

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

**1307 Shelby Avenue
November 20, 2019**

Application: Demolition

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

Map and Parcel Number: 08313020100

Applicant: Lori Condon

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

Description of Project: The applicant requests 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.

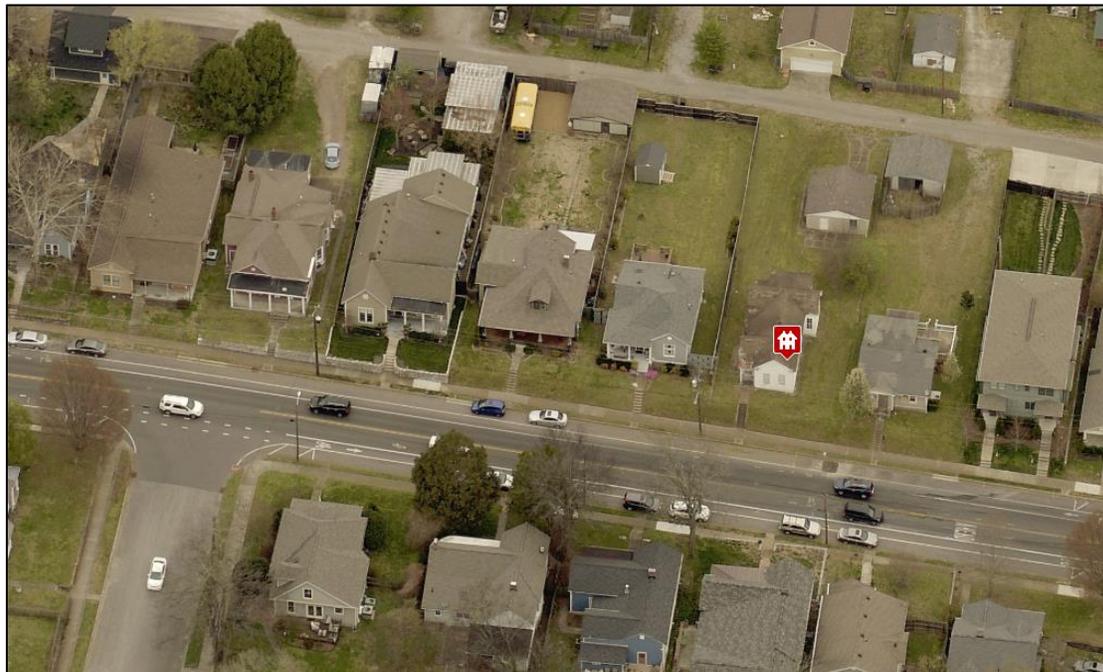
Attachments

- A:** Photographs
- B:** Engineers Report
- C:** Inspection Report
- D:** Demolition Estimate
- E:** Repair/Rehab Estimates
- F:** Correspondence from Department of Codes & Building Safety

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.

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: 1307 Shelby Avenue dates to the 1880s and is a contributing building in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figures 2-3). A side porch was enclosed and a rear addition added prior to 1951, but the footprint of the building has not changed significantly since its construction.



Figure 1: 1307 Shelby Avenue.



Figure 2: 1889 Hopkins map.

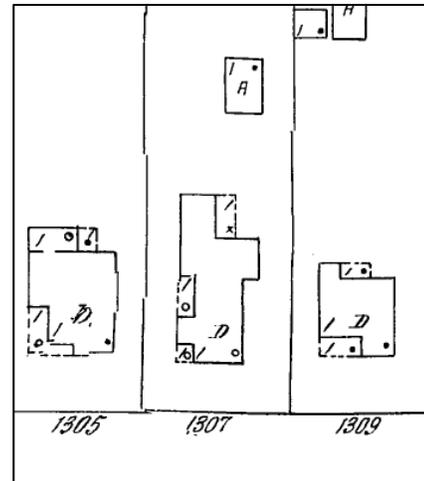


Figure 3: 1951 Sanborn map.

In May 2019, MHZC staff issued a permit for partial demolition of the enclosed side porch and a non-original rear addition. During that scope of work, the contractor also removed the original side ells, work which was not permitted. The structural deterioration discovered led the owners to apply for full demolition of the building. The Department of Codes and Building Safety notified the owners about property standards violations in a letter from July 17, 2019, ordering the demolition of the building.

