

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
208-210 Broadway
October 19, 2016

Application: New construction-partial demolition
District: Broadway Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 09306211100
Applicant: Reggie Parsons, Ehrlich Design Builders
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The project is for partial demolition of a historic building.</p> <p>Recommendation Summary: Staff recommends approval of the reconstruction of the right-side wall with brick salvaged from the project and with the exact same dimensions and design as the current wall, finding the partial demolition meets section V.5 of the design guidelines.</p>	<p>Attachments A: Engineer Report B: Letter from contractor C: Drawings</p>
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Applicable Design Guidelines:

V. Demolition

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.
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.
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.
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 17.120.190, as amended, of the historic zoning ordinance.

Background: This parcel includes three buildings facing Broadway and a parking lot behind them. Only one of the buildings (210 Broadway) is a part of this request. A rooftop addition for 208 and alterations of both buildings were approved by the Commission on October 19, 2016.



Figure 1: 210 and 208 Broadway

Analysis and Findings:

At the time of the request for alterations and the rooftop addition, staff expressed concerns about the interior changes resulting in inappropriate exterior alterations. Although the interior of buildings themselves are not reviewed, the design guidelines do state that interior changes that affect the exterior should not be undertaken. The plan was to remove the entirety of the party wall between the two buildings, but not the portion that extended above the building to the right. Staff requested an engineer report confirming that the building's structural integrity would not be compromised. The engineer report was provided and is attached.

The applicants now request to remove the adjoining wall that rises above the right building, reconstruct it and cover it with stucco. When asked what has changed since the engineer report was conducted, the applicant provided the following information.

We met after the initial demo of the gyp and interior walls. Until the demo was completed the engineer did not know how the wall looked. The concerns came once the wall construction was revealed. This brought up questions regarding means and

methods as well as safety. We all concluded that it would be best if we removed the wall and went back with same brick.

The portion of the wall to be reconstructed was historically an interior wall as shown on an earlier photograph. See Figure 2. For this reason alone, staff recommends approval of reconstruction of the wall with brick salvaged from the project finding the project to meet section V.5.



Figure 2: This image shows 210 Broadway in the middle and 208 Broadway to the right with its original 3rd story.

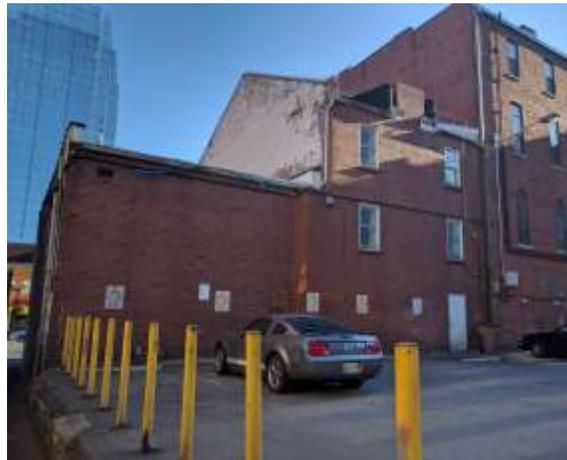


Figure 3: Rear façade of 208-210 Broadway shows that the portion to be removed has a stucco veneer.

Recommendation

Staff recommends approval of the reconstruction of the right-side wall with brick salvaged from the project and with the exact same dimensions and design as the current wall, finding the partial demolition meets section V.5 of the design guidelines.



STRUCTURAL ENGINEERS, P.C.

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www.emcnashville.com

October 21, 2016

Ms. Kristy Angyal
Kip A. Moore and Associates, P.A.
419 North Main Street
Little Rock, Arkansas 72114

**RE: Redneck Riviera / 208-210 Broadway / Nashville, Tennessee
EMC Project No. 16310**

Dear Ms. Angyal:

The design of these structures includes the removal of the existing framing and lowering a portion of the existing basement/crawlspace area while leaving the existing exterior masonry walls. The existing masonry wall between the structures will also be removed.

The lowering of the existing crawlspace for the new basement and elevator pit will need to involve a specialty shoring contractor to shore the existing foundation of the adjacent structure and existing foundation of these structures where the new construction undermines the existing construction. The general contractor will need to coordinate construction sequencing and the means and methods of this shoring with the specialty contractor.

Once the new construction is complete, the remaining existing exterior walls will be tied to the new construction providing the necessary support for the existing walls. The current design intent is to leave the existing floor framing in place while the new building columns are erected. The new framing will be designed to brace the existing walls as the existing framing is removed. In areas where this bracing may not be sensible, steel channel "strong back" bracing may be designed to brace the wall until the new construction is erected.

The overall bracing intent for these structures during construction is to replace the existing framing in sections instead of completely gutting the existing structure and bracing the walls until the new structure is erected. Replacing the framing in sections allows the contractor to identify existing wall concerns and address them in smaller sections instead of possibly uncovering many issues at one time.

Ms. Kristy Angyal
EMC Project No. 16310
October 21, 2016
Page 2

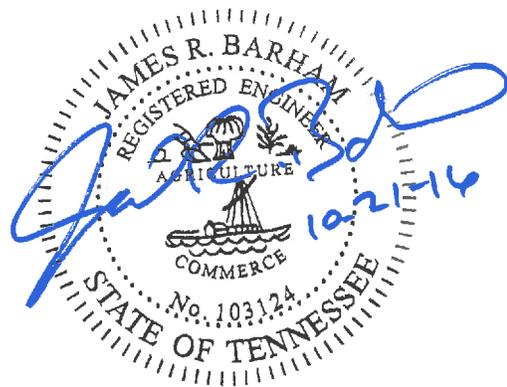
Please call if you have any questions or if I can be of additional assistance.

Sincerely,

EMC Structural Engineers, P.C.

