



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 1810 Ashwood Avenue January 15, 2013

Application: Demolition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416007800
Applicant: Andrew Oeltmann, owner
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant proposes to demolish a contributing historic building to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay based on economic hardship.</p> <p>Recommendation Summary: Staff recommends disapproval of the project based on the fact that the building is historic therefore meeting section IV.B.a for inappropriate demolition and the fact that the building is habitable with simple repairs and therefore does not meet section IV.B.a-c for appropriate demolition.</p>	<p>Attachments A: Correspondence B: Photographs C: Rehab Estimate D: Engineer's Report E: Additional Info</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

IV. B. Demolition

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.

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.

Economic Hardship: *A condition that warrants the demolition of a contributing structure where the cost of a structure plus the cost of repairs to the structure to make it habitable are greater than the market value of the structure. Economic hardship may be caused by, but not limited to structural damage, termite damage, and fire damage. This exception shall not apply to any property owner who creates a hardship condition or situation as a consequence of their own neglect or negligence. Refer to Section 17.40.420 D of the Metro Code of Nashville and Davidson County.*

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.

Analysis and Findings:

Contributory Status

1810 Ashwood is a part of the George Blair Subdivision of Belmont Heights platted in 1910.



Also known as the E.C. Brush House, 1810 Ashwood is a one-story bungalow with a stone foundation, wide lap siding with mitered corners, and an asphalt shingle roof. The gabled entry porch has simple square posts. The windows are six-over-six double hung wood sashes. There is an interior side brick chimney. The side-porch was enclosed and a rear addition added, likely in the 1970s.

The property assessor's information notes the house as constructed in 1940 but based on research of city directories and Sanborn Fire Insurance maps the house was constructed c. 1923, with Carlton Brush as the first occupant.

Further documentation of the home being historic is that the design is found in plan books of the era. *Authentic Small Houses of the Twenties: Illustrations and Floor Plans of 254 Characteristic Homes*, ed by Robert T. Jones provides a description and image for design "4-A-8" (see Image 1) that is similar to that of 1810 Ashwood. The description reads: *wood frame, exterior finish wide siding, shingle roof, cement finished base course, full basement.*

Design 4-B-15, doesn't have a side porch but does have other similar features such as the central Colonial-style porch and paired windows. (See image 2.) This home is described as "an adaptation of the Colonial style, with exceptional charm and individuality. There is sufficient wall space to carry large window openings. The roof pitch and the small porch are well studied."

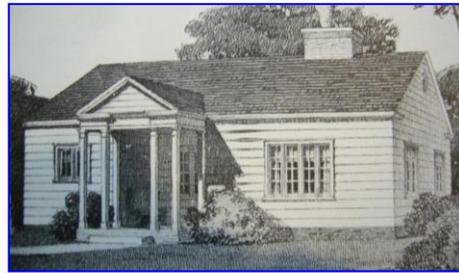


Image 1, from *Authentic Small Houses of the Twenties*

The exterior of the home is almost identical to The Wexford, a mail-order kit sold by Sear, Roebuck and Company between 1908 and 1940. (See image 3.) This particular plan appeared in their catalogues between 1931 and 1933, according to *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company*, published by the National Trust for Historic Preservation.

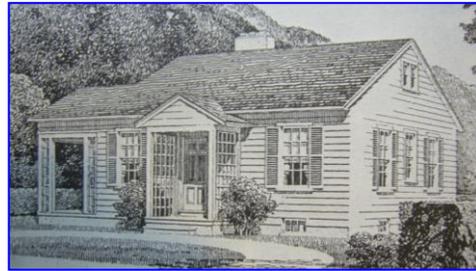


Image 2, from *Authentic Small Houses of the Twenties*

Because the layout of the Sear's home is different than this home, it is not believed that the house is a Sear's home; this plan is simply offered to help identify 1810 Ashwood as earlier than 1940. The Commission has determined in prior cases that modest homes, based on stock plans, and built in 1920s and 1930s, are a significant part of the residential development history of Nashville and contribute to Metro's historic neighborhoods.



Image 3, from *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company*

Preservation consultant, Robbie D. Jones, conducted the historical research about the first occupant using city directories, U.S. Population Censuses, WWI Draft Registration Card, U.S. Social Security info, and additional resources. He states:

Eugene Carlton Brush (1895-1987) was an architect born on May 26, 1895, in Austin, Texas. His grandfather Seba and father George Austin Brush were merchants in Austin, Texas; his mother Ida Brush was originally from Alabama. George and Ida Brush were married in Nashville in 1888.

Eugene Carlton Brush attended the University of Texas in 1912-1914 and moved to Nashville by 1916 where he lived at 220 Boscobel in East Nashville, apparently with his maternal grandparents, and worked as a clerk. By June 1917, he was employed as a draftsman for Henry C. Hibbs and lived at the YMCA. He served in World War I. He remained a draftsman and later an architect for Hibbs through the late 1920s. In 1919, he married Sarah Elmira Currey of Nashville. A few years later they purchased their home at 1810 Ashwood Avenue.

Around 1928, he has opened his own downtown practice in the Nashville Bank & Trust Building at 334 Union Street (now Hotel Indigo; Hibbs had his office here, too).

He lived at 1810 Ashwood Avenue with his wife Elmira, son Carlton Junior (1921-2012), and two daughters, Elizabeth (b.1925) and Mae (b.1927). Carlton Junior was born in Philadelphia; perhaps Brush was taking classes at Penn, which is where Hibbs went.

Apparently, the Great Depression had a negative impact on his Nashville practice. In 1934, he relocated to Birmingham, Alabama, where he was employed as a property inspector for Prudential Insurance. He later returned to architecture and worked at Maplewood, New Jersey; Houston; and Dallas before returning to Austin by 1952. He stayed at Austin for the rest of his career.

At Austin, he was a partner with Joseph Robert Buffler (1903-1955), a native Pennsylvanian who taught architecture at the University of Texas. Together they designed many houses and churches in Austin as well as the Baptist Student Center at University of Texas.

He died in Dallas, Texas, in 1987 and is buried in Merit Cemetery in Hunt County, Texas, next to his wife Elmira Currey (1897-1978).

Edgar B. and Elizabeth Riley lived at 1810 Ashwood Avenue 1944 to at least 1951. Riley was an accountant with the Nashville Electric Service.

