KARL F. DEAN
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
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STAFF RECOMMENDATION

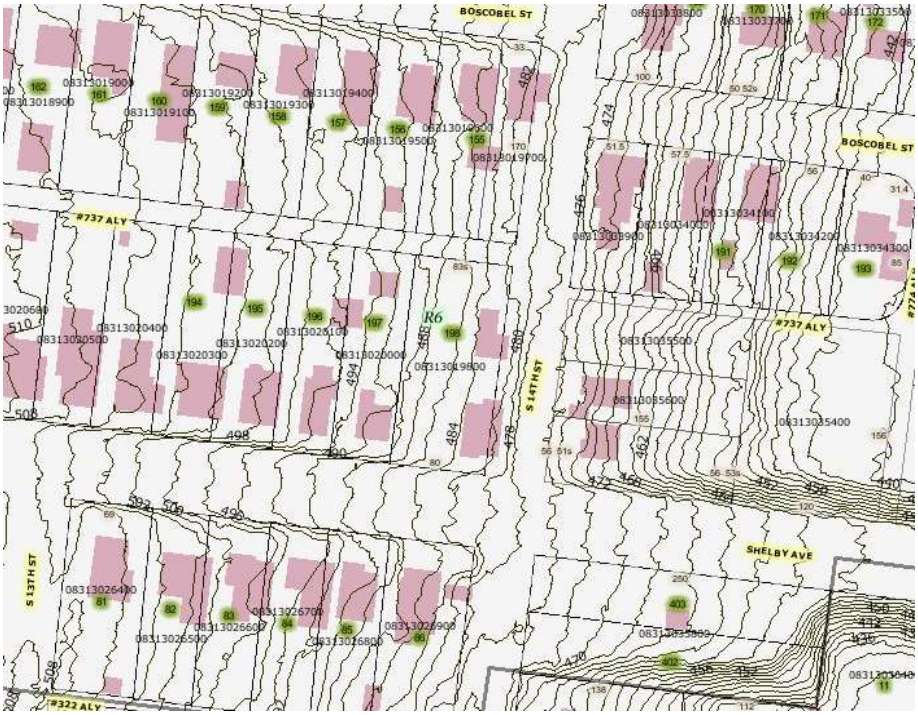
1313 Shelby Street
March 20, 2013

Rescheduled for April 17, 2013

Application: Demolition of contributing building
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313019800
Applicant: Jeremy Walker, Cathedral Homes
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: Applicants propose to demolish a contributing building and accessory structure based on economic hardship. **Recommendation:** Staff recommends approval of demolition of the accessory structure as it does not contribute to the historic character of the district and disapproval of the request for demolition of the primary building as the building meets section II.B.2.a for inappropriate demolition and the project does not meet the requirements for economic hardship since the repair costs do not exceed the value.	**Attachments** **A:** Photographs **B.** Engineer Report **C**. Rehab Budget **D:** Comps

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

III.B.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.

III.B.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;

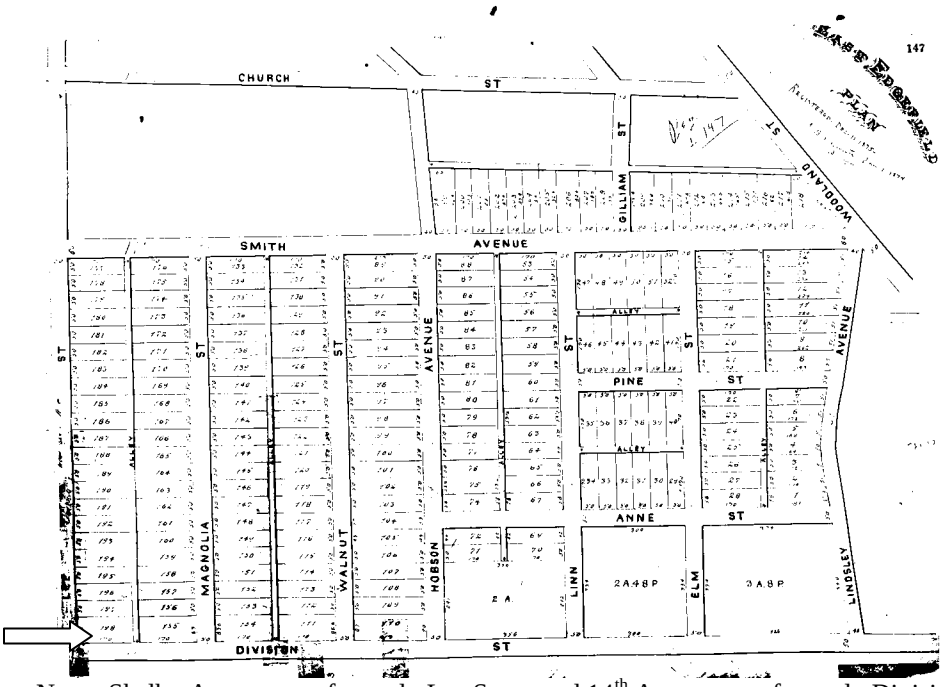
b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

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 91.65 of the historic zoning ordinance.

Background:

1313 Shelby Avenue is a contributing building to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay and located at the corner of Shelby and 14th Avenues. It is lot #198 of the East Edgefield Plan platted in 1875.

This single-story frame dwelling was constructed c.1925 and has a large accessory building located behind it. The building has had codes issues since at least 1979 and suffered from a fire, possibly in the early 2000s.



Note: Shelby Avenue was formerly Lee Street and 14th Avenue was formerly Division Street.

Analysis and Findings:

Demolition: Outbuilding Building

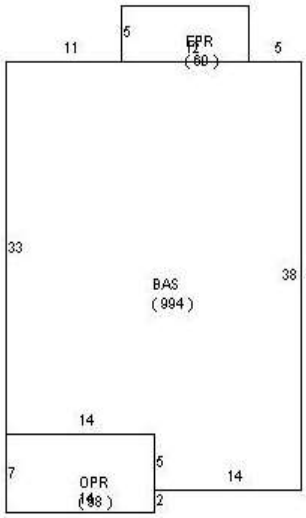
The project includes two buildings. The rear building was constructed c. 1950, based on city directories and Sanborn Fire Insurance maps. At some point an addition to the building more than doubled its original size.

Staff finds demolition of the rear building to be appropriate since it was constructed at the edge of the period of significance for the district and is not an original feature of the property. Demolition meets section III.B.2 for appropriate demolition since the building does not contribute to the historical and architectural character and significance of the district.

Demolition: Primary Building

The primary building facing Shelby Avenue was constructed c. 1925 and retains its original historic features and materials. It is a one-story frame building, that according to the footprint provided on the property assessor's webpage, has approximately 994 square feet, not including porches.

The applicant proposes to demolish the house due to needed repairs. Demolition of the primary building is inappropriate because the building is a historic dwelling that retains the majority of its original historic features and form. The house meets section III.B.1 for inappropriate demolition. Therefore the applicant wishes to make the case for economic hardship.



The applicant provided several comps but no analysis of value based on those comps. Using the property assessor's website, Staff found eight recent sales of homes in the area that are similar in a square footage and age. Removing the outliers and taking the mean of the remaining sales, the potential value of this home is estimated to be $160.91 per square foot or $159,949.

According the property assessor's information the last sale was in 12/17/2012 for $173,900. Quit claim deeds in 2/20/1992 and 9/16/1984 are listed with 0 value as is a warranty deed from 7/31/1940. This places the purchase price approximately $14 over the mean per square footage value of similar properties in the neighborhood. The high purchase price for a property that is

currently inhabitable may be due to the large lot size which can be subdivided allowing for a second home to be constructed. In fact, the applicant stated on their application that they intended to construct three homes on the site.

Recent Sales in the Area (source: Assessor of Property, Davidson County, TN)

Address	Date of construction	Square footage	Date of Sale	Price	Price per square footage
1108 Boscobel	1920	1092	12/13/2012	192,000	175.82
1617 McEwan Ave	1935	1044	11/7/2012	219,500	210.25
105 Lindsley Park Drive	1925	1054	9/21/2012	125,000	118.60
312 S 11th Street	1933	1166	8/28/2012	165,000	141.51
413 N 17th Street	1920	864	8/23/2012	127,000	146.99
1312 Boscobel St	1925	1024	6/15/2012	169,900	165.92
413 Avondale Dr	1935	1016	5/25/2012	127,000	125.00
508 N 17th Street	1930	900	5/18/2012	220,000	244.44

The applicant submitted a budget for rehabilitation that totals at $153,799.50. Economic hardship is based on simply bringing those elements of the house that require repair up to code. In the budget provided, there are expenses included that are not necessary to bring a building up to code such as surround sound, granite countertops, landscaping, fencing and a $200 mailbox. Even so, including these expenses the estimate is $154 per square foot. Staff spoke with two restoration specialists who have worked in the neighborhood for many years. They provided rough estimates of $100 to $150 per square foot to rehabilitate a home that needed to be totally gutted. Staff finds the applicant's estimate of repairs to be reasonable as it falls within that threshold.