James R. Barham, P.E.
Principal

JRB/pjs



July 7, 2017

Robin Ziegler
Historical Commission
Nashville Tennessee

Robin,

Ehrlich Design Builders, Inc. is the general contractor on the Redneck Riviera on Broadway in Nashville. We have encountered an issue with the existing brick masonry wall along column line 2 which runs from the basement up thru the 3rd floor to the roof line. The construction drawings call out for us to remove this wall from the basement thru the second floor and leaving the wall from the 3rd floor to the roof line. The third floor which remains has three openings which we will provide for a 12' wide x 9' tall and two (2) door openings. The structural drawings S3.3, detail 10 calls out for us to install a ½" thick continuous steel plate all across the underside of the wall supported by a W24 beam. We have met with a shoring company as well as our demo contractor concerning the the structural stability of this wall and the means and methods to remove the three floors of the wall below the steel plates. Both do not believe they can provide a solution to leave the wall intact. Once the demo of the interior gyp was done the material and thickness of the wall as well as the condition was made apparent. The three-brick wide wall is laid such that installing a solid steel plate lintel would be almost impossible with the way the brick is installed. We would have to cut through the entire width of the bricks to get a consistent line of entry and that is a concern in keeping the wall intact as you work thru that process. We are very concerned with safety issues once we start removing the wall below the 3rd floor and at the same time trying to hold the upper area 3rd floor wall intact.

I also want to point out that if we were able to save the wall the brick will not be exposed on the inside or out. There is a stucco type application that is currently covering the exterior exposed brick. We would go back with this same application. On the inside, we will have a furring channel with gyp board.

We propose to remove the wall in its entirety starting from the top and working down saving the existing brick and re-installing the existing brick on the exterior of the wall once we build back the 3rd floor wall with metal studs and the necessary structural as designed by our structural engineer. This would allow for the finished wall to have the same existing material as before. This would eliminate all safety concerns. I have attached drawings for your review.

The owners of Redneck Riviera have requested that I submit this to you.

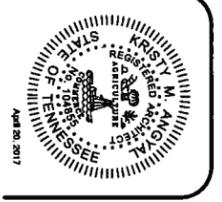
Respectfully,

Reggie Parsons
Project Manager

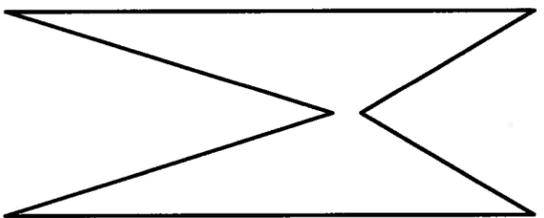


Respectfully,

Reggie Parsons

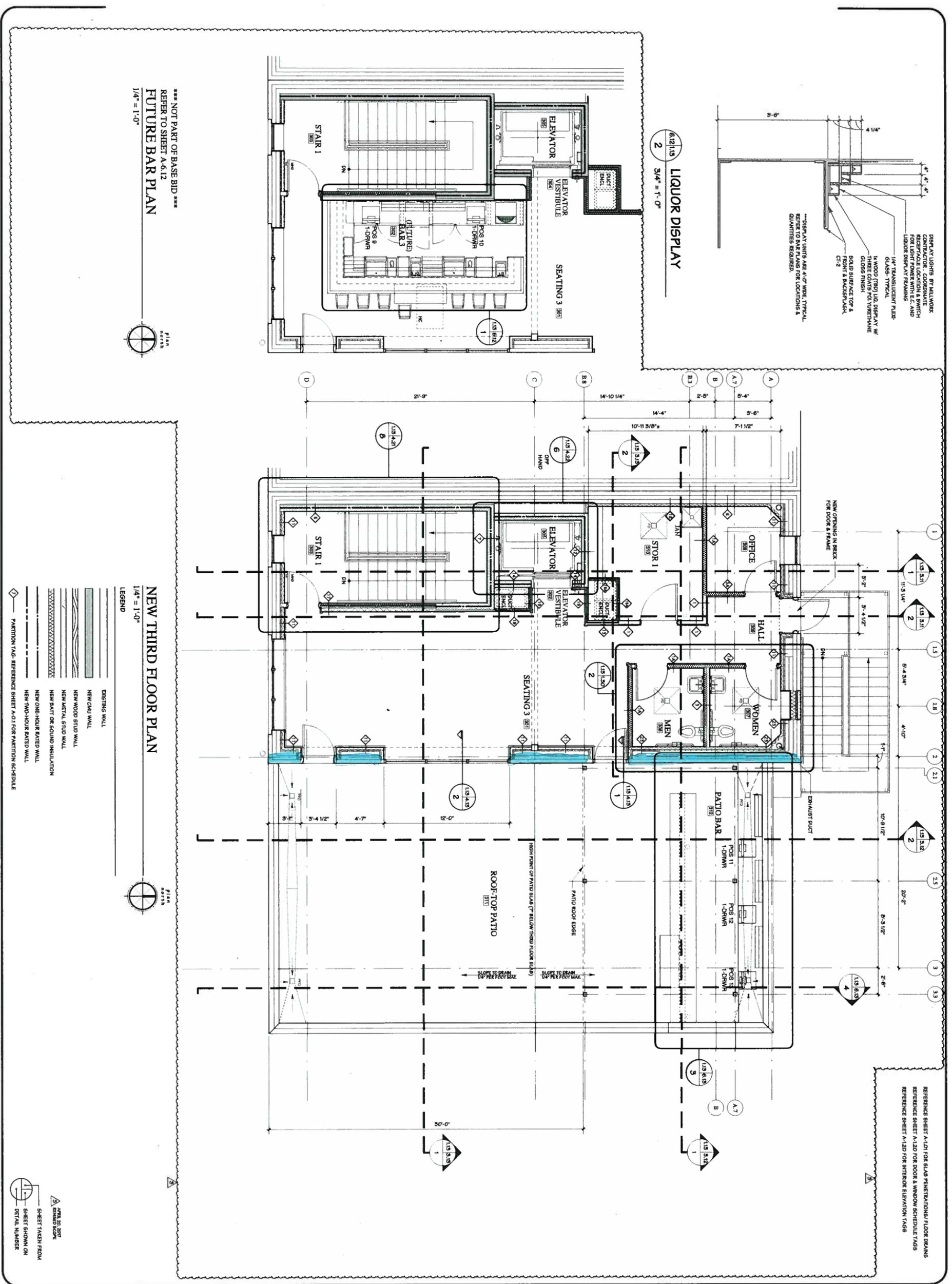


TENANT RENOVATION
REDNECK RIVIERA
 208 - 210 Broadway
 Nashville, TN 37201



KIP A. MOORE
 & Associates, P.A.
 Architects
 P.O. BOX 3274
 NORTH LITTLE ROCK
 ARKANSAS 72119
 501-372-7200
 REVISION
 APRIL 20, 2017

DATE
 DECEMBER 14, 2016
 SHEET NO.
A-1.13
 PROJECT NO.