Based on its age, form, materials and architectural details, the house is contributing to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Value Assessment

The property is zoned R8 and the house has thirteen hundred and one square feet (1301 sq ft), not including a rear deck.

An appraisal was not provided; however, the applicant did provide a letter from a realtor stating that the house might be sold for \$250,000. The property assessor values the property at \$345, 200.

Property Assessor's Values for 1810 Ashwood

2013	345,200
2009	329,400
2005	232,000
2001	184,800
2000	138,400

1999	138,400
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The applicant did not provide comps so staff found the following comps provided by the Property Assessor, which are more in keeping with the Assessor's value for the property. These are properties that have sold in 2013, are less than a mile from 1810 Ashwood and are also historic.

2013 Comparable Sales for 1810 Ashwood

Address	Square footage	Construction Date	Price per sq. ft.
2008 19 th Av S	1312	1920	327.74
1713 Ashwood	1455	1916	281.88
1901 Sweetbriar	1445	1940	214.53
2205 18 th Ave S	1526	1930	212.98
2008 18 th Ave S	1575	1930	222.22
1909 Beechwood	1604	1920	268.08
1711 Gale Lane	1608	1930	174.13

The mean of these properties is \$239.93 per square foot, which would value 1810 Ashwood at \$312,159.33.

The purpose of the economic hardship process is to assure that a property owner is not forced to keep a building that is beyond repair. It does not assure that property owners can maximize their return or that they can create their own hardship. In the applicant's email to staff (see page 11) the applicant states that he is interested in maximizing profits. "I have an extra \$75,000 to \$100,000 to be made..."

The design guidelines define Economic Hardship as the point at which "the cost of a structure plus the cost of repairs to the structure to make it habitable are greater than the market value of the structure." This definition is supported by the Supreme Court that has said that "reasonable" or "beneficial use" of the property is an important factor in determining economic hardship. In the *Penn Central Transportation C. v. City of New York*, the Court found that the applicant was not assured the "highest and best use" of the property, just a reasonable use.

The engineer's report did not recommend that the house be condemned or make any comments about the house being unsafe or uninhabitable. Staff's review of the building did not reveal a home that was unusable, in fact, the owner has a "house sitter" currently living in the building.

Repair Assessment:

Engineer Report: The structural engineer's report, conducted by Mark Smith for Criterium-Smith Engineers, summarized that structural repairs were needed but never stated that the building was beyond repair, unsafe to rehabilitate or should be condemned.

The only portion of the building in need of structural repair is the rear left addition and there are two supports needed for the historic portion of the home. The report provides recommendations for these two supports that would be relatively easy to accomplish without replacing the entire foundation and the use of temporary foundation supports, as described in the Adler estimate. In addition, if the applicant did not wish to make the repairs necessary to stabilize the rear addition, the design guidelines would allow for its removal.

The enclosure of the side-porch is greatly decayed but the engineer's report states that the foundation of the porch appears to be "performing acceptably." The design guidelines would allow for the removal of the non-historic enclosure, removing the decay issues with the side porch.

Mr. Smith notes that some siding and windows needs to be replaced. The example photographs submitted by Mr. Smith all show the rear addition and the enclosed side porch. In staff's inspection, these are also the only areas where staff found that siding and windows appeared to need replacement. These issues and the water damaged caused by the decayed siding and windows can easily be remedied with the removal of the rear addition and the enclosure portions of the side porch. They are not structural issues that render the home inhabitable.

The rear deck was not secured properly when constructed and the report stated that it should be "bolted to the structure." The only other item of repair noted in the report is the replacement of the basement stairs. These are not structural issues that render the home inhabitable.

In addition to the report, the applicant submitted repair and replacement estimates for the sewer line. These types of repairs are typical of a home of this age and are not considered when determining economic hardship. In addition, the sewer line expenses will be necessary even if the home is demolished and a new house constructed, and so are inappropriate in considering the hardship of the historic building. In an email from the realtor, this estimate is also included in the estimate from Mr. Adler.



Image 4: Rear Addition



Image 5: Window and siding decay



Image 6: Example of decay in the enclosed porch.

Rehab Estimate: The estimated cost of repairs, according to a letter from Daryl M. Adler with Acklen Property Group, LLC, would be between \$185,000 to \$225,000. The letter further states that the estimate is for “modernizing the interior,” replacing windows, siding, roof and chimney, landscaping, installing a concrete surfaced drive/parking area, reconfiguring the interior, and replacing all electrical, plumbing and HVAC. None of these repairs are necessary to make the building habitable. The letter contends that the kitchen and bathroom are not functional; however, the owner does have someone living in the building.

A second and more detailed estimate of \$308,193.50 was also provided by Mr. Adler. (The applicant did not specify which estimate is correct so both are included here.) Many of the expenses are to upgrade the property and are not necessary to make the building habitable, such as architectural fees, interior design fees, tree and stump removal, lighting, landscaping, driveway pavement, and appliances.

There was no indication in the structural report, staff’s inspection or any other documentation provided by the applicant to support the replacement of all elements of the existing house such as the foundation, framing, front walk and steps, trim, electrical, plumbing, gas lines, insulation, drywall, roofing including fascia, soffit and eaves, trim, interior and exterior doors, flooring, tile and gutters. Although some of these items may require maintenance, there is no documentation for full replacement. Termite treatment is also an expense, but again, there is no indication that there is termite damage.

Brick and brick labor is listed as \$16,500; however the house is frame with a stone foundation. There is a single brick chimney but there is no documentation that repairs or replacement are needed and no issues were noted during Staff’s inspection. Exterior and interior paint is provided as a cost on the Adler estimate; however, paint is considered part of the regular maintenance of a home. The chimney and paint requirements do not affect the structural integrity of the building.

The estimate for window replacement seems to be for all windows; however, only the windows of the rear addition appear to require replacement. The damage to the side porch windows and siding could be corrected with removal of these items at a minimal cost and allowing the side porch to be a porch again. The windows and enclosure of the side porch, do not affect the structural integrity of the building.

In terms of finishes, only the most basic finishes are considered in an economic hardship case, again, just those that are required to make the building habitable. In this case, the estimated costs include “higher end” kitchen and bath cabinets and finish hardware. Not only are high end finishes not appropriate for an economic hardship review, the house has working kitchen and bathroom cabinets and hardware that are in a usable condition.

