

**RESOLUTION 24-107**

**A RESOLUTION OF THE CITY OF SPRING HILL, TENNESSEE TO DESIGNATE PROPERTY KNOWN AS "THE POLK HOUSE" LOCATED AT 716 BEECHCROFT ROAD, MAURY COUNTY TAX MAP 024, PARCEL 018.00, 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 Alicia and Stephen Fitts, with Fitts Land Partners, LP, the property owner of 716 Beechcroft Road, 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 716 Beechcroft Road 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 6<sup>th</sup> 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: 3/13/23

Name of Applicant: ALICIA & STEPHEN FITZ Phone: 615.727.3399

Address: 716 BEECHCROFT

Name of Property Owner: FITZLAND PARTNERS Phone: 615.727.3399

Address: 2142 SUGAR RIDGE, PO BOX 727, SPRING HILL,

Maury Co.  Williamson Co. Tax Map: 024 Parcel # 010.00

**SECTION 1 – Request for Designation of Historically Significant Site:**

WE ALICIA & STEPHEN FITZ pursuant to Municipal Code Title 2, Chapter 4, Section 2-406, request that the property and/or site located at 716 BEECHCROFT, 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); PART OF SWELL FARM, HOUSE & DRIVEWAY TREES DATE TO 1892

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.

\_\_\_\_\_  
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

[Signature]  
Secretary of Historic Commission



HORACE MOORE POLK  
w  
MARY LOUISE CAMPBELL  
BUILT 416 BEECHCROFT



L. to R. Mary Lizinka, Alice Ophelia, Allen Campbell, & Horace Moore Polk  
III, children of Horace Moore Polk, Jr. From *Alice Mitchum Fitts*.

Campbell Brown  
& wife  
To Deed

Horace Moore Polk

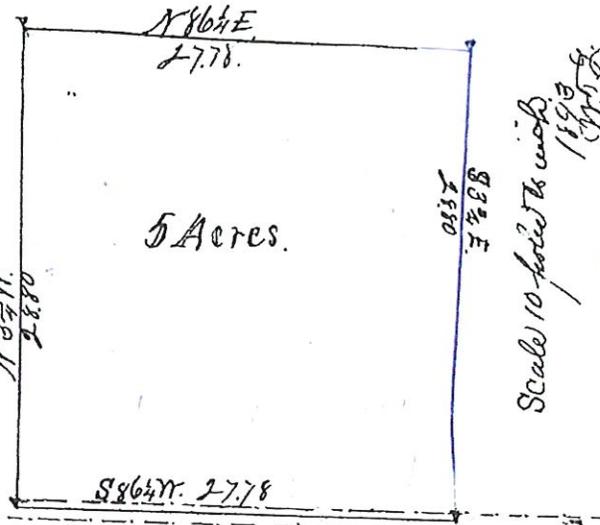
FILED  
MAY 11 1875  
W. R. MCKENNON,  
REGISTER

Registers Fee 1.75

Book Page  
77-547

Paid by A. N. Arkin  
H. R. Moore  
1875

State of Tennessee  
 Maury County, Know  
 all men by these  
 Presents that we  
 Campbell Brown and  
 (wife) Susan D Brown  
 of State of Tennessee  
 County aforesaid



for and in consideration of Two (\$2) Dollars to us in  
 hand paid receipt of which is hereby acknowledged  
 do by these presents grant bargain, release and confirm  
 unto Horace Moore Polk his heirs & assigns forever  
 all that certain parcel of land of said state of being  
 in State of Tenn Maury Co. Dist. No. 22 and waters of  
 Carter's Creek and bounded as follows to wit: Beginning at  
 rock in center of Buck Grove road 42<sup>1/2</sup> poles west  
 of Horace Moore Polk's North East Corner said corner being  
 Campbell Brown's north West corner of the 24<sup>1/2</sup> acres  
 deeded to him by H M Polk of the J M Mayes  
 purchase, thence east thence at this beginning thence with  
 said road S 86 1/2 W 277.8 poles to Rock in center of road  
 thence N 3 1/2 W 28.80 poles to Rock thence N 86 1/2 E 27.78 poles  
 to Rock thence South 3 1/2 East 28.8 poles to Beginning  
 containing Five (5) Acres be the said road or land together with  
 all encumbrances thereunto belonging To said Polk to hold  
 the said premises as described unto the said Horace  
 Moore Polk To his heirs & assigns forever, and that we  
 Campbell Brown and wife Susan D Brown our heirs and ex-  
 ecutors do covenant and bargain to and with said

