



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION
1515 5th Avenue North
August 15, 2012

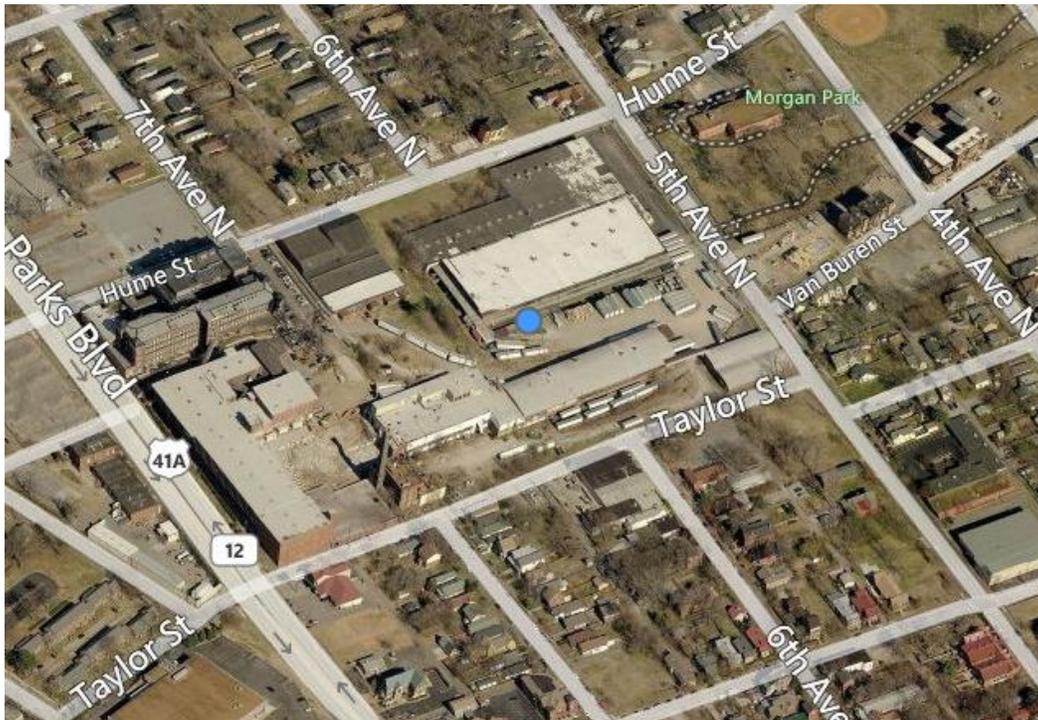
Application: Demolition
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08112041500
Applicant: SWH Residential Partners, LLC, John Tirill
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant proposes to demolish non-historic buildings on half of the original Werthan Mill site in Germantown for future development.</p> <p>Recommendation Summary: Staff recommends demolition of buildings 1-5 on the Werthan complex, finding that demolition meets 7.2 of the design guidelines for the Germantown Historic Preservation Zoning Overlay.</p>	<p>Attachments A: Photographs</p>
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Vicinity Map:



Aerial Map:



Background: The original Werthan Mills complex is now two sections. The portion facing Rosa Parks Boulevard has been rehabilitated into a residential complex. The half that faces 5th Avenue and includes a collection of mainly later, non-historic buildings is also now being developed for residential use.

Applicable Design Guidelines:

7.0 Demolition

7.1 General Principles

- 7.1.1 Since the purpose of historic zoning is to protect historic properties, the demolition of a building that contributes historically and architecturally to the character and significance of the district is not appropriate and should be avoided.
- 7.1.2 Demolition is considered the removal of any structure or portion of a structure that affects the visual appearance of the building from the exterior. It includes the removal of floors or sections of the building that are enclosed by the original façade.

7.2 Guidelines

- 7.2.1 Demolition is not appropriate if a building or a major portion of a building contributes to the architectural or historical significance or character of the district.
- 7.2.2 Demolition is appropriate if a building or a major portion of a building does not contribute to the historical or architectural character and importance of the district.
- 7.2.3 Demolition is appropriate if a building or a major portion of a building has irretrievably lost its architectural and historical integrity and importance, and its removal will result in a more historically appropriate visual effect on the district.
- 7.2.4 Demolition is appropriate if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420, as amended, of the historic zoning ordinance.
- 7.2.5 Where demolition has been allowed, MHZC may require historic structures to be documented through photographs, a site plan and floor plans, and those significant architectural components of a building are salvaged.

Analysis and Findings:

Demolition: The applicants propose to demolish all structures and site features on the later developed Werthan Mill site. Buildings 2, 3, 4 and 5 were all constructed after 1950, outside of the period of significance noted in the National Register of Historic Places nomination for the Werthan complex. Demolition of these buildings meet 7.2.2 since they do not contribute to the historic character of the site.