The engineer report provides a recommendation for supports in two areas of the basement. Costs for this were not provided since the contractor provided a cost for full replacement of the existing foundation. The engineer stated that the basement stairs need

to be replaced but the line item, “trim-stair parts,” for this on the estimate is blank. The engineer’s report states that the deck needs to be properly adhered to the house. The deck is not a historic component of the home and does not affect the structural viability of the house and is therefore not an appropriate expense to consider.

The applicant has provided an estimate for replacing the sewer pipe from the house to the street. This cost will be required whether the house remains or a new house is constructed and so should not be included in an economic hardship consideration. In addition, it does not affect the structural integrity of the house.

Since the home is usable with some relatively simple repairs; staff did not find that the associated costs outweighed the value.

Recommendation:

Staff recommends disapproval of the project based on the fact that the building is historic therefore meeting section IV.B.a for inappropriate demolition and the fact that the building is habitable and therefore does not meet section IV.B.a-c for appropriate demolition.

CORRESPONDENCE

From: Andrew Oeltmann [drew@unidig.com]
Sent: Friday, December 27, 2013 7:03 PM
To: adam@durhamanddread.com; Zeigler, Robin (Historical Commission);
Patricia.Carter@zeitlinrealtors.com
Subject: 1810 Ashwood

Robin,

My house is economically burdened. We have professional reports detailing this.

WE PLAYED BY YOUR RULES (READ THEM!) PROVEN AND NOW FACT THAT IT IS ECONOMICALLY BURDENED (Why do you think you even have that clause??). You didn't even read my reports did you? Now, you and some other "big lady" (your words) jumping up and down on my floors is not a recommended way of coming to a conclusion. I have an extra \$75,000 to \$100,000 to be made, and you come and jump on my floors?!? Did you even look at the basement? The pipes? The electrical? No, you did not even do your job.

I have been paying your salary for over 15 years now, and I deserve a fair shake. You did not even try. I will bring this to court as you are infringing on my first amendment rights. At least three houses have been torn down on my block alone since I lived there and all three were in better shape. I do not know what your building code credentials are, if any, but you are simply not qualified to make a decision by bouncing your fat ass off my floors-OK?

So, here is what I am going to do. I am going to demolish MY house as scheduled.

I am 100% willing to pay in full the costs to bring this issue to the Supreme Court of the USA. This will be the case that closes down all dictatorial "historic" commissions the country over, including yours. Your commission completely takes my freedom of expression away-ever think of that?

Sincerely,

Drew Oeltmann
1810 Ashwood Ave
Nashville, TN 37212
615-275-8506

From: Zeigler, Robin (Historical Commission) [Robin.Zeigler@nashville.gov]
Sent: Friday, December 27, 2013 7:17 PM
To: Andrew Oeltmann; adam@durhamanddread.com;
Patricia.Carter@zeitlinrealtors.com
Cc: Jones, Susan (Legal); Walker, Tim (Historical Commission); Baldock, Melissa (Historical Commission)
Subject: RE: 1810 Ashwood

Dear Mr. Oeltmann:

We reviewed all the information submitted and inspected the house--basement, interior and exterior. It is our opinion, based on previous decisions, that demolition will not be granted but it is completely your decision as to whether or not you would like to apply to the commission. If you would like to apply we simply need a complete application, as stated in the previous email.

Please let me know if you have any questions.

Sincerely,
Robin

[Note: Information submitted and mentioned in email above included an application, engineer report, letter from Pete Prosser, letter from Acklen Property Group, LLC, estimate from ARS, and property assessor information.]

From: Andrew Oeltmann; adam@durhamanddread.com;
Patricia.Carter@zeitlinrealtors.com
Sent: Friday, December 27, 2013 7:30 PM
To: Zeigler, Robin (Historical Commission) [Robin.Zeigler@nashville.gov]
Cc: Jones, Susan (Legal); Walker, Tim (Historical Commission); Baldock, Melissa (Historical Commission)
Subject: RE: 1810 Ashwood

You just betrayed that you have made your decision BEFORE I have even submitted an application. What kind of people are you?? Seriously, you denied my idea, before I even made it official.

Even with proof of economic burden. Do your own rules mean anything at all?

Drew

Side Porch



To the right is an original side porch that was enclosed with inferior materials that are now decayed. The guidelines would allow for the removal of the enclosure and the restoration of the original porch or a new enclosure.



This photograph is the interior of the outside wall of the enclosure.

Rear Addition



Rear Deck



Additional Photographs







Pete Prosser
4301 Hillsboro Road
Nashville, TN 37215
December 19, 2013

Patty Carter
Zeitlin & Co. Realtors
2550 Meridian Blvd.
Suite 100
Franklin, Tennessee 37067

Dear Patty:

The more I think about the house located at 1810 Ashwood, the more I believe it would be very costly to renovate the home in its current condition. It is my professional opinion that the homeowner would have to first stabilize the foundation of the home before any renovations could begin. United Structural Systems is perhaps the best firm to perform a professional inspection to determine just how much work it will require to stabilize the foundation.

Keep in mind that the homes current condition greatly devalues the property. My estimate regarding a sales price would be \$250,000.00 without any renovations it may even sell for less. The house is extremely small with only two bedrooms, one bath and no garage.

It would be very difficult for the homeowner to sell this home in its present state without spending a substantial amount of money to make major improvements. Homes in the area on average have four bedrooms, three baths and large open living spaces too. In addition, a two car garage would be a great selling benefit to the house.

Sincerely,

A handwritten signature in black ink, appearing to read "Pete Prosser", written over a horizontal line.

Pete Prosser
Realtor

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Acklen Property Group, LLC

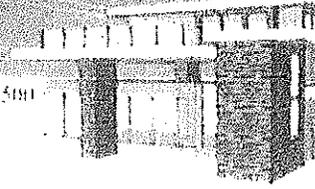
Construction, Remodeling & Developing

Daryl M. Adler
Director

(615) 997-0940
(615) 485-4916

3200 West End Avenue, Suite 500
Nashville, TN 37203

www.apgcontractorsweb.com
apgcontractorsgroup.com



December 30, 2013

Zettlin & Co. Realtors
4301 Hillsboro Rd., Suite 100
Nashville, TN 37215
Anne-Pete Prosser
(615) 423-0890

Re: Renovation project located at 1810 Ashwood Ave., Nashville, TN 37212

Dear Mr. Prosser:

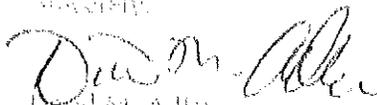
I have inspected the above referenced property per your request for a proposed renovation project.

