

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 1621 Forrest Avenue October 18, 2017

**Application:** Demolition  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08310016300  
**Applicant:** Todd Austin, owner  
**Project Lead:** paul.hoffman@nashville.gov

<p><b>Description of Project:</b> The applicant requests full demolition of a principal building based on economic hardship. The house suffered fire damage in June 2017.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval (or deferral if the applicant agrees) of the application for full demolition finding that there is insufficient information to prove the request meets Section III.B.2.a for appropriate demolition.</p> <p><i>Staff suggests that the applicant reapply with an engineer's report that is conducted after cleaning of the structure and focuses on the first half of the house, a second estimate for renovation of the front half and reconstruction of the rear half, an estimate for full reconstruction that matches all the request of the two estimates,</i></p>	<p><b>Attachments</b></p> <ul style="list-style-type: none"><li><b>A:</b> Biographies</li><li><b>B:</b> Photographs</li><li><b>C:</b> Inspection notes</li><li><b>D:</b> Consultant's report</li><li><b>E:</b> Estimate for repair</li><li><b>F:</b> Comps</li></ul>
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**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### III.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. 1621 Forrest Avenue following fire

**Background:** 1621 Forrest Avenue was built circa 1925 and is a contributing building in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

According to the property owner, the fire took place in June of 2017. The applicant applied for a building permit to reconstruct the entire house with the Codes Department on August 7, 2017; however, it was rejected due to lack of plans. A demolition permit was requested the same day. At that time, there was a request of MHZC staff to sign-off

on the demolition permit; however, staff had not yet received an application for demolition.

On August 30, Blue Chip Restoration sent an application with plans for reconstruction but no information with which to review the demolition request. Demolition must be approved before reconstruction can be contemplated. The applicant was informed that, at a minimum, an engineer's report would be needed in order to apply for demolition. The applicant was told that an interior-only demo could be obtained from the Codes Department, as that action does not require a Preservation Permit. MHZC Executive Director and Staff visited the property on September 1 and September 5<sup>th</sup> to observe the interior and exterior and found the front half of the home to be sound but again requested an engineer's report in order to conduct a proper analysis. In an attempt to further assist the property owner, the Director spoke with the owner's insurance company and the engineer hired by the owner to conduct the report. MHZC staff issued a permit to demolish the rear of the home where the fire damage was evident and to reconstruct the rear of the home. Staff inspected the building again on October 5 and 6 with Greg Davis of the MCR Group, working with Blue Chip, to facilitate the project. Mr. Davis stated that he thought the front half of the home was salvageable, which corresponds with the engineer's report submitted by the applicant.

Staff also reviewed the home on 10/12 with consultant Pierre Howell.

### **Analysis and Findings:**

Since it is the Commission's primary goal to ensure the preservation of historic buildings, demolition requests are reviewed by staff in great detail providing not only an analysis of the information given but an analysis of what questions remain. It is the responsibility of the applicant to prove hardship rather than for staff to disapprove hardship. According to articles published by the National Trust for Historic Preservation and the National Alliance of Preservation Commissions, economic hardship requires a property owner to establish that disapproval of demolition denies them of all reasonable beneficial use or return on the property. The design guidelines define economic hardship as "a condition that warrants the demolition of a contributing structure where the cost of a structure plus the cost of repairs 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." Among the criteria listed in the ordinance for the Commission to consider, is that the hardship is not self-imposed. Staff finds that in this case, the fire damage is not a self-imposed hardship; however, repairs and upgrades not associated with the fire are not appropriate considerations since their condition may be due to deferred maintenance which would be a self-imposed hardship. The current owner has owned the property since 1995.

In this case, the contractor and engineer have submitted information regarding their general expertise in their respective fields but no information showing an expertise in

preservation technologies and craftsmanship. In Staff's experience, rehabilitation of historic structures benefits from experience in problem solving and in-depth knowledge of historic methods of construction that is not necessarily a requirement for building or evaluation of new construction.

Staff is also concerned that the engineer's report was conducted prior to clearing the building of debris. The building has since been cleared out. A report written with the advantage of being able to see structural and material details may reveal additional information.

In the engineer's summary of the Structural Evaluation of Residence (Attachment B) submitted, he states that there is "some salvage soundness" to the front section of the building (approximately back to the rear wall of the front room). He notes that the perimeter stone foundation, front porch and rear deck were not compromised by the fire. This analysis was supported by consultant Pierre Howell and contractor Greg Davis. Based on that information, Staff issued a permit for rehab of the front half of the house, demolition of the rear of the house and reconstruction of the rear of the house. At this time, Staff does not have information that disputes that the front half of the house is salvageable.

Staff recommends a second estimate to help to fully analyze the requirements for rehab. Ideally, the estimate should be created by a contractor with demonstrated skills and knowledge in historic preservation technology. Follows is a review of the questions the current engineer report and repair estimate create.

In Part I, the "Front Porch" section, the engineer notes that the main beam has twisted and is in need of replacement. It is unclear if this is related to the fire, or is a result of time and/or deferred maintenance. Deferred maintenance is considered a "self-imposed" hardship and therefore not an expense to be calculated in economic hardship. In addition, at some point the presumably larger front porch posts were replaced with open metal columns. It may be that the beam could be salvaged if sturdier posts replaced the metal columns.

The report notes that the original tongue-and-groove ceiling is in need of replacement but the review of the photograph and staff's review of the building indicate that repair is likely feasible.

The estimate includes replacement of all interior and exterior doors, window and associated locks, storm doors, and trim. There is not currently a storm door; therefore, staff does not find that to be an expense that would be included in an analysis of economic hardship. There are windows missing on the left side of the house but they do not appear to have been removed due to the fire. Additional information is needed. Staff's review of the site revealed that the fire was concentrated at the left side and rear of the house, in the basement, and that the majority of windows and doors simply need cleaning and do not need to be replaced.

The “Roof Framing” section, Part II, states that the roof framing “is not structurally sound and does not meet today’s codes requirements.” The estimate is unclear as to whether the costs cover the porch, which staff finds to be salvageable.

