
From: Milligan, Lisa (Planning)
Sent: Wednesday, September 9, 2020 3:12 PM
To: Planning Commissioners
Cc: Walker, Tim (Historical Commission); Zeigler, Robin (Historical Commission)
Subject: FW: 2020DTC-018-001, 226 3rd Avenue North
Attachments: MHC attachment to MPC letter.pdf

From: Walker, Tim (Historical Commission)
Sent: Wednesday, September 9, 2020 2:59 PM
To: planningcommissioners@nashville.gov
Subject: FW: 2020DTC-018-001, 226 3rd Avenue North

Dear Planning Commission Members:

As the City's advisor on historic preservation issues, the Metro Historical Commission staff recommends disapproval of the 14-story addition to the Federal Reserve Building at 226 Third Avenue, North. This building is listed in the National Register of Historic Places, both individually and as part of the Nashville Financial Historic District. Constructed in 1922, the building was designed by Atlanta-based architect A. Ten Eyck Brown in association with Nashville architectural firm, Marr and Holman and is significant for its architecture, being one of the best examples of the Classical Revival style in our city.

I am very concerned about the height proposed to sit on top of the existing historic structure. This height does not meet the *Federal Standards for Treatment of Historic Properties*, and the addition would cause the building to lose its National Register listing. Additionally, the height does not meet the standards noted in the DTC's Core Historic District, nor does it meet the required setback from the street, and the addition as proposed is 20 feet and 5 inches taller than the rooftop mechanical penthouse on the Stahlman building, the adjacent structure to the north and across the alley, which is a corner building where the DTC allows greater height. *Note: see attachment with page 24 of the Downtown Code and page 28 and 38 of the applicants full proposal noting setbacks and building heights.*

Although I commend the owner for his plan to remove the floor that was inserted into the original bank lobby, the plans proposed require intrusions into that space including a stairwell needed for circulation and a pair of support columns needed to carry the weight of the 14-floor addition. These intrusions will adversely affect the historic lobby. *Note: see attachment with page 22 and 23 of the applicants full proposal showing lobby plan and lobby perspective.*

This proposal compromises the historic integrity of the building and is not historic preservation. Furthermore, it does not meet the spirit of the DTC. I fear it will set a new standard for mid-block buildings in the Core Historic District, and we will either lose more historic buildings on Third Avenue North given the new standard for modifications or those buildings that remain will become a pedestal for glass towers.

I hope you will consider the precedent you will be setting with approval of this plan, and disapprove this proposal.

Sincerely,

Tim Walker

W. Tim Walker

Executive Director
Metro Historical Commission
Metro Historic Zoning Commission
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Section II: Subdistrict Standards

Core Historic Subdistrict: Building Regulations

Height

D Max.	
On Corners	10 stories
Mid-Block	6 stories

Step-back

Step-back after

E • On Printer's Alley	4 stories
F • All Others	6 stories

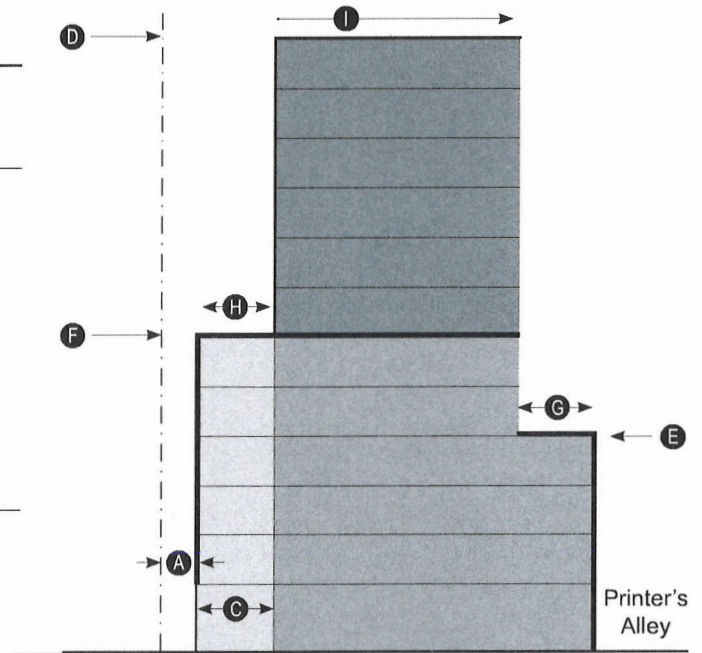
Depth

G • On Printer's Alley	10' min.
H • All Others	10' min. and max.