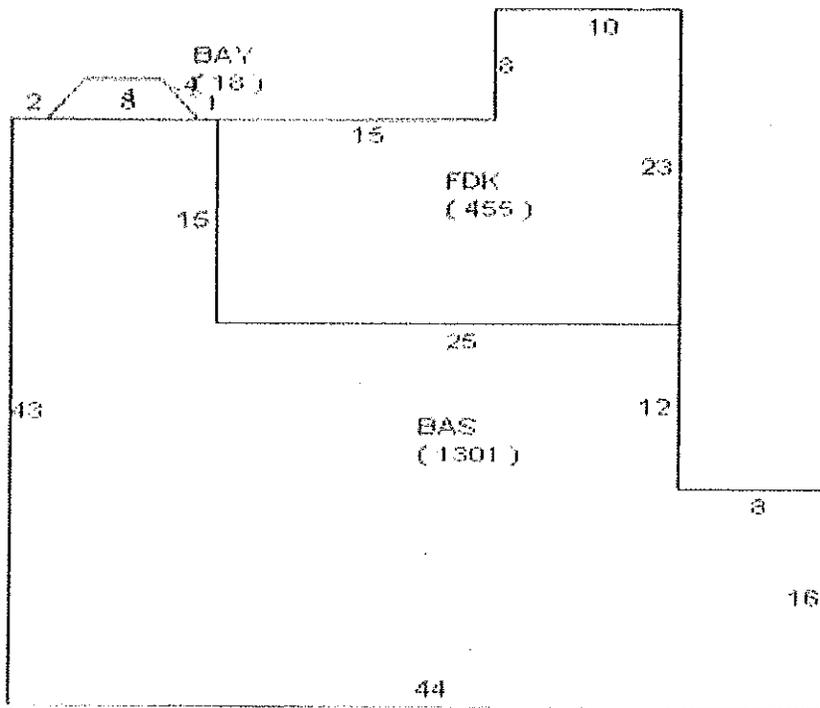
It is in my opinion that the property will require a complete interior and exterior renovation. This will modernize the interior of the residence while maintaining the 1940's era exterior facade.

The exterior will involve replacing the windows, siding, roof and chimney, landscaping and installing a concrete surfaced drive/parking area. The interior does not have a functional kitchen or bathrooms which will require demolition and relocation in the existing footprint. We would also have to remove the wall located between the living room and rear of the home to open this area from the front of the residence to the rear which would also require reconfiguring the three bedrooms and reworking the sanproom. We have also figured replacing all electrical, plumbing and HVAC.

It is my opinion that the renovation budget will be between \$185,000.00 and \$225,000.00 depending on selections and finishes.

Sincerely,


Daryl M. Adler

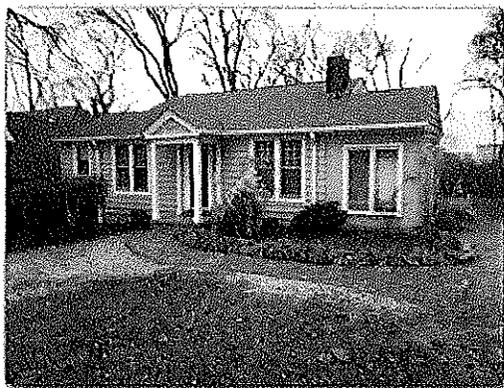


Unsketched SubAreas:
EMT: 473,

CRITERIUM[®] SMITH ENGINEERS

LIMITED STRUCTURAL INSPECTION

1810 Ashwood Avenue
Nashville, TN



Prepared for:

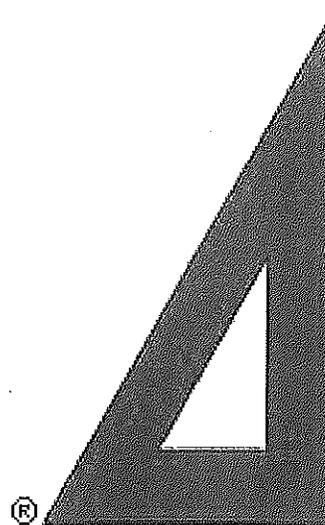
Patty Carter

Prepared by:

Criterion-Smith Engineers
170-D East Main Street, #129
Hendersonville, TN 37075
615-822-9873

December 23, 2013

Project No. 11625
Date of Inspection: 12/21/2013
Engineer: Mark J. Smith



INTRODUCTION

At your request, a limited structural inspection of the above property was performed on 12/21/2013. The report that follows has been prepared based on that inspection. This inspection was performed by and report written by Mark J. Smith.

The purpose of this inspection and report is to perform a site visit to evaluate the condition of the foundation and structural systems of this home. This structural inspection and evaluation is limited to reasonably available and visible structural components. Activities such as probing with an awl, measuring framing members, limited excavation around the foundation and/or determination of squareness, levelness and plumbness may be included in such an evaluation. No soils investigation or invasive testing is included. Further, no inspection or evaluation of any other systems such as plumbing, electrical, mechanical or interiors is included.

Our inspection and report have been conducted in compliance with Level B of the standards of practice of the National Academy of Building Inspection Engineers and Criterium – Smith Engineers.

SUMMARY

Based on our investigation and analysis, and to a reasonable degree of engineering certainty, the following conclusions are provided.

In summary, we consider the structural condition of the examined areas of this home to be in need of structural repair. If neglected, this could lead to more significant structural problems in this home.

DESCRIPTION

This house is a single-story, single-family residence with wood siding on the exterior walls and a roof surfacing consisting of asphalt composite shingles. There is a basement under this building.

For purposes of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building and facing it.

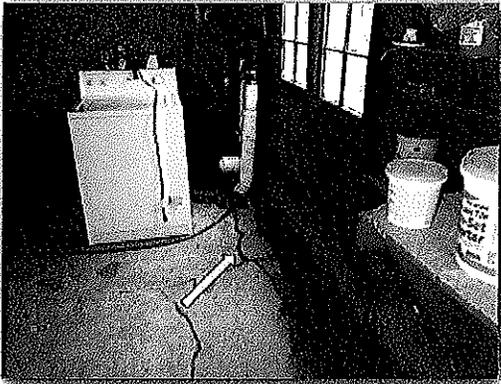
RESULTS AND RECOMMENDATIONS

With insulation installed between the floor joists, not all portions of the joists and the flooring above were directly visible for inspection.

