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

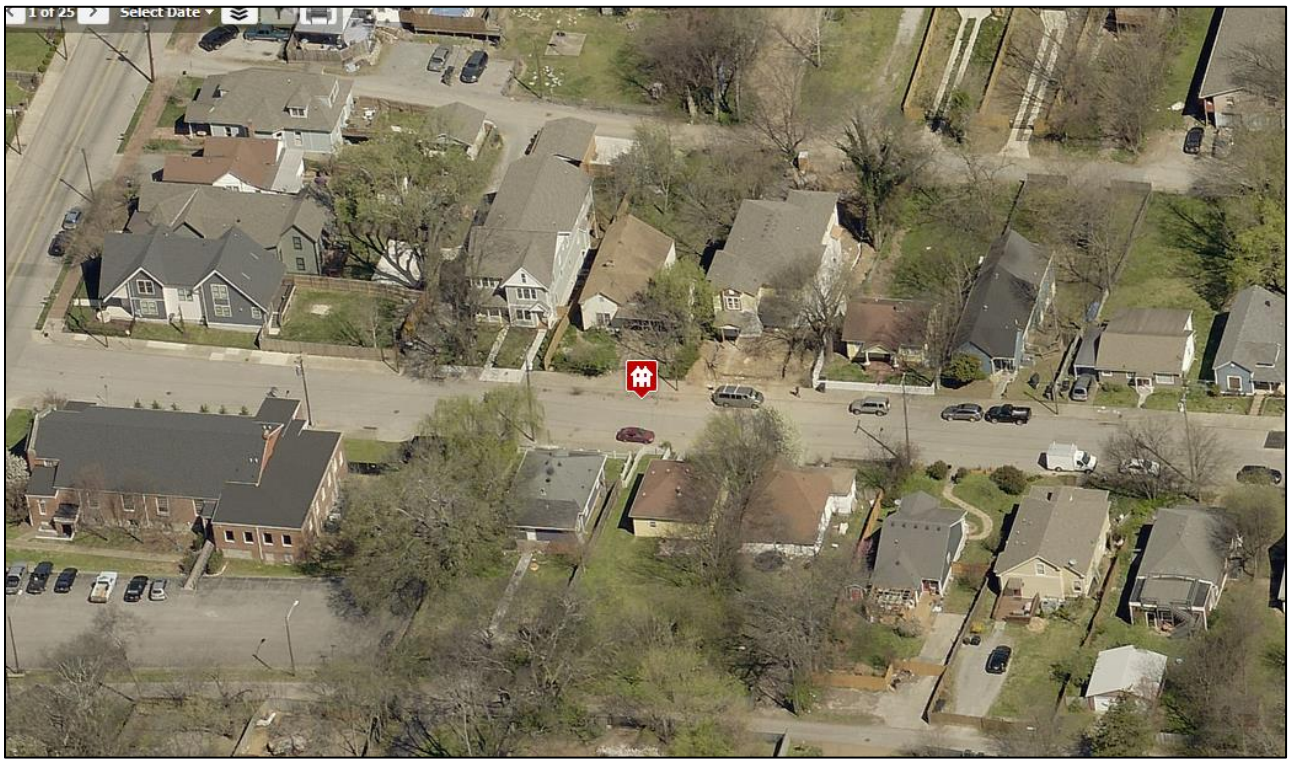
STAFF RECOMMENDATION
1107 Boscobel Street
August 17, 2016

Application: Demolition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 083130171.00
Applicant: Chris Seay
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The applicant requests demolition based on the poor condition of the home and that it is beyond reasonable repair. **Recommendation Summary:** Staff recommends disapproval finding that removal of the building, a very early home for the neighborhood, would be detrimental to the historical interest and value of the neighborhood. With the information provided to date, demolition meets section IV.B. for inappropriate demolition.	**Attachments** **A:** Report Writers **B:** Photographs **C:** Engineers Report **D**: Renovation estimates **E:** Public Comment

Vicinity Map:

Aerial Map:



Applicable Design Guidelines:

IV. B. Demolition

1. Demolition is not appropriate

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

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

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

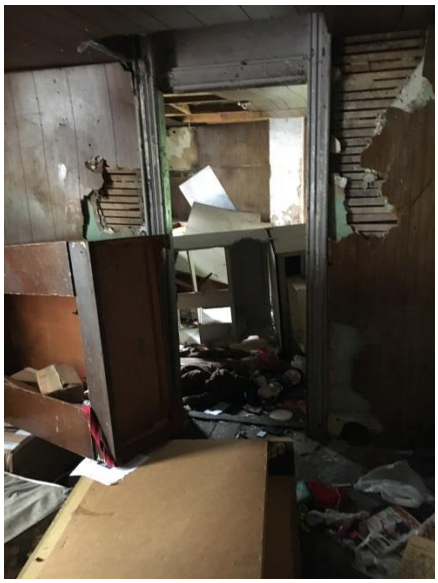
Figure 1. 1107 Boscobel Street

Background: 1107 Boscobel Street is a contributing structure in the Lockeland Springs-East End district. 1107 Boscobel dates to c.1900 and can be identified on the 1908 Sanborn map. The earlier Sanborn map, which dates to 1889, stops one block west of the site. The lot was platted as a part of the East Edgefield subdivision in 1875.

Figure 2. 1908 Hopkins map shows the approximate footprint of the current structure (Magnolia Street became Boscobel Street at a later date)

Analysis and Findings: The applicant requests demolition based on the poor condition of the home and that it is beyond reasonable repair.

