

JOHN COOPER
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

STAFF RECOMMENDATION

2012 Cedar Lane

July 21, 2021

Application: Revision to Permit – Application to not demolish garage

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Base Zoning: RS7.5

Map and Parcel Number: 11703004100

Applicant: William Smallman

Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: The applicant is asking for a revision to a prior permit. At issue is retaining an existing garage which was originally to be demolished.

Recommendation Summary: Staff recommends disapproval of the permit revision, finding that it does not meet section II.B.1.i of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Attachments

A: Site Plan

B: Elevations

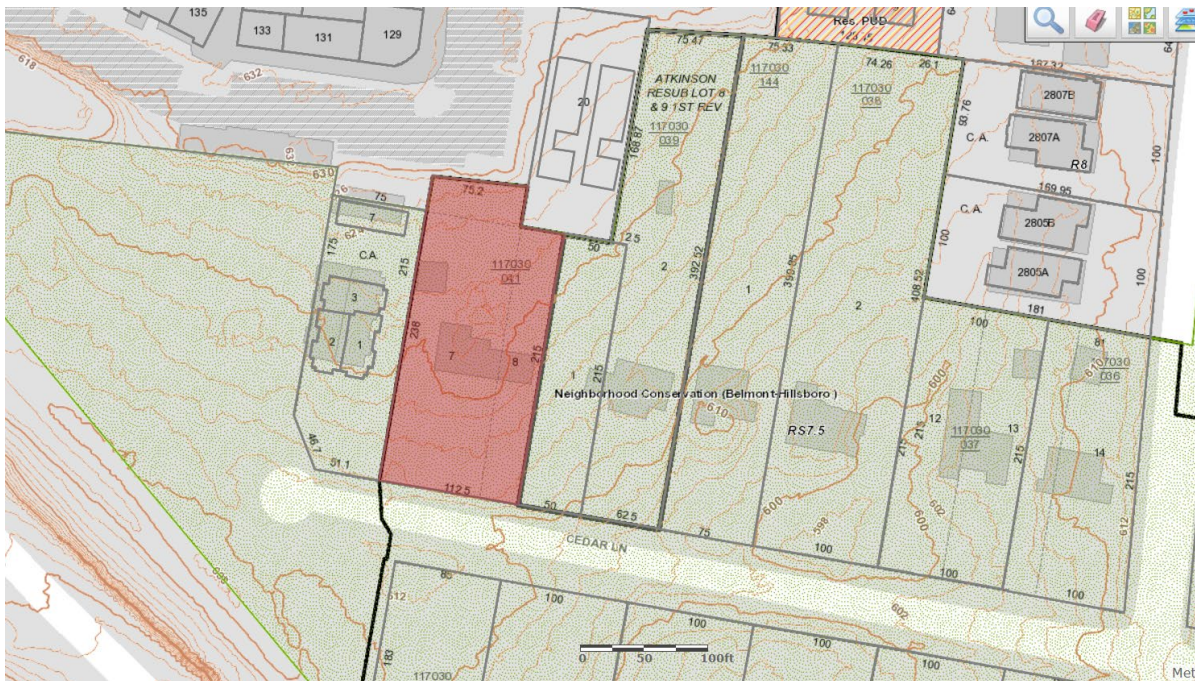
C: Permit

#HCP2020068892

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

B. GUIDELINES

i. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 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.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
 - *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
 - *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
 - *Stud wall lumber and embossed wood grain are prohibited.*
 - *Four inch (4" nominal) cornerboards and casings around doors, windows, and vents within clapboard walls is required. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*
- Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.*

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

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

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.*

Setbacks & Site Requirements.

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Background: In 2020, the Commission approved an addition to the contributing house at 2012 Cedar Lane. The approved addition has now been mostly constructed. The site plan indicated that the existing garage, located less than three feet from the addition, would be demolished. The garage is still in place and the applicant would like to retain it, rather than demolish it.



Figure 1. 2012 Cedar Lane garage prior to addition construction

Analysis and Findings: The addition was approved by the Commission with the understanding that the existing outbuilding would be removed, as indicated on the site plan. (Figure 3) The design guidelines clearly indicate that there should be twenty feet (20') of distance between



Figure 2. Garage with addition under construction. Separation measures twenty-seven and a half inches (27.5")

outbuildings and primary structures. The Commission has reduced this on occasion - although never to less than three feet (3') - where there were site constraints, etc. This property has no such constraints. Staff would not have recommended approval of the addition in this location if the garage was not indicated for removal.