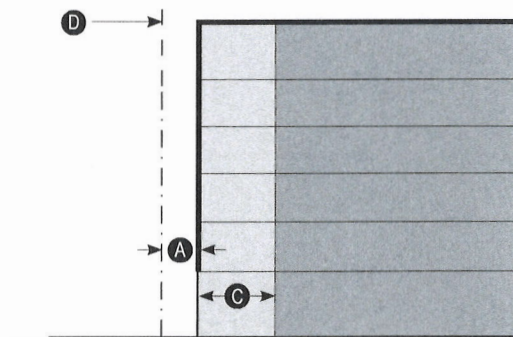
Step-back not required for buildings fronting Church Street.

Buildings 6 stories or less shall not step-back and all stories shall occupy the Build-to Zone.

I Max. tower dimensions	90' x 90'
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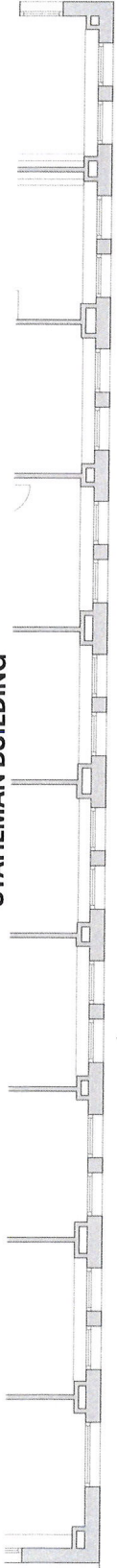