Part III on “Floor Framing” observes that soot and smoke penetrated the floor and subfloor and the “cost to clean would be excessive without the ability to guarantee full removal of odor.” However the estimate of repair provided includes removal of much of the fire-damaged floor and subfloor, and includes cleaning and odor treatment of those areas that remain. Mold growth was also observed in the basement. The permit already issued by Staff includes the removal of much of the area that suffered fire and water damage. Staff’s research revealed that there are multiple options for removing smoke odor such as a fumigation that permeates the building in the same way as smoke or removal of char followed with a sealant. There is also a possibility that with the amount of demolition required, smoke odor will be abatable with the simplest of methods.

Staff agrees that the line items for “mechanicals,” “electrical,” and “plumbing” are necessary as the rear of the home, which was the location of the kitchen and bathroom, are a total loss. The estimate is for 10 fixtures but the house, prior to the fire had one bathroom and one kitchen. Staff recommends a clarification as to what “plumbing fixtures” are included in this estimate as it appears that a second bathroom may be proposed. (Reconstruction drawings do not specify interior space.)

The Staff also agrees that painting of the entire home, inside and out, is necessary to help abate the smoke smell and to cover any soot damage that is not able to be cleaned. Staff recommends a second estimate to ensure that the costs provided are typical and only cover expenses required to bring the building up to code.

The house is currently sheathed in an asbestos siding over the original lap siding. The estimate includes replacement of the both the asbestos and original wood sidings as well as details such as corbels, vents and trim. It does not appear that any exterior features were damaged by fire. Consultant Pierre Howell, noted that Codes would not require that the asbestos be removed. Ms. Zeigler explained that asbestos is not harmful if in good repair. There may be small areas of repair that may be needed because of deferred maintenance, rather than the fire. Another option would be to repair the wood siding.

There is a rear metal carport/deck area that is not original to the house and not damaged in the fire. Staff’s finding is that any estimates to repair or clean this structure are not appropriate for a review of economic hardship.

Staff finds that expenses for a mail box and ornamental support and light fixtures beyond simple fixtures where light fixtures were previously located are not appropriate for a review of economic hardship.

### Summary Review of Repair Estimate:

The builder's estimate for repair is \$328,517.42. Blue Chip states that this is based on retaining the front porch, living room, basement, fireplace and chimney, patio/carport, and the exterior wall framing and rear gable framing; however many of the details of these portions of the building are noted as being replaced.

Staff has reviewed the estimate, finding a number of line items that may be overestimated and therefore not applicable to an economic hardship review. For the purpose of this review, only items may be considered to get the structure to meet Code and basic habitability and that were damaged by fire. It is not within the scope of economic hardship review to improve elements of the building that were acceptable prior to the fire but are now desired to be replaced or upgraded.

<u>Line Item</u>	<u>Description</u>
27-28	Security system is not required for habitability.(-\$662.50)
76	Plumbing – adjusted for 6 fixtures instead of 10 (-\$9087.11, +\$5452.26)
116	Staff observed existing wood siding under shingles in good condition and could be repaired (-\$676.28)
117	Sheathing – would not be required (-\$2671.80)
118	Wrap – not required (-\$736.07)
119	New fiber-cement siding. Not required if existing siding kept. Staff included additional \$5,000 for repair/replacement of existing wood siding (-\$10661.71, with \$5,000 added for existing wood siding)
120-123	Trim – revalued by Staff from given estimate (-\$1865.64 +\$981.37)
126	Window estimate for 19 new 13-19 sf wood windows. Staff did not find that every window needs to be replaced and recalculated for 8 instead. (-\$15,255.71, + new estimate \$6423.46)
128	Add-on for grids, which would not be required. (-\$610.00)
130-131	New exterior door and sidelights. Staff noted these are in good condition and should not require replacement. (-\$5354.63)
132	New storm door, which was not present on the house prior to fire. (-\$1078.26)
133-134	Locks are priced at a high-end price – Staff revalued this at a more reasonable price (- \$614.02, +\$368.41)
136-137	New 8’x7’ garage door. The scope of this review is to bring the building back to its previous state. Staff recalculated these lines for more reasonable options that would be more in keeping with what was in existence prior to the fire. (-\$6,279.30 + \$800)
150	Front porch bead board. Staff does not that replacement is required (-\$1416.52)
155	House numbers do not appear to require replacement(- \$45.12)
156	Mailbox is existing (-\$48.58)
157-158	Remove/replace iron support posts. (-\$592.70)

- 160, 196, 240, 290, 292, 314, 341, 366, 473, 488, 543, 608, 638, 639  
Light fixtures overestimated. The scope of this review does not consider a chandelier or high-end light fixture as a requirement. Staff revalued this at half the given number (-\$5056.15 + \$2528.08)
- 167  
Paint concrete floor – this is a maintenance item, not required for scope of economic hardship (-\$148.58)
- 175, 219, 253, 304, 322, 351, 376, 397, 432, 451, 501,520, 555  
Texture drywall - is not required for economic hardship (-\$420.93)
- 207-216  
Fireplace – Staff does not find that removal/rebuild of fireplace is required (-\$4,003.76)
- 221  
Wallpaper of dining room would not be considered a necessity. (-\$414.31)
- 255-268  
Kitchen (many of the kitchen appliances were valued at the high end. revalued dishwasher, sink, faucet) (- \$1396.31 + \$999)
- 306,353,400,470,523  
Replacement of interior doors. It is unknown if interior doors survived the fire and in fact require replacement.
- 572-578  
Fireplace 2 is not a feature of the home that figures into scope of work. (-\$1262.21)
- 621-642  
Parking, concrete, fencing, exterior lights are stated not to have been compromised by the fire. This work is considered outside the scope of this review. (-\$24089.80)

Staff's analysis results in an overall reduction in the repair estimate of \$71,895.41, for a revised repair estimate of \$256,622.00.

