

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

919 Waldkirch Avenue

September 20, 2017

**Application:** Partial demolition—addition; New construction—addition; Setback determination

**District:** Waverly-Belmont Neighborhood Conservation Zoning Overlay

**Council District:** 07

**Map and Parcel Number:** 10513037100

**Applicant:** Stephen Bock

**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application to demolish an existing addition and to construct a new rear addition with a ridge raise. The addition requires a rear setback determination on the right side. Base zoning requires a five foot (5') side setback, and the applicant is proposing to situation the addition just one foot, six inches (1'6") from the right property line.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

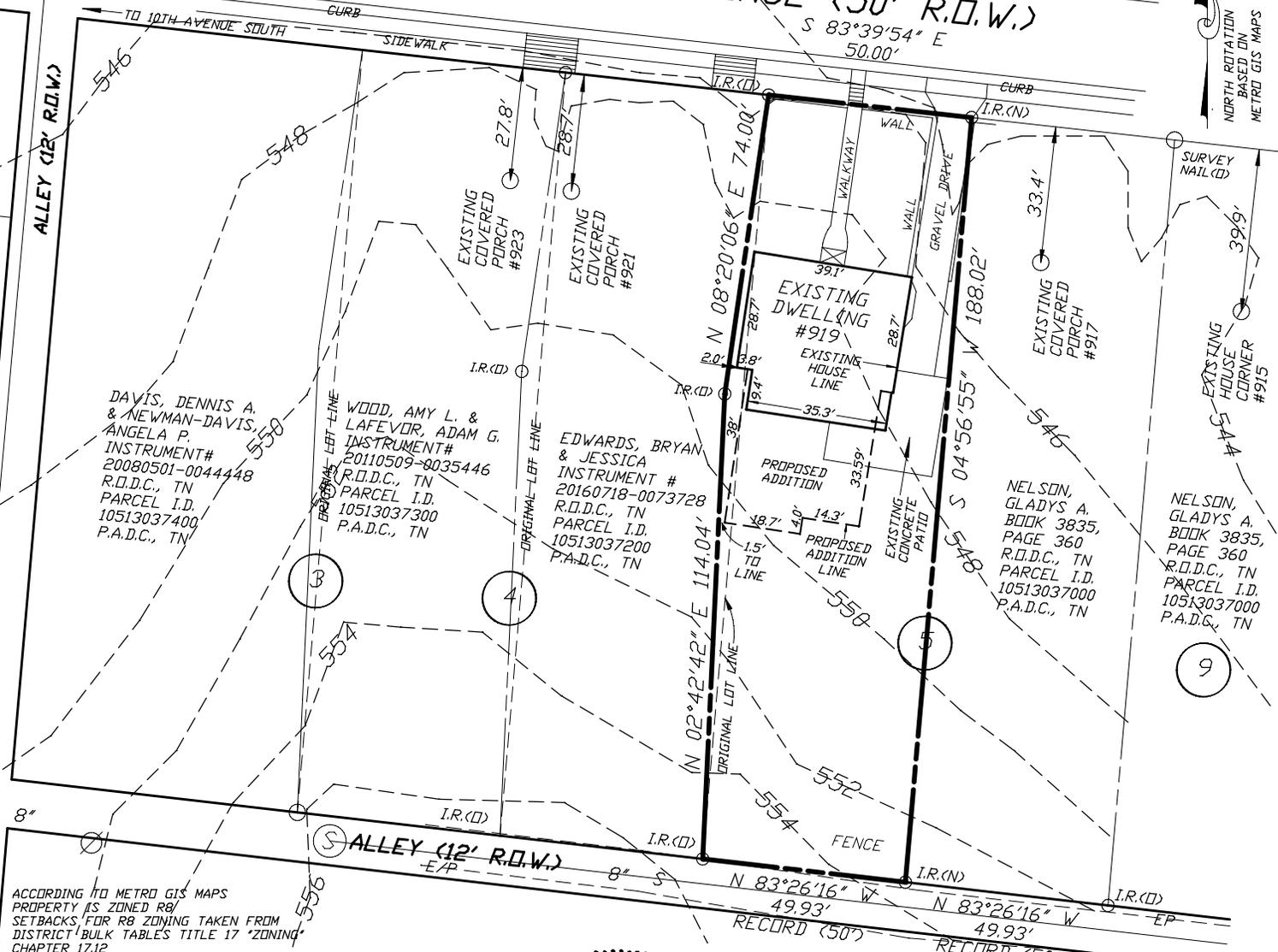
1. The lap siding be smooth, with a maximum reveal of five inches (5");
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof color and masonry color, dimensions and texture; and
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that project meets Sections III., IV., and V. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

**Attachments**

- A: Site Plan
- B: Elevations

# WALDKIRCH AVENUE (50' R.O.W.)



DAVIS, DENNIS A. & NEWMAN-DAVIS, ANGELA P.  
 INSTRUMENT# 20080501-0044448  
 R.O.D.C., TN  
 PARCEL I.D. 10513037400  
 P.A.D.C., TN

WOOD, AMY L. & LAFEVOR, ADAM G.  
 INSTRUMENT# 20110509-8035446  
 R.O.D.C., TN  
 PARCEL I.D. 10513037300  
 P.A.D.C., TN

EDWARDS, BRYAN & JESSICA  
 INSTRUMENT # 20160718-0073728  
 R.O.D.C., TN  
 PARCEL I.D. 10513037200  
 P.A.D.C., TN

NELSON, GLADYS A.  
 BOOK 3835, PAGE 360  
 R.O.D.C., TN  
 PARCEL I.D. 10513037000  
 P.A.D.C., TN

NELSON, GLADYS A.  
 BOOK 3835, PAGE 360  
 R.O.D.C., TN  
 PARCEL I.D. 10513037000  
 P.A.D.C., TN

ACCORDING TO METRO GIS MAPS PROPERTY IS ZONED R8/ SETBACKS FOR R8 ZONING TAKEN FROM DISTRICT BULK TABLES TITLE 17 ZONING CHAPTER 17.12

FRONT = STREET AVERAGE  
 SIDES = 5'  
 REAR = 20'  
 VERIFY SETBACKS WITH CODES BEFORE DESIGN OR CONSTRUCTION DECISIONS ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST F.E.M.A. / FLOOD INSURANCE RATE MAP THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. / F.I.R.M SPECIAL FLOOD HAZARD AREA PROPERTY IS LOCATED IN ZONE "X" UNSHADED MAP 470040 PANEL 0218 F (PANEL NOT PRINTED) EFFECTIVE DATE = 4-20-01

THIS EXHIBIT WAS PREPARED FROM THE LATEST RECORDED DEED DESCRIPTION. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT TITLE EXAMINATION. NO TITLE REPORT WAS PROVIDED TO SURVEYOR

UTILITIES SHOWN WERE TAKEN FROM PUBLIC AS-BUILT RECORDS & FIELD LOCATION. THERE MAY BE UTILITIES OR EASEMENTS PRESENT THAT ARE NOT SHOWN ON THIS EXHIBIT. CONTACT THE TENNESSEE ONE CALL SYSTEM PRIOR TO ANY CONSTRUCTION OR DIGGING.

PREPARED BY:  
 CAMPBELL, McRAE & ASSOCIATES,  
 SURVEYING, INC.  
 2918 BERRY HILL DRIVE  
 NASHVILLE, TN, 37204  
 PH. 615-298-2424  
 FAX 615-297-2828  
 EMAIL cmas@att.net

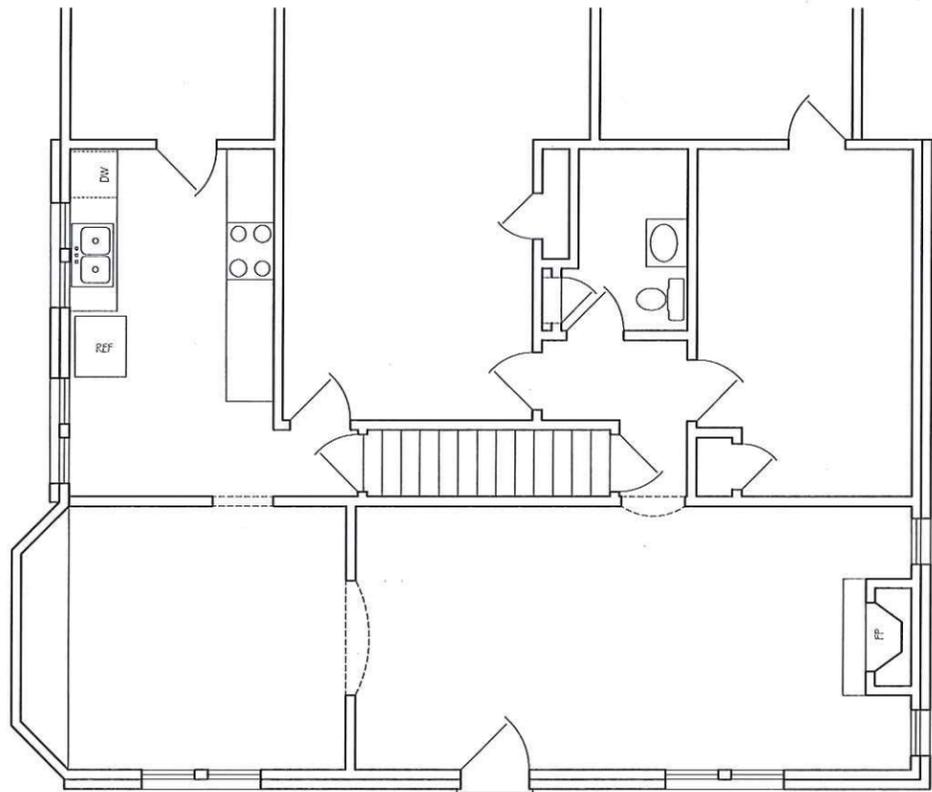


I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING 1: 24,000 THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