*** NOT PART OF BASE BID ***
 REFER TO SHEET A-6.12
FUTURE BAR PLAN
 1/4" = 1'-0"

NEW THIRD FLOOR PLAN
 1/4" = 1'-0"

LEGEND

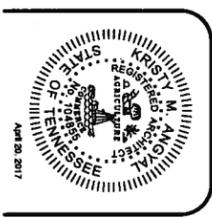
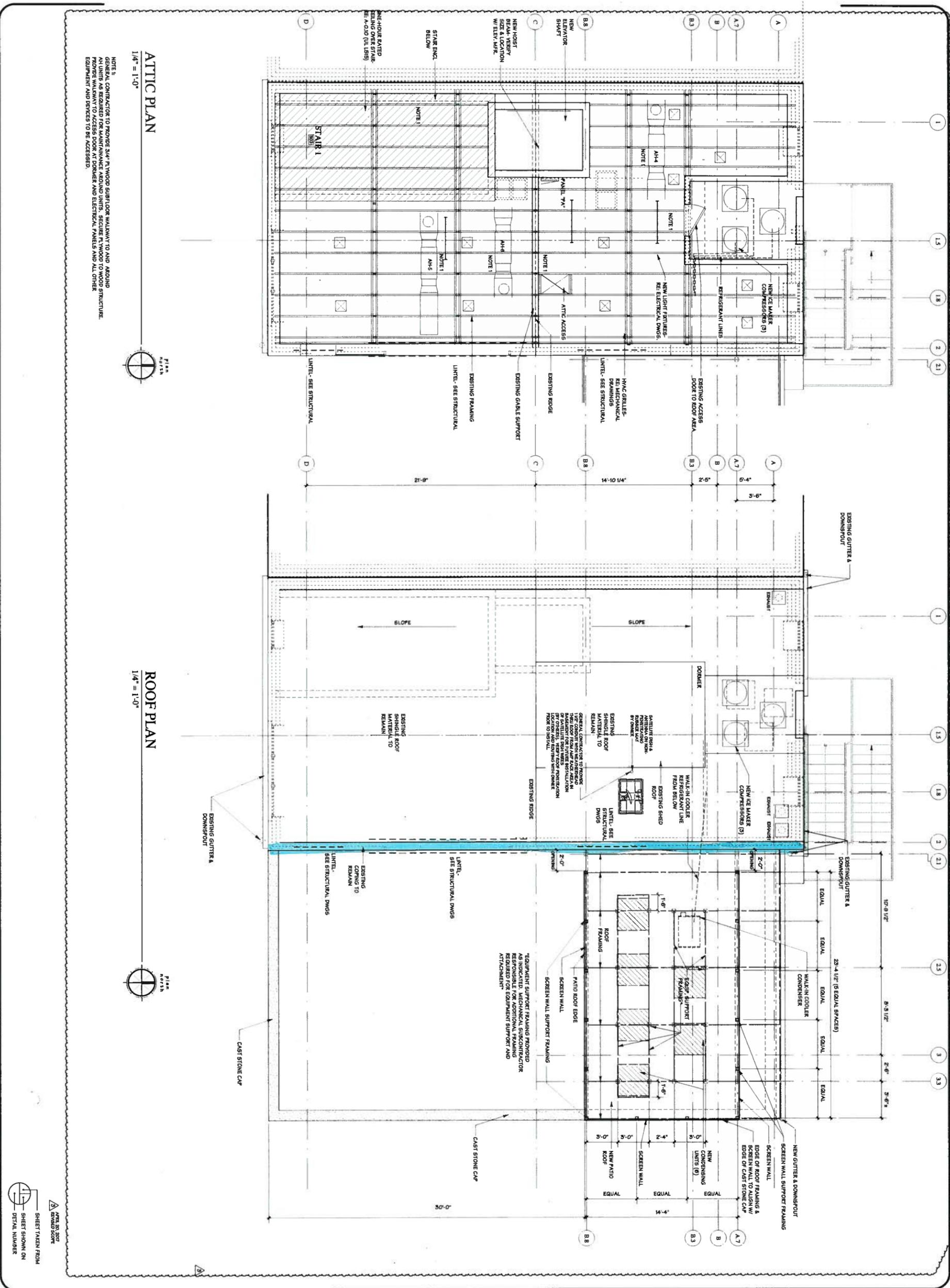
- EXISTING WALL
- NEW CHAU WALL
- NEW WOOD STUD WALL
- NEW METAL STUD WALL
- NEW BATT OR SOUND INSULATION
- NEW ONE-HOUR RATED WALL
- NEW TWO-HOUR RATED WALL
- PARTITION TAG - REFERENCE SHEET A-01 FOR PARTITION SCHEDULE



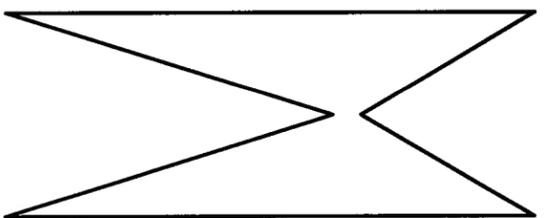
APRIL 20, 2017
 SHEET TAKEN FROM
 SHEET SHOWN ON
 DETAIL NUMBER

DISPLAY LIGHTS BY MILLWORK CONTRACTOR. COORDINATE WITH LIGHTING CONTRACTOR FOR LIGHT POWER WITH ELEC. AND LIQUOR DISPLAY FRAMING.
 1/4" TRANSPARENT FLECK GLASS TYPICAL.
 1/2" WOOD (TYP) LIG. DISPLAY W/ GLASS FINISH.
 1/2" WOOD (TYP) POLYURETHANE GLASS FINISH.
 SOLID SURFACE TOP & BACKPLASH, CT-2
 ***DISPLAY LIGHTS ARE 4'-0" WIDE. TYPICAL QUANTITIES REQUIRED. REFER TO BAR PLANS FOR LOCATIONS & QUANTITIES REQUIRED.