It is to be understood that at the time of  
the delivery of these presents and well seized and good  
and of the above granted premises in the samples  
and that they are free from all incumbrances to  
be seen that we will and our heirs & executors  
shall warrant defend the same against all

lawful claims whatsoever

Witness our hand & seal  
This Twenty first day of April Eighteen-hundred and  
Twenty-three.

Campbell Brown Esq  
Susan P. Brown Esq

...generally; that all his official acts as such  
are entitled to full faith and credit, that I am well acquainted with the handwriting of the said above  
named officer, and verily believe that the official signature to the proof or acknowledgement of the an-  
nexed instrument purporting to be his, is his genuine signature; and I further certify that the said an-  
nexed instrument is executed and acknowledged according to the laws of the State of Michigan.

In Testimony Whereof I have hereunto set my hand and affixed the seal of the said Circuit  
Court at the City of Marshall, in said County, this 21th day of April 1893

WILLIAM J. FREGG, Clerk  
By William F. Fisher  
Deputy Clerk of Court



At M. D. P. his heirs and assigns that at the time of the delivery of these Presents and well seized and possessed of the above granted Premises in Fee Simple and that they are free from all incumbrances that soever it shall be we will and our heirs & executors

State of Michigan, }  
 COUNTY OF CALHOUN, } SS.  
 City of Battle Creek, }

On this 21<sup>st</sup> day of April in the year one thousand eight hundred and ninety three, before me, LYCURGUS McCOY, a Notary Public in and for said County, personally appeared

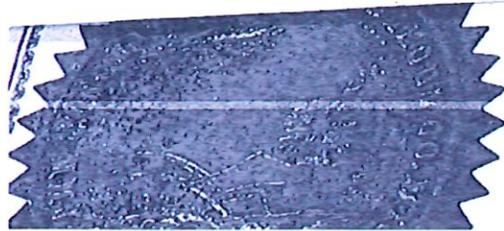
*Campbell Brown*

to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be his voluntary act and for the purpose therein expressed.

Witness my hand and Notarial Seal the day and year aforesaid.

*Lycurgus McCoy*  
 Notary Public  
 Calhoun Co Mich.

...generally; that all his official acts as such *Notary Public* are entitled to full faith and credit; that I am well acquainted with the handwriting of the said named officer, and verily believe that the official signature to the proof or acknowledgement of the nexted instrument, purporting to be his, is his genuine signature; and I further certify that the nexted instrument is executed and acknowledged according to the laws of the State of Michigan  
 In Testimony Whereof I have hereunto set my hand and affixed the seal of the Court at the City of Marshall, in said County, this 24<sup>th</sup> day of April



State of Tennessee  
Hannay County

Personally appeared before me J. W. McKittrick

a Notary Public, in and for said State & County

aforesaid, Mrs Susan P. Brown, wife of the

said Campbell Brown, and with whom I am

personally acquainted, and having appeared

before me privately and apart from her

said husband, acknowledged that she

executed the foregoing instrument freely

Voluntarily, and understanding, and without

Compulsion, or Constraint from her said husband

& for the purposes therein expressed.