The applicant purchased the property for approximately $14,000 more than its potential rehabilitate value; however, this may be due to the fact that the property is wide enough to be subdivided for new construction of a second home. The applicant's Preservation Permit Application states that they intended to demolish this building and the accessory structure and construct three homes. Current zoning would not allow for three homes but would allow for the subdivision of one lot. Based on the comps provided by the applicant, new homes in the neighborhood are valued at between $175 and $185 per square foot. Taking into account the properties potential value of $160,000 and rehabilitation costs of $154,000 and the fact that the high purchase price reflects the ability to construct and sell a second home, the applicant has not made the case for economic hardship.

Staff recommends approval of demolition of the accessory structure as it does not contribute to the historic character of the district and disapproval of the request for demolition of the primary building as the building meets section II.B.2.a for inappropriate demolition and the project does not meet the requirements for economic hardship since the repair costs do not exceed the value.

Outbuilding facing 14th Avenue

Outbuilding facing alley

Rear of primary building

Interior side of primary building

Outbuilding facing the rear of the primary building

Front of primary building

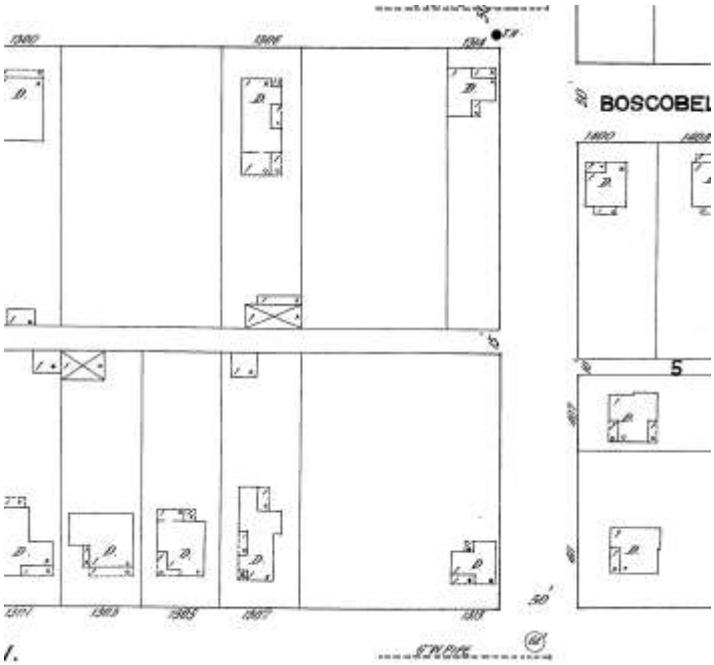
Porch walls

Right side of primary building on 14th Avenue

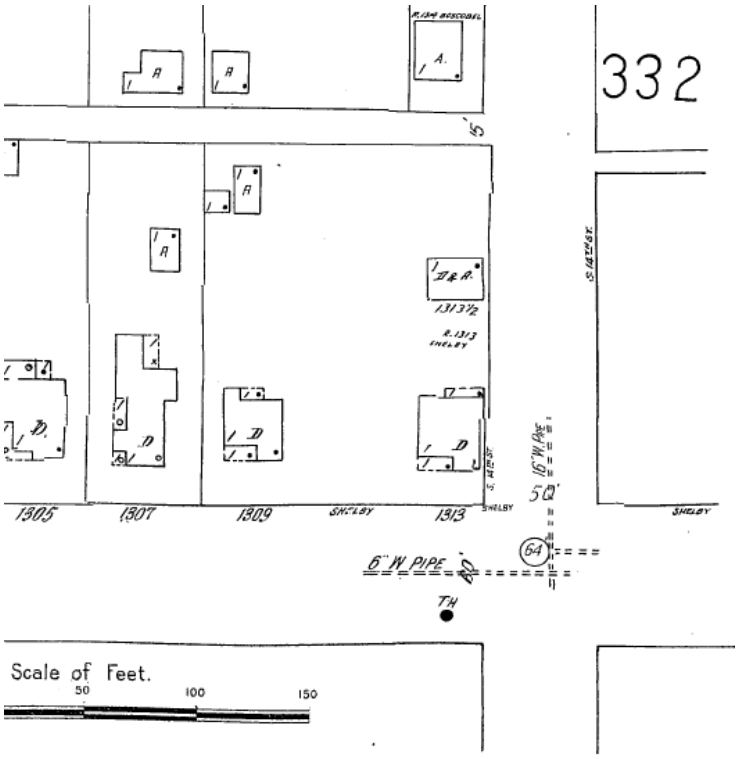
Close up of porch

Close-up of replaced window on the 14th Avenue side of the primary building

Close-up of rear porch eave on the primary building



1914 Sanborn Fire Insurance map



1951 Sanborn Fire Insurance map

December 19, 2012

Michael Garafola
Restoration Contractor
Cathedral Homes LLC
P.O. Box 60483
Nashville, Tennessee 37206

ANTHONY L. LOCKE
REGISTERED ENGINEER
NO. 20038
STATE OF TENNESSEE
12/14/2012

STRUCTURAL EVALUATION OF RESIDENCE
1313 Shelby Avenue
Nashville, Tennessee
Project #212278

An engineering observation was performed to review the residence at the above referenced location. The structures' appearance and physical condition were observed. The main purpose for this observation was to review the current structural condition of this residence to determine the overall structurally soundness. It is understood that the building will either be completely renovated, (if the structure is sound), or replaced with a new resident structure on the site. It is understood that the residence was originally built in the 1930's. The foundations for this structure consist of perimeter masonry foundation walls. The interior pier supports consist of cedar posts. The building superstructures were built with wood framing, wood sub-floor decking, wood stud framing and siding exterior walls.

The observation was performed without removing or damaging elements of existing construction and, hence, without examination of concealed conditions. The adequacy of concealed and uninspected portions of the structure cannot be speculated, since the conditions of construction may vary. Further, it is assume that all design and construction was completed in accordance with all applicable governmental regulations and statutes as well as all standards and practices representing reasonable practice at the time of construction.

The site for this residence slopes from left to right with the exterior grade along the upper left side revealing only a slight top of the foundation wall exposed. The foundation block from the exterior observation and the frond porch slab revealed several locations of shift and cracking. The basement/cellar was observed from entry into the space from the right side (when facing the house from the front). The exposed grade of the soil basement and crawlspace revealed past water runoff and a soil bank step that had been eroded over the years with water runoff drainage that had entered from the upper side of the lot. The erosion of the soils had created several undermining ruts under the perimeter foundation wall and the interior post support piers. The interior surface face of the foundation wall revealed damage from shifting and missing mortar between the blocks that create the foundation wall. The interior cedar post piers revealed major termite and rot from the soil. A large section of floor framing that been replaced during a past repair, due to an understanding that the structure had been exposed to a fire. The framing repairs were observed to be of minimum standards and the framing was not sized nor attached to secure the new framing members. The existing main girder beam revealed a large portion of rot and/or termite damage, and was not structurally sound.

Based on current condition of the structure rebuilding of the foundation walls, replacement of the interior cedar piers posts with new concrete footings, replacement of the main girder beam and the past framing repair floor members would be to minimum start to a major renovation if this structure is attempted to be saved. Additional hidden damage is anticipated, due to the amount of visible age and deterioration that the residence has suffered, which places additional concern to the structure.

