



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

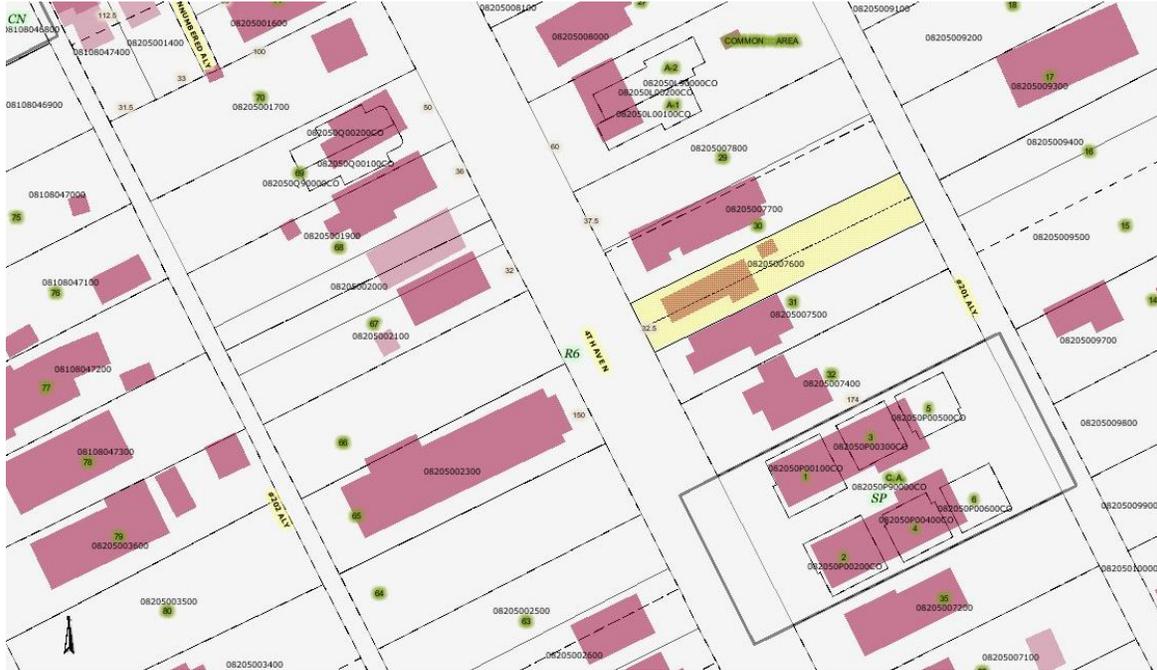
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1714 4th Avenue North
February 18, 2015

