

JOHN COOPER
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
4709 Elkins Avenue
October 16, 2019

Application: Demolition

District: Park and Elkins Neighborhood Conservation Zoning Overlay

Council District: 24

Base Zoning: RS7.5

Map and Parcel Number: 09115034400

Applicant: Christie Wilson

Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

Description of Project: The applicant requests full demolition of a contributing building arguing for economic hardship.

Recommendation Summary: Staff recommends approval of the application for full demolition, finding that the cost of necessary repairs exceeds the value of the home. The proposed demolition meets Section III.B.2 for appropriate demolition.

Attachments

A: Staff biographies

B: Photographs

C: Engineers' Report

D: Rehab estimates

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

Generally, non-historic (non-contributing) structures may be demolished for new construction that will have a more historically appropriate effect on the district.

- 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.

Ordinance 17.40.420 D. Determination of Economic Hardship. In reviewing an application to remove an historic structure, the historic zoning commission may consider economic hardship based on the following information:

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

(Ord. BL2012-88, § 1, 2012; Ord. 96-555 § 10.9(C), 1997)

Background: 4709 Elkins Avenue is a contributing building in the Park and Elkins Neighborhood Conservation Zoning Overlay. It was constructed c. 1914.

The Department of Codes and Building Safety first noticed the owners about property standards violations earlier this year and sent a “notice to correct violation,” listing the following as violations:

- Roof gutters
- Protective treatment of all exterior wood surfaces
- Roof system

The owner is currently scheduled for environmental court on November 20, 2019. The Codes Department has been working with the owner for some time and extended the case to allow a non-profit to assist the owner with repairs; however, the organization said that the work needed exceeds their capability.

The applicant removed all interior storage so that the building could be fully inspected by MHZC staff and the engineer.

Analysis and Findings: The applicant proposes to demolish the building arguing for economic hardship. They have provided an engineer’s report from licensed engineer Marshall L. Bassett, P.E.

Two existing outbuildings are also proposed to be removed. One is a mass-produced shed available at home improvement stores. The larger one is a barn/workshop of unknown date of construction. Staff finds that these structures do not contribute to the architectural or historical significance of the district, and that their demolition meets Section II.B.2 for appropriate demolition.



Figure 1: 4709 Elkins Avenue



Figure 2: Subject property c. 1968.



Figure 3: Existing outbuildings.

Researching the city directories from 1914 to 1951 indicates that the building was single-family at least until 1951 after which it was converted to a triplex. That meant adding two additional front doors and removing the central dormer.

The footprint of the building has not significantly changed since 1914, according to Sanborn Fire Insurance maps, but a rooftop addition was added prior to the overlay, probably in the 1950s to accommodate a third unit. Because the building was changed from a single-family dwelling to a triplex, there have also been numerous interior and exterior changes. Staff did not see any original interior features.

The offset front roof intrusion was added at an unknown time to allow for the third unit in the second story. The addition meant the removal of a historic dormer, a change to the original roof form, and the removal of the original gable portion of the porch design. Changing the single-family home to a duplex also meant the addition of two more front doors. The roof addition has contributed to the damage to the building's structural condition. Staff observed that the addition was installed with its weight bearing on the existing roof. The engineer notes that the addition is not properly supported from

the roof and exceeds the load-bearing capacity of the roof. This feature has also been a source of water intrusion to the rest of the building.

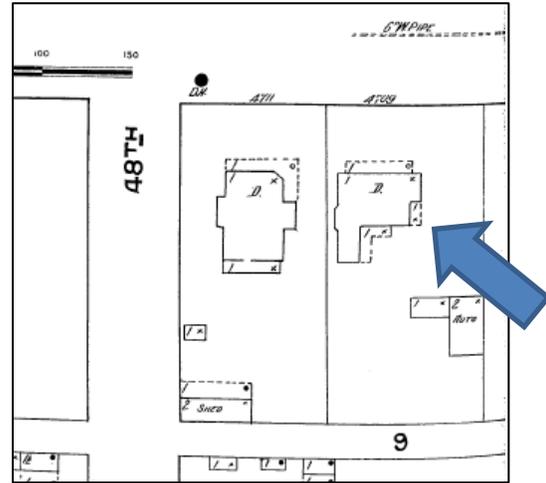


Figure 4: Sanborn map c. 1914.