**Value:** Staff researched comparable sales with the following criteria:

1. Within one mile of subject property
2. Within neighborhood conservation overlay
3. Sold within last year
4. Building in rehabbed condition

Address	Date of construction	Sale Date	Sale Price/Sq Ft	Living Area	Total	Notes
1621 Forrest Avenue	1925	1995		1,278		Subject property
404 Avondale Place	1928	2017	248.24	1418	352,000	
1426 Gartland Ave	1909	2016	282.18	1173	331,000	
111 Lindsley Park Drive	1940	2017	292.89	1195	350,000	

1414 Forrest Ave	1924	2016	243.48	1458	355,000	
1414 Gartland Ave	1930	2016	249.10	1391	346,500	
600 Rudolph Ave	1935	2017	268.15	1350	362,000	
1606 Fatherland St	1899	2016	336.86	1039	350,000	
1810 Fatherland St	1930	2017	224.13	1488	333,500	
1807 Lillian St	1923	2017	273.36	1284	351,000	
109 S 13 <sup>th</sup> St	1915	2017	307.25	1406	432,000	
1619 Shelby Ave	1920	2017	223.05	1060	236,437	
1904 Boscobel St	1922	2017	274.77	1197	328,900	
1624 Shelby Ave	1905	2017	321.46	1291	415,000	
1206 Fatherland St	1910	2017	237.45	1474	350,000	
AVERAGE			270.17			

The average sales price per square foot is \$270.17. At the same square footage, the resulting value of the subject property is \$345,276.

The purchase price in 1995 was \$87,525. Adding the revised repair estimate of \$256,622.00 to the purchase price gives a total expenditure of \$344,147.00. Comparing this expenditure to the estimated market value of the home when rehabilitated does not prove economic hardship.

**Recommendation:**

Staff recommends disapproval (or deferral if the applicant agrees) of the application for full demolition finding that there is insufficient information to prove the request meets Section III.B.2.a for appropriate demolition.

*Staff suggests that the applicant reapply with an engineer's report that is conducted after cleaning of the structure and focuses on the first half of the house, a second estimate for renovation of the front half and reconstruction of the rear half, an estimate for full reconstruction that matches all the request of the two estimates.*

## **ATTACHMENT A REPORT RESEARCH & WRITERS**

Tim Walker is the Director of the Metropolitan Historical Commission which is the steward of two commissions which guide historic preservation projects for Metropolitan Nashville and Davidson County. Walker has a Bachelor of Architecture (Magna Cum Laude) from the University of Tennessee at Knoxville and a Master of Science in Public Service Management from Cumberland University. Tim has 20 years of experience in the fields of architecture and historic preservation.

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.

Paul Hoffman is a Historic Preservationist 1 with the Metropolitan Historic Zoning Commission. For more than a decade prior to joining MHZC, he worked on rehabilitation and preservation projects on historic structures in middle Tennessee, including the Tennessee State Capitol, Ryman Auditorium, Belmont Mansion, and Rosenwald schools in Sumner County. Paul earned his M.A. in the historic preservation program at Middle Tennessee State University, specializing in early Tennessee history and building pathology.

Pierre Howell was a zoning examiner for three years, a building inspector for 11 years and a property standard and housing inspector for 7 years all with Metro Nashville. He is a graduate of the Nashville State Technical Institute. He has the following National and International certifications: 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



Front of the house after fire damage.



Left side of house after fire damage



Right side, seen from the rear, after fire damage.



Right side of house seen after fire damage.



Images of home prior to fire damage.



Front room (with chimney) and middle room of the house showing smoke damage but no evidence of fire or structural damage.

## ATTACHMENT C

Robin Zeigler's notes made during Pierre Howell's inspection on 10/13/17

- First row of supports towards the front of the house are stable and do not need to be replaced.
- There is no water damage in the basement.
- Smoke odor may be able to be abated with a chemical and may not need sanding or soda blast. Representative of contractor noted that the wood is treated with a thin type of creosote so sanding is not possible.
- No sill plate is needed as the building was constructed without and it is appropriate as-is
- The girder does not be removed but a new header in the middle of the house, close to where the rear of the home will be reconstruction would be a good idea
- Only a tiny section of roofing is salvageable so therefore full replacement is recommended
- Wall studs and wood siding appear to be in good condition
- Asbestos siding is not required to be removed
- Building will be required to meet current energy code
- Recommended more than one estimate

## ATTACHMENT D

From: **Pierre Howell** <[pierre2inspect@gmail.com](mailto:pierre2inspect@gmail.com)>  
Date: Fri, Oct 13, 2017 at 7:59 AM  
Subject: 1621 Forrest Avenue  
To: Pierre Howell <[pierre2inspect@gmail.com](mailto:pierre2inspect@gmail.com)>

October 12, 2017

Inspection Report

**Subject Property: 1621 Forrest Avenue  
Nashville, Tennessee 37206**

This report is created to give a professional opinion of the structural integrity for the above subject property damaged by fire. This report is focus on the feasibility of rehabilitating the structure, as it sits with existing fire damaged conditions as viewed.

This report by no means is intended to contradict any other professional opinion or fact. Hopefully it is intended to broaden the possibility of restoring structural integrity for the above referenced property, if desired and feasible.

**Foundation Wall:** Appears to be in a reasonable sound condition and unaffected by the fire.

**Wood Floor System:** Heavily charred and smoke damaged for the majority of the remaining structural floor components. The front one third (1/3 apox.) floor area is not showing the damage as the rear two third (2/3 apox.). However, replacement suggested for many floor system components to insure structural integrity and compliance with today's current Building Code criterion.

**Wood Walls and Ceiling System:** Heavily charred and smoke damaged for many of the remaining components. Replacement suggested for most of these structural components throughout the middle and rear portions of the structure. However, a front area where wall covering is mostly smoke damaged, some structure members within these cavities could be considered usable components. This area is only about one third (1/3 apox.) of the overall structure.

**Roof System:** Heavily charred and smoke damaged for most of the remaining members. Replacement suggested for all roof components.