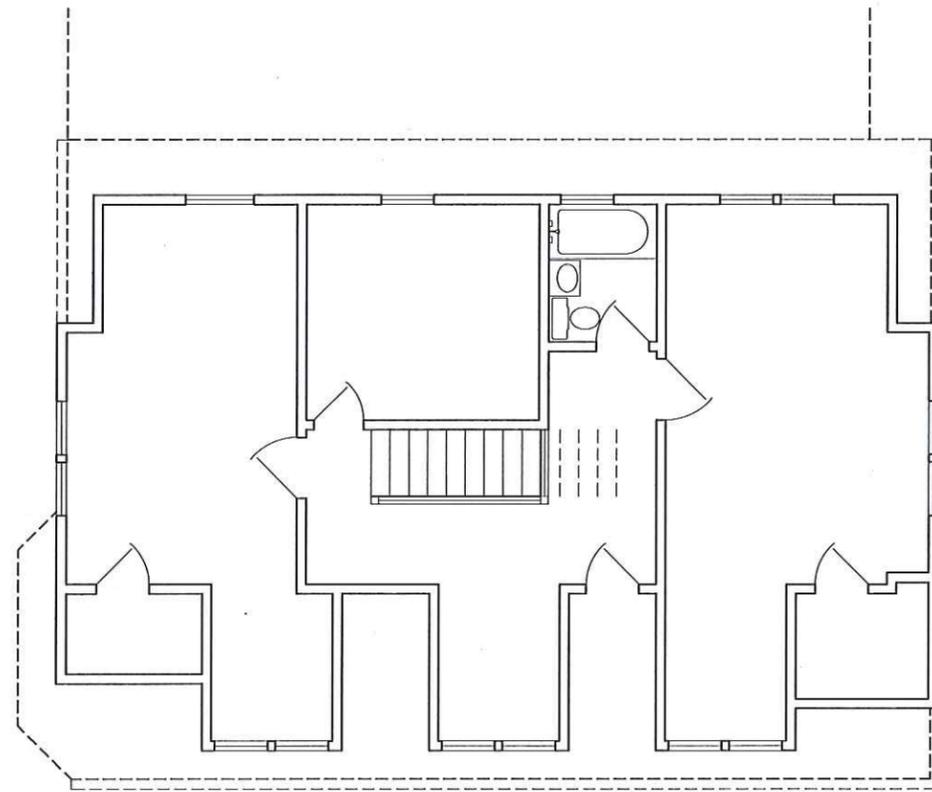
JOHN ALAN HOOD  
 TN. R.L.S.#1838

**SITE PLAN**  
 THE WESTERLY HALF OF LOT NO. 5 AND A SMALL TRIANGULAR PORTION OF LOT NO. 4 ON THE MAP OF THE SUBDIVISION OF THE JACOB SCHMIDT HEIRS BOOK 547, PAGE 120 R.O.D.C., TN. **PROPERTY LOCATED** IN THE 17TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY TENNESSEE ON THE SOUTHERLY MARGIN OF WALDKIRCH AVENUE, EAST OF 10TH AVENUE SOUTH  
**PROPERTY ADDRESS:**  
 919 WALDKIRCH AVENUE, NASHVILLE, TN, 37204  
**DEED REFERENCE:**  
 INSTRUMENT #20161115-0120414 R.O.D.C., TN.  
**ORIGINAL PARCEL I.D.**  
 10513037100 P.A.D.C., TN  
 DATE: 3-21-17  
 SCALE: 1"=40'  
 PREPARED FOR: RON TOLANDER

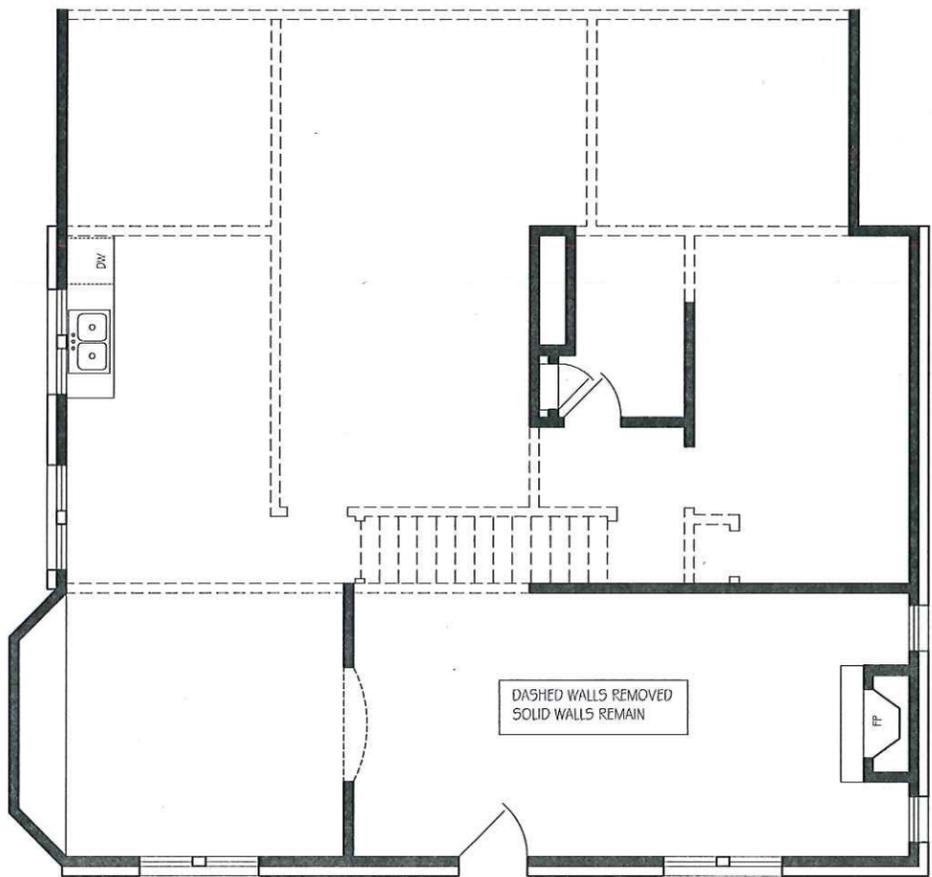




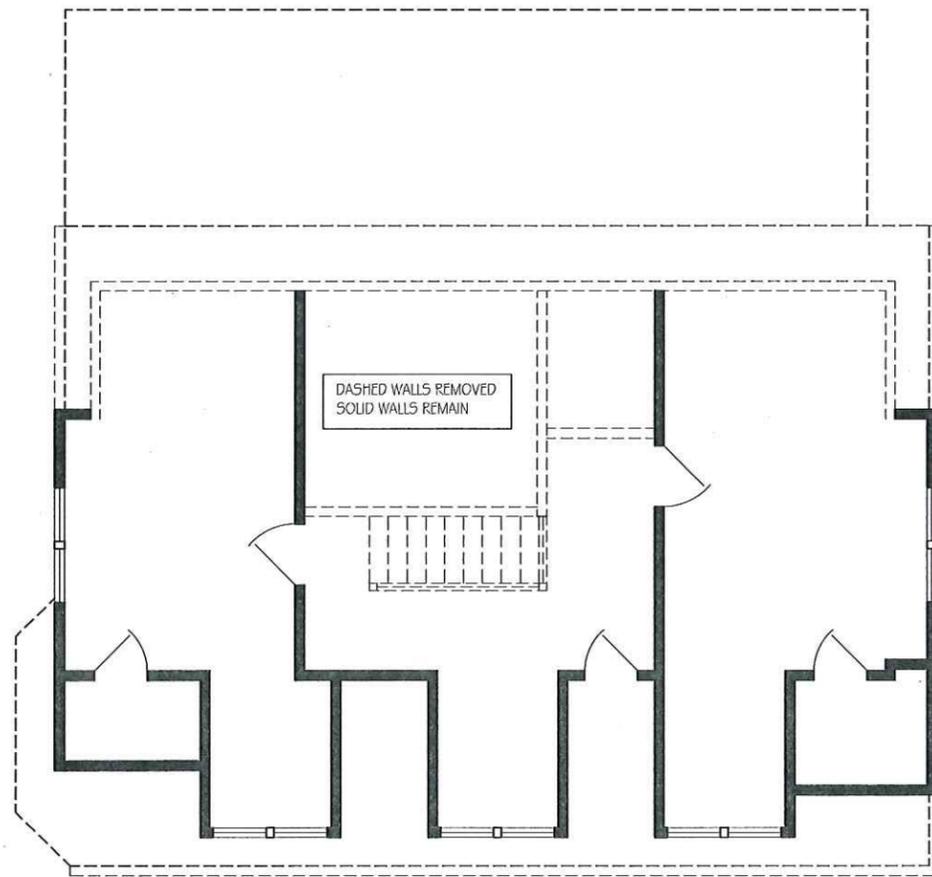
EXISTING  
FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