Analysis and Findings: The applicant requests approval for demolition of the building, arguing for economic hardship. They have provided an engineer's report from licensed engineer Brian Goodwin, P.E. During the demolition of the rear addition and side bays, the siding was removed from those facades of the house, and all interior walls, flooring and trim were removed.

Engineer report: The engineer notes significant deterioration to a poorly-constructed structural system. In particular he observes many of the supporting piers and columns are



Figure 4-5: Rim joists and floor joists show evidence of termite damage, water damage and settling.

too close to the basement walls, stating that permanent basement walls would be required for adequate support of the structure. The house had a basement historically. Contractors earlier this year began building new piers and shoring up the existing floor framing, prior to stopping that work when they observed the extent of the damage to those structural systems. The remaining wall and floor framing is largely damaged by termites and water.

The report concludes with the engineer’s review that “the structure should be demolished in its entirety.” He cites the following reasons:

- Providing adequate load path from the structure to the ground is greatly compromised with the existing basement excavation and the location of pier locations to the excavated area. To stabilize the excavation reinforced concrete walls and concrete masonry units would have to be constructed. To support the rest of the structure to achieve this construction is severely cost-prohibitive and site-limited to provide the equipment needed.
- Termite infestation has damaged much of the floor-supporting structure and the wall supports.
- New construction would be required to provide adequate roof strength to meet the prescribed loadings of the 2012 IRC. Constructability to safe existing rafters is too costly to achieve minimal salvageability.

Staff inspected the property on two occasions, both since partial demolition was undertaken. Based on our inspections, staff agrees that the building would require entirely new support and foundation, and estimates the majority of the floor framing, and at least 50% of the wall structure requires replacement with new material. The engineer, staff, and contractors noted that the roof rafters are in relatively good condition. In his summary, the engineer notes that the roofing elements themselves are intact, but the roofing system would require a new ridge and collar ties to meet Code. Although this one system of the existing building would not require complete replacement, reusing only this area of the structure is impracticable. Due to the amount of demolition that has already taken place and the percentage of replacement of materials needed, staff finds that the building will not retain its historic integrity once the project is complete.

Repair Analysis: The applicant provided estimates for rehabilitation from Hillsboro Builders, Fears Construction, and J. Snow Construction. The estimates are for \$370,500, \$393,150, and \$350,000 respectively. The scope of work provided by all three companies allows for full replacement of foundation, framing, cladding, roofing, interior walls and treatments, windows, doors and porches. Staff adjusted the first bid with individual line items to remove the masonry fireplace, which would not be required for the scope of this review. Staff also estimated that cabinets and countertops could be installed for less than listed, \$12,000 and \$6,000 respectively. Staff re-estimated the second estimate in keeping with the previous estimate for electrical as well as staff's experience in rehabilitation work, that the sections for finishes and windows/doors may be overestimated. The third bid did not include line items for review.

Table 1: Review of Rehab Estimates

	Initial Bid	Potential Savings	Adjusted Bid	Line Items Adjusted
Hillsboro Builders	\$370,500	\$25,000	\$345,500	Fireplace, Cabinetry, Countertops
Fears Construction	\$393,150	\$40,000	\$353,150	Electrical, Finishes, Doors/Windows
J. Snow Construction	\$350,000	n/a	\$350,000	n/a

Value: The owners purchased the property in October 2019 for \$227,700. The square footage of the home is one thousand, one hundred and forty square feet (1,140 sq. ft.). Comparable sales of rehabilitated homes within one mile that sold in 2018-2019 results in an average sales price per square foot of \$279.82. Based on listings and images available, these are all homes that had been recently rehabilitated at the time of sale.

Table 2: Market Valuation

Property Address	Sale Date	Sale Price/sq ft	Living Area	Total
1202 Boscobel St	Mar 2018	\$250.63	1,596	\$400,000
1302 Shelby Ave	Jun 2018	\$277.95	1,610	\$447,500
1113 Shelby Ave	May 2018	\$244.37	1,866	\$456,000
1506 Shelby Ave	Apr 2018	\$270.68	1,995	\$540,000
1209 Fatherland St	Mar 2019	\$331.24	1,434	\$475,000
1508 Fatherland St	Aug 2018	\$238.98	1,770	\$423,000
1513 Fatherland St	Oct 2018	\$328.42	1,390	\$456,500
926 Boscobel St	Mar 2018	\$334.87	1,732	\$580,000
1300 Woodland St	Mar 2018	\$241.26	1,824	\$440,000
Average applied to subject property	n/a	\$279.82	1,140	\$318,994