Based on my experience, the damage of this residence has placed the residence with structural deficiencies which warrant additional corrective temporary bracing measures to maintain safety concerns before any additional evaluation can be accomplished. This entire structure, including the

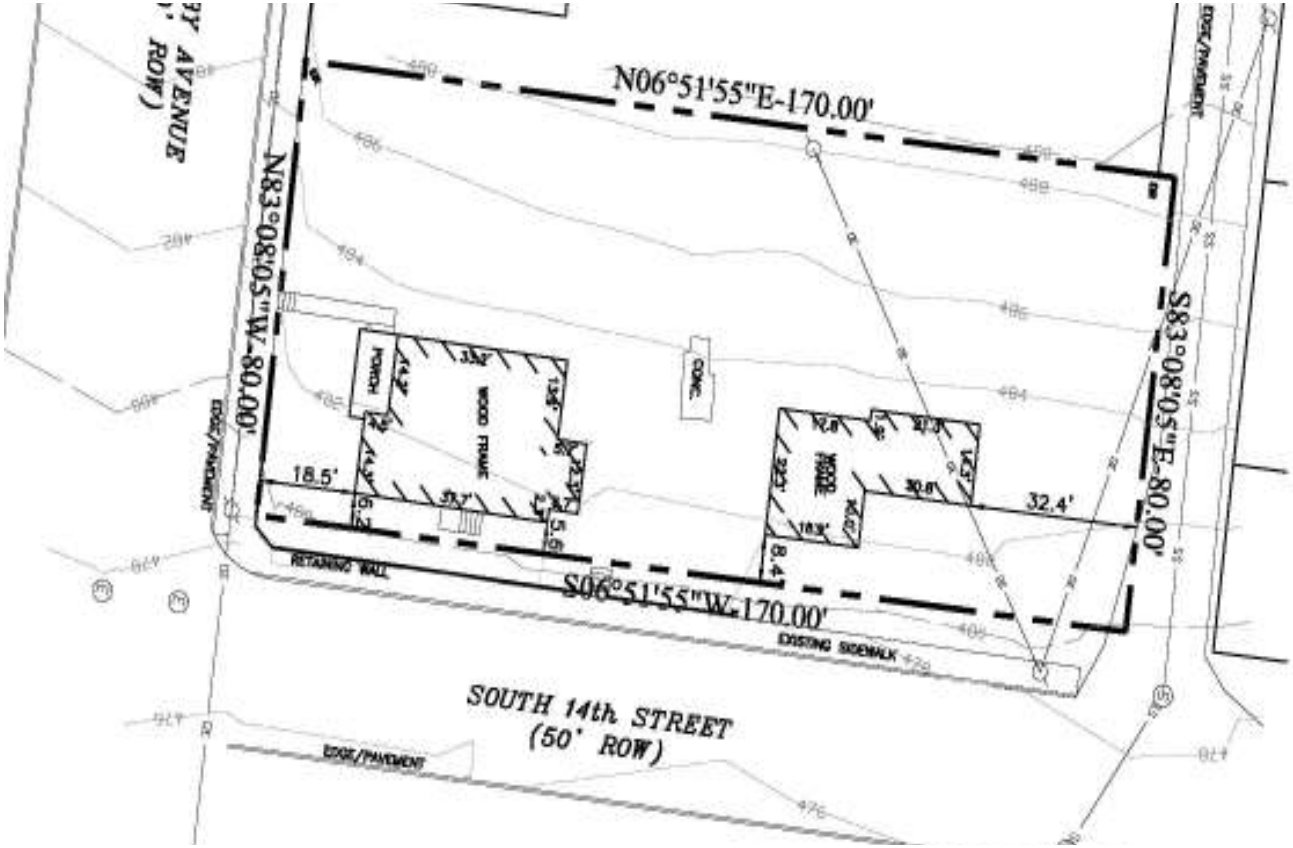
foundation basement walls, of this residence has compromised damaged components which require extensive rebuilding. The rebuilding of this structure may not be economically possible, since the majority of most of the current building materials will either need to be replaced, rebuild, and/or braced to approach a structure that can be deemed to meet the proper code performance requirements for the applicable building codes.

If there are any questions, concerns, or additional information required, please feel free to

Anthony L. Locke, P.E.

1313 Shelby Ave

Damage Report & Cost Est.