Figures 5-6: Front roof feature shows evidence of settling, water intrusion and damage to the roof structure.



The engineer's report notes that the house's structural systems suffer from poor and/or inadequate design and construction. As a result the structure has been damaged by water and termites. He notes that there is crushing and twisting of beams and joists, and rotting of every visible element of the structural system, which is approximately 50% of the structure. Visible structural systems included what could be seen in the crawl space and what could be seen as a result of the decay due to the rooftop addition.



Figure 7: Interior damage under roof addition, showing water leaking within.

The report concludes that “the stability of the home has been severely affected . . . Given the disrepair of the major structural supports, it is questionable if the home could be safely and economically be saved.”

Staff's inspections confirm the condition of the structure. Staff observed crushing, termite and water damage in beams and joists and estimates that 100% of the subfloor, flooring, and visible studs and ceiling joists would need to be replaced rather than simply repaired.

The engineer does not note the condition of windows, doors, or cladding. However, due to the inappropriate changes to the building and the decades of deferred maintenance it is likely that these features would also require 100% replacement.

Repair Analysis:

The applicant provided estimates for rehabilitation from Landon Development, Hillsboro Builders, LLC, and the Wills Company. The estimates are for \$475,526, \$486,250, and \$500,000 respectively. The scope of work provided by all three companies provide for full replacement of foundation, framing, cladding, roofing, interior, windows, doors and porches. Staff was able to find potential savings from the bids for items that may have been overestimated or are not required for the scope of this review.



Figure 8: One of the main beams has crushed due to poor construction, overload on the house's structure, and water damage.

Staff's review of the repair estimates is below in Table 1:

Table 1: Review of Rehab Estimates

	Initial Bid	Potential Savings	Adjusted Bid	Line Items Adjusted
Landon Development	\$475,526	\$12,035	\$463,491	Low voltage, Shower fixtures, driveway, mailbox
Hillsboro Builders	\$486,250	\$16,000	\$470,250	Painting, ceiling repair
Wills Company	\$500,000	n/a	\$500,000	Not broken out by line items

Staff adjusted the first bid with individual line items to remove low-voltage installation and the driveway, neither of which would be required for the scope of this review. Staff reviewed that shower fixtures and the mailbox could be installed for less than listed, \$2,000 and \$100 respectively. Staff re-estimated the second bid in keeping with the previous estimate for painting (approximately \$25,000), as well as staff's experience in rehabilitation work, that the requirement for ceiling repair could be done for \$6,000. The third bid did not include line items.

Value: The square footage of the home is two thousand, five hundred and fifty-six square feet (2,556 sq. ft.). The current owner acquired the home in 1990 for \$53,200. Comparable sales of similarly-sized historic homes nearby that sold in 2018-2019 results in an average sales price per square foot of \$184.25. Based on listings and images available, these are all believed to have been in habitable condition at sale, and could be comparable to a rehabilitated building.

Table 2: Market Value

Property Address	Sale Date	Sale Price/sq ft	Living Area	Total	Notes
4705 Elkins Ave	3/18/2018	\$129.75	3,225	\$418,500	
4701 Park Ave	5/24/2019	\$205.31	2,434	\$499,000	
4710 Nebraska Ave	2/28/2019	\$217.70	2,480	\$539,900	Adjacent but not in overlay
Average applied to 4709 Elkins Ave	n/a	\$184.25	2,556	\$470,951.52	

At the average sales price per square foot, the estimated post-rehab value could be expected to be approximately \$470,951.52. Table 3 compares the total expenditure for the rehabilitated home to the fair market value:

Table 3: Value Comparison to Expenditures

Purchase Price+Rehab Estimate	Market Value	Total +/-
\$516,691	\$470,951	-45,740
\$523,450	\$470,951	-52,499
\$553,200	\$470,951	-82,249

The range of expenditures compared to the value of the building represent a loss of from \$45,740 to \$82,249 to the owner. Staff finds that the poor condition of the structure and the cost of required repair and replacement makes the argument for economic hardship in this case. In addition, the alterations and extent of required replacement rather than repairs will mean that “rehabilitation” would result in a new building rather than the preservation of a historic building.