Staff is recommending disapproval based on the need for more specific information on the building's structural condition. The engineer's report on which all rehab estimates are based was conducted on 5/24/2016 before the building was cleared of debris. Selective demolition is needed to better understand the building's structural deficiencies and evaluate alternative solutions to a complete replacement of the building's footings and foundation, flooring, and roof structure. Additionally, two of the three bids for repair were made by general contractors who have minimal, experience in rehab of historic homes.



Images 1 and 2 are examples of the condition of the house at the time of inspection.

Staff recommends requesting the following to complete an evaluation of the demolition request:

- An additional bid for renovation by a general contractor with substantial experience in a historic home rehab;
- Selective exterior demolition to remove a section of vinyl siding back to the original wood clapboard- from water table to eaves at a width of 6 feet, which will allow a better assessment of the siding;
- Selective interior demolition to remove small sections of the lath and plaster wall near the floor to inspect the wall studs and the top plate; and
- More detailed inspection of the roof structure and the floor framing (in the front three rooms of the building) to verify their condition.

Recommendation: Staff recommends disapproval finding that removal of the building, a very early home for the neighborhood, would be detrimental to the historical interest and value of the neighborhood. With the information provided to date, demolition meets section IV.B. for inappropriate demolition.

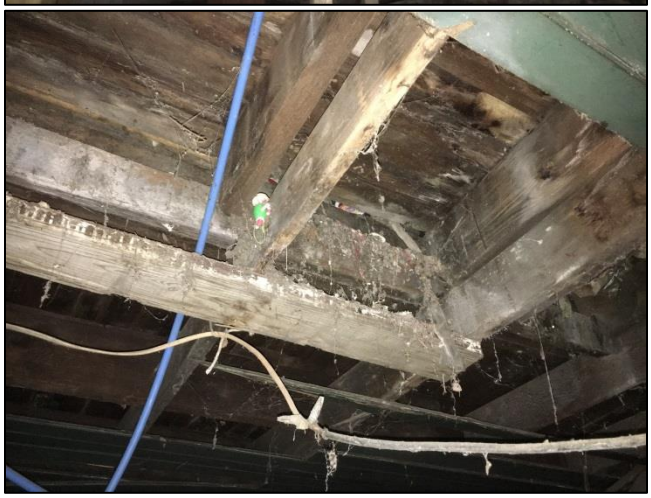
REPORT RESEARCH & WRITERS

Paul Hoffman is a Historic Preservationist 1 with the Metropolitan Historic Zoning Commission. He is a Nashville native, a graduate of Hume-Fogg High School and Vanderbilt University, and a former Navy officer. Prior to joining the MHZC staff in 2013, Paul worked on historic preservation projects on landmarks such as the Tennessee State Capitol, Ryman Auditorium, Belmont Mansion, Rosenwald schools in Sumner County, and the Francis Rogan House in Omagh, Northern Ireland. Paul earned his M.A. in the historic preservation program at Middle Tennessee State University with a thesis on the Avery Trace, the primary land route into middle Tennessee in the 18th Century.

Robin Zeigler is the Historic Zoning Administrator with the Metropolitan Historic Zoning Commission. She has been a local preservation specialist for more than 12 years working as the Senior Historic Preservation Planner for the Planning Division of the Salt Lake City Corporation and the Preservation Planner for the City of Bowling Green in Kentucky. In addition she has taught historic preservation planning as an adjunct professor at Western Kentucky University. She is a former board member of the National Alliance of Preservation Commissions. Zeigler holds a graduate degree from Middle Tennessee State University's Public History Program.

Pierre Howell provides residential structural services and is certified by International Code Congress. He has more than 30 years of experience. Mr. Howell served as zoning examiner with Metro from 2013-2016 and a building inspector from 1992-2013. As a structural inspector he inspected New Residential One and Two structures, as well as the Renovations of existing Historical and Traditional Housing. Inspections performed, but not limited to, are as follows: Footing and Foundations, Framing Integrity, Flashing, Sheathing, Energy code Compliance and Final Inspections for Use and Occupancy. From 1985-1992 he enforced the correction of substandard housing violations and environmental issues with the Metro's Property Standard's division. His a graduate of Nashville State Technical Institute. His national international certifications include:
ICC BUILDING CODE INSPECTOR
ICC RESIDENTIAL COMBINATION INSPECTOR
ICC CERTIFIED HOUSING CODE OFFICIAL
ICC PROPERTY MAINTENANCE & HOUSING INSPECTOR
CABO ONE & TWO FAMILY INSPECTOR
CABO BUILDING INSPECTOR
LEGAL and MANAGEMENT
STATE OF TENNESSEE BUILDING INSPECTOR LICENSE
CONTINUING EDUCATION HOURS FOR STATE AND NATIONAL REQUIREMENTS

PHOTOS







STRUCTURAL ENGINEERS, P.C.

4525 Trousdale Drive
Nashville, Tennessee 37204
(615) 781-8199 ▪ Fax (615) 781-4088
www.emcnashville.com

May 24, 2016

Mr. Chris Seay
50 East 28th Street, Apartment 21F
New York, New York, 10016

RE: 1107 Boscobel Street / Nashville, Tennessee
EMC Project No. 16674

Dear Mr. Seay:

Introduction

On May 21, 2016, a registered engineer from EMC Structural Engineers, P.C. visited the house at the referenced address for the purpose of accessing the integrity of the existing structure. The structure was evaluated based on the 2012 International Residential Code for One-and-Two-Family Dwellings. This publication is noted as the Code when it is referenced in this report.