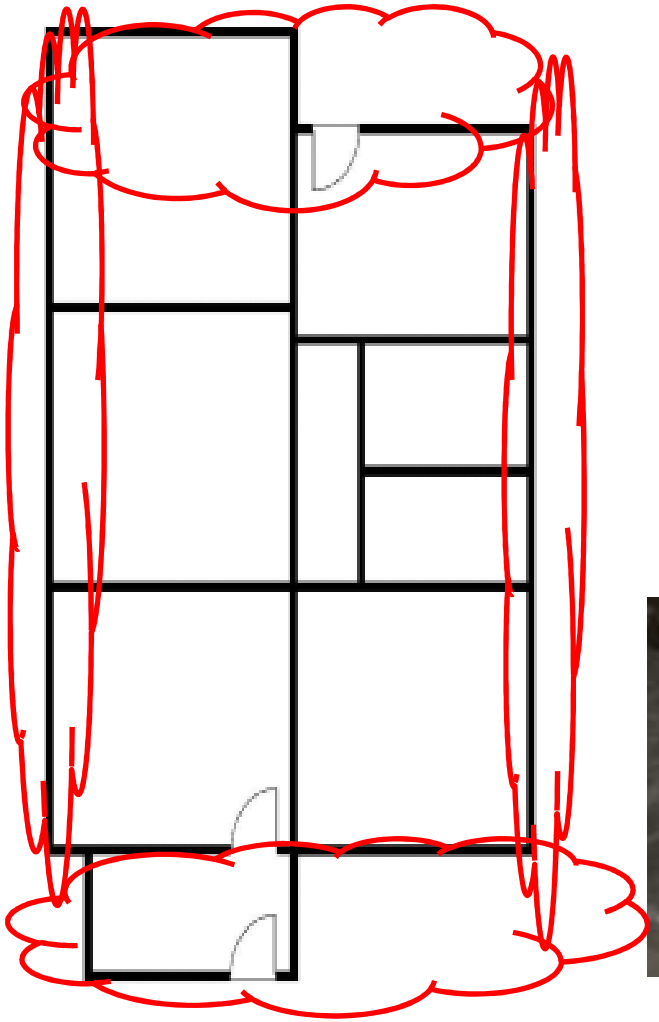


Cathedral Homes, LLC

Footers & Foundation Wall

No Footers & Loose Block

Loose Block – Tuck Point

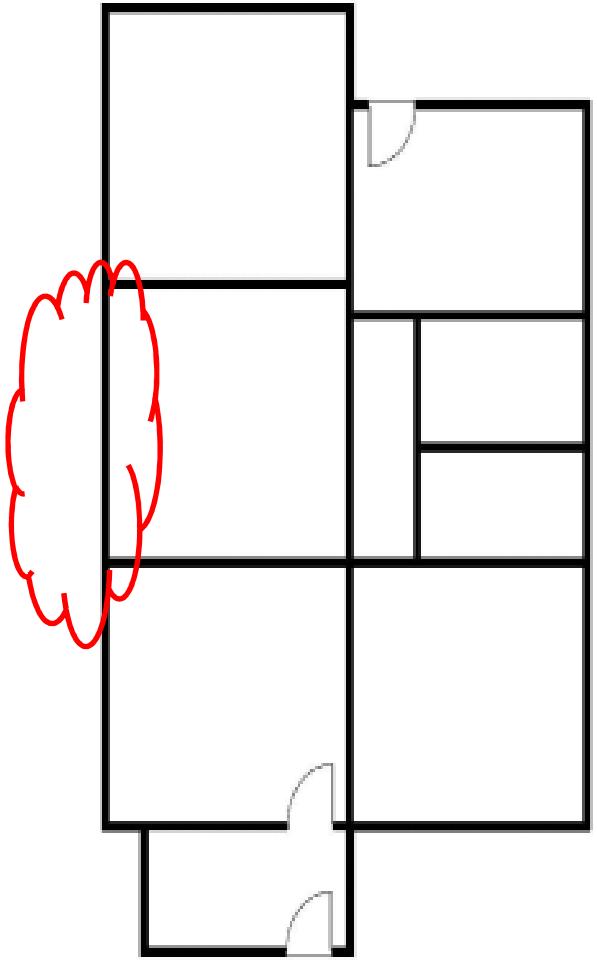


No Footers Under Foundation Walls

Loose Block – Need Tuck Point

Crawl Space Access & Steps

Damp & Mold

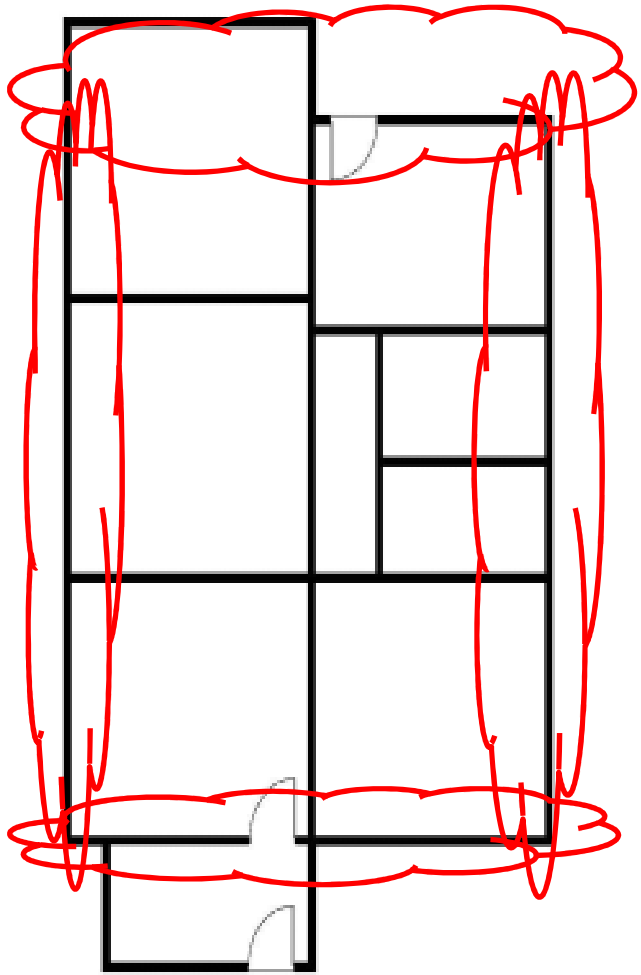


Holding Water Need Pipe

Block Repair

Roofing, Eaves & Overhangs

No Gutters No Vented Soffit



Roof needs Replacement

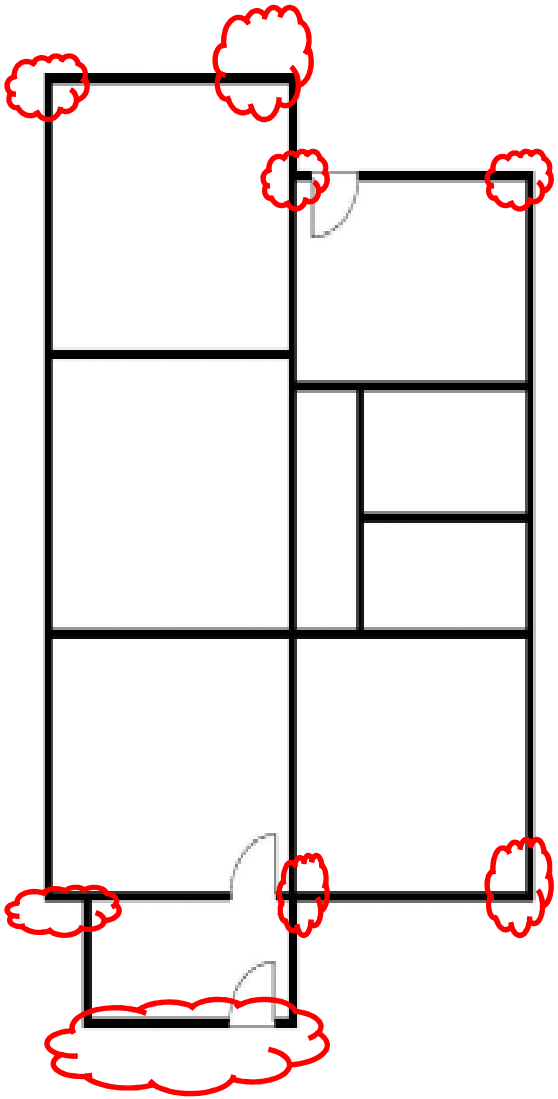
Fascia Soffit Replacement

Fascia Soffit Replacement

Band & Corner Boards

No Band Material

House is too close to the Grade

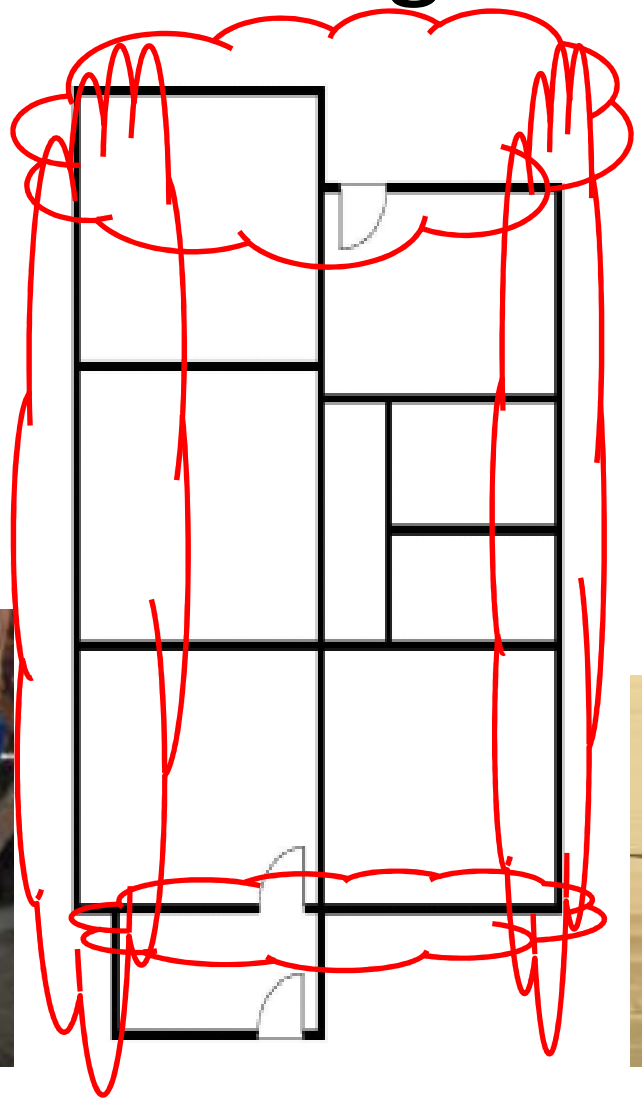


Needs new Band & Drip Edge

Corner Board Repairs

Siding

Replace Siding Front of House



Picture of Siding from Inside

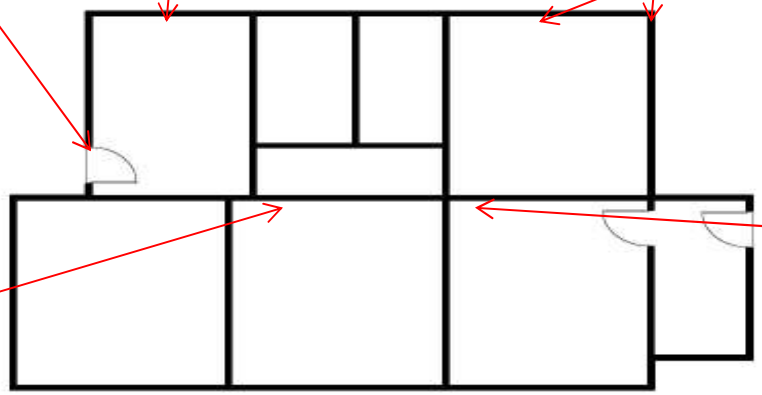
Picture of Siding from Inside

Front Porch Ceiling Falling

Termite Damage

Termite Damage Exterior Framing

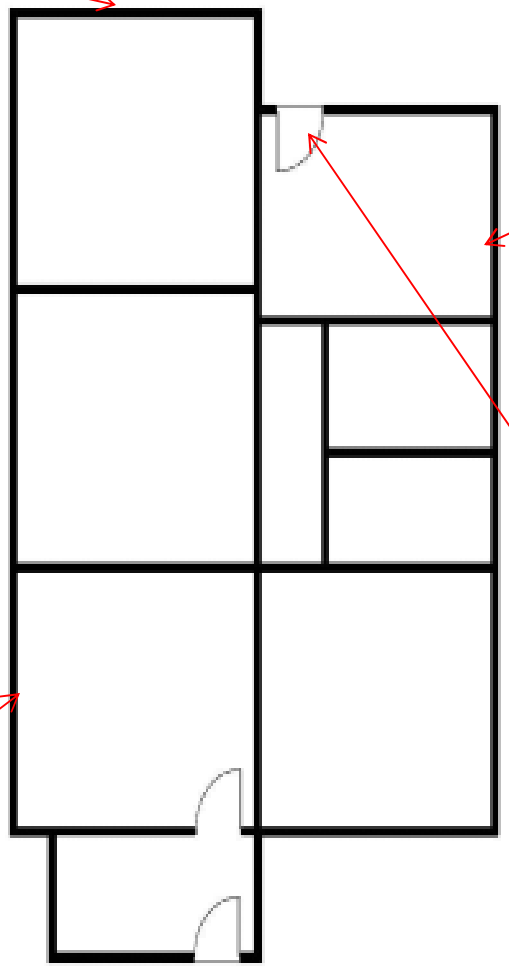
Interior Walls



Interior Structure

Headers & Windows

Vinyl Windows



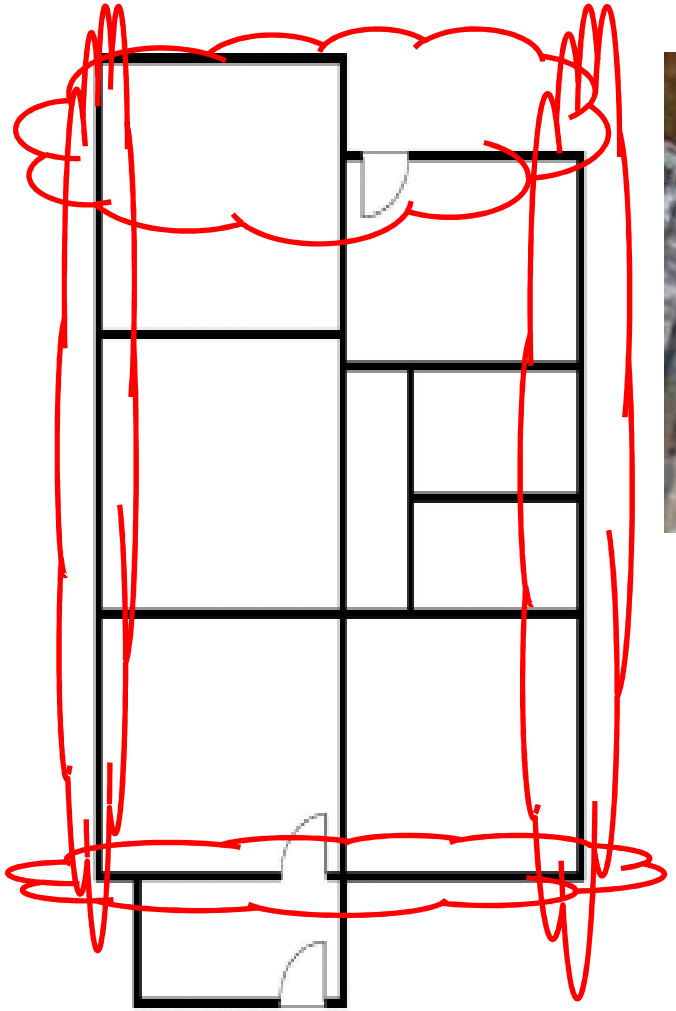
No Window Headers

No Headers on all windows

No Door Header & a single top Plate

Framing Issues

Single Top Plate



Single Top Plate

Grading Issues

Slope of lot is running right into the house

The FFE of the house is right at grade level and is taking on water off the lot to the left

Cathedral Homes LLC
Budget

1313 Shelby Ave	QUANTITY	PRICE EACH	TOTAL		Extra Cost
Cost of Goods Sold					
50000 · Cost of Goods Sold					
1101 · Plans & Permits					
1101.1 · Plans		$1,400.00	$0.00		
1101.2 · Demo Permit		$60.00	$0.00		
1101.3 · Building Permits	1	$800.00	$800.00		
1101.4 · City Licenses		$0.00	$0.00		
1101 · Plans & Permits - Other		$0.00	$0.00		
Total 1101 · Plans & Permits			$800.00		
1102 · Site Work					
1102.1 · Survey		$0.00	$0.00		
1102.2 · Subdivision Plat/SP Plat		$1,600.00	$0.00		
1102.3 · As Built Survey	1	$350.00	$350.00		
1102.4 · Prepare a Plat Plan		$90.00	$0.00		
1102.5 · Staking of corners of house		$250.00	$0.00		
1102.6 · Pin Footers		$300.00	$0.00		
1102.7 · As Built Survey Finished Constr		$225.00	$0.00		
1102.8 · Silt Fence	1	$250.00	$250.00		
1102.9 · Demo 80 %	1	$3,100.00	$3,100.00		
1102.10 · Demo breakdown 20%	1	$400.00	$400.00		
1102.11 · Temp Drive-Cut in	1	$300.00	$300.00		
1102.12 · Temp Drive Materials-Gravel		$0.00	$0.00		
1102.13 · Retaining Wall		$1,000.00	$0.00		
1102 · Site Work - Other		$0.00	$0.00		
Total 1102 · Site Work			$4,400.00		
1103 · Excavation					
1103.1 · Equipment Rental		$250.00	$0.00		
1103.2 · Prep Grading		$350.00	$0.00		
1103.3 · Scrape & cut in House/Temp Driv		$350.00	$0.00		
1103.4 · Cover Sock Drain & Rough Grade		$350.00	$0.00		
1103.5 · Digging Water Lines	1	$350.00	$350.00		
1103.6 · Digging Sewer Lines	1	$350.00	$350.00		