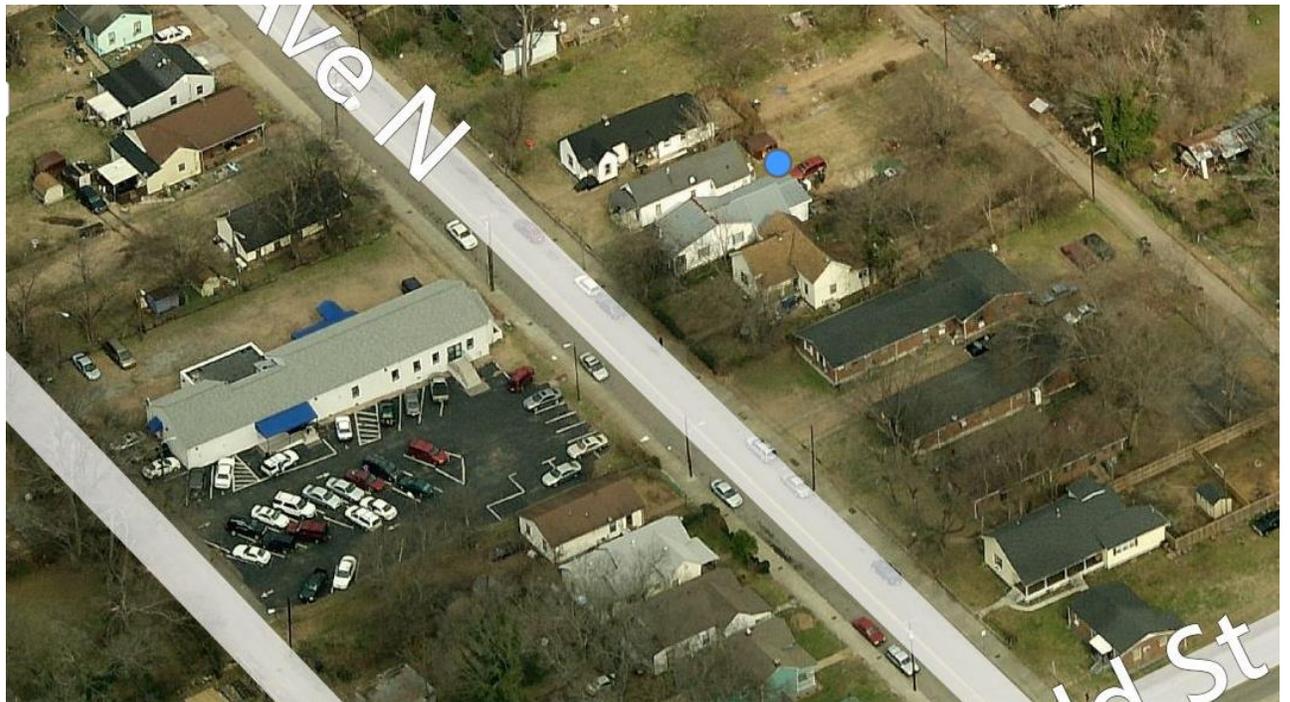
Application: Demolition
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08205007600
Applicant: Norma Crow
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: Applicant proposes to demolish a contributing building based on economic hardship.</p> <p>Recommendation Summary: Staff recommends approval, finding that the cost of repairs to the house outweighs the value. The poor condition of the house and its structural issues will result in reconstruction rather than a true rehabilitation. Staff finds that the proposed demolition meets section V.B.2 for appropriate demolition.</p>	<p>Attachments A: Photographs B: Estimate of repair work C: Engineer's report D: Comps</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

V. 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.



Figure 1. 1714 4th Ave North. Vinyl siding obscures the structural issues beneath

Background: 1714 4th Avenue North is a shotgun house constructed c.1915. The owner restored the building next door and received a permit to restore 1714 4th Avenue in March of 2014. That permit included reconstruction of the front porch due to structural issues.

Analysis and Findings: During the reconstruction of the front porch, workers discovered that the structure of the house had deteriorated more than initially recognized, and more extensive structural repair would be required.

Condition:

The siding, windows, door and porch posts have been altered over the years. These types of alterations alone are not enough to meet the design guidelines for appropriate demolition. In this case, the structural integrity of the house is also greatly compromised.



Figure 2. This image shows the sloping rim joists due to failure of the roofing support structure

Based on the provided engineer's report and estimate of renovation expenses, the rim joist and posts will need to be replaced because of a great deal of decay. That in turn has caused structural deterioration of the walls and rear porch. The engineer found that the entire rear of the house would need to be removed and the majority of the front of the house would need to be replaced. See attached report for details. This is supported by the estimates of repair, which outweigh the value of the house. This level of demolition also requires the removal of the chimney and interior elements such as flooring, trim, and the roof structure. Other repairs needed are common for a building of this age.

Staff's inspection identified several items that require repair or replacement:

1. The foundation has deteriorated all around the perimeter due to age and rot. As a result, the building's load-bearing walls have sunk. Both floor and wall structures require reframing;
2. The subfloor framing has termite damage and extensive areas of dry rot. The floor joists and supports have weakened or failed as a result;
3. The existing roof rafters are 2x4. Although they have borne the weight of the building's roof, they do not meet current Building Code and are fragile;
4. The structural condition of the building has further suffered due to deferred maintenance, a condition created prior to current ownership.

Value:

The assessed value of the property currently is \$68,500. The Property Assessor’s appraisal of the value of the building has dropped since 2009, from \$34,500 to \$28,500. The deteriorating condition of the house is likely the cause of the declining value. Staff searched for comparable sales of recently sold, similarly-sized homes within a mile of this property. The sale price per square foot of these homes ranged from \$139.82 to \$184.96, for an average of \$160.52.