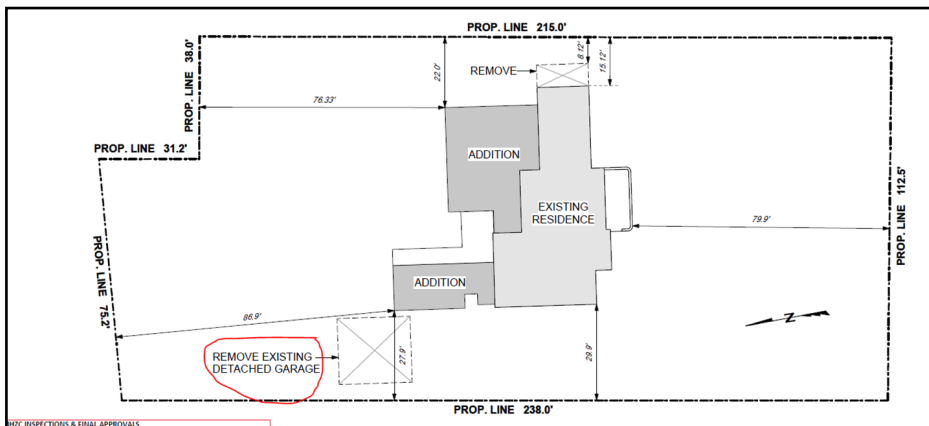


Figure 3. Site plan indicating removal of garage.

The design guidelines do say that an appropriate location for a garage is in the original location of a garage on the property. While this garage has been in this location for years



(staff has been unable to conclusively date it), it has always been over twenty feet (20') from the back of the house. The construction of the addition changes the context of this location. While staff rarely asks that a property owner demolish any existing structure, in this case, the construction of the addition has made the existing location of the garage inappropriate.

The applicant has inquired about attaching the garage to the addition. Attached garages are only appropriate where they are found historically or when they can be added at the basement level. This property meets neither qualification. An addition with an attached garage would not meet the design guidelines.

Figure 4. Distance between addition and garage.

Although not a consideration of the Commission, staff is also concerned that to leave the garage as-is will not meet fire code.

Recommendation Summary: Staff recommends disapproval of the permit revision, finding that it does not meet section II.B.1.i of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



3891255
3891255

METRO HISTORIC ZONING COMMISSION

Sunnyside at Sevier Park
3000 Granny White Pike
Nashville TN 37204
(615) 862-7970
historicalcommission@nashville.gov

HISTORICAL COMMISSION PERMIT - 2020068892

Entered on: 03-Nov-2020

Site Address

2012 CEDAR LN
NASHVILLE TN, 37212

Historic District: Belmont-Hillsboro NCZO

Parcel Owner

JBW PARTNERS
PO BOX 158444
NASHVILLE, TN 37215

Purpose: Construct Rear Addition

updated with new
drawings
3/16/2021

ROOFING

- Roofing material shall be asphalt composite shingles. Color shall match existing or if not, it shall be approved by the MHZC prior to purchase.
- Gutters shall be simple metal gutters.

WINDOWS & DOORS

- Windows shall have single-light or fully-simulated, divided-light sashes. Muntins are to be factory installed with an exterior muntin, interior muntin, and a spacer within the double-paned glass. Window manufacturer and type must be approved by MHZC staff prior to installation. Double and triple windows shall have a 4" to 6" mullion between.
- Door manufacturer and type must be approved by MHZC staff prior to installation.
- Four (4) inch (nominal) wood casings are required around doors, windows, and vents within clapboard walls.
- Windows on clapboard structures shall not have brick-mold.

SIDING & TRIM

- Siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank). If siding exposure is not matched to that of the existing house, then it shall have a maximum reveal of five (5) inches.
- 4 inches (nominal) wood corner-boards are required at the face of each exposed corner.

HVAC

- HVAC/Mechanical/Utility vents, pipes, lines, and all associated components, condensers or boxes shall be located behind the midpoint of the structure on a non-street facade.

GENERAL SPECIFICATIONS

- Alterations to be constructed in accordance with attached elevations. Any deviation from the approved plans could result in changes being reversed to reflect the approved drawings. Please note: MHZC staff may have added notes to the submitted drawings.
- All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
- Any substitutions or deviation from the approved work requires further review and approval by the MHZC PRIOR to work being undertaken.
- The work items listed are approved in accordance with the adopted design guidelines and are NOT applicable beyond the unique facts and circumstances of this particular application.
- This permit becomes invalid TWELVE months after issue date. Expired permits must be reissued prior to work being undertaken.
- Removal of cladding, windows and roofing on the existing building all-together is "partial-demolition" and must be reviewed by the MHZC prior to work taking place.

Approval of design should not be considered approval of a particular use. - THIS IS NOT A BUILDING PERMIT. No work can begin without the appropriate review and approval by the Metropolitan Department of Codes Administration: Howard School Building Campus (615) 862-6500.