1103.7 · Digging Septic		$1,500.00	$0.00		
1103.8 · Digging Electrical Lines		$350.00	$0.00		
1103.9 · Cover Ditch/Install Gutter pipe	1	$750.00	$750.00		$750.00
1103.10 · Final Grading	1	$350.00	$350.00		$350.00
1103.11 · Hauling-Prep Hauling	1	$300.00	$300.00		$300.00
1103.12 · Back Fill - 3/4" Gravel	1	$1,000.00	$1,000.00		$1,000.00
1103 · Excavation - Other		$0.00	$0.00		
Total 1103 · Excavation			$3,100.00		
1104 · Gravel					
1104.1 · Gravel Backfill		$500.00	$0.00		
1104.2 · Crawl Space Gravel		$850.00	$0.00		
1104.3 · Gravel in Porches	2	$500.00	$1,000.00		$1,000.00
1104.4 · Gravel Temp Drive	1	$550.00	$550.00		
1104.5 · Basement Floor		$18.00	$0.00		
1104.6 · Garage Slab		$800.00	$0.00		
1104 · Gravel - Other		$0.00	$0.00		
Total 1104 · Gravel			$1,550.00		

Cathedral Homes LLC
Budget

1313 Shelby Ave	QUANTITY	PRICE EACH	TOTAL		Extra Cost
1105 · Footings					
1105.1 · Footing Concrete	35	$112.00	$3,920.00		$3,920.00
1105.2 · Footing Labor	1	$3,500.00	$3,500.00		$3,500.00
1105.3 · Footing Labor Piers	26	$60.00	$1,560.00		$1,560.00
1105.4 · Footings-Stair Pads		$7.50	$0.00		
1105.5 · Footings-Turnkey Material Labor		$14.00	$0.00		
1105.6 · Extra Concrete Materials	3	$90.00	$270.00		$270.00
1105 · Footings - Other		$0.00	$0.00		
Total 1105 · Footings			$9,250.00		
1106 · Foundation					
1106.1 · Foundation Block, Mortar, Sand	750	$3.75	$2,812.50		$2,812.50
1106.2 · Block Wall					
1106.2B · Block Labor	750	$2.00	$1,500.00		$1,500.00
1106.2A · Anchor Bolts		$1.00	$0.00		
1106.2 · Block Wall - Other		$0.00	$0.00		
Total 1106.2 · Block Wall			$1,500.00		
1106.3 · Foundation Repairs	1	$2,600.00	$2,600.00		$2,600.00
1106.4 · Foundation Pump Truck	1	$750.00	$750.00		$750.00
1106.5 · Foundation Concrete		$90.00	$0.00		
1106.6 · Foundation Waterproofing	1	$250.00	$250.00		
1106.7 · Foundation Drain	1	$250.00	$250.00		
1106.8 · Basement Walls		$0.00	$0.00		
1106.9 · Basement Slab		$0.00	$0.00		
1106.10 · Termite Protection	1	$275.00	$275.00		
1106 · Foundation - Other		$0.00	$0.00		
Total 1106 · Foundation			$8,437.50		
1107 · Garage					
1107.1 · Garage Turn Key		$13,300.00	$0.00		
1107.2 · Garage Slab Labor		$3.00	$0.00		
1107 · Garage Slab - Other		$0.00	$0.00		
Total 1107 · Garage Slab			$0.00		
1108 · Framing					
1108.1 · Framing Materials	1200	$12.00	$14,400.00		
1108.2 · Framing Labor		$3.50	$0.00		
1108.3 · Stick Framing Draw	1200	$3.00	$3,600.00		
1108.7 · Framing on remodel - Extra Demo	1200	$2.00	$2,400.00		$2,400.00
1108 · Framing - Other		$0.00	$0.00		
Total 1108 · Framing			$20,400.00		
1109 · Roof					
1109.1 · Roof Shingles	35	$105.00	$3,675.00		
1109.2 · Roofing Labor	35	$50.00	$1,750.00		
1109.3 · Roof Flashing	20	$8.00	$160.00		
1109.4 · Roofing Metal Roof		$8.00	$0.00		
1109 · Roof - Other		$0.00	$0.00		
Total 1109 · Roof			$5,585.00		
1110 · Windows & Ext Doors					

