

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

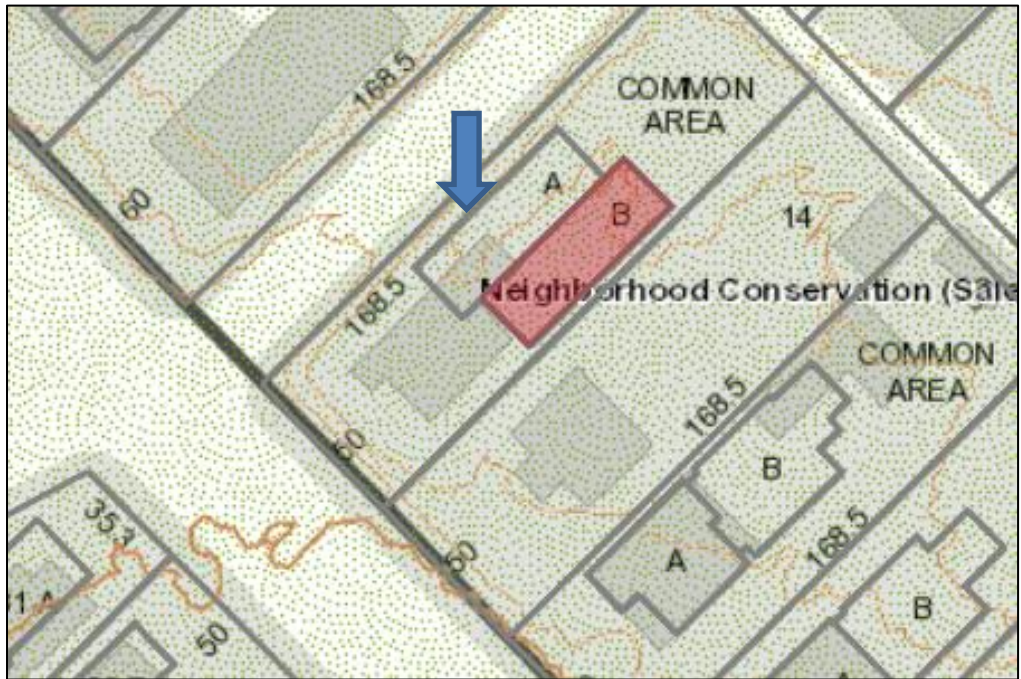
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1830 5th Avenue North
January 20, 2021

Application: Demolition
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 081 08 0M 002.00
Applicant: Jeff Zeitlin
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: Applicant proposes to demolish a contributing building.</p> <p>Recommendation Summary: Staff recommends approval of the proposed demolition, finding basic repairs will result in the complete loss of the historic building, resulting in the project meeting V.B.2 (a) for appropriate demolition.</p>	<p>Attachments</p> <p>A: Photographs B: Estimates for repair C: Engineer’s reports D: Inspection report E: Comparables</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines & Ordinance:

V. B. GUIDELINES

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.

Background: 1830 5th Avenue North is a contributing building in Salemtown constructed circa 1925.



Figures 1-2. 1830 5th Avenue North

Analysis and Findings:

Note: Two engineer reports were submitted by the applicant which were heavily relied upon for staff's analysis. Staff identifies two elements of the reports that are not a part of

this recommendation. The SE&I report state the engineer was asked to observe the building based on the desire to add one or more levels to the top; however, this is not an action that would meet the design guidelines for a historic building and so should not be a consideration. The SE&I notes that in a historic overlay only the front and side walls need to be retained, which is a misunderstanding of the guidelines. It is the role of the historic overlays to preserve the historic buildings and as much of the original fabric as possible to retain historic integrity.

Foundation & Floors: Access underneath the structure is limited. The perimeter foundation is in good condition. The block foundation was laid with two blocks, but the lower block is mostly below grade, resulting in the wooden support elements being as close as six inches (6”) from the ground. The visible portion of the floor support structure exhibits water damage, termite tracks and has been cut through in places either for repairs or for installation of mechanical work. Although only a portion of the crawl space is visible, staff and the engineer reports estimate deterioration, water intrusion and termite damage to a significant percentage of the beams and joists that would likely require replacement, based on what can be seen on the interior. The engineer’s report notes the floor slopes half an inch (½”) over a four-foot (4’) length toward the center of the building. Floors that have fallen out of level are common in an historic structure, but typically, this much drop is considered problematic over a length of twenty feet (20’), essentially the entire width of the building.



Figure 3. Damaged/deteriorated structural components underneath.

Roof: The roof structure sags visibly. The original rafters, ridge beam and most of the decking appear to be in place. The rafters are 2x4s. Decking is one-inch (1”) tongue-in-groove decking. The engineer’s report states that the rafters are overloaded, even with the modest load upon them (having no second story or dormers). Both engineer reports note that there are missing rafter tails along the right side. Some sag on a historic building is

common and not necessarily an indicator of repairs needed; however, the Sandhu Consultants report states that the roof sags in multiple areas, despite additional collar ties and diagonal bracing.



Framing/Siding: The wall framing is not visible. The interior framing exhibits the same sagging visible in the floors, between half an inch (1/2“) to an inch (1”) over the span of a door frame. In one location, Mr. Sandhu observed horizontal framing where it should be diagonal and he states that all ceiling joists need to be replaced, just to place mechanicals in the attic space.

Figure 4. Sagging is evident in the interior framing.

The home would need to be supported in order to place the new foundation and the existing framing may not be strong enough to withstand that effort. The framing could not be reconstructed or repaired until after the foundation has been relayed.

The building likely was originally clad in tar paper shingles, which remain underneath the T1-11 and faux brick siding. T1-11 does not meet the guidelines and tar paper shingles would not be repairable. Neither material would be desirable in this district at this point in its history.



Figure 5. Subject property c. 1968. Tar paper siding is likely the original cladding.

Windows/Doors: Most of the windows are the original windows and are possibly repairable; however, the report from Sandhu Consultants estimates full replacement is necessary.

Condition Summary: The structure and original materials reveal that it was likely cheaply and quickly constructed. The support systems of the house have been failing for years as a result of inadequate construction and the resulting damage. Correcting the structural condition of the building would cause an unknown amount of shifting to each of the other components. Although the interior walls and roofing structure are in fair and possibly repairable condition currently, they would require complete replacement following the removal and replacement of the foundation and its related components. Mr. Sandhu summarizes his findings saying that all the structural elements will be required to be replaced. The SE&I report states that not all routine maintenance is structurally feasible without significant modifications and that to make necessary repairs to the first-floor framing and foundation may not be safe to conduct in a manner that preserves walls.

Value: The applicant provided two estimates for repair; however, in this case staff did not compare the potential value to the purchase and repair costs since all components of the house will require replacement. Nevertheless, it is worth noting that the applicant did not overpay for the property, creating their own hardship.

Staff searched for comparable sales of recently sold, similarly sized homes within the Salemtown district. The sale price per square foot of these homes ranged from \$214.55 to \$418.60 for an average of \$320.52/square foot.

Address	Sale date	Price	Sq. Ft	Price/Sq ft
1823 5 th Ave N	Oct 2020	450000	1075	418.60
1900 4 th Ave N	July 2020	715000	2428	294.48
1826 4 th Ave N	Nov 2019	398000	1853	214.79
1707 5 th Ave N	Sep 2020	730000	2470	295.55
1609 5 th Ave N	Apr 2020	449000	1184	379.22
Avg	n/a	548000	n/a	320.52

The owner paid \$187,451 for the property in August 2014, a price of \$198.78 per square foot, comparable to the average of other sales at that time. Staff finds that the owner did not create their own hardship.

Summary: Staff finds that demolition meets design guideline V.B.2 (a) as basic repairs to make the building safe and livable will likely result in the removal of all features and structural elements. Once all features and structural elements are removed, the building will have lost its historic integrity, meeting section V.B.2 (a) of the design guidelines for appropriate demolition. The project does not meet section 17.40.420.D.8 of the ordinance for economic hardship as the sales price and comps shows that the applicant

did not create their own hardship by overpaying for the property. In addition, the current condition is due to original poor construction as much as it is to deferred maintenance.

Recommendation:

Staff recommends approval of the proposed demolition, finding basic repairs will result in the complete loss of the historic building, resulting in the project meeting V.B.2 (a) for appropriate demolition.

