

RESOLUTION 24-109

A RESOLUTION OF THE CITY OF SPRING HILL, TENNESSEE TO DESIGNATE PROPERTY LOCATED AT 1101 SCHOOL STREET, MAURY COUNTY TAX MAP 025 O, GROUP C, PARCEL 013.00, AS A HISTORICALLY SIGNIFICANT SITE

WHEREAS, it is the policy of the City of Spring Hill to promote the preservation and protection of the physical character and quality of life in the city; to promote the educational, cultural civic awareness and general welfare of the city while providing a sense of commitment and continuity between the past and present through the encouragement of preservation and protection of historically significant sites and structures; and to foster civic pride and historic recognition through the preservation of the City's heritage; and

WHEREAS, the Spring Hill Historic Commission received a request from Doug Lackey, the property owner of 1101 School Street, to have the city formally designate this property as a Historically Significant Site; and

WHEREAS, Title 2, Chapter 4, Section 2-406 of the City of Spring Hill Municipal Code provides that sites in the City of Spring Hill will be designated as Historically Significant Sites by resolution of the Board of Mayor and Aldermen upon recommendation of the City of Spring Hill Historic Commission; and

WHEREAS, the City of Spring Hill Historic Commission has recommended this site for such designation having met the Criteria for Designation of Historically Significant Sites as defined in Title 2, Chapter 4, Section 2-407 of the City of Spring Hill Municipal Code.

NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee that the property located at 1101 School Street is hereby designated as a Historically Significant Site.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, this 6th day of May, 2024.

ATTEST:



April Goad, City Recorder



Jim Hagaman, Mayor

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

SPRING HILL HISTORIC COMMISSION AGENDA APPLICATION

Date: 3/14/23

Name of Applicant: Doug Lackey Phone: 615-456-4868

Address: P. O. Box 1802 Spring Hill 37174

Name of Property Owner: Han Har LLC Phone: same

Address: same

☒ Maury Co. ☐ Williamson Co. Tax Map: 0250C Parcel # 013.00

SECTION 1 – Request for Designation of Historically Significant Site:

I, Doug Lackey, pursuant to Municipal Code Title 2, Chapter 4, Section 2-406, request that the property and/or site located at 1101 School St Spring Hill 37174, be designated by the City of Spring Hill as a Historically Significant Site.

The aforementioned property and/or site is (check all that apply, provide additional detail as necessary):

- ☒ Are associated with events that have made a significant contribution to the broad patterns of our history or is associated with the lives of persons significant in our past;
- ☐ A birthplace or grave of a historical figure of outstanding importance;
- ☒ Embody the distinctive characteristics of a type, period or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction;
- ☐ A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- ☐ A religious property with historic importance;
- ☐ A cemetery; or
- ☐ Other (Please specify); _____

This form, along with (7) copies of the description of the property or properties in question must be filed with any applicable fee, fourteen (14) days prior to the Historic Commission meeting in order to be placed on the agenda.

Doug Lackey
Applicant's Signature

Date Received by Historic Commission: 3/14/23

Placed on Historic Commission Agenda for meeting to be held on: April 13, 2023, at 6 p.m.

☒ Recommended ☐ Not Recommended

Dana J. Lewis
Secretary of Historic Commission



Image capture: Aug 2022 © 2023 Google



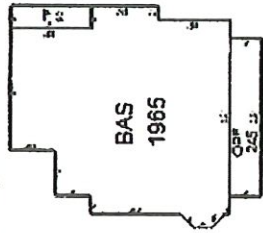
1101 School St

All

Street View & 360°

Maury (060)	Jan 1 Owner	Current Owner	SCHOOL ST 1101
Tax Year 2023 Reappraisal 2022	HANHAR LLC	P O BOX 1802	Ctrl Map: Group: Parcel: SI:
	P O BOX 1802	SPRING HILL TN 37174	0250 C 013.00 000
	SPRING HILL TN 37174		