The basic construction of the original or main house consists of 17 to 21 inch-thick stone foundation walls and a column-girder system for the support of the first-floor-level joist members. This is a standard method of construction.

However, the back-left addition and the right enclosed porch additions were not built on proper foundation walls.

The back-left bedroom addition is built over a concrete slab which does not have a turned-down edge or perimeter footing. As a result, differential settlement has occurred. This settlement is most pronounced along the left side, lower left photo, where the slab has rotated downward under the left wall. This settlement has rotated the right edge of the slab, at a crack, upward approximately 7/8ths of an inch, lower right photo and arrow in lower left photo.

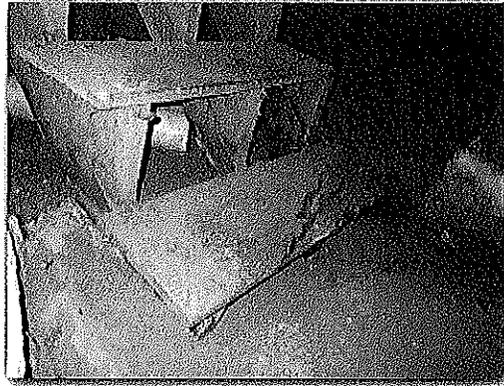
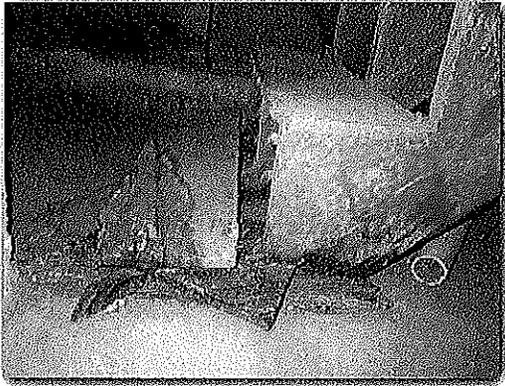


The foundation for this addition needs to be re-built. A suitable concrete perimeter footing at least 12 inches below grade, at least 18 inches wide and 12 inches thick with two #4 rebar, needs to be provided. The foundation wall needs to be built on top of the footing in a permanent manner such that the ground will be at least six (6) inches below any wooden wall framing.

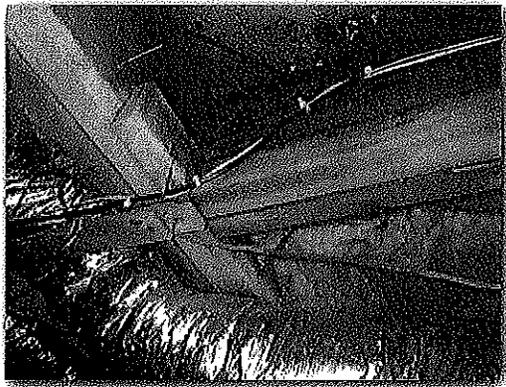
This project will be quite expensive considering that if the current addition is kept intact, it will need to be temporarily supported during the re-construction project.

The right porch addition appears to have been constructed by enclosing a concrete patio. The foundation consists of a concrete slab resting on a perimeter concrete block. The support footings for this perimeter block are unknown. No access was available from the basement. It appears that this foundation is performing acceptably at this time. However, if this foundation was built in the same manner as the back-left addition, differential settlement resulting in a structural stabilization project would be anticipated.

The basement stairs are deteriorating and need to be replaced. The bottom step is resting on loose laid-flat wood pieces and is not stable.

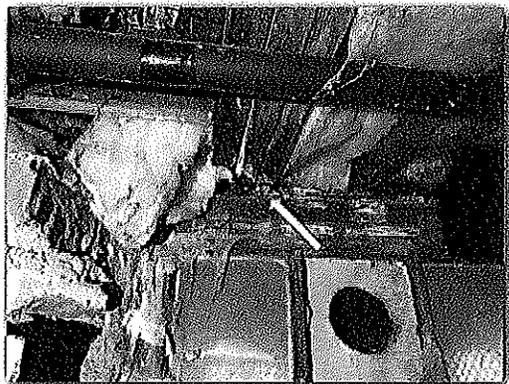


There is an un-supported intersection of two double joists or girders located above the base of the stairs which is not provided with a support post, lower left photo.

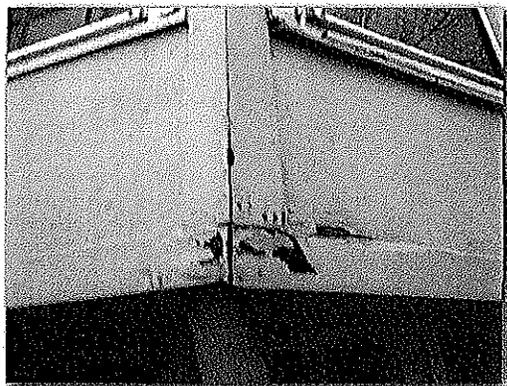


The doubled joist should be provided with a hanger bracket or a support post should be installed to support this connection.

There is wall cracking in the left wall of the back-right bedroom. This wall is supported by a triple floor joist in the basement. The back end of this joist is improperly supported above a back basement window, lower photo. which has allowed the joist to settle. A proper double 2x8 header needs to be installed at the end of this joist across the window.



The exterior siding of this building consists of wood siding which has been painted. There are several areas around the house where deferred maintenance has caused significant rot in the siding. Examples are shown in the following photos. The rotted siding needs to be removed so that the extent of the damage can be determined and all rotted framing also replaced.



Many of the wooden windows also have significantly rotted trim. Examples are shown in the following photos. These windows are rotted to the point that water is entering the structure and most likely wood framing rot has occurred. Not only do the windows need to be replaced, but wall framing rot will need to be repaired.



There is a wooden deck installed behind this building. The deck is secured to the house with nails. It should be properly bolted to the structure. This should be done after the back-left addition foundation is properly built.

LIMITATIONS

This inspection report is limited to observations made from visual evidence. No destructive or invasive testing was performed. The report is not to be considered a guarantee of condition and no warranty is implied.

This scope of this inspection does not include a comprehensive evaluation for code compliance, governmental regulation compliance, fire safety, or hazardous materials in or around this building.