Address	Date of construction	Sale Date	Sale Price/Sq Ft	Living Area	Total	Notes
1712 and 1714 4 th Ave N	1915	2014	101.74	1232 783	205,000	Included for comparison purposes
938 11 th Ave N	1920	2013	142.65	701	100,000	
607 Garfield St	1967	2014	152.12	756	115,000	
936 11 th Ave N	1940	2013	183.07	809	148,105	
1825 4 th Ave N	1925	2014	184.96	838	155,000	
1832 3 rd Ave N	1932	2014	139.82	894	125,000	

Repairs:

Staff analyzed the submitted estimate of renovation expenses to assure that expenses were to bring the building up to code only. Most of the line items met this criterion; however, staff found some expenses that may be overestimated. Staff’s estimates are in parentheses:

- Lift with bucket for removal of roof and rafters and all to dumpster-\$4,500 (\$2,360)
- Jack up house frame-\$30,000 (\$15,000)
- Hand dig and pour concrete and lay foundation blocks-\$15,000 (\$6,000)
- Replace fireplace-\$4,500 (\$2,000)
- Replace kitchen cabinets-\$3,000 (\$1,600)

Adjusting the estimate gives a subtotal of \$112,360.

Staff also found one line item that was significantly underestimated:

- Replace siding-\$7,000 (\$13,000)

Replacing the supplied value with Staff’s estimate leads to a new repair estimate of \$118,360.

According to the Property Assessor’s website, the building has seven hundred and eighty three square feet (783 sq. ft.) of conditioned space. Applying the average sale price per square foot of \$160.52 to the renovated home results in a potential sale price of \$125,687.16. The owner paid \$205,000 for the two lots in 2014. (The prior sale was in 1995 for \$9,000 and so is too old to be useful in this calculation.) The two lots are similar in size and housing form and square footage so, if estimating half that number (\$102,500)

is fair for the argument of the value of this lot, adding the estimated value of rehabilitating the home to the purchase price, results in a total expenditure of \$220,860 for a building that would likely be valued at \$125,687.16. This expense, minus the estimated value of the house would give the owner a potential loss of \$95,172.84. Staff does not find that the applicant has created their own hardship by over-spending for the property as the purchase price is in line with recent purchases of similar homes of a similar age and size within the same area.

Recommendation:

Staff recommends approval of the proposed demolition, finding that the cost of repairs necessary to repair the house outweighs the value. The poor condition of the house and its structural issues will result in reconstruction rather than a true rehabilitation. Staff finds that the proposed demolition meets section V.B.2 for appropriate demolition.

PHOTOS



Figure 2. Front view of 1714 4th Avenue North



Figure 3. Left side of house



Figure 4. Front view



Figure 5. This span of approximately ten feet (10') at the left rear of the house is supported by one post



Figure 6. Deteriorated rim joist



Figure 7. Further decay is evident farther down the same joist



Figure 8. Sloping interior wall illustrates the extent to which the foundation at the perimeter is failing

12-31-14

To: Robin Zeigler

From: Norma Crow

Subject: 1714 4th Ave. N

I have met with builders and made numerous visits and calls on this property. I have not found a building contractor who will undertake this work. The only way they can renovate this house is take it all apart from roof to ground and restructure it. The cost to do this is more than the value of the house.

The engineer is saying the same thing. No contractor will take the risk of their workers in these unsafe conditions. The companies that jack houses up will not touch it like it is.

The expense list I have estimated is to take the house apart and rebuild it. I would have to have a licensed builder because of cost and condition. I have not found one who has told me "it can be done" therefore I request permission to demolish and replace with new structure.

Can I submit plans to you for purposed new house for your Jan. meeting?