APPLICANT: Tarl LaRocco

Activities to be Completed - Call: (615) 862-7970 or Email: historicalcommission@nashville.gov

REVIEWS REQUIRED:

ROOFING COLOR APPROVAL PRIOR TO INSTALL - HZ

WINDOWS APPROVAL PRIOR TO INSTALL - HZ

DOOR APPROVAL PRIOR TO INSTALL - HZ

HVAC LOCATION - HZ

INSPECTIONS REQUIRED:

FIELD STAKING INSPECTION - HZ

FOUNDATION CHECK INSPECTION - HZ

ROUGH FRAMING INSPECTION - HZ

PROGRESS INSPECTION – HZ

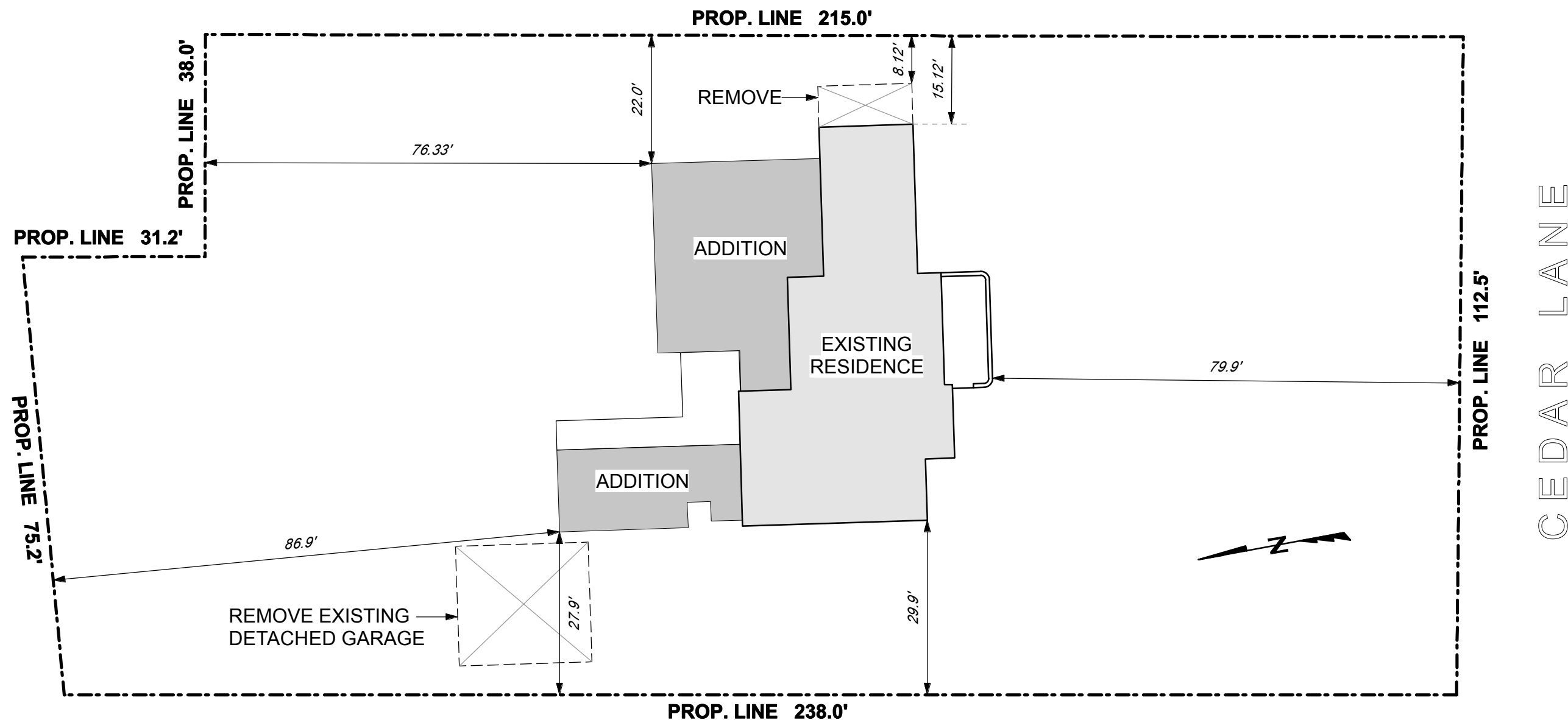
FINAL INSPECTION – HZ

Issued Date: 19-Nov-2020

Issued By: Melissa Baldock

MHZC NOTES; CALL (615) 862-7970 FOR QUESTIONS

1. Structure to be constructed in accordance with attached scaled site plan and elevations. Any deviation from the approved plans could result in **changes being reversed** to reflect the approved drawings. Any alterations, whether or not approved by other Metro Departments, must be communicated to MHZC for a revision of the permit prior to construction or material purchase.
2. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
3. Exterior finish materials shall be trim grade (smooth and square). Stud wall lumber or embossed wood grain is not appropriate.
4. Windows shall be single-light or fully simulated, divided light sashes. Muntins are to be factory installed with an exterior muntin, interior muntin and a spacer bar within the double paned-glass. Snap-in or between the glass muntins are never appropriate. Double and triple windows shall have 4" to 6" mullions between.
5. Four (4) inch (nominal) wood casings are required around doors, windows and vents within clapboard walls. Windows on clapboard structures shall not have brick-mold.