REFERENCE SHEET A-1.01 FOR SLAB PENETRATIONS/ FLOOR DRAINS
 REFERENCE SHEET A-1.02 FOR DOOR & WINDOW SCHEDULE TAGS
 REFERENCE SHEET A-1.03 FOR INTERIOR ELEVATION TAGS



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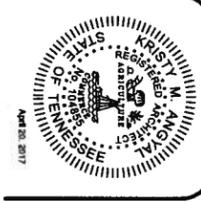
REVISION
 APRIL 20, 2017

DATE
 DECEMBER 14, 2016

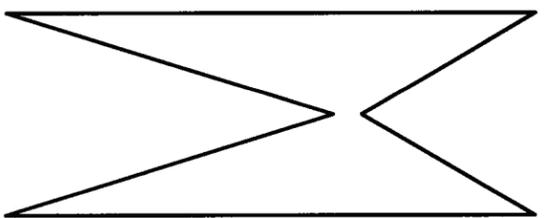
SHEET NO.
A-1.14

PROJECT NO.

APRIL 20, 2017
 REVISION
 SHEET TAKEN FROM
 DETAIL NUMBER



TENANT RENOVATION
REDNECK RIVIERA
 208 - 210 Broadway
 Nashville, TN 37201

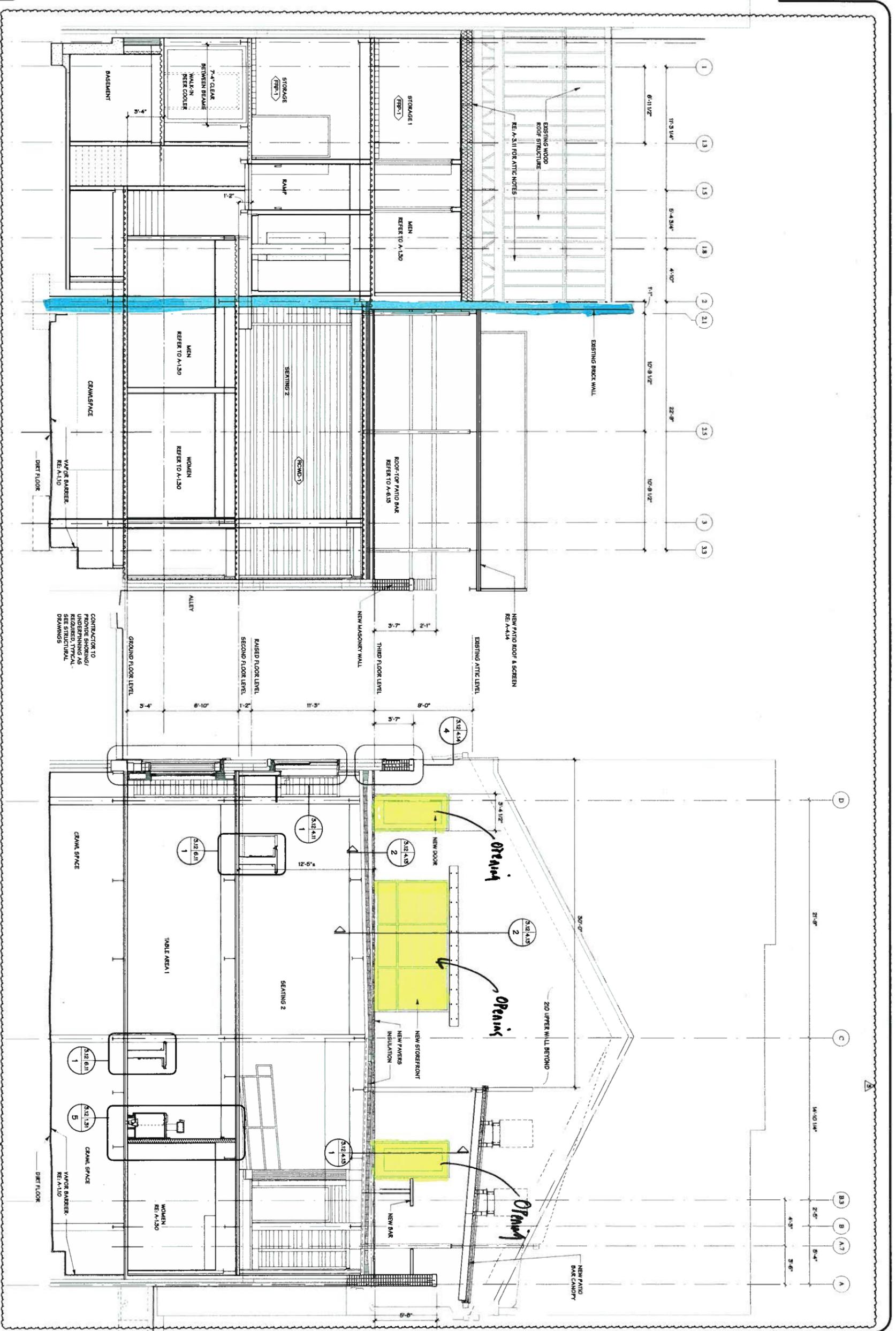


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REVISION