EXISTING  
SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



DEMOLITION PLAN



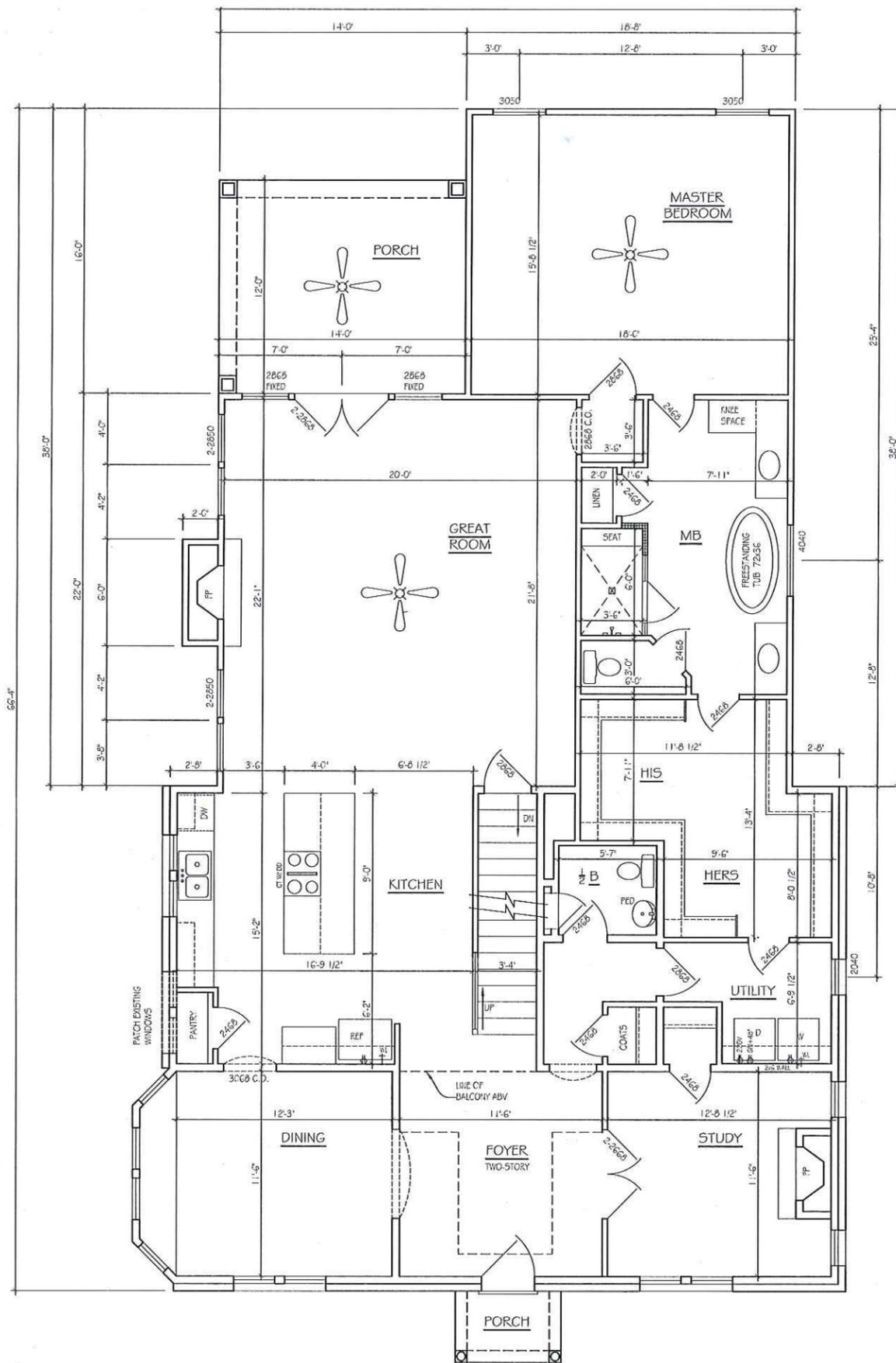
DEMOLITION PLAN  
SECOND FLOOR

919 WALDKIRCH AVE

DATE ISSUED: 08.31.17  
REVISIONS:

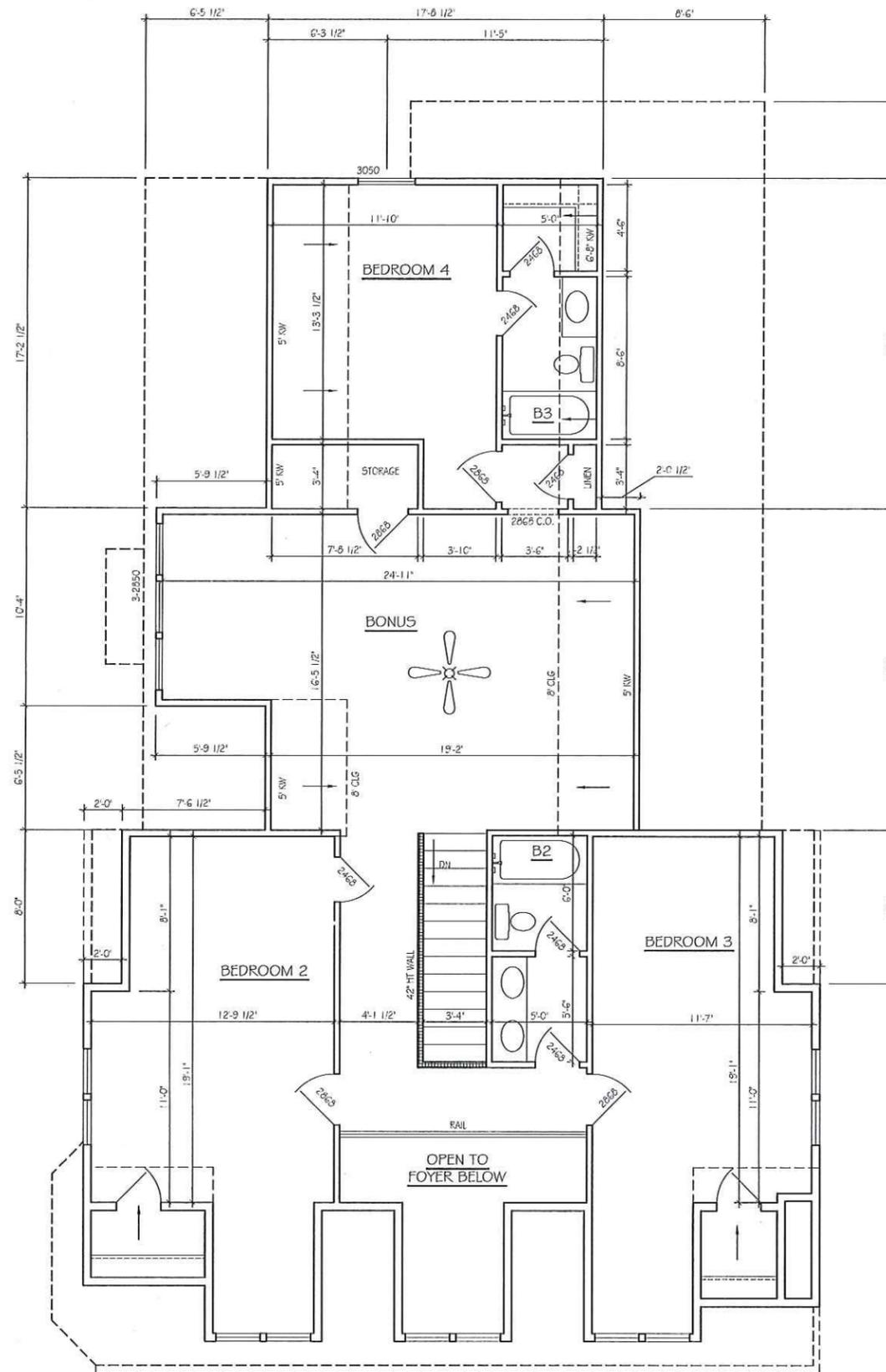
*Mark Lynn*

ARCHITECTURAL SERVICES



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

APPROX. AREA	
FIRST FLOOR LIVING	2133
SECOND FLOOR LIVING	1492
TOTAL HEATED	3625
FRONT PORCH	24
REAR PORCH	168
TOTAL COVERED	3817