PHOTOS













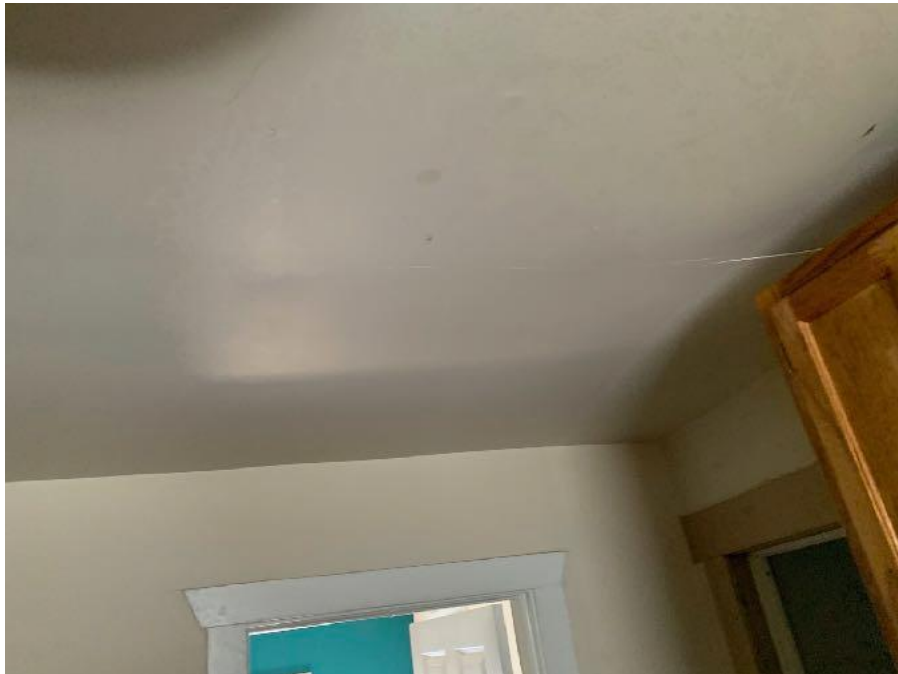


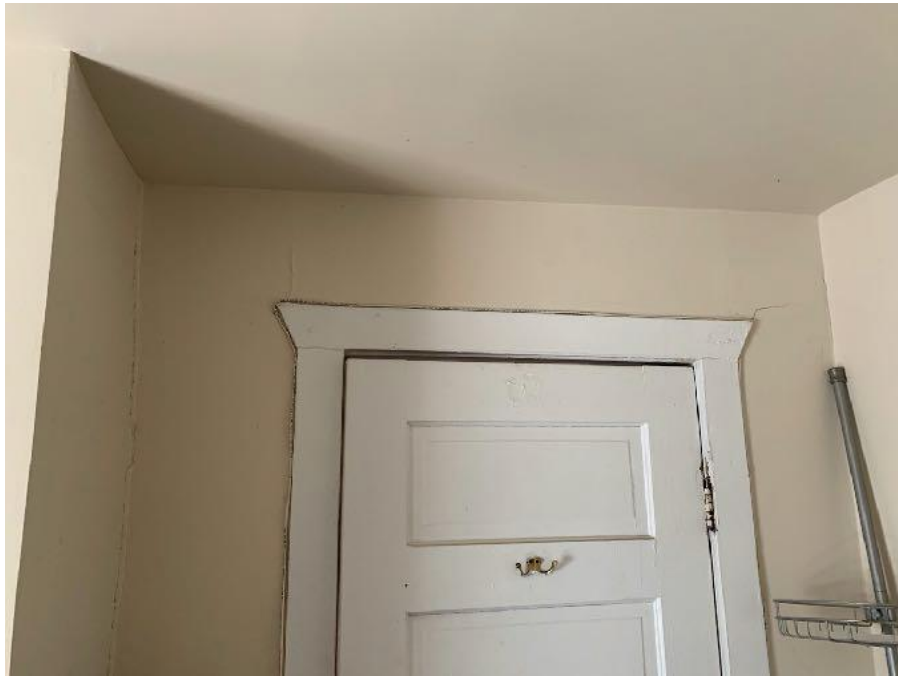














October 2, 2020

Dan Powell
6781 Autumnwood Drive
Nashville, TN 37221

SUBJECT: Feasibility Opinion Letter
1830 5th Avenue N, Nashville, TN
SE&I Project No: 20-1316

At your request, Structural Engineering & Inspections, LLC (SE&I) visited the residential property, located at the address referenced above, on Thursday, August 20, 2020. The purpose of our visit was to observe the proposed renovation project. It is our understanding that you wish to perform maintenance and renovations to the subject property. You have requested our opinions concerning the condition and adequacy of the existing foundation and framing materials to as part of the renovations.

OBSERVATIONS

Our observations are limited to visible evidence in interior and/or exterior finishes and the areas of exposed structural elements. For purposes of this report, all directions (left, right, front, back, etc.) are taken from the viewpoint of the observer standing in front of and facing the residence. Specific comments may refer to left-hand or right-hand and are taken as facing the object.

- a. The house is a one-story wood frame structure clad with a paper-like and constructed over a crawlspace foundation system. There appears to be an addition to the back left corner of the house that projects away from the back wall. The addition appears to be constructed over a slab-on-grade foundation system.
- b. The grade around the house is relatively flat. The grade slopes significantly to the left and front side streets near the edge of the property line.
- c. There are no gutters and downspouts along the left and right eaves.
- d. The ridge appears to be sag, or deflect, between the front and back walls.
- e. There is a depression in the left roof slope near the front of the house.
- f. There is an uneven joint in the wall to ceiling joint along the left wall of the kitchen.
- g. The ceiling of the kitchen appears to sag, or deflect. There is a linear drywall crack in the ceiling of the kitchen.
- h. There is an uneven reveal in the door opening from the bedroom at the front right corner to the bedroom to the right of the kitchen. There is a crack at the top right-hand corner of the door opening.

- i. The floor of the bedroom to the right of the kitchen appears to slope toward the center of the room. The slope is measured to be approximately 1/2" when measured with a 48" level.
- j. The header of the opening between the living room and kitchen appear to slant to the right.
- k. The floor at the front right corner of the kitchen is cracked. There is a large hump in the floor where the tile is cracked.
- l. Access to the crawlspace was limited. The crawlspace access opening is in the right wall near the back right corner. The opening is approximately 9" x 18".
- m. It appears that the floor joists span left to right.
- n. The roof appears to be framed with 2x4 rafters.
- o. There are missing rafter tails along the right eave of the house.
- p. The grade along the back half of the house appears to be near the top of the foundation wall.

It is our understanding that you wish to perform maintenance and renovations to the subject property. You have indicated that the renovations may include adding a second or third story to the existing residential structure. You have requested our opinions concerning the feasibility of the renovation project.

FEASIBILITY

The information described above has been relied upon in forming our professional opinions concerning the feasibility of the proposed renovation project. The opinions and recommendations to follow are based on the prescriptive requirements of the local building code, standards of best practice for residential construction, on-site cursory assessment of the existing conditions, and/or analyses performed in accordance with accepted engineering practice. Our findings are not intended to provide a warranty, guarantee or certification of future performance of the structure and/or its individual components.

It is our understanding that the subject property is located within a historic district. Renovations to update the structure must keep the front wall and two side walls, if possible.

In order to renovate the existing structure, or even to rehab the existing structure to improve the condition of the framing, a new rafters, ceiling joists, and second floor framing will be required. There is limited to no access to the under floor space to make observations of the first floor framing. However, it is likely that significant repairs to deteriorated first floor framing members are required based on our interior observations. The floor joists and girders are likely not sufficient to support additional loads from the proposed renovations. It may also be necessary to install new interior piers, reinforce perimeter foundation walls, and construct new footings to comply with modern building codes. A significant amount of excavation of the crawlspace grade will be required and the opening in the right foundation wall is required to provide proper clearance to access plumbing, HVAC and electrical lines. The condition of the existing perimeter footing, if present, is unknown at this time.

Based on our observations, both routine maintenance to the under floor space and the proposed renovation project are not structurally feasible to complete without significant

modifications to the existing structure. It is likely more efficient and economical to demolish and reconstruct the building to safely complete the project and provide sufficient clearance in the crawlspace area to perform routine maintenance over the life of the house. Attempting to keep the front and side walls while performing repairs to the first floor framing and foundation will present a substantial challenge to safely complete the renovation.

LIMITATIONS

SE&I performed a limited site survey of the existing conditions of the residence in an attempt to gather adequate information to form professional opinions concerning the feasibility of the proposed renovation project described by our client. We have relied upon the information gathered to develop our findings, opinions, and recommendations. In existing construction, many of the structural components and systems are covered by interior and exterior finishes that prevent observation and assessment of their condition. We have not been authorized to perform any destructive (or nondestructive) evaluation or testing, unless specifically noted above. Our assumptions must be verified by removing finishes to expose the framing before proceeding with structural demolition. A detailed evaluation and analysis of every structural member, even where visible, is beyond the scope of services for this report.