Block Corner Section



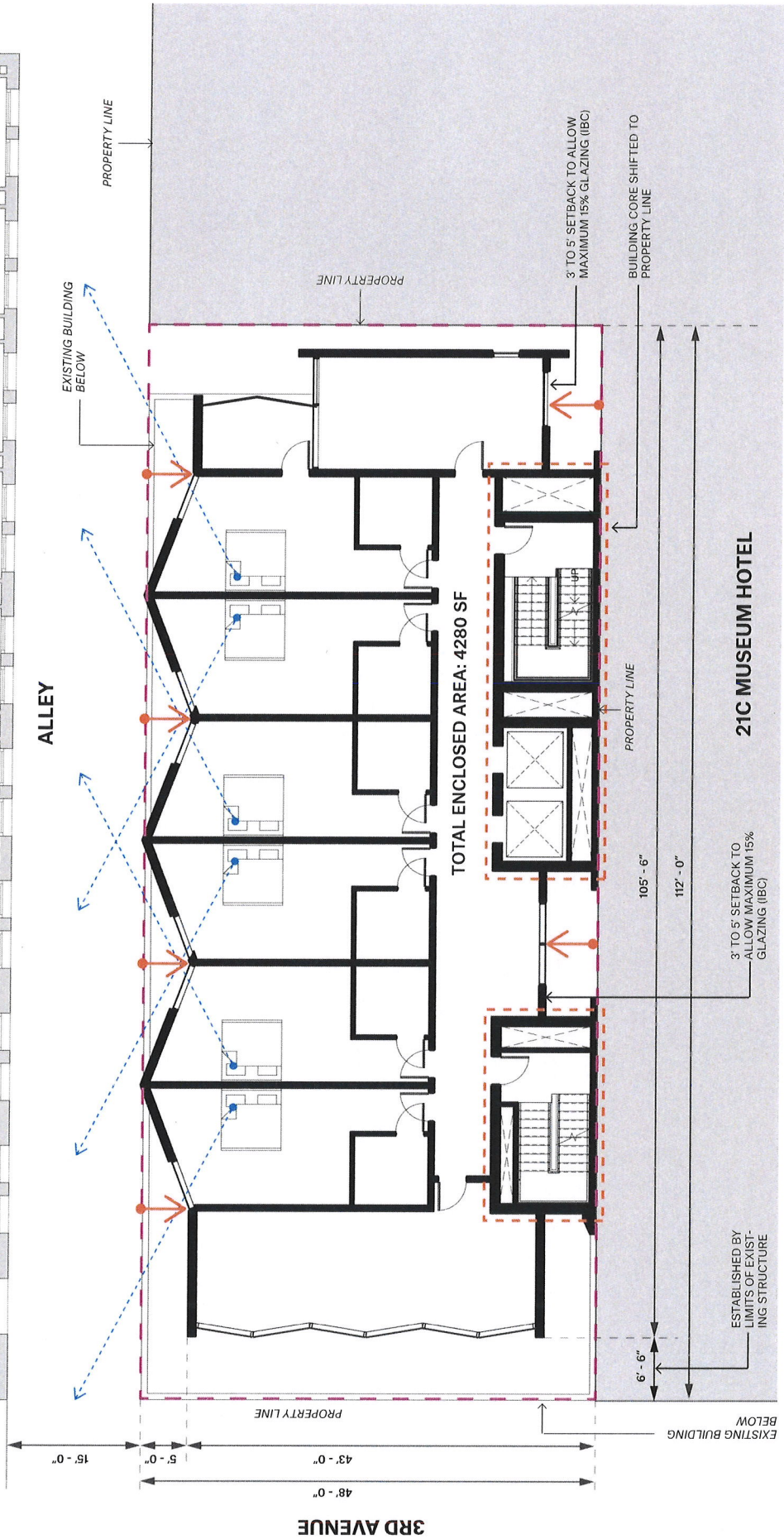
Mid-Block Section

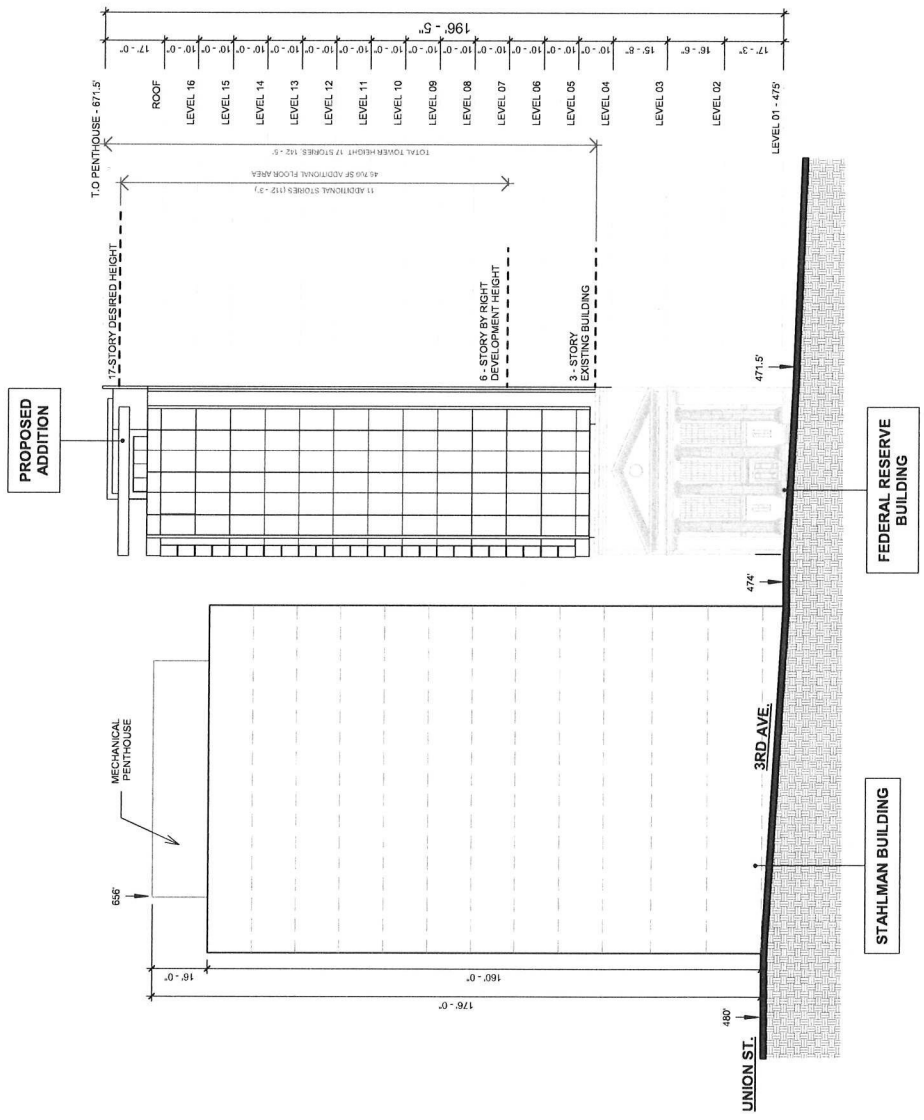
STAHLMAN BUILDING



ALLEY

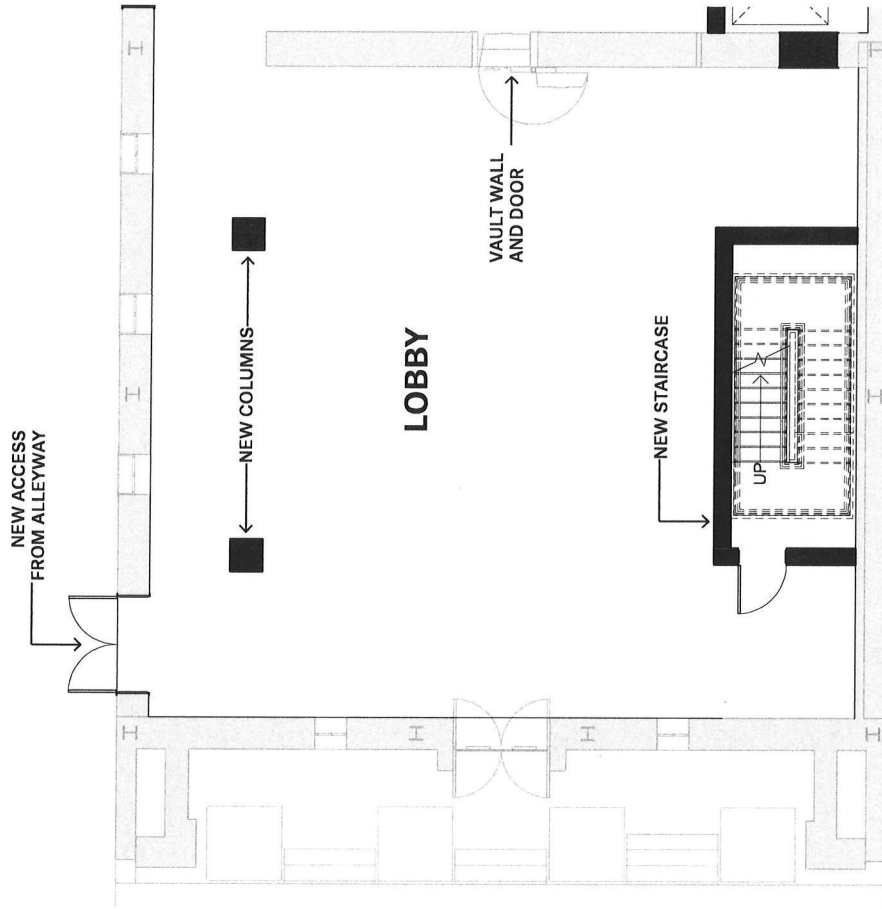
EXISTING BUILDING BELOW



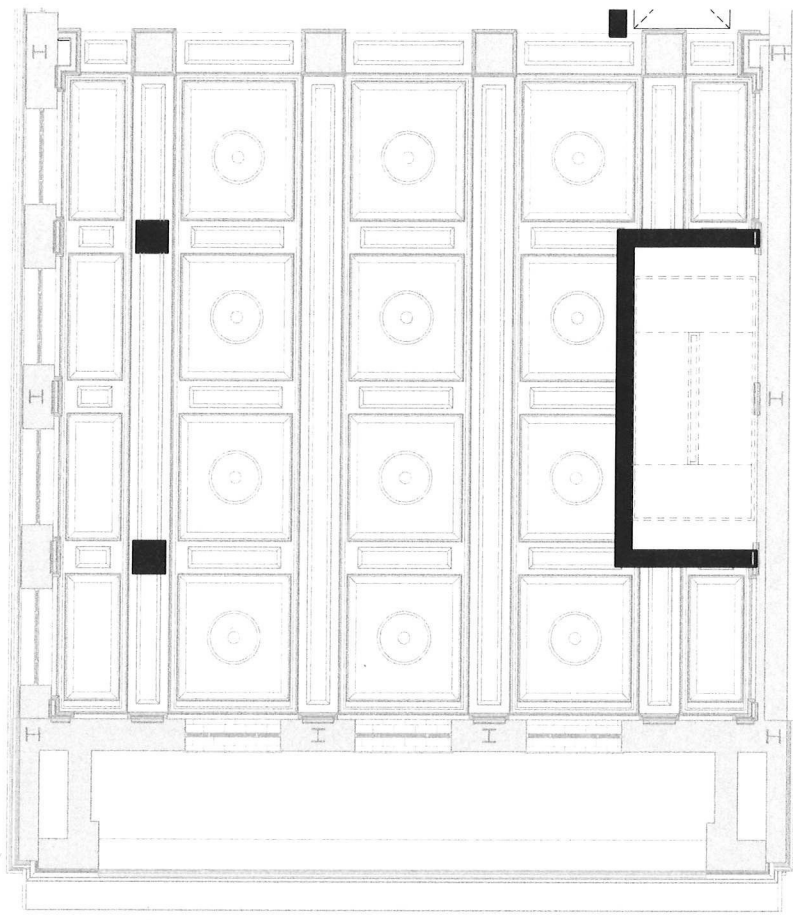


16 STORIES + ACTIVE ROOFTOP
 - 46,700 SF ADDITIONAL FLOOR AREA ABOVE DEVELOPMENT RIGHT
 - NEW TOWER OVERALL HEIGHT: ~ 143'

ADDITIONAL HEIGHT



Lobby Plan



Lobby Ceiling Plan



**Gresham
Smith**

VISION FOR LOBBY SPACE