Mark Lynn



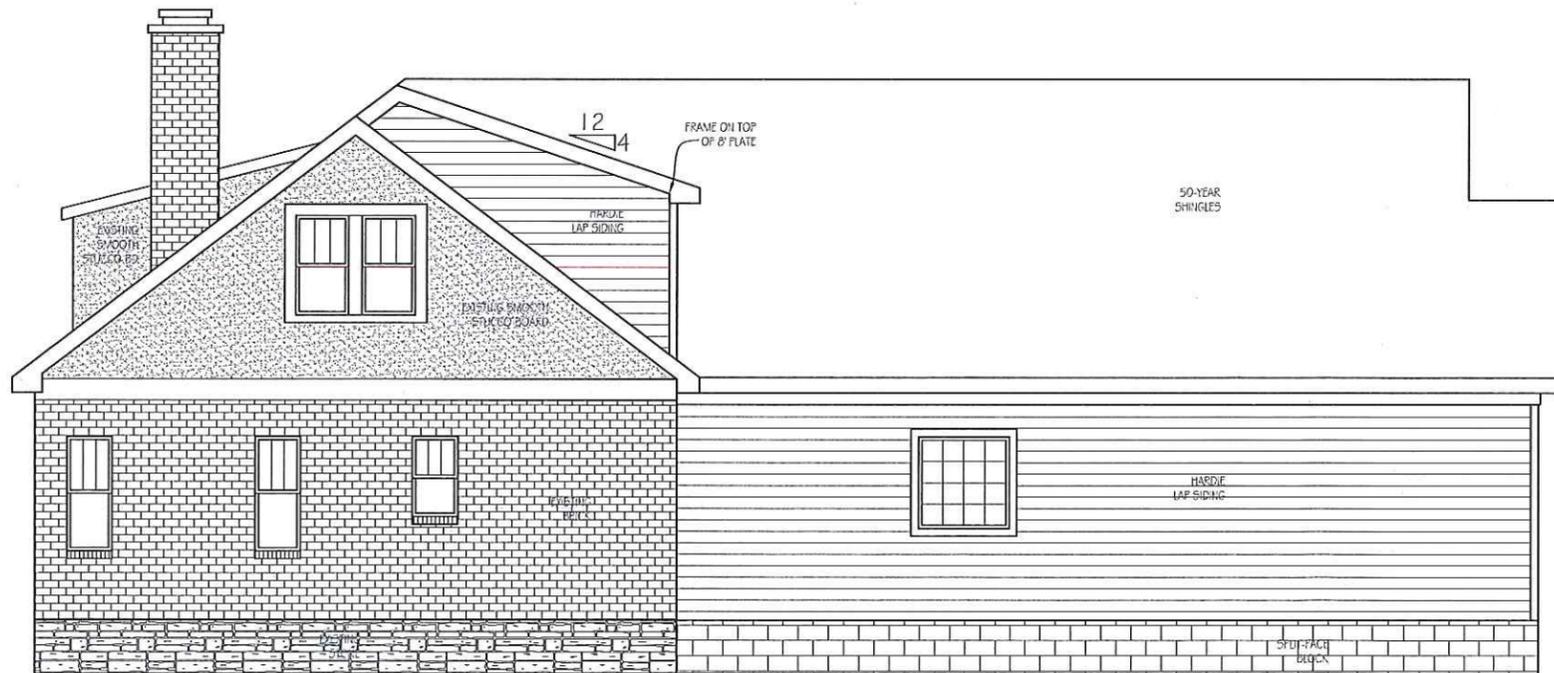
**LEFT SIDE ELEVATION**

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



**FRONT ELEVATION**

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



**RIGHT SIDE ELEVATION**

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



**REAR ELEVATION**

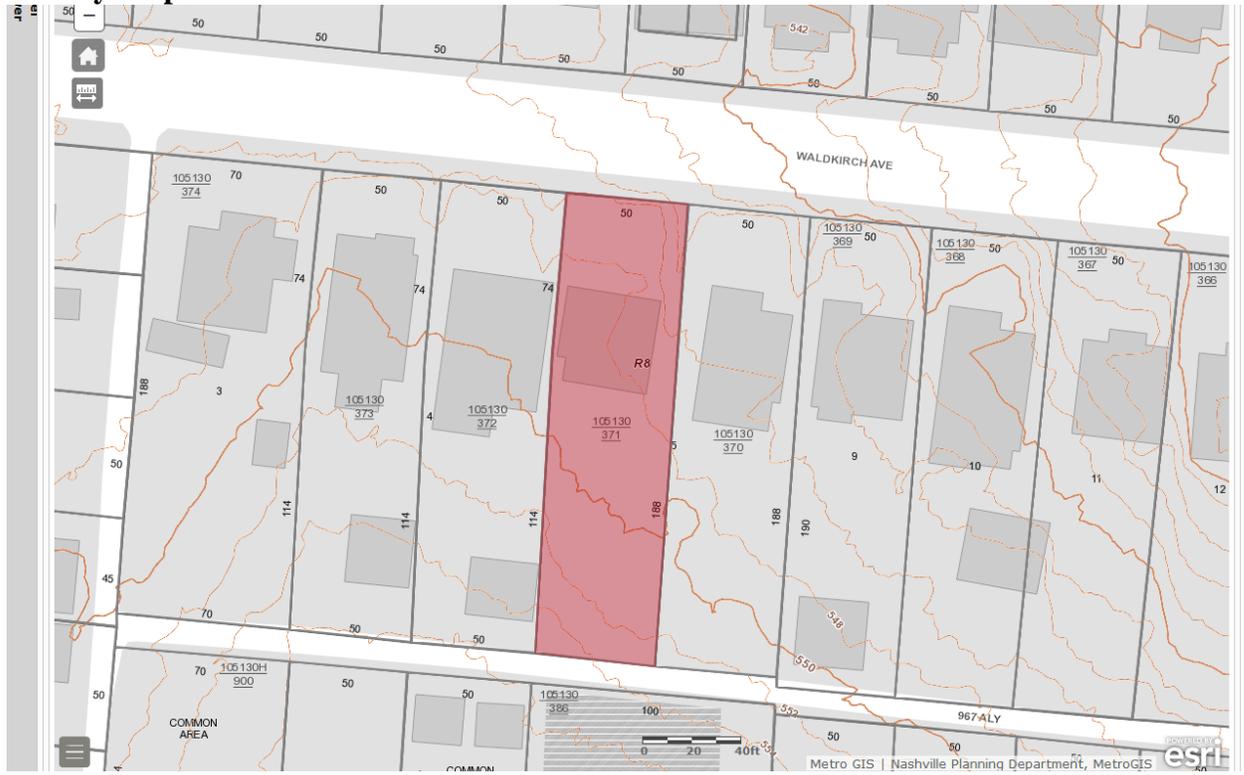
SCALE: 1/4"=1'-0"

*Mark Lynn*

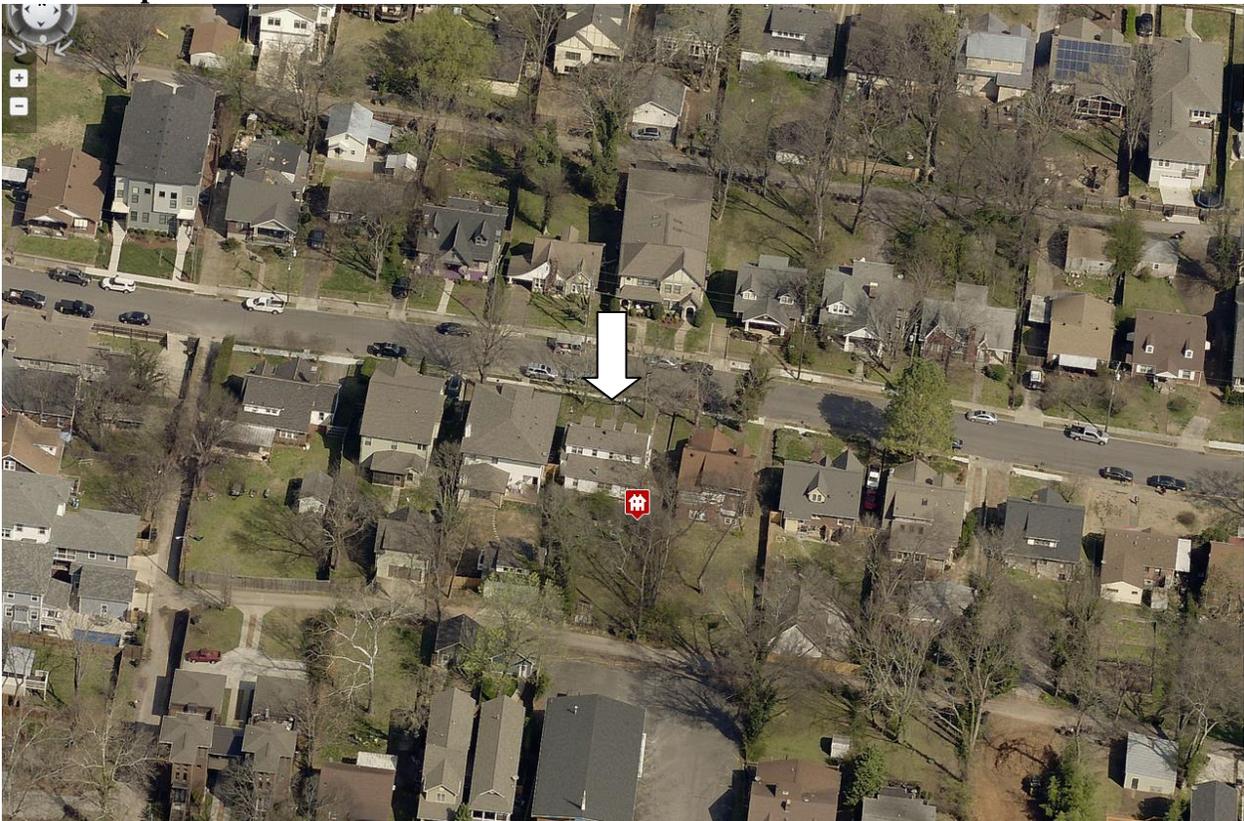
919 WALDKIRCH AVE

ARCHITECTURAL SERVICES

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **III. New Construction**

#### **A. Height**

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

#### **B. Scale**

1. The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

#### **C. Setback and Rhythm of Spacing**

1. The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.
2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. *17.40.410*).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;
- Shape of lot;
- Alley access or lack thereof;
- Proximity of adjoining structures; and
- Property lines.

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity
- Existing or planned slope and grade

3. In most cases, an infill duplex for property that is zoned for duplexes should be one building as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.

#### **D. Materials, Texture, Details, and Material Color**

1. The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings.
  - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
  - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding.
    - Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
    - Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
    - Four inch (4") nominal corner boards are required at the face of each exposed corner.
    - Stone or brick foundations should be of a compatible color and texture to historic foundations.
    - When different materials are used, it is most appropriate to have the change happen at floor lines.
    - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
    - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
    - Texture and tooling of mortar on new construction should be similar to historic examples.
    - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
2. Asphalt shingle and metal are appropriate roof materials for most buildings.

*Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.*

## **E. Roof Shape**

1. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

## **F. Orientation**

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house. Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.

4. Generally, curb cuts should not be added. Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.
5. For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street. For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

### **G. Proportion and Rhythm of Openings**

1. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.
2. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
3. Double-hung windows should exhibit a height to width ratio of at least 2:1. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
4. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
5. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. 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 buildings.