Recommendation:

Staff recommends approval of the application for full demolition, finding that the cost of necessary repairs exceeds the value of the home. The proposed demolition meets Section III.B.2 for appropriate demolition.

ATTACHMENT A

BIOGRAPHIES FOR 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 25 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.

ATTACHMENT B

PHOTOGRAPHS
Staff site visits August 23, 2019 and September 17, 2019





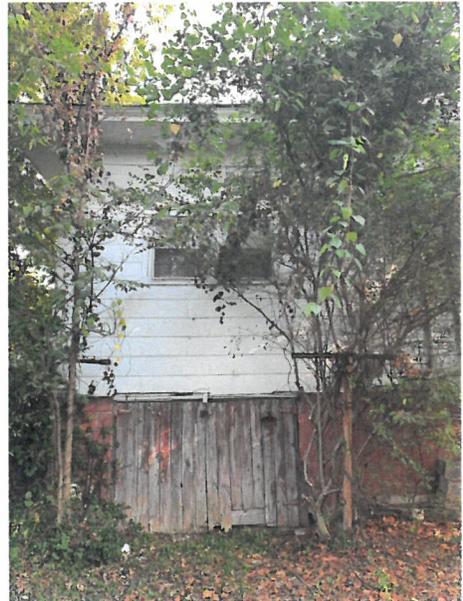






4709 Elkins Avenue, Nashville, TN 37209





4709 Elkins Avenue

This is a somewhat unfortunate story, but one that bears hearing on this situation. The current owner is 67 years old, disabled and uneducated. Her parents bought the home at 4711 Elkins Ave (next door to 4709) in 1953, when she was a year old where she lived with her parents until they bought the property next door at 4709 Elkins Avenue in 1990. Ms. Patterson moved into that home at that time and lived in one of the units of this duplex/triplex. She has never lived anywhere else, and has never lived on her own, really.

Through the years, the home has been modified from a duplex to a triplex, and has not had any real maintenance or upkeep that anyone is aware of even before the purchase of the property by Ms. Patterson. Someone in the history of ownership put an upstairs addition to make this duplex a triplex, which is really an unattractive addition and according to the structural engineer's report, not structurally sound.

Her father died in 2004, then her brother died in 2012 with one heir (a daughter), and her mother died in 2015. She has one daughter who has a child who lives with her, and although her daughter has a job as a cashier, the only other money she receives is a little over \$1,500/month on social security. Upon her mother's death, the home went to Ms. Patterson and her deceased brother's daughter. The daughter (Ms. Hollie Blackwell), has put her ownership in a Family Trust. The Family Trust has a trustee by the name of Darryl Harvey, and the niece (Hollie Blackwell) is estranged from the family. Ms. Blackwell, is not helping in any way to try and help Ms. Patterson, and has not been involved nor feels she is responsible for anything on this home other than selling it and getting her half of the sale on it. This has been a frustrating piece of the situation, as well. As all of this burden has fallen on Ms. Patterson.

Ms. Patterson has been receiving letters from codes since February of 2019. Most people understand the ramifications of this, but I really don't think Ms. Patterson did/does. She reached out to a neighbor who is an attorney, who was unable to help her for some reason. There was a court date of August 28th on the last letter.

I am a neighbor and Realtor, too, and was talking to her in late August when she told me all of this, and I learned about what all was going on for the first time with the codes issues. That is when I stepped in to try and help her. And I also want to see if social services can help her, too.

I told her she needed to reach out to codes and see if they can help her with giving her some more time to address these significant issues. I told her she needed to work with Metro Historic, too, to determine if either of her homes were historically contributing. This upset her greatly, and frankly she doesn't have the skillset to function in anything business related. So I said I'd help her. I spoke with Jay Summers on August 22 or 23rd about a court date that was set for August 27th, and he could probably extend one more month to September 25th to ensure work to start on the property. Paul Hoffman with Metro Historic came out on August 23rd, and viewed the property, too, but there is so much junk, mold, debris and brown recluse spiders, and he couldn't ascertain much. I had the property was somewhat cleaned out for Ms. Patterson, per Metro Historic's request, and Mr. Hoffman returned to the property to review on September 17, 2019.