This report is based on an examination of the structural system described in the INTRODUCTION

Section of this report. This report is an opinion about the condition of this portion of the building. It is based on evidence available during a diligent inspection of all reasonably accessible areas. This report is not an exhaustive technical evaluation. Such an evaluation would cost many times more.

As Professional Engineers, it is our responsibility to evaluate available evidence relevant to the purpose of this inspection. We are not, however, responsible for conditions that could not be seen or were not within the scope of our service at the time of the inspection.

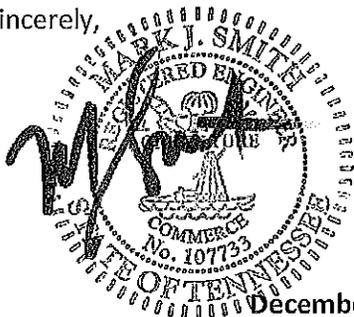
CONCLUSION

This report has been prepared in strict confidence with you as our client. No reproduction or reuse is permitted without express written consent. Further, we will not release this report to anyone without your permission.

We encourage you to call with any additional questions you may have.

Thank you for the opportunity to be of assistance to you.

Sincerely,



December 23, 2013

Mark J. Smith, PE, Certified Building Inspection Engineer

CRITERIUM[®] GLOSSARY

ALLIGATORING: Square-patterned grain cracking of paint surface often caused by too many layers.

AMPERAGE: An ampere is a measure of the "volume" of electrical current available. The more amperage available, the more electrical devices can be connected to the system.

ANCHOR BOLT: L-shaped bolt with threaded end that connects the wooden sill to the top of the foundation wall.

AQUASTAT: A device to regulate the hot water temperature.

ARMORED CABLE: Commonly called BX; a moderately flexible metal sheathed cable.

ARTESIAN WELL: A well which penetrates a confined subsurface water source which is under sufficient pressure to cause the water to rise in the well casing itself.

BACKFILL: Loose fill graded against masonry walls in an open excavation, covered with topsoil.

BEARING WALL: Walls that transfer structural loads from building components above them.

BLEEDING: 1) Removing trapped air from radiators, convectors or 2) the appearance of discoloration or stains under a finished, surface coat.

BLISTERING: Bubbles in paint. These are often caused by excessive moisture working through the wall from the inside.

BLOCK: Generally, any masonry unit larger than a brick; usually set in mortar as in a block wall.

BOILER: A heating unit in which hot water or steam is produced.

BOWED: Unsatisfactory timber (specifically framing members) that has been stored or dried unevenly, resulting in a natural curve along its length.

BRIDGING: Stiffeners fitted between floor joists; common bridging is an X-pattern, solid bridging is a short length of same-size floor joist timber.

BROWN COAT: The rough coat of plaster or stucco.

BTU: British Thermal Unit: a heat measurement.

BUILDING PAPER: Thick, pinkish paper used between plywood subfloor and finished flooring.

BUILT-UP ROOFING: Layers of asphalt-based roofing overlapped, sealed and bonded with hot tar; applied to flat roof decks.

BX: Common term for semiflexible, metal-encased electrical wiring (See Armored Cable).

CESSPOOL: A subsurface waste water disposal chamber with no attached drainage field (leach bed).

CHECKING: A short, narrow crack along the grain of structural timbers. Different from a split that goes through the full thickness of the wood.

CHECK VALVE: Fitting that prevents the reverse flow of water in piping; commonly used on sump pump installations or floor drains.

CHLORDANE: Poisonous chemical used for eradicating termites.

CIRCUIT BREAKER: Switches mounted in the main electrical panel that trip automatically to prevent overloading the circuit.

CIRCULATOR: Pump and motor mounted on hot water furnace that pushes heated water through the piping system.

CLEAR LUMBER: The highest grades of lumber; free from visible defects and knots.

CLOSED VALLEY: Pattern of overlapping, interlaced shingles across the intersection of two sloping roofs. An open valley uses metal flashing.

COMBUSTION EFFICIENCY: A measure of the amount of fuel burned that actually produces heat. For example, 75% combustion efficiency means 75% of the fuel burned is producing heat.

COMPACTNESS: As it relates to energy efficiency and interior traffic flow, compactness suggests the maximum amount of interior space for the minimum amount of exterior wall area. A sphere (while impractical) would represent the most compact shape and floor plan a home could have.

COMPRESSOR: Mechanical heart of a cooling system that forces refrigerant through the system.

COUNTER FLASHING: A metal strip that covers the top edge of conventional flashing (frequently used around chimneys); allows for expansion and contraction between different building materials without breaking the flashing seal against the weather.

COURSE: One row of shingles, bricks or masonry block placed horizontally.

CRAWL SPACE: Area between the floor joists and the ground surrounded by the foundation wall.

CREOSOTE: Liquid chemical applied to raw timber that protects it from the weather.

CRICKET: Metal flashing placed on the "up-roof" side of the chimney to deflect roof water to either side of the chimney.

DEFLECTION: Downward force on rafters, joists and girders, causing the center of the timber to bow downward over the center of the span.

DRIP BEAD: Common form of capillary break groove cut under window sills.

DRIP EDGE: Lengths of L-shaped metal flashing placed along the edges of a roof to seal the space between the shingles and the roof deck from the weather.

DRY ROT: Timber decay characterized by sponginess and crumbling; caused by dampness and spread by bacteria.

DRYWALL: Common form for paper-finished gypsum wallboard; also called sheetrock.

DRY WELL: Rock-filled hole in the ground to collect and distribute roof water or excessive ground water.

EAVES: The overhanging section of a sloping roof.

EFFLORESCENCE: White powder residue on concrete masonry, usually indicates moisture migration through concrete.

FASCIA: A wide vertical board running horizontally across the ends of the rafters.

FELT PAPER: Common term for asphalt-impregnated building paper applied between wood roof decking and shingles.

FLASHING: Metal stripping to seal seams between sections of roofing or between roofing and other materials or metal caps sealing the joint between upper door and window frames and exterior siding.

FLOOR ZONES: Areas of a floor plan that can be distinguished by their function. For example, garage, workshop, hobby area, kitchen, family area, etc.

FOOTING: Enlargement at the base of a foundation wall to support and distribute the load.

FORCED AIR: An air conditioning or heating system that relies on a motor-driven fan for distribution.

FOUNDATION: Lower part of the building that supports the superstructure.

FRAME: The skeleton of a home including the major framing members such as rafters, studs and joists.

FURNACE: A heating unit in which hot air is produced.