 MARCH 24, 2017
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DATE
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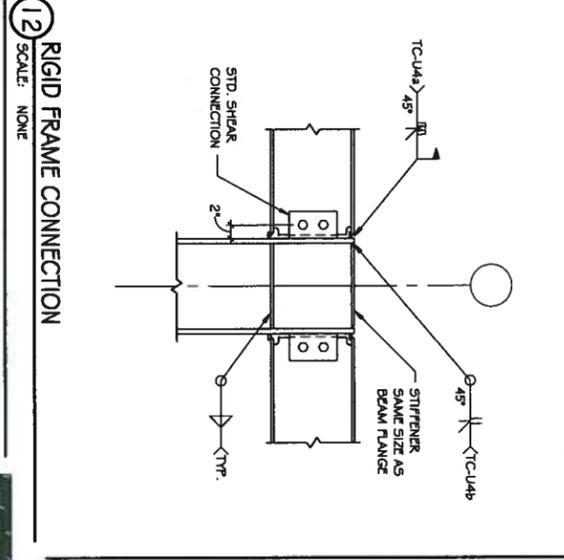
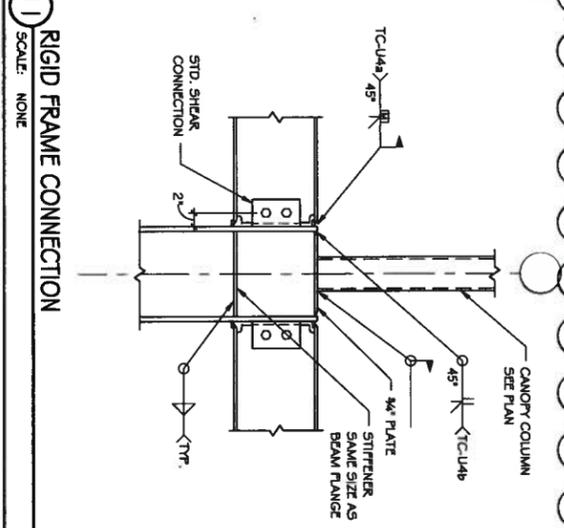
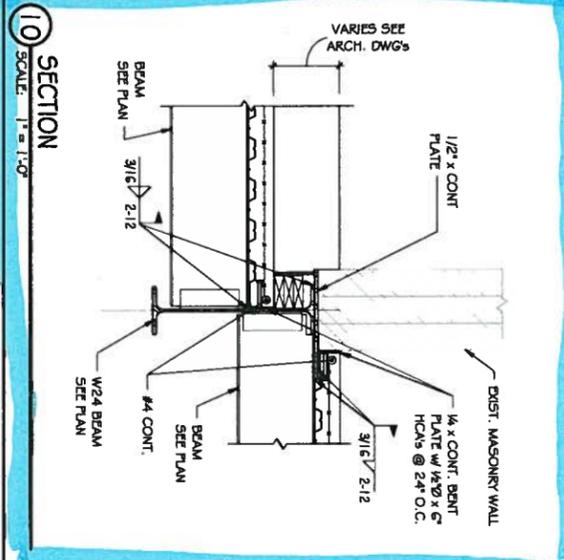
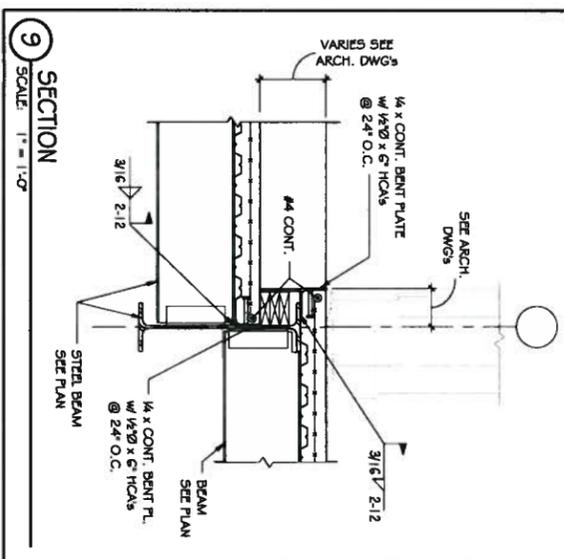
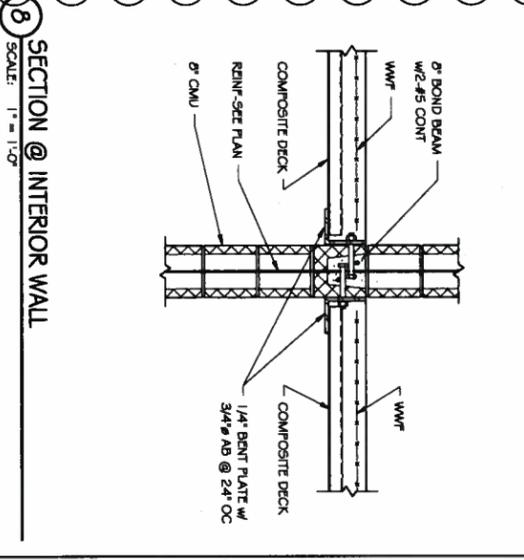
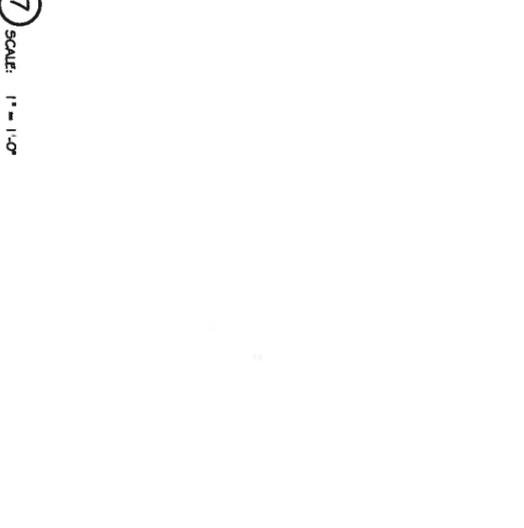
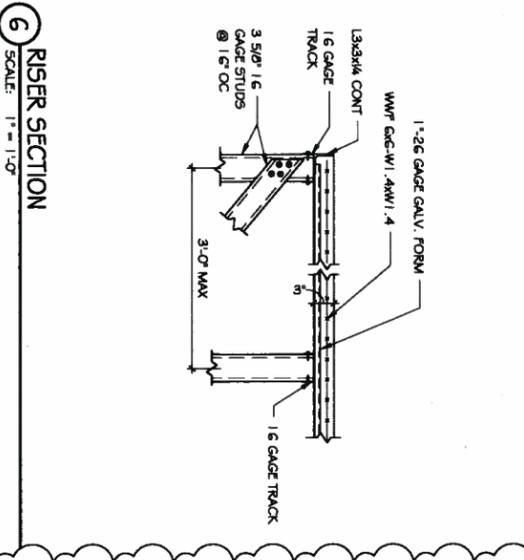
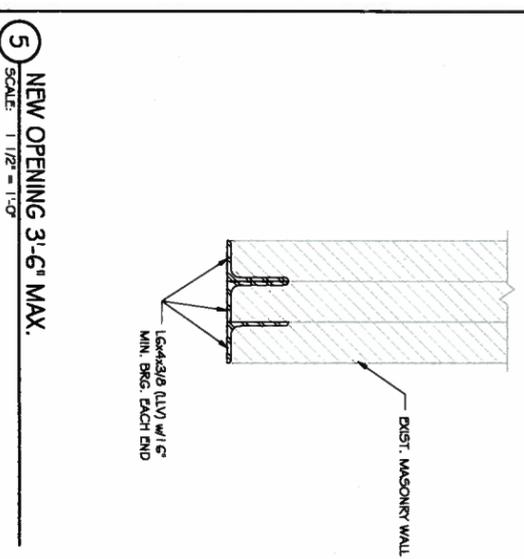
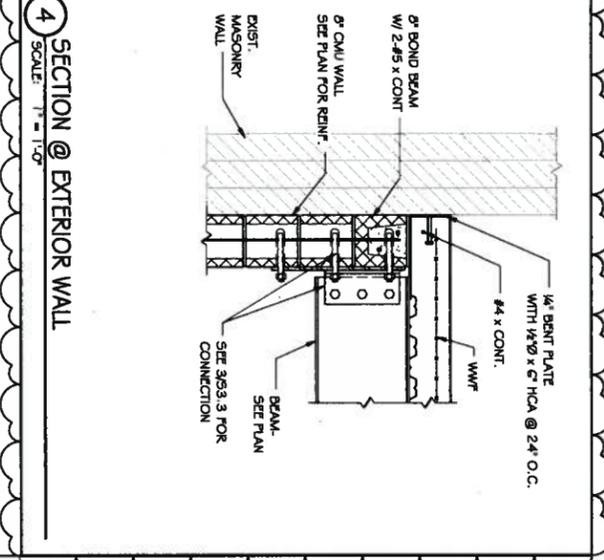
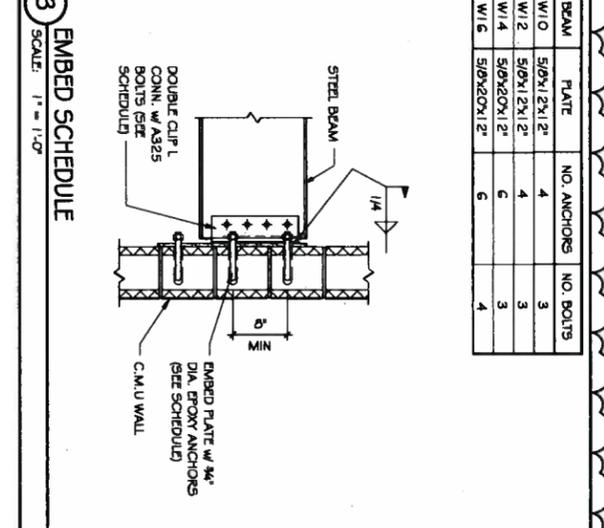
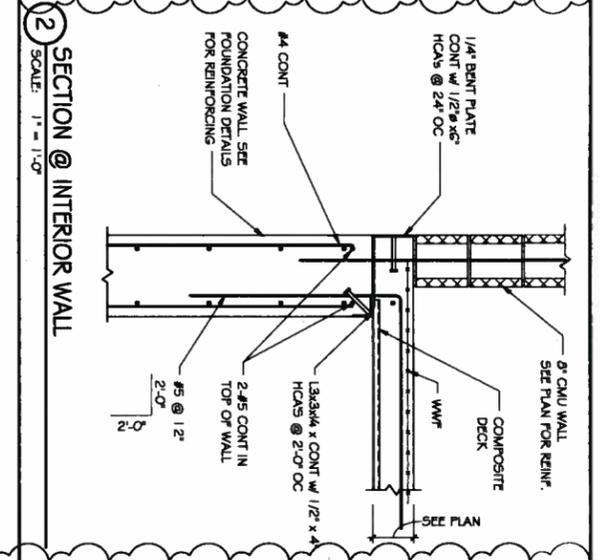
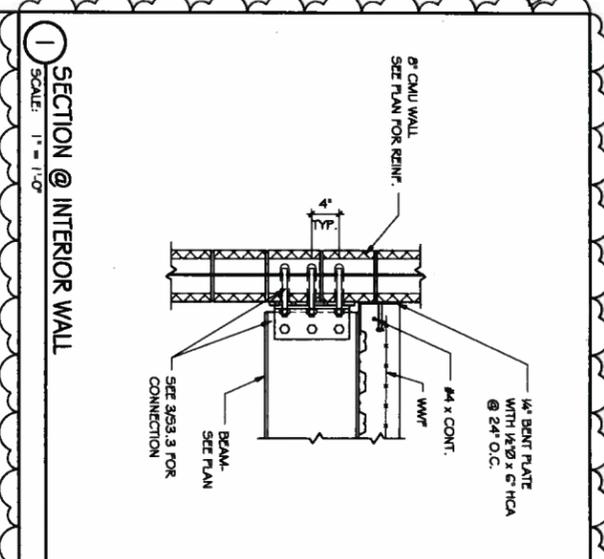
PROJECT NO.
A-3.12