In closing, where replacement suggested was noted, it is intended to insure a safe, sound code worthy structure that might be more economically feasible to achieve if the rehabilitation of this structure on its existing foundation is desired. Keeping in mind that a great deal of safety preparation, environmental mediation and current code criteria should be considered when evaluating the rehabilitation of a structure with this

magnitude of damage. Also time can be an important factor to consider with such a labor intense project to rehab as it stands.

I hope this report and its comments are helpful in your determination. Please contact me if any further clarity is needed.

Sincerely

Pierre Howell [\(615\) 490 5563](tel:6154905563)  
P H Residential Services  
1228 Bell Grimes Lane  
Nashville, Tennessee, 37207

**ENGINEERED SOLUTIONS**  
1928 Tinnin Road  
Goodlettsville, Tennessee  
(615) 945-9119



Report Date: September 30, 2017

## Structural Evaluation of Residence

Tony Locke, Principal Consultant

1621 Forrest Avenue Nashville, TN 37206



\*Photo of residence prior to fire damage

## Introduction

Engineered Solutions was hired by Blue Chip Restoration, Inc. to assess the fire damage to the interior and exterior of the residence at 1621 Forrest Ave. The property is located in Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Any and all changes to the exterior must be approved of by the Metro Nashville Historic Commission.

## Summary

An engineering observation was performed to review the residence at the above referenced location. The structure's appearance and physical condition were observed. The main purpose for this observation was to review the condition of the framing damage that had occurred due to recent fire exposure and overall structural stability for the residence. Foundations for this structure consist of masonry stone foundation, perimeter walls and interior wood post piers. The building superstructures were built with wood joist framing, wood sub-floor decking and wood roof framing. The structure appears to be of common construction for this era.

This observation was performed without removing or damaging elements of existing construction and, hence, without examination of concealed conditions. It cannot be speculated as to the adequacy of concealed and uninspected portions of the structure, since the conditions of construction may vary. Further, it is assumed that all design and construction was completed in accordance with all applicable governmental regulations and statutes as well as standards and practices representing reasonable practice at the time of construction.

## Part I: Front Porch

### Front Porch (1)



The front porch slab has not been affected by the fire and is in good condition and will be salvaged.

The cleanup of the fire damage for the residence was not completed nor had the contents been removed at the time of this observation.

Front Porch (2)



The wrought iron on the front porch has not been affected by the fire and is in good condition and will be salvaged.

Front Porch (3)



The main beam on the front porch has twisted outward and in need of replacement, see picture "Front Porch (3) & (5)"

Front Porch (4)



The tongue and groove bead board ceiling has been compromised by the fire and water and in need of replacement, see picture "Front Porch 4"

Front Porch (5)



The front door and windows will be replaced with like and kind. Pictured below, original on left and new on right. Our supplier, Warren Brothers has the front door and window pictured in stock.



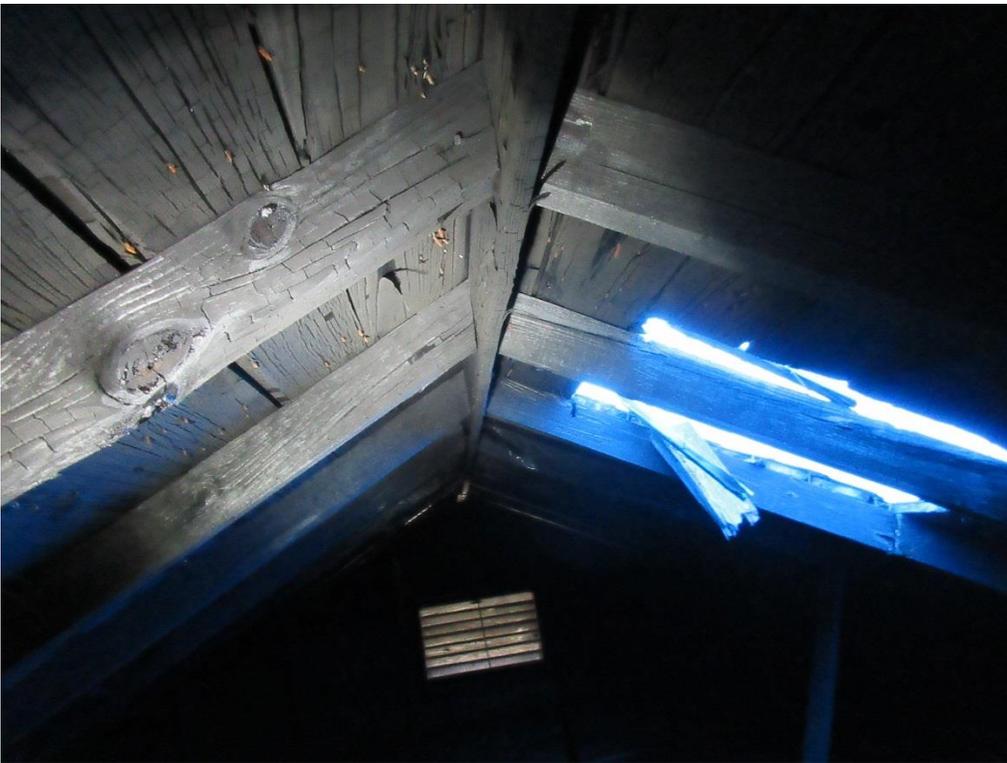
## Part II: Roof Framing\*

### Roof Framing - Front Section (1)



\*Roof diagram of structure can be found on page 28.

### Roof Framing - Front Section (2)



Framing of roof is not structurally sound and does not meet today's codes requirements. The rafters are made of 2" x 4" and are 24" on center.

Roof Framing - Front Section (3)



The main ridges are heavily charred and undersized measuring 1" x 6"

Roof Framing - Front Section (4)



Roof Framing - Middle Section (1)



The rafters are undersized and the span of the rafters is greater than the sized lumber is required.

Roof Framing - Middle Section (2)



The front, middle and rear sections of the roof have significant fire / charred and smoke damage.

Roof Framing - Middle Section (3)



Roof Framing - Middle Section (4)



The damage to the roofing structure makes it highly improbable that any of it can be salvaged.