The residence is a single-story, wood-framed structure. It is constructed over a crawlspace and partial basement at the south end. According to the Metro Nashville tax records, the house is 1,392 square feet and was constructed in 1920. For the purpose of this report, the front door of the house is assumed to face south (photograph 1).

The yard slopes downward from the front to the back. Grade is approximately 9' below the front level at the rear of the house.

On May 13, 2016, the house was declared "Unfit For Human Habitation" by the Metro Nashville Department of Code Administration (photograph 1A).

Summary of Report Findings

1. The entire foundation in unstable and not code-worthy and must be replaced with new perimeter continuous footings and foundation walls. All interior masonry piers must be replaced.

2. Floor framing under the kitchen, bathroom, and hallway must be replaced.

3. Floor sheathing must be replaced throughout the structure.

4. When wall finishes are removed, all wall studs must be inspected. It is likely that there is exterior wall stud damage that is currently hidden by finishes.

5. The existing 1x spaced roof sheathing boards must be removed and replaced with 5/8" APA-rated sheathing.

6. The fireplace/chimneys must be reconstructed.

7. The front porch must be removed and reconstructed.

8. As will be documented in this report, the structure is in very poor condition. The house is unstable and unsafe. The cost to repair the existing structure systems to bring the house into a habitable condition will likely exceed the cost of rebuilding from the ground up. Note also that this report does not address finishes, heating, plumbing, electrical issues or necessary site improvements. For this reason, it is my professional opinion that the condemnation and demolition as ordered by the Metro Nashville Department of Codes Administration is the appropriate course of action.

Observations

Foundation: With the exception of the exterior walls of the basement area, the house is supported on 8" x 20" brick piers around the perimeter and on a north-south line of piers near the center of the house. The piers vary in height from approximately 2' to 9'. Pier spacing around the perimeter varies from 5'-4" to approximately 13' (photographs 2 and 3).

Across the north wall of the basement/crawlspace there is a full-height 8" thick brick wall. This wall turns south for approximately 10' at each end (photograph 4).

Most of the foundation brick wall and piers appear constructed with lime mortar that has deteriorated since the original construction. At many locations, such as the pier at the southeast corner, there is little to no mortar left (photographs 5 and 6). At most remaining sections of the wall, the original mortar has deteriorated to a depth of up to one inch.

At the northeast corner of the basement area, the brick has been reworked with a cement mortar. There is cracking indicative of settlement at the bottom and top of the foundation walls at this corner (photographs 7 and 8).

A section of the foundation was excavated near the northeast corner. The brick foundation wall was bearing on clay soils about 18" below grade. There was no concrete footing under the wall. This is typical for houses of this vintage (photograph 9). At this location, the wall had pushed outward 2" to 3" from the plane of the foundation walls (photograph 10).

On the west, north, and east foundation walls, areas between piers were filled-in with wood framing supporting plywood, metal siding, or shingles. It should be noted that these infill areas are not wood foundation walls as allowed in the Code.

Floor: The floor is typically framed with full-size 2x8s at 16" centers that span east-west in the south portion of the house and north-south over the basement area.

Under the bathroom, kitchen, and hallway, the floor joists show heavy water damage and decay. Some additional supports have been added in this area (photographs 11 and 12).
In the hallway, the floor framing has failed and now slopes downward 2" to 3" from the west to the east (photograph 13).

Where wood joists are supported on edge beams between piers, the beams are rotating and the floor joists are pulling away from the ledgers (photograph 14).

There is no positive attachment for the floor structure to the foundation walls or piers.

The wood flooring supported by the floor joists is decaying in the kitchen, bathroom, and hallway. There is a large hole through the flooring in the hallway.

Flooring boards are soft at numerous locations throughout the house.

Load Bearing Walls: Load bearing stud walls appear to be constructed of 2x4 with plaster on wood lath. In-place finishes prevented observation of most perimeter stud walls. However, at the stairway to the basement, a section of paneling was removed. At this location, new studs were visible. One rotted original stud could be observed. This was likely caused by water infiltrating the stud cavity (photograph 15). It is likely that similar conditions exist in other perimeter walls.

Roof Framing: The gabled roof is framed with full-size 2x4 rafters supporting 1" sheathing boards. There is a gap of 4" +/- between sheathing boards (photograph 16).

There is a metal roof over the sheathing boards. Several layers of asphalt shingles have been added over the metal roof.

The roof rafters appear to be in generally good condition.

Ceiling joists support plaster on wood lath. The original ceiling is 10' above finished floor. Wood-framed ceilings have been added at about 7' above finished floor on the west half of the house. This appears to be an effort to keep ceiling plaster from falling into the room. Falling plaster is an indication of roof leaks (photograph 17).

Porch: The wood-framed front porch has deteriorated in numerous locations. The wood is in direct contact with the earth. There is evidence of water leaking through the porch roof (photograph 18).

Additional Observations:

The front door will not shut due to distortion of the floor and doorframe. Most windows have been broken out, which will continue to allow water into the house.

The masonry on the central fireplace/chimney on the main floor has cracked and settled. There is water staining on the floor joists and boards around the fireplace that indicates water is entering the building through the chimney. There is little mortar remaining in the brick joints in the chimneys above the roof. This is likely the channel through which water enters the chimneys (photographs 19 and 20).