6. Removal all of the cladding, windows, doors and roofing on a contributing house is considered partial demolition and must be reviewed by the MHZC. Removal of one of these items alone, in a neighborhood conservation zoning overlay, is not reviewed.
7. Retention of original casings and replacement of just window sashes is encouraged where window replacement is necessary.
8. Alteration of original windows sizes is considered partial demolition and must be reviewed by the MHZC.
9. HVAC/Mechanical/Utility vents, pipes, lines, and all associated components, condensers or boxes shall be located behind the midpoint of the structure on a non-street facade.
10. For non-masonry buildings, siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank). If siding exposure is not matched to that of the existing house, then it shall have a maximum reveal of five (5) inches.
11. For non-masonry buildings, 4 inches (nominal) wood corner-boards are required at the face of each exposed corner.



MHZC INSPECTIONS & FINAL APPROVALS
CALL 862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS

1. Please refer to notes on page 1.
2. Staff must approve the construction progress at the following points:
 - a. After the building footprint has been field staked
 - b. After the foundation wall has been constructed
 - c. After the rough framing has been completed
3. The following must be submitted for final approval before purchase:
 - a. Windows and doors
 - b. Roof color

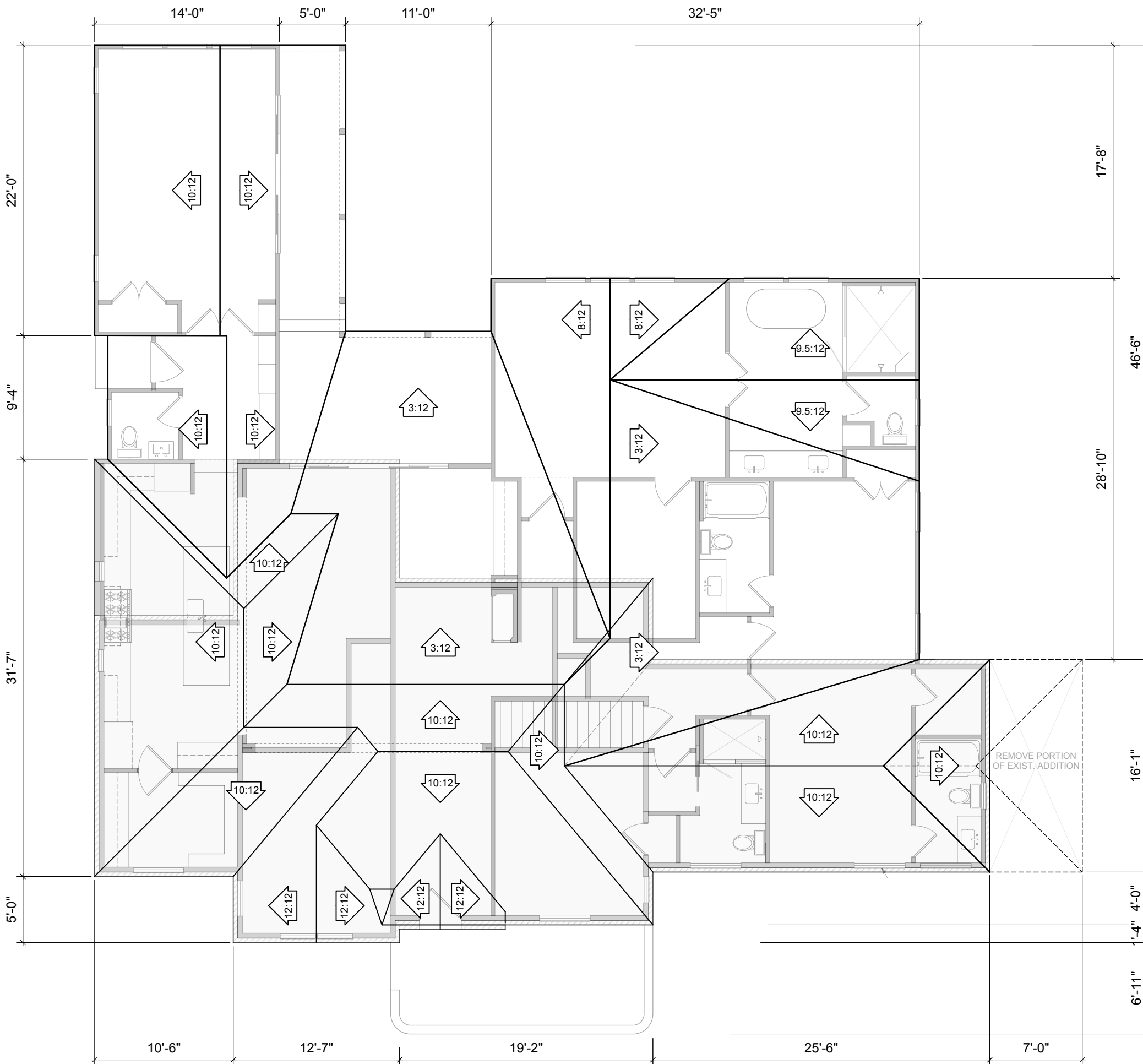
SCALE: 1"=20'



