman Engineering Report</p>
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**Vicinity Map:**



**Aerial Map:**



**Applicable Design Guidelines:**

**II. NEW CONSTRUCTION AND ADDITIONS**

**A. PRINCIPLES**

4. Reconstruction may be appropriate when it accurately reproduces a no-longer existing building on its original site, if the building (1) would have contributed to the historic and architectural character of the area; (2) will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding it; and (3) is accurately based on documentary, physical, or pictorial evidence.

**III.B DEMOLITION GUIDELINES**

Demolition is not appropriate

- a. if a building, or major portion of a building, contributes to the architectural or historical significance or character of the district.
- 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.

Demolition is appropriate

- a. if a building, or major portion of a building, does not contribute to the architectural or historical character or significance of the district; or
- b. if a building, or major portion of a building, has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; 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, as amended, of the historic zoning ordinance.

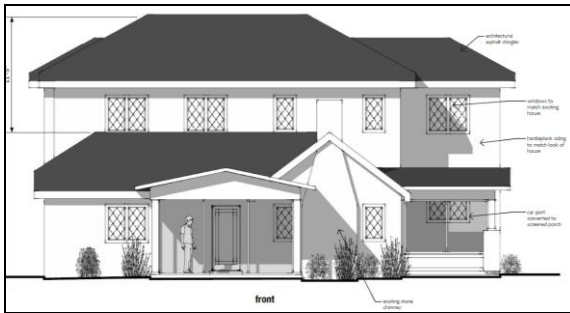
**Background:** 2121 Westwood Avenue was constructed c. 1926 at the back of the lot (Figures 1). The building is listed as a contributing resource to the Hillsboro-West End National Register of Historic Places Historic District, and it contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.



Figure 1. c. 1968 Property Assessor photo of 2121 Westwood

In September 2019, MHZC disapproved an application to construct infill in front of the historic house. In November 2019 and August 2020, MHZC approved rear additions and front porches.





Figures 2:2019 addition and front porch.



Figure 3: 2020 rear addition and front porch.



Figure 4: Rear of home in December 2020, after rear wall was removed for demolition.

In January 2021 the applicant contacted the office with concerns about the foundation and floor framing of the historic house, evident after the rear wall was removed for the addition.

A report from Garman Engineering Co, written in December 2020, states there is no practical method to structurally repair the building in a manner that would make it safe for occupancy. There is no permanent foundation to act as a base for repairs. Staff inspected and found the issues to be concerning enough that a partial-demolition permit was issued.

The permit required that the front wall including original siding, front-chimney and front carport post would remain. Work, fulfilling that permit was, conducted.



Figure 5: Exterior of preserved wall



Figure 6: Interior of preserved wall.

The applicant returned in February 2021, requesting full demolition, because of the challenges of creating a new foundation beneath the one wall. The applicant proposes that the front gable part of the wall and chimney be removed, stored on site, and reinstalled, noting that the rest of the wall is largely a reconstruction.

### **Analysis and Findings:**

#### **Demolition**

The building was historic and contributed to the neighborhood. (See “Background.”) For that reason, demolition meets section III.B (c) for inappropriate demolition and does not meet section III.B (a) for appropriate demolition.

Staff recommends disapproval of demolition; finding that demo does not meet section III.B.

#### **Reconstruction**

If demolition is found to be inappropriate, then the issue of creating a complete foundation still exists and needs to be addressed. Staff recommends the building be reconstructed following the plans from 2020 and the historical documentation and that the addition continue as planned, using the plans from 2021. Section II.A.4. of the design guidelines allows for reconstruction if the building was contributing, it had an appropriate massing and scale for the neighborhood and is based on documentary evidence. The building was contributing and was an appropriate massing and scale for the district. There is photographic evidence of earlier conditions and the existing permit plans. The design guidelines also assume that a building is “no longer existing” as a condition for allowing reconstruction and all that remains is the front wall and porch. Staff recommends the following conditions:

Historic materials shall be salvaged and reused:

- Front historic siding
- Carport post and pedestal

Staff is not recommending salvage of the stone from the chimney as it is round rock over brick and will not likely be able to be salvaged.

Reconstruction shall follow historic documentation in the following ways:

- Lap siding shall have mitered corners as it did originally
- Front windows shall be diamond fixed or casement windows, as document in earlier photographs.
- Chimney may be reconstructed with the round rock or the earlier brick with masonry to be approved administratively.



Figures 7 and 8: The diamond-lites originally on the building were an integral part of its historic character.

Staff recommends that the applicant submit plans for removal, storage, and reuse of salvaged materials.

### **Recommendation:**

Staff recommends the consideration of two votes.

#### **Demolition:**

Staff recommends disapproval of demolition; finding that demo does not meet section III.B.

#### **Reconstruction:**

Staff recommends the building be reconstructed using some original materials, 2020 permit plans, and historic images following the detailed direction of this report finding that reconstruction meets section II.A.4. of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.



**ATTACHMENT A: PHOTOGRAPHS**

2121 Westwood prior to beginning work.











December 18, 2020

Bonadies Architect  
Attn.: Blaine Bonadies  
1521 Dallas Ave.  
Nashville, TN 37212

Re: Structural Observations of Framing  
Residence, 2121 Westwood Ave., Nashville

Dear Mr. Bonadies:

As requested, I was at the above-listed residence on December 17, 2020, to observe the structural conditions of the framing.

#### Subfloor Framing

The subfloor framing consists of front-to-rear rough cut 2x8 joists spanning nominal 19'4" from a front foundation wall to a rear rim board. These joists are significantly over-spanned and are permanently warped from being over-spanned and dry-rot. Because there is concern with the condition of the joists from dry-rot, reducing the span using a drop beam has the potential to compress and crack the joists; and is not recommended.

The hardwood floor covering installed on the floor joists also forms the subfloor sheathing. The hardwood floor covering is structurally compromised from being over-spanned and dry-rot. There are holes in the hardwood floor where workers have pushed through the floor when walking on it.

#### Front Foundation

The front foundation wall consists of limestone cobble without a footing and block with a minimal footing typically considered a leveling pad, which is not consistent with current building code standards. The front foundation is out-of-level from differential foundation settlement.

#### Rear Foundation

There is no rear foundation wall. Block piers support the right end of the rear rim board and the remainder of the rear foundation consists of an undersized and over-spanned rim board in generally poor condition.

#### Roof Framing

The 2x4 rafters are over-spanned and the rafters and ceiling joists have scattered char from past fire(s). Based on these observations, the roof needs to be reframed.

#### Summary



*Garman Engineering Company, LLC dba GEC*

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There is no practical method to structurally repair the existing residence, so it could be considered safe for occupancy and compliant with current building code standards. The existing construction is not stable or safe for occupancy. There is no permanent foundation to act as a base for repairs. Our recommendation is to demolish the structure. Please call me if you have questions.

Garman Engineering Company, LLC



Keith Michael Garman, PhD, PE, PG

Bonadies-Residence-2121 Westwood Ave -Nashville