Though the water was reportedly turned off in the house, water dripping into the basement from the kitchen.

Detailed Discussion and Recommendations

Code section R403.1 requires a continuous perimeter foundation. Additionally, the present foundation system is not stable under code required lateral loads specified in sections R301.2.1 (wind loads) and R301.2.2 (seismic loads).

The house frame should be jacked-up off the existing foundation, the brick piers and damaged and deteriorated basement walls removed, and a new perimeter foundation wall added. The perimeter foundation should consist of 8" split-face concrete masonry units reinforced with #5s at 48" centers, or brick veneer on standard 8" concrete masonry units reinforced with #5s at 48" centers. The continuous footing should be 12" x 24" in cross-section with two #5s top and bottom. Footing bottom should bear on undisturbed earth and be a minimum of 24" below finished grade.

Many of the 8" x 20" isolated brick piers do not meet the height-to-thickness requirements of Code section R404.1.9 or the minimum size requirements of section R404.1.2. The interior piers do not bear on footings per section R404.1.9. All interior piers should be replaced with 12" x 16" solid grouted masonry piers on 3' x 3' x 1' concrete footings with three #5 bars each way.

All floor framing, including girders, joists, and floorboards in the kitchen, bathroom, and hallway, should be removed and replaced. New floor construction should consist of 2x10 floor

joists at 16" centers supporting ¾" T&G APA rated floor sheathing. New girders should be three 2x12s.

All floor framing should be anchored to the foundation walls in accordance with Code sections.

Floorboards in the entry area and front bedroom should be removed and replaced with ¾" APA rated sheathing.

All interior and exterior wall finishes should be removed. At this time, the stud walls should be inspected and any damaged studs replaced.
Remove all roofing and 1x sheathing boards. Add new 5/8" APA rated roof sheathing over the entire roof in accordance with Code section 801.

Add Simpson H2.5 clips at each rafter bearing location.

Remove all plaster ceilings and replace with ½" gypboard.

Repair/rebuild the fireplace and chimney.

Reconstruct the front porch and porch roof.

If repairs are made, once the wood framing intended to remain is exposed, the structural engineer should observe the framing for any areas of distress or deterioration previously hidden by finishes.

Closure

This report represents a professional engineer's opinion based on observations, structural calculations, and code research. It is not intended to certify or warranty the structure. No conclusions should be drawn from this report other than those specifically given herein.

It is our pleasure to assist you with this matter. Please do not hesitate to contact out office with questions or comments.

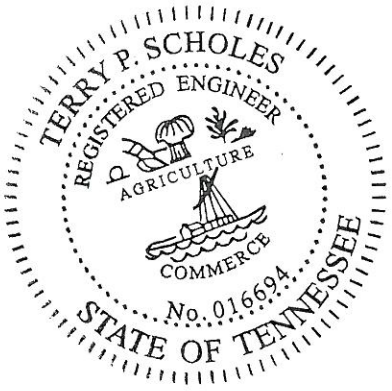
Sincerely,

EMC Structural Engineers, P.C.

