

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
2200 Grantland Avenue
March 16, 2016

Application: Demolition
District: Woodland in Waverly Historic Preservation Zoning Overlay
Council District: 17
Map and Parcel Number: 10514010500
Applicant: Michelle Stephens
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The applicant requests demolition of a contributing building based on economic hardship.</p> <p>Recommendation Summary: Staff recommends approval, finding that the cost of the necessary repairs to the house outweighs its value. Staff finds the application meets section V.B.2 of the design guidelines for appropriate demolition.</p>	<p>Attachments A: Photographs B: Engineer's Report C: Estimate of repair work D: Comps</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

V.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.

V.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 17.40.420 of the historic zoning ordinance.

Background: 2200 Grantland Avenue is a one-story Queen Anne cottage built circa 1910. It is a contributing building based on its architecture and date of construction.

Analysis and Findings: The building has suffered from neglect and deferred maintenance and is in poor condition. The applicant requests demolition of the building due to economic hardship.



Figure 1. 2200 Grantland Avenue



Figure 2. The transom above this door is racked, showing several inches of settling

Condition: The structural integrity of the building is severely compromised. The most intact portion of the foundation is the cedar posts supporting the floor system. Staff noted crushing and termite damage in the beams and joists. The perimeter is not supported, having only a veneer of wood siding around most of the foundation. Inside the house, the floors and walls are canted to multiple planes and angles. The engineer's inspection (Attachment B) notes significant floor slope as much as twelve inches (12") across a room. Interior and exterior walls have separated, some of which show daylight through the cracks.



Figure 3. This portion of the house shows eight inches (8") of fall in a short span

The engineer sums up his findings:

“In my professional opinion, this house is not structurally sound. The wood framed floor and foundation system appear to be failing causing significant slope throughout the house. Quite honestly, in my 20 years of inspecting residential structures, this is likely the worst occupied home I have ever inspected.”

Staff concurs with the engineer’s assessment. Correcting the structural situation would cause an unknown amount of shifting to every other component of the building. Likely the flooring, subflooring, interior and exterior walls, and the entire roofing system would require replacement. This level of replacement is itself a complete demolition.



Figure 4. The walls meeting in this corner of the kitchen have separated, evidenced by the spray foam applied to fill the crack

Value:

The applicant and staff compiled comparable sales of recently sold homes within one mile of the subject property and of a comparable size.

Address	Date of construction	Sale Date	Sale Price/Sq Ft	Living Area	Total	Notes
2200 Grantland	1928	2016	112.50	~2000	225,000	
2213 Grantland Ave	1932	2015	261.78	1,146	300,000	
2109 Grantland Ave	1906	2015	265.96	2,068	527,000	
2310 Lindell Ave	1941	2015	191.42	1,596	305,500	
743 Roycroft Place	1920	2015	112.99	2,921	330,000	
750 Roycroft Place	1920	2015	252.43	2,733	689,900	
816 Dewees Ave	1948	2015	244.56	1,791	438,000	Outside Woodland-in-Waverly district
819 Dewees Ave	1948	2015	258.91	1,516	392,500	Outside Woodland-in-Waverly district
810 Halcyon Ave	1915	2015	277.89	1,619	450,000	Outside Woodland-in-Waverly district

The sale price per square foot of these homes ranged from \$112.99 to \$277.89 for an average of \$233.24. The owner paid \$225,000 for the property in January 2016. Staff argues that the owner did not create their own hardship since the issues are due to years of deferred maintenance and they just purchased the property this year. Likewise they do not appear to have overpaid for the property, thereby creating their own hardship. Their purchase price of \$112.50 is well below other recent sales, with one exception, and below the average.

Repair: Staff analyzed the submitted estimate of renovation and repair expenses. Most of the items met the criteria of bringing the building up to code. Two lines may be overestimated; Staff's estimate is in parentheses:

- Roofing \$25,000.00 (\$13,000)
- Renovation \$220,000 (\$175,000)

reducing the estimate by \$57,000 for a recalculated total of \$312,225.

Applying the average sales price to the renovated home results in a potential sales price of \$379,485. Adding the revised rehabilitation estimate of \$312,225 to the sales price results in a total of \$537,225 for a building with a fair market value of \$379,485. The

difference of \$157,740 represents a significant loss of value to the buyer. In this case, Staff finds that the case for economic hardship is warranted.

