



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

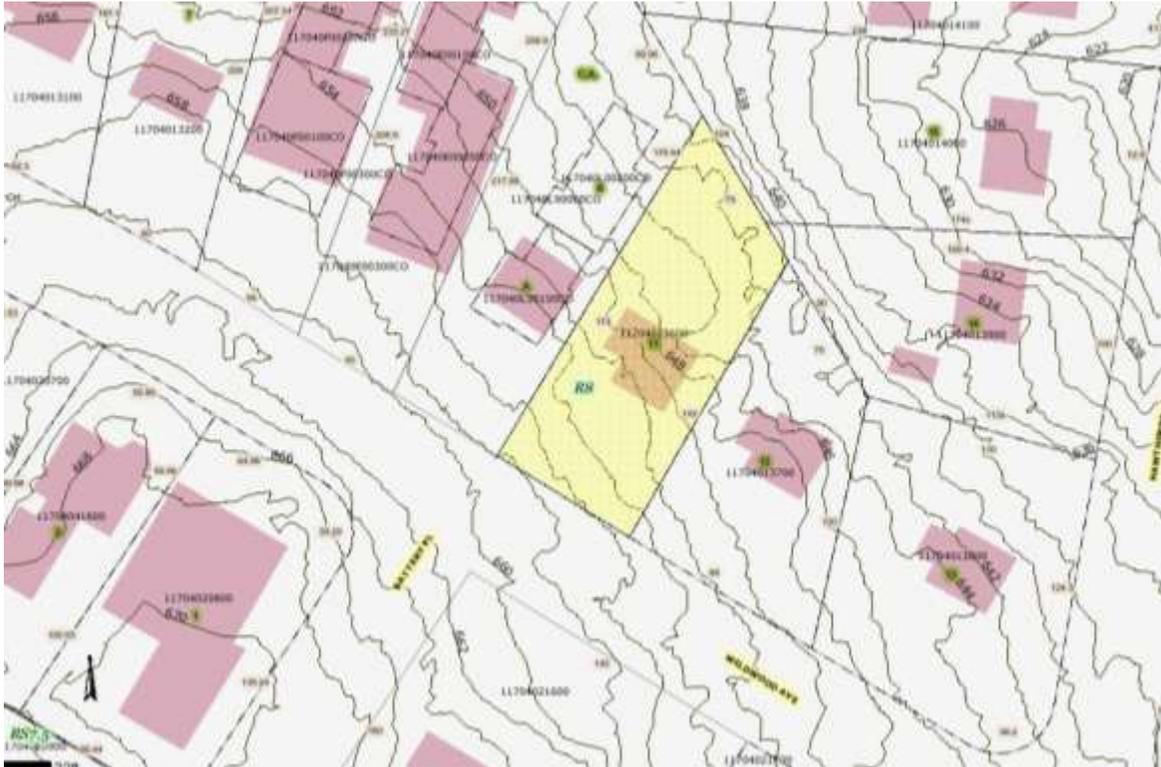
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**1818 Wildwood Avenue**  
**July 17, 2013**

**Application:** Demolition  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704013600  
**Applicant:** Manuel Zeitlin, architect  
**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to demolish a contributing house in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>D:</b> Elevations</p>
<p><b>Recommendation Summary:</b> Staff recommends disapproval of demolition of this property based on economic hardship, finding that the purchaser will be creating a self-imposed hardship by purchasing the property for more than its current value.</p>	

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### III.B.1 Demolition is Inappropriate

- 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

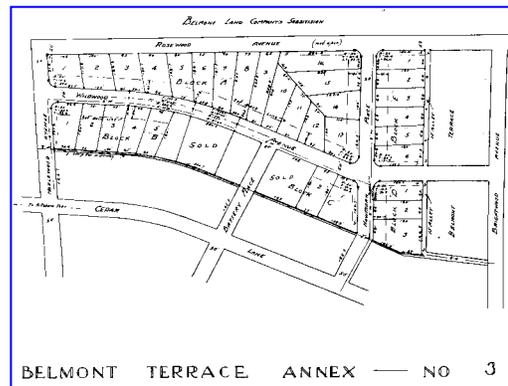
- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute 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 17.40.420 of the historic zoning ordinance.

### 17.40.420.D.

Determination of Economic Hardship. In reviewing an application to remove an historic structure, the historic zoning commission may consider economic hardship based on the following information:

1. An estimated cost of demolition and any other proposed redevelopment as compared to the estimated cost of compliance with the determinations of the historic zoning commission;
2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the subject structure or improvement and its suitability for rehabilitation;
3. The estimated market value of the property in its current condition; its estimated market value after the proposed undertaking; and its estimated value after compliance with the determinations of the historic zoning commission.
4. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.
5. Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.
6. If the property is income-producing, the annual gross income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
7. Any other information considered necessary by the commission to a determination as to whether the property does yield or may yield a reasonable return to the owners.
8. Hardship Not Self-Imposed. The alleged difficulty or hardship has not been created by the previous actions or inactions of any person having an interest in the property after the effective date of the ordinance codified in this title.