Although our report may be considered “final”, 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,

Structural Engineering & Inspections, LLC

Nolan R. Williams, PE
Structural Engineer



PHOTOGRAPHS



Photo 1:



Photo 2:



Photo 3:



Photo 4:



Photo 5:



Photo 6:



Photo 7:

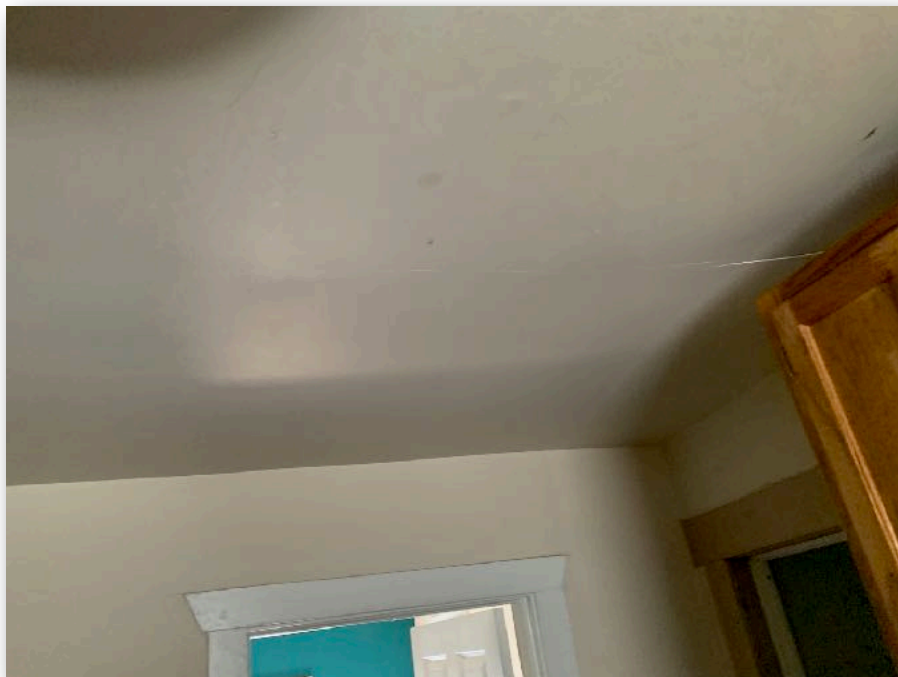


Photo 8:



Photo 9:



Photo 10:



Photo 11:

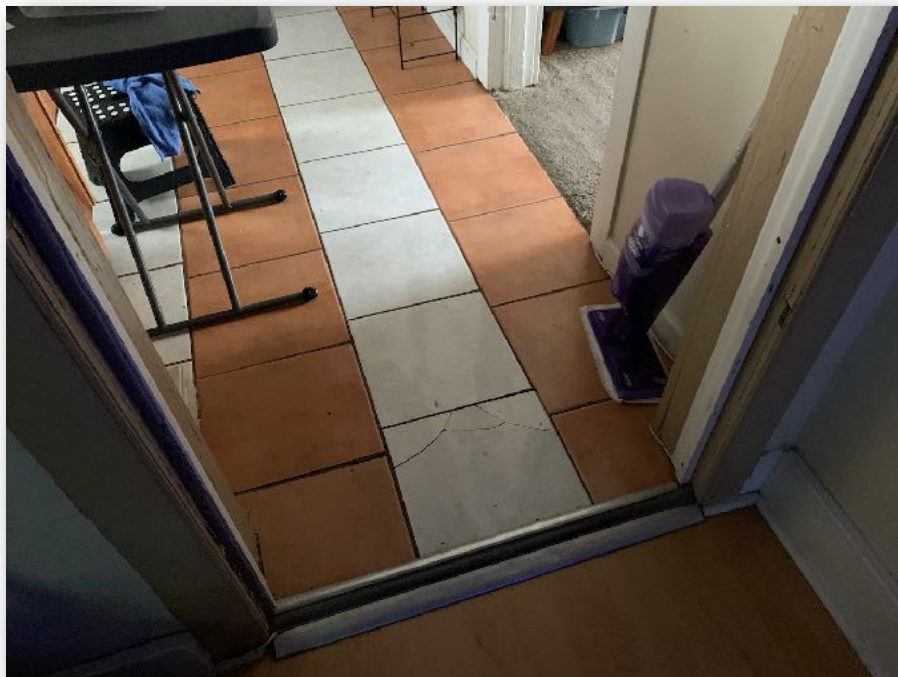


Photo 12:



Photo 13:



Photo 14:



Photo 15:



Photo 16:



Photo 17:



Photo 18:



Photo 19:



Photo 20:



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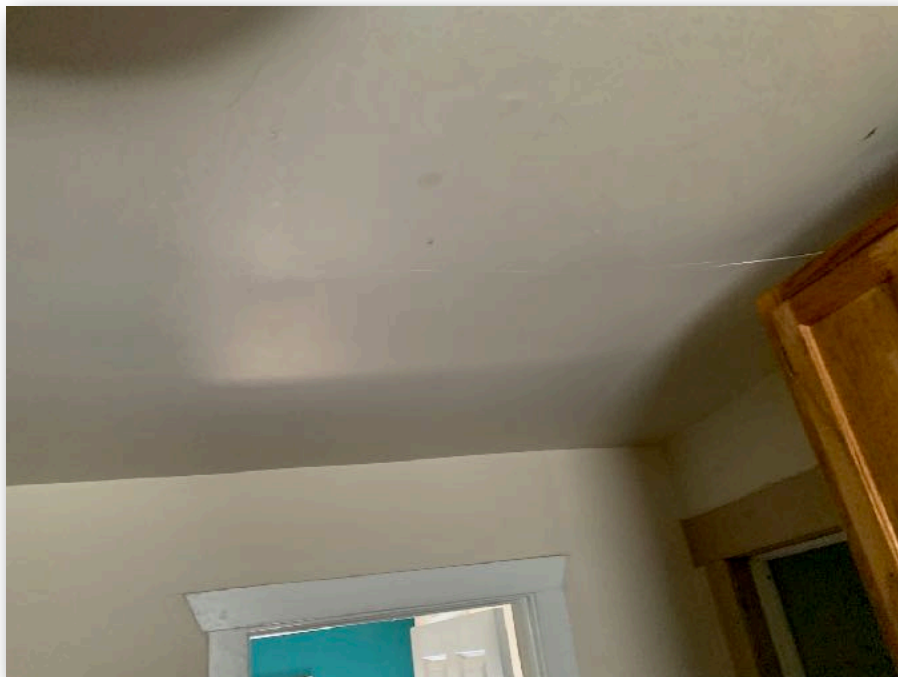


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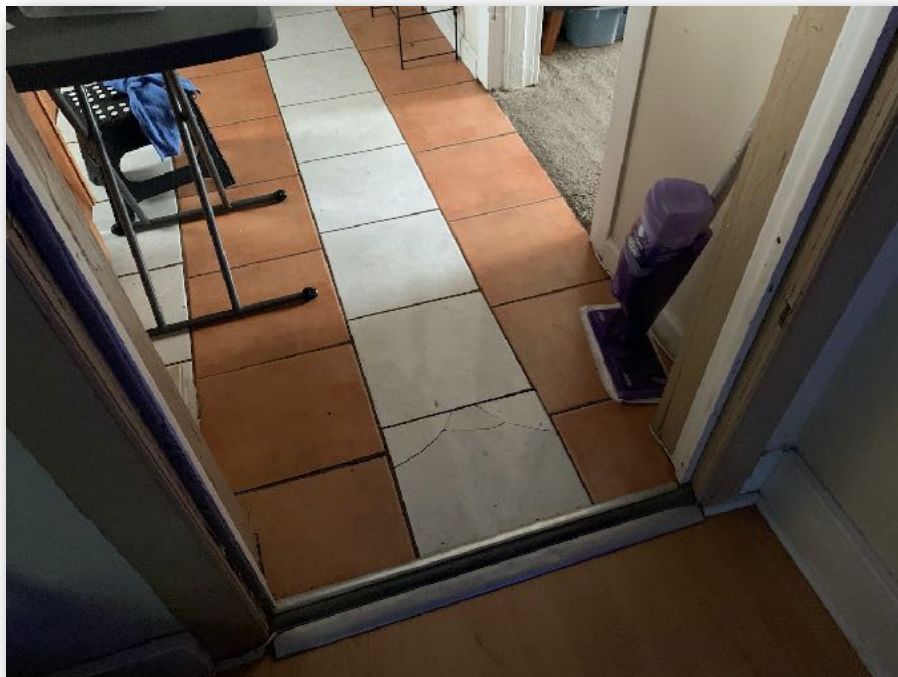


Photo 12:



Photo 13:



Photo 14:



Photo 15:



Photo 16:



Photo 17:



Photo 18:



Photo 19:



Photo 20:



December 16, 2020

Re: 1830 5th Ave North

Please find attached a summary budget for the project at 1830 5th Ave North. Based on my experience working with old, historic homes and discussions with other professionals in our field, we have come to the determination that the best course of action is to rebuild the home. Renovation, in this case, is not feasible due to a number of factors including lack of proper foundation and structural concerns. I have been working on historic homes for over 10 years and in the construction industry for over 20 years. I have also included a biography about myself and our company.