Recommendation:

Staff recommends approval, finding that the cost of the necessary repairs to the house outweighs its value. Staff finds the application meets section V.B.2 of the design guidelines for appropriate demolition.



Memorandum

TO: Michelle Stephens
1819 Capers Avenue
Nashville, TN 37212

FROM: J. Michael Vines, SE
Principal Engineer

DATE: December 4, 2015

RE: **Residential Structural Observations & Reporting**
2200 Grantland Avenue, Nashville, TN
SE&I Project No.: 15-1276

REVISED - JANUARY 13, 2016



At your request, I met with you at the above referenced site on Friday, December 4, 2015, to make observations concerning the existing home. It is my understanding that you are purchasing this home and are concerned that there is significant slope in the floors and have been told that there is extensive termite damage. You've asked SE&I, LLC, to evaluate the condition of the home and provide our professional opinions concerning the integrity of the structure.

The house is a one-story wood frame structure clad with asbestos shingle siding and constructed over a crawlspace/cellar foundation system. Around the exterior of the home there appears to be evidence of extensive water damage along the soffit and fascia boards around the eave of the roof. There is a bay extending off the right side of the house that appears to be settling and pulling away from the right exterior wall. Where the angled wall meets the right wall at the backside of the bay there is a large gap in the siding.

On the interior of the home, the floors in each room were observed to have significant slope in different directions. There appeared to be three masonry fireplaces, or chimney structures, located within the interior portions of the house. The area immediately adjacent to each of these chimney structures appears to be the high point in the floor system. The wood framed floor is sloping significantly away from each of the chimney structures. Each room appears to have a slope of 3 to 6 inches from the high to the low point across the room. The kitchen area, at the back right side of the house, appears to slope as much as 8 to 12 inches from the front wall toward the back right corner. The floors have so much slope that the range has been shimmed off the floor to create a relatively level cooking surface. The door openings between rooms are racked significantly and the doors do not close completely. Some doors are rubbing on the floor while others appear to strike the door frame. There are significant cracks through the plaster wall finishes around the door openings and in the solid wall sections. There are areas where the interior walls appear to be separating from the ceiling and/or the floor.

The crawlspace/cellar area is accessed through an opening in the rear wall of the house. The floor of the bedroom at the back left corner of the house appears to have been framed with relatively new lumber. However the remainder of the house appears to be the original wood-frame structure. The elevated floor framing is supported by cedar posts around the exterior and interior of the home. There is no continuous perimeter foundation wall. The crawlspace area is

enclosed with a wood framed wall that appears to be untreated studs, plywood sheathing and vertical bead board finish along the exterior.

The slope in the floor framing is clearly visible around the masonry chimney structures. There appears to be a main beam extending front-to-back, along the side of the chimney, that contains significant termite damage. The beam appears to be crushing and deflecting significantly. In one area the beam appears to be bearing directly on top of an older furnace appliance in the cellar area. The framing below the bathroom areas appears to have several notches and possible evidence of previous water damage. The cellar space appears to have been excavated very close to the right exterior wall of the house. The excavation appears to have undermined the original cedar posts that were supporting the floor framing at the bay. The bottom of the posts are no longer bearing on soil and appear to be hanging from the bottom of the floor framing.

In my professional opinion, this house is not structurally sound. The wood framed floor and foundation system appear to be failing causing significant slope throughout the house. Quite honestly, in my 20 years of inspecting residential structures, this is likely the worst occupied home I have inspected. The condition of the home does not appear to meet minimum property standards. The floor slopes significantly, the interior doors are racked to the point that many of them are difficult to operate and close, the range and commodes appear to be shimmed to a near level condition, and there are large cracks and gaps in the exterior wall through which daylight can be seen.

The house will require significant repair in order to restore its structural integrity. The interior of the home would have to be completely gutted to expose the wood-frame structure for further evaluation. The entire first floor will likely need to be reframed due to the extensive termite damage and slope in the floor structure. The existing cedar post foundation system is deteriorated to the point it is no longer adequate and must be removed and replaced with a conventional concrete masonry unit block foundation wall and pier system.

In my professional opinion, the repairs are so extensive, and labor intensive, that the cost of the repairs will likely exceed the value of the home. The home is not structurally sound, or safe for occupancy, and therefore we recommend that the structure be condemned and demolished.