### **I. Utilities**

1. Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
2. Generally, utility connections should be placed no closer to the street than the mid-point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

### **J. Public Spaces**

1. Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

2. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

#### **IV. Additions**

##### **A. Location**

1. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
  - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
  - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
  - a. The addition should sit back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
  - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
  - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

##### **B. Massing**

1. In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as an extreme grade change or an atypical lot parcel shape or size. In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.
  - a. *When an addition needs to be taller:*  
*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above ridge of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*
  - b. *When an addition needs to be wider:*  
*Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*  
*A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.*
2. No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.
3. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.
5. Ridge raises are most appropriate for one-story; side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
6. Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset. Foundation height should match or be lower than the existing structure.
7. The height of the addition's roof and eaves must be less than or equal to the existing structure.
8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

### **C. Roof Additions: Dormers, Skylights & Solar Panels**

1. Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories. The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.
  - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.
  - b. Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
    - New dormers should be similar in design and scale to an existing dormer on the building.
    - If there are no existing dormers, new dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.
    - The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.
    - Dormers should not be added to secondary roof planes.
    - Eave depth on a dormer should not exceed the eave depth on the main roof.
    - The roof form of the dormer should match the roof form of the building or be appropriate for the style.
    - The roof pitch of the dormer should generally match the roof pitch of the building.
    - The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
    - Dormers should generally be fully glazed and aprons below the window should be minimal.
    - The exterior material cladding of side dormers should match the primary or secondary material of the main building.
2. Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).
3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

- D. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.
- E. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
- F. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
- G. Additions should follow the guidelines for new construction.

## **V. Demolition**

### **B. GUIDELINES**

#### **1. Demolition is not appropriate**

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

#### **2. Demolition is appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. 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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** 919 Waldkirch is a c. 1940 Minimal Traditional house that contributes to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 919 Waldkirch Avenue.

**Analysis and Findings:** Application is to demolish an existing addition and to construct a new rear addition with a ridge raise. The addition requires a rear setback determination on the right side. Base zoning requires a five foot (5') side setback, and the applicant is proposing to situate the addition just one foot, six inches (1'6") from the right property line.

**Demolition:** The applicant proposes to demolish an existing addition (Figures 2 – 3). The addition was likely constructed sometime between 1957 and 1968. It does not appear on the 1957 Sanborn Map (Figure 4). The 1968 Property Assessor card has a footprint drawing of the house (Figure 5). It shows that the existing addition was an enclosed porch at that time. Staff finds that the addition's date of construction, location at the rear of the house, roof form, materials, and design do not contribute to the historic character of 919 Waldkirch or to the Waverly-Belmont Neighborhood Conservation Zoning Overlay. Staff therefore finds that the addition's demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.



Figures 2 & 3 show the addition that is to be demolished.

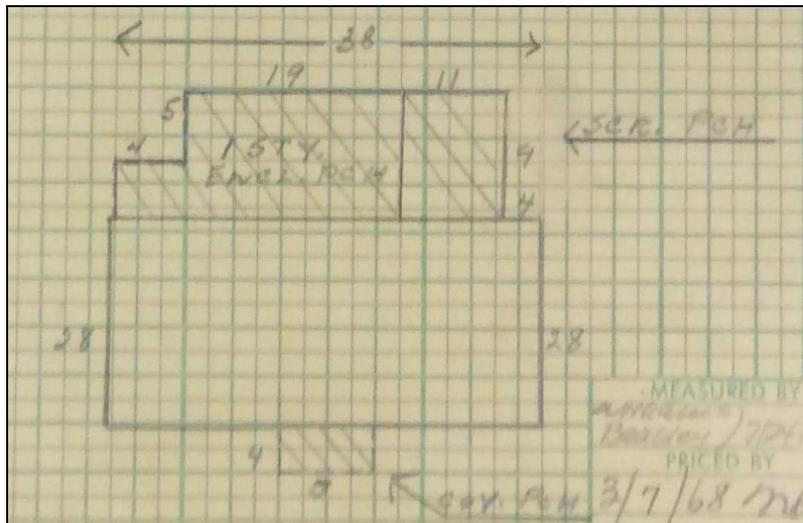
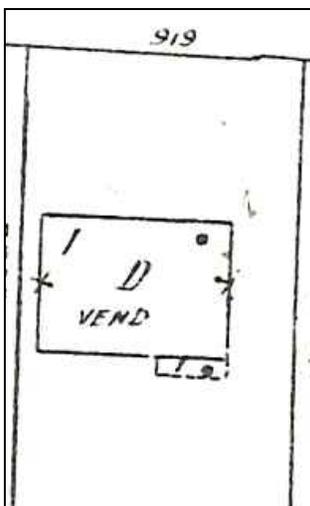


Figure 4 (left) is the 1957 Sanborn map that does not show the existing rear addition that is to be demolished. Figure 5 (right) is the 1968 footprint from the Property Assessor's card that shows the rear addition as an enclosed porch.

**Height & Scale:** The addition is located entirely behind the historic house and involves a ridge raise. The ridge raise is inset two feet (2') from the two side walls of the historic house and raises the ridge by two vertical feet (2'), which meets the design guidelines. The addition is inset from both back corners of the historic house by two feet, eight inches (2'8") for the entire depth of the addition. The addition will have a depth of thirty-eight feet (38'). The historic house, with the existing addition, has a footprint of one thousand, four hundred and forty-six square feet (1,446 sq. ft.). With the demolition of the existing addition and the construction of the new addition, the house will have a footprint of approximately two thousand, two hundred, and eighty square feet (2,250 sq. ft.). Staff finds that the addition's height and scale are appropriate and meet Sections III.A and B. and IV.B. of the design guidelines.

**Location & Removability:** The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still

be intact. Staff finds that the addition meets Sections IV.A and IV.F. of the design guidelines.

Design: The addition's change in materials and inset help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. Staff finds that the addition's design meets Sections IV.B, IV.E, and IV.G of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets the base zoning setbacks on the left and the rear. It will be over fifteen feet (15') from the left side property line and over eighty feet (80') from the rear property line. The addition does require a change to the right side setback. Base zoning requires a five foot (5') side setback, but the applicant is proposing to situate the addition just one foot, six inches from the side property line. The existing house does not meet the five foot (5') base zoning setback either. It is situated just two feet (2') from the side property line (Figure 6). The property line slants so that even though the addition is inset two feet, eight inches (2'8") from the house, it will be located just one foot, six inches (1'6") from the side property line (Figure 7). Staff finds the proposed side setback determination to be appropriate in this instance because the historic house is shifted to the side of the lot and does not meet the base zoning setbacks. The addition is inset appropriately, and will only be six inches (6") closer to the property line than the existing conditions. The odd slant of the lot creates an unusual situation whereby even though the addition insets appropriately, it still sits six inches closer to the rear property line. Staff finds that the addition's setbacks are appropriate and meet Sections III.C. and IV. of the design guidelines.



Figure 6 (left) shows the right side of the house that does not meet the five foot (5') side setback. Figure 7 (left) shows the proposed addition on the site plan. Note that the side property line slants beyond the house, making the lot narrower.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split Face	Yes	No
<b>Cladding</b>	cement fiberboard lap siding	Smooth, reveal unknown	Yes	No
<b>Roofing</b>	Architectural Shingles	Unknown	Yes	Yes
<b>Trim</b>	Cement Fiberboard	Smooth faced	Yes	No
<b>Rear Porch floor/steps</b>	Wood	Typical	Yes	No
<b>Rear Porch Posts</b>	Wood	Typical	Yes	No
<b>Windows</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Rear door</b>	Not indicated	Needs final approval	Unknown	Yes

Staff recommends that the siding be smooth, with a maximum reveal of five inches (5"). Staff also recommends approval of all windows and doors and the asphalt shingle color prior to purchase and installation. With these conditions, staff finds that the known materials meet Sections III.D. and IV. of the design guidelines.

Roof form: As mentioned under "Height and Scale," the addition involves a ridge raise that is inset two feet (2') from the side walls and raises the roof two feet (2') vertically. The ridge raise meets the design guidelines. The addition's primary roof form is a gable with a 9/12 pitch. The left façade contains a shed dormer that is inset (1') from the wall below. Staff finds this inset to be appropriate because the wall of the addition is inset two feet, eight inches (2'8"), and the dormer will therefore be inset three feet, eight inches (3'8") from the wall of the historic house. Staff finds that the addition's proposed roof forms meet Sections III.E. and IV. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The right side elevation has a large expanse of wall space without a window or door opening. Staff typically recommends that there be a window or door opening as least every fifteen feet (15'), and there is an expanse of twenty-three feet (23') without a window or door opening. Staff finds this expanse to be appropriate because it is located over forty-eight feet (48') from the front of the house, reducing its visibility. Also, this

part of the addition sits closest to the side property line, and adding windows so close to the side property line may create fire-rating issues. Staff finds the project's proportion and rhythm of openings to meet Sections III.G. and IV. of the design guidelines.