Sincerely

Brian Layton

Owner and President

Britt Development Group and Layton Homes 2 LLC



Britt Development Group builds and renovates homes with an uncompromising attention to detail and craftsmanship. Specializing in homes that fall in historic overlay districts, Britt Development Group restores homes to their original elegance while adding modern charm and amenities. Each home is approached independently to create a one of a kind timeless beauty that invites generations to come. We strive to build homes we want to live in and we look at all of our homes as a lasting legacy to our work. We pride ourselves in restoring the past and building the future.

Owner and builder, Brian Layton has been building homes for over 15 years and the last 12 years in the Nashville/ Middle Tennessee area. He has worked along side some of the premium custom home builders in the area and has built custom and luxury homes including Parade Homes in the 2007 and 2012 Parade of Homes of Middle TN. Brian has a keen eye for detail and quality and only works with the best and most reputable sub-contractors, trade partners and vendors, ensuring the highest quality and design for the homes he builds.



BRIAN LAYTON

Builder · Brian@BrittDevelopmentGroup.com

Layton Homes 2 LLC
1830 5th Ave N
Renovation / Historic
Construction Estimate

	Budget
60000 G & A	
60010 Advertising/Marketing	
61000 Phase 1	
61010 Architectural Design	2,800.00
61020 Builders Risk Insurance	1,300.00
61030 Building Permits	1,700.00
61040 Clearing Trees	
61060 Demolition	17,000.00
61080 Engineering	2,700.00
61090 Erosion Control Turnkey	950.00
61100 Garage Slab Turnkey	4,000.00
61110 Footer Turnkey	8,800.00
61130 Foundation Wall Turnkey	3,600.00
61150 Grading Rough Labor	600.00
61160 Grading Rough Material	600.00
61170 Gravel	4,000.00
61180 Lot Prep Fee	1,900.00
61190 Printing Fees	250.00
61200 Survey Misc Fees	2,500.00
61210 Tap Fees	0.00
61220 Termite Pre-Treat Turnkey	600.00
61230 Waterproofing Turnkey	3,200.00
	\$
Total 61000 Phase 1	56,500.00
62000 Phase 2	
62010 Electrical Rough In	6,000.00
62030 Pocket Doors	750.00
62040 Framing Extras	3,500.00
62050 Ext Doors/Windows Material	9,500.00
62060 Framing Labor	13,000.00
62070 Framing Material	28,000.00
62080 HVAC Rough In	9,000.00
62110 Roofing Turnkey	8,000.00
62140 Technology Rough In	750.00
62160 Plumbing Rough In Top Out	6,000.00

	\$
Total 62000 Phase 2	84,500.00
63000 Phase 3	
63020 Brick Labor	
63030 Brick Material	
63040 Drywall Labor	6,500.00
63050 Drywall Material	3,500.00
63060 Insulation Turnkey	4,400.00
63110 Interior Trim Labor	7,000.00
63120 Interior Trim Material	7,900.00
63130 Screw Floors Turnkey	500.00
63140 Siding/Ext Trim Turnkey	9,000.00
63150 Utilities Ditches	1,000.00
	\$
Total 63000 Phase 3	39,800.00
64000 Phase 4	
64010 Cabinet Furniture Piece	0.00
64020 Cabinet Install Turnkey	12,000.00
64030 Ceramic Tile Labor	3,500.00
64040 Ceramic Tile Material	3,500.00
64050 Wood Deck Turnkey	2,000.00
64060 Driveway, Walkway, Patio	3,500.00
64070 Electrical Trim Out	2,000.00
64080 Fireplace Mantle/Hearth	0.00
64090 Fireplace Turnkey	0.00
64100 Gutters Turnkey	1,700.00
64110 Hardwood Floors Turnkey	8,500.00
64120 HVAC Trim	2,000.00
64130 Light Fixtures Allowance	2,500.00
64150 Painting Turnkey Exterior	3,500.00
64160 Painting Turnkey Final	3,500.00
64170 Painting Turnkey Prime	2,500.00
64180 Plumbing Trim Out	2,500.00
64190 Plumbing Tubs	3,500.00
64200 Porch Column Turnkey	1,500.00
64220 Solid Surf/Granite Turnkey	3,400.00
64230 Technology Trim Out	750.00
	\$
Total 64000 Phase 4	62,350.00
65000 Phase 5	
65010 Appliances	8,000.00
65020 Backfill Turnkey	500.00
65040 Exterior Clean	2,000.00
65050 Interior Final Clean	900.00
65060 Interior Rough Clean	900.00
65070 Touch Up Clean	700.00

65080 Window Clean	800.00
65090 Contingencies	5,500.00
65100 Design Consultation	1,500.00
65110 Fence Turnkey	0.00
65120 Garage Door	0.00
65130 Grading Finish Labor	750.00
65140 Grading Finish Material	750.00
65160 Landscaping Turnkey	1,500.00
Outdoor Living and Pool	0.00
65190 Pressure Wash	250.00
65200 Punch List - Labor	2,000.00
65210 Punch List Material	2,000.00
65220 Mirrors and Hardware	2,500.00
65230 Shower Doors Turnkey	1,500.00
	\$
Total 65000 Phase 5	32,050.00
66000 Recurring	
66010 Dumpster Fees	4,500.00
66030 Porta Jon	900.00
66040 Temporary Electric Usage	800.00
66050 Temporary Gas Usage	350.00
66060 Temporary Water Usage	400.00
	\$
Total 66000 Recurring	6,950.00
	\$
Total Expenses	282,150.00
	\$
Superintendent	8,500.00
	\$
Interest Expense	11,000.00
	\$
Overhead and Profit/Fee	64,500.00
	\$
ALL Expenses	366,150.00

Martin Construction Company, Inc.
 4301 Hillsboro Road
 Suite 100
 Nashville, TN 37215

Estimate

Date	Estimate #
11/27/2020	1090

Name / Address
1830 5th Ave N

Project
1830 5th Ave N

Item	Description	Total
Accounting Cost - 231	Accounting Cost	2,500.00
Admin-Clerical-232	Administration/clerical #232	2,500.00
Appliances-640	Appliances	7,000.00
Architectural-205	Architectural	2,000.00
Backfill-350	Backfill	750.00
Blinds 0111	Blinds	1,500.00
Block Labor-349	Block Labor	1,400.00
Block Material-341	Block Materials	3,045.00
Blue Prints-835	Blue Prints	250.00
Builder Fee-42600	Builder Fee	62,000.00
Building Permit-230	Building Permit	1,600.00
Builders Risk Insurance-825	Builders Risk Insurance	1,200.00
Buildertrend Software - 232	Buildertrend Software - 232	500.00
Cabinets-540	Cabinets	10,000.00
Cleaning Labor-815	Cleaning Labor	1,000.00
Cleanup Material-816	Cleanup Material	250.00
Closing Cost-700	Closing cost	5,000.00
Concrete Work-322	Concrete Work	3,000.00
Contingency123	Contingency	3,000.00
Countertops-Granite-549	Countertops-Granite	3,000.00
Crawl Space Grade-523	Crawl Space Grade-523	300.00
Crawl Space Rock-524	Crawl Space Rock-524	200.00
Demolition-303	Demolition	15,000.00
Drywall-510	Drywall	9,000.00
Dumpster-302	Dumpster	3,500.00
Excavation-300	Excavation	1,500.00
Electrical-620	Electrical	7,500.00
Electric Service-620	Electric Service-620	400.00
Engineering-206	Engineering	2,500.00
Equipment Rental-303	Equipment Rental	500.00
Erosion Control-297	Erosion Control	360.60
Erosion Control Material-296	Erosion Control Material	500.00
Fencing-760	Fencing	0.00
Final Grade-720	Final Grade	1,700.00
Final Punch-788	Final Punch	500.00
Footing Labor & Mat.-331	Footing Labor and Materials	8,000.00
Total		

