

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
1204 Russell Street
March 17, 2021

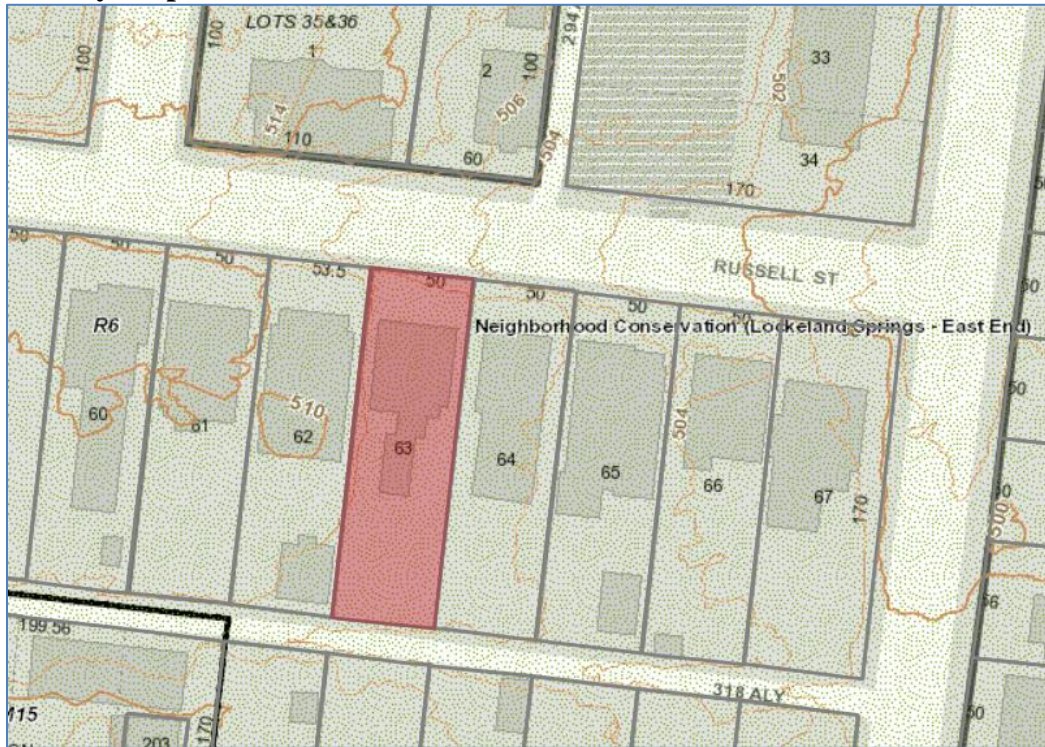
Application: Demolition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08313002400
Applicant: Autumn Andrady
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