Cathedral Homes LLC
Budget

1313 Shelby Ave	QUANTITY	PRICE EACH	TOTAL		Extra Cost
1110.1 · Windows	15	$300.00	$4,500.00		$4,500.00
1110.2 · Windows Install	15	$35.00	$525.00		$525.00
1110.3 · Exterior Doors	1	$1,000.00	$1,000.00		$1,000.00
1110.4 · Ext Doors Install	2	$75.00	$150.00		$150.00
1110.5 · Ext Louvers & Vents	2	$78.00	$156.00		$156.00
1110 · Windows & Ext Doors - Other		$0.00	$0.00		
Total 1110 · Windows & Ext Doors			$6,331.00		
1111 · Siding					
1111.1 · Siding Materials	1	$4,500.00	$4,500.00		$4,500.00
1111.2 · Siding Labor 80 % Draw	1	$4,500.00	$3,750.00		$3,750.00
1111.3 · Siding Labor 20% Draw	1	$750.00	$750.00		$750.00
1111 · Siding - Other		$0.00	$0.00		
Total 1111 · Siding			$9,000.00		
1112 · Masonry					
1112.1 · Masonry Brick Materials		$0.40	$0.00		
1112.2 · Masonry Brick Labor		$0.28	$0.00		
1112.3 · Masonry Brick Steps Labor		$100.00	$0.00		
1112.4 · Brick Repairs Foundation		$250.00	$0.00		
1112.5 · Int & Ext Chimney repairs	1	$1,500.00	$1,500.00		$1,500.00
1112.6 · Masonry Stone Materials		$4.50	$0.00		
1112.7 · Masonry Stone Labor		$4.00	$0.00		
1112.8 · Masonry Brick Cleaning		$250.00	$0.00		
1112.9 · Chimney		$0.00	$0.00		
1112 · Masonry - Other		$0.00	$0.00		
Total 1112 · Masonry			$1,500.00		
1113 · Cornice & Gutters					
1113.1 · Cornice Materials	150	$7.00	$1,050.00		$1,050.00
1113.2 · Cornice Labor	150	$7.00	$1,050.00		$1,050.00
1113.3 · Gutters	160	$2.60	$416.00		
1113 · Cornice & Gutters - Other		$0.00	$0.00		
Total 1113 · Cornice & Gutters			$2,516.00		
1114 · Garage Doors					
1114.1 · Garage Door 16'		$950.00	$0.00		
1114.2 · Garage Door 8'		$650.00	$0.00		
1114 · Garage Doors - Other		$0.00	$0.00		
Total 1114 · Garage Doors			$0.00		
1115 · Plumbing					
1115.1 · Plumbing Labor 60% Rough In	1	$6,000.00	$6,000.00		
1115.2 · Plumbing Labor Trim Out 40%	1	$2,000.00	$2,000.00		
1115.3 · Plumbing Fixture	1	$1,500.00	$1,500.00		
1115.4 · Sprinklers		$0.00	$0.00		
1115 · Plumbing - Other		$0.00	$0.00		
Total 1115 · Plumbing			$9,500.00		
1116 · Electrical & Lighting					
1116.1 · Elec Labor House Rough In	1	$8,200.00	$8,200.00		
1116.2 · Elec Labor House Trim Out 40%		$0.84	$0.00		
1116.3 · Electrical Labor-Garage		$1.00	$0.00		

Cathedral Homes LLC
Budget

1313 Shelby Ave	QUANTITY	PRICE EACH	TOTAL		Extra Cost
1116.4 · Electrical Extras-Can Lights		$30.00	$0.00		
1116.5 · Electrical Slope-Can Lights		$90.00	$0.00		
1116.6 · Light Fixtures	1	$3,000.00	$3,000.00		
1116 · Electrical & Lighting - Other		$0.00	$0.00		
Total 1116 · Electrical & Lighting			$11,200.00		
1117 · HVAC					
1117.1 · HVAC Install-Rough In	1	$2,300.00	$2,300.00		
1117.2 · HVAC Install Trim Out	1	$1,500.00	$1,500.00		
1117.3 · HVAC Extra Gas Line	1	$350.00	$350.00		
1117.4 · HVAC Underground		$0.00	$0.00		
1117.5 · Ventless Fireplace		$975.00	$0.00		
1117 · HVAC - Other		$0.00	$0.00		
Total 1117 · HVAC			$4,150.00		
1118 · Audio Video					
1118.1 · Phone & Cable	1	$600.00	$600.00		
1118.2 · Surround Sound	1	$900.00	$900.00		
1118.3 · Security System		$450.00	$0.00		
1118.4 · Central Vac		$2,200.00	$0.00		
1118 · Audio Video - Other		$0.00	$0.00		
Total 1118 · Audio Video			$1,500.00		
1119 · Insulation					
1119.1 · Insulation - Batt	1	$1,500.00	$1,500.00		
1119.2 · Insulation - Blow	1	$500.00	$500.00		
1119.3 · Insulation - Crawl	1	$900.00	$900.00		
1119 · Insulation - Other		$0.00	$0.00		
Total 1119 · Insulation			$2,900.00		
1120 · Drywall & Paint					
1120.1 · Drywall Materials	150	$14.00	$2,100.00		
1120.2 · Drywall Labor	150	$12.00	$1,800.00		
1120.3 · Drywall Labor Touch Up		$500.00	$0.00		
1120.4 · Painting Interior & Exterior	1200	$4.50	$5,400.00		
1120.5 · Painting Labor -Exterior	1	$1,500.00	$1,500.00		$1,500.00
Total 1120.6 · Painting Labor-Interior			$10,800.00		
1121 · Floor Covering					
1121.1 · Hardwood					
1121.1A · Materials & Install 1st Draw	1000	$3.10	$3,100.00		
1121.1B · Sand & Finish 2nd Draw	1000	$0.90	$900.00		
1121.1C · 2nd Poly Coat Final Coat	1000	$0.50	$500.00		
1121.1 · Hardwood - Other		$0.00	$0.00		
Total 1121.1 · Hardwood			$4,500.00		
1121.2 · Tile Flooring					
1121.2A · Tile Materials	1	$5,000.00	$5,000.00		
Total 1121.2 · Tile Flooring			$5,000.00		
1121.3 · Carpet		$14.00	$0.00		
1121.4 · Subfloor-Screw & Sand Subfloor		$0.30	$0.00		
1121 · Floor Covering - Other		$0.00	$0.00		

Cathedral Homes LLC
Budget

1313 Shelby Ave	QUANTITY	PRICE EACH	TOTAL		Extra Cost
Total 1121 · Floor Covering					
1122 · Cabinets & Vanities					
1122.1 · Cabinets & Vanities Order 50%	.50	$5,000.00	$2,500.00		
1122.2 · Cabs & Vanities Install 40%	.40	$5,000.00	$2,000.00		
1122.2 · Cabs & Vanities Punch List 10%	.10	$5,000.00	$500.00		
1122 · Cabinets & Vanities - Other		$0.00	$0.00		
Total 1122 · Cabinets & Vanities			$5,000.00		
1123 · Countertops					
1123.1 · Sinks-Kitchen Sink	1	$150.00	$150.00		
1123.2 · Sinks-Wet Bar		$85.00	$0.00		
1123.3 · White Square Vanity Sinks	4	$50.00	$200.00		
1123 · Countertops - Granite	1	$2,200.00	$2,200.00		
Total 1123 · Countertops			$2,550.00		
1124 · Trim & Int Doors					
1124.1 · Int Doors & Trim Materials	1	$3,500.00	$3,500.00		
1124.2 · Int Doors & Trim Labor 1st draw	1	$3,500.00			
1124.3 · Interior Trim Final Draw	1	$500.00	$500.00		
1124.4 · Closets & Built-ins		$500.00	$0.00		
1124.5 · Mantle		$0.00	$0.00		
1124 · Trim & Int Doors - Other		$0.00	$0.00		
Total 1124 · Trim & Int Doors			$4,000.00		
1125 · Hardware					
1125.1 · Door Hardware	1	$600.00	$600.00		
1125.2 · Bath Hardware	1	$100.00	$100.00		
1125.3 · Shower Door	1	$400.00	$400.00		
1125.4 · Mirrors	1	$100.00	$100.00		
1125 · Hardware - Other		$0.00	$0.00		
Total 1125 · Hardware			$1,200.00		
1126 · Appliances					
1126.1 · Appliances 50%	.50	$4,500.00	$2,250.00		
1126.2 · Install 50%	.50	$4,500.00	$2,250.00		
1126 · Appliances - Other		$0.00	$0.00		
Total 1126 · Appliances			$4,500.00		
1127 · Handrails					
1127.1 · Handrails-Iron		$45.00	$0.00		
1127.2 · Wood Handrails Materials		$25.00	$0.00		
1127.3 · Wood Handrails Labor		$10.00	$0.00		
1127 · Handrails - Other		$0.00	$0.00		
Total 1127 · Handrails			$0.00		
1128 · Mailbox					
1128.1 · House Numbers	1	$25.00	$25.00		
1128.2 · Mailbox	1	$175.00	$175.00		
1128 · Mailbox - Other		$0.00	$0.00		
Total 1128 · Mailbox			$200.00		
1129 · Landscaping					