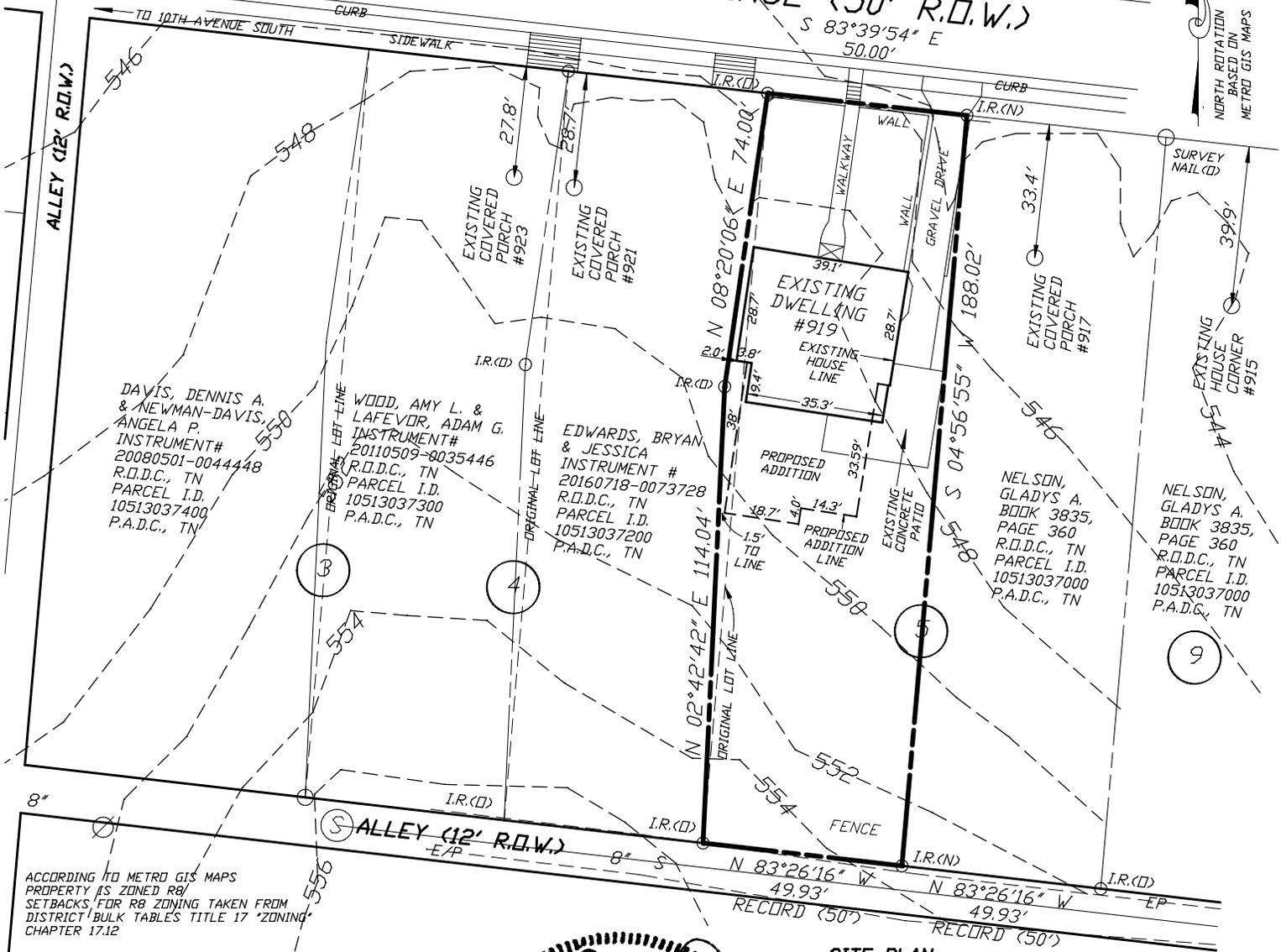
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The lap siding be smooth, with a maximum reveal of five inches (5");
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof color and masonry color, dimensions and texture; and
4. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house.

With these conditions, staff finds that project meets Sections III., IV., and V. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

# WALDKIRCH AVENUE (50' R.O.W.)



ACCORDING TO METRO GIS MAPS  
PROPERTY IS ZONED R8/  
SETBACKS FOR R8 ZONING TAKEN FROM  
DISTRICT BULK TABLES TITLE 17 ZONING  
CHAPTER 17.12

FRONT = STREET AVERAGE  
SIDES = 5'  
REAR = 20'  
VERIFY SETBACKS WITH CODES BEFORE  
DESIGN OR CONSTRUCTION DECISIONS  
ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST  
F.E.M.A. / FLOOD INSURANCE RATE MAP  
THIS PROPERTY IS NOT LOCATED IN A  
F.E.M.A. / F.I.R.M SPECIAL FLOOD HAZARD AREA  
PROPERTY IS LOCATED IN ZONE "X" UNSHADED  
MAP 470040 PANEL 0218 F (PANEL NOT PRINTED)  
EFFECTIVE DATE = 4-20-01

THIS EXHIBIT WAS PREPARED FROM THE  
LATEST RECORDED DEED DESCRIPTION.  
THIS SURVEY IS SUBJECT TO THE FINDINGS  
OF A CURRENT TITLE EXAMINATION.  
NO TITLE REPORT WAS PROVIDED  
TO SURVEYOR

UTILITIES SHOWN WERE TAKEN FROM PUBLIC  
AS-BUILT RECORDS & FIELD LOCATION. THERE MAY  
BE UTILITIES OR EASEMENTS PRESENT THAT ARE  
NOT SHOWN ON THIS EXHIBIT.  
CONTACT THE TENNESSEE ONE CALL SYSTEM  
PRIOR TO ANY CONSTRUCTION OR DIGGING.

PREPARED BY:  
CAMPBELL, McRAE  
& ASSOCIATES,  
SURVEYING, INC.  
2918 BERRY HILL DRIVE  
NASHVILLE, TN, 37204  
PH. 615-298-2424  
FAX 615-297-2828  
EMAIL cmas@att.net

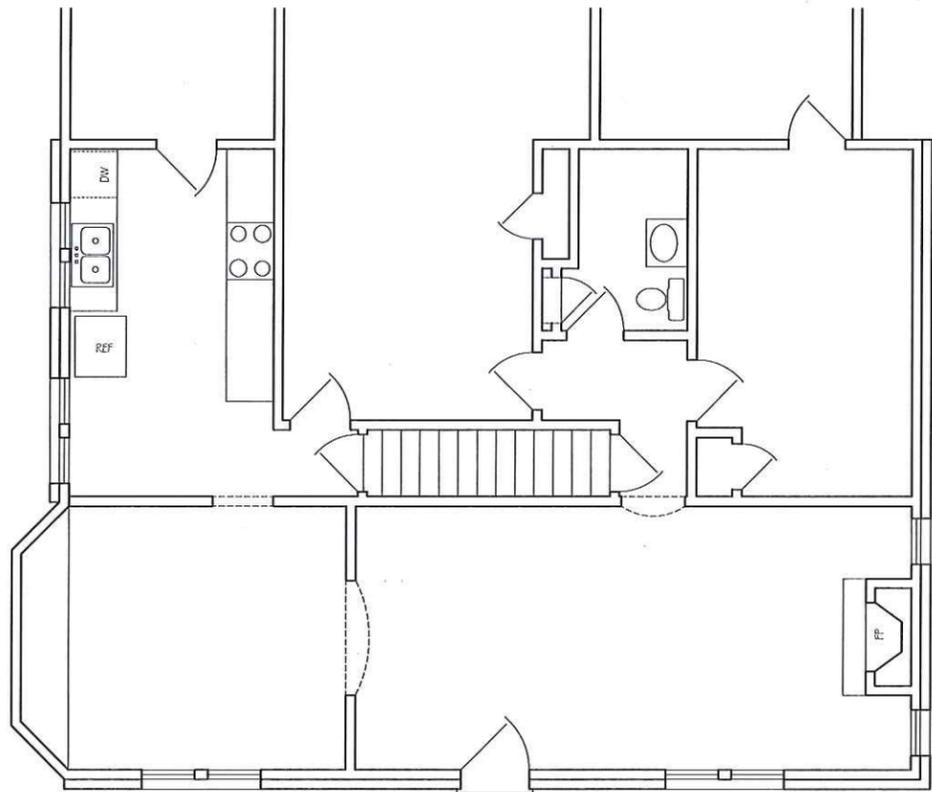


I HEREBY CERTIFY THAT THIS IS  
A CATEGORY I SURVEY WITH THE  
RATIO OF PRECISION OF THE  
UNADJUSTED SURVEY BEING 1: 24,000  
THIS SURVEY WAS DONE IN  
COMPLIANCE WITH THE CURRENT  
STANDARDS OF PRACTICE ADOPTED  
BY THE TENNESSEE STATE BOARD OF  
EXAMINERS FOR LAND SURVEYORS.