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EXISTING STRUCTURE	1817 SF
STRUCTURE TO REMOVE	-113 SF
PROPOSED ADDITIONS	1353 SF
PROPOSED LIVING AREA	3057 SF



2012 CEDAR LANE • ROOF PLAN

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SCALE: 1/8"=1'

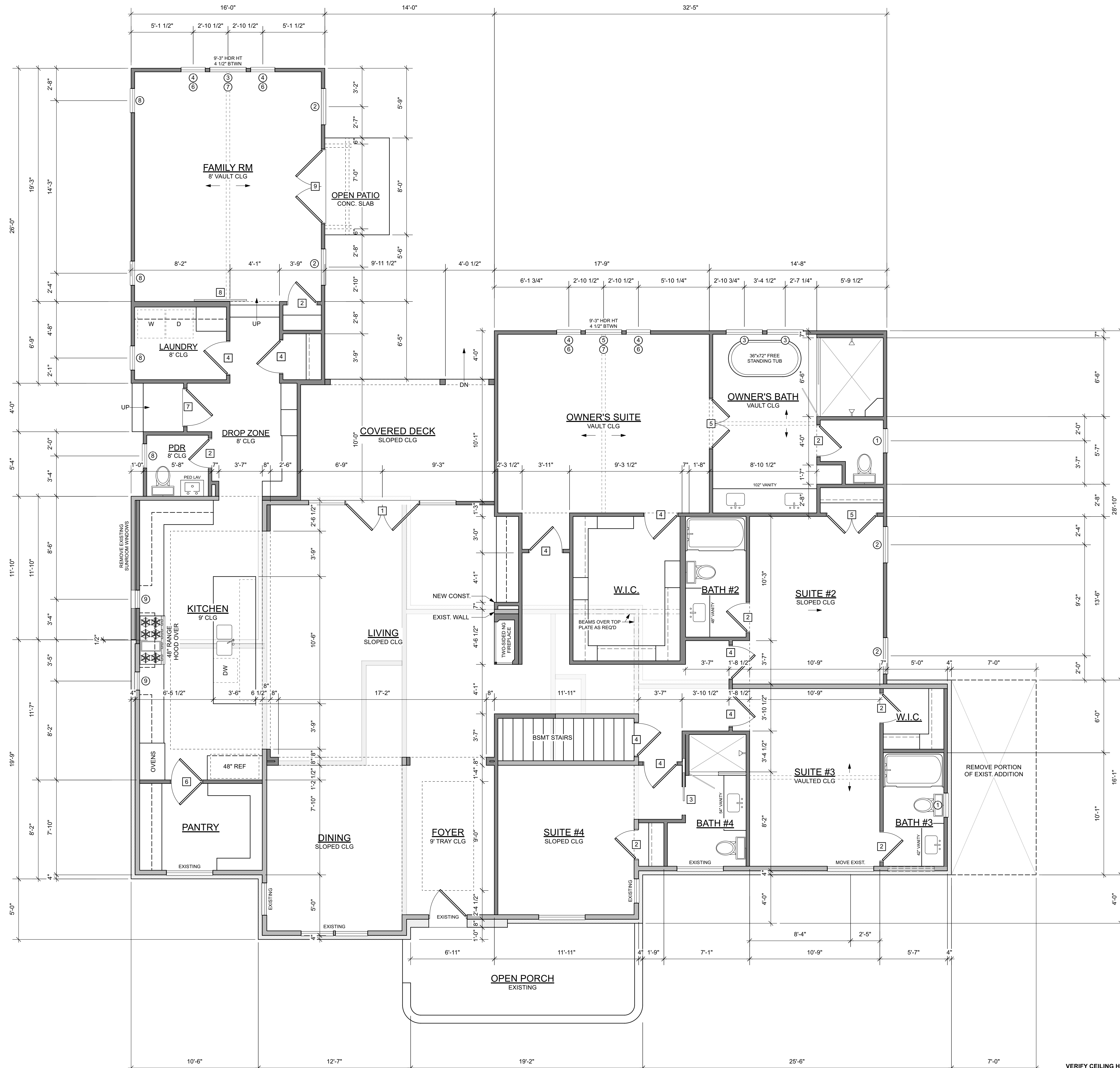


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NOTES

WINDOW SCHEDULE		
KEY	DESCRIPTION	QTY
①	2-0x3-6 DH (24"Wx42"H)	2
②	3-0x5-2 DH (36"Wx62"H)	4
③	3-0x5-0 PICT (36"Wx60"H)	3
④	2-0x5-0 PICT (24"Wx60"H)	4
⑤	3-0x5-0 CSMT (36"Wx60"H)	1
⑥	2-0x2-0 PICT (24"Wx24"H)	4
⑦	3-0x2-0 PICT (36"Wx24"H)	2
⑧	2-0x4-0 PICT (24"Wx48"H)	3
⑨	1-6x3-6 PICT (18"Wx42"H)	2

NOTE: VERIFY ROUGH OPENINGS, EGRESS REQUIREMENTS, AND LOCATIONS OF TEMERED GLASS

DOOR SCHEDULE		
KEY	DESCRIPTION	QTY
①	12-0x6-10 4-PANEL FRENCH VERIFY R.O.	1
②	2-4x6-8 (30"x82.5" R.O.)	7
③	2-4x6-8 PKT (58"x82.5" RO)	1
④	2-8x6-8 (34"x82.5" R.O.)	8
⑤	4-0x6-8 DUMMY FR (50"x82.5")	2
⑥	2-8x6-8 DBL SWING (34"x82.5")	1
⑦	2-8x6-8 1/2-LT EXT (34"x82.5")	2
⑧	4-2x8-0 BARN (50"x96") VERIFY	1
⑨	6-0x6-10 EXT FR. (74"x83")	1

NOTE: VERIFY ROUGH OPG. MEASUREMENTS

EXIST. 1ST FLR	1817 SF
1FLR REMOVED	-113 SF
1FLR ADDITION	1460 SF
TOTAL	3164 SF
COVERED DECK	188 SF



615.598.1392
tldesigns@yahoo.com

DESIGN BY	TARL L.
DRAWN BY	TARL L.
PLAN	2012 CEDAR
DATE	11/25/20

3
of 5
SCALE: 1/4" = 1'

2012 Cedar Ave