Martin Construction Company, Inc.
 4301 Hillsboro Road
 Suite 100
 Nashville, TN 37215

Estimate

Date	Estimate #
11/27/2020	1090

Name / Address
1830 5th Ave N

Project
1830 5th Ave N

Item	Description	Total
Foundation Drainage Labor-349	Foundation Drainage Labor	400.00
Foundation Drainage Mat.-346	foundation Drainage Material	400.00
Framing Labor-380	Framing Labor	12,000.00
Framing Material-381	Framing Material	25,000.00
General Cleanup-815	General Cleanup	350.00
Geotechnical-202	Geotechnical	500.00
Grading - 273	Grading - 273	750.00
Gravel-313	Gravel	600.00
Gutters and Downspouts-479	Gutters and Downspouts	750.00
Hardware- Door #522	Hardware- Door #522	1,200.00
Hardware - Bath - #522	Hardware - Bath - #522	400.00
HOA -235	HOA	200.00
HVAC-610	HVAC	10,000.00
Insulation-500	Insulation	3,800.00
Insurance-Hazard-63300	Insurance-Hazard	1,000.00
Insurance General Liability-633	Insurance General Liability	500.00
Insurance-Work Comp-824	Insurance-Work Comp	500.00
Interest Expense-63300	Interest Expense	10,000.00
Landscaping-770	Landscaping	1,000.00
Lighting-623	Lighting	2,000.00
Loan Expense-63410	Loan Expense	3,362.50
Lot-63411	Lot	0.00
Low Voltage-629	Low Voltage	500.00
Lot Clearing - 273	Lot Clearing - 273	500.00
Mailbox-765	Mailbox	400.00
Mirrors-591	Mirrors	500.00
Misc. Labor-522	Misc. Labor	3,000.00
Misc. Material 146	Misc. Material	800.00
Painting-463	Painting	5,000.00
Permits-230	Permits	2,000.00
Plumbing-600	Plumbing	7,000.00
Plumbing Fixtures-600	Plumbing Fixtures-600	3,000.00
Porch Ceiling-440	Porch Ceiling	300.00
Porch Columns-440	Porch Columns	500.00
Porta John-275	Porta John	300.00
Professional & Legal Fees-66700	Professional & Legal Fees	250.00
Total		

Martin Construction Company, Inc.
 4301 Hillsboro Road
 Suite 100
 Nashville, TN 37215

Estimate

Date	Estimate #
11/27/2020	1090

Name / Address
1830 5th Ave N

Project
1830 5th Ave N

Item	Description	Total
Protective Products-816	Protective Products	300.00
Roofing-400	Roofing	4,000.00
Roofing Material-401	Roofing Material	3,000.00
Shelving-531	Shelving	500.00
Shower Glass-593	Shower Glass	1,500.00
Siding-436	Siding	7,500.00
Siding Paint-436	Siding Paint	3,500.00
Sod-799	Sod	2,000.00
Soil Treatment-308	Soil Treatment	175.00
Spread Dirt-300	Spread Dirt	1,500.00
Superintendent-789	Superintendent	7,500.00
Project Manager Fee- 789	Project Manager Fee- 789	0.00
Taxes-Property-68000	Property Taxes	700.00
Temporary Electric-272	Temporary Electric-272	400.00
Temporary Gas-272	Temporary Gas-272	200.00
Temporary Water-272	Temporary Water-272	100.00
Tile-570	Tile	3,000.00
Top Soil-307	Top Soil	1,200.00
Trim Labor-520	Trim Labor	6,000.00
Trim Materials-521	Trim Materials	7,000.00
Utilities-272	Utilities	760.14
Water and Sewer Fee(s)-242	Water and Sewer Fee(s)	0.00
Water Proofing-347	Water Proofing	400.00
Water Service - 242	Water Service - 242	0.00
Warranty Cost-818	Warranty Cost	800.00
Windows and Doors-420	Windows and Doors	8,000.00
Wood Flooring & Carpet -580	Wood Flooring & Carpet	7,500.00
Total		\$329,253.24

SANDHU CONSULTANTS

**INTERNATIONAL, LLC
ENGINEERING AND SCIENCE**

Established 1994

“Sensible Solutions to Environmental Problems”

December 30, 2020

**Mr. Jeff Zeitlin
Martin Construction Company
4301 Hillsboro Pike, Suite 100
Nashville, TN 37215**

**RE: Structural Evaluation and Assessment – SFR built in 1920
1832 5th Ave N., Nashville TN
Map/Parcel: 081080M001.00CO**

Dear Mr. Zeitlin:

Per your request I inspected, evaluated, and assessed the structural integrity of the referenced single-family residence located within the Salemtown Neighborhood Conservation Overlay District (Metro Substitute Ordinance BL2013-370).

The purpose of this report is to provide the Metropolitan Historic Zoning Commission with information with respect to viability of this structure for rehabilitation or renovation as a “contributing” structure. The inspection was non-invasive or non-destructive and limited to readily accessible area.

The single-story wood frame structure was reportedly built in 1920 and is typical of the type of home occupied by the working-class population that lived in this area at that time.

It is located at the southeast corner of 5th Avenue North and Coffee Street. The

The structure is a simple gable roofed “shot-gun” house with a 6’x13’ (78 sf) partial front porch offset to the left.

It has 943 sf habitable area. The main part of the house is 25ft wide and 31ft long and is built over a crawlspace. A small addition at the rear is 12ft by 14ft and is built on a concrete slab. The date of the addition is not known but is at least 20 years old based on photographic records.

The roof is asphalt shingles.

The lower part of the siding on the exterior walls is a wood paneling product that covers asphaltic shingles. The upper part is asphalt shingles.

1709 ASHWOOD AVENUE * NASHVILLE, TN * USA * 37212

TELEPHONE: (615) 292-0759 * e-mail: SandhuD@aol.com * MOBILE: (615) 485-0488 * www.SandhuConsultants.com

OBSERVATIONS

I observed the following structural components:

Foundation and crawlspace

1. There is a stepped concrete footing at a depth of about 6 to 8 inches below the ground.
2. Foundation for the main house consists of one to two CMU block placed on the footing, but the first block is completely or partially below ground.
3. The foundation is in satisfactory condition and has vents.
4. The addition in the back is constructed on a concrete slab.
5. It could not be determined if this is a turn down slab.
6. Access to the crawl space is 9"x18" and not adequate for easy passage.
7. Clear height of the crawl space is less than 10"
8. The framing members are less than 6" from the ground and leave them susceptible to wood destroying insects (termites, etc.) and mold.

Floor Framing (where visible and accessible)

1. There is no sill plate and there (no anchor bolts)
2. The 2x8 floor joists are 20" apart and span left to right.
3. Floor joists are connected to a perimeter band.
4. A girder is at mid-width and supports the joists with a ledger board. This is barely visible from the crawl space opening.
5. The support structures for the girder could not be determined.
6. Some of the floor joists have been cut to accommodate piping.
7. Damaged joists have been repaired with "sistered" 2x6's and 2x8s
8. The subfloor is 1x boards.

Wall Framing

1. Not visible but probably 2x4 studs due to wall width.
2. Wall sheathing at one spot where the siding shingles are broken is 1x boards installed horizontally instead of diagonally.
3. Drywall and plaster finish in on the interior walls.

Ceiling Framing

1. Access to the attic is through the utility room in the back of the house.
2. 2x4 ceiling joist are 16" apart and span 12.5 ft

Roof framing and decking

1. Roof rafters are 2x4 and 20" o.c.c with many rafter tails damaged or missing.
2. Collar ties and diagonal bracing provide additional support for the roof.
3. Despite the additional support, the roof ridge is sagging
4. The roof on the sides has a depression.
5. Roof decking is 1x boards.

I observed the following conditions of some of the building components

Gutters

1. The only gutter and downspout are on the right part of the front porch.
2. Gutters and downspouts on the rest of the house are missing.

Flooring in the main house

1. The flooring in the house consist of carpet, laminate flooring and tile.
2. None of the flooring is level; sags in many areas; slope is 1/2" or more from level in other areas.
3. Tile floor in the kitchen is cracked.
4. There is a hump in the middle of the floor along the central girder.

Walls and Ceilings

1. Interior walls show cracks in nearly every room, especially at ceiling/wall junctions.
2. The ceiling in the kitchen is sagging.