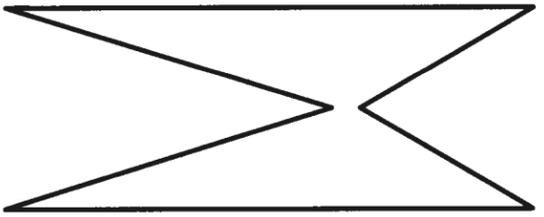
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BUILDING SECTION
 SCALE: 1/4" = 1'-0"

APRIL 20, 2017
 MARCH 24, 2017
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 DETAIL NUMBER

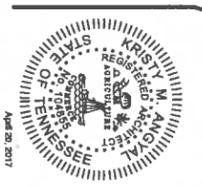


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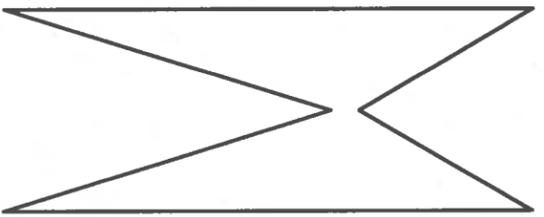


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 REVISION
 Addendum No. 2, 03/24/17
 Addendum No. 3, 04/20/17
 DATE
 DECEMBER 14, 2016
 SHEET NO.
S3.3

15310.R16



TENANT RENOVATION
REDNECK RIVIERA
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 Nashville, TN 37201