Value Information		Commercial Building #: 1	
Land Market Value:	\$123,000	Improvement Type:	20 - STORE
Improvement Value:	\$168,700	Quality:	1+ - AVERAGE +
Total Market Appraisal:	\$291,700	Foundation:	Roof Framing:
Assessment Percentage:	40%	Cabinet/Millwork:	Interior Finish:
Assessment:	\$116,680	Bath Tiles:	Shape:
Additional Information		Heat and AC:	Building Sketch
SWEET PEAS SALON			
General Information			
Class: 08 - Commercial		City: SPRING HILL	
City #: 701		Special Service District 2: 000	
Special Service District 1: 000		Neighborhood: S70	
District: 03		Number of Mobile Homes: 0	
Number of Buildings: 1		Utilities - Electricity: 01 - PUBLIC	
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL		Zoning:	
Utilities - Gas/Gas Type: 00 - NONE			
Outbuildings & Yard Items			
Long Outbuilding & Yard Items list on subsequent pages			
Sale Information			
Long Sale Information list on subsequent pages			
Land Information			
Deed Acres: 0	Calculated Acres: 0	Total Land Units: 1	
Land Code	Soil Class	Units	
10 - COM		1.00	



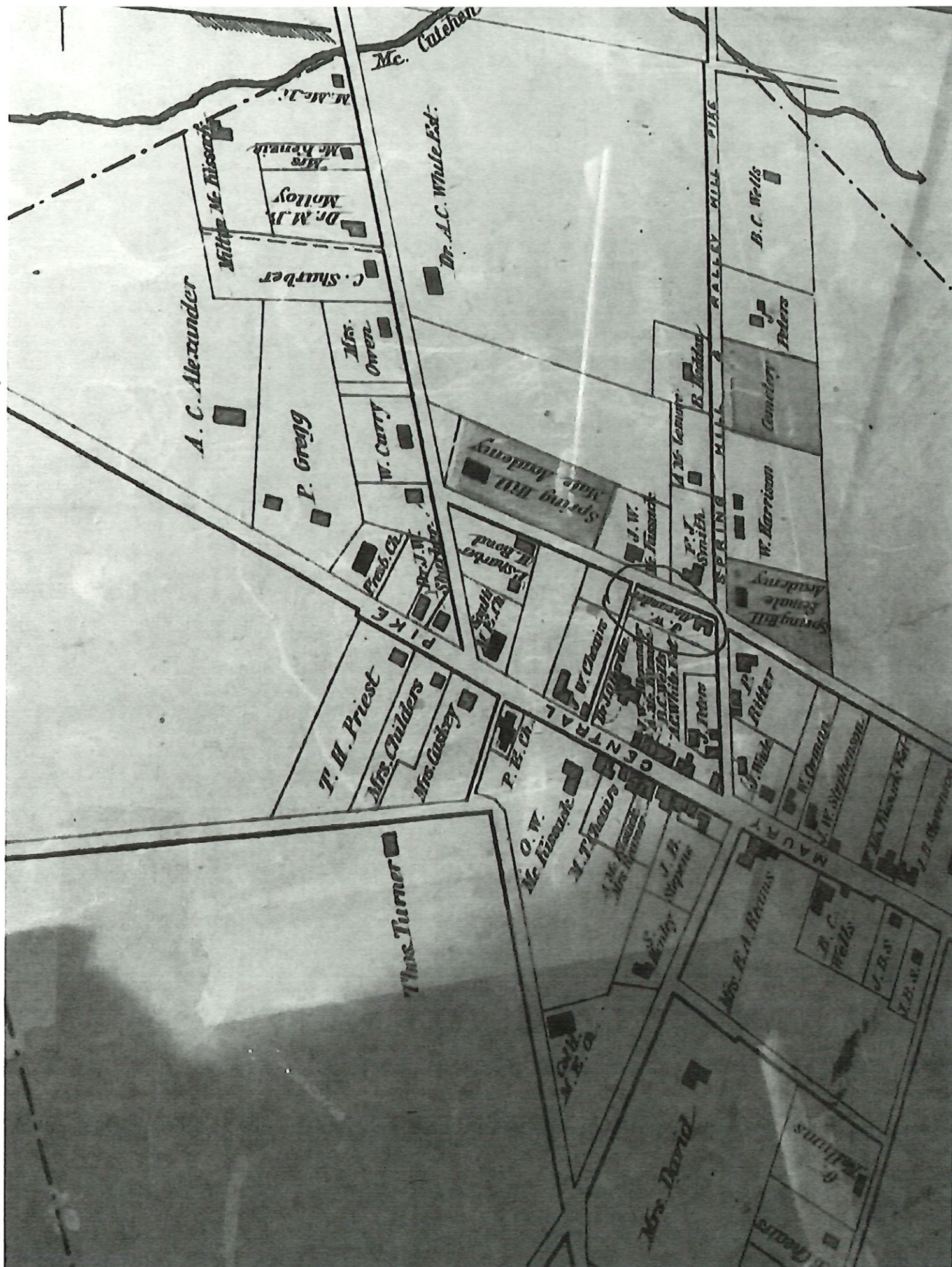
Actual Year Built:	1900	
Business Living Area:	1965	
Floor System:	Roof Cover/Deck:	
Floor Finish:	Paint/Decor:	
Electrical:	Structural Frame:	
Plumbing Fixtures:	Interior/Exterior Areas	
Type	Square Feet	Exterior Wall
20 - STORE	1,965	04 - SIDING AVERAGE
Commercial Features		
Type	Units	
OPF - OPEN PORCH FINISHED	245 X 1	
UTF - UTILITY FINISHED	90 X 1	