At the average price per square foot, the estimated post-rehab value would be expected to be approximately \$318,994. 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 +/-
\$573,200	\$318,994	-254,206
\$580,850	\$318,994	-261,856
\$577,700	\$318,994	-258,706

The range of expenditures required compared to the fair market value of the building represent a loss from \$254,206 to \$261,856 to the owners. Staff finds that the poor condition of the structure and the cost of required for repair and replacement make the argument for economic hardship in this case. Also, the extent of required replacement rather than repairs would result in a new building rather than the preservation of an 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











October 28, 2019

Melissa Sajid, Historic Preservationist
Paul Hoffman, Historic Preservationist
Metro Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, TN 37204

Re: 1307 Shelby Avenue

Dear Ms. Sajid and Mr. Hoffman,

We purchased the property at 1307 Shelby Avenue from Caprice Palmer on October 7, 2019 for \$227,700. We have no affiliation with Ms. Palmer, nor were there financing terms between us for the transaction.

It is our understanding that Ms. Palmer purchased the property earlier this year with plans to renovate and rehabilitate the house. Via our realtor Deirdre Kerr, we let Ms. Palmer know that we would like a right of first refusal to purchase the finished property, and we also conveyed our strong preference for the Shelby house and garage to remain one-story structures if possible. We live at 1306 Boscobel, directly behind the Shelby property, and if a new two-story garage were to be built on the alley between us, it would obstruct the daylight and clear sky view that we currently enjoy from our Boscobel backyard.

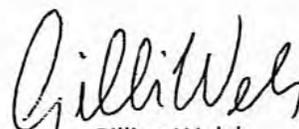
When the opportunity arose to purchase the property a few weeks ago, we knew that the house had been ordered to be demolished by the Codes Department, and we saw the structural engineer's report that revealed the extent of the foundation issues and termite damage. Sadly, it appears that very little, if anything, is salvageable from the current structure. In its current exposed state, the structure is uninsurable, unstable, and every part will need to be replaced.

We have lived in East Nashville since 2014 and have been property owners since 2002 when we purchased the Woodland Studios building in Five Points. We understand the importance of preserving the history of the neighborhood. Please know that our intention for 1307 Shelby is to eventually build a home that will honor the architectural and historic character of our neighborhood in every way.

Respectfully,



David Rawlings



Gillian Welch

Cc: Lori Condon, Business Manager
lori@aconyrecords.com

Brian Goodwin, P.E.

CIVIL, STRUCTURAL ENGINEERING

**491 Royal Crossing
Franklin, TN 37064
(615) 519-7943**

March 10, 2019

Scott and Callista Guess
562 East Main Street
Gallatin, TN 37066

Re: Structural Assessment at 1307 Shelby Avenue, Nashville, TN 37206

Dear M(s) Palmer

Per your request, this engineer has visited the above referenced site to perform a structural inspection. The purpose of the inspection was to view evidences of structural damage due to termite infestation, existing structural components section loss, and if the remaining portion of the structure has enough load carrying capacity to safely meet typical residential loadings as per the adopted building code of Metro Davidson County and does it meet the cost effectiveness criteria required for a demolition permit to be denied as per Metro Davidson County Historic Design Guidelines to warrant rehabilitation or salvageability.

It is this engineer's understanding the purpose of this inspection is due to a letter received by M(s). Palmer from Metro Davidson Building and Codes instructing Mr. Palmer to demolish the existing structure and placing a deadline on which to demo the complete structure. A prior demolition permit had already been issued for a portion of the structure (See Figure 1). Since receiving the letter, the Historic Commission has gotten involved and required an engineer's letter to be submitted prior to a demolition permit being issued.

The basis of this engineer's opinion will be the apparent performance of that portion of the property visible at time of inspection. Disassembly or removal of any portion of the structure is beyond the scope of this inspection. There is no warranty or guarantee, either expressed or implied, regarding salvageability, future performance, merchantability, and or workmanship. Destructive testing was not performed at time of inspection. This Engineer makes no representation regarding the condition of this property other than as contained in this written report. Any verbal discussions concerning this property that were made at the time of inspection, and not contained in this written report, are not to be relied upon.



