

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: Hanter LLC Phone: 615-456-4868

Address: P.O. Box 1802 Spring Hill 37174

Maury Co. Williamson Co. Tax Map: 028A Parcel # 611.0

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 5323 Main Str. Spring Hill TN 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 Jurjev
Secretary of Historic Commission

Odil House

State of Tennessee  Comptroller of the Treasury
Real Estate Assessment Data

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County Number: 060

County Name: MAURY

Tax Year: 2022

Property Owner and Mailing Address

Jan 1 Owner:
HANHAR LLC
P O BOX 1802
SPRING HILL, TN 37174

Property Location

Address: MAIN ST 5323

Map: 028B Grp: B Ctrl Map: 028A Parcel: 011.00 Pl: S/I: 000

Value Information

Reappraisal Year: 2022

Land Mkt Value: \$366,000
 Improvement Value: \$686,600
 Total Market Appraisal: \$1,052,600
 Assessment %: 40
 Assessment: \$421,040

General Information

Class: 08 - COMMERCIAL
 City #: 701 City: SPRING HILL
 SSD1: 000 SSD2: 000
 District: 03 Mkt Area: X10
 # Bldgs: 3 # Mobile Homes: 0
 Utilities - Water / Sewer: 03 - PUBLIC / INDIVIDUAL Utilities - Electricity: 01 - PUBLIC
 Utilities - Gas / Gas Type: 00 - NONE Zoning: B3

Subdivision Data

Subdivision:
Plat Bk: Plat Pg: Block: Lot:

Additional Description

CHILDRENS HOUSE OF SPRING
HILL MONTESSORI

Building Information

Building # 1
 Improvement Type: 07 - RENTAL Stories: 2
 Living/Business Sq. Ft.: 4,014
 Foundation: 02 - CONTINUOUS FOOTING Floor System: 04 - WOOD W/ SUB FLOOR
 Exterior Wall: 04 - SIDING AVERAGE Structural Frame: 00 - NONE
 Roof Framing: 02 - GABLE/HIP Roof Cover/Deck: 13 - PREFIN METAL CRIMPED
 Cabinet/Millwork: 03 - AVERAGE Floor Finish: 11 - CARPET COMBINATION
 Interior Finish: 07 - DRYWALL Paint/Decor: 03 - AVERAGE
 Heat and A/C: 08 - HEAT & COOLING PKG Plumbing Fixtures: 13
 Bath Tile: 00 - NONE Electrical: 03 - AVERAGE
 Shape: 01 - RECTANGULAR DESIGN Quality: 02 - ABOVE AVERAGE
 Act Yr Built: 1900 Condition: A - AVERAGE

Building Areas:
 Area: BAS Sq Ft: 3,074
 Area: USF Sq Ft: 940
 Area: OPU Sq Ft: 316
 Area: OPF Sq Ft: 308
 Area: OPU Sq Ft: 24

Building # 2
 Improvement Type: 07 - RENTAL Stories: 1

Living/Business Sq. Ft.: 1,560

Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	04 - SIDING AVERAGE	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	13 - PREFIN METAL CRIMPED
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	04 - ASPHALT TILE
Interior Finish:	03 - CEILING FIN ONLY AVG	Paint/Decor:	03 - AVERAGE
Heat and A/C:	08 - HEAT & COOLING PKG	Plumbing Fixtures:	4
Bath Tile:	00 - NONE	Electrical:	03 - AVERAGE
Shape:	01 - RECTANGULAR DESIGN	Quality:	01 - AVERAGE
Act Yr Built:	1995	Condition:	A - AVERAGE

Building Areas:

Area: BAS	Sq Ft: 1,560
Area: OPU	Sq Ft: 184

Building # 3

Improvement Type:	07 - RENTAL	Stories:	1
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Living/Business Sq. Ft.: 1,122

Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	04 - SIDING AVERAGE	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	13 - PREFIN METAL CRIMPED
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	11 - CARPET COMBINATION
Interior Finish:	07 - DRYWALL	Paint/Decor:	03 - AVERAGE
Heat and A/C:	08 - HEAT & COOLING PKG	Plumbing Fixtures:	4
Bath Tile:	00 - NONE	Electrical:	03 - AVERAGE
Shape:	01 - RECTANGULAR DESIGN	Quality:	01 - AVERAGE
Act Yr Built:	1996	Condition:	A - AVERAGE

Building Areas:

Area: BAS	Sq Ft: 1,122
Area: OPU	Sq Ft: 36

Extra Features

Bldg/Card#	Type	Description	Units
1	ASPHALT PAVING	IRR	9,000
2	CONCRETE PAVING	12X12	144

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
12/15/2021	\$1,248,000	R2799	1291	IMPROVED	WD	N
01/02/2019	\$800,000	R2535	532	IMPROVED	WD	L
07/08/1994	\$4,000	1239	881	VACANT	WD	M
04/09/1990	\$10	833	610	IMPROVED	WD	B
04/08/1990	\$10	833	563	IMPROVED	WD	M
11/02/1988	\$54,000	801	321	IMPROVED	WD	J

Land Information

Deed Acres: 0.00 Calc Acres: 0.00 Total Land Units: 1.00
 Land Type: 10 - COMMERCIAL Soil Class: Units: 1.00

 [View GIS Map for this Parcel](#)

Glossary of Terms	How to Search	Fact Sheet
<small>Division of Property Assessments Home Page</small>	<small>Comptroller of the Treasury Home Page</small>	<small>State of Tennessee Home Page</small>

THIS INSTRUMENT PREPARED BY: William H. Dale, Jr., Attorney At Law,
P.O. Box 424, Columbia, Tennessee 38402.