**Background:** Most of the addresses on the 1800 and 1900 blocks of Wildwood Avenue first appeared in the Nashville City Directories in the early 1940s and the area was platted in 1941. These structures are typically described as being of the “Minimal Traditional” architectural style. According to Virginia and Lee McAlester, this style “reflects the form of the traditional Eclectic



houses [Colonial Revival, Tudor, Craftsman], but lacks their decorative detailing.”

Although Minimal Traditional originated during the 1930s, it is most commonly associated with suburban development after World War II. Typical features often include: very shallow eaves, low pitched roof, and front-facing gables. The “Cape Cod” form without a front gable is also common.

The buildings in this area were likely constructed by the same developer as they are the same style, form and massing. Each is a one-story, brick, side-gable, rectangular form with central entrance and slight variations in roofline, chimney placement and entrance style. Approximately half the homes exhibit a small side room, set back from the face of the front of the buildings, as seen on 1816 Wildwood.



1811 and 1911 Wildwood are examples of the basic form found in this area. 1816 Wildwood shows the same form with an optional side addition.



1813, 1814, 1830 are examples of the same form with a front gable and even a chimney, as seen on 1814.

The majority of homes have 8/8 wood double-hung windows; however, 6/6 and 2/2 are also seen. Two homes have double dormers (see 1811 Wildwood above) and 5 have prominent front gables, while the remaining homes are simple side-gables without intrusions, like 1911 and 1816 Wildwood.

Many homes have side chimneys; however, two exhibit front chimneys with timbering in the front gable field, a typical feature of the Minimal Traditional style. Approximately half have simple traditional entrances and the other half have no detailing. Two have porticos that appear to have been added at a later date.

Following the expansion of the Neighborhood Conservation Zoning Overlay, the MHZC Staff has had an opportunity to resurvey these properties and determined that 1800 and 1900 blocks constitute an intact cluster of Minimal Traditional houses that contribute

significantly to the historic character of the larger district, with the exception of 1901, 1903, 1822, and 1824 Wildwood Avenue. This determination was upheld by the Commission when a request to demolish 1820 Wildwood, based on the premise that it was not historic, was disapproved by the Commission in May of 2012.

Largely because they are not considered “as historic” as other styles, Minimal Traditional houses are among the most endangered architectural resources. The meteoric rise in their popularity in cities across the country following World War II and its nearly as sudden replacement by Ranch style houses that followed, is certainly a significant era in the history of the Belmont-Hillsboro Neighborhood and throughout Nashville and represent an important chapter in the growth of the neighborhood and city.

### **Analysis and Findings:**

The applicant has made an offer to purchase the property for \$240,000 but is waiting for confirmation that the home can be demolished before they close. The home’s current condition is due to deferred maintenance, a negative front yard slope and poorly constructed additions (rear corner and rear dormer).

The brick of the home is compromised by the allowing plant life to scale the foundation and walls. (See figure 1.) The negative slope of the front yard caused the porch to fail. It was never repaired creating water damage near the front door. (See figure 2.)



Figure 1: rear corner addition



Figure 2: left of front door

The poor construction of the rear dormer has caused significant ceiling damage in a rear room. The current owner believes that the rear corner and rear dormer additions were constructed in the 1960s or early 1970s without a permit and has indicated that they have caused problems since they first purchased the home.



Figure 3: rear elevation

The primary concern with the current condition is the negative front yard slope which has allowed water to push against the front foundation. Keith Garman, PhD, PE, PG, with Garman Engineering Company states that there are two possible solutions. One to construct a front retaining wall and reconstruct the basement retaining walls and two, raise the height of the foundation walls. Either scenario will also require repairs to the front porch, subfloor framing, floors, walls and ceilings. The applicant has an estimate of \$115,000 to add the retaining wall and repair the damage caused from the deferred maintenance, rear additions, and negative slope.

Although the repairs needed to correct the negative slope and the damage done are costly, the engineer did not find that the house was in danger of collapsing and the family continues to live there. The house to the left, 1820 Wildwood, has a similar slope and was recently renovated into a duplex.

The contracted purchase price for the property is \$240,000. Based on recent sales, this appears to be an appropriate price for a home of this age and size, but not of this condition. For several years the value of the house and the land both rose in value but in 2013 the value of the house dramatically dropped by more than \$34,000 while the land value continued to rise. (See figure 4.) There have been no zoning changes and other properties of similar size and age that have recently sold in the vicinity did not have a similar drop in building value; both values rose concurrently in all cases except for one where the building only dropped in value by approximately \$1000. The extreme change in building value of the house alone, for 1818 Wildwood, would indicate that the drop in

building value was due to the poor condition of the house. The applicant states that the “\$240,000 would be a fair price for the home if not for the perilous state of the structural elements. Therefore, the fair market value for the home will remain at \$240,000 even after the significant repairs.”