Photograph 1. 1307 Shelby Avenue Nashville, TN 37214

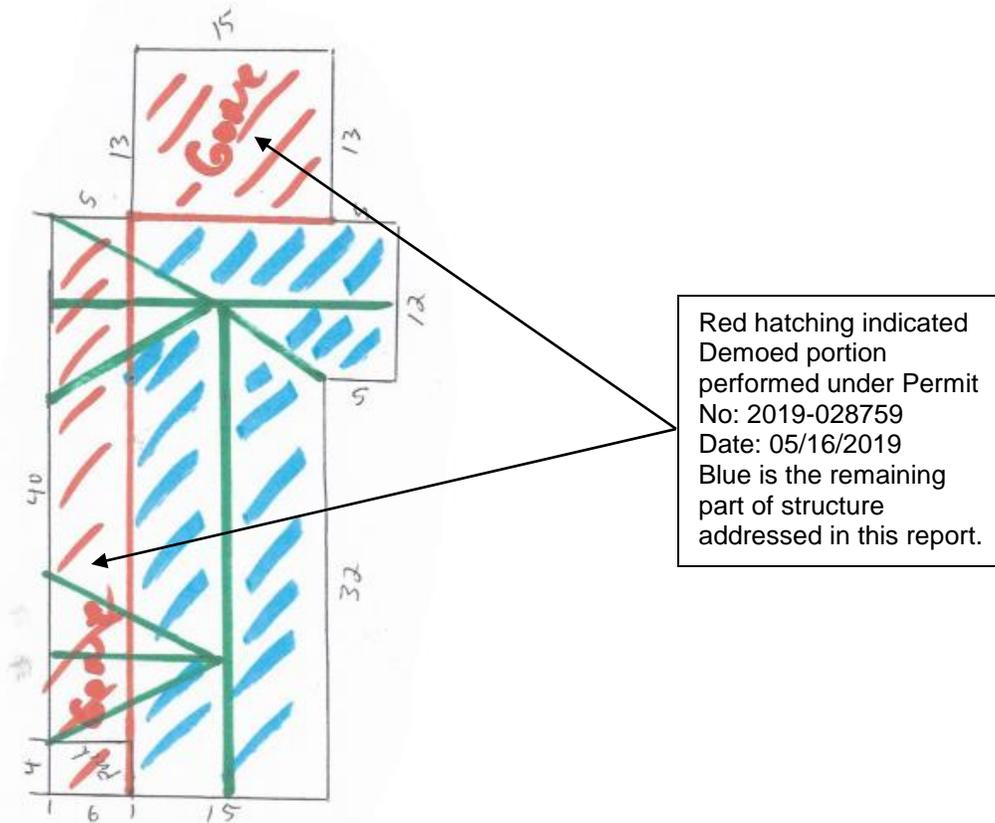


Figure 1. 1307 Shelby Avenue Nashville TN 37206 Portions Demoed.

GENERAL

It is this engineer's understanding and according to the Metro-Davidson County GIS that the structure at the above-mentioned address was constructed in 1910 and is a single-story with a partial dug out basement. The home is built of rough sawn timber using typical platform framing methods from the foundation vertically. Girder support was through stacked cut stone and random in pattern and location.

OBSERVATIONS GENERAL:

FOUNDATION BASEMENT AREA: It was observed in this area that many of the supporting foundation piers and columns are located too close to the excavated basement. The basement consists of excavated soil serving as the walls of the basement with no support walls. Sloughing of the existing soil has made this area unsafe to refurbish without major improvements in stabilizing the soil through soil nailing techniques and shot-crete. Those methods are also considered somewhat temporary as it applies to resisting prescribed and required residential loadings for occupancy. Permanent basement walls would be required to ensure use of the area could be maintained. The location of the supporting piers for main girders supporting their respective tributary loading areas is of concern. Typically soil failure planes fail from a 2 to 1 slope from the edge of the footing. When extending these failure planes, they fall into the excavated zone essentially full bearing support for the footings does not exist making it impossible to meet the prescribed loadings for residential structures by the building code. To provide a safe structure, the basement area would need backfilled with engineer back fill and not

Brian Goodwin, P.E.

reconstructed. Re-construction would be to add a reinforced CMU wall around the perimeter and or a reinforced concrete wall while extensive shoring would be required to support critical portions of the existing structure. See Photographs 2-4



Foundation support.
Too close to basement
excavation. Within
Failure Plane

Photograph 2 Basement Excavation



Photograph 3. Foundation Wall within bearing failure plane.



