

From: [Daniel Borsos](#)
To: [Zeigler, Robin \(Historical Commission\)](#); Historical Commission
Subject: 1204 Russell St / Map and Parcel Number 08313002400
Date: Saturday, March 13, 2021 7:10:13 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Re: 1204 Russell Street
Map and Parcel Number 08313002400

Dear Historic Zoning Commission members,

We would like to state our opposition to the recently filed demolition request for 1204 Russell Street.

We live on Boscobel Street in the East End neighborhood.

The front facade of the 1204 Russell holds significant architectural detailing and the scale of the original structure fits well with the surrounding area. While there are certainly observable structural issues with the house - the foundations, for example - these are not uncommon repairs required for 100+ year old houses in the East End and Lockeland Springs area.

We have read Ms. Andradý's letter to the Historic Zoning Commission and note her desire to replace the existing house with "a 1.5 story, sexy and sophisticated window rich house". We are very concerned that the neighborhood's character and continuity will be further disrupted if the original house is demolished.

We certainly have no objection to additions to the rear of the original house in keeping with our neighborhood's overlays. However, it is important for the character of Historic East End and the character of our city that the street facing facade be maintained.

Thank you for your attention to this matter.

Sincerely,

Daniel and Drew Ann Borsos
1109A Boscobel St.
Nashville, Tennessee 37206

615,714.5106
dkborsos@msn.com

From: [Susan Brady](#)
To: [Historical Commission](#)
Subject: Re: Neighbor concerns about Permit request # T2021007274
Date: Wednesday, March 10, 2021 9:42:45 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Re: 1204 Russell Street

Parcel # 08313002400

Permit Number: T2021007274

As immediate neighbors to the property in question, we would like to voice our concerns about the demolition request indicated above. We are formally asking Historic to deny the request, so that the house can be saved. It is a beautiful original structure that speaks to the character of the neighborhood as it was first built, and fits into the space harmoniously with the other houses on the street.

Please take into consideration that we live here, while the new owners requesting the permit do not.

We value the historic nature of the neighborhood--it is the reason we live here. We have worked with Historic over the last five years to preserve the integrity of our home and have spent the entire last year rebuilding it and restoring its historic features after the tornado. In the aftermath of the tornado, all of our neighbors have worked to retain the historic character of their homes, sharing photos with each other to help in the rebuilding process. Despite our best efforts, East End has already lost a lot of history with the tornado, and we don't need to lose more.

In addition, it is a troubling sign that the new owners are not considering the impact their plans have on the people who live here. They have not discussed their plans with the neighbors, as all of our other neighbors do when they are planning to do substantial work. We informed neighbors of our construction plans, sending a formal letter and plans prior to approval, but as far as we know, none of the neighbors have received any notification from these new owners about their demolition plans.

If this demolition permit is granted, we are worried that this will set a precedent for future demolition of historic houses in our neighborhood. Before the tornado the neighborhood was making plans to create a walking tour of all of the historic houses, and this house was part of that plan.

We believe the new owners should be asked to follow Historic guidelines and renovate the property, just as all of their neighbors do. They are developers and knew the rules when they purchased. Please don't set a precedent that invites more predatory developers into our neighborhood--we value our community.

Thank you,

Susan and Corey Brady
122 S. 12th Street

From: [Peter McDowell](#)
To: [Historical Commission](#)
Subject: Comment on 1204 Russell St / Permit T2021007274
Date: Friday, March 12, 2021 9:46:38 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Re: 1204 Russell Street, Nashville 37206 (District 06)

Parcel Number: 08313002400

Permit Number: T2021007274

As a nearby homeowner and resident, I'd like to indicate my opposition to the requested complete demo of the above-referenced property.

Although I recognize that the house has seen better days, certainly, the loss of the entire structure would simply harm our neighborhood's character and integrity. Any loss of a historic structure is of concern to me, but particularly in the wake of the 2020 tornado, which damaged or destroyed so many historic homes in our area.

I would support plans that involve removing non-original portions of the house, but keeping the front and east/west facades (all visible from the street) intact. However, the requested full demo is not something I can support.

Thank you for your consideration.

Peter McDowell
1110 Russell Street

From: [JESSICA PORTER](#)
To: [Historical Commission](#)
Subject: Comment on 1204 Russell St (Permit T2021007274)
Date: Sunday, March 14, 2021 5:25:15 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

(Please block/omit my email address. Thank you.)