Cathedral Homes LLC
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1313 Shelby Ave	QUANTITY	PRICE EACH	TOTAL		Extra Cost
1129.1 · Landscaping-Plants	1	$2,500.00	$2,500.00		
1129.2 · Landscaping-SOD		$475.00	$0.00		
1129.3 · Landscaping-Seed & Straw	1	$250.00	$250.00		
1129.4 · Landscaping-Top Soil	1	$250.00	$250.00		
1129.5 · Irrigation		$500.00	$0.00		
1129.6 · Lawncare		$30.00	$0.00		
1129 · Landscaping - Other		$0.00	$0.00		
Total 1129 · Landscaping			$3,000.00		
1130 · Screen Porch					
1130.01 · Handrails for screen porch		$0.00	$0.00		
1130 · Screen Porch - Other		$0.00	$0.00		
Total 1130 · Screen Porch			$0.00		
1131 · Cleanup					
1131.1 · House Cleaning	1	$1,000.00	$1,000.00		
1131.2 · Site Cleaning		$200.00	$0.00		
1131.3 · Dump Fees & Hauling	1	$330.00	$330.00		
1131.3A · Dumpster		$330.00	$0.00		
1131.3 · Dump Fees & Hauling - Other		$0.00	$0.00		
Total 1131.3 · Dump Fees & Hauling					
1131.4 · Window Cleaning		$350.00	$0.00		
1131.5 · Port-a-toilet					
1131.5A · Port a let - 1st draw		$63.00	$0.00		
1131.5B · Port a let - 2nd draw		$63.00	$0.00		
1131.5C · Port a let - 3rd Draw		$63.00	$0.00		
1131.5D · Port a let - 4th draw		$63.00	$0.00		
1131.5E · Port a let - 5th draw		$63.00	$0.00		
1131.5F · Port a let - 6th draw		$63.00	$0.00		
1131.5G · Port a let - 7th draw		$63.00	$0.00		
1131.5H · Port a let - 8th draw		$63.00	$0.00		
1131.5 · Port-a-toilet - Other		$0.00	$0.00		
Total 1131.5 · Port-a-toilet			$0.00		
1131 · Cleanup - Other		$0.00	$0.00		
Total 1131 · Cleanup			$1,330.00		
1132 · Decks & Porches					
1132.1 · Deck Materials		$1,500.00	$0.00		
1132.2 · Deck Labor		$900.00	$0.00		
1132.3 · Columns Materials		$100.00	$0.00		
1132.4 · Columns Labor		$150.00	$0.00		
1132.5 · Bead Board Ceiling		$30.00	$0.00		
1132.6 · Bead Board Ceiling Labor		$10.00	$0.00		
1132 · Decks & Porches - Other		$0.00	$0.00		
Total 1132 · Decks & Porches			$0.00		
1133 · Shutters					
1133.1 · Shutters Materials		$100.00	$0.00		
1133.2 · Shutters Labor		$100.00	$0.00		
1133 · Shutters - Other		$0.00	$0.00		
Total 1133 · Shutters			$0.00		

Cathedral Homes LLC
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1313 Shelby Ave	QUANTITY	PRICE EACH	TOTAL		Extra Cost
1134 · Flatwork					
1134.1 · Flatwork-Driveway, Sidewalks	1	$3,000.00	$3,000.00		
1134.2 · Flatwork - Patio & Porches		$0.00	$0.00		
1134 · Flatwork - Other		$0.00	$0.00		
Total 1134 · Flatwork			$3,000.00		
1135 · Fencing					
1135.1 · Fencing Materials	150	$10.00	$1,500.00		
1135.2 · Fencing Labor	150	$6.00	$900.00		
1135.3 · 8 Foot Gate	1	$150.00	$150.00		
1135.4 · 3 Foot Gate	1	$100.00	$100.00		
1135 · Fencing - Other		$0.00	$0.00		
Total 1135 · Fencing			$2,650.00		
1136 · Specialty					
1136.1 · Engineering Fees	2	$400.00	$800.00		$800.00
1136.2 · Inspection Fees	6	$50.00	$300.00		
1136.3 · Builder's Risk Insurance	6	$100.00	$600.00		
1136.4 · Interest on Notes Payable-Const		$0.00	$0.00		
1136.5 · Utilities	1	$750.00	$750.00		
1136.6 · Insurance-Worker's Comp		$0.00	$0.00		
1136.7 · Warranty Work		$450.00	$0.00		
1136.8 · Metro Water Capacity Fee		$1,000.00	$0.00		
1136.9 · Sewer Tap		$1,600.00	$0.00		
1136.10 · Water Tap		$1,500.00	$0.00		
1136.11 · Pave Road		$2,500.00	$0.00		
1136.12 · Appraisal fees		$0.00	$0.00		
1136 · Specialty - Other		$0.00	$0.00		
Total 1136 · Specialty			$2,450.00		
1137 · Closing Costs					
1137.1 · Closing Costs		$0.00	$0.00		
1137.2 · Property Taxes		$0.00	$0.00		
1137 · Closing Costs - Other		$0.00	$0.00		
Total 1137 · Closing Costs			$0.00		
1138 · Supervision		$0.00	$0.00		
1139 · Commissions		$0.00	$0.00		
1140 · Misc-Other Construction Costs		$0.00	$0.00		
50000 · Cost of Goods Sold - Other		$0.00	$0.00		
Total 50000 · Cost of Goods Sold					
50400 · Construction Materials Costs		$0.00	$0.00		
51900 · Other Construction Costs		$0.00	$0.00		
52000 · EARNEST MONEY		$0.00	$0.00		
53600 · Subcontractors Expense		$0.00	$0.00		
54100 · Worker's Compensation Insurance		$0.00	$0.00		
Total COGS					
			$153,799.50		$43,943.50

Residential	MLS No. **1355323**	Area **6**	List Price **$159,900**
Status **Closed**	Type **Site Built**	Style **Cottage**	Photos
Address **1002 N 16Th St**		City **Nashville**	Zip **37206**
County **Davidson**	Subd **Eastwood Neighbors**		Gar **1/Detached**
Lot Size **50 X 150**	Acres **0.180**	Year Blt. **1935**	Compl.
Est SqFt **999**	Beds **2**	Full Baths **1**	Half Baths **0**
Close Date **7/1/2012**	Pend Date **6/26/2012**	Orig LP **$159,900**	Sales Price **$148,000**

Directions: **From Downtown take Main St. and it becomes Gallatin Rd. Take a right at Eastland Ave. (Kroger w/ new gas station). Then take left at North 16th St.(at Eastwood Church). Proceed approx. 2.5 blocks and house is down on the left. #1002.**

Residential	MLS No. **1342137**	Area **6**	List Price **$169,900**
Status **Closed**	Type **Site Built**	Style **Cottage**	Photos
Address **1609 Gartland Ave**		City **Nashville**	Zip **37206**
County **Davidson**	Subd **Lockeland Springs**		Gar **/**
Lot Size **55 X 144**	Acres **0.190**	Year Blt. **1930**	Compl.
Est SqFt **922**	Beds **2**	Full Baths **1**	Half Baths **0**
Close Date **6/11/2012**	Pend Date **5/7/2012**	Orig LP **$174,900**	Sales Price **$159,250**

Directions: **East on Woodland St. from Downtown Nashville, Left 16th St., Right Gartland, house is on left with sign in the yard.**