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

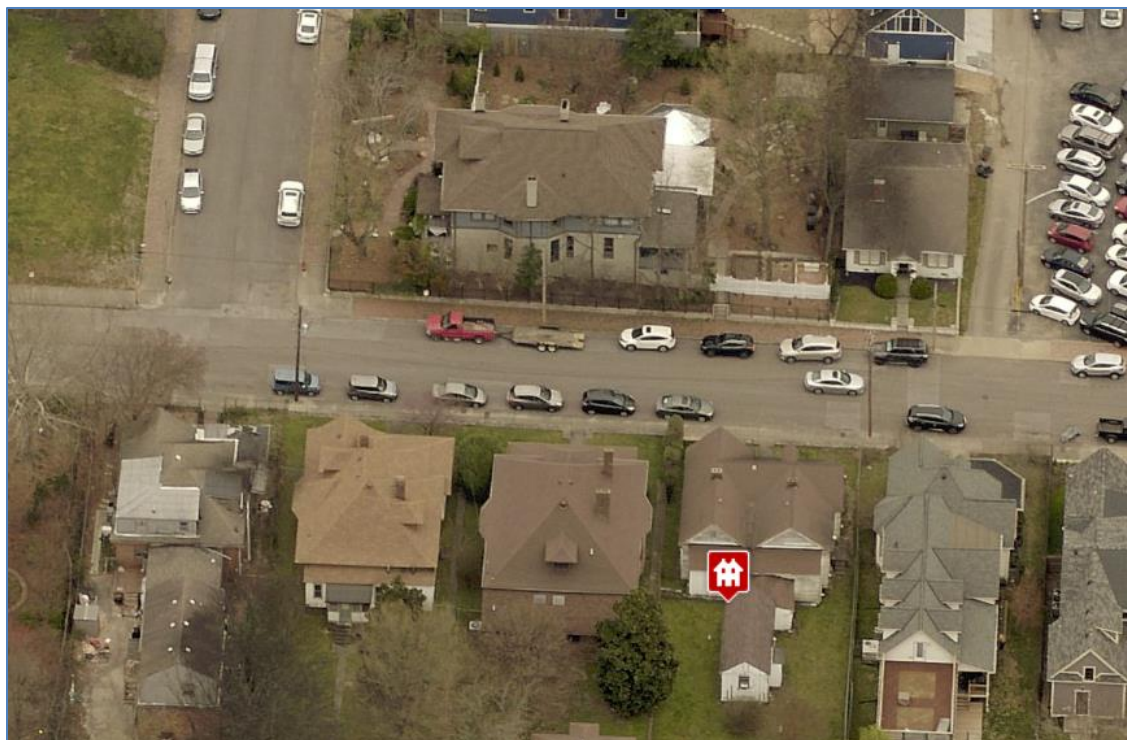
Recommendation Summary: Staff recommends disapproval of the application for full demolition, finding that the applicant has not met the burden of proof for sections 1, 2, 3, 4, and 5 of 17.40.420.D and does not meet Section III.B.2 for appropriate demolition.

- Attachments**
- A:** Photographs
 - B:** Applicant's submittal information
 - C:** Engineer's Reports
 - D:** Repair/Rehab Estimates & Letters
 - E:** Inspection Reports
 - F:** Comparables
 - G:** Letter of public support

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: 1204 Russell Street was built circa 1890 and is a contributing building in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figures 1 and 2).



Figure 1: 1204 Russell Street.

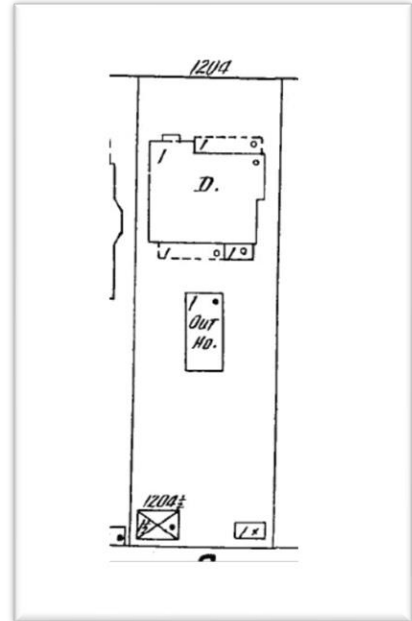


Figure 2: 1914 Sanborn map. “Outhouse” has been connected to the house at an unknown time.

It is the Commission’s primary goal to ensure the preservation of historic buildings. Demolition requests are reviewed by staff in detail providing not only an analysis of the information given but an analysis of what questions remain. It is the responsibility of the applicant to prove hardship rather than for staff to disprove hardship.

Economic Hardship is not based on the personal hardship of the owner, whether or not new construction would be cheaper, or the ability of the property owner to realize the highest and best use of the property.

Analysis and Findings:

Ordinance 17.40.420 D. provides 8 sections listing items that the commission may consider in determining an economic hardship.

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.

An estimate for demolition and cost of other proposed redevelopment was not provided. Staff defined “cost of compliance with the determination of the historic zoning commission” as those actions that are within their purview to review. In a neighborhood conservation zoning overlay, the commission does not review interior repairs or changes. The Commission does not review replacement siding, windows, doors and roofing; however, if all materials are to be removed that has been considered partial-demolition and the Commission has generally required the retention of the windows or the siding, as those two features of the four, contribute the most to the historic character of the building. The commission does not review interior repairs or changes.