Re: [1204 Russell Street, Nashville, TN 37206](#) (District 06)

Parcel Number: [08313002400](#)

Permit Number: T2021007274

As a nearby homeowner and resident, I'd like to indicate my opposition to the request for complete demolition of the above-referenced property.

While the house is in need of repair, removing the entire structure would harm our neighborhood's historic character. With so many houses lost or destroyed during last year's tornado, it would be a shame to lose another house unnecessarily.

I would support plans that involve removing non-original portions of the house and keeping the front facade and side facades intact (which are all visible from the street). I do not support the requested full demolition of the entire structure.

Thank you for your consideration.

Jessica Porter
1107 Russell Street

From: [Kelly Scott](#)
To: [Historical Commission](#)
Subject: 1204 Russell St
Date: Wednesday, March 10, 2021 9:19:23 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

To Whom it May Concern:

I was made aware of a demolition permit for 1204 Russell St. As the owner and resident of 1206 Russell St, I have significant concerns on the impact demo of this property will have on our neighborhood and the precedent it sets moving forward.

Parcel: 08313002400
Permit Number: T2021007274

The owner of this property purchased 1200, 1202 and 1204 Russell St well below market value. Prior to purchasing the home she had an appraisal and is well versed in historic limitations on demolition. She also owns 1114 Russell St. She's pleading for demo due to economic hardship and being unable to make a profit if the house is restored. This is simply not true. Given the fact that the property was purchased well under value should offset costs associated with restoring vs demo. In addition, they were well aware of the condition of the property, historic zoning and property values in the neighborhood prior to purchase. As a concerned neighbor it appears as though they are trying to work around historic requirements in place in order to make a larger profit.

Permitting this owner to demolish this house not only destroys a piece of history in our neighborhood, but also sets a precedent to allow it to continue moving forward. If the owner doesn't want to restore the property she has the ability to sell it for a profit as is to other developers who are willing to do so. I am well aware that there were other developers interested in this property who had no intentions of demolishing the house.

Again, I urge you to reject this request and prioritize the history of our neighborhood over the profit of a single developer.

Best regards,
Kelly Scott
1206 Russell St.
Nashville, TN 37206
615-852-1158

From: [Jane Stutsman](#)
To: [Historical Commission](#)
Subject: 1204 Russell street
Date: Wednesday, March 3, 2021 1:49:33 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I live at 105 12th street just around the block from this house. I am opposed to allowing the demolition of this home. Frankly my house was in much worse shape when I purchased it - and I was able to renovate it while maintaining the character. The guy that bought the Russell street home bought a parcel of 3 homes at a very low price - he can well afford to renovate the property and still make a profit. If allowed to tear down the property he will put up a huge monstrosity that does not fit in with the neighborhood. We have seen this far too often - and it is why we have a historic commission- to prevent this from happening.

From: [Jeannegayle Matthews](#)
To: [Historical Commission](#)
Subject: 1204 Russell
Date: Friday, March 12, 2021 12:42:12 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

2021007274

Hello,
I live at :
211 South 12th Street

For years and years ,
I have looked out my kitchen window every morning ..to see the beautiful ginger bread woodwork on the cute little 1204 Russell house, pondering the stories of the people who have lived there since 1915.

Please keep this house , so much of Nashville history is disappearing.
Please try to hold on to what is left.

Sincerely,
Gayle Matthews

Sent from my iPhone

Re: 1204 Russell Street

Parcel # 08313002400

Dear Historic Zoning Commission members,

We would like to oppose the demolition request submitted for 1204 Russell street. We feel that the historic home contributes to the neighborhood charm and the façade should be left intact.

We purchased our home at 205 S. 13th street in 2014 (500 ft from 1204 Russell Street). The East End-Lockeland springs historic overlay had a major impact on our decision to purchase our home. We love the historic homes surrounding us, and we knew that the overlay would allow us to continue to see these beautiful homes every day for the rest of our lives. We would be extremely disappointed to no longer see this architecturally significant home on our neighborhood walks.

We understand that the house has structural damage, but that is very common for the homes in this overlay. Several of my neighbors have spent the time and money to restore their homes, and we feel that it is an injustice to those same neighbors if the demolition permit is approved. We understand that there has been an addition at the back of the structure; we have no objection to the demolition of the addition. We have read Ms. Andrady's letter to the MHZC; we feel that her replacement will not fill the void left behind by destroying these architectural elements, such as the eave brackets and shingle detail around the front bay window.