Nashville, TN

VERIFY CEILING HEIGHTS/ CONDITIONS ON SITE WITH CONTRACTOR PRIOR TO CONST.

1ST FLOOR PLAN
SCALE: 1/4" = 1'

REVISED 2/23/21
REVISED 3/16/21

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 - Roof color
 - Masonry



RIGHT ELEVATION
SCALE: 1/4"= 1'



FRONT ELEVATION
SCALE: 1/4"= 1'

NOTES

TARL LAROCCO DESIGNS DOES NOT IMPLY ITSELF TO BE A LICENSED ENGINEER OR ARCHITECT AND THEREFORE ASSUMES NO LIABILITY FOR THE STRUCTURAL INTEGRITY OF THESE PLANS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY THE STRUCTURAL INTEGRITY OF THESE PLANS AND TO EMPLOY THE SERVICES OF A LICENSED ENGINEER IF REQUIRED.

EVERY EFFORT HAS BEEN MADE TO ENSURE ALL DIMENSIONS ARE CORRECT AND THAT ALL APPLICABLE STATE AND LOCAL CODES HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CORRECT THE ERROR AND/OR OMISSION AT THEIR OWN EXPENSE, AND NOT THE RESPONSIBILITY OF TARL LAROCCO DESIGNS.

THESE PLANS ARE ONLY TO BE USED FOR THE CONSTRUCTION OF THESE DESIGNS AT THE ADDRESS LISTED BELOW. NO PORTION OF THESE PLANS MAY BE COPIED AND/OR MODIFIED WITHOUT THE WRITTEN CONSENT OF TARL LAROCCO DESIGNS. ANY USE, MODIFICATIONS, OR COPIES MADE OUTSIDE THE SCOPE AS LISTED ABOVE IS ILLEGAL AND PUNISHABLE UNDER THE INTERNATIONAL COPYRIGHT INFRINGEMENT LAW.

VERIFY ANY CHANGES THAT DEVIATE FROM THESE DRAWINGS WITH NASHVILLE HISTORIC COMMISSION PRIOR TO CONSTRUCTION.