Terry P. Scholes, P.E.
Founding Partner

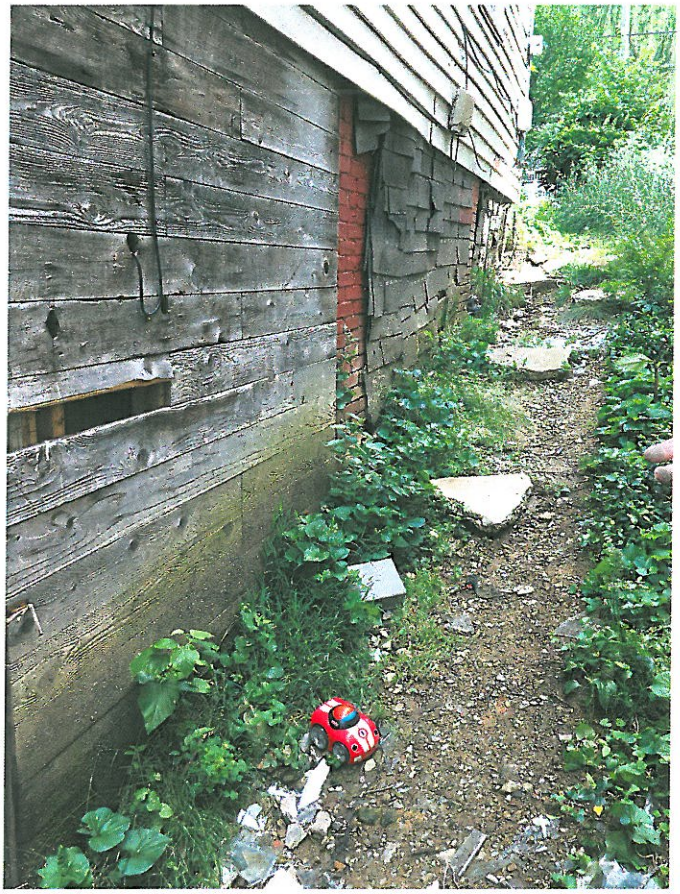
DKB/TPS/pjs

Attachments



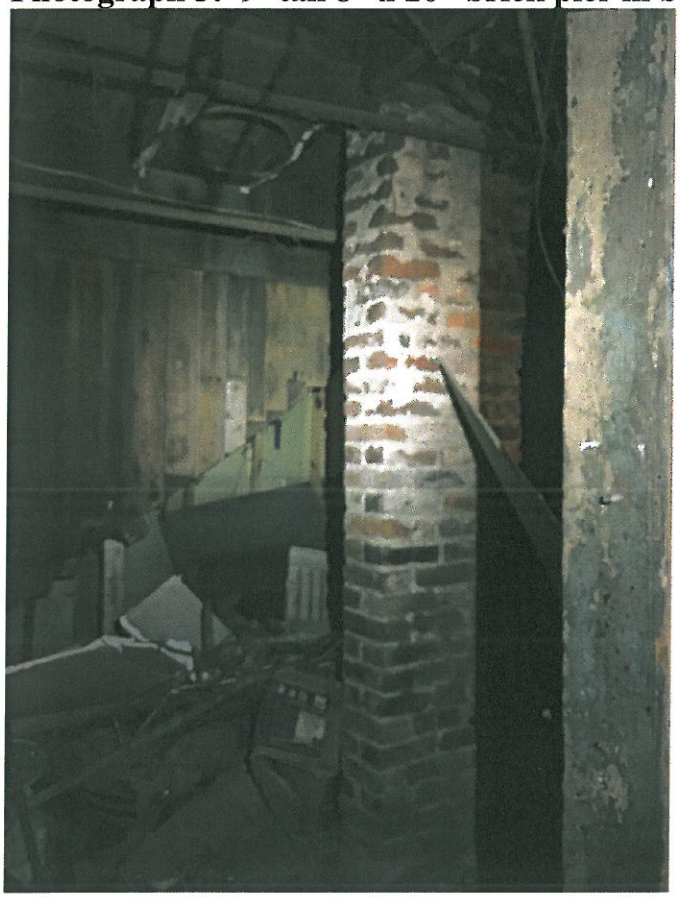
Photograph 1: 1107 Boscobel Street.

Photograph 1A: 1107 Boscobel Street codes notification.



Photograph 2: Deteriorated brick piers along west wall.

Photograph 3: 9' tall 8" x 20" brick pier in basement.



Photograph 4: Foundation wall at north elevation.

Photograph 5: Pier at southeast corner with deteriorated mortar.

Photograph 6: Foundation along east wall.

Photograph 7: Settlement and patched brick at northeast corner.

Photograph 8: Settlement and damaged brick at northeast corner.

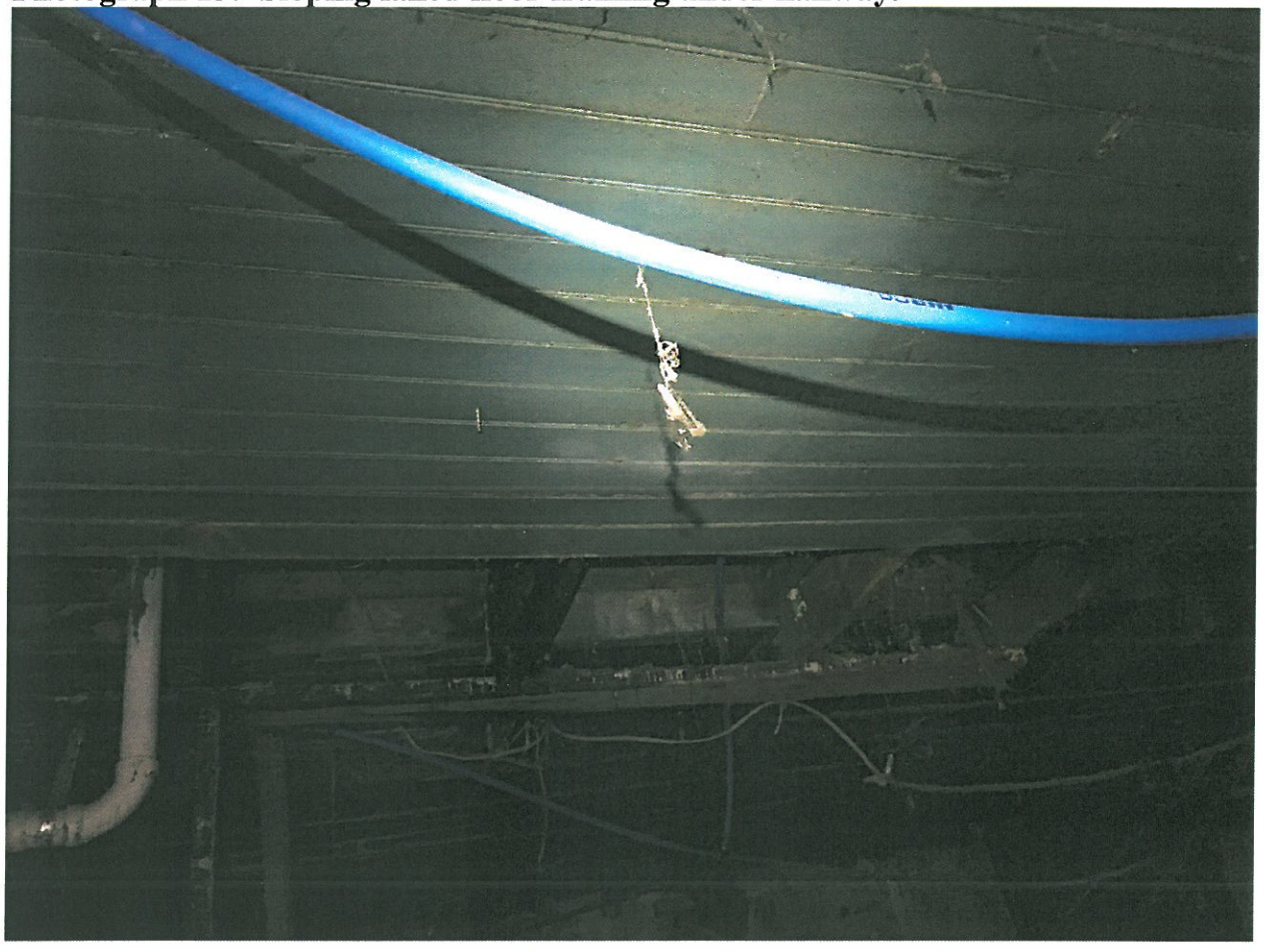
Photograph 9: Bottom of foundation wall.