Building 1 was constructed in 1869, 1914 and 1955. Portions of the building were constructed within the period of significance; however, they are in extremely poor condition due to damage caused by a tornado and deferred repairs. The building suffers from water damage, decomposing brick and mortar and decayed wood. The damage is severe enough that a complete reconstruction would be required with little original material being able to be reused. Staff has inspected the building and finds that demolition is appropriate due to the economic hardship involved with the repair or reconstruction of the older portions of the building.

Staff recommends demolition of buildings 1-5 on the Werthan complex, finding that demolition meets 7.2 of the design guidelines for the Germantown Historic Preservation Zoning Overlay.



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DESCRIPTION OF WORK

Request for the demolition of a portion of the properties located at Parcel 415, Map No. 81-12 are as follows:

1. Building 1: (Located at the northwest corner of Parcel 415, along Hume Street)
 - Constructed in 1869, 1914 and 1955. West wall brick largely rebuilt following 1972 tornado.
 - 1-story brick building with basement having an area of Approx. 36,189 sqft.
 - Structure is damaged due to tornado damage and building is in poor condition due to lack of repair.
 - Request demolition for future planned mixed use redevelopment and site accessibility.



Picture #01
Exterior East



Picture #02
Exterior West



Picture #03
Structure



Picture #04
Damage Structure

1. Building 1: (cont.)

- Picture #02 above illustrates crumbling foundations and masonry walls.
- Picture #03 above illustrates one of many areas where water infiltrates the building regularly through damaged roof causing water damage to structure and roof decking
- Picture #04 above illustrates water damage and unstable structure with inadequate shoring (pallets)
- Pictures #05, 06 & 07 below illustrate typical decomposing brick and mortar, uneven settlement (deteriorating rock face stone foundation) and rotting wood trim.



Picture #05
Decomposing Brick and Mortar



Picture #06
Decomposing Brick and Mortar



Picture #07
Uneven Settlement; Rotting wood trim

1. Building 1: (cont.)

- Picture #08 below illustrates damaged/structurally unsound masonry walls and wood structure deterioration
- Picture #09 below illustrates typical water damage to structure and wood roof decking



Picture #08
Structurally unsound walls; wood roof deterioration



Picture #07
Water damage to structural beams and roof decking, typical

1. Building 1: (cont.)

- Pictures #10 & 11 below illustrate North wall water infiltration, uneven settlement and storm damage. Following Tornado in 1972 North wall was deemed unstable by insurance company and building was declared unoccupiable



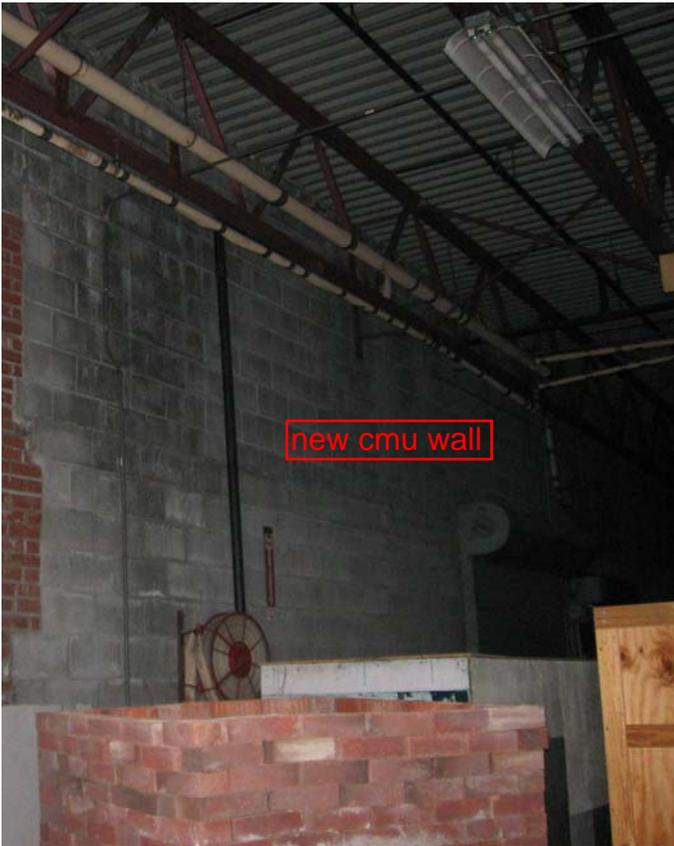
Picture #10
North wall – unstable, uneven settlement, storm damage