Photograph 4. Foundation Pier Support within soil failure plane.

Remaining Framing

The wall and existing floor framing system had significant termite damage, and essentially very limited structural capacity. The existing floor framing is not protected by a treated bearing board protected with foundation wall flashing. Critical building code requirements to assure protection against termite future infestations. To achieve the needed protection shoring and lifting of the existing structure would have to take place in order effectively construct a correct means of floor and wall framing protective systems. See Photographs 5-7



Photograph 5. Termite Damage on lower wall and framing band.



Photograph 6 Termite Damage on lower wall and bottom plate.



Photograph 7 Termite Damage on lower wall and bottom plate.



Photograph 8 Termite Damage on lower wall and bottom plate and band.

ROOF SYSTEM.

The roof rafters of this structure are the most salvageable portion of the structure from a standpoint of no section loss but does not meet the requirements to meet a 20 psf live load condition and a 10 psf dead load condition as required by the 2012 International Residential Code by the way it is currently constructed. New collar ties in the top 1/3 of the framing triangle, and horizontal ties in the lower 1/3 of the framing triangle would be required. The only way this can be accomplished is through new construction. Additionally, a ridge beam would have to be added to carry the vertical deflection of the roof under loading since no ridge board exists. The only way this can be accomplished is through new construction. Framing this structure with this much of new material and trying to salvage the rest of the system is not practicable.



Photograph 7. Separation of eave member and wall covering interface. Stucco Cracks.

STRUCTURAL INTEGRITY CONCLUSIONS

Based upon the above observations, it is this engineer's opinion that the structure should be demolished in its entirety for the following reasons:

- Providing adequate load path from the structure to the ground is greatly compromised with the existing basement excavation and the location of pier locations to the excavated area. To stabilize the excavation reinforced concrete walls and concrete masonry units would have to be constructed. To support the rest of the structure to achieve this construction is severely cost prohibitive and site limited to provide the equipment needed.
- Termite infestation has damaged much of the floor supporting structure and the wall supports.
- New construction would have to be required to provide adequate roof strength to meet the prescribed loadings of the 2012 IRC. Constructability to save existing rafters is too costly to achieve minimal salvageability.

If I can be of further assistance, please contract me at (615) 519-7943.

Brian Goodwin, P.E.