If we can be of any further assistance, please do not hesitate to call.

PLEASE SEE PHOTOGRAPHS ATTACHED BELOW.

PHOTOGRAPHS



Photo 1: Front view of the subject property.



Photo 2: Back wall of front entry room.



Photo 3: Front entry door unit is racked significantly as the floor has sloped along the exterior wall.



Photo 4: Floor of the small hall area. Floor was observed to slope approximately 2" to 3" from the persons feet to the box on the right.



Photo 5: Front wall of middle left room behind front entry room. Opposite side of same wall observed in Photo 2 above.



Photo 6: Door opening to middle left room at small hall area. Door frame is racked significantly and plaster is cracked above the door opening.



Photo 7: Back wall of middle left room with masonry fireplace in middle of wall. Door frame is racked significantly as floor is sloping away from the fireplace area.



Photo 8: Wall to left of fireplace has diagonal cracking in the plaster as the wall is racked.



Photo 9: The cabinets to the left of the fireplace are sloping to the exterior wall with the floor.



Photo 10: The floor is falling away from the interior right wall of the middle left room. This door opening is between the room and closet located to the right of the room. The closet appears to be an enclosed former hallway area.



Photo 11: Front wall of back left room. Opposite side of wall shown in Photo 7. The amount of slope away from the fireplace area is dramatic in this photo.



Photo 12: Right wall of back left room. Door opening to adjacent bathroom. Door frame is racked and the plaster is cracking.



Photo 13: View looking toward back wall of adjacent bathroom. Does not do justice to show the significant left-to-right slope and the gap along the bottom of the cast iron tub.



Photo 14: View from small central hall area into kitchen area, which is the middle right room of the house. The photo does not show the significant front-to-back slope of the room. The room is estimated to be sloping approximately 6" to 8" across the room.



Photo 15: Kitchen floor slope is significant enough that the range has been shimmed with 2x4s and plywood to create a relatively level cooking surface.



Photo 16: View into back right corner of kitchen at back edge of bay area. Wall is cracked significantly and daylight can be seen through the crack. Attempts have been made to fill the space with foam insulation.



Photo 17: View along side of base cabinet. Gap in the wall has been filled with wood scraps and foam insulation.



Photo 18: View along left wall of kitchen. Significant cracking between ceiling and top of wall due to slope of floor and settlement of the interior first floor structure.



Photo 10: View of kitchen door to central hall area at front left corner of room. Door frame is racked significantly.



Photo 20: View along front wall of kitchen along back side of fireplace in front right room. Significant cracks between ceiling and wall and along sides of fireplace.



Photo 21: Bathroom at back right corner of the house, behind the kitchen area. The commode has been shimmed with a scrap of wood to level the commode.



Photo 22: View along right wall of bathroom at corner shared with back right of kitchen. The plaster is cracking significantly above the window opening and along the corner.



Photo 23: Large gaps along corner cracks in front right corner of bathroom in shower area. Gaps filled with foam insulation.



Photo 24: Laundry area behind back left corner of kitchen and left of the bathroom above. The washer is shimmed with wood scraps to level the appliance.



Photo 25: View of rear wall of front right room. Opposite side of wall shown in Photo 20 above. Significant plaster cracks and slope away from fireplace toward right exterior wall.