Door and Windows

1. Most of the doors stick and do not close properly.
2. The alignment of the at least two doors in 1-2" out of level.
3. Windows are wood casement type and show some signs of rot.
4. The multiple layers of siding are installed around the windows and exterior door frames with proper flashing or waterproofing. This allows moisture to get trapped and cause damage

STRUCTURAL INTEGRITY

It is my opinion that this building has too many structural deficiencies to be properly rehabilitated without a complete disassembly and reconstruction as follows:

Foundation and Crawlspace:

1. The structure will need to be raised to obtain the allowable minimum 24" clearance for access to the crawl space.
2. At least two and three courses of CMU will need to be added to existing foundation wall.
3. The piers for the main girder will need to be likewise raised.
4. The crawl space will need to be graded to obtain positive drainage and competent vapor barrier added.

Floor Framing

1. Assuming 12.5 ft span, 40 psf LL + 10 psf DL; 19.2" o.c. for residential living area requires 2x10 SPF or SYP.
2. Add sill plate, anchor bolts and termite barrier.
3. Change out all the floor joists to 2x10.
4. Change the girder to at least triple 2x10 supported 8 ft o.c.
5. Remove all flooring boards and replace with T&G subfloor.

Wall Framing

1. Remove siding and sheathing
2. Check wall plate and studs for termite damage. Replace as needed.
3. Install continuous plywood sheathing to meet braced wall panel requirements or acceptable option.
4. Install house wrap

Ceiling Framing

1. Assuming uninhabitable attic space with 20 psf LL and 10 psf DL (HVAC equip, etc.) spaced 16" o.c. and spanning 12.5 feet.
2. Requires at least 2x6 SPF or SYP ceiling joists that are 16" apart
3. This will require replacing all the ceiling joists

Page Five
December 30, 2020
Mr. Jeff Zeitlin

Roof framing and decking

1. For roof rafters attached to ceiling joists with 20 psf roof LL and 10 psf DL, minimum 2x6 SFP or SYP
2. Collar ties and diagonal bracing may still be needed
3. Replace roof decking this thermal shield decking.

This basically is a complete replace and rebuilt project.

BUILDING COMPONENTS

All building components will need to be replaced:

1. Siding
2. Windows
3. Doors
4. Gutters
5. Interior floors
6. Interior doors

Photographs of the existing conditions are attached.

I have over 25-years' experience evaluating historic and older structure in and around Nashville including single and multi-family wood frame and brick houses as well as masonry and timber frame commercial building and factories.

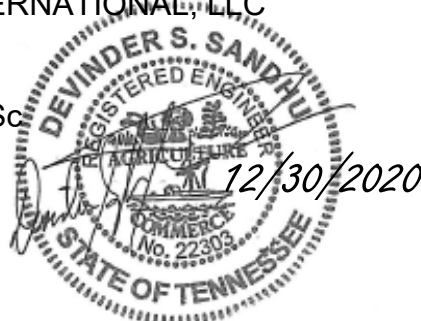
I am also a member of TNSAVE that evaluates structures after disasters.

If you have any questions, please contact me at 615-485-0488 or by email at SandhuD@aol.com

Sincerely,
SANDHU CONSULTANTS INTERNATIONAL, LLC

Devinder Singh Sandhu, PE, MSc

Attachments



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**View of Front of House
(Note Wood Panel Siding and Asphaltic Shingle Siding; Partial porch)**



**View of Front and North Side
(Porch slab is cracked and heaves in middle)**

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**View of South Side from Front Corner
(Note poorly attached wood panel siding- wavy;)**



**View of East Corner (Rear) of House next to addition
(Note: Poor installation of siding – wrinkles and waves)**

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**View of North Side of House from Coffee Street
(Note the long “shot-gun” characteristic; proximity to ground)**



Rear of Rear Addition (No character; Just a box)

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View of 2x4 rafters, poorly installed siding



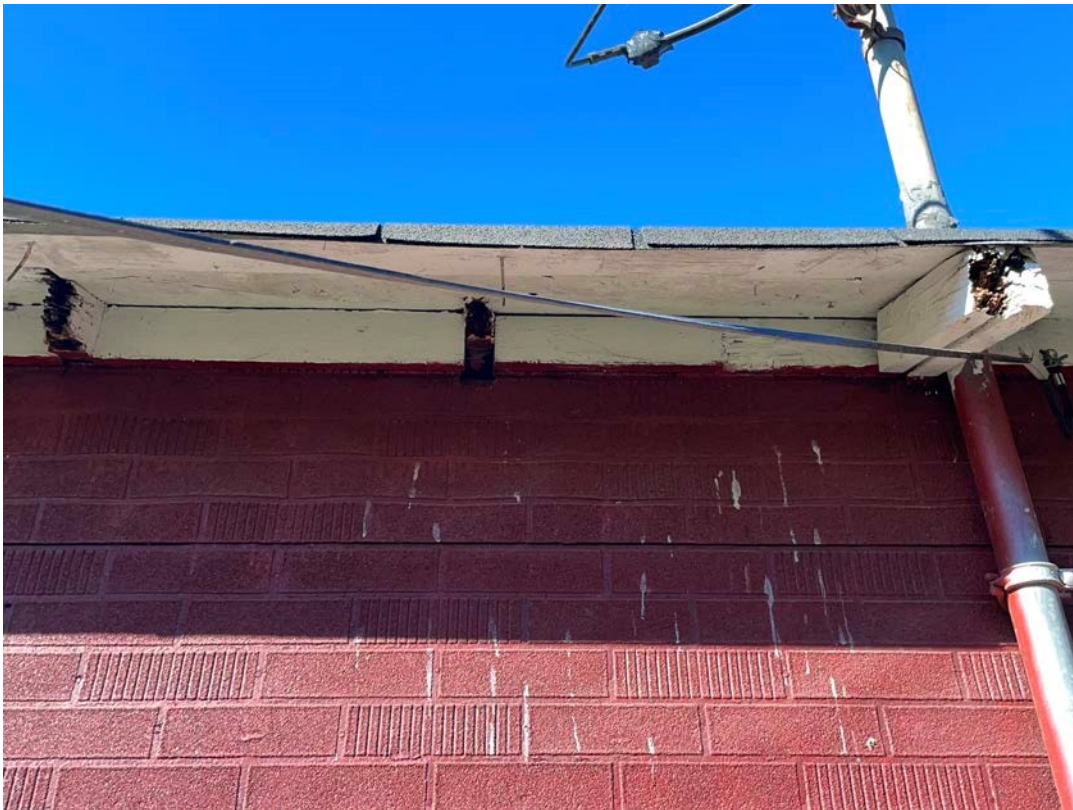
CMU Block Foundation Height less than 12"

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**View of somewhat fancy asphalt siding shingles
(Note the only gutter on the house on the porch)**



View of broken and rotten rafters on South Side

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View of Damaged Siding Along **South Wall**



View of rafters, siding, and windows along North wall



Closeup of Transition between original house and addition at the rear



**View of Rafters, Roof Framing and ceiling joists
(Note diagonal and horizontal bracing)**

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View of Crawl Space Access (9"x18")



**View of Debris in Crawl Space
(Note CMU foundation wall)**



Head Space in Crawl Space Less than 12"

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View of Crawl Space – No accessibility; No vapor barrier

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VIEWS OF INTERIOR



Cracked Uneven Tile Floor



1-inch difference in door frame below



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View of Bathroom – Not compliant with codes



Separation crack in kitchen ceiling

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Typical cracks in drywall throughout



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Historical Details - Parcel ID: 081 08 0M 002.00

Location Address: 1830 5TH AVE N NASHVILLE

Sales History

Sale Date	Sale Price	Deed Type	Deed Book & Page
08/12/2014	\$187,451	DEED OF CORRECTION	20161025-0112455
08/12/2014	\$187,450	WARRANTY DEED	20140814-0073455
03/30/2007	\$127,500	WARRANTY DEED	20070403-0039696

Previous Appraisals

Year	Land Use Code	Building	Yard Items	Land Value	Category	Total
2017	R10 - RES	\$0	\$0	\$112,500	ROLL	\$112,500
2013	R10 - RES	\$0	\$0	\$40,000	ROLL	\$40,000
2009	R10 - RES	\$0	\$0	\$65,000	ROLL	\$65,000
2008	R10 - RES	\$0	\$0	\$35,000	ROLL	\$35,000



**Erica S. Gilmore
Metropolitan Trustee**

1830 5TH AVE N

(C) is for separate City Tax, (C/A) for City Tax Addon

(ADD) is for County Tax Addon

DS MapNum GP CtrlMap Parcel I S-I
00 81 8' M 2.00 R 000

(BK) for Bankruptcy

(CM) for Clerk&Master

(AP) for Under Appeal

Owner Information

Owner: POWELL, DANIEL T. & JULIE L.