STATE OF TENNESSEE, MAURY COUNTY

I, _____, do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 5400.00, which amount is equal to or greater than the amount which the property transferred would command at a voluntary sale.

George Jones
Affiant

Subscribed and sworn to before me this the 2 day of Nov, 1988

Lisa Vaughn
REGISTER - NOTARY PUBLIC



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which is hereby acknowledged, we, EVELYN R. MORTON, ROBERT C. ROBERTS and LAWRENCE J. ROBERTS, have this day bargained and sold, and do hereby sell, transfer and convey unto GEORGE C. JONES and K. C. DODSON, as tenants in common, their heirs and assigns, a certain tract or parcel of land situated, lying and being in the 3rd Civil District, Maury County, Tennessee and in the town of Spring Hill and more particularly described as follows:

Being the Carrie E. Odil homeplace generally bounded on the East by a sidewalk along U.S. Highway 31; North by Don Harris; West and South by R. C. Roberts and having approximate dimensions as follows:

Beginning at a point which is the Southeast corner of this property and a common corner with Roberts along the Westerly margin of the sidewalk which parallels Highway 31; thence generally West with Roberts line 222 feet, more or less, to a point and continuing with Roberts' line generally North 100 feet, more or less, to a point in Harris' line; thence with Harris generally East 123 feet, more or less, to a point; thence generally North with Harris 11.5 feet, more or less, to a point; thence generally East with Harris 94 feet, more or less, to a point along the margin of the sidewalk; thence generally South with the margin of the sidewalk 113 feet, more or less, to the point of beginning and being the same property described in Book 199, Page 562, Maury County Register's Office, less that portion of the original tract conveyed to Roberts in Deed Book 549, Page 466, Register's Office, Maury County, Tennessee; and being property devised to the grantors by the Will of Carrie E. Odil of record in Will Book U-27, Page 397-B, Maury County, Chancery Court.

BOOK 801 PAGE 321





Jim & Carole Odil House 1950s



ROAD

Mrs. David

The Turner

D. C. Wells

CENTRAL

Spring Hill Female Academy

Spring Hill Male Academy

W. Harrison

C. Sharber

Dr. M. J. Malloy

HILL

5323 Main (Green House
Property)

- July 1829-Henry Wade bought property in Spring Hill which was part of the Ezekiel Polk Grant. Mr. Wade had this property serveyed into lots. This is probably orignal lot #16.
- 1850's Mr. J.B.F. Drake operated a "Carriage Factory" on this site.
- 1861 Mr. Drake conveyed this property to Jeremiah Crafton for the benefit of his creditors. They gave Mr. Drake 1 year and 1 year to meet his obligations. At the end of this time the property went to a list of several men which Mr. Drake owed money.
- 1870 Mr. B.C. Wells was living here and making Carriages.
- 1906 W.E. Martin & Wife sold this property to A.P. Odil (could be Mrs. M.E. Odil)
Book 109 Page 639
- 1936 Mrs. W.F. Jackson, W.F. Odil, Mr. J.P. Odil, G.B. Odil and Mrs. A.M. Giles sold to J.P. Odil
- 1988 The heirs of Mrs. J.P. Odil (Mrs. Carrie Odil) Sold to K.C. Dodson and George C. Jones
- 1990 K.C. Dodson sold $\frac{1}{2}$ interest to George C. and Mavis B. Jones

I am told at one time the property was owned by a Doctor and his Office was beside the house on the property now owned by Mr. & Mrs. Roberts. The Office was moved back and is now the Kitchen.
At one time a family by the name of Blackburn lived here

Fireflies building has sensational history

By Rebecca Lee Curry
For The Advertiser News

Don and Harmony Reeves own and run Fireflies, a unique and special boutique, located in the heart of Spring Hill. Though you may have driven by or been in Fireflies, you may not have heard the history of the house.

Spring Hill was established in 1809, and the first home was built in 1835. Five years later, in 1840, the house where Fireflies is now located was built. This house has seen several owners, but remarkably, the house still has much of its originality.