Outbuildings & Yard Items

Building #	Type	Description	Units
1	GFD - DETACHED GARAGE FINISHED	20X22	440
1	WDK - WOOD DECK	10X12	192
1	ASP - ASPHALT PAVING		3,000
1	CUD - DETACHED CARPORT UNFINISHED	20X20	400

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/15/2018	\$0	R2514	383		QC - QUITCLAIM DEED	-
10/5/2017	\$285,000	R2458	525	I - IMPROVED	WD - WARRANTY DEED	J - ESTATE SALE
2/16/2000	\$0	R1504	912		-	-
2/16/2000	\$0	R1471	511		-	-
4/8/1976	\$0	589	438		-	-



To: April Goad, City Recorder
CC: Pam Caskie, City Administrator,
Tony Tolstedt, Assistant City Manager
Jim Hagaman, Mayor,
Patrick Carter, City Attorney
David Huebner, Secretary of Historic Commission

Subject: BOMA Agenda Request from the Historic Commission - Designating the Watson/Warren Home Historically Significant

Ms. Goad,

On March 14, 2023, the Historic Commission received a request from the property owner of the Watson/Warren Home 1101 School St within the city to have the city formally designate this properties as a Historically Significant Site. On April 13, 2023, the City of Spring Hill Historic Commission did consider this request and has recommended that the BOMA designated the property commonly known as the Watson/Warren Home as a Historically Significant Site.

Pursuant to Title 2, Chapter 4, Section 2-406 of the City of Spring Hill Municipal Code, as Chair of the City of Spring Hill Historic Commission, I would request that a resolution be prepared for consideration by the Board of Mayor and Aldermen.

Suggested Agenda Language for each item follows:

1. Consider Resolution XX-XX, designating the property located at Maury County Tax Map 0250 and Parcel 013.00 and commonly known as the Watson/Warren Home, as a Historically Significant Site. The request was made by Doug Lackey, HanHar LLC, owner of the property. It was recommended by the Historic Commission on April 13, 2023.

A draft resolution is attached for your convenience. Please note that Resolution #s would be required. I would request that Spring Hill GIS review the Parcel ID for verification and that Mr. Carter review the resolution for proper legal form.

Please do not hesitate to contact me with any questions.

Thanks!

Alicia Fitts, Co-Chairman
Spring Hill Historic Commission



City of Spring Hill Historic Commission
Minutes

April 13, 2023 – 6:00PM



Co-Chair Alicia Fitts called the meeting to order in the City Hall Courtroom at 6:00PM

Attendees: Co-Chair Bill Benedict, Co-Chair Alicia Fitts, Jonathan Duda, Alderman Will Pomeroy, and David Huebner

Guests: Peter Hughes, Austin Brass, Brenda Hogan, Tom Powers

With Secretary Juriew absent, Jonathan Duda agreed to prepare minutes.

Item #1: Minutes and Member Updates

Jonathan Duda made motion to approve March 9 Minutes. Seconded by Bill Benedict. Motion approved unanimously.

Item #2: Old Business

Driving Tour update from Jonathan Duda. Sign content is still being collected.

Cemeteries – David Huebner updated commission. TN State Historic Commission has released a statewide cemetery inventory database:

<https://www.tn.gov/historicalcommission/state-programs/tennessee-historic-cemetery-preservation-program/tennessee-historic-cemetery-register-and-gis-map-of-the-state-s-historic-cemeteries.html>

Speaker Series –Alicia Fitts provided an update. Phil Bennet presented General Van Dorn at the last event which was well attended. Planning for an onsite tour of the UT Ag Experiment Station in May.