**Property Value Assessor’s Values**

Year	Building Value	Land Value
2013	85,000	180,000
2009	119,100	150,000
2005	141,800	53,800
2001	115,800	45,000
2000	87,900	42,600
1999	87,900	42,600

Figure 4

There are no recent sales figures as the home has remained in the family since 1972. Richard Stafford purchased the home in 1972 for \$12,900 and it was transferred to other family members in 1983 and 1987. The rear and dormer additions were existing at the time of purchase, according to Mr. Stafford. The current owner is Carole G. Hunter, ET VIR. The applicant estimates that after the repairs, the house’s market value would be \$240,000. Recent sales show that it might be worth slightly more than that but certainly in that ballpark. (See figure 5.)

**Recent Sales Prices of Homes in the Area of a Similar Age and Square Footage**

Address	Date of construction	Sale Date	Sale Price/Sq Ft	Living Area	Total	Notes
1818 Wildwood	1941	n/a	n/a	1311	n/a	Included for comparison purposes
2707 Hawthorne	1943	2012	272.25	1267	345,000	Demolished 6/2013
1911 Wildwood	1943	2011	213.75	1287	275,000	No recent building permits
3020 Brightwood	1930	2012	224.28	1293	290,000	No recent building permits
2598 Primrose Cir		2012	234.15	1142	267,400	Address not found
2926 Primrose Cir	1941	2011	196.86	1397	275,000	Master bath added in 1991, replacement windows added in 2007 and/or 2009.

Figure 5



Figure 6: 2707 Hawthorne



Figure 7: 1911 Wildwood



Figure 8: 3020 Brightwood



Figure 9: 2926 Primrose Circle

If purchased, the new buyers will be creating a self-imposed hardship by purchasing a home significantly above its current value. The property has not been properly maintained, repairs have not been made to fix the leaks and damage created from incorrectly constructed additions and repairs and corrections have not been made to address the negative front yard slope. All these factors combined lessen the current market value of the property.

Staff recommends disapproval of demolition of this building based on economic hardship, finding that the purchaser will be creating a self-imposed hardship by purchasing the property for more than its current value. Because of the historic value of the house, demolition meets section III.B.1a. for inappropriate demolition and demolition does not meet section III.B.2. for appropriate demolition.



Figure 10: Crack below front window



Figure 11: Front right corner



Figure 12: Front left corner



Figure 13: Left side foundation



Figure 14: Connection between original house and later addition



Figure 15: Rear basement entrance



June 27, 2013

Mr. Doug Revere  
Email - [dougrevere@me.com](mailto:dougrevere@me.com)

RE: Repairs at 1818 Wildwood Avenue, Nashville, Tennessee

Dear Doug-

We are pleased to submit this estimate of the work you have requested to be done in efforts to repair/remediate the resident structure located at 1818 Wildwood Avenue Nashville. Based on the scope of work described below and the inspection report written by Garman Engineering Company on June 24, 2013, we summarize the estimated cost to be **\$89,000** to complete the repairs.

Scope of work expressly included:

1. Replace front foundation wall and footing with reinforced block to code.
2. Install French drain in front of house when new wall is installed
3. Install retaining wall (3'6" in height) across length of front yard to divert run off around residence.
4. Install new front porch including new roof
5. Repair girder and replace support posts in basement
6. Install new retaining walls in the dug-out area in crawl space to support earthen banks excavated near foundation walls.
7. Install new vertical wall, including footing, along rear foundation wall. Formed concrete wall with a stone veneer.

There are other potential items observed and need to be addressed and are not included. Examples of these items include cosmetic fractures in the brick and mortar and general painting only to name a few.

Please call me with any questions about this estimate.

Respectfully,

Don Hardin  
President

## 1818 Wildwood: Cost Estimate Detail

1	Replace front foundation wall and footing with reinforced block to code.	\$7,600	Will require temporary shoring of the house in order to install new foundation walls + supports. (directed by engr)
2	Install French drain in front of house when new wall is installed.	\$11,500	Will require excavation, waterproofing, and stone drainage system
3	Install retaining wall (3'6" height) across length of front yard to divert run off around residence.	\$8,900	
4	Install new front porch including new roof	\$12,500	Demolish existing. New frame + roof
5	Repair girder and replace support posts in basement	\$12,400	
6	Install new retaining walls in the dug-out area in crawl space to support earthen banks excavated near foundation wall	\$12,400	Will require work within a confined space. Use segmented retaining wall system
7	Install new vertical wall, including footing, along rear foundation wall.	\$7,400	
		Subtotal	\$72,700
8	OH+P @ 22%	\$15,994	
	Total	\$88,694	



**Doug Revere**  
**108 Mayberry Court**  
**Franklin, TN 37064**  
**(713) 724-0926**  
**dougrevere@icloud.com**

July 2, 2013

Ms. Robin Zeigler  
Metropolitan Historical Zoning Commission  
3000 Granny White Pike  
Nashville, TN 37214

RE: 1818 Wildwood, Demolition Permit Application

Dear Ms. Zeigler,

This letter shall serve as a supplement to my Demolition Application dated June 28, 2013.