EXIST. 1ST FLR	1817 SF
1FLR REMOVED	-113 SF
1FLR ADDITION	1460 SF
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DESIGN BY	TARL L.
DRAWN BY	TARL L.
PLAN	2012 CEDAR
DATE	11/25/20

1 of 5
SCALE: 1/4"= 1'

2012 Cedar Ave
Nashville, TN

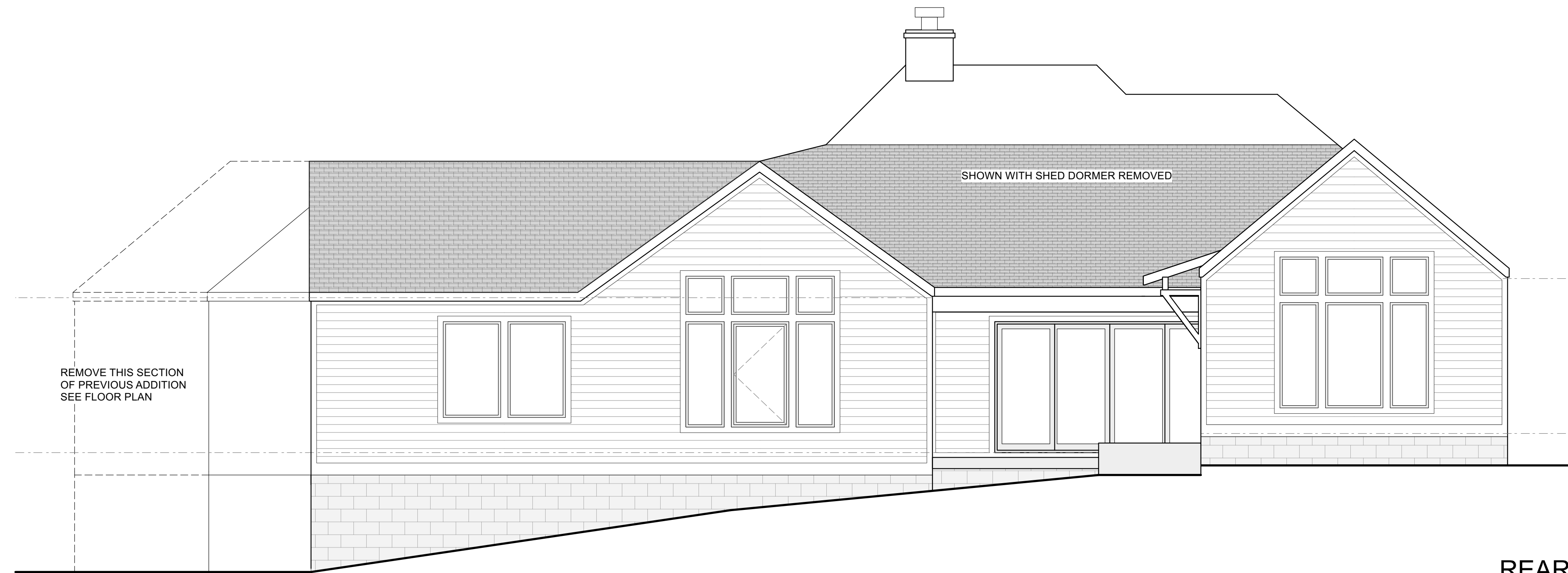
REVISED 2/23/21
REVISED 3/16/21

MHZC NOTES; CALL (615) 862-7970 FOR QUESTIONS

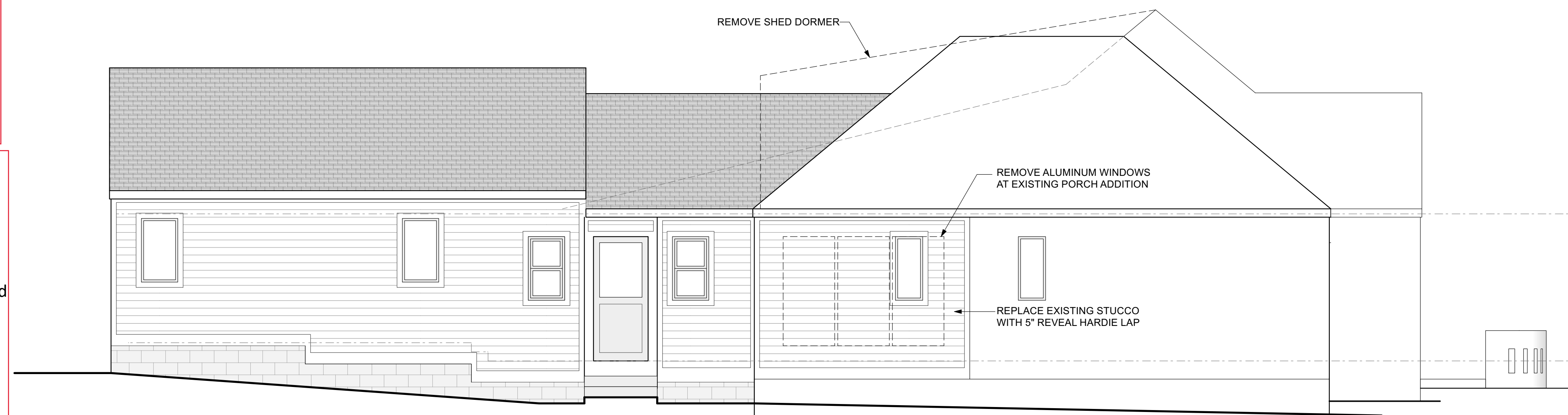
1. Structure to be constructed in accordance with attached scaled site plan and elevations. Any deviation from the approved plans could result in **changes being reversed** to reflect the approved drawings. Any alterations, whether or not approved by other Metro Departments, must be communicated to MHZC for a revision of the permit prior to construction or material purchase.
2. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
3. Exterior finish materials shall be trim grade (smooth and square). Stud wall lumber or embossed wood grain is not appropriate.
4. Windows shall be single-light or fully simulated, divided light sashes. Muntins are to be factory installed with an exterior muntin, interior muntin and a spacer bar within the double paned-glass. Snap-in or between the glass muntins are never appropriate. Double and triple windows shall have 4" to 6" mullions between.
5. Four (4) inch (nominal) wood casings are required around doors, windows and vents within clapboard walls. Windows on clapboard structures shall not have brick-mold.
6. Removal all of the cladding, windows, doors and roofing on a contributing house is considered partial demolition and must be reviewed by the MHZC. Removal of one of these items alone, in a neighborhood conservation zoning overlay, is not reviewed.
7. Retention of original casings and replacement of just window sashes is encouraged where window replacement is necessary.
8. Alteration of original windows sizes is considered partial demolition and must be reviewed by the MHZC.
9. HVAC/Mechanical/Utility vents, pipes, lines, and all associated components, condensers or boxes shall be located behind the midpoint of the structure on a non-street facade.