Thanks, NC

12-30-14

To: Robin Zeigler

From: Norma Crow

Subject: 1714 4th Ave., N – Renovation Expenses

Remove old roof and 2 X 4 rafters	\$ 2,200
Remove siding, windows, doors and interior wallboards	3,200
Remove damaged wall studs and replace new	800
Remove floor and repair floor joist	2,000
Remove damaged ceiling joist and replace new	1,800
Remove fireplace brick and build support for wall	800
Detach porch and remove	1,200
Lift with bucket for removal of roof and rafters and all to dumpster (rental)	4,500
Brace house inside and outside, floor and ceiling	1500
Jack up house frame (2 sections back and front)	30,000
Hand dig and pour concrete and lay foundation blocks	15,000
Secure house to foundation	2,000
Reframe around windows and doors	1,200
Remove braces	600
Replace roof rafters and center beam	3,200
Roof	4,800
Replace fireplace	4,500
Replace siding	7,000
Electrical wiring	6,000
Plumb	4,500
Sub floor	3,000
Replace wall and ceiling wallboard and finish	4,500
Replace new windows and doors	3,200
Replace hardwood floors & finish	4,600
Replace interior and exterior trim and baseboards	3,000
Paint and painting interior and exterior	4,500
Replace porch and roof	2,000
Replace Kitchen cabinets	3,000
Plumbing fixtures	1,500
Gutter	800
Insulation	1,600
Dumpster and dumping fees	2,500
	<hr/>
	TOTAL
	\$126,400.00
*This does not include counter tops, bathrm cabinets, light fixtures, landscaping, Permits, or any extra labor getting this done. Approx. \$16,000	
	16,000.00
	<hr/>
	TOTAL
	\$142,400.00

PROJECT MEMO

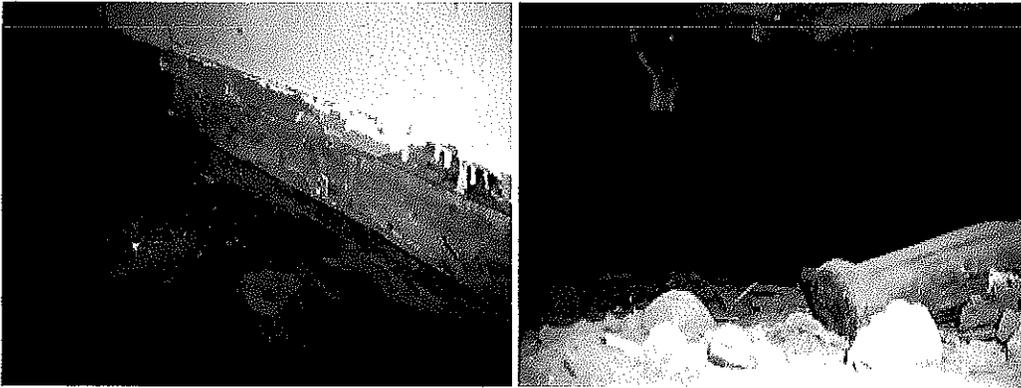
DATE: DECEMBER 29, 2014
TO: NORMA CROW
FROM: PHILLIP E. WHITE, P.E., S.E.
RE: 1714 4TH AVE NORTH – NASHVILLE, TN

I made a site visit to the above referenced site to assess the structural integrity of the existing building. The subject is a one story wood-framed house clad with siding.