Photograph 10: Lateral movement of foundation wall.

Photograph 11: Damaged floor framing at kitchen/bath.

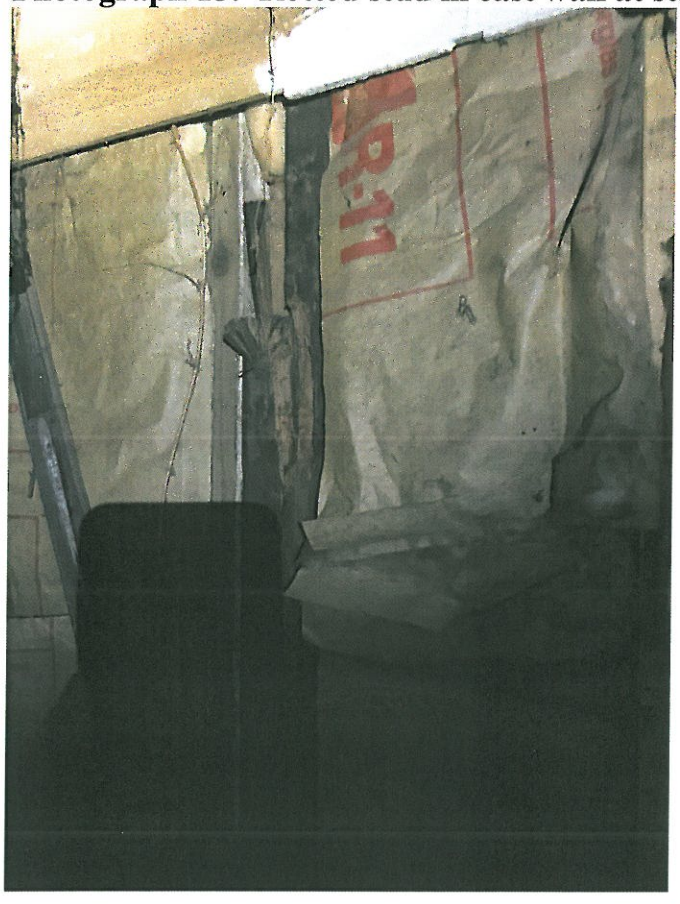
Photograph 12: Damaged floor framing at bath.

Photograph 13: Sloping failed floor framing under hallway.



Photograph 14: Floor joists pulling away from perimeter beam.

Photograph 15: Rotted stud in east wall at stair to basement.



Photograph 16: Typical roof framing.

Photograph 17: Added low ceiling.

Photograph 18: Front porch.

Photograph 19: Damaged fireplace.

Photograph 20: Deteriorated chimneys.

PARAGON

NASHVILLE TENNESSEE

1107 Boscobel - Renovation & Repair Estimate

Contractor ID: 63552

Item	Description	Estimate
Footings	Replace 209 LF of continuous footing	$ 7,900.00
Foundation	Remove & install 209 linear feet of new split faced concrete block foundation on newly poured footings	$ 7,900.00
Lift Home	Lift home to replace footing & foundation	$ 30,000.00
Floor System	Floor system removed and replaced in kitchen, bathroom & hallway	$ 12,000.00
Subfloor	1,392 square feet of subfloor to be replaced	$ 6,960.00
Demolition	Demolition of all wall , floor & roof finishes, included lead-based paint	$ 16,000.00
Roof Sheathing	Roof sheating removed and replaced with 5/8" APA-rated	$ 5,000.00
Fireplace/Chimney	All fireplaces & chimneys to be reconstructed	$ 8,500.00
Front Porch	Existing 138 square feet of porch demolished & reconstructed	$ 5,520.00
Renovation	1,667 square feet renovation @ $110 per sq. ft. includes framing, plumbing, electrical, HVAC, drywall, flooring, cabinetry, countertops, painting, insulation, new doors & windows, new exterior finishes	$ 183,370.00
Contractors Fee	15%	$ 42,472.50
	TOTAL	**$ 325,622.50**

DMC Builders - Regal Homes Co.
119 Cumberland St.
Ashland City, Tn. 37015
July 21, 2016

Mr. Seay and Mr. Fell,

Upon inspection and review of the property at 1107 Boscobel, along with review of Engineer's reports, DMC Builders/Regal Homes Co. estimates the following for a comprehensive repair and renovation of the current home. Renovation and repair will be consistent with the other homes shown to you completed by DMC Builders/Regal Homes Co. in the area.

