



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

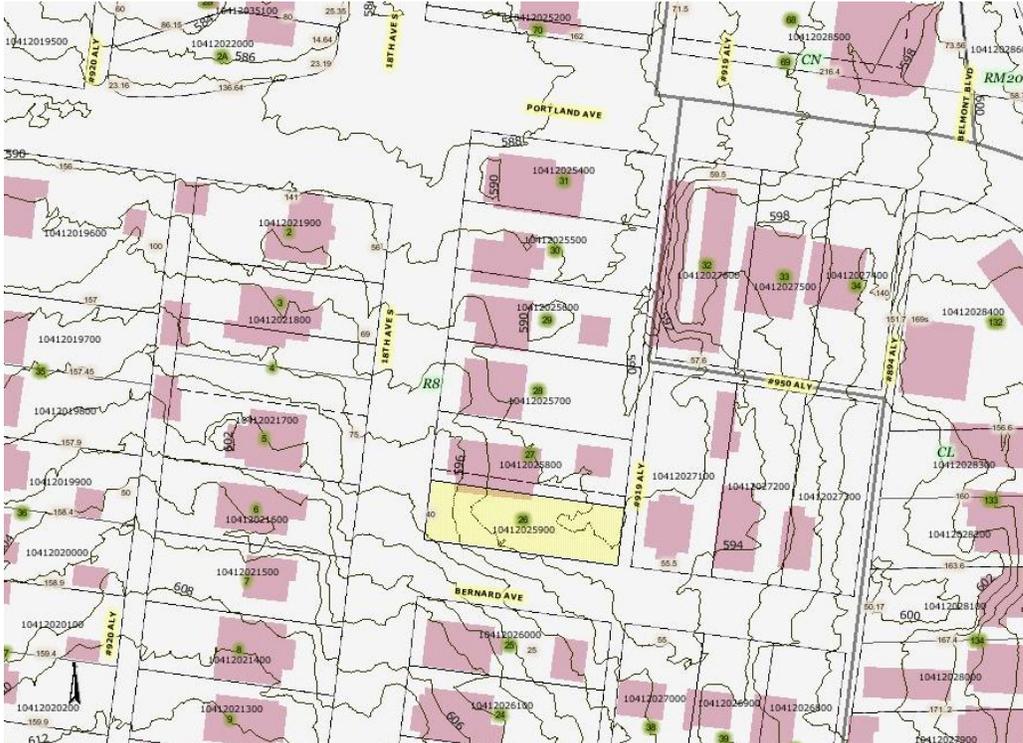
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
2010 18th Avenue South
August 20, 2014

Application: New construction-alteration to permit
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10412025900
Applicant: John Nelson
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

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| <p>Description of Project: The applicant proposes to connect the rear upper level deck to the garage. The principle building and garage were approved by the Commission in April of 2013.</p> <p>Recommendation Summary: Staff recommends disapproval finding that the connector creates a condition that is atypical of historic outbuildings in the district and therefore does not meet section II.B.I.</p> | <p>Attachments A: Plans</p> |
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

I. Outbuildings

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally, attached garages are not appropriate; however, instances where they may be are:

- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Background: The MHZC approved the infill project and outbuilding in April 2013. At that time, there was no a plan to connect the upper rear deck with the garage. On July 11, 2014 staff found a connector under construction and requested that the violation be removed. The applicant removed the connection and added the posts, as shown on the permitted plans but would now like to ask the Commission to approve the connector.

Analysis and Findings:

According to the design guidelines, new outbuildings “should be compatible, by not contrasting greatly, with surrounding historic outbuildings...” In the past, the Commission has determined that attached garages are not similar to historic outbuildings, because the only time they were attached historically is when they were at the rear of a home and located at the basement level. In this case, the connection is at the second level and will be highly visible because of the lot being a corner lot.