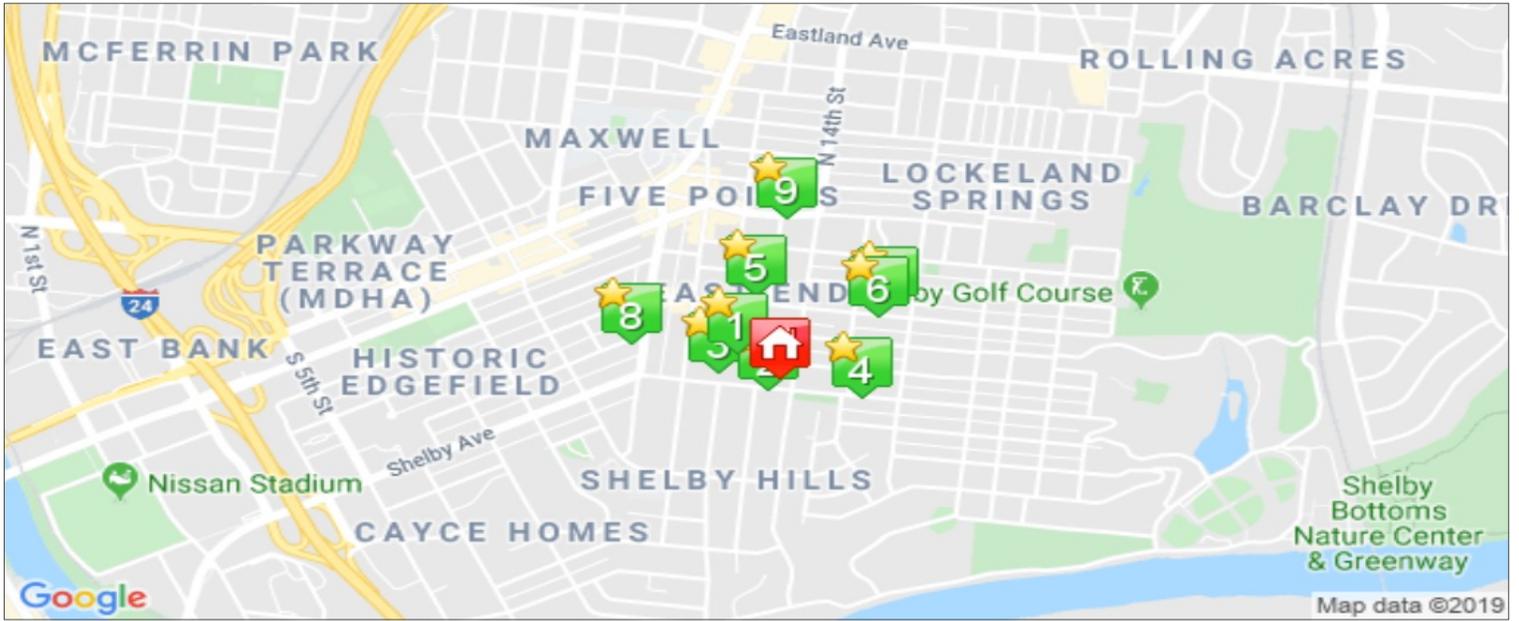
Sincerely,



Brian C. Goodwin, P.E.



08313020100 - 1307 SHELBY AVE



Subject



Comp #1



Comp #2



Comp #3



Map & Parcel No	08313020100	08313018400	08313026500	08313021400
Address	1307 SHELBY AVE	1202 BOSCOBEL ST	1302 SHELBY AVE	1113 SHELBY AVE
Distance	-	560 ft	180 ft	650 ft
Sale Date	N/A	29 Mar 2018	28 Jun 2018	30 May 2018
SalePrice/SqFt	N/A	\$250.63	\$277.95	\$244.37
Living Area	1,140	1,596	1,610	1,866
Property Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Neighborhood	EAST NASH RIVER TO...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
Bedrooms	2	2	4	4
Baths	1	2	2	2
Half Baths	0	0	0	0
Year Built	1910	1920	1904	1910
Sale Price	N/A	\$400,000	\$447,500	\$456,000
App.Value/SqFt	\$174.21			

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

Map & Parcel No	08313020100	08313050400	08313004700	08313041900
Address	1307 SHELBY AVE	1506 SHELBY AVE	1209 FATHERLAND ST	1508 FATHERLAND ST
Distance	-	919 ft	1,131 ft	1,340 ft
Sale Date	N/A	9 Apr 2018	29 Mar 2019	31 Aug 2018
SalePrice/SqFt	N/A	\$270.68	\$331.24	\$238.98
Living Area	1,140	1,995	1,434	1,770
Property Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Neighborhood	EAST NASH RIVER TO...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
Bedrooms	2	3	3	2
Baths	1	2	1	2
Half Baths	0	0	0	0
Year Built	1910	1920	1902	1899
Sale Price	N/A	\$540,000	\$475,000	\$423,000
App.Value/SqFt	\$174.21			

Subject



Comp #7



Comp #8



Comp #9



Map & Parcel No	08313020100	08313040800	08216035700	083090A00100CO
Address	1307 SHELBY AVE	1513 FATHERLAND ST	926 BOSCOBEL ST	1300 WOODLAND ST
Distance	-	1,509 ft	1,663 ft	2,116 ft
Sale Date	N/A	23 Oct 2018	5 Mar 2018	27 Mar 2018
SalePrice/SqFt	N/A	\$328.42	\$334.87	\$241.26
Living Area	1,140	1,390	1,732	1,824
Property Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Neighborhood	EAST NASH RIVER TO...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
Bedrooms	2	3	3	3
Baths	1	2	3	3
Half Baths	0	0	0	0
Year Built	1910	1910	1915	1920
Sale Price	N/A	\$456,500	\$580,000	\$440,000
App.Value/SqFt	\$174.21			



October 28, 2019

Email: Bids@tinysconstructionllc.com

Phone: 888-GO-TINYS

Estimator Justin Ethridge

Lori Condon
Acony Records
1011 Woodland St.
Nashville, TN 37206

Subject: 1307 Shelby Ave.
Nashville, TN 37206

Dear, Lori Condon

Tiny's Construction is pleased to submit our proposal for 1307 Shelby 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 foundation/footers

LUMP SUM PRICING

Item #1	Demolition per scope listed above	\$	8,750.00
Lump Sum Pricing		\$	8,750.00

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 \$ 1,500.00 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
- Work to be performed during normal business hours Monday-Friday
- Demolition of structure down to top of slab.
- Any tires onsite will be disposed of at the rate of \$12 per tire.