Ms. Patterson has no money to do any repairs, and the only assets she has is 4709 and 4711 Elkins...which she cries uncontrollably every time I tell her she has to start packing to move because there will be fines placed on these homes if she doesn't fix them, and she cannot afford to fix them, nor can she afford the fines. There is such an emotional and mentally stressful situation going on with Ms. Patterson, that it is hard to describe on paper.

Her economic hardship on this is that the only money she has is tied up in the dirt that these homes sit on. She can't work, she has an adult daughter, who works as a cashier, and a grandchild. The daughter has no money to help her mother either, and lives with her mother at 4711 Elkins. The value of this property at 4709 Elkins is less with the improvements on it than if it were torn down and rebuilt on with a home that falls within historic guidelines.

The hope at this point is that she can sell 4709 Elkins for enough money so that she can make repairs on 4711 Elkins to bring it up to codes and stay in that home. And the only way she will make enough money from a sale is if the property

can be sold for land value. Otherwise, she will have to sell her beloved 4709 Elkins Avenue, where she currently lives, because there won't be enough money from that sale to do the repairs necessary to bring that one to codes. And this is based on contractor bids I have helped her get to just repair the outside of this home to bring that to codes.

I am hopeful the Historic Commission can see this economic hardship to this woman both financially and emotionally, and allow this home to be torn down, so that she has some bit of money to live on for her remaining years.

I am unclear of Financial Hardship meaning of this application, and the term of this particular application, because it doesn't appear to take into consideration the financial hardship of an individual who owns the property who has no money at all to do what is being asked.

Thank you for your consideration,

Christie Wilson

Broker

The Wilson Group Real Estate Services

About the Applicant:

As per the letter about 4709 Elkins Avenue, I am applying for this economic hardship on this home on behalf of Connie Patterson.

The reason for myself and some other neighbors helping her is that she cannot do this herself. We want her to be able to stay in her current home at 4711 Elkins Avenue, and the only way she can accomplish this is to sell 4709 Elkins for the most possible so that she can repair her current home, which will be approximately \$100,000 just for the exterior to be brought up to codes. (this bid is from a licensed general contractor).

I am assisting her with this application because I am a Realtor and have been actively selling homes in Sylvan Park for 25 years. I've been Ms. Patterson's down the street neighbor for 16 years. And as a neighbor, wish I had checked in with her before I did now that I understand the situation/life she is going through.

I know and understand the values in the neighborhood well, and sincerely hope that the Historic Commission can appreciate all the challenges not only with this home, but with the full situation.

I've attached my bio as well, if needed.



Bassett Engineering Services & Design
3012 23rd Ave South
Nashville, TN
(615)739-2819

Report of Inspection

September 15, 2019

For: Christie Wilson
The Wilson Group
304 42nd Avenue North
Nashville, TN 37209

Subject Property: 4709 Elkins Ave.
Nashville, TN

The following report constitutes the engineering opinion requested at the subject property. This report is provided for the exclusive use of the person or persons this report was prepared for as shown above. We have no contractual relationship with, or obligation to, any party other than the party for whom this report was prepared. The opinions contained herein are based on the experience and judgment of the writer, as well as conditions observed without taking soil samples, performing plumbing leak tests, removing floor or wall coverings, or performing invasive tests or procedures. The opinions offered herein are based solely on the observations made at the time of the inspection, and do not take into consideration any changes in the condition of the foundation after that date. This report does not predict or warrant the future performance of the subject foundation. You are encouraged to review the "Agreements and Limitations" attached to the end of this report for other important limitations and standard recommendations.

ABOUT OUR FIRM

Marshall Bassett has been a licensed structural engineer for over 25 years. Most recently, our firm has been primarily focused on evaluation and design of both single family and multi-family residential construction. Our evaluation of historical properties exceed 300 in the past 5 years. We are well versed in construction methods from the late 1800's to modern day and provide both evaluation and design services.

SCOPE OF INVESTIGATION

At your request, Bassett Structural Engineering Services & Design was present at the above referenced property on September 13, 2019 to visually evaluate the foundation and accessible structural framing. It is understood that this report will be used for evaluation of the viability for reconstruction.