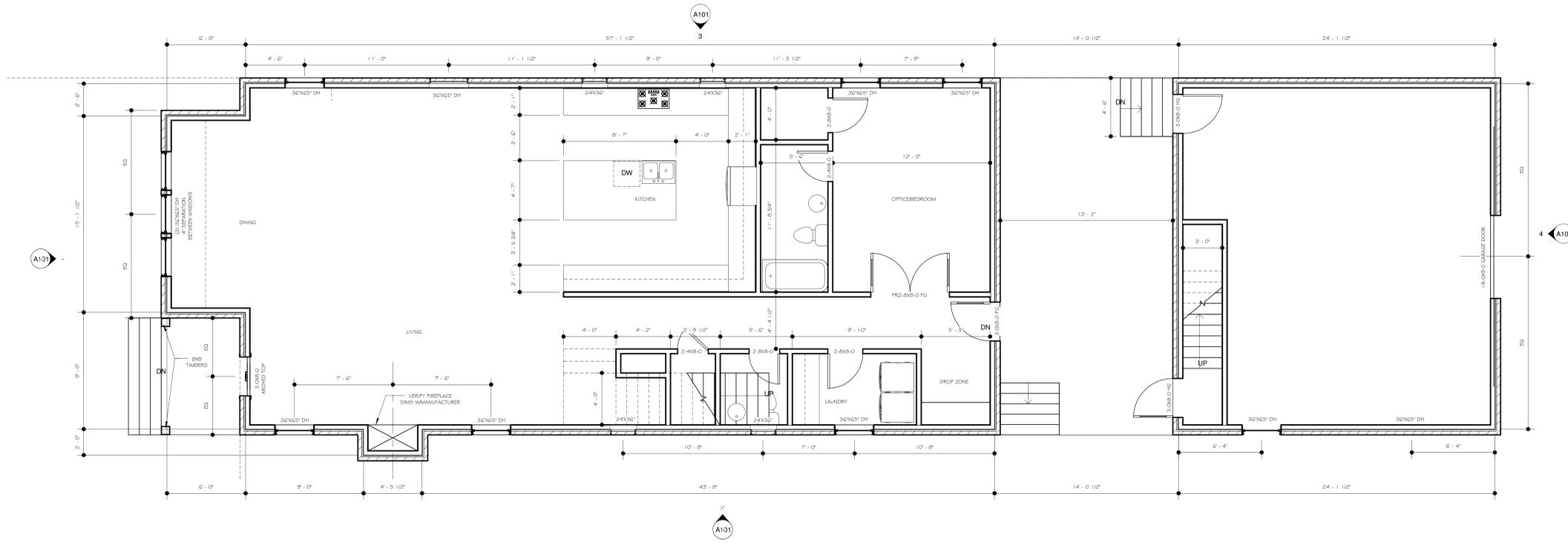
This property, directly across Bernard Avenue from 2010 18th does not have a connected garage.



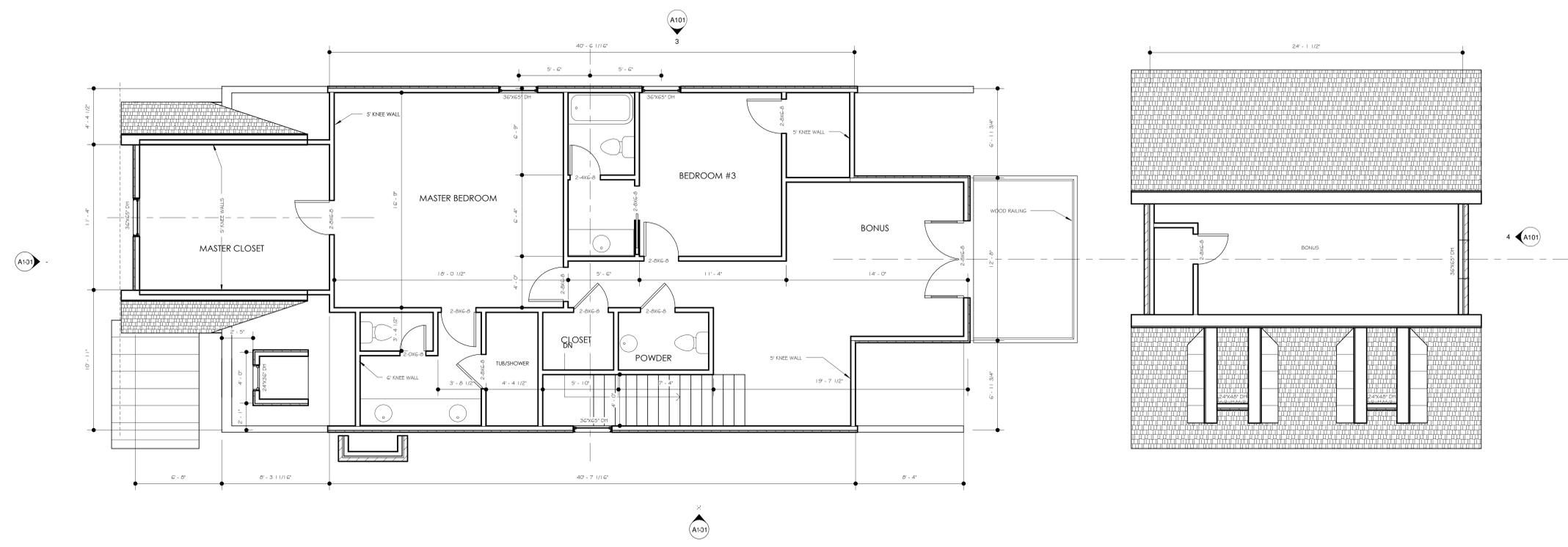
This image shows both the new garage and the garage across Bernard Avenue.

Recommendation:

Staff recommends disapproval finding that the connector creates a condition that is atypical of historic outbuildings in the district and therefore does not meet section II.B.I.



FIRST FLOOR
1



SECOND FLOOR
2

2010 18TH AVES
NASHVILLE, TN

SCHEMATIC DESIGN
07 AUG 14

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THESE DRAWINGS ARE FOR
DESIGN INTENT ONLY
IT IS THE CONTRACTOR'S RESPONSIBILITY TO
ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL
APPLICABLE CODES
IT IS THE CONTRACTOR'S RESPONSIBILITY TO
COORDINATE
ALL MECHANICAL, ELECTRICAL, PLUMBING,
AND STRUCTURAL
SYSTEMS WITH THE FRAMEWORK AND
AESTHETICS OF THIS HOUSE.

FLOOR PLANS

A100