Exclusions

- MP&E Capping off, disconnects, evacuation, and make safes
- Any conditions that are hidden/unknown
- All hazardous materials testing and abatement.
- Security fencing
- Basement demolition. Any work 2 feet below grade

Schedule

- Anticipated duration of demolition: 2 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

Hillsboro Builders, LLC

Estimate

5184 Fire Tower Rd.
Franklin, TN 37064

Date: 11/10/19

<u>Name/Address</u> 1307 Shelby Ave Nashville, TN

Description	Amount
Excavation, footing, foundation	\$20,000
Framing	30,000
Demolition & environmental removal	16,000
All new electric	25,000
All new plumbing	10,000
Siding and exterior trim	20,000
New roofing	11,000
All new windows and doors	20,000
Masonry fireplace	14,000
Mechanical HVAC	15,000
1 new bath	12,000
New drywall	15,000
Insulation	4,400
New flooring	15,000
Cabinets	20,000
Tops	9,000
Trim	20,000
Painting	20,000
Contractor fee	74,100
Total	\$ 370,500

Please call if you have any questions. Thanks, Leo.
Phone # 615-415-2905

Project: 1307 Shelby Avenue
 Owner: Gillian Welch & David Rawlings
 Address: 1307 Shelby Avenue
 Description: Full Restoration & Renovation
 Date: 10/23/19



Code	Description	Estimate
1000	General Requirements / Site Preparation	\$34,500.00
	General Conditions / Delivery / Supervision	Notes
	Plastic / Protection	
	Cleanup / Dumpster / Haul Off	
	Builder's Risk / General Liability	
	Permit / Engineer Report	
2000	Demolition / Excavation	\$33,800.00
	Demo Finishes / Cabinetry	Notes
	Demo Wall Openings / Brick	
	Demo Tile / Countertops / Surfaces	
	Demo Electrical / Plumbing / Mechanical	
3000	Framing / Structural	\$34,800.00
	Frame Walls / Wall Openings / Windows / Doors / Access	Notes
	Frame Structural / Floors / Roofs	
	Frame Inspection	
4000	Sheetrock / Paint	\$39,600.00
	Sheetrock / Green-Board / Drywall / Cement Board / Shower Kit	Notes
	Tape / Mud / Sand & Finish	
	Waterproofing / Red Guard / Dura-Rock	
	Paint - Trim / Walls / Moulding / Doors	
5000	Casework / Cabinets / Countertops / Millwork	\$58,800.00
	Cabinets / Island	Notes
	Countertops / Stone	
	Millwork / Moulding / Trim	
	Hardware / Knobs / Pulls	
	Storage / Shelving	
6000	Plumbing	\$34,800.00
	Kitchen Plumbing Fixtures - Sinks / Drains / Faucets / Disposal / Fridge Box / Ice	Notes
	Bath Plumbing Fixtures - Sinks / Drains / Faucets / Shower Fixtures / Tub / Toilet	
	Water Heater	

Code	Description	Estimate
	Dedicated Gas / Electric Line	
7000	Electrical	\$46,800.00
	Wiring / Lighting / Outlets / Appliances	Notes
	Non-Specialty Lighting / Can / Ceiling / Flood	
	Low Voltage	
8000	Finishes	\$40,800.00
	Tile / Surfaces / Showers	Notes
	Flooring / Coverings	
	Specialty Glass / Shower	
	Hardware / Bathroom	
9000	Doors / Windows / Exterior	\$42,450.00
	Door / Windows	Notes
	Hardware / Knobs / Pulls / Treatments	
	Exterior Wraps / Siding / Gutter	
	Landscaping / Cleanup / Grading	
10,000	Mechanical	\$26,800.00
	HVAC	Notes
	Fire / Equipment	
TOTAL BID ESTIMATE		\$393,150.00
	Additional Notes	



October 28th, 2019

To Gillian Welch & David Rawlings:

Per your request, I have inspected the home located at 1307 Shelby Ave, and have also reviewed the engineer's report you provided, in order to determine the feasibility and cost of rehabilitating the existing structure.