GABLE: Triangular section of the end wall of a building with a sloping roof.

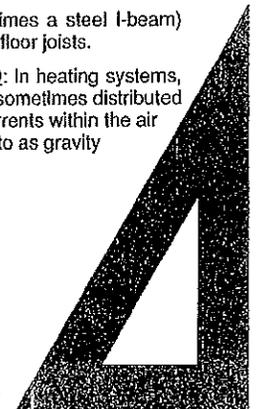
G.F.C.I. (or G.F.I.): Ground Fault Circuit Interrupter, a quick-tripping circuit breaker that can cut off power 25 milliseconds after detecting current leakage. NOTE: The National Electrical Code now requires these circuit breakers in all newly built bathrooms, exterior outlets and kitchens.

GHOSTING: Darkening and discoloration of wallboard nailheads and compound-filled wallboard joints caused by unequal temperature and moisture transmission through the wall.

GIRDER: Timber (sometimes a steel I-beam) that supports beams and floor joists.

GRAVITY DISTRIBUTED: In heating systems, hot water and hot air are sometimes distributed by the natural thermal currents within the air or water. This is referred to as gravity distribution.

This glossary of common building terminology is provided as a service of Criterium Engineers,[®] the oldest nationwide network of licensed professional engineers specializing in building inspections. Criterium Engineers[®] is headquartered at 22 Monument Square, Suite 600, Portland, ME 04101 (800) 242-1969



GRAVITY DRAIN: A drain which slopes from the house to any ground level nearby which is lower, allowing for the natural or "gravity" downward flow of water.

GROUND WIRE: Electrical wire that protects against shock hazards by transferring leaking or abnormal current back through the grounding system into the earth.

HARD WATER: Water with a high mineral content.

HEADER: Timber across an opening in the framing system that supports framing members interrupted by the opening.

HEAT PUMP: A year-round heating and cooling plant best suited to moderate climates; technically a compressor-driven, refrigerant cooling system that functions as a heater when the cooling cycle is reversed.

HEAVING: Upward pressure of earth caused by frost action.

INSULATION: Any material which effectively restricts the flow of heat (thermal transmission) through it. Fiberglass, cellulose, foam, etc. are common examples.

JACK STUD: Part-height support stud placed beneath the ends of a header across an opening, nailed to a full-length stud that extends above the header.

JOIST: Wood or steel framing member directly supporting a floor or ceiling.

K.D.: Short for kiln-dried, signifying lumber with extreme dimensional stability due to low moisture content.

LEACHING FIELD: Elongated, buried piping or chamber system placed beyond the septic tank in a waste disposal system which gradually filters liquid wastes into the earth.

LEADER: Vertical pipe running between the gutter and the ground or an underground piping system.

LEDGER: Timber nailed flush with the bottom of a beam or joist, used to support a timber butting at right angles.

LIGHT: Individual pane of glass; describing the design of a double-hung window as in 8 over 8 lights.

LINTEL: Structural member across the top of an opening; commonly a stone or masonry equivalent to a wood frame header.

LOOP: Self-contained circuit of a hot water heating system.

MITERING: Joining two boards by cutting an equal angle at the end of each one.

NOSING: Rounded extension of a stair tread that projects beyond the vertical riser.

PVC: Polyvinylchloride - a type of "plastic" pipe used commonly for drain lines and less commonly for water distribution lines.

PENTACHLOROPHENAL: Chemical impregnated into timbers under pressure to protect them from deterioration.

PERIMETER DRAIN: A common reference for a system of drain pipes located at the base of the foundation wall to collect and carry water away from a basement space.

PERMEABILITY: A measure of the ability for vapor (moisture, air, etc.) to pass through a substance. For example, a window pane is less permeable than a screen.

PIER: Masonry load-bearing support independent of the main foundation.

PITCH: Commonly the angle of a sloping roof; the ratio of height to the span (as in 4 on 12).

PLATE: Single or double layer of 2 x 4 or 2 x 6 along the top of a stud wall.

PLENUM: Enclosed air chamber.

PLUMB: Perfectly vertical; at right angles to a perfectly level line.

POINTING: Cleaning loose mortar from joints between masonry (also called raking the joints) and refilling with fresh mortar.

POST FOUNDATION: A system of posts (most commonly concrete or wood) set into the ground at regular intervals to support the frame of a home above it.

PRESSURE-TREATED: Wood timbers treated with chemical preservatives under enough pressure to force the treatment deeply into the wood.

RAFTERS: Sloping timbers extending from the eaves to the roof ridge.

RECOVERY RATE: The rate at which a water heater will recover from the use of hot water by producing more.

R FACTOR: Measurement of a material's resistance to heat transmission; displayed on insulation; higher numbers give more insulating protection.

RIDGE: The horizontal line along the highest part of the roof.

RISER: Vertical board set between stair treads.

ROLL ROOFING: Continuous strips of asphalt roofing applied with an overlap along the horizontal seam, particularly on low pitch roofs.

ROMEX: Plastic-sheathed, flexible wire cable.

ROOF CEMENT: Heavy, pudding-consistency asphalt tar used to seal roll roofing seams, embed flashing and make repairs.

ROUGH LUMBER: Unfinished, untrimmed raw lumber.

SASH: Framework that supports glass in a window.

SEPTIC TANK: A subsurface tank (most commonly of concrete) which allows solids to settle out of waste water before the water flows to a drainage bed or leaching field.

SERVICE ENTRANCE: The point where the utility company's line enters the main electrical fuse or breaker box.

SHEATHING: Primary covering over framing.

SHIM: Small piece of material used to support adjustments in materials to achieve level or plumb surfaces.

SITE: The lot (property, land, ground, etc.) on which a home or building is located.

SLAB-ON-GRADE: A concrete floor slab placed directly on the ground.

SLEEPERS: Timbers usually laid flat, resting on the ground or concrete slab to support flooring.

SLOPE: A gradual (or steep) change (up or down) in the ground level.

SOFFIT: Surface under roof eaves overhanging an exterior wall.

STUD: Vertical, structural timber used to frame a wall.

SUBFLOOR: Structural flooring laid directly over the floor joists; covered by finished flooring or underlayment.

SUMP: A chamber (most typically a hole in the basement floor) into which water (from perimeter drain, etc.) can flow from which it is discharged either by a sump pump or a gravity drain.

SWALE: Shallow depression to collect and transfer water. A type of surface drainage.