**Estimated Market Value**

The contracted purchase price for the property is \$240,000. This equates to \$189 per square foot for the 1,269 square foot home. \$240,000 would be a fair price for the home if not for the perilous state of the structural elements. Therefore, the fair market value for the home will remain at \$240,000 even after the significant repairs. The structural repairs alone are currently estimated at \$115,000. Please see the attached **REVISED** bid letter and spreadsheet for details. In essence, a buyer would have to pay \$355,000 for a home worth \$240,000 under this scenario. In the alternative, please consider the perspective of the current owners. In order to save their home, the owners will have to invest \$115,000 simply to keep the home from further deterioration and eventual condemnation.

**Economic Feasibility**

Working in consultation with our Architect, Manuel Zeitlin, we have determined that it is NOT economically feasible to rehabilitate and/or protect the home from further damage. Please see the attached email from Manuel Zeitlin for his specific analysis.

**Purchase Information:**

I am in the process of buying the subject property from Carole and Donald Hunter for \$240,000. The closing date for the transaction is August 21, 2013. This is an arms-length and all cash transaction.

For all the forgoing reasons, I would appreciate your support of our demolition application.

Sincerely,

Doug Revere

MANUEL ZEITLIN ARCHITECTS, LLC

WWW.MZARCH.COM

June 24, 2013

RE: 1818 Wildwood Ave

To whom it may concern,

I have walked around and through the existing residence at 1818 Wildwood with the potential buyer and a contractor. I'm always a proponent for preservation as a first choice, but in this case my opinion is that because of foundation and related damage resulting from years of neglect, this is a prime candidate for demolition. The cost of repairs is grossly out of proportion with the total cost for the renovation of a house that has marginal historic value to start with.

If it had been in good shape, keeping it is understandable as part of a fabric of ranch houses from that period. If there were beautiful details or materials to preserve, or if it were an historical house of any importance in terms of design, detailing or history then a larger expense would certainly be justified.

In this case, in my professional opinion as an architect and preservationist, there is no economic feasibility resulting from the renovation of this structure since the necessary repairs cost so much for such a small amount of square footage.

Sincerely,



Manuel Zeitlin  
Manuel Zeitlin Architects, LLC

516 HAGAN STREET SUITE 100 NASHVILLE, TN 37203 T 615 256.2880 F 615 256.4839





June 24, 2013

Doug Revere  
dougrev@me.com

RE: Structural Observation Report  
Residence, 1818 Wildwood, Nashville

Dear Mr. Revere:

As requested, I met you at the above listed residence on June 24, 2013, to perform structural observations to evaluate the condition of the residence (Photo 1). I understand you wanted to more thoroughly document the condition of the residence with more detail than included in the previous report dated June 8, 2013.

#### Ground Surface Slope

The ground surface slopes downward from the street to the residence (Photo 2). Building codes require the ground surface to have a positive slope away from the foundation with a minimum fall of 6-inches over 10-ft. Allowing runoff to pool and infiltrate next to the foundation can saturate clayey soils contributing to settlement and increase pore water pressure against the foundation. GEC recommends:

- The residence is set too low on the lot to correct this problem without constructing a structural retaining wall in front of the residence and/or by raising the height of the foundation walls.

#### Front Foundation Wall

At the front stone foundation wall of the residence, the ground surface is close to the top of the foundation wall. The stone foundation wall has no steel reinforcement and has rotated from the lateral earth pressure pushing against it so it leans inward. The inward lean of the wall has created tension forces causing cracking of the stone front foundation wall (Photos 3 through 6) and brick veneer on the front wall (Photos 7 through 9). The inward lean of the front foundation wall has made the wall unstable. The danger for collapse is low but not negligible. A heavy rainfall event could cause collapse of the foundation walls if runoff penetrates into the basement. GEC recommends:

- The front foundation wall needs to be removed and replaced with a reinforced poured concrete or concrete masonry block foundation wall constructed on a reinforced



perimeter poured concrete strip footing. The wall construction should be compliant with the requirements of the 2006 IRC.

### Dug-Out Basement Retaining Walls

The interior retaining walls separating the dug-out portion of the basement from the crawlspace portion along the foundation walls are constructed of non-reinforced hollow core block. The walls appear to be constructed on the slab without a structural footing. These retaining walls are cracked and leaning inward (Photos 10 through 12). GEC recommends:

- The retaining walls need to be removed and replaced with reinforced poured concrete or concrete masonry block retaining walls constructed on a reinforced perimeter poured concrete strip footing. The wall construction should be compliant with the requirements of the 2006 IRC.