Land Value: \$112,500.00
 Improve Value: \$0.00
 Total Value: \$112,500.00
 Assessment: 25% * \$112,500.00 = \$28,125.00

Address: 6781 AUTUMN WOOD DR
 NASHVILLE, TN 37221

Parcel Details

Deed Information	Plat Information	Property Information
Book: Page: Date: --- --- --- ---	--- --- --- ---	Property Address: 1830 5TH AVE N Subdivision: UNIT B ISLES OF IVY TOWNHOMES Dimensions: N/A Calculated Acres: 0.0 Deeded Acres: 0.00

Parcel History

Year	Bill#	Name	Date	Base Tax	Total Paid Balance Due	Method	Details	Payee	
2020	251824	POWELL, DANIEL T. & JULIE L.	2020-12-14	1,187.15	1,187.15	0.00	DIRECT	N/A	BB&T MORTGAGE
2019	251711	POWELL, DANIEL T. & JULIE L.	2019-12-12	887.34	887.34	0.00	DIRECT	N/A	BB&T MORTGAGE
2018	252324	POWELL, DANIEL T. & JULIE L.	2018-12-28	887.34	887.34	0.00	DIRECT	N/A	BB&T MORTGAGE
2017	253071	POWELL, DANIEL T. & JULIE L.	0000-00-00	887.34	887.34	0.00	N/A	N/A	N/A
2016	254372	POWELL, DANIEL T. & JULIE L.	0000-00-00	451.60	451.60	0.00	N/A	N/A	N/A
2015	93442	POWELL, DANIEL T. & JULIE L.	2015-12-26	451.60	451.60	0.00	DIRECT	N/A	BB&T MORTGAGE
2014	115918	POWELL, DANIEL T. & JULIE L.		451.60	451.60	0.00	N/A	N/A	N/A
2013	70256	POWELL, DANIEL T. & JULIE L.		451.60	451.60	0.00	N/A	N/A	N/A
2012	5629	SMITH, DOREEN & PEARSON, CHERR...		757.27	757.27	0.00	N/A	N/A	N/A
2011	69056	SMITH, DOREEN & PEARSON, CHERR...		671.15	671.15	0.00	N/A	N/A	N/A
2010	68927	SMITH, DOREEN & PEARSON, CHERR...		671.15	671.15	0.00	N/A	N/A	N/A

Historical Details - Parcel ID: 081 08 0M 001.00

Location Address: 1832 5TH AVE N NASHVILLE

Sales History

Sale Date	Sale Price	Deed Type	Deed Book & Page
08/12/2014	\$187,451	DEED OF CORRECTION	20161025-0112455
08/12/2014	\$187,451	WARRANTY DEED	20140814-0073455
03/30/2007	\$127,500	WARRANTY DEED	20070403-0039696

Previous Appraisals

Year	Land Use Code	Building	Yard Items	Land Value	Category	Total
2017	R11 - RES	\$21,900	\$0	\$112,500	ROLL	\$134,400
2013	R11 - RES	\$59,800	\$0	\$40,000	ROLL	\$99,800
2009	R11 - RES	\$24,700	\$0	\$65,000	ROLL	\$89,700
2008	R11 - RES	\$28,600	\$0	\$35,000	ROLL	\$63,600



**Erica S. Gilmore
Metropolitan Trustee**

1832 5TH AVE N

(C) is for separate City Tax, (C/A) for City Tax Addon

(ADD) is for County Tax Addon

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Address: 6781 AUTUMN WOOD DR
 NASHVILLE, TN 37221

Parcel Details

Deed Information	Plat Information	Property Information
Book: Page: Date:	---	Property Address: 1832 5TH AVE N
---	---	Subdivision: UNIT A ISLES OF IVY TOWNHOMES
---	---	Dimensions: N/A
---	---	Calculated Acres: 0.0 Deeded Acres: 0.00

Parcel History

Year	Bill#	Name	Date	Base Tax	Total Paid Balance Due	Method	Details	Payee
2020	251823	POWELL, DANIEL T. & JULIE L.		1,418.25	0.00	1,418.25	N/A	N/A
2019	251710	POWELL, DANIEL T. & JULIE L.	2020-04-04	1,060.08	1,091.88	0.00	ECHECK	Julie Powell
2018	252323	POWELL, DANIEL T. & JULIE L.	2019-02-27	1,060.08	1,060.08	0.00	CREDIT	0
2017	253070	POWELL, DANIEL T. & JULIE L.	2017-10-30	1,060.08	1,060.08	0.00	CHECK	999999
2016	254371	POWELL, DANIEL T. & JULIE L.	2016-10-28	1,126.74	1,126.74	0.00	CHECK	3594
2015	93441	SMITH, DOREEN & PEARSON, CHERR...	2016-09-12	1,126.74	1,245.04	0.00	CHECK	3593
2014 (CM)	115917	SMITH, DOREEN & PEARSON, CHERR...		1,126.74	1,447.84	0.00	N/A	N/A
2013	70255	SMITH, DOREEN & PEARSON, CHERR...		1,126.74	1,126.74	0.00	N/A	N/A
2012	5628	SMITH, DOREEN & PEARSON, CHERR...		1,045.01	1,045.01	0.00	N/A	N/A
2011	69055	SMITH, DOREEN & PEARSON, CHERR...		926.17	926.17	0.00	N/A	N/A
2010	68926	SMITH, DOREEN & PEARSON, CHERR...		926.17	926.17	0.00	N/A	N/A

1830 5th Ave N Valuation Spread Sheet

Subject Property

Property Address	Sales Date	Sale Price	Sales Price/sq ft	Living Area
1830 5th Ave N	Jul-14	\$ 187,451.00	\$ 198.78	943

Table 1- Market Valuation as is

Property Address	Sales Date	Sale Price	Sales Price/sq ft	Living Area
1820 4th Ave N	Apr-19	\$ 275,000.00	NA	NA
1722 5th Ave N	Jul-16	\$ 270,000.00	\$ 206.74	1306
1724 5th Ave N	Sep-15	\$ 230,000.00	\$ 189.14	1216
1813 5th Ave N	Jan-18	\$ 220,000.00	NA	NA
1823 5th Ave N	Aug-19	\$ 250,000.00	\$ 243.90	1025
1824 5th Ave N	Jun-19	\$ 302,000.00	\$ 291.51	1036
1825 5th Ave N	Jun-16	\$ 185,000.00	\$ 177.20	1044

Table 2 Market Value house habitable

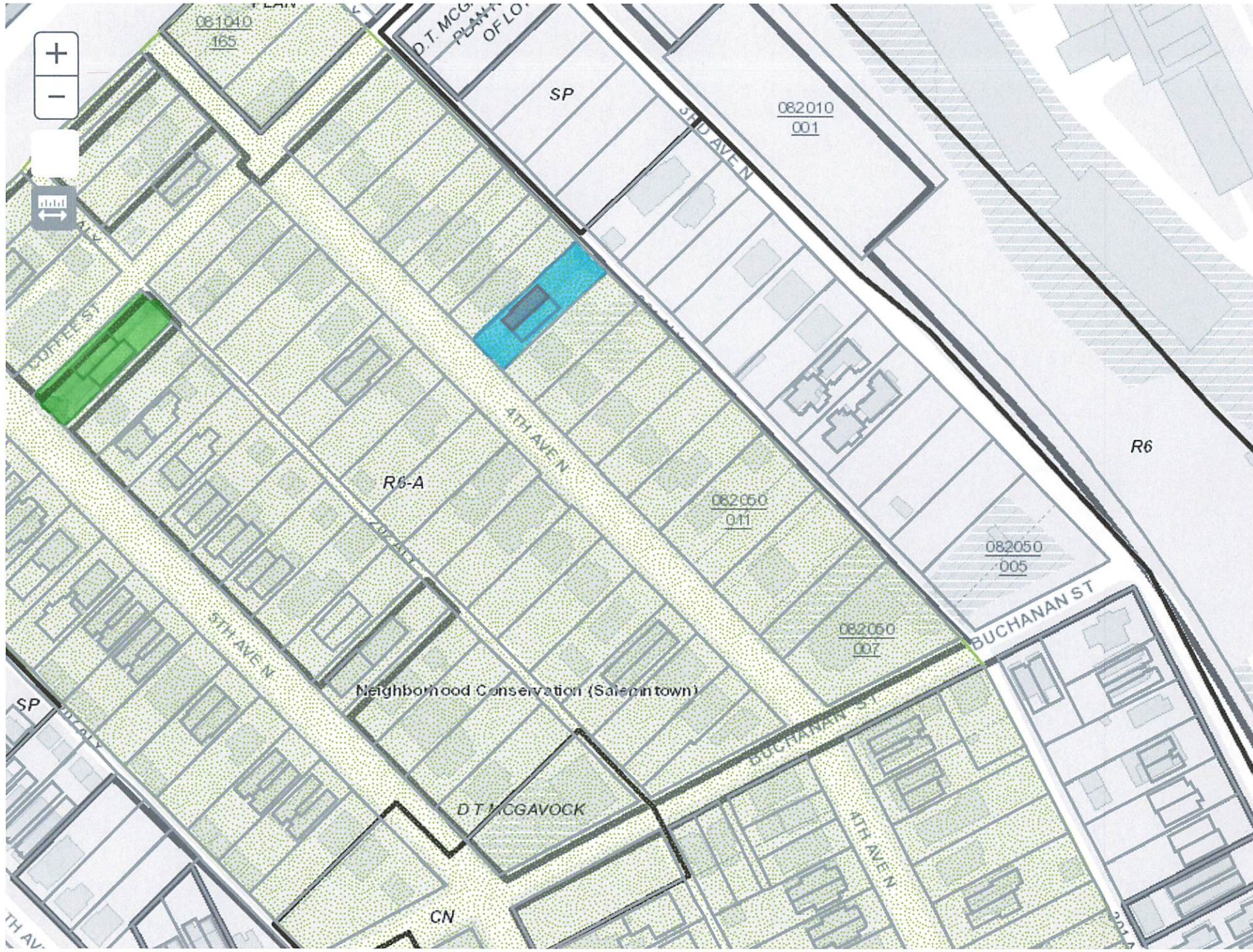
1722 5th Ave N	Jul-16	\$ 270,000.00	\$ 206.74	1306
1724 5th Ave N	Sep-15	\$ 230,000.00	\$ 189.14	1216
1823 5th Ave N	Aug-19	\$ 250,000.00	\$ 243.90	1025
1824 5th Ave N	Jun-19	\$ 302,000.00	\$ 291.51	1036