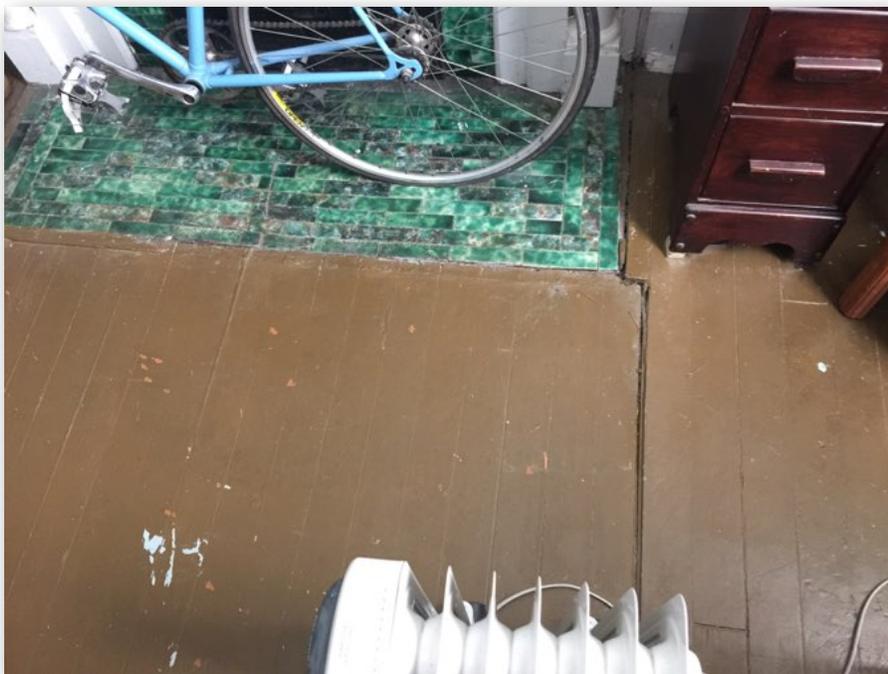


Photo 26: Significant slope at right side of fireplace and separation in hardwood floor planks.



Photo 27: Significant cracking at back right corner of the front right room along exterior wall.



Photo 28: Base molding has been replaced with wood to cover gap between wall and floor.



Photo 29: Right wall from front right room. Diagonal cracks through plaster finishes near front right corner.



Photo 30: More cracks near bottom of wall.



Photo 31: Ceiling of small hallway area leading to the individual rooms. Significant cracks through plaster and along wall/ceiling intersections.

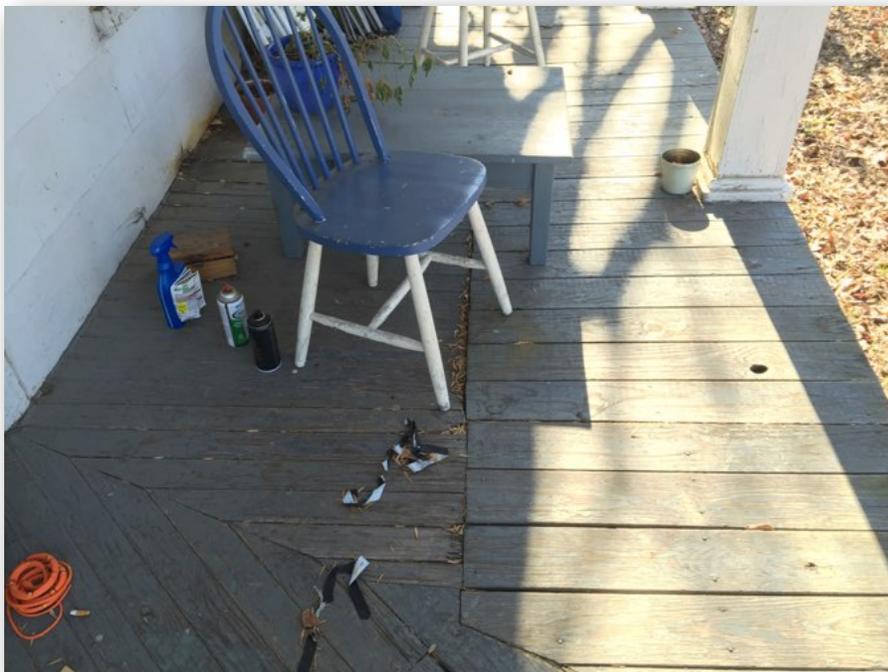


Photo 32: Porch along front wall, deck appears to be deteriorating and many boards need to be replaced.



Photo 33: Porch along left side of house. Boards appear to have been replaced halfway into the deck.



Photo 34: Eave of roof is deteriorated and rotting.



Photo 35: Soffit along side of porch roof is deteriorated and rotting.



Photo 36: The exterior of the crawlspace is finished with wood board or vertical siding. There is no continuous foundation wall.



Photo 37: The bay along the right side of the kitchen appears to be shifting outward causing the perimeter skirting to lean. The corner behind the downspout is where the daylight was visible from the kitchen.