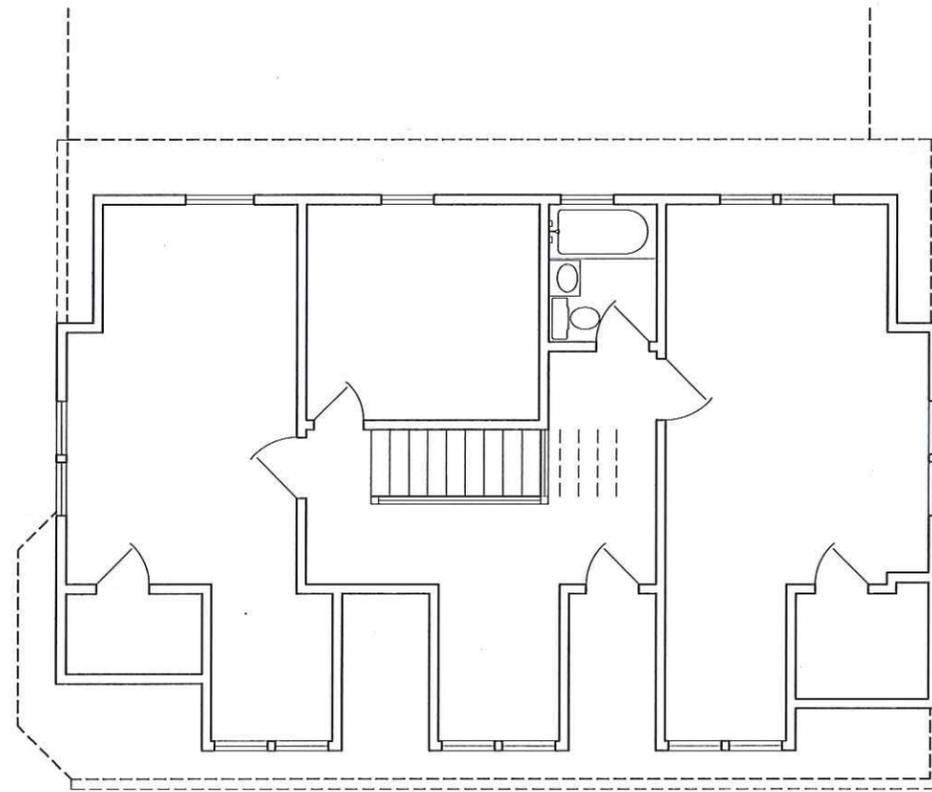
JOHN ALAN HOOD  
TN. R.L.S.#1838

**SITE PLAN**  
THE WESTERLY HALF OF LOT NO. 5  
AND A SMALL TRIANGULAR PORTION  
OF LOT NO. 4 ON THE MAP  
OF THE SUBDIVISION OF  
THE JACOB SCHMIDT HEIRS  
BOOK 547, PAGE 120 R.O.D.C., TN.  
**PROPERTY LOCATED** IN THE 17TH  
COUNCIL DISTRICT OF NASHVILLE,  
DAVIDSON COUNTY TENNESSEE  
ON THE SOUTHERLY MARGIN OF  
WALDKIRCH AVENUE, EAST  
OF 10TH AVENUE SOUTH  
**PROPERTY ADDRESS:**  
919 WALDKIRCH AVENUE,  
NASHVILLE, TN, 37204  
**DEED REFERENCE:**  
INSTRUMENT #20161115-0120414  
R.O.D.C., TN.  
**ORIGINAL PARCEL I.D.**  
10513037100 P.A.D.C., TN  
DATE: 3-21-17  
SCALE: 1"=40'  
PREPARED FOR: RON TOLANDER

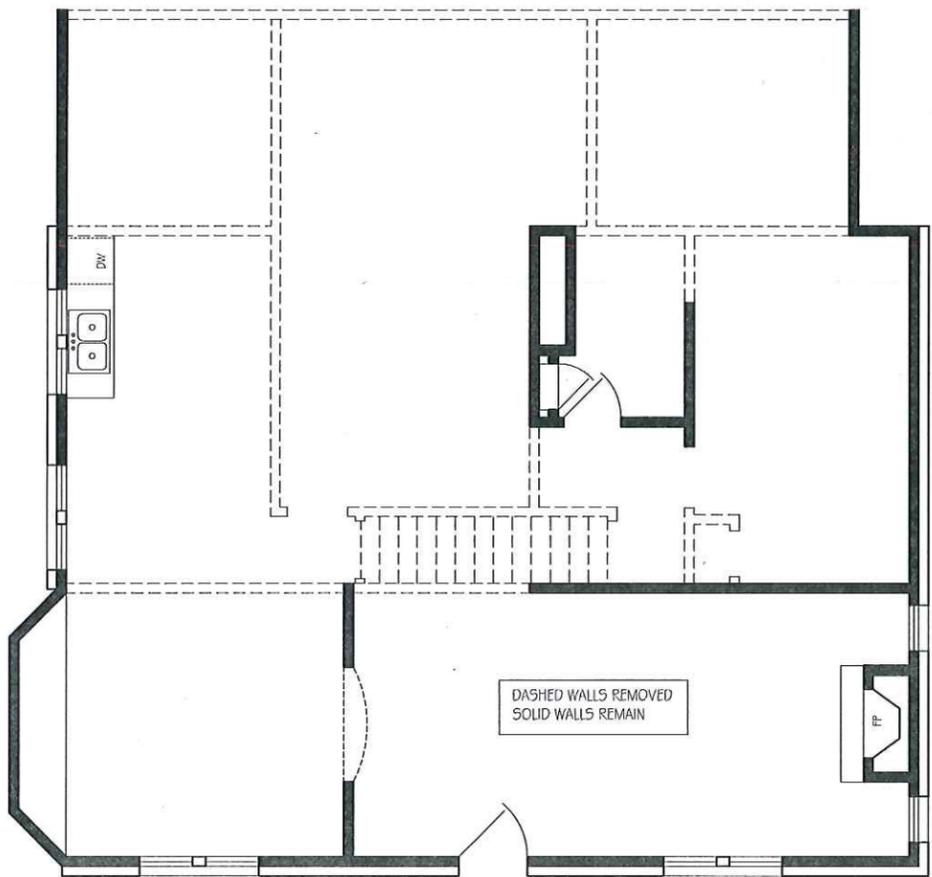




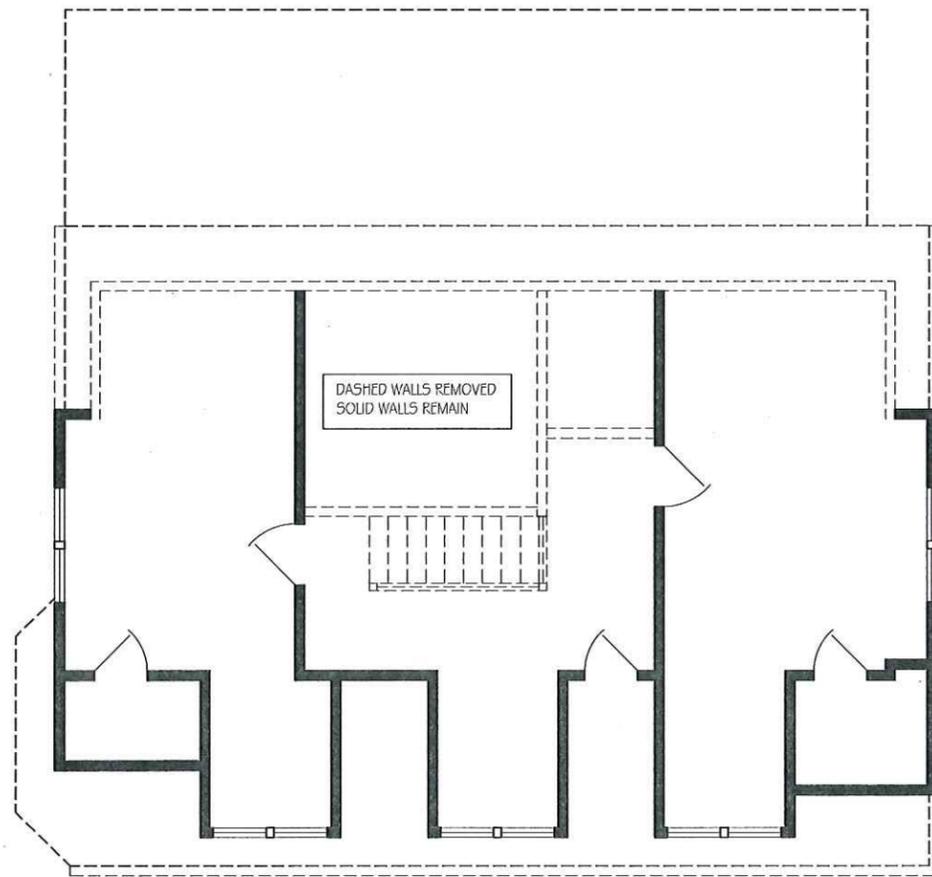
EXISTING  
FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