Footings - Remove and Replace all 210 Linear Feet of footing - $10,200
Foundation – Remove and Replace all 210 LF of all block brick with new split face block $10,200
Lift and Sustain Home – Home will need to be placed on jacks and temporary support while footing and foundation is repaired - $22,000
Replace Sub-Floor - $4,500
Demo – Bring structure to point at which new work may begin. Demo siding, crawl space, floor, shingles, lead based paint, wall sheathing, roof sheathing - $12,500
Replace Roof and Wall Sheathing - $9,000
Repair Framing – Repair and replace floor system in kitchen, hallway, bathroom, and other framing not acceptable to today's code - $20,000
Fireplace / Chimney – Replace fireplaces and chimney's to updated code - $25,000
Porch – Demo and Replace 140 sqft - $6,700
Renovation – 1670 square feet bid at $100 per sqft. Includes all new mechanical systems, drywall, flooring, cabinets, appliances, landscaping, trim, and exterior finishes comparable to other Regal Homes work show to client. - $167,000

10% Overhead and Supervision – 10% Contractors Profit - $57,420

Total Bid Price - $344,520

Thank You,

Steve Reigle
Vice President
DMC Builders / Regal Homes Co.
615-403-7002
sreigle@realtracs.com

Grau General Contracting LLC
3320 Water Valley Road
Williamsport, TN 38487
931-682-0099 office
931-682-9199 fax
www.graugeneral.com

To: Chris Seay 7/25/2016
646-662-6165

Re: Repairs and restoration at 1107 Boscobel

Chris,

Please find the attached estimates for the repairs and restorations at 1107 Boscobel in Nashville. These estimates were based on the scope of work as defined in the structural engineer's report from EMC Structural Engineers and verbal discussions with you during my site visit on 7/21/16.

The house has numerous challenges that must be met in order to perform a complete and thorough restoration. As you know, if you have read the engineers report, the house is in very poor condition and EMC has recommended demolition due to those conditions. Two of the most critical challenges will be the absence of a stable structural foundation and the presence of lead throughout the house.

In order to render a structural load bearing foundation, the existing brick foundation must be removed. Restoration of the existing brick is not an option due to the fact that there is no presence of a structural concrete footing under the failed brick walls. The steep slope of the lot has caused the flow of water runoff to travel underneath the house, where it has softened the ground around the foundation and caused the brick walls to fail in several places and undermined the piers. There is no way cost effective way to install a structural footing under the existing brick. The brick should be removed so that a new concrete footing can be dug and installed. During that process, the structure must be temporarily leveled up with steel I-Beams to provide support the entire structure while the foundation work takes place. When the new footing and foundation is installed, the I-beams are removed and the house can then be lowered down to rest on a viable foundation.

In most cases of buildings in such severe deterioration, the need for the installation of all new utilities is common and the most cost effective method is remove the interior wall finishes to expose the framing cavities. Then new electric, plumbing and insulation and be installed correctly and efficiently. At that time you can also repair water damage

around windows and door framing and repair any termite damage present that is commonly associated with extensive water damage. More than likely the plaster is painted with lead based paint so removing the wall finishes is best performed by an abatement specialist. Grau General Contracting is a certified by the EPA to perform minor repairs on LBP surfaces, but in a case where extensive abatement is necessary such as this project, it is best performed by a firm that is a licensed abatement company.

In my estimate I have an allowance for removing the existing moldings to be taken offsite and chemically stripped and then reinstalled. The heart pine flooring in the front two rooms will also be restored and refinished.

It would be my recommendation to remove the coal burning fireplaces and deteriorated chimneys as rebuilding would significantly add to the restoration cost.

If you have any further questions feel free to call me and I'll be happy to discuss them with you. Thank you for the opportunity to submit a bid on this historic property.

Sincerely,

Gary Grau

Grau General Contracting LLC
3320 Water Valley Road
Williamsport, TN 38487
931-682-0099 office
615-414-2070 cell
931-682-9199 fax
gary@graugeneral.com
www.graugeneral.com

Date:

Grau General Contracting, LLC
Estimate for:

Chris Seay **1107 Boscobel** **Nashville, TN** **646-662-6165**	**Restoration estimate:** **Grau General Contracting LLC** **3320 Water Valley Road** **Williamsport, TN 38487**	**7/27/2016**	
Item	**Description**	**Price**	**Preferred Vendor**
Permits	Building permit	3,500.00	
Dumpster	8 months	5,520.00	
Porto-let	6 months	1,150.00	
Structural	Temporarily support house on steel I-beams so that existing failed foundation can be removed and new structural concrete footings and block foundation can be installed as per EMC Structural Engineers Report.	8,625.00	
Demo existing foundation	Remove deteriorated brick foundation and piers as per structural report by EMC Structural Engineers	6,500.00	
New footings	Install 210 linear feet of new concrete foundation as per structural report by EMC Structural Engineers	7,245.00	

Date:

Grau General Contracting, LLC
Estimate for:

Item	Description	Price	Preferred Vendor
New Foundation	Install new split faced block foundation (1,830 8"x 8"x16" split faced cmu)	19,993.00	
Abatement	remove lead based paint and asbestos at interior and exterior surfaces	34,500.00	
Demo plaster walls	Remove plaster and wood lathe to expose framing for installation of new wiring, plumbing and insulation.	0.00	Included in abatement proposal
Demo front porch	Remove existing porch	750.00	
Rebuild existing porch	Frame new porch with appropriate Victorian elements	7,474.00	
Framing	As per structural enginneers report from EMC Structural Engineers, remove existing floor framing in kitchen, hallway and bathroom. Reframe to codes. Frame new floor in master bedroom.	8,500.00	
Electrical	Install new 200 amp electrical service panel and wire house to codes. New fixtures to be supplied by owner. New fixtures should be appropriate for time period .	21,615.00	Includes smoke alarms. All other light fixtures by owner.