President James K. Polk's grandfather, Ezekiel Polk, received a land grant (Tennessee) after the Revolutionary War, and he first moved to Tennessee in 1790. However, he returned to North Carolina shortly thereafter but officially made Tennessee his home in 1803. Ezekiel's son, Samuel Polk, brought his family to Tennessee in 1806, moving his eleven-year-old son, James, with him. Then, in July 1829, a man named Henry Wade bought some of Ezekiel Polk's land in Spring Hill, and Wade had his newly claimed property surveyed into lots. Fireflies sits on what is thought to be lot #16.

A little over twenty years later, in the 1850s, J. B. F. Drake owned and operated a carriage factory on the Fireflies property. The barn still standing on the adjacent property was used as a part of this business. However, in 1961, the property was divided and given to several of Drake's creditors, one of which included B. C. Wells who continued the carriage business.

The property changed hands from Wells to W. E.

Martin and again to A. P. Odil in 1906. And though ownership was transferred a few times in the years to come, it stayed in the Odil family until 1988, when Carrie Odil sold to K. C. Dodson and George Jones. George Jones still owns it today.

At some point during these years, a doctor also owned the house and surrounding land. His office was next to the house, where he practiced and saw patients. And like many historic homes, the kitchen was not attached to the actual house, so food was prepared in a separate building and brought in to the main house to be served. The former doctor's office is now attached to the main house. The side porch which led to the office is closed in, but the original outside walls were left visible, one of the many features which make this house a historic gem.

And though it may be 2018, the house still boasts history from the past. All floors are the original wood flooring, as is the original structure and lock on the front door. The basement area (which Fireflies does not use) has an authentic dirt floor, wooden pillars, and crawl space. A small door in a room on the right side of the house swings open to a stairway which was once used by boys to go to their room after dinner. The main stairway, visible upon entrance through the front door, was used by girls to attend to their rooms after dinner.

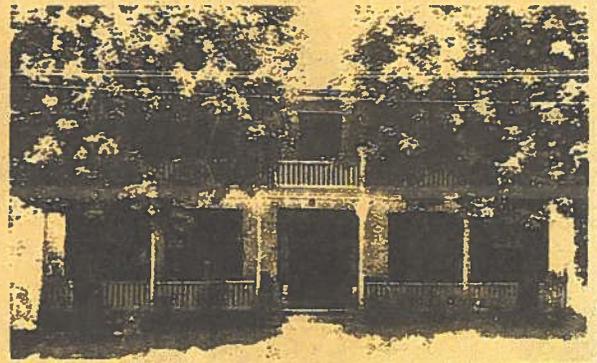
Carriages may have been manufactured at this house at one point in time, but a very different kind of business is being run there now. Not long ago, Don and Harmony were on their way through Spring Hill when two unexpected events occurred:

a phone call announced a prospective vendor deal for them was going to fall through, and a boutique location on the right side of Main Street caught their eye. The Reeves know they found Fireflies because God brought them to it.

The Reeves love the Spring Hill community and have become steeped in its history. Don has done a lot of research to uncover the history of the Fireflies house and the Spring Hill area in general. He wants to preserve its story and educate others on it as well.

Don and Harmony's Fireflies boutique is home to 55 vendors, including merchandise that is their own. Weatherwood Primitives, owned by Bob and Leslie Szeliga, includes unique décor made from one of the oldest homes in Spring Hill, so when you purchase from them, you take a piece of Spring Hill home. The new Spring Hill Eye Care now sits where a historic Spring Hill home used to be. But before Rob Szeliga, Bob and Leslie's son, would approve of knocking down the home, he made sure his parents would be able to take pieces from the home to include in their Weatherwood Primitives décor. And to make the world even smaller, Bob and Leslie's daughter, Keri Kay, owned and operated a photography business in the upstairs of the Fireflies house until recently, where she was quite famous for her infant photography.

Sunrise Stitches is another vendor at Fireflies that sells beautifully crafted American Girl doll clothes. 15-year-old Karissa learned how to sew from her grandmother, who bought Karissa her first sewing machine. Jolie Reese, owned by Vicki Hubbell, an artwork



SUBMITTED PHOTO



PHOTO BY OWEN YOW

vendor, makes sure a portion of her sales goes to "To Africa With Love," and Intoxicating Aromas, owned by Erin Buok, is at Fireflies fulltime because of the high demand for their candles.

This house has now become an event venue as well! A gorgeous outside area sits to the right of the home, letting the beauty of the outside world

in but keeping the area private with artistically-constructed fences. Don and Harmony built a stage in this outside area and are open to hosting events, including weddings—one of which was their own! They've also hosted a fundraiser for Finn Lee, a four-year-old boy diagnosed with cancer. Their desire is to give to Spring Hill, and they have a heart

for doing great work for its residents.

The next time you need the perfect gift, want to see a bit of history, or would just like to gaze at some beautiful vendor-made goods, head to Fireflies. They're located on 5323 Main Street. Contact them at 931.674.2042 or firefliesennessee@gmail.com.



Breakfast

Pizzeria & Family Restaurant

Bakery

3002 Wall Street - Spring Hill | 615-302-4808