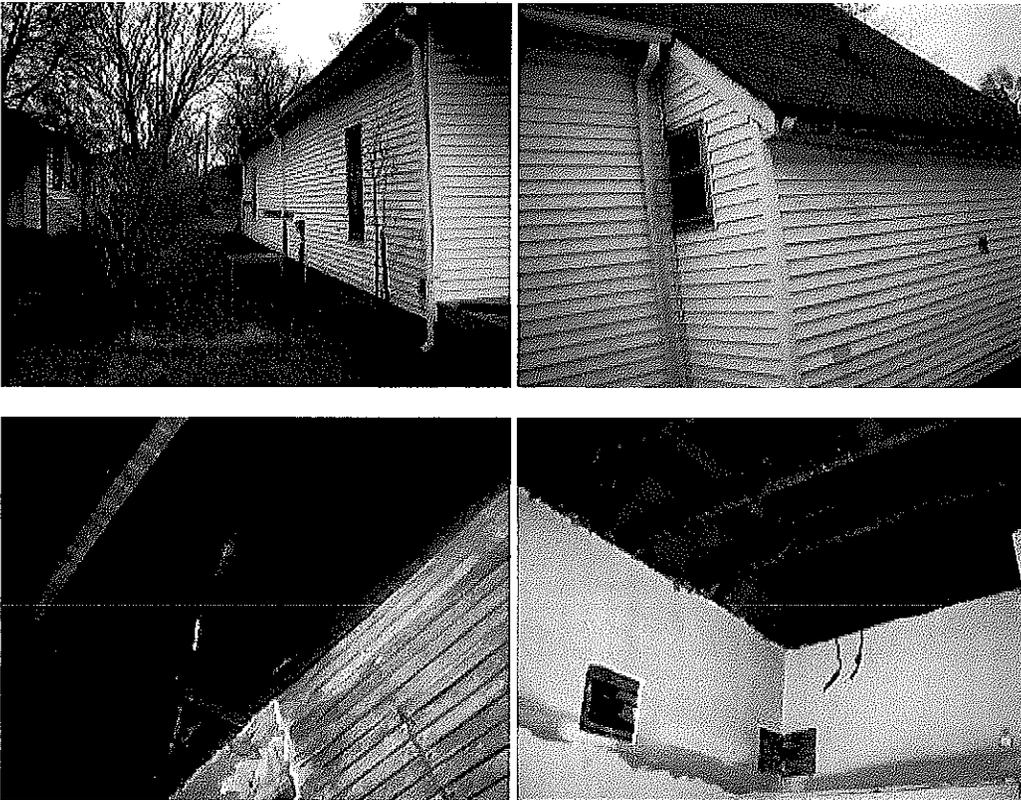
The foundation consisted of wood posts with a 2x rim joist. In several locations the rim joists and portions of the posts were found to be decayed.

PROJECT MEMO: 1714 4TH AVE N



The rear floor of the house was found to be decayed and fallen off portions of the rim joists as seen in the photographs above.

Due to the decay and loss of support of the floor framing, the rear portion of the roof and walls exhibited a noticeable lean and sagging in the roof.



On the basis of my visual observations, it is my opinion that the rear of the house is unstable and unsafe and should be demolished. The foundation and rim joists of the front part of the house is exhibiting several areas of decay and will need to be replaced or re-built with a new foundation that is constructed of masonry and concrete and some type of mechanical tie between the superstructure and the foundation. Since the rim joist is the structural element that holds the walls together, the replacement of it will be near impossible without losing the lateral stability of the superstructure of

PROJECT MEMO: 1714 4TH AVE N

the front wall. The reason for this is that the sheathing and sill plate will have to be detached from the rim joist. Once that occurs, there is nothing to keep the wall studs from freely moving which will lead to them rotating in and leading to loss of stability in the roof. Therefore, I would recommend that the structure be re-built from ground up.

12-22-14

To: Robin Ziegler

From: Norma Crow

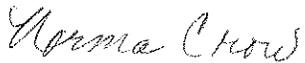
Subject: 1714 4th Ave., N 37208

As you know, I have saved several of these houses the past two years and it is a passion of mine but this one cannot be saved.

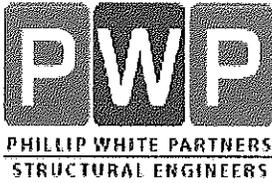
This is to follow up on the Historical Commission visit to this property. I have had two building contractors look at the property and either will touch it because of the condition. The house would have to have new everything but the problem is there is no foundation under it and the roof has no support and is leaning plus the middle of house has dropped down 6 inches on both sides the fireplace is holding what is left. The engineer stated "it is unsafe to even try to work on".

The engineers report is attached.

Thank you,

A handwritten signature in cursive script that reads "Norma Crow".

