

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  
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**STAFF RECOMMENDATION**

**906 Bradford Avenue, The Waldkirch-Cox House (Caroline House)  
February 15, 2017**

**Application:** Historic Bed & Breakfast Homestay District for 906 Bradford Avenue

**Map and Parcel Numbers:** 10513032600

**Council Districts:** 17

**Applicant:** Councilman Colby Sledge

**Project Lead:** Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov), 615-862-7970

<p><b>Description of Project:</b> Councilman Colby Sledge requests a Historic Bed &amp; Breakfast Homestay District for 906 Bradford Avenue, The Waldkirch-Cox House (Caroline House).</p>	<p><b>Attachments</b> <b>A:</b> Photographs</p>
<p><b>Recommendation Summary:</b> Finding that the property qualifies as a historic building and because no exterior alterations or signage is requested, staff advises the Commission to recommend approval of the proposed Waldkirch-Cox House Historic Bed &amp; Breakfast Homestay to the Metro Council with the condition that the applicant obtain a permit for the new use from the Codes Department.</p>	

# Vicinity Maps



## Applicable Ordinance:

### Article III. Historic Overlay Districts

#### 17.36.120 Historic Districts Defined. C. Historic Bed & Breakfast Homestay.

1. An historic bed and breakfast homestay is defined as a building or structure, containing three or fewer furnished guest rooms for pay within a private, owner-occupied historically significant structure. Meals may be provided to overnight guests, and the maximum stay for any guest shall be fourteen consecutive days. An historic bed and breakfast homestay shall meet one of the following criteria:

- 1. The bed and breakfast homestay is associated with an event that has made a significant contribution to local, state or national history;**
- 2. It is associated with the lives of persons significant in local, state or national history;**
- 3. It embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value; or**
- 4. It is listed or is eligible for listing in the National Register of Historic Places.**

2. In addition to the criteria listed in subsection C.1. of this section, the historic bed and breakfast homestay shall satisfy the following conditions:

- a. Exterior work proposed to be done will be subject to design review guidelines adopted by the metropolitan historic zoning commission for determining the architectural compatibility and historical significance of such work. The design review guidelines for historic landmarks shall apply to historic bed and breakfast homestays. The metropolitan historic zoning commission's approval of work shall be granted in writing as a condition for issuance of a zoning permit.
- b. Owner-occupied. The owner of the property must reside permanently in the historic home. Where there is more than one owner of the home, or where an estate, corporation, limited partnership or similar entity is the owner, a person with controlling interest, or possessing the largest number of outstanding shares owned by any single individual or corporation, shall reside permanently in the historic home. If two or more persons own equal shares that represent the largest ownership, at least one of the persons shall reside permanently in the historic home.
- c. No more than one off-street parking space shall be provided for each guest room. The commission shall advise on the appropriate location and potential adverse impacts caused by the off-street parking of vehicles, and may recommend fencing, screening and landscaping to buffer and protect surrounding residential properties.
- d. No signs shall be permitted for advertising. An accessory residential sign, not to exceed the dimensions of one square foot of area, displaying the name and/or address of the owner may be permitted.
- e. The bulk regulations of the district for a residence shall apply. Overnight guest rooms may be located within historically significant accessory structures.
- f. The owner shall maintain and make available to the zoning administrator a guest register for each calendar year.
- g. Meal service shall be restricted to overnight guests only; no cooking facilities shall be permitted in any guest room.
- h. The metropolitan fire marshal shall approve the structure for safety.

### Background:

William Waldkirch I constructed the home at 906 Bradford Avenue in 1921. It was originally constructed as a 4 bedroom 1.5 bath home with an unfinished basement, the basement of which included a coal room and furnace for heating the home. In the 1920's, the coal was delivered on the west side of the home and was loaded into the basement window.

The Waldkirch family, settled in Historic Waverly Place at the end of the Civil War, and then later during the 1910's to 1940's they developed the Waldkirch Subdivision on Lawrence, Bradford (then Caroline), and Waldkirch Avenues. When William Waldkirch I married Marion Cox, a native from Hopkinsville, KY, according to the Warranty Deed registered April 8, 1921, William F. Waldkirch, I purchased from his Waldkirch siblings their ownership in lots 16, 17, and 18 in the Waldkirch subdivision for a total cost of \$2,400. He then divided those three lots in half to create two larger lots, and he built two identical homes now known as 906 and 908 Bradford Avenue. According to Mr. Waldkirch II, both homes were built simultaneously in 1921 by Nashville's "most reputable contractor". 908 was intended to be William Waldkirch I's personal home with his wife Marion Cox Waldkirch. He built 906 Bradford Avenue for his in-laws.

In the Spring of 2014, the Rose-Backhoff family purchased the home and named the house the Caroline House. The name comes from the first name of the mother of the developers of the area, Caroline Waldkirch and the original name of Bradford Avenue.

Total renovation and expansion of the property in 2014 included the following improvements: All plumbing and electrical work completely updated, complete renovation of the kitchen, complete renovation of the existing 1.5 bathrooms and three additional bathrooms added--one on each level, the basement was finished, covered patio with fireplace added in the back along with a two car garage guest house. The original walls surrounding the dining room were removed to create a more open floorplan on the main level and other minor framing changes made, such as the location of the entry door into the baths. Many of the original fixtures in the home which were refurbished and remain include all of the doors, most of the windows, the stone fireplace in the family room, the stairwells and banisters, cabinetry on either side of the fireplace, hutch near the kitchen, the hardwood floors, and the upstairs clawfoot tub.

(History and renovation information provided by the applicant.)

### **Analysis & Findings:**

906 Bradford Avenue is listed as a contributing bungalow to the Waverly Place National Register district, which was approved by the National Park Service in 1985. There have been no changes, since 1985 that would change its contributory status. Since it is listed in the National Register the building qualifies as a Historic Bed and Breakfast and meets section 17.36.120.1.4.

There are no exterior alterations, additional parking or signage requested therefore the designation meets section 17.36.120.2.a,c, and d.

The applicant will be required to obtain a permit from the codes department to satisfy other requirements of the ordinance such as proof that the building is owner-occupied, bulk regulations have been met, fire inspection has been conducted, there is no more than 3 guest rooms and they are all located within the principle building, maintenance of a guest register each year and information regarding meal services.

**Recommendation:**

Finding that the property qualifies as a historic building and because no exterior alterations or signage is requested, staff advises the Commission to recommend approval of the proposed Waldkirch-Cox House Historic Bed & Breakfast Homestay to the Metro Council with the condition that the applicant obtain a permit for the new use from the Codes Department.

## PHOTOGRAPHS



William F. Waldkirch II in front of the house.