## Roof Framing - Middle Section (5)



The damage of the fire was mostly in the rear section of the structure, but the roof was exposed to considerable fire spread damage

Roof Framing - Rear Section (1)



Charred/  
unsalvageable  
framing.

Roof Framing - Rear Section (2)



### Roof Framing - Rear Section (3)



### Roof Framing - Rear Section (4)



Based on the conditions of the observed fire damage the framing and decking for the entire roof should be removed and replaced.

Roof will be replaced with like and kind to today's codes requirements - rafters that are 16" oc, a 2" x 8" main ridge. The pitch and layout of the roof will stay the same as will the asphalt shingles.

## Part III Floor Framing\*

Heavy soot and smoke penetrated the cracks in the subfloor comprised of 1x6 planks of wood. Cost to clean would be excessive without the ability to guarantee full removal of odor. Photos were taken from basement looking up and are broken down into sections: front, front-middle rear-middle and rear section. Please see color coded sketch: Main Level for breakdown.

### Floor Framing – Front Section (1)



\*Sketch of Floor Plan can be found on page 29.

Smoke has permeated rough sawn wood. It is difficult to warranty and accept the liability of the smoke removal pictured below.

### Floor Framing - Front Section (2)



Floor Framing - Front Section (3)



Floor Framing - Front Section (4)



Floor Framing - Front Section (5)



Floor Framing - Front Section (6)



Floor Framing – Front-Middle Section (1)



Presence of excessive mold growth originated from water that extinguished fire.

Floor Framing – Front-Middle Section (2)



Mold

Floor Framing – Front-Middle Section (3)



Floor Framing – Front-Middle Section (4)



The water used to put out the fire has exposed the residence and contents to a considerable amount of water damage as a result, mold growth is present in the basement.

Floor Framing – Rear-Middle Section (1)



Floor Framing – Rear-Middle Section (2)



Floor Framing – Rear-Middle Section (3)



Floor Framing – Rear-Middle Section (4)



Floor Framing – Rear-Middle Section (5)



Floor Framing – Rear Section (1)



The main level floor framing and center support piers require replacement for the majority of the structure due to the fire damage.

Floor Framing – Rear Section (2)



## Section IV – Interior Main Floor



Main floor Interior – dining room floor and walls



Smoke from basement rose through sub floor, hardwoods, baseboards, spilling in and through all creases, cracks and crevices. The full removal of this extent of smoke is unlikely to be successful.

Main floor- Interior Window Frame



Braided pulley wood frame windows. Evidence of smoke in and around frame. Due to construction of window there is no way to guarantee removal of smoke from window cavity.

Main floor Interior – flooring corner to left of fireplace



Smoke damage and soot present on floors, baseboards and up walls.

Main floor Interior – Fireplace



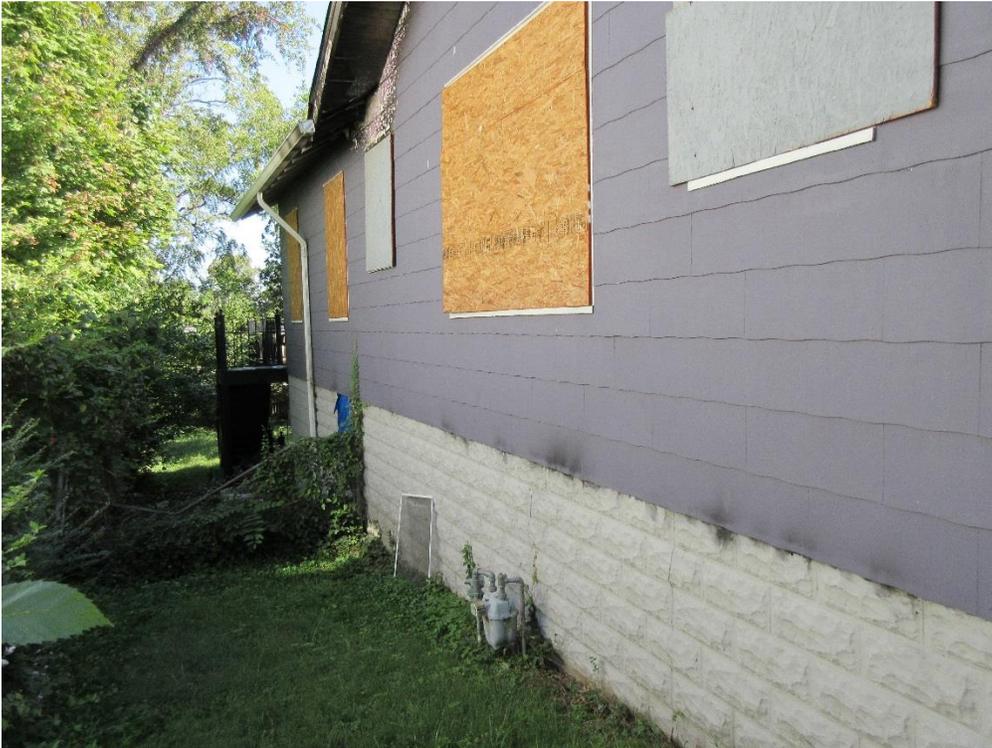
Contractor will make all attempts to salvage mantel and antique light fixture.

Main floor Interior – Chandelier – wallpaper



## Section V – Exterior Side

### Exterior Side – Left Side of House



The pressure of the smoke from the basement caused it to exit the home through the walls and siding.

### Exterior – siding close up



Smoke and soot present under each layer of asbestos shingles, felt barrier and lap siding.

## Section VI – Exterior Rear

### Elevated Patio – Carport (1)



The perimeter stone foundations, front porch and rear elevated steel deck were observed to be sound and stable for the most part and not compromised by the fire.