Date:

Grau General Contracting, LLC
Estimate for:

Item	Description	Price	Preferred Vendor
Plumbing	Remove galvanized and lead pipes and install new Pex water lines and PVC drain lines as per redeveloped floor plan to accommodate house for future use.	15,429.00	$4,000 fixture allowance included
Cabinetry	Allowance for 20' kitchen cabinets and bathroom vanity.	14,500.00	
HVAC	Remove existing furnaces and install 2 new units. One gas furnace in basement to service first floor and new heat pump in attic to service second floor.	10,900.00	
Drywall	Hang and finish new drywall at all walls and ceilings where plaster was removed.	12,800.00	
Insulation	Insulate exterior walls with fiberglass batt insulation and blow in insulkation in attic area.	4,500.00	
Windows	Replace or repair 14 existing damaged windows. Replace broken and missing rope and counter balance weights and return windows to operable condition.	25,200.00	
Exterior wood siding	Remove existing vinyl siding and repair or replace siding as needed.	25,990.00	

Date:

Grau General Contracting, LLC
Estimate for:

Item	Description	Price	Preferred Vendor
Painting & Staining	Prime and paint all interior and exterior surfaces	20,441.00	Loose paint removal included in abatement bid
New Wood flooring	Install new wood flooring in kitchen, hallway and bathroom master bedroom	11,500.00	
Existing Wood flooring	Sand existing pine flooring in front of house and seal with 3 coats of satin polyeurathane flooring finish. Sand and finish 16 stair treads	3,500.00	
Interior Millwork and trim	Install new baseboards and trim where necessary after plaster is removed and drywall is installed. Match existing profiles where new trim material is needed.	12,000.00	
Doors	Replace missing and/or damaged interior and exterior wood doors.	8,675.00	
Roof framing	Add new framing members at existing roof rafters to bring roof framing up to current codes as per EMC Structural Engineers report. Install new sheathing over existing lathe.	8,900.00	
Roofing	Remove 3 layers of existing shingles and original metal roofing. Install 1,800 sq. new asphalt shingles over new sheathing.	8,600.00	

Date:

Grau General Contracting, LLC
Estimate for:

Item	Description	Price	Preferred Vendor
Total*		308,307.00	
* 15% Contractor fee included in each line item.			

Dan,

It was great to meet you and your family on Sunday, although not in the best of circumstances. My wife Jamie and I are at 1203 Boscobel and have been since may of 2009.

I was wondering if you could pass a message to the historical zoning commission when you meet with them today from my wife and I.

As residents of 1203 Boscobel we are very excited to see the redevelopment that has happened especially on our block in recent years. With the sale of 1107 it is really starting to feel like a new beginning for our neighborhood. My wife and I both enjoy the beautiful historic homes in our neighborhood and strongly support the preservation of those homes, especially as we also live in one. We feel it adds to the experience of living in and visiting the neighborhood.

However, in the specific instance of 1107 Boscobel we feel that taking whatever action will be the quickest, most likely demolition, is best. Because of the criminal activity associated with the previous residents of that home, and some of those residents known dislike for the neighbors and their own displacement, it's a public safety issue to allow the house to stand another day as it only invites more potential for violence, vandalism, and confrontation with those of us who remain in the neighborhood. Thank you and we look forward to your speedy decision.

Dan, we look forward to seeing you around during the construction and hopefully seeing a beautiful house with great neighbors soon. Please let us know if there is anything we can do to help.

Chris Stephens
1203 Boscobel St.
Nashville, TN 37206
StephensC@gmail.com
615.293.6664

On May 17, 2016, at 9:26 AM, Lonnie Fowler <lonnieleefowler@gmail.com> wrote:

Dear Members of the Nashville Historic Zoning Commission,

My name is Lonnie Fowler and I have lived at 1201 Boscobel Street since August of 2005. My house is four doors down from a property that will be discussing this morning, 1107 Boscobel Street. We have also weathered a lot of activity with the previous residents of 1107 Boscobel over the last ten years, culminating in a crime filled spring that eventually led the previous owner to finally sell.

Despite the years of issues with this one particular house, my wife and I and our two young boys love living in a walkable and historic neighborhood. We moved into a beautiful area 10 years ago and it has only gotten more beautiful and safer over the years. We love the historic nature of the neighborhood and are always in favor of saving every historic home possible, as we feel houses can contribute more to the neighborhood than merely being dwellings or dollars per square foot.

While we prefer preservation over demolition, we feel that it is a public safety hazard to let 1107 Boscobel St stand any longer. The house, as it currently exists, is in deplorable condition and is already condemned by Metro Codes. Despite the condemnation, we feel that the longer the home stands, the greater the risk for those of us that live on the block. We are concerned about potential confrontations with former residents, theft, more vandalism, and even arson. I have seen a lot in the 10 years I have lived in the neighborhood and I feel that it is in the public's best interest and safety to demolish 1107 as soon as possible.

Thank you for your time and we look forward to your decision.

Sincerely,
Lonnie Fowler
1201 Boscobel St.
Nashville, TN 37206