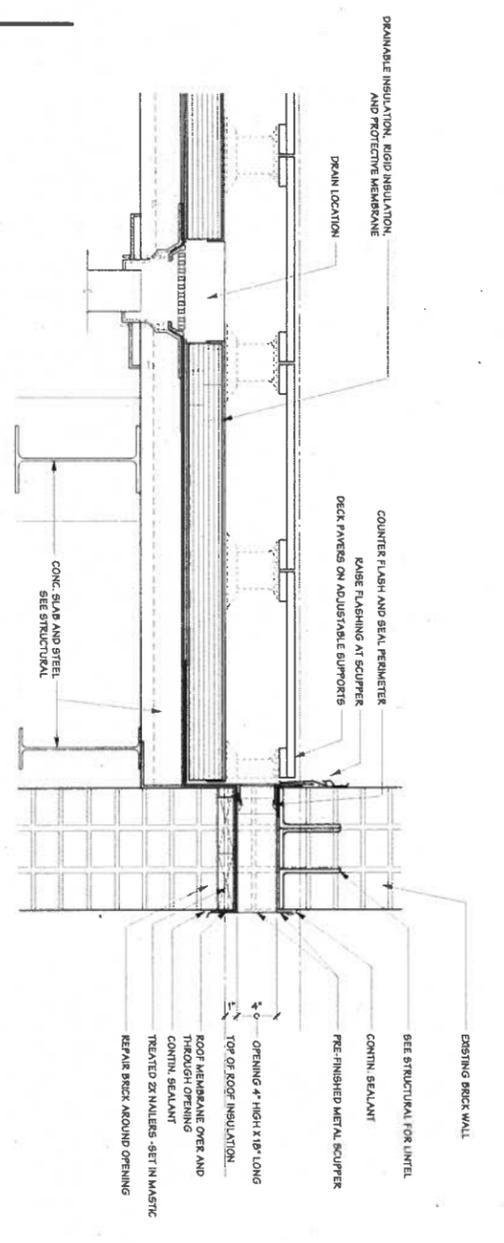
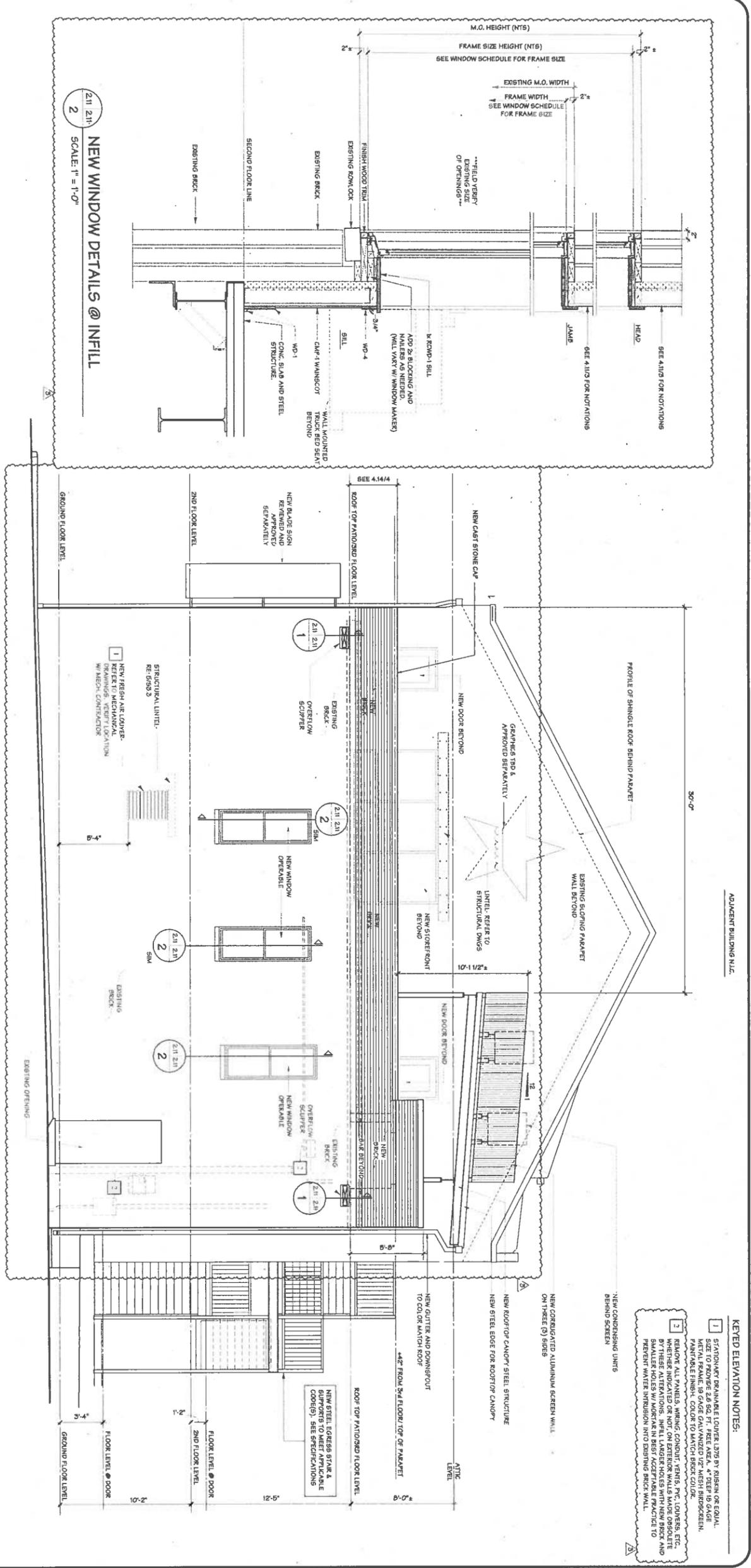


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 REVISION
 25. APRIL 21, 2017

DATE
 DECEMBER 14, 2016
 SHEET NO.
A-2.11
 PROJECT NO.

KEYED ELEVATION NOTES:

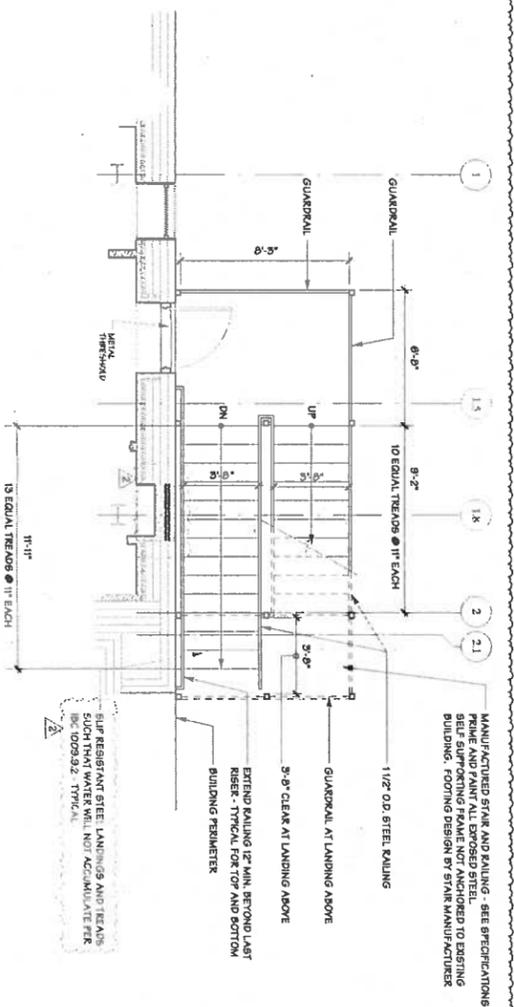
- 1 STATIONARY DRAINABLE LOWER 1.25" BY RIBSKIN OR EQUAL SIZE TO PROVIDE 2.5 SQ. FT. FREE AREA. **DEEP 19 GAUGE METAL FRAME, 19 GAUGE GALVANIZED 1/2" MESH BIRDCREEN. PAINTABLE FINISH. COLOR TO MATCH BRICK COLOR.
- 2 REMOVE ALL PANELS, WIRING, CONDUIT, VENTS, PVC LOUVERS, ETC. WHETHER INDICATED OR NOT, ON EXTERIOR WALLS MADE OBSOLETE BY THESE ALTERATIONS. INSTALL LARGER HOLES WITH NEW BRICK AND PREVENT WATER INTRUSION INTO EXISTING BRICK WALL.



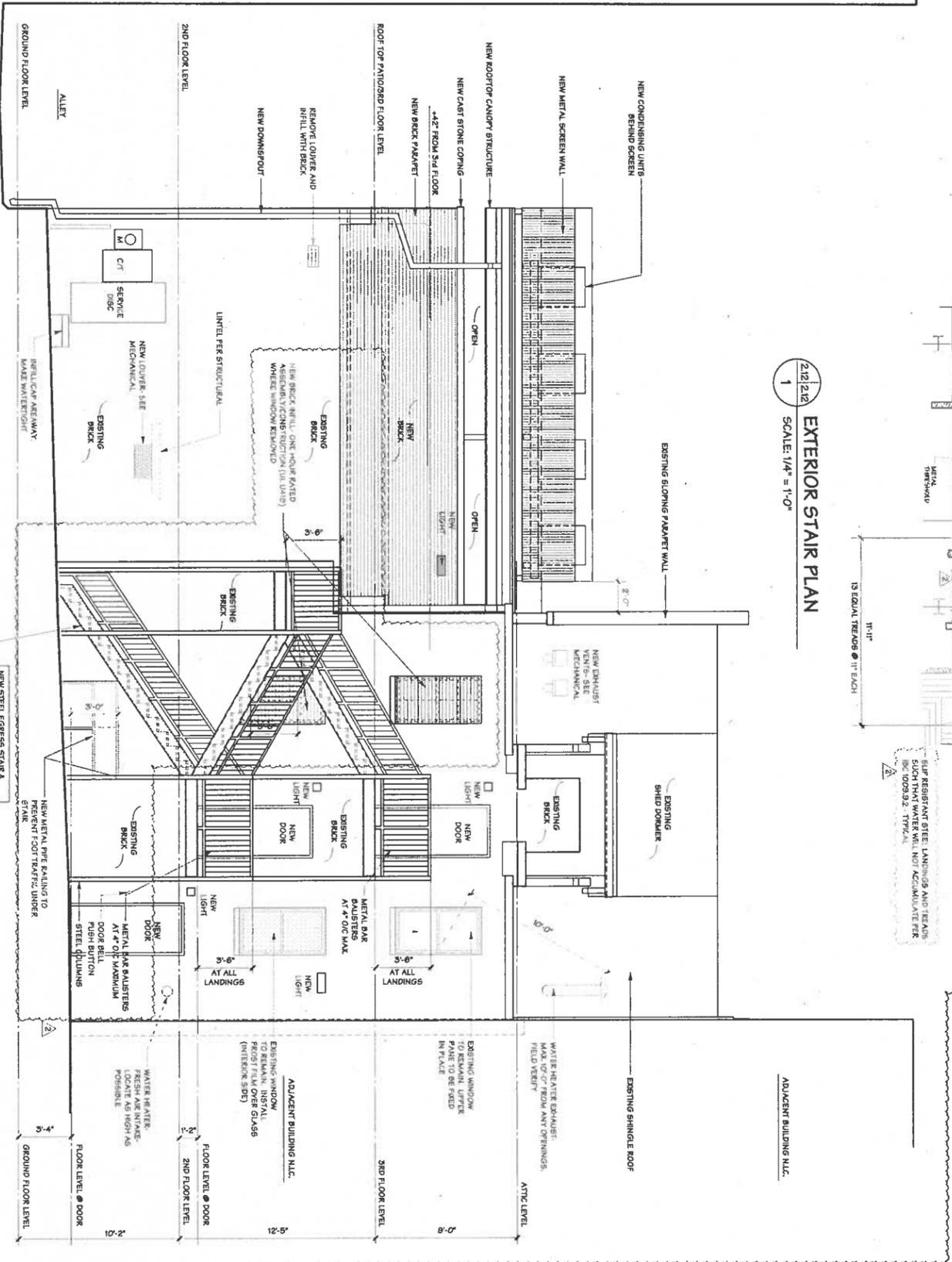
EAST (ALLEY) ELEVATION
 1/4" = 1' - 0"

OVERFLOW SCUPPER DETAIL
 SCALE: 1 1/2" = 1' - 0"





2.12/212
1
EXTERIOR STAIR PLAN
SCALE: 1/4" = 1'-0"

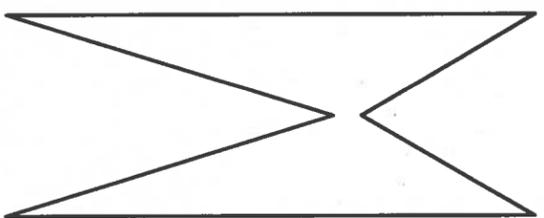


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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SHEET SHOWN ON
DETAIL NUMBER



TENANT RENOVATION
**REDNECK
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REVISION
MARCH 24, 2017
APRIL 20, 2017

DATE
DECEMBER 14, 2016
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A-2.12
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APRIL 20, 2017
MAY 10, 2017
APRIL 20, 2017