SUBJECT PROPERTY

The structure is a single story, wood framed, asbestos shingle clad tri-plex. The perimeter CMU foundation wall, supporting the home, is not original to the date of construction. The original stacked stone foundation is in place, supporting the front porch. A back porch, bearing on a CMU foundation wall was added at a later date as well. Available documentation indicates original date of construction to be 1935.

- The support structure consists of 2x10 floor joists spaced at 19.2" on center, running from the front of the house to the rear. The floor joists bear on the foundation wall at the back of the house, and a series of wood beams as shown below. The maximum span of the floor joists exceed 16 feet, resulting in excessive deflection based on analysis of accepted single family residence loads.
- The support beams are multi-wythe 2x12 lumber, supported by log columns. It appears the columns are supported directly on soil, with no footing observed.
- Due to limited access, a full observation of the roof structure was not possible.
- At some point a shed dormer was added to the front of the property, with the intent of creating a separate apartment living space.

OBSERVATIONS

▪ FOUNDATION

- Perimeter foundation wall appears to not have adequate footing for support. Several areas of the foundation wall have settlement failure due to loss of bearing support of sub-surface soils.

- Stacked stone foundation wall failure under the front porch

- Undercut and undersized column footing supporting main beam.



- Main beam compression failure. It appears the beam has rotted due to excessive water infiltration



- Beam compression failure due to wood eating pest.



- Band joist failure due to excessive water infiltration and improper flashing at porch.



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- Supplemental beam installed for vertical support. Beam is undersized and not adequately supported (overturning)



- Rotted joist and improper vertical support.



- Added shed dormer. The framing for the dormer roof was improperly supported off the existing homes roof, which exceeded the roof capacity. The dormer roof was not properly flashed.



- Dormer roof improperly supported off the existing home's roof structure.

- Dormer roof collapse due to improper construction and flashing. Excessive water infiltration.



RECCOMENDATIONS

- Given the degree of damage to the foundation and framing support system, and the number of structural systems affected, the stability of the home has been severely affected.
- The construction of the front shed dormer is not historically accurate and was added well after the date of original construction. It has been built poorly and has not been designed correctly. Due to the poor construction, the roof supports have rotted and the center section has collapsed.

In my opinion, having been involved in more than 300 historical home evaluations in the past 5 years, the viability of salvaging this home while adhering to a historical renovation is not practical. The historical aesthetic was altered with the addition of the front dormer. Given the disrepair of the major structural supports, it is questionable if the home could be safely and economically be saved.



Bassett Engineering Services & Design
3012 23rd Ave South
Nashville, TN
(615)739-2819

AGREEMENTS AND LIMITATIONS

Use of this report for any reason implies consent to all agreements and limitations of this report. This report is the professional opinion of Bassett Structural Engineering Services & Design and is based on limited visual observation and evaluation and is not intended nor implied to be an exhaustive structural survey of all systems. We make every attempt to access areas of concern but do not remove ceiling, wall or floor coverings, or insulation and therefore are not responsible for identifying hidden issues or problems. This evaluation only addresses the current condition of the foundation. Bassett Structural Engineering does not offer or imply any warranty for the repairs or for the repair company's acts or omissions or for any other person conducting the repairs. This report is provided for the exclusive use of the addressee. We have no contractual relationship with, or obligation to, any party other than the addressee of this report. Content of this report is prepared through experience as a structural engineer in the state of Tennessee and based on visual indicators of structural problems. Opinions expressed in this report are based on observations made on the day of the visit. No guarantee or responsibility is assumed or implied for the structural design or construction performed by others. Liability for content of this report is limited to the amount of engineering fee.

This report is considered "final", however, additional information may become available from other sources for many reasons, including receipt of other's reports or additional investigative activities. Newly discovered evidence and information can affect the opinions stated within this report. Therefore, we reserve the right to amend the report to the extent dictated by the new information.

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

Respectfully submitted,

Marshall L. Bassett, P.E.
TN License # 105275
3012 23rd Ave S
Nashville, TN 37215





205 Powell Place, Suite 352 • Brentwood, TN 37027 • Phone: 615-229-2924 •
Fax: 615-229-2923

Christie Wilson
6153006693

4709 Elkins Ave
Nashville, TN 37209

Print-date: 9-30-2019

Thank you for this opportunity to earn your business. Please review the attached bid proposal below.