Table 3 Value comparison to Expenditures

Purchase Price+ Rehab Estimate	Market Value	Total +/-
\$ 639,250.00	\$ 300,000.00	\$ (339,250.00)
\$ 676,150.00	\$ 300,000.00	\$ (376,150.00)



Subject Property - 1830 5th Ave N



1820 4th Ave N - Lot



1722 5th Ave N



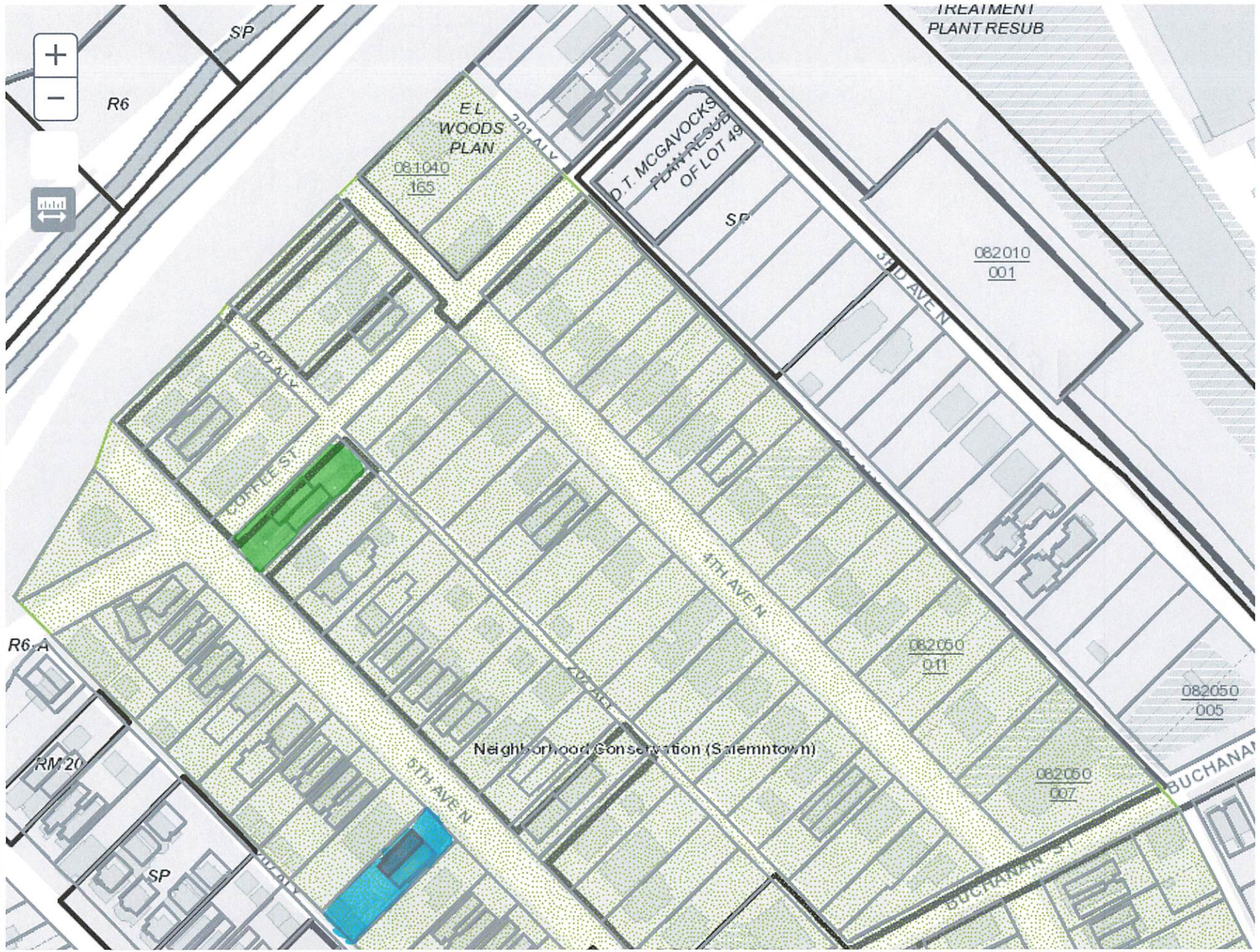
1722 5th Ave N



1724 5th Ave N



1724 5th Ave N



1813 5th Ave N - Lot





1823 5th Ave N



1824 5th Ave N



1824 5th Ave N



1825 5th Ave N



1825 5th Ave N

MHZC

Re: 1830 5th Avenue North

To whom it may concern:

My name is Kimberly Dougher. I'm a licensed Realtor with Zeitlin Sotheby's International Realty and I've been asked to assess the market value of the referenced property in its current condition and also the value after alterations to meet basic habitable requirements.

Current Condition: Based on a visual inspection, the property is clearly uninhabitable. The foundation is failing, the windows aren't operable, siding is deteriorating, all systems, mechanicals, roof and decking need to be replaced, lead based paint and insulation need remediation. Based on these conditions I have based the value on two scenarios. One is value of home as is, and the other is the valuation as a lot. Based on condition of the property the lot value is significantly more than the house value.

Current Value House: There is a limited number of comps for 1830 5th Ave in Salemtown. 1722 5th Ave N, 1724 5th Ave N, 1824 5th Ave N and 1825 5th Ave N where the most comparable, however all these homes were in better condition than 1830 5th Ave N and all were bigger. The average of these homes sold for \$204.25 per square foot. Based on 943 square feet at 1830 5th Ave N that would have a house value of \$193,000.00

Current Value Land: I researched properties in Salemtown which were zoned to build two units, that were recently purchased for renovation and/or redevelopment: 1820 4th Ave N, 1722 5th Ave N, 1724 5th Ave N 1813 5th Ave N, 1823 5th Ave B, 1824 5th Ave B, 1825 5th Ave N. The average lot value for these properties is \$262,000.00

Conclusion of Current Value: Based on these two Scenarios I would put the current value between \$200,000.00 and \$270,000.00.

Value after Alterations: After inspection of 1830 5th Ave N I do not think one can get home to basic code requirements without tearing it down so for valuation after alterations is base on habitable conditions. The only comps in Salemtown that I found were 1823 5th Ave N and 1824 5th Ave N. Both of these homes were habitable. The average of these two homes is \$242,738.00 Taking the higher of the two, the value would be \$275,000.00. Zillow's Current Valuation is \$290,145.00. Based on this information I think the value after alterations would be between \$275,000.00 to \$300,000.00.

I have attached a excel spread sheet with the specific data per house, photos, and Metro mapping of where each comp is located in proximity to 1830 5th Ave N. Please let me know if you need any additional information.

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