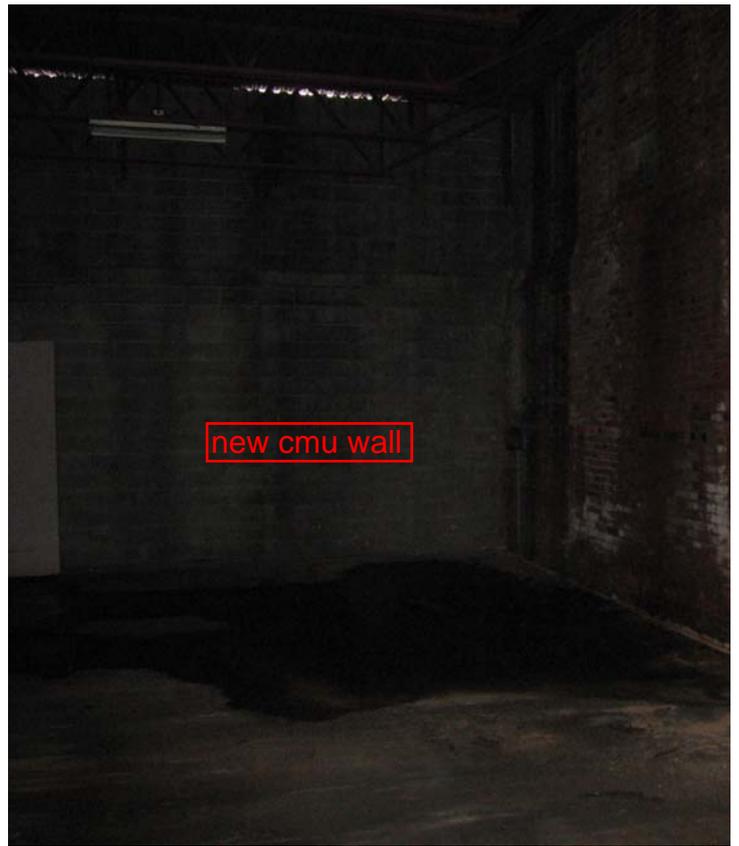
Picture #11
North wall – unstable, uneven settlement, storm damage

1. Building 1: (cont.)

- Picture #12 illustrates rebuilt west brick wall. The original brick section was largely rebuilt following damage caused by the tornado in 1972.
- Picture #13 illustrates rebuilt west brick wall with CMU, along with standing water due to water infiltration.
- Picture #14/15 illustrates rebuilt west brick wall with all new brick and deteriorating/patched rock face stone foundation.



Picture #12
Rebuilt wall

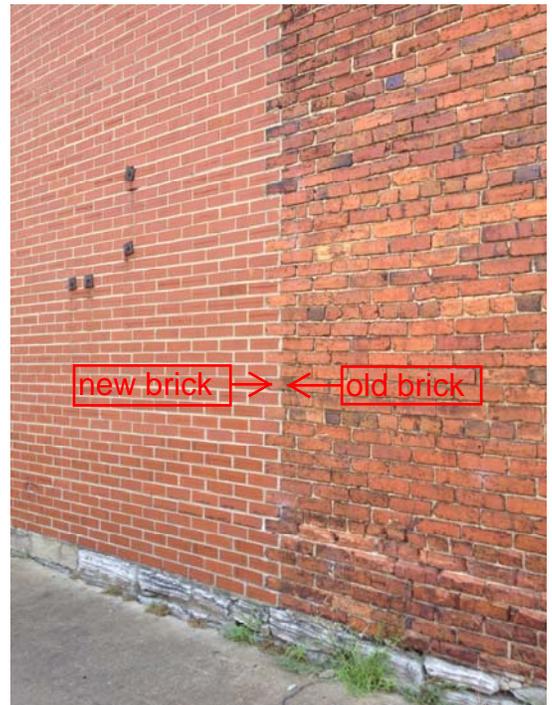


Picture #13
Rebuilt wall



Picture #14

Rebuilt west wall with new brick and cmu block, decomposing brick and mortar, water infiltration and decomposition at roof line.



Picture #15

Building 1: (cont.)

- Picture #15, 16, 17 below illustrates water infiltration into building causing damage to structure and roof decking.



Picture #15
Water infiltration



Picture #16
Water infiltration



Picture #17
Water infiltration, separation from roof causing structural instability

2. Building 2: (Located at the northeast corner of Parcel 415, along Hume Street and Fifth Avenue North)
- Constructed in 1953 and 1965.
 - 1 and 2-story brick building having an area of Approx. 132,245 sqft.
 - Request demolition for planned mixed use redevelopment and site accessibility.
 - Building is outside the period of any historical significance.



Picture #01
Exterior East



Picture #02
Exterior West



Picture #03
Interior



Picture #04
Structure

3. Building 3: (Long building, located at the south side of Parcel 415, near Taylor Street)

- Constructed in 1941 and 1951.
- 2-story brick and metal building having an area of Approx. 65,770 sqft.
- Currently in use as Light Industrial
- 2.32 acres+/- will be leased backed to Werthan (Western half of building)
- Request demolition of Eastern half for future planned mixed use redevelopment and site accessibility
- Eastern half of the building is outside the period of any historical significance (1951)



Picture #01
Exterior North East



Picture #02
Exterior South



Picture #03
Interior



Picture #04
Interior

4. Building 4: (small building, located at the south west corner of Parcel 415, along Taylor Street)

- Constructed in approx 1971
- 1 story concrete block building having an area of approx. 2,287 sqft.
- Request demolition for mixed use redevelopment accessibility to site
- Building is outside the period of any historical significance (1971)



Picture #01
Exterior East



Picture #02
Exterior South



Picture #03
Interior



Picture #04
Interior