### Elevated Patio – Carport (2)



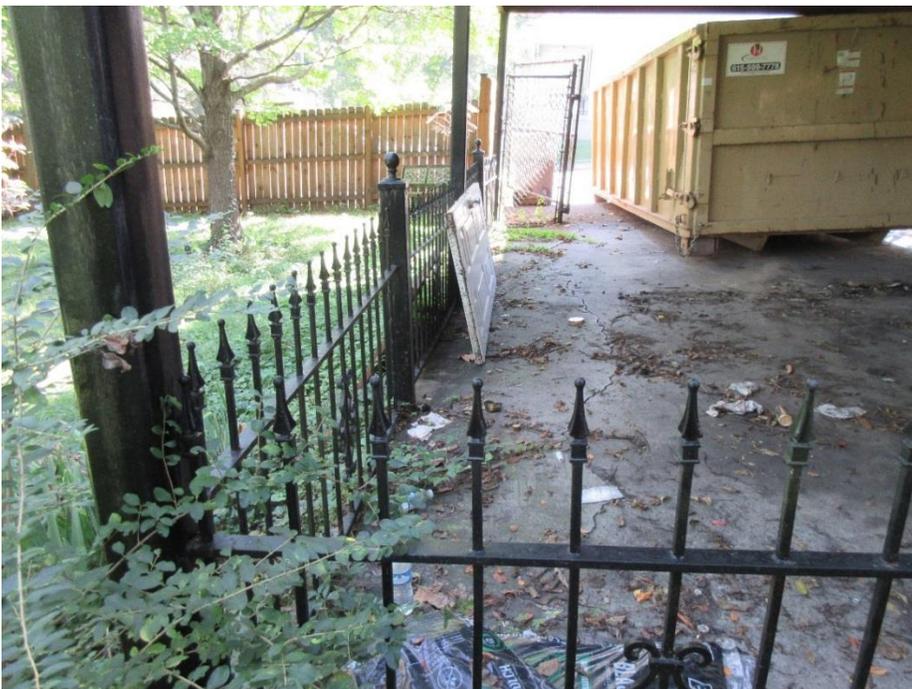
Repairs will be made to salvage elevated carport.

### Elevated Patio – Carport (3)



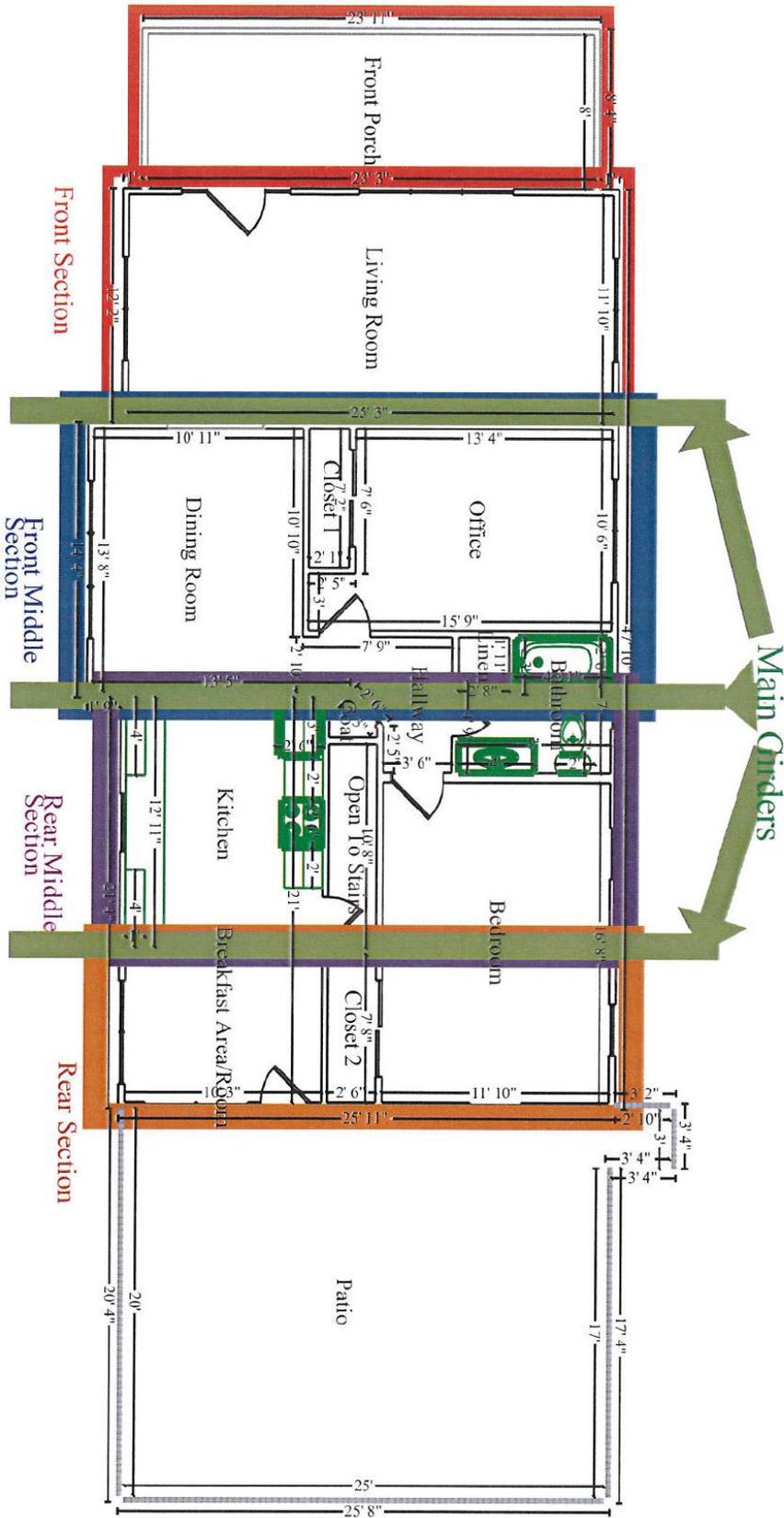
The entire carport/elevated patio will be raised in order to pour footers.

### Elevated Patio – Carport (4)



Once rebuilding of the structure is complete, normal maintenance should include site runoff, rainwater, drainage and roof downspouts be maintained and directed away from the foundations.