Price Breakdown

Code	Title	Description	Price
1010	- Building permits		\$965.00
1110	- Blueprints		\$250.00
1120	- Surveys		\$1,660.00
1130	- Site Plan		\$680.00
1210	- Lot clearing		\$2,500.00
1300	- Demolition		\$15,000.00
1400	- Temporary electric		\$750.00
1430	- Water service		\$675.00
1470	- Electric service		\$675.00
1530	- Builders Risk		\$1,500.00
1540	- General Liability		\$1,250.00
1550	- Site Dumpster	12-30yd dumpsters	\$7,200.00
1610	- Port A Pot		\$450.00
2100	- Footings and foundation		\$5,000.00
2110	- Concrete block material		\$1,295.00
2115	- Concrete block labor		\$2,200.00
2200	- Waterproofing		\$750.00
2400	- Site Work Subcontractor		\$1,690.00
3110	- Lumber—1st package		\$28,138.00
3210	- Framing labor—draw #1		\$15,348.00

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3300 - Windows		\$16,625.00
3400 - Exterior siding		\$5,635.00
3410 - Exterior trim labor		\$6,685.00
3500 - Flatwork material		\$7,460.00
3550 - Flatwork labor		\$9,200.00
3610 - HVAC—rough	60% Payment	\$7,500.00
3720 - Plumbing—rough	60% Payment	\$8,475.00
3810 - Electrical—rough	60% Payment	\$9,209.00
3820 - Low Voltage Rough In		\$1,950.00
3910 - Gutters and downspouts		\$1,245.00
4100 - Roofing material		\$4,350.00
4150 - Roofing labor		\$3,135.00
4200 - Masonry material		\$3,665.00
4250 - Masonry labor		\$4,375.00
4300 - Exterior doors		\$4,778.00
4400 - Insulation		\$9,925.00
4600 - Painting—exterior		\$9,592.00
4700 - Exterior Plumbing		\$5,500.00
5100 - Drywall Material		\$5,250.00
5150 - Drywall Labor		\$7,500.00
5200 - Interior trim material		\$14,101.00
5250 - Interior trim labor		\$12,790.00
5300 - Painting—interior		\$12,150.00
5400 - Cabinets and vanities		\$15,675.00
5450 - Countertops		\$9,200.00
5510 - Ceramic tile material		\$6,235.00
5515 - Ceramic tile labor		\$7,885.00
5610 - Hardware		\$1,250.00
5620 - Shower doors and mirrors		\$3,175.00
5630 - Appliances		\$9,887.00
5640 - Plumbing fixture	Allowance including water heater	\$6,875.00
5650 - Hardwood materials		\$6,737.00
5660 - Hardwood labor		\$4,896.00
5700 - HVAC—final		\$5,000.00
5710 - Plumbing—final		\$5,650.00
5720 - Electrical fixtures	Allowance	\$6,250.00
5730 - Electrical—final		\$6,140.00
5740 - Low Voltage Final		\$1,300.00
6100 - Clean-up		\$3,750.00

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6200 - Final grade	\$0.00
6300 - Driveways	\$6,110.00
6400 - Patios, walks	\$3,335.00
6590 - Rough grading	\$0.00
6600 - Landscaping	\$0.00
6710 - Termite protection	\$500.00
6900 - Mailbox	\$500.00
Site superintendent fee	\$3,500.00
Project Manager Fee	\$7,500.00
GC Fee	\$95,105.00

Total Price: \$475,526.00

Signature

Print Name:

Date:

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Hillsboro Builders, LLC

4709 Elkins

All new electric	\$	40,000.00
All new plumbing	\$	20,000.00
All wood and siding replaced on outside asbestos siding removal	\$	45,000.00
New roof and decking and other framing	\$	40,000.00
New concrete steps on rear	\$	7,000.00
Replace deck on back	\$	12,000.00
All new windows on house	\$	18,000.00
Environmental removal of auto parts and debris in back yard	\$	8,000.00
Mold removal	\$	8,000.00
Foundation shoring and framing	\$	15,000.00
New subfloor in 3 baths and other areas	\$	13,000.00
Fix collapsed upstairs ceiling	\$	12,000.00
3 new baths	\$	33,000.00
New drywall where molded- throughout	\$	15,000.00
Insulation	\$	5,000.00
New flooring	\$	16,000.00
Cabinets	\$	20,000.00
Tops	\$	9,000.00
Trim	\$	18,000.00
Painting	\$	35,000.00
Contractor fee	\$	97,250.00
Total	\$	486,250.00