EXISTING  
SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



DEMOLITION PLAN



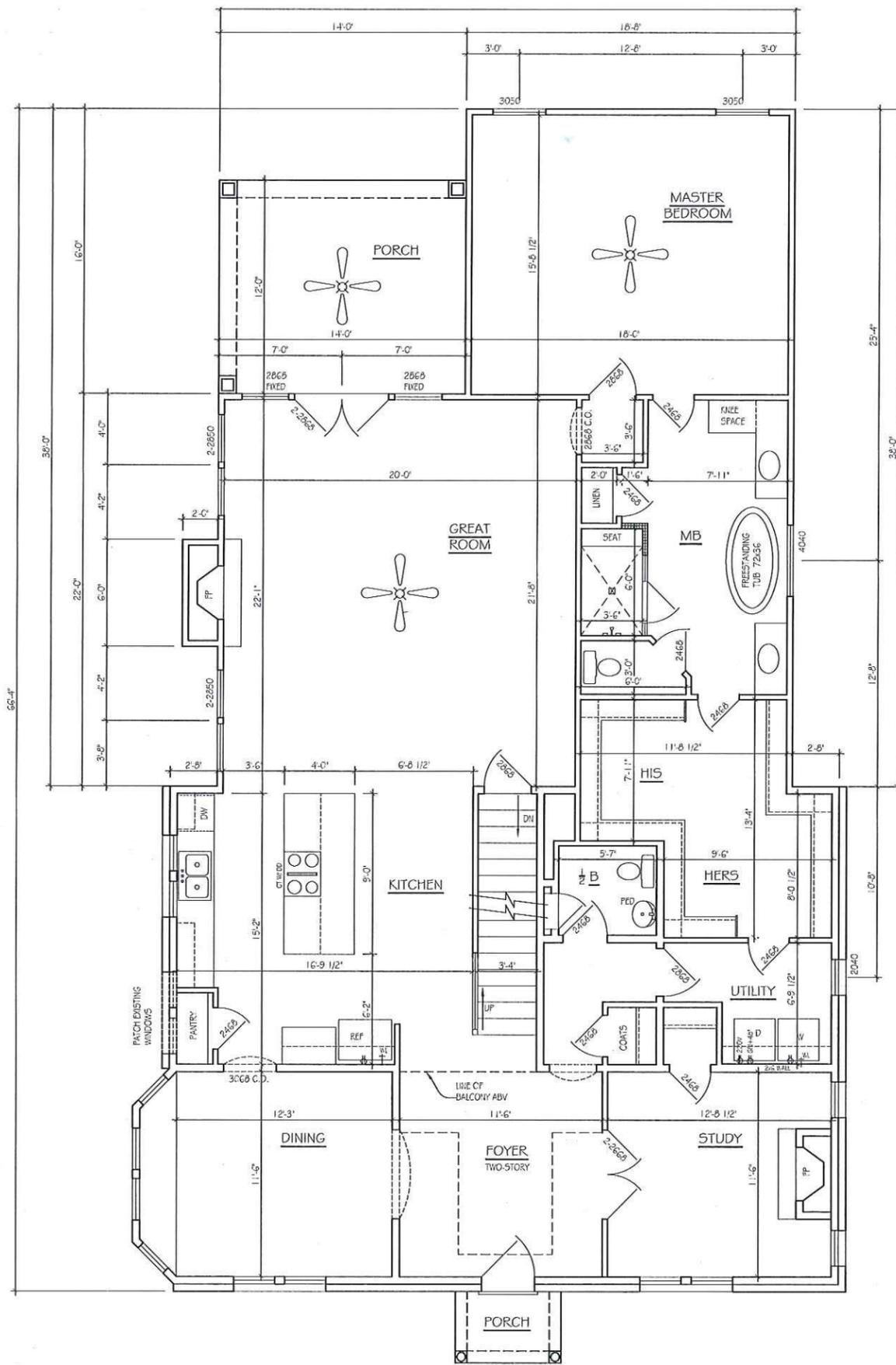
DEMOLITION PLAN  
SECOND FLOOR

919 WALDKIRCH AVE

DATE ISSUED: 08.31.17  
REVISIONS:

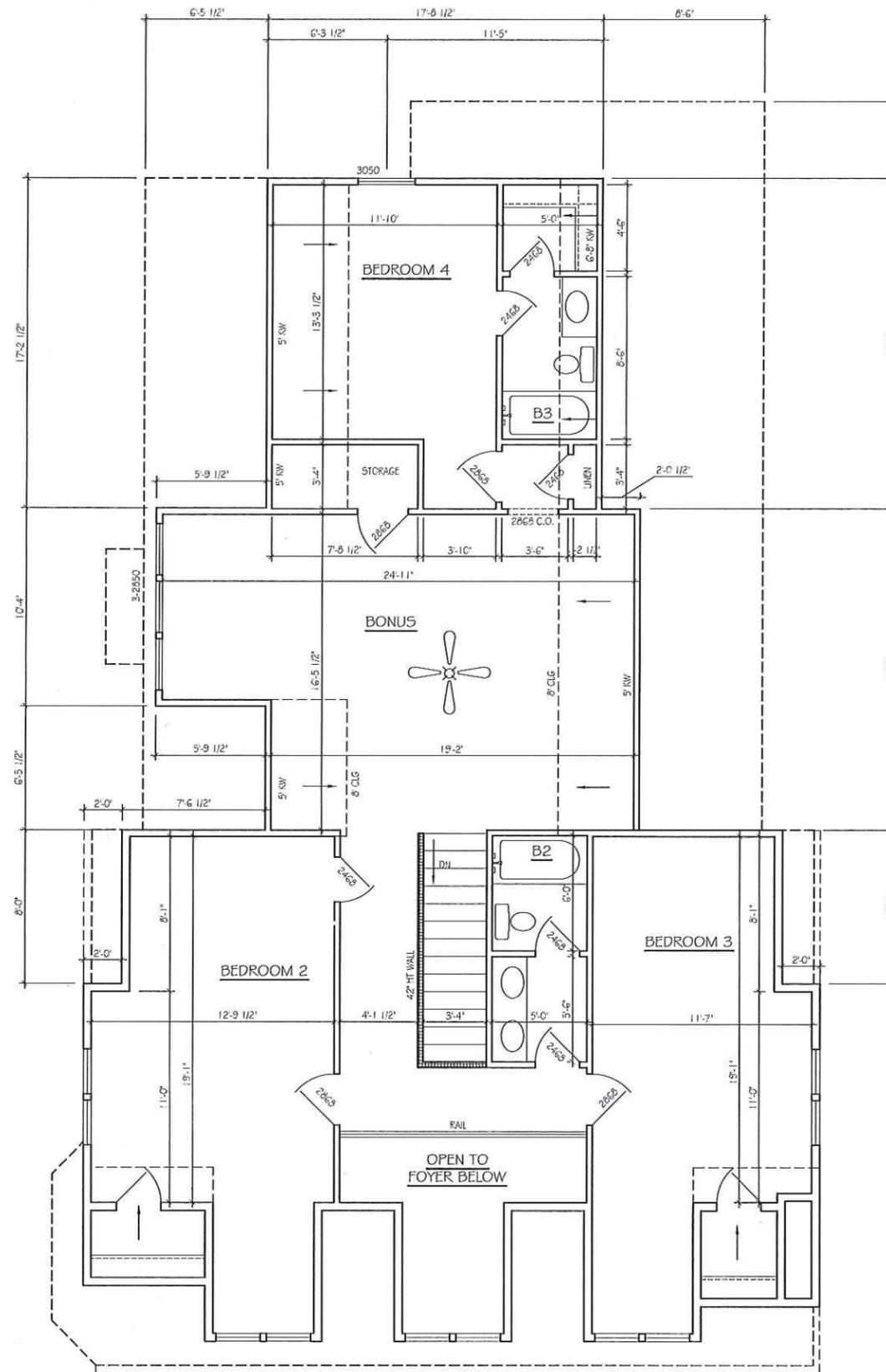
*Mark Lynn*

ARCHITECTURAL SERVICES



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

APPROX. AREA	
FIRST FLOOR LIVING	2133
SECOND FLOOR LIVING	1492
TOTAL HEATED	3625
FRONT PORCH	24
REAR PORCH	168
TOTAL COVERED	3817

Mark Lynn



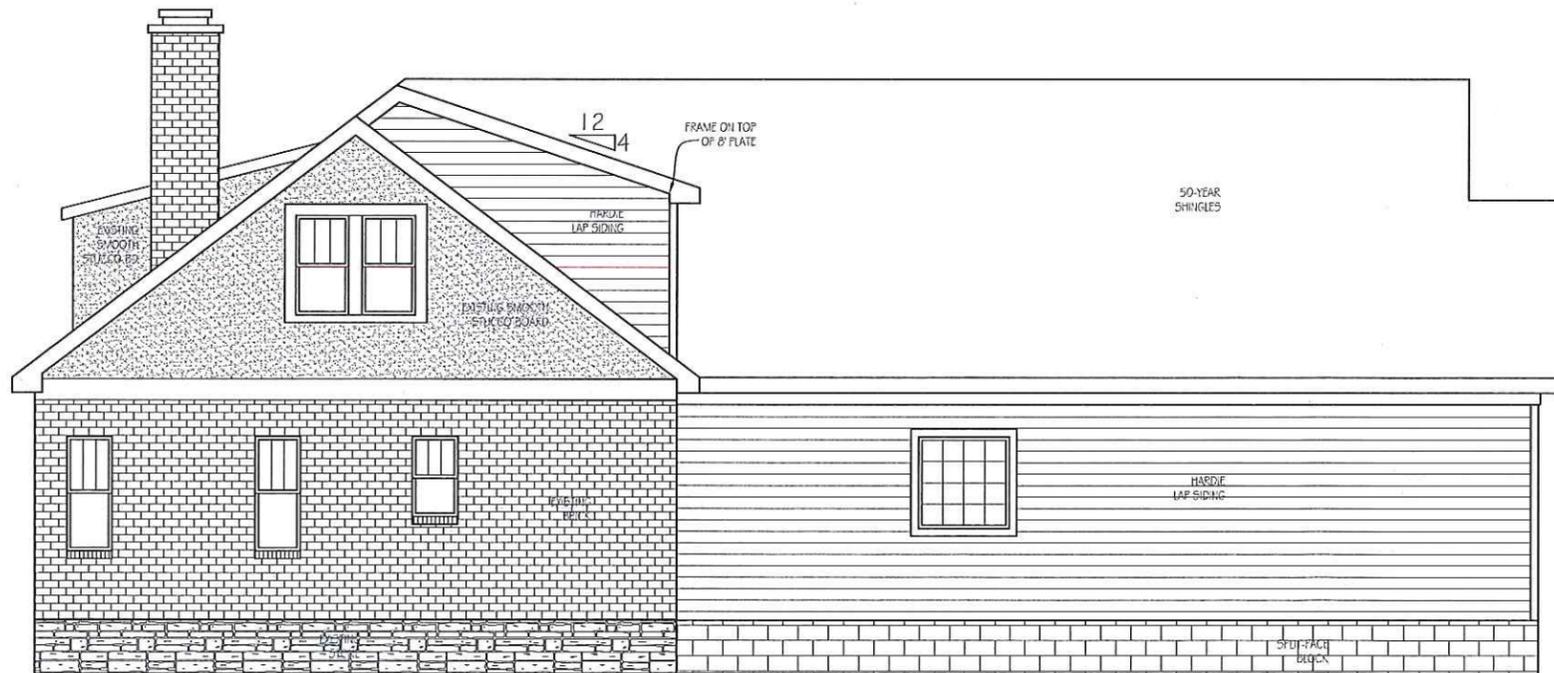
**LEFT SIDE ELEVATION**

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



**FRONT ELEVATION**

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



**RIGHT SIDE ELEVATION**

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



**REAR ELEVATION**

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

*Mark Lynn*

919 WALDKIRCH AVE

ARCHITECTURAL SERVICES