Thank you for your time and for considering our request to continue the historical preservation of our neighborhood. We would have been at the meeting in person, but due to a prior out-of-town commitment, we are unable to attend.

Sincerely,

Seth and Meg Williams

205 S. 13th Street

Nashville, TN 37206

From: [Mark Scrivner](#)
To: [Historical Commission](#)
Subject: Permit Number: T2021007274
Date: Monday, March 15, 2021 12:55:24 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hello!

We are writing in response the demolition permit requested for the following property:

Address: 1204 Russell
Parcel: 08313002400
Permit Number: T2021007274

We have been in this neighborhood since 2006, right around the corner (down the alley) from this property. Although there is deferred maintenance to the structure, we feel that it is important to the neighborhood to maintain historical integrity. We are opposed to allowing demolition of this property. The neighborhood has a great historical presence that must be maintained.

Please consider our desire to keep the existing historical home at the above address.

Thank you,
Mark & Alyce Scrivner
1115 Fatherland St. #401
Nashville, TN 37206

Re: 1204 Russell Street

Parcel # 08313002400

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Sincerely,

Seth and Meg Williams

205 S. 13th Street

Nashville, TN 37206

From: [East End](#)
To: [Historical Commission](#)
Subject: 1204 Russell Street demolition request
Date: Monday, March 15, 2021 4:02:22 PM
Attachments: [3152021 EENA 1204 Russell- Final copy - Signed.pdf](#)
[EENA CostEstimate 3152021.pdf](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

March 2021

Metro Historical Zoning Commission
Re: 1204 Russell Street demolition request
Parcel: 08313002400
Permit Number: T2021007274

The East End Neighborhood Association (EENA) is opposed to the demolition of the house at 1204 Russell Street and asks that the Metro Historic Zoning Commission deny the request to demolish this structure.

This Victorian cottage is described in "A Preservation Study of the East End and Lockeland Springs Neighborhoods of Nashville, Tennessee," published in 1981 By Middle Tennessee State University as circa 1895 and detailed with architecturally significant eave brackets, gable shingles, and a front bay window. We believe that these details make this building of such public interest that its removal would be detrimental to the public interest.

EENA has reviewed the documents in the demolition application, including a report by engineer Tony Locke. EENA has obtained EMC Structural Engineers' services to review the submitted report by Tony Locke and to observe the existing conditions of the house. EMC Structural Engineers agrees that the foundation is in poor repair and requires replacement. Some wood framing will require replacement. This is not an uncommon condition for houses in the East End and Lockeland Springs area before they undergo restoration. There are currently at least two nearby houses undergoing this type of significant renovation - 1401 Lillian Street and 1812 Lillian Street. Each was taken down to the studs and shored while new or partial foundations were added.

We note that Ms. Andrady purchased 1200, 1202, and 1204 Russell together in August 2020 for \$820,000. We also note that she purchased the house at 1114 (three doors down from 1204) in September 2019 - almost a year previous. Individual EENA members and EENA's engineer recognized the potential problems with the foundation in quick walks around the outside of the house. These problems are not hidden and would not have come as a surprise.

EENA has done a financial analysis of the cost of repairs of and additions to this residence. This analysis is attached. Our analysis shows that repairs and renovation of the original with the added, allowable additions behind can be profitable.

We acknowledge that there are two non-contributing additions at the rear of 1204. We have no objection to the demolition of these. We have no objections to additions to the rear of the house that are in keeping with the neighborhood's conservation overlay. Our position is that the house's original front should remain, as the front fascia contains the previously mentioned architectural details and is of scale with other homes on the south side of Russell Street and 13th Street.

Thank you for your consideration in this important matter to our neighborhood.

Catherine Robinson
President, EENA



East End Neighborhood Association

Nashville, Tennessee 37206

March 2021

Metro Historical Zoning Commission
Re: 1204 Russell Street demolition request
Parcel: 08313002400
Permit Number: T2021007274

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Thank you for your consideration in this important matter to our neighborhood.

A handwritten signature in black ink, appearing to read "Catherine Robinson".

Catherine Robinson
President, EENA



East End Neighborhood Association

Nashville, Tennessee 37206

15 March 2021

To: Metro Historical Zoning Commission
Re: 1204 Russell Street demolition request
Parcel: 08313002400
Permit Number: T2021007274

The following is a cost estimation for the property including 1200, 1202, and 1204 Russell Street conducted by the East End Neighborhood Association (EENA) to contest the requested demolition of the house at 1204 Russell Street.