The cost of exterior repairs of the historic portion of the building alone is not clear. (Please also see analysis of #4.) The rear wall of the historic portion of the building is thirty-six feet (36’) back from the front wall. Anything beyond that rear wall would be approvable for demolition and so repair of that section of the house would not be a factor in the commission’s determination of compliance.

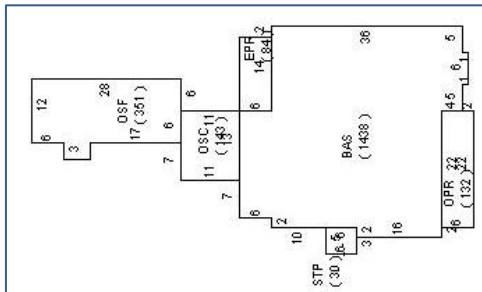


Figure 3: The area indicated approximates the historic footprint of the home. Portions of the home beyond the original rear wall could be removed.

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.

The applicant has provided three reports: a home inspection from Premier Home Inspection LLC, engineer report from Anthony Locke with Engineered Solutions (ES) and engineer report from Barry Field with Field’s Engineering Consultant Services, LLC (FECS). The home inspection notes areas of deficiency and areas that require improvement but does not make a recommendation for or against demolition but instead, makes recommendations to consult professionals such as a licensed roofing contractor, a mason, and an engineer.

The Engineered Solutions report states that the foundation needs to be replaced and that the majority of all visible studs, flooring, ceiling, subfloor, and floor framing is damaged beyond repair. However, the report also says that temporary bracing could make the building safe enough for an additional evaluation and/or public use.

The FECS report is one paragraph and photographs. It only addresses three components of the house. It notes that the foundation has shifted but does not provide further guidance as to what needs to be replaced and what needs to be repaired. It states that the “wooden structural components of the dwelling are in various stages of decay” but again does not provide specifics in terms of potential repair vs. replacement. Lastly it states that the roof and walls “are no longer weather tight” which is a condition that may or may not call for replacement.

Staff’s inspections of the structure confirm that the home has been poorly maintained and needs repairs, but additional information is needed to show economic hardship. Staff acknowledges that the perimeter foundation requires replacement in its entirety. The brick and stone intended to support the edge of the structure is incapable of load-bearing capacity. Approximately twenty feet (20’) from the front wall of the house, the right side of the structure drops three to four inches (3-4”) where the foundation has failed at that point. The structural condition deteriorates noticeably toward the rear of the residence. On observing underneath the structure, however, the beams and joists appear to be in good condition. There are joists and at least one beam that show evidence of termite damage, no longer active. No dry rot is apparent. The brick piers underneath the central portion of the structure remain intact and have provided sufficient support for the areas they were intended to. Staff’s review is that the majority of the support system under the historic portion of the home remains viable, in spite of the examples of deterioration, water and insect damage noted in the report. Several of the windows on the historic portion of the home are deteriorated, but their ability to be repaired is another unknown.

Staff finds that this inspection report does not provide sufficient evidence that the exterior of the building cannot be repaired.

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.

The applicant bases the value of \$274,600, in its current condition, on the property tax evaluation rather than estimated market value. The post-rehab value is given as \$442,827 based on the following comps:

Property Address	Sales Date	Sales Price Per Sq. Ft.	Living Area	Total
1515 Russell St	11/20/2020	\$243	2362	\$575,000
925 Russell St	1/21/2021	235	2728	639,900
940 Russell St	1/13/2021	215	2214	475,000
Above average applied to 1204 Russell		343	1917	575,100

To ensure that the comps are relevant to the potential of this house, staff researched building permits, date of construction, and size:

Address	Construction Date	Square Footage	# of Stories	Notes
1204 RUSSELL ST (subject)	c.1890	1917	1	
1515 Russell St	c. 1920	1504	1.5	1997 repairs and 2013 roof repair
925 Russell St	2016	2752	2.5	2015 infill duplex
940 (0) Russell St	Vacant or c.1890	n/a	n/a or 3 stories	Rehabbed into 4 units

Staff finds that these are not relevant comps. Staff posits that relevant comps would be historic buildings located in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay, of a similar size and with recent rehabilitation. 925 Russell is not a historic building and is a duplex. Although the photographs for 1515 Russell appear to show an updated house, there are no permits since a roofing permit in 2013. 940 Russell is a multi-family, three-story a 3-story building. In addition, 925 and 940 Russell Street are in a different type of historic overlay with stricter level of review and different design guidelines.