Due to the lack of structural support and the extensive termite damage, it is my professional opinion that the only structurally valuable component worth reusing is the roof framing, which itself will require additional support. I consider the rest of the structure an obstacle to reconstruction, which will therefore make the cost significantly higher if the intention is to preserve rather than demolish/rebuild.

In order to make use of the roof system and rebuild the current footprint, it will cost approximately \$350,000 (about \$300 per sq ft), This price takes into account the difficulty of adding in a foundation to an existing structure after backfilling the basement.

J Snow Construction Corporation is a licensed residential construction company serving Nashville since 2012 with extensive experience rehabilitating historic homes.

Please let me know if you have any questions.

Thank you,

Jeremy Snow
Owner/President
J Snow Construction Corporation

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

July 17, 2019

DEPARTMENT OF CODES & BUILDING SAFETY

PALMER, CAPRICE
2916 WESTERN HILLS DR
NASHVILLE, TN 37214

OFFICE ADDRESS
METRO OFFICE BUILDING--3rd FLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

Re: **Property Standards Order For Demolition or Removal of Structure**
The Structure Located At: 1307 SHELBY AVE 37206, (08313020100)
Request No: 18-1187620
Sub: LOT 196 E EDGEFIELD ADDN

MAILING ADDRESS
POST OFFICE BOX 196300
NASHVILLE, TENNESSEE 37219-6300
TELEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
www.nashville.gov/codes

To: PALMER, CAPRICE:

On April 11, 2019, you were not present for the hearing originally scheduled in the office of the Director, Department of Codes Administration of the Metropolitan Government of Nashville and Davidson County, Tennessee in answer to the complaint of the Metropolitan Property Standards inspection, dated August 17, 2018, regarding the property located at 1307 SHELBY AVE 37206, as of record in Instrument # (DB-00004814 0000716), R.O.D.C., TN.

The following determinations are based upon the Findings of Fact pursuant to the inspection report, the estimated cost of repairing, altering and/or improving the structure, the valuation of the structure by the Metropolitan Tax Assessors Office and the testimony presented at the hearing, if any:

1. That the above structure is unfit for human habitation due to the conditions existing therein which are deemed unsafe, unsanitary and detrimental to the health, safety and morals of the occupants of said structure and which are otherwise deemed inimical to the general welfare of the residents and property owners of Metropolitan Nashville and Davidson County. Because of the conditions which exist, the structure shall be immediately vacated if occupied.
2. That it further appears that the cost of such repairs, alterations, and improvements necessary to render this structure fit for human habitation or use in compliance with applicable codes, rules, and ordinances, including the Metropolitan Property Standards Code would exceed fifty-percent (50%) of the physical value of such structure.

Therefore, on the basis of these determinations and in accordance with the provisions of the Metropolitan Property Standards Code, you are **hereby ordered to remove or demolish this structure and any associated accessory structures** and to clear the lot of all debris within forty-five (45) days of receipt of this ORDER. If you choose to demolish the structure(s), a **permit** for demolition must first be obtained from the Department of Codes Administration before demolition commences.

The Metropolitan Code, Section 16.24.580 provides for an appeal by a property owner or his agent from this ORDER to the Metropolitan Board of Property Standards and Appeals ("the Board"). Should you choose to request an appeal before the Board, such request must be in writing setting forth a brief statement of the grounds for the appeal, pursuant to the rules, regulations, and requirements of the Board, and **must be filed within twenty (20) days of receipt of this ORDER.**

You are hereby notified that should you fail to comply with this ORDER or to timely file a written request for an appeal, the Metropolitan Property Standards Code, Sections 16.24.630 through 16.24.650, authorizes the Director to cause the structure to be removed or demolished and the cost of such action to be made a lien against the real property.

Very truly yours,

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Very truly yours,



William H. Penn, Jr., Assistant Director

WHP:dll

CC: MDHA, ATTN: JOE CAIN, 701 South Sixth Street, Nashville, TN 37206
Jim Mackdanz, Property Standards Inspections Chief