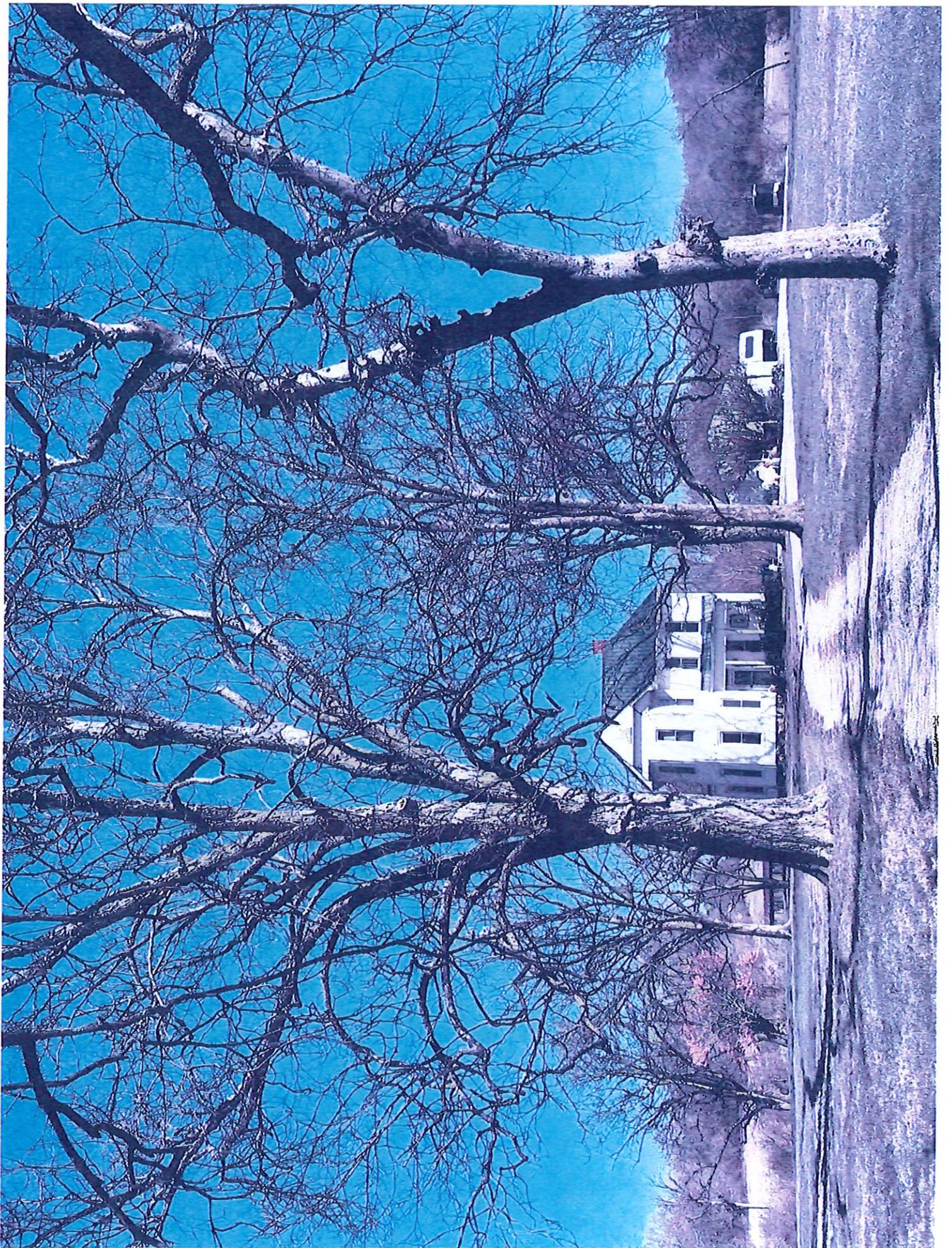
Witness my hand, & Seal of Office at Spring Hill