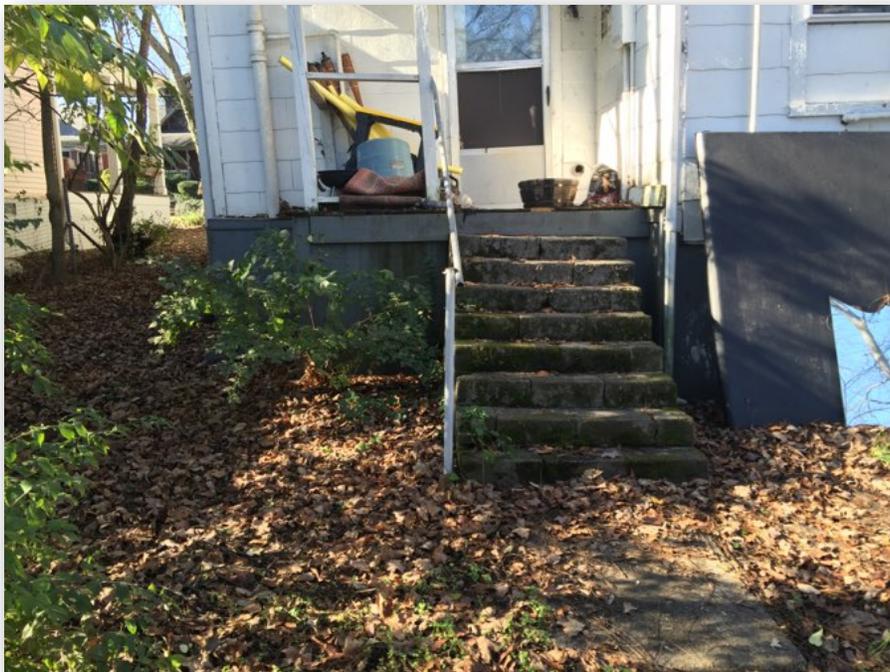


Photo 38: Steps to rear porch have settled and are sloped to one side.



Photo 39: Skirting along left side of house along middle room is deteriorated.



Photo 40: Perimeter skirt wall construction appears to be non-pressure treated lumber. Note location of what appears to be the original cedar posts along the wall.



Photo 41: Brick masonry chimney between left middle and left rear rooms. Note newer floor framing below back left room. White painted framing beyond is sloping significantly away from the chimney.



Photo 42: Water damaged and deteriorated sheathing and framing of skirt wall along back wall of house.



Photo 43: Main support beam located below right wall of left rooms. The brick chimney in Photo 41 is located behind this equipment. The beam is heavily damaged by termite activity and is currently bearing over this piece of equipment.



Photo 44: Same beam, closer to front of house. Heavily damaged by termite activity. Beam crushing over support post. There is no ledger board to support joists along beam.



Photo 45: View into back right corner of crawlspace/cellar area. Note plumbing to right is the bathroom at back right corner of house.



Photo 46: Erosion of soil below right side of bathroom and back right corner of kitchen area. Post has no bearing on soil at this corner and may explain the significant slope of the kitchen floor.



Photo 47: Support posts below right side of kitchen, bay area beyond post line. Posts no longer have bearing over soil as the soil has eroded significantly.

Date:

Grau General Contracting, LLC
Estimate for:

Michelle Stephens 2200 Grantland Ave Nashville TN Renovation and repair estimate- 2/15/16			Grau General Cont. LLC 3320 Water Valley Road Williamsport Tn 38487 931-682-0099
Item	Description	Cost Estimate	Notes
Demolition	Remove existing cedar pole foundation and wood underpinning, remove from site, temporarily level and support structure with steel I-beams	20,000.00	
Footings	Hand dig 200 linear feet 18"x 12"/ pour new concrete footing	7,500.00	
Foundation	Install 200 linear feet of new split faced concrete block foundation on newly poured footings	7,500.00	
Abatement	Abate existing asbestos shingle siding, existing plaster walls with lead based paint, repair existing wood siding	30,000.00	
Roofing	Remove multiple layers of existing asphalt shingles, repair decking, install new asphalt roofing. Flash existing chimneys	25,000.00	
Renovation	1627 square feet renovation @ \$135 per sq. ft. includes framing, plumbing, electric, heating and air, drywall, flooring, cabinetry, painting, insulation, new windows	220,000.00	
Cornice Repair	Repair water damaged cornice and roof overhang	8,500.00	
Termite Repair	Repair termite damaged floor system framing	10,000.00	
Subtotal		328,500.00	
Contractors fee	15%	47,775.00	

Date:

Grau General Contracting, LLC
Estimate for:

Item	Description	Cost Estimate	Notes
		376,275.00	