10. For non-masonry buildings, siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank). If siding exposure is not matched to that of the existing house, then it shall have a maximum reveal of five (5) inches.
11. For non-masonry buildings, 4 inches (nominal) wood corner-boards are required at the face of each exposed corner.

**MHZC INSPECTIONS & FINAL APPROVALS
CALL 862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS**

1. Please refer to notes on page 1.
2. Staff must approve the construction progress at the following points:
 - a. After the building footprint has been field staked
 - b. After the foundation wall has been constructed
 - c. After the rough framing has been completed
3. The following must be submitted for final approval before purchase:
 - a. Windows and doors
 - b. Roof color
 - c. Masonry



REAR ELEVATION
SCALE: 1/4"= 1'



LEFT ELEVATION
SCALE: 1/4"= 1'

NOTES

TARL LAROCO DESIGNS DOES NOT IMPLY ITSELF TO BE A LICENSED ENGINEER OR ARCHITECT AND THEREFORE ASSUMES NO LIABILITY FOR THE STRUCTURAL INTEGRITY OF THESE PLANS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY THE STRUCTURAL INTEGRITY OF THESE PLANS AND TO EMPLOY THE SERVICES OF A LICENSED ENGINEER IF REQUIRED.

EVERY EFFORT HAS BEEN MADE TO ENSURE ALL DIMENSIONS ARE CORRECT AND THAT ALL APPLICABLE STATE AND LOCAL CODES HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CORRECT THE ERROR AND/OR OMISSION AT THEIR OWN EXPENSE, AND NOT THE RESPONSIBILITY OF TARL LAROCO DESIGNS.

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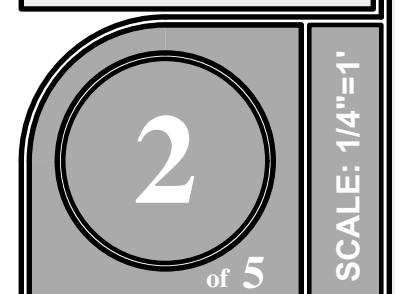
VERIFY ANY CHANGES THAT DEVIATE FROM THESE DRAWINGS WITH NASHVILLE HISTORIC COMMISSION PRIOR TO CONSTRUCTION.

EXIST. 1ST FLR	1817 SF
1FLR REMOVED	-113 SF
1FLR ADDITION	1460 SF
TOTAL	3164 SF
COVERED DECK	188 SF



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DESIGN BY	TARL L.
DRAWN BY	TARL L.
PLAN	2012 CEDAR
DATE	11/25/20



REVISED 2/23/21
REVISED 3/18/21

2012 Cedar Ave
Nashville, TN