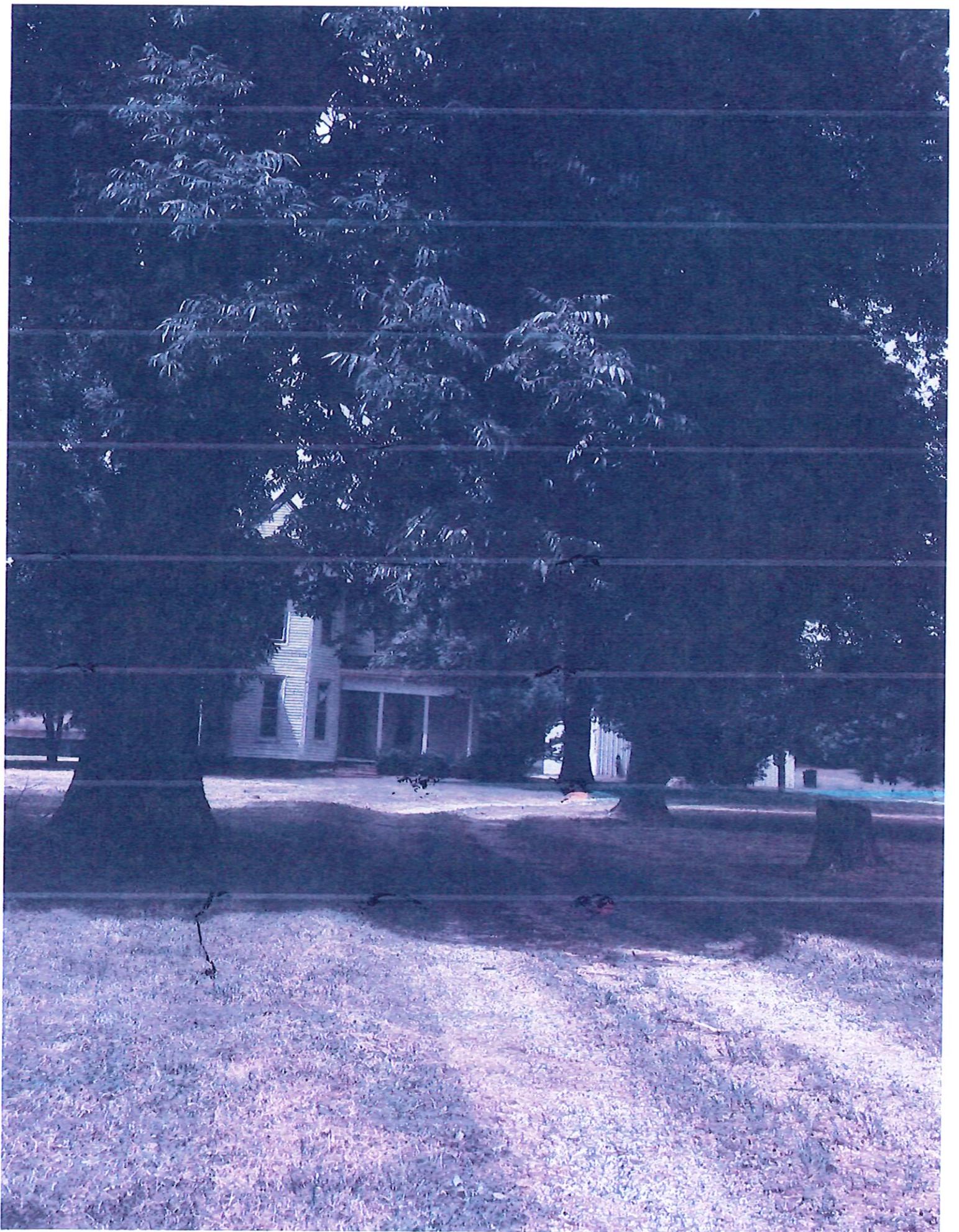
Tennessee, this the 5<sup>th</sup> day of July 1893.

J. W. McKittrick.

Notary Public









1100 11th St. S. S. 11th St. S. S. 11th St. S.



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 Polk Home 716 Beechcroft Rd Historically Significant

Ms. Goad,

On March 14, 2023, the Historic Commission received a request from the property owner of the Polk Home 716 Beechcroft within the city limits 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 Polk 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 024 and Parcel 018.00 and commonly known as the Polk Home as a Historically Significant Site. The request was made by Alicia and Stephen Fitts, Fitts Land Partners LP, 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

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CC: Pam Caskie, City Administrator,  
Tony Tolstedt, Assistant City Manager  
Jim Hagaman, Mayor,  
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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