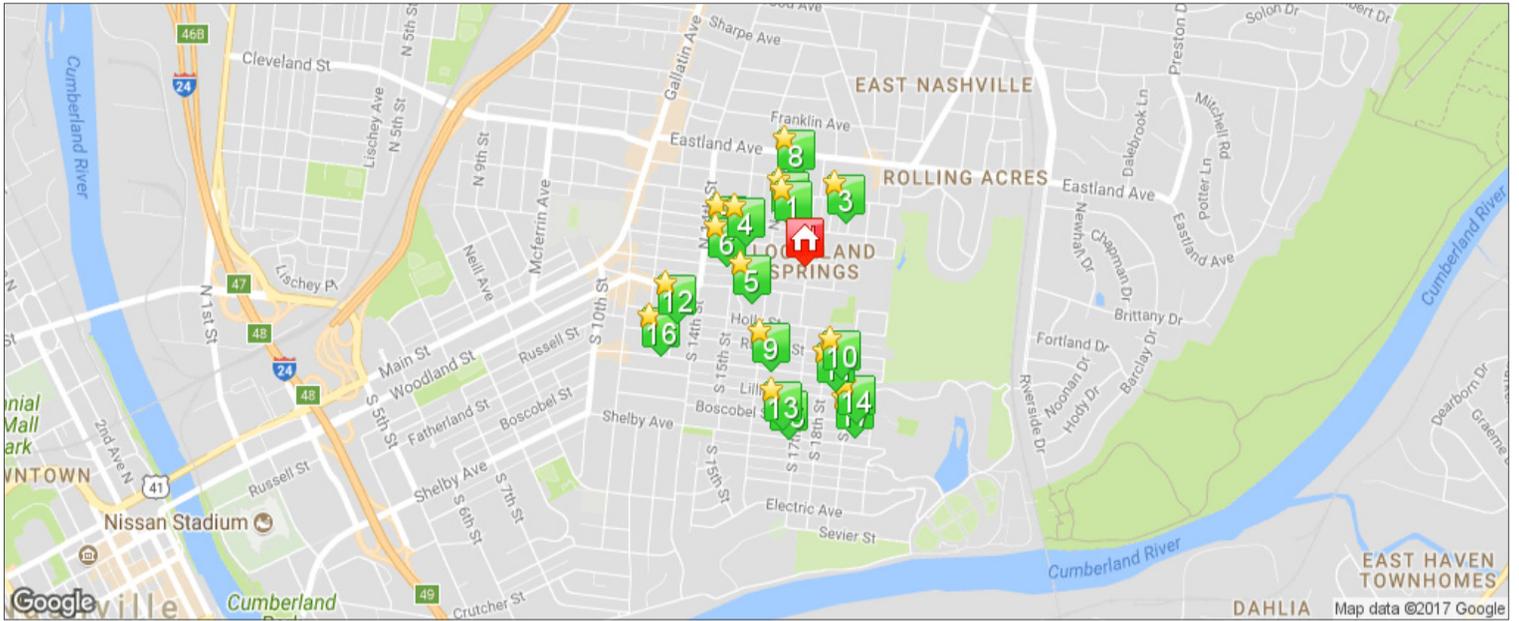




## In Conclusion

The front section of the residence main floor framing had some salvage soundness but the wood post piers require reinforcement to insure proper support bearing to insure rebuild code loading and applicable performance; therefore, it was discussed that replacement of the residence would be easier and cost less to completely replace the entire framing. It is understood that the residence is in an historical overlay that requires replacement to be back to original profile. The need to complete this has been in discussion as to how to complete this and insure code standard construction for the replaced fire damaged framing. If care is completed to remove all the roof and framing of the damaged floor it is possible to maintain a section of the front two rooms of the residence along with the front porch and rear elevated deck. Foundation support wood posts in this front saved section need to be reinforced and/or replaced. Additionally, the selected damaged ceiling joists should be replaced in this salvaged area. The roof framing replacement creates the requirement for rebuilding of the existing header lintels in a few of the existing load bearing walls, which will require the ceiling joists at these lintels to be reframed.

# 08310016300 - 1621 FORREST AVE



## Subject



## Comp #1



## Comp #2



## Comp #3



	08310016300	08310013400	08310002400	08310008100
<b>Map &amp; Parcel No</b>	08310016300	08310013400	08310002400	08310008100
<b>Address</b>	1621 FORREST AVE	1620 ORDWAY PL	402 RUDOLPH AVE	404 AVONDALE DR
<b>Distance</b>	-	636 ft	806 ft	999 ft
<b>Sale Date</b>	N/A	17 Jul 2017	23 May 2017	27 Apr 2017
<b>SalePrice/SqFt</b>	N/A	\$228.52	\$196.68	\$248.24
<b>Living Area</b>	1,278	1,094	1,144	1,418
<b>Property Type</b>	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
<b>Neighborhood</b>	EAST NASH RIVER TO...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
<b>Bedrooms</b>	2	2	2	2
<b>Baths</b>	1	1	1	2
<b>Half Baths</b>	0	0	0	0
<b>Year Built</b>	1925	1940	1925	1928
<b>Sale Price</b>	N/A	\$250,000	\$225,000	\$352,000
<b>App.Value/SqFt</b>	\$173.32			

**Subject****Comp #4****Comp #5****Comp #6**

<b>Map &amp; Parcel No</b>	<b>08310016300</b>	<b>08309034600</b>	<b>08309046100</b>	<b>08309038100</b>
<b>Address</b>	<b>1621 FORREST AVE</b>	<b>1426 GARTLAND AVE</b>	<b>111 LINDSLEY PARK DR</b>	<b>1414 FORREST AVE</b>
<b>Distance</b>	-	1,061 ft	1,097 ft	1,351 ft
<b>Sale Date</b>	<b>N/A</b>	4 Nov 2016	28 Apr 2017	14 Oct 2016
<b>SalePrice/SqFt</b>	<b>N/A</b>	\$282.18	\$292.89	\$243.48
<b>Living Area</b>	<b>1,278</b>	1,173	1,195	1,458
<b>Property Type</b>	<b>SINGLE FAMILY</b>	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
<b>Neighborhood</b>	<b>EAST NASH RIVER TO...</b>	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
<b>Bedrooms</b>	<b>2</b>	2	2	3
<b>Baths</b>	<b>1</b>	1	1	1
<b>Half Baths</b>	<b>0</b>	0	0	0
<b>Year Built</b>	<b>1925</b>	1909	1940	1924
<b>Sale Price</b>	<b>N/A</b>	\$331,000	\$350,000	\$355,000
<b>App.Value/SqFt</b>	<b>\$173.32</b>			