Or

- The foundation walls need to be removed and replaced with taller reinforced poured concrete or concrete masonry block foundation walls constructed on a reinforced perimeter poured concrete strip footing set at a deeper elevation so there is a full basement and the retaining walls are no longer necessary.

### Subfloor Framing

The lean of the front foundation wall has pushed on the floor framing causing the steel posts supporting the main left-to-right girder to lean toward the rear foundation wall 2 to 3-inches at the top (Photos 13 through 15). As the posts were originally installed as vertical supports, the movement has made them structurally unstable. GEC recommends:

- All support posts for the framing need to be re-set vertically with bearing on a thickened, reinforced grade beam in a basement slab or on individual poured concrete pier pads. Posts need to be anchored to the concrete at the base and securely connected to the framing at the top.

The main left-to-right girder is improperly constructed with unsupported splices in the girder plies (Photo 16). The girder also appears to be over-loaded for the loads of the two-story residence as there is visible deflection in the girder including several inches of deflection at the right end of the residence (Photo 17). GEC recommends:

- Additional structural steel posts are needed to support the girder.

Or



- A new girder of steel or LVL beams designed for the existing spans can be installed. This method would not need additional support posts so that the basement area would be more open for storage compared to the alternative of adding more posts.

There are some water leaks in the cast iron drain lines (Photo 18). Near the rear wall of the basement, there are two areas of active fungal growth where the framing has been wet from the leaks (Photos 18 and 19). GEC recommends:

- Repair the plumbing leaks.
- Wood weakened by the fungal growth needs to be removed and replaced.
- Wood that has been wet but has not been structurally weakened needs to be dried and treated with a fungal killer/inhibitor.

#### Rear Foundation Wall

The forces pushing on the subfloor framing from the front foundation wall have pushed through the framing to the rear wall of the residence. The rear stone foundation wall is now leaning outward 1 to 2 inches at the top (Photo 20). The outward lean of the rear foundation wall has created tension forces causing cracking of the rear foundation wall and the rear ends of the side foundation walls (Photos 20 through 25) and cracking and bowing of the brick veneer on the rear foundation wall (Photos 26 through 28). GEC recommends:

- As previously discussed for the front foundation wall, the rear and side foundation walls need to be removed and replaced.
- The brick veneer on all sides of the residence has experienced cracking and bowing. The bowing cannot be corrected without removing the brick veneer and re-installing the brick with brick ties. Therefore, all the brick on the residence needs to be removed and replaced.

#### Front Porch

The front porch has settled next to the residence from surface water runoff erosion and consolidation of the backfill in front of the front foundation wall (Photo 29). The downward movement of the slab next to the residence has caused it to kick upward at the front edge. The upward movement has caused the support posts to push the roof upward and damage the framing connections at the front wall of the residence (Photo 30). GEC recommends:

- The front porch and front porch roof need to be removed and replaced. The subgrade beneath the porch should be compacted clean stone. Soft soils should be removed and replaced with compacted gravel before installing a new slab. The ground surface should



*Garman Engineering Company, LLC dba GEC*

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be graded to drain away from the front porch slab and front foundation wall when the new porch is installed.

There is no practical way to remove the existing foundation and construct a new foundation for the residence around the existing structure. The foundation movements and water leaks have weakened the framing connections making it risky to attempt to stabilize the residence while the foundation work is completed. Our evaluation is the residence is not structurally sound and is not suitable for renovation or repairs. Please call me if you have any questions.

Respectfully Submitted,  
Garman Engineering Company, LLC



Keith Michael Garman, PhD, PE, PG  
Revere-1818Wildwood-Nashville(2)



Photo 1: View of front of residence at 1818 Wildwood.



Photo 2: View of front of residence from right front corner showing the ground surface slope toward the front of the residence.



Photo 3: View of right end of front foundation wall showing 1/4- to 1/2-inch wide cracks



Photo 4: View of middle of front foundation wall showing 1/4- to 1/2-inch wide crack and offset stones.



Photo 5: View of offset stones at base of middle of front foundation wall.



Photo 6: View of crack 1/4- to 1/2-inch wide at left end of front foundation wall.



Photo 7: At left end of front wall there is a  $\frac{1}{8}$ -inch wide crack in the brick veneer.

