

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park

METRO HISTORIC ZONING COMMISSION (MHZC)

MINUTES October 12, 2021

Commissioners Present: Chair-Pro Tem Mina Johnson, Vice-chair Stewart, Kaitlyn Jones, Elizabeth Mayhall, Ben Mosley, Lea Williams

Zoning Staff: Melissa Baldock, Robin Zeigler (historic zoning administrator), Tim Walker (Director), Cate Pham (legal counsel)

Applicants: David Johnston

Councilmembers:

Public: Devinder Sandhu

Meeting was called to order at 3:20 p.m.

Zeigler explained that the commission needed to vote in a Commissioner Pro Tem to lead the meeting.

Commissioner Jones moved to assign Commissioner Johnson as chair pro term for this meeting in the absence of the Chair and the recusal of the Vice-chair. Commissioner Mayhall seconded, and the motion passed unanimously.

Chair Pro Tem Johnson read information about the procedures for the meeting and process for appealing a decision.

COUNCILMEMBER PRESENTATIONS

A. 170-176 SECOND AVE N

Application: Preliminary SP: Rehab and New Construction (Addition)

Council District: 19

Overlay: Second Avenue Historic Preservation Zoning Overlay

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Zeigler presented an overview of the project, which is a multi-pronged, multi-phase project to address bomb damage on Second Avenue from the Christmas 2020 morning bomb. These are the four most affected buildings of that disaster. The request is for reconstruction, rehabilitation, new construction and selective demolition that is part of an SP that will be reviewed by the Planning Commission and Metro Council and a request for some actions to provide immediate stabilization. For an SP, the MHZC generally approves a site plan and general massing as Part I of the process. If the SP is approved, the applicant returns to the MHZC for approval of all final details.

The most immediate request is for stabilization by capping the demising walls with mortar, adding interior steel shoring and bracing, and repairing gutters.

The SP includes constructing a new façade on 2nd Ave that is similar to the historic context and repair the 1st Ave façade. 172 will be removed and only have an upper-level walls on both sides in order to create an open-air connection between 1st and 2nd. 174 and 176 will likely have their 2nd Ave facades reconstructed and the 1st Avenue facades will be repaired, which might include some selective demolition and reconstruction.

The plan includes using salvaged materials for 2nd Ave; however, those need to be evaluated before it can be known what can reasonably be reused. That will come to you with the Part II SP. Lastly, the project includes a flat roofed and stepped back rooftop addition that will span all four buildings.

Staff recommends approval of the immediate stabilization to include repair of the gutters, steel bracing, and the addition of protective mortar to the tops of exposed masonry walls and repairs to the First Avenue façade of 170 with the condition that additional information is provided, finding the proposal to meet section II.

Staff recommends approval of full and partial demolition, rehabilitation, and the massing of new construction for the proposed Part I of the SP with the conditions that the applicant provide a partial-demo plan and more information is provided regarding details such as new materials, reuse of materials, masonry details, and proportion and rhythm of openings, if the SP is approved by the Planning Commission and Metro Council.

More specifically, approval of part I of the SP includes the following:

1. Demolition of 172, finding the proposal to meet section V(1)(2);
2. Selective demolition and reconstruction of the First Avenue facades for 174 and 176 using existing materials and selective demolition of the side walls of 170 and 174, finding the proposal to meet section III;
3. Massing and scale of the rooftop addition, finding that with that condition the proposal meet section III.H; and,

Massing and scale of new facades for the Second Avenue side using salvaged materials, in-part.

Again, this is just Part I of the SP request and if approved by the MHZC, Planning and Council, the project will come back to you with additional detail on the design, selective demo and what materials can be reused.

Vice-chair Stewart recused himself from discussion and voting.

David Johnston from STG Design provided an overview of the project.

Commissioner Mosley confirmed that the plans provided are conceptual and that more details will come back to them with Part II of the application, if approved by Council and Planning Commission.

Devinder Sandhu provided handouts that were also provided via email. He explained that as an engineer, he reviewed the properties for Metro shortly after the bomb. He put together a team of experts who confirm the buildings are robust and sound. In answer to Commissioner Jones question, he is in support of preserving the building and asked that the owner consider non-destructive rehabilitation.

Brian Reed, mason and master builder, said he has toured the building and found that the buildings simply need to be braced.

Brian Mansfield, advocacy chair of Historic Nashville, Inc, said that the plans are impressive. As easement holders he wants to be sure that the project is reviewed by HNI or as part of a tax credit project. They have released their easement on 172.

On rebuttal, Johnston said they have two engineers on the project and provided some of their background.

Commissioner Jones reiterated that they received reports from two of the members of the public who spoke. In answer to her question about Historic Nashville, Inc, Walker explained that the Commission doesn't have the authority to enforce the HNI easements. She hopes the project will save as much as possible.

Commissioner Mayhall disclosed that she watched a presentation at the Planning Commission and heard a repeat of that presentation while serving as a board member of The District. She said the project exceeds here expectations of what can be done.

Commissioner Mosley said that it appeared as many materials as possible will be reused, and the loss of 172 will allow for much needed connection between 1st Ave N and 2nd Ave N. The addition is subdued and stepped back enough that it is appropriate for the historic building.

Commissioner Mayhall to approve full and partial demolition, rehabilitation, and the massing of new construction for the proposed Part I of the SP with the conditions that the applicant provide a partial-demo plan and more information regarding details such as new materials, reuse of materials, masonry details, and proportion and rhythm of openings, if the SP is approved by the Planning Commission and Metro Council. More specifically, approval of part I of the SP includes the following:

4. Demolition of 172, finding the proposal to meet section V(1)(2);
5. Selective demolition and reconstruction of the First Avenue facades for 174 and 176 using existing materials and selective demolition of the side walls of 170 and 174, finding the proposal to meet section III;
6. Massing and scale of the rooftop addition, finding that with that condition the proposal meet section III.H;
and,
7. Massing and scale of new facades for the Second Avenue side using salvaged materials, in-part; finding Part I to meet the design guidelines for new construction. Commissioner Mosley seconded and the motion passed unanimously with Vice-Chair Stewart recusing himself and Chair Pro Tem Johnston voting in favor of the project.

Meeting adjourned at 3:56 p.m.