Residential	MLS No. **1366139**	Area **6**	List Price **$169,900**
Status **Closed**	Type **Site Built**	Style **Cottage**	Photos
Address **1312 Boscobel St**		City **Nashville**	Zip **37206**
County **Davidson**	Subd **East Edgefield**		Gar **1/Detached**
Lot Size **50 X 170**	Acres **0.200**	Year Blt. **1925**	Compl.
Est SqFt **1024**	Beds **3**	Full Baths **1**	Half Baths **0**
Close Date **6/17/2012**	Pend Date **6/13/2012**	Orig LP **$169,900**	Sales Price **$169,900**

Directions: **FROM DOWNTOWN TAKE WOODLAND STREET EAST, TURN RIGHT ON 14TH, RIGHT ON BOSCOBEL, HOUSE IS SECOND ON THE LEFT**

Residential	MLS No. **1369638**	Area **6**	List Price **$174,999**
Status **Closed**	Type **Site Built**	Style **Traditional**	Photos
Address **1701 Shelby Ave**		City **Nashville**	Zip **37206**
County **Davidson**	Subd **Edgefield Land**		Gar **/**
Lot Size **50 X 150**	Acres **0.170**	Year Blt. **1917**	Compl.
Est SqFt **1325**	Beds **3**	Full Baths **1**	Half Baths **1**
Close Date **9/14/2012**	Pend Date **9/13/2012**	Orig LP **$174,999**	Sales Price **$168,000**

Directions: **I-24 to Shelby Exit. East on Shelby (away from Titans Stadium). Home on left at corner of Shelby and 17th (Lockeland Side).**

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Residential	MLS No. **1389180**	Area **6**	List Price **$175,000**
Status **Closed**	Type **Site Built**	Style **Contemporary**	Photos
Address **204 N 18Th St**		City **Nashville**	Zip **37206**
County **Davidson**	Subd **Lockland**		Gar **0/**
Lot Size **35 X 134**	Acres **0.250**	Year Blt. **1955**	Compl.
Est SqFt **1452**	Beds **3**	Full Baths **2**	Half Baths **0**
Close Date **1/24/2013**	Pend Date **1/9/2013**	Orig LP **$225,000**	Sales Price **$173,000**

Directions: **Woodland Street to End. Left on North 17th, Right on Forrest, Left on North 18st.**

Residential	MLS No. **1384814**	Area **6**	List Price **$178,500**
Status **Closed**	Type **Site Built**	Style **Ranch**	Photos
Address **1901 Forrest Ave**		City **Nashville**	Zip **37206**
County **Davidson**	Subd **Lockeland Springs**		Gar **1/Attached**
Lot Size **61 X 92**	Acres **0.160**	Year Blt. **1959**	Compl.
Est SqFt **935**	Beds **3**	Full Baths **1**	Half Baths **0**
Close Date **9/28/2012**	Pend Date **9/27/2012**	Orig LP **$174,900**	Sales Price **$178,500**

Directions: **From downtown: go Noth on Woodland Street, left on 17th, right on Forrest. Home is at the end of the cudesac.**

Residential	MLS No. **1401924**	Area **6**	List Price **$179,900**
Status **Closed**	Type **Site Built**	Style	Photos
Address **1017 Seymour Ave**		City **Nashville**	Zip **37206**
County **Davidson**	Subd **Greenwood Neighbors**		Gar **/**
Lot Size **50 X 154**	Acres **0.180**	Year Blt. **1926**	Compl.
Est SqFt **1306**	Beds **3**	Full Baths **1**	Half Baths **0**
Close Date **12/3/2012**	Pend Date **12/3/2012**	Orig LP **$179,900**	Sales Price **$177,000**

Directions: **East on Main Street to Left on Seymour. Home is on your Right.**

Residential	MLS No. **1394313**	Area **6**	List Price **$189,000**
Status **Closed**	Type **Site Built**	Style	Photos
Address **901 N 16Th St**		City **Nashville**	Zip **37206**
County **Davidson**	Subd **Weakley Home Place**		Gar **/**
Lot Size **56 X 150**	Acres **0.190**	Year Blt. **1930**	Compl.
Est SqFt **924**	Beds **2**	Full Baths **1**	Half Baths **0**
Close Date **11/2/2012**	Pend Date **10/30/2012**	Orig LP **$189,000**	Sales Price **$183,500**

Directions: **Gallatin Rd North. Right on Eastland. Left on N 16th street**

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Residential	MLS No. **1363114**	Area **6**	List Price **$193,000**
Status **Closed**	Type **Site Built**	Style **Cottage**	Photos
Address **621 Shelby Ave**		City **Nashville**	Zip **37206**
County **Davidson**	Subd **Edgefield**		Gar **/**
Lot Size **50 X 175**	Acres **0.200**	Year Blt. **1920**	Compl.
Est SqFt **1535**	Beds **3**	Full Baths **1**	Half Baths **0**
Close Date **6/15/2012**	Pend Date **6/6/2012**	Orig LP **$185,000**	Sales Price **$193,000**

Directions: **Gateway Bridge from downtown turns into Shelby Avenue; house on left. OR I-24 W to Shelby Avenue exit, right on Shelby, house on left.**

Residential	MLS No. **1365675**	Area **6**	List Price **$194,750**
Status **Closed**	Type **Site Built**	Style **Cottage**	Photos
Address **225 Scott Ave**		City **Nashville**	Zip **37206**
County **Davidson**	Subd **Eastwood Neighbors**		Gar **2/Detached**
Lot Size **50 x 210 IR**	Acres **0.230**	Year Blt. **1920**	Compl.
Est SqFt **1221**	Beds **3**	Full Baths **1**	Half Baths **0**
Close Date **8/3/2012**	Pend Date **7/10/2012**	Orig LP **$194,750**	Sales Price **$206,500**

Directions: **GALLATIN RD N, RT ON EASTLAND, LFT ON SCOTT.**

No picture available.

Residential	MLS No. **1385764**	Area **6**	List Price **$195,000**
Status **Closed**	Type **Site Built**	Style **Cottage**	Photos
Address **1105 Calvin Ave**		City **Nashville**	Zip **37206**
County **Davidson**	Subd **Lockland Springs**		Gar **/**
Lot Size **50x120**	Acres **0.170**	Year Blt. **1920**	Compl.
Est SqFt **1530**	Beds **2**	Full Baths **2**	Half Baths **0**
Close Date **8/8/2012**	Pend Date **8/8/2012**	Orig LP **$195,000**	Sales Price **$195,000**

Directions: **Gallatin Rd, Right Calvin**

Residential	MLS No. **1387905**	Area **6**	List Price **$209,900**
Status **Closed**	Type **Site Built**	Style **Victorian**	Photos
Address **1108 Boscobel**		City **Nashville**	Zip **37206**
County **Davidson**	Subd **Edgefield**		Gar **/**
Lot Size **50 X 170**	Acres **0.200**	Year Blt. **1920**	Compl.
Est SqFt **1092**	Beds **2**	Full Baths **1**	Half Baths **0**
Close Date **12/13/2012**	Pend Date **11/11/2012**	Orig LP **$214,900**	Sales Price **$192,000**

Directions: **From Woodland Street, go right onto 11th right at 5 points, then a left onto Boscobel. Home is on the right**

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Residential	MLS No. **1379417**	Area **6**	List Price **$209,950**
Status **Closed**	Type **Site Built**	Style **Cottage**	Photos
Address **1108 Sharpe Ave**		City **Nashville**	Zip **37206**
County **Davidson**	Subd **Eastwood Neighbors**		Gar **/**
Lot Size **50 X 150**	Acres **0.170**	Year Blt. **2012**	Compl. **Jul 31 2012**
Est SqFt **1200**	Beds **2**	Full Baths **2**	Half Baths **0**
Close Date **8/7/2012**	Pend Date **7/20/2012**	Orig LP **$209,950**	Sales Price **$209,950**

Directions: **Gallatin Rd to right on Eastland Ave, left on 14th Street, left on Sharpe Ave, home on left.**

Residential	MLS No. **1390330**	Area **6**	List Price **$219,900**
Status **Closed**	Type **Site Built**	Style	Photos
Address **508 S. 12th St.**		City **Nashville**	Zip **37206**
County **Davidson**	Subd **Historic East Nashville**		Gar **2/Detached**
Lot Size **50x161**	Acres	Year Blt. **2004**	Compl.
Est SqFt **1120**	Beds **3**	Full Baths **2**	Half Baths **0**
Close Date **11/29/2012**	Pend Date **11/21/2012**	Orig LP **$229,000**	Sales Price **$207,000**

Directions: **I24W, Exit #49 toward Shelby Ave/LP Field, Keep left at the fork in road, Right on Shelby, Right on S. 12th. Home on right hand side.**

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