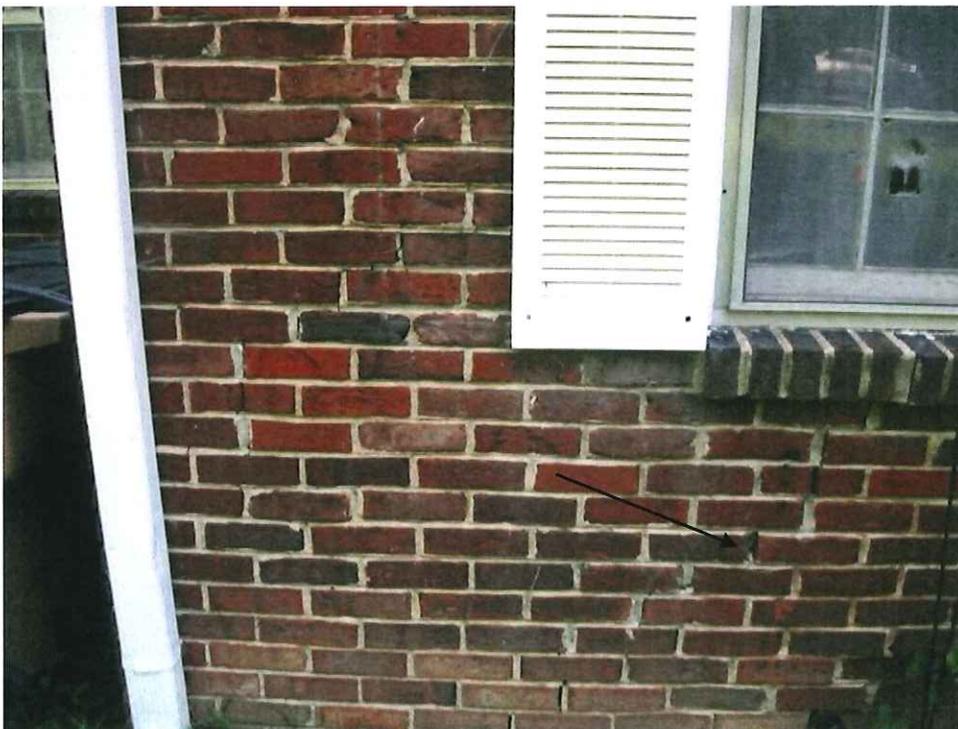


Photo 8: Cracking of brick veneer on front wall beneath window to the left of the front door.



Photo 9: Close-up of brick cracks beneath window to left of front door and brick pushed inward at base of wall.



Photo 10: Retaining wall for dug-out basement has an inward lean of 2 to 3-inches. Photo is typical of retaining wall condition.



Photo 11: Example of crack in retaining walls.



Photo 12: Example of cracks in retaining walls.



Photo 13: Steel post supporting girder is leaning to the rear 2 to 3-inches at top.



Photo 14: Steel post is leaning 2 to 3 inches to the rear at top.



Photo 15: Steel post is leaning 2 to 3 inches to the rear at top.



Photo 16: Unsupported splice in girder ply and sag at right end of the girder.



Photo 17: Girder sag at right end of residence.



Photo 18: Active leak in cast iron drain line. White fungal growth is visible on the framing around the drain.



Photo 19: White fungal growth around leaking drain line.



Photo 20: Rear foundation wall is leaning outward 1 to 2 inches at the top.



Photo 21: Cracking of right foundation wall.



Photo 22: Cracking on rear foundation wall at left rear corner.



Photo 23: Cracking on rear foundation wall of crawlspace area at left rear corner.



Photo 24: Cracking of rear end of left foundation wall.



Photo 25: Same crack in Photo 24 viewed from outside residence.