**Subject**



**Comp #7**



**Comp #8**



**Comp #9**



<b>Map &amp; Parcel No</b>	<b>08310016300</b>	<b>08309034000</b>	<b>08306033500</b>	<b>08314017500</b>
<b>Address</b>	<b>1621 FORREST AVE</b>	<b>1414 GARTLAND AVE</b>	<b>600 RUDOLPH AVE</b>	<b>1606 FATHERLAND ST</b>
<b>Distance</b>	-	1,358 ft	1,436 ft	1,801 ft
<b>Sale Date</b>	<b>N/A</b>	12 Dec 2016	17 Feb 2017	19 Dec 2016
<b>SalePrice/SqFt</b>	<b>N/A</b>	\$249.1	\$268.15	\$336.86
<b>Living Area</b>	<b>1,278</b>	1,391	1,350	1,039
<b>Property Type</b>	<b>SINGLE FAMILY</b>	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
<b>Neighborhood</b>	<b>EAST NASH RIVER TO...</b>	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
<b>Bedrooms</b>	<b>2</b>	3	2	1
<b>Baths</b>	<b>1</b>	2	1	1
<b>Half Baths</b>	<b>0</b>	0	1	0
<b>Year Built</b>	<b>1925</b>	1930	1935	1899
<b>Sale Price</b>	<b>N/A</b>	\$346,500	\$362,000	\$350,000
<b>App.Value/SqFt</b>	<b>\$173.32</b>			

**Subject****Comp #10****Comp #11****Comp #12**

<b>Map &amp; Parcel No</b>	<b>08310016300</b>	<b>08314021100</b>	<b>08314021800</b>	<b>08313005900</b>
<b>Address</b>	<b>1621 FORREST AVE</b>	<b>1810 FATHERLAND ST</b>	<b>1807 LILLIAN ST</b>	<b>109 S 13TH ST</b>
<b>Distance</b>	-	1,955 ft	2,117 ft	2,387 ft
<b>Sale Date</b>	<b>N/A</b>	19 Jan 2017	24 Jul 2017	20 Jun 2017
<b>SalePrice/SqFt</b>	<b>N/A</b>	\$224.13	\$273.36	\$307.25
<b>Living Area</b>	<b>1,278</b>	1,488	1,284	1,406
<b>Property Type</b>	<b>SINGLE FAMILY</b>	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
<b>Neighborhood</b>	<b>EAST NASH RIVER TO...</b>	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
<b>Bedrooms</b>	<b>2</b>	3	2	3
<b>Baths</b>	<b>1</b>	1	1	1
<b>Half Baths</b>	<b>0</b>	1	0	1
<b>Year Built</b>	<b>1925</b>	1930	1923	1915
<b>Sale Price</b>	<b>N/A</b>	\$333,500	\$351,000	\$432,000
<b>App.Value/SqFt</b>	<b>\$173.32</b>			

**Subject**



**Comp #13**



**Comp #14**



**Comp #15**



<b>Map &amp; Parcel No</b>	<b>08310016300</b>	<b>08314030400</b>	<b>08314033900</b>	<b>08314035900</b>
<b>Address</b>	<b>1621 FORREST AVE</b>	<b>1619 SHELBY AVE</b>	<b>1904 BOSCOBEL ST</b>	<b>1624 SHELBY AVE</b>
<b>Distance</b>	-	0.51 miles	0.51 miles	0.53 miles
<b>Sale Date</b>	<b>N/A</b>	20 Apr 2017	1 Mar 2017	31 Jan 2017
<b>SalePrice/SqFt</b>	<b>N/A</b>	\$223.05	\$274.77	\$321.46
<b>Living Area</b>	<b>1,278</b>	1,060	1,197	1,291
<b>Property Type</b>	<b>SINGLE FAMILY</b>	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
<b>Neighborhood</b>	<b>EAST NASH RIVER TO...</b>	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
<b>Bedrooms</b>	<b>2</b>	2	2	3
<b>Baths</b>	<b>1</b>	1	2	2
<b>Half Baths</b>	<b>0</b>	0	0	0
<b>Year Built</b>	<b>1925</b>	1920	1922	1905
<b>Sale Price</b>	<b>N/A</b>	\$236,437	\$328,900	\$415,000
<b>App.Value/SqFt</b>	<b>\$173.32</b>			

**Subject**



**Comp #16**



**Comp #17**



<b>Map &amp; Parcel No</b>	<b>08310016300</b>	<b>08313010700</b>	<b>08314035000</b>
<b>Address</b>	<b>1621 FORREST AVE</b>	<b>1206 FATHERLAND ST</b>	<b>1905 SHELBY AVE</b>
<b>Distance</b>	-	0.54 miles	0.55 miles
<b>Sale Date</b>	<b>N/A</b>	24 Apr 2017	15 Dec 2016
<b>SalePrice/SqFt</b>	<b>N/A</b>	\$237.45	\$161.84
<b>Living Area</b>	<b>1,278</b>	1,474	1,174
<b>Property Type</b>	<b>SINGLE FAMILY</b>	SINGLE FAMILY	SINGLE FAMILY
<b>Neighborhood</b>	<b>EAST NASH RIVER TO...</b>	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
<b>Bedrooms</b>	<b>2</b>	2	3
<b>Baths</b>	<b>1</b>	2	1
<b>Half Baths</b>	<b>0</b>	0	0
<b>Year Built</b>	<b>1925</b>	1910	1930
<b>Sale Price</b>	<b>N/A</b>	\$350,000	\$190,000
<b>App.Value/SqFt</b>	<b>\$173.32</b>		