The three historical homes on this property were purchased together in August 2020 for a total of \$825,000. Given that the sale of this property was bundled and that the individual homes were not priced or sold separately at the time of purchase, it is our contention that the owner's economic position and potential hardship must be considered with respect to the potential return on "the property" as defined as the three homes constituting the applicant's full investment, rather than just part, when considering whether to grant an exemption for the demolition of a historically contributing home.

Estimated Restoration Costs – 1204 Russell

It is our belief that the higher price point for renovation should only be estimated for the roughly 1450sqft of contributing historic structure at 1204 Russell, not to the full 1917sqft that includes roughly 450sqft of non-contributing additions. The East End Neighborhood Association has no objection to the demolition of these additions as part of the remodel project. Applying the average renovation cost per square foot of \$307 to the roughly 1450sqft contributing structure yields an estimated renovation cost of \$445,150.

Estimated Building Costs – 1204 Russell

We do not find it credible to project that the owner would only build to the home's existing size and bring a 1900sqft home to market. Based on the development history both within East End and for this developer, we would anticipate a final home size of 4280sqft, similar to the home she has completed at 1114 Russell Street, as noted in the documentation submitted to the commission. This would include the 1450sqft of contributing historical structure noted above, and 2830sqft of new build, which the owner's supplemental letter from Elite Building Group estimates at \$230 per square foot, which would yield \$650,900 in new build.

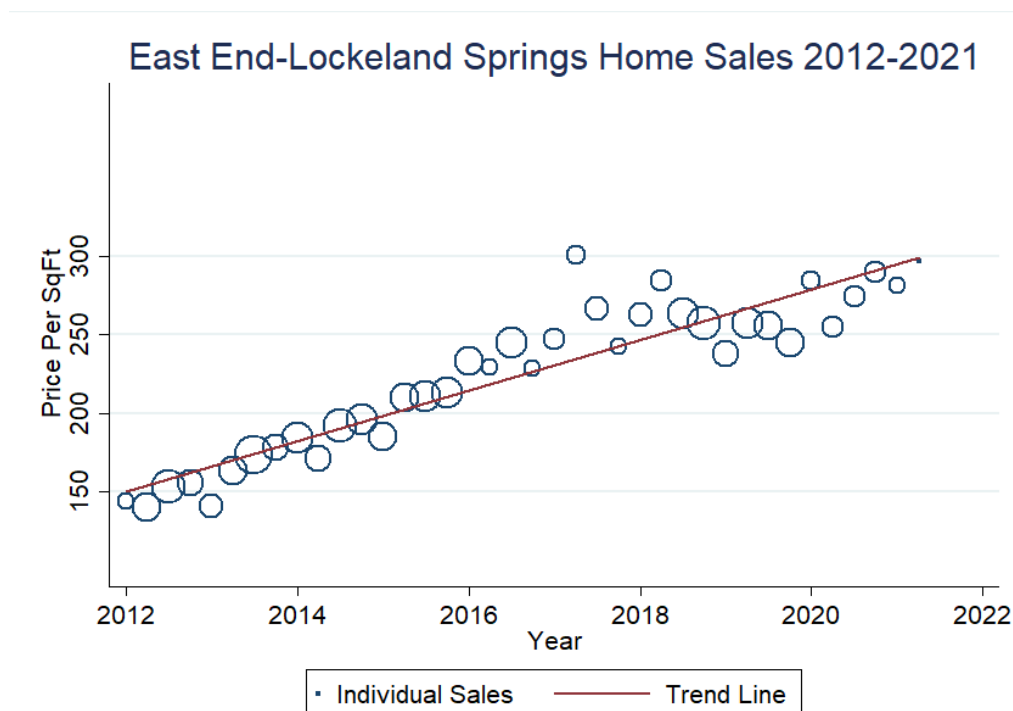
Notably, combining the costs per square foot from separate project bids likely inflates the estimates, since both the \$307/sqft figure and \$230/sqft figure come from project estimates that each separately contain costs that would occur just once for the combined project—HVAC installation, kitchen appliances, construction dumpsters, etc. It is also noteworthy that one of the project quotes comes from the applicant’s apparent employer, and the extent to which this presents a conflict of interest, it would suggest a propensity for the estimate to be inflated in support of the applicant’s request for demolition. For these reasons we believe that the cost estimates, which we will still use, represent a probable overestimate.