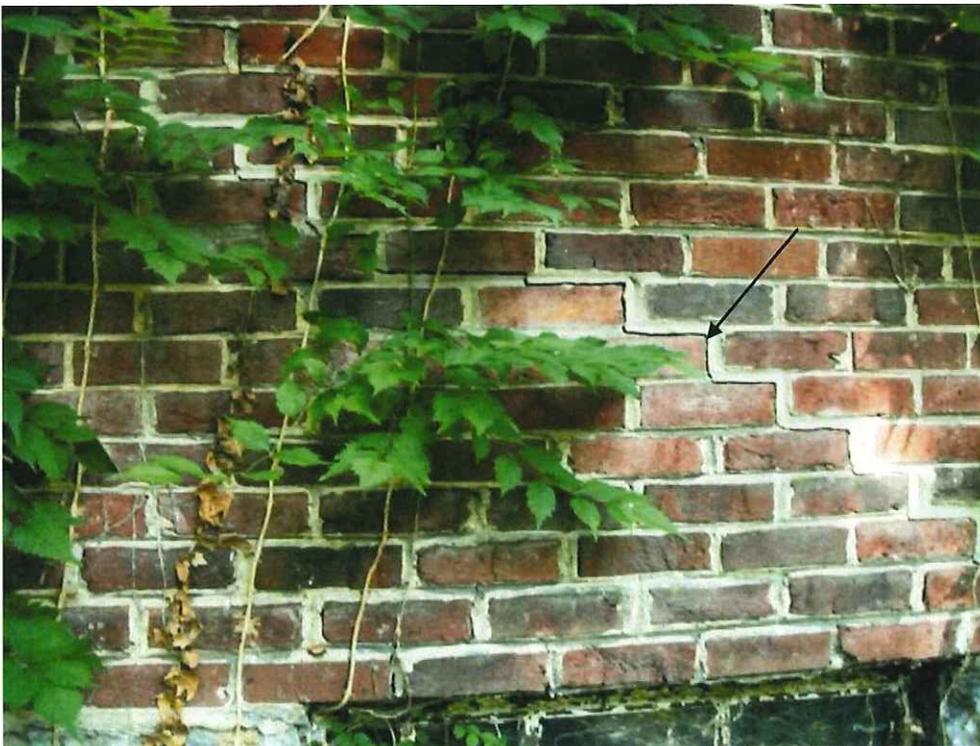


Photo 26: Bowing and cracking of the brick veneer on the right side of the residence.

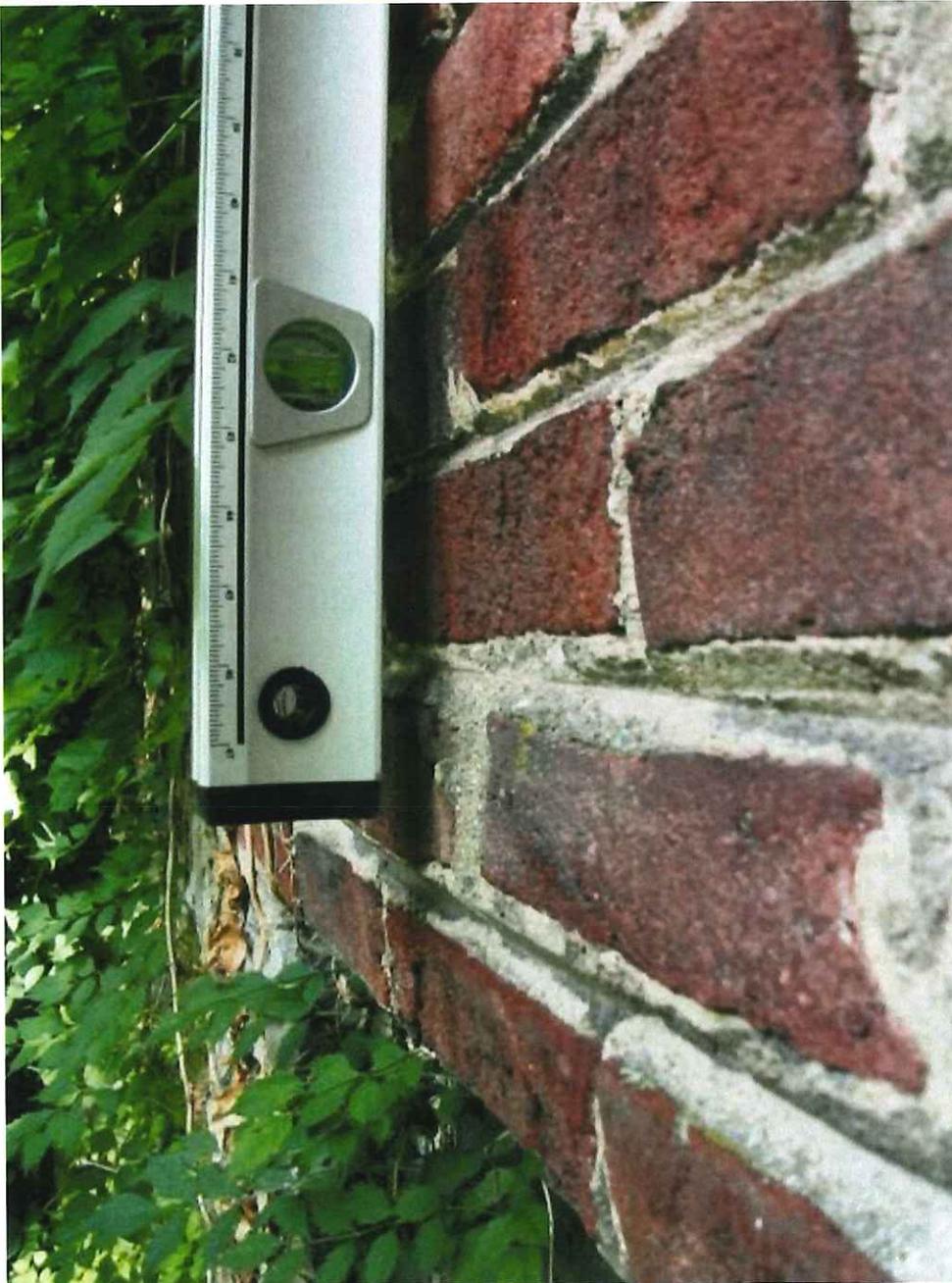


Photo 27: Bowing of the brick veneer on the rear wall of the residence.