Norma Crow

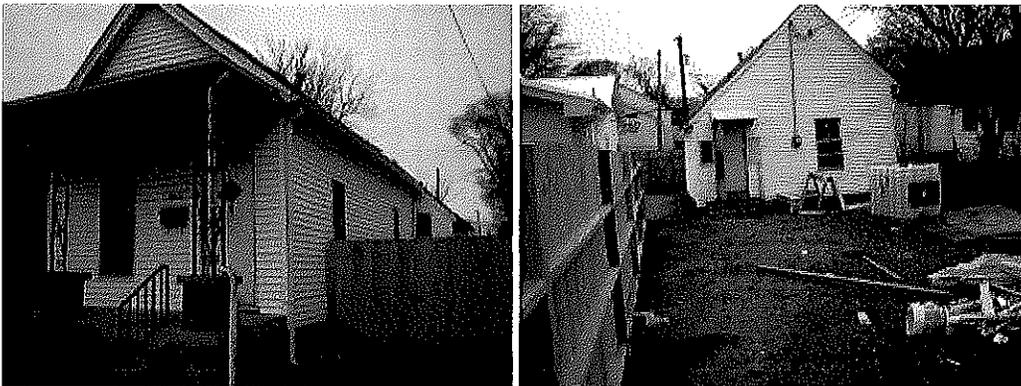


229 Wood Circle, Suite A-13
Brentwood, Tennessee 37027
P: (615) 467-1824
F: (615) 467-1826
www.pwpsa.com

PROJECT MEMO

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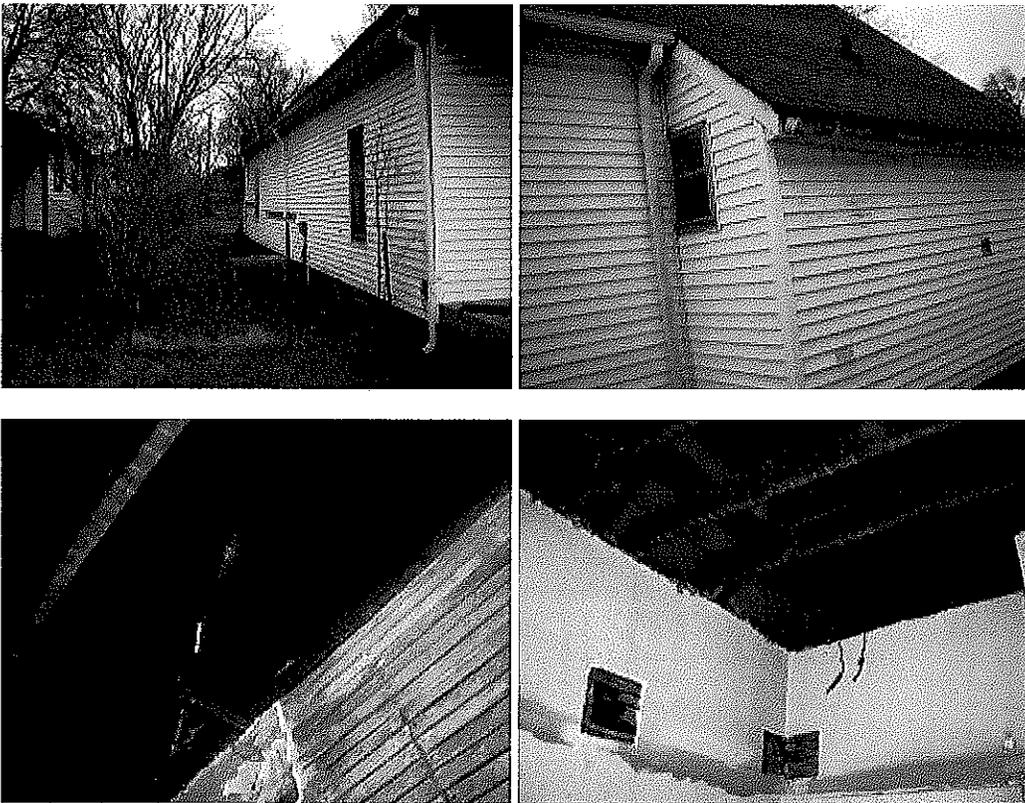
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PROJECT MEMO: 1714 4TH AVE N