TAPING: Process of applying joint compound, perforated tape and successive coats of joint compound to conceal the seams between gypsum wallboard panels.

TERMITE SHIELD: Metal strip fastened over the top of the foundation and angled a short distance down each side or a barrier to separate masonry and wood components of the structure.

THERMAL BUFFERZONE: A space (not heated or air conditioned) which separates a heated or air conditioned space from the outside (ambient) climate. Garages, enclosed porches and breezeways are examples of thermal buffer zones.

T AND G: Short form for tongue and groove pattern; a ridge extending along one edge of a board that fits into a matching groove of another.

TOENAILING: Practice of driving nails at an angle through the sides of a stud or other timber near the end where it butts another timber.

TO THE WEATHER: Describes the portion of a material, usually horizontal siding, exposed to the elements.

TRAP: U- or S-shaped pipe fitted beneath fixtures so that a water seal prevents septic odor from entering the house.

TREAD: Flat, horizontal step on stairs.

TRUSS: Triangular, reinforced rafter.

UNDERLAYMENT: Thin, smooth plywood or particle board applied over a rough subfloor; covered with carpeting, vinyl tile or other material requiring a smooth base.

VALLEY: Intersection created by two sloping roofs, generally meeting at right angles.

VAPOR BARRIER: Thin sheathing to prevent the transmission of moisture through a wall; typically overlapped sheets of polyethylene film.

VENTILATION: Air flow through basements, wall cavities, attics, etc. to prevent accumulation of moisture.

VENTS: The openings (typically louvered or weatherproofed) to allow ventilation.

VOLTAGE: (official) One volt is the voltage between two points of a conducting wire carrying a constant current of 1 ampere, when the power dissipated between these two points is 1 watt. (unofficial) A volt is a measure of the "pressure" of an electrical service.

WALLBOARD: Commonly, paper-covered gypsum panels.

WARP: Bending along the flat, wide surface of a board or door.

WEEP HOLES: Small holes drilled in sills or window frames through which condensation escapes; also short sections of pipe placed at the base of retaining walls to release hydrostatic pressure and groundwater.

WET ROT: Timber decay characterized by a charred appearance; caused by a fungus that flourishes in dark, wet areas.

WRINKLING: Ridges and furrows that develop in paint that is applied too thickly.

ZONE: Independently controlled section of a heating system.

Property Report

Location
Property Address 1810 Ashwood Ave
 Nashville, TN 37212-5012
Subdivision Blair/Belmont Heights
County Davidson County, TN
Current Owner Name Oeltmann Andrew Napier
Mailing Address 1810 Ashwood Ave
 Nashville, TN 37212-5012



Property Summary
Property Type Residential
Land Use Single Family Dwelling
Improvement Type Single Fam
Square Feet 1319 sf
General Parcel Information
Parcel/Tax ID 104-16-0-078.00
Alternate Parcel ID
Account Number
District/Ward USD
2010 Census Trct/Blk 169/1

Sales History through 12/06/2013

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
04/02/2001	\$180,675	Oeltmann Andrew Napier		Warranty Deed	Completely Qualified	200104050033331
03/30/1992	\$104,000					8592/683
11/09/1981	\$47,500					5817/257
08/24/1976	\$26,833					5061/847
02/29/1972						4580/782

Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Tax Year 2012		City Taxes	\$510.57	Urban Service District	\$0.62
Appraised Land	\$180,000	County Taxes	\$3,326.94	General Service District	\$4.04
Appraised Improvements	\$149,400	Total Taxes	\$3,837.51		
Total Tax Appraisal	\$329,400	Exempt Amount			
Total Assessment	\$82,350	Exempt Reason			

Mortgage History

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
10/20/2009	\$50,000	Oeltmann Andrew Napier	First Tennessee Bank	200911060102744
3/3/2008	\$248,250	Oeltmann Andrew Napier	Fifth Third Bank	200803100023642
5/22/2006	\$229,491	Oeltmann Andrew Napier	First Horizon	200806010064279
4/5/2004	\$50,000	Oeltmann Andrew Napier	Bank Of America	200405030049765
4/2/2001	\$179,258	Oeltmann Andrew Napier	First Tennessee Bank	200104050033332
7/22/1999	\$120,000	Jackson Susanne C	Money Centre	11583/709
7/22/1999	\$30,000	Jackson Susanne C	Money Centre	11583/720
6/2/1997	\$29,181	Gleason Greg	Approved Federal	10488/458
6/2/1997	\$29,181	Jackson Susanne C	Approved Federal	10565/246

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Single Fam		1319	1940	1970	3	2	6	1	1

Building Square Feet (Living Space)	Building Square Feet (Other)
1301	

Construction	Quality	Shape	Partitions	Common Wall	Foundation	Floor System	Exterior Wall	Structural Framing	Fireplace	Roof Framing	Roof Cover Deck	Cabinet Millwork	Floor Finish	Interior Finish	Air Conditioning	Heat Type	Bathroom Tile	Plumbing Fixtures	
					Part-Bmt		Frame/Shingle/Siding									Central	Heat & Cooling Pkg.		

Other	Occupancy	Building Data Source

Property Characteristics: Extra Features

Feature	Size or Description	Year Built	Condition
Bay Window Fin	18		
Basement Unf	473		
Finished Deck	455		

Property Characteristics: Lot

Land Use	Block/Lot	Latitude/Longitude	Lot Dimensions	Lot Square Feet	Acres
Single Family Dwelling	124	36.129161°N-86.789099°W	60 X 175	10,454	0.24

Property Characteristics: Utilities/Area

Gas Source	Electric Source	Water Source	Sewer Source	Zoning Code	Road Type	Topography	District Trend	Special School District 1	Special School District 2
				R8: One And Two Family - (8,000 Square Foot Lot) Multi-Ovly: Multi-Ovly					

Owner Type

Legal Description	Subdivision	Block/Lot	District/Ward	Plat Book/Page Description	Firm Panel Eff. Date
	Blair/Belmont Heights	124	USD	Pt Lots 124 137 Blair Rev Belmont Hgls Neighborhood Code And Name: 2226 Belmont/21St Av S To Belmont	47037C0218F 04/20/2001

Flood Zone Information

Zone Code	Flood Risk	Description	FIRM Panel ID	Firm Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47037C0218F	04/20/2001

Zone Source: FEMA DFIRM Data

Wednesday, December 18, 2013