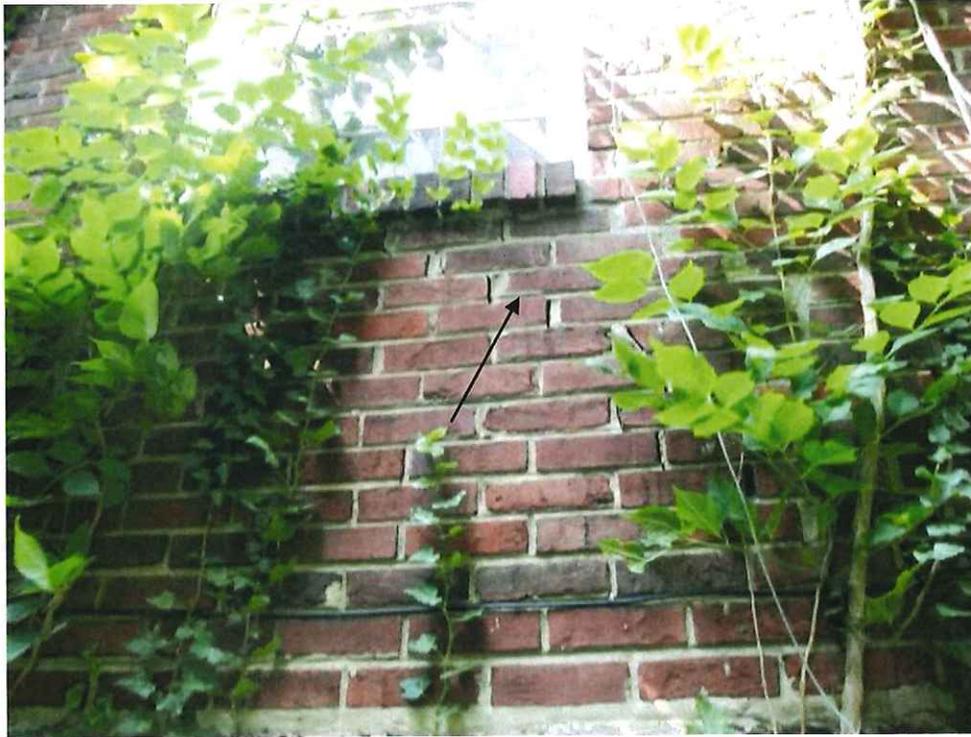


Photo 28: Cracking of brick veneer on the rear wall of the residence.

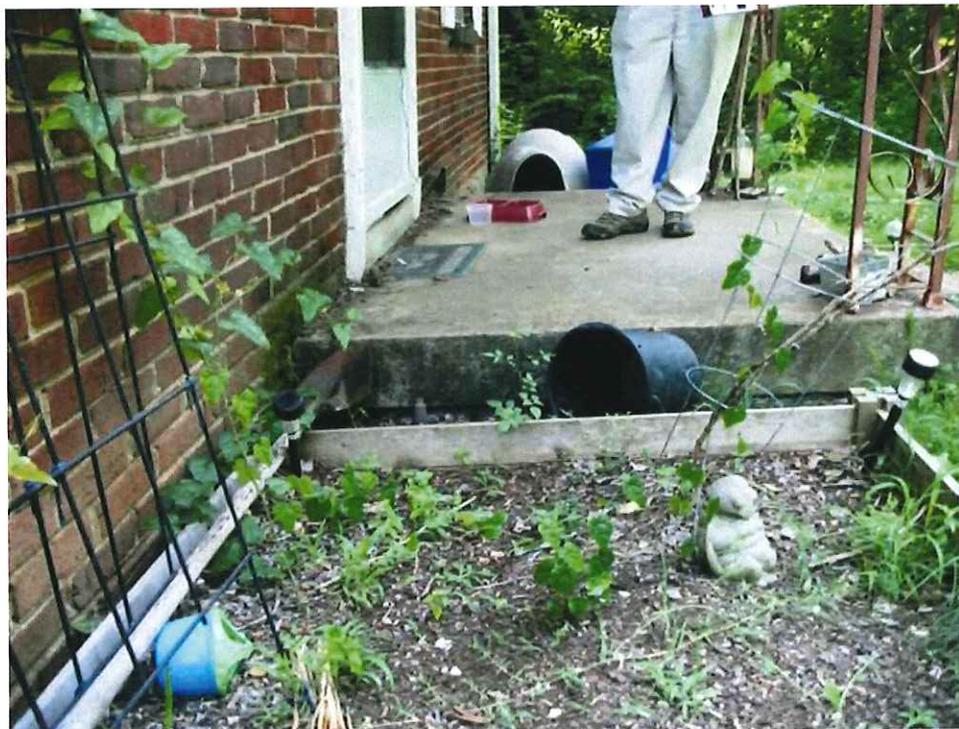


Photo 29: Settlement of front porch slab.



Photo 30: Damage to front porch roof framing connection to the residence.