September 23, 2019

Ms. Christie Wilson
The Wilson Group
4100 Hillsboro Circle
Nashville, TN 37215

Dear Ms. Wilson:

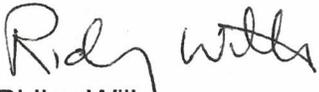
Per your request, I am following up with you on the house located at 4709 Elkins Avenue.

The Wills Company is a design/build remodeling firm that specializes in historic renovation projects. We have been doing such work in Nashville for almost 30 years.

Based upon our experience and expertise, to bring this home up to current code conditions such that it is a safe and legally habitable home, the cost could easily be over \$200 per square foot. As the house is 2,556 sq. ft. per tax records, this would entail an investment of over \$500,000. This would NOT include likely desired and needed additional work such as site work, landscaping, decorating or design details that would enhance this property.

Please do not hesitate to contact me if you have any questions.

Sincerely,


Ridley Wills
Owner & Design Director



October 8, 2019

Email: Bids@tinysconstructionllc.com

Phone: 888-GO-TINYS

Christie Wilson
The Wilson Group Real Estate Service

Estimator Justin Ethridge

Subject: 4709 Elkins Ave
Nashville, TN 37209

Dear, Christie Wilson

Tiny's Construction is pleased to submit our proposal for 4709 Elkins Ave

Our proposal includes all necessary supervision, labor, equipment, and materials to perform the detailed scope of work at the aforementioned project.

Tiny's Construction is SBE certified with the State of Tennessee and Metro Davidson County

SCOPE OF WORK

Tiny's Construction's scope of work is limited to the following:

1. Demo house in its entirety including footers/foundation and partial basement
 2. Dispose of all debris left behind in house and including all debris and barns in back yard
- The price for debris removal is based on a per dumpster cost and is not to exceed

LUMP SUM PRICING

Item #1	Demolition of house in its entirety	\$ 17,750.00
Item #2	Removal of all debris inside and outside of house including sheds/barns	\$ 9,545.00
Lump Sum Pricing		\$ 27,295.00

CONDITIONS / ASSUMPTIONS



This proposal and its listed clarifications, conditions, and exclusion will be included as part of any mutually agreed upon contract generated from the offer.

- All work will be performed in 1. Additional mobilizations will be billed at \$ 500.00 each.
- Tiny's Construction assumes 100% sole and exclusive use of our work areas which includes access to move freely in all adjacent areas for debris movement during the course of our operations and removals.
- This proposal contains no provisions for the handling or disposal of hazardous materials.
- Tiny's Construction will be given adequate site access for personnel and equipment including parking to allow uninterrupted performance of the work as scheduled
- Tiny's Construction retains rights to the salvage of demolished material and demolished MEP's. Missing salvage from the time of the walk to the project start will require negotiation as a salvage credit has been factored into our pricing.
- Hazardous materials survey to be provided to Tiny's Construction prior to demolition
- Pricing is based on non-core filled walls. Core filled walls will require a change order Unless noted in scope
- Work to be performed during normal business hours Monday-Friday
- Tiny's Construction will make 2 passes with a 2,500 pound floor-removal machine. Remaining adhesive is considered floor prep and is excluded from this proposal.

Exclusions

- MP&E Capping off, disconnects, evacuation, and make safes
- Any conditions that are hidden/unknown
- All hazardous materials testing and abatement.

Schedule

- Anticipated duration of demolition: 5 Working Days

Upon commencement of work, this proposal shall become a binding contract between both parties unless or until superseded by a formal, mutually agreed upon contract, at which time proposal shall become a part of the new contract document.

Please sign below as authorization to proceed and return by email:

Agree and accepted by: Print/Sign

Date