Estimated Resale Value – 1204 Russell

We reviewed the recent history of single-family home sales in the neighborhood to establish a reasonable estimation for home resale value. The homes listed below are the most recent sales of single-family homes of at least 2500 square feet that do not appear to have been damaged in the tornado or otherwise noted repair or renovation needs in the sales listing.

211 S 13 th St	1201 Holly St	1620 Russell St
1808 Lillian St	110 Lindsley Park	1408 Lillian St
1312 Stratton Ave	1418 Gartland Ave	1313 Gartland Ave

The average price per square foot on these nine sales was \$280, with a relatively narrow range of \$265-\$300K. Other homes not listed that just missed the size threshold are each also close to the \$280/sqft price point. We believe \$280/sqft represents a fair representation of the likely resale value of 1204 Russell Street if the fully renovated project came to market today. However, this is based on sales from 2020 and ignores the steady ten-year trend line of property values in this immediate neighborhood increasing by \$20 per square foot per year. By the time 1204 Russell would come to market, it would likely appraise for \$300/sqft.



4280sqft at \$280/sqft yields an estimated market value of \$1,198,400. *The projected*

\$300/sqft price point would yield an estimated market value of \$1,284,000.

Initial Purchase Cost – 1204 Russell Street

Because the owner purchased the property containing the three parcels at 1200, 1202, and 1204 Russell Street together for a lump sum and they were not priced or sold separately, we use the tax appraisals to estimate the proportionate initial cost of 1204 Russell Street. According to Metro records, the current appraised value for 1200 Russell Street is \$330,000; the appraised value of 1202 Russell Street is \$416,600; the appraised value of 1204 Russell Street is \$274,600.

Of the total \$1,021,200 in appraised value for the property, 1204 Russell Street represents 27% of the total appraised value. Applying this proportion to the original \$825,000 purchase price and rounding to the nearest thousand puts the initial cost of the home at \$222,000.

Net profit of 1204 Russell Street

Summing \$445,150 in restoration costs, \$650,900 in new build, along with \$222,000 in initial costs totals \$1,318,050. An estimated market value of \$1,198,400 at today's price per square foot would result in a loss of \$119,650 for this individual home, or a 9.1% loss. The projected value of \$1,284,000 a year from now would translate to \$34,050 in loss, or 2.5% of the project.

Either figure is far less than the amount claimed in the application and may or may not be considered an acceptable loss to allow in exchange for the preservation of a historic structure protected by the historical overlay. However, we do not believe it would be appropriate in this case to consider the parcel in isolation because it is part of a three-parcel bundle purchased together as one property.

Projected Value of 1200 and 12012 Russell St

Even using a lower, unrenovated price estimate of just \$250/sqft for the other two parcels, the 1614sqft home at 1200 Russell Street would sell for an estimated \$403,500, and the 2268sqft home at 1202 Russell Street would sell for an estimated \$567,000. The Zillow estimates for these two homes are even higher--\$450,975 and \$582,265, respectively.

The sale of these two homes together would total more than \$970K by either estimate, yielding a profit of \$145K-208K over the original purchase of the full three-parcel property; the applicant could sell these two parcels, quit claim the house at 1204 for \$0 to a developer with a greater interest in historical preservation, and still walk away with a 25% profit on her total investment. Accounting for the costs (and loss) estimated to bring 1204 Russell to market as a 4280sqft home, along with the other two merely as-is, would result in a slightly reduced total profit of \$26K-200K. But a profit nonetheless.

As indicated in the applicant's letter, she does intend to also renovate the homes at 1200 and 1202 Russell. If we assume that she will not engage these renovations with the intention of losing money, any further profit from those renovations will only add to her estimated profits over her initial \$825,000 investment in the property on Russell Street.

All of these figures are fair and accurate to the best of our knowledge, and we believe they establish that the applicant's claim of economic hardship is not founded in this case as a reason to allow the demolition of a home that contributes to the history and interest of our neighborhood. If the applicant is uninterested in preserving the home at 1204 Russell Street, we would encourage her to sell as-is to another developer (or better yet, someone who likes East End enough to live there themselves) and recoup her costs of the three-parcel property through the development and sale of the other two parcels included in the property she purchased.

Sincerely,

East End Neighborhood Association
Catherine Robinson, President
James Guthrie, Vice President
Meaghan Williams, Treasurer