New markers – Commission reviewed a quote from vendor Impact Signs, the original vendor of the Historic Commission plaques for City recognized Historically Significant Sites. \$315 per sign. Alicia Fitts made motion to approve a purchase of 25 plaques at \$315 per sign, \$7,850 total, plus shipping and related expenses. Seconded by Jonathan Duda. Motion approved unanimously.

St. Marks – Alicia Fitts updated commission. Structural Engineering assessment has been completed.

CLG Update – Peter Hughes introduced new City Planner Austin Brass who has previous experience with CLG, and will be heading up this project for the City.

Project Smash update – Jonathan Duda updated the commission. Project Smash came back to the Planning Commission after re-phasing the project due to market demand to receive approval for updated conditions per the re-phasing. Residential Phases 2 and 3 have now been moved forward to Phase 1. Jonathan Duda explained his objection to the residential in the vicinity of Spring Hill Battlefield.

White Hall Development Update – Peter Hughes provided an update to the Commission. White Hall project received Board of Zoning and Appeal approval on variances to accommodate building setback and build to zones as recommended by the Historic Commission. BOZA deferred a special use request for residential. Property representatives are considering adjustments to their plan.

Item 3: New Business

Properties reviewed for Historically Significant Site recognition by the City. Alicia Fitts provided information on each property, and the Commission discussed the merits for each to be formally recognized as a Historically Significant Site.

1. St Mark's United Primitive Baptist Church, 518 Maury Hill

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Bill Benedict. Seconded by Jonathan Duda. Motion passed unanimously.

2. Odil House, 5323 Main St

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Jonathan Duda. Seconded by David Huebner. Motion passed unanimously.

3. Doctor's Shoppe/Gorham Wing House 5322 Main St

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Jonathan Duda. Seconded by Bill Benedict. Motion passed unanimously.

4. Warren House, 1101 School St

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Jonathan Duda. Seconded by Alderman Pomeroy. Motion passed unanimously.

5. Scivally House, 4847 Main St

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Jonathan Duda. Seconded by David Huebner. Motion passed unanimously.

6. 511 Maury Hill

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Bill Benedict. Seconded by Jonathan Duda. Motion passed unanimously.

7. Will Odil House, 2486 Depot St

Brenda Hogan, owner of the house was present.

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Jonathan Duda. Seconded by David Huebner. Motion passed unanimously.

The Historic Commission thanked Brenda Hogan for bringing this application for the house to receive this designation.

8. Polk House, 716 Beechcroft Rd

As this property is being requested by Alicia Fitts, she recused herself from discussion and consideration.

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Jonathan Duda. Seconded by Alderman Pomeroy.

Motion passed with Co-Chair Bill Benedict, Jonathan Duda, Alderman Will Pomeroy, David Huebner in favor (5), 0 against and Alicia Fitts abstaining.

The Historic Commission thanked Alicia Fitts for bringing this application for the house to receive this designation.

9. Pointer Mitchum House, 5074 Main St

As this property is being requested by Alicia Fitts, she recused herself from discussion and consideration.

The Historic Commission discussed that in addition to being recognized as the "Pointer Mitchum House", that the City should refer to this property as "Longview", the traditional reference of this property by the family.

Motion to recommend to the BOMA to recognize as Historically Significant Site under the name "Longview" was made by Jonathan Duda. Seconded by Bill Benedict. Motion passed with Co-Chair Bill Benedict, Jonathan Duda, Alderman Will Pomeroy, David Huebner in favor (5), 0 against and Alicia Fitts abstaining.

The Historic Commission thanked Alicia Fitts for bringing this application for the house to receive this designation.

Alicia Fitts provided Jonathan Duda with applications for each of the properties, along with the supporting materials that she had collected. Jonathan Duda offered to scan for electronic records. Jonathan Duda agreed to return the materials to Alicia Fitts after digitizing the records. Peter Hughes offered to work with City Staff to set up a Historic Commission SharePoint site and channel.

Item 4: Round Table

Jonathan Duda recognized and thanked Alicia Fitts for her work and contributions in obtaining applications for Historically Significant Sites for the City of Spring Hill.

Adjourn 7:42 PM