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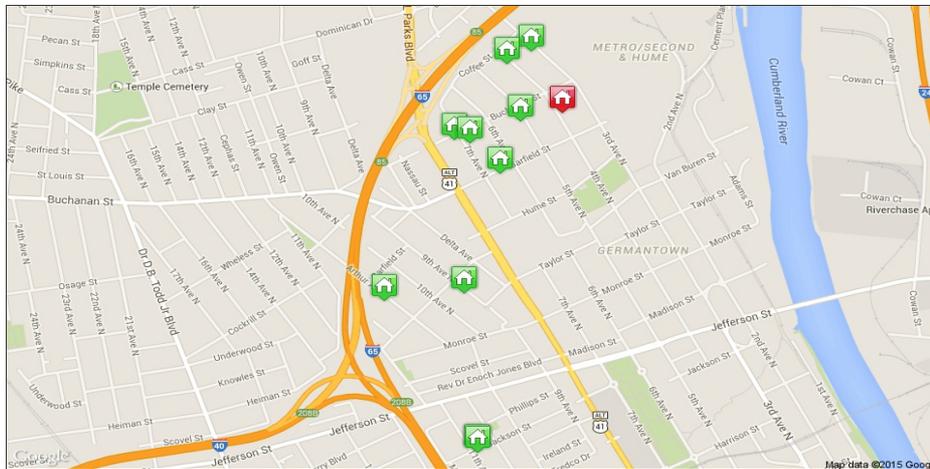


On the basis of my visual observations, it is my opinion that the rear of the house is unstable and should not be occupied and will need to be re-built. The foundation of the front part of the house is exhibiting several areas of decay and will need to be replaced or re-built with a new foundation that is constructed of masonry and concrete and some type of mechanical tie between the superstructure and the foundation. It will be marginal at best that the cost of jacking the house up and replacing the foundation will be as effective as demolishing and re-building new.

Comparable Sales Report

1714 4Th Ave N

Map & Parcel Number: 08205007600



	Subject	Comp 1	Comp 2	Comp 3
Map & Parcel Number	08205007600	08116069300	08108048200	08116069400
				
Address	1714 4TH AVEN	938 11TH AVEN	607 GARFIELD ST	936 11TH AVEN
Distance	0 ft	5,180 ft	1,223 ft	5,199 ft
Sale Date	-	13 / Jun / 2013	24 / Sep / 2014	11 / Dec / 2013
Sale Price/SqFt	-	\$142.65	\$152.12	\$183.07
Living Area	783 SqFt	701 SqFt	756 SqFt	809 SqFt
Property Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Neighborhood	RES N NASHVILLE 1			
Bedrooms	2	1	3	1
Baths	1	1	1	1
Half Baths	0	0	0	0
Year Built	1920	1920	1967	1940
Sale Price	-	\$100,000	\$115,000	\$148,105
App. Value/SqFt	\$87.48	-	-	-

	Comp 4	Comp 5	Comp 6	Comp 7
Map & Parcel Number	08108039800	08108029400	08112040800	08104019600
				
Address	703 BUCHANAN ST	1825 4TH AVEN	1411 9TH AVEN	1823 3RD AVEN
Distance	1,465 ft	1,032 ft	2,996 ft	1,003 ft
Sale Date	26 / Nov / 2014	14 / Nov / 2014	29 / Aug / 2014	06 / May / 2014
Sale Price/SqFt	\$116.85	\$184.96	\$129.41	\$139.82
Living Area	813 SqFt	838 SqFt	850 SqFt	894 SqFt
Property Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Neighborhood	RES N NASHVILLE 1			
Bedrooms	3	3	3	3
Baths	1	1	1	1
Half Baths	0	0	0	0
Year Built	1979	1925	1957	1932
Sale Price	\$95,000	\$155,000	\$110,000	\$125,000
App. Value/SqFt	-	-	-	-

Comp 8

Comp 9

Comp 10

Map & Parcel Number

08108040500



08112025100



08108046100



Address	1722 7TH AVEN	1521 ARTHUR AVE	1719 5TH AVEN
Distance	1,289 ft	3,645 ft	563 ft
Sale Date	27 / Aug / 2014	08 / Jul / 2014	25 / Jun / 2013
Sale Price/SqFt	\$162.34	\$198.82	\$116.40
Living Area	924 SqFt	972 SqFt	988 SqFt
Property Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Neighborhood	RES N NASHVILLE 1	RES N NASHVILLE 1	RES N NASHVILLE 1
Bedrooms	2	2	3
Baths	1	2	1
Half Baths	0	0	0
Year Built	1935	1935	1920
Sale Price	\$150,000	\$193,250	\$115,000
App. Value/SqFt	-	-	-