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.

The applicant provided four estimates for work, all of which appear to be for full replacement of foundation, framing, cladding, roofing, interior, windows, doors, and porches. The estimates may or may not also include rehab of the rear additions, which are not required to be retained, so those costs would not meet section 1 if they are included.

None of the companies provide information regarding their experience in rehabilitation. Bryan Krabousanos with Elite explains that he has more than 30 years with remodeling but does not specify any experience with historic buildings.

Elite's estimate is \$300 per square foot without a breakdown of what that cost would include.

Hybrid-Phoenix does not provide a rehab estimate but simply states that rehab will be more expensive than new construction. The cost of new construction vs. rehab is not a standard for determining economic hardship.

E3 assumes that "historically approved materials" will be costly; however, the house is a frame building with wood lap siding and wood windows and doors and an asphalt shingle roof. The Commission does not necessarily review replacement siding, windows, door, and roofing material in this district, but finds that replacement of all would be partial demolition. Therefore, all but one of these features could be replaced without the Commission's review. In addition, wood, previously approved substitutes for wood, and asphalt shingles are readily available materials and are not costly or unique.

The fourth estimate is just an amount with very general line-items. The company is unknown.

Staff finds that section 4 has not been met as staff's inspection did not show that full replacement of all features is required, the engineer reports are not detailed enough to prove that all features require full replacement and the estimates are not detailed enough to isolate those costs necessary for "compliance with the historic zoning commission" (section1) in regards to the historic building alone and not the additions.

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.

This property was part of a three-property (1200, 1202 and 1204) purchase by Autumn Andrady on August 28, 2020 for \$825,000. She states that she plans to rehab the other two properties. If the purchase price is divided equally among the three properties, the 1204 Russell was purchased for \$275,000 or approximately \$142 per square foot, assuming square footage of 1932. Looking at recent sales in the neighborhood, houses sold for between \$210 to \$480, per square foot. One house, with tornado damage, went for \$106 per square foot.

The owner states that the purchase was facilitated by Compass Agent, Nikki Sanders and there is no relationship between buyer, seller, or agent. Seller set terms. Ms. Andrady paid cash. She added that the other two buildings will be remodeled at a later date.

In her application, Ms. Andrady notes that the previous owner of the house said it was "condemned." The inspection report is dated February 17, 2020, approximately six months before closing; therefore, the applicant was aware of the condition prior to purchase.

Staff finds the applicant was aware of the condition of the building prior to purchase with a cost of \$142 per square foot.

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.

The property is currently vacant. The applicant stated that the occupants for the last 42 years, paid \$201 a month, up until July 2020. No information was provided for operating and maintenance expenses, depreciation deduction and annual cash flow before and after debt service, if any, during the same period.

Because the property was income producing, prior to the current ownership, Staff finds section 6 is not relevant.

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.

The current owner has only owned the property since August of last year and so is not responsible for the deferred maintenance and repairs; however, she was aware of the condition prior to purchase.

Recommendation:

Staff recommends disapproval of the application for full demolition, finding that the applicant has not met the burden of proof for sections 1, 2, 3, 4, and 5 of 17.40.420.D and does not meet Section III.B.2 for appropriate demolition.

ATTACHMENT A: PHOTOGRAPHS

























February 1, 2021

Re: 1204 Russell Street
Nashville, TN 37206

Historic Commission, Committee, and Staff,

For those of you who don't know me, let me take a minute to introduce myself. My name is Autumn Andradý and I have been a resident of Nashville since I was 16. I went to Belmont and have hopped from house to house all over Nashville's core. I first fell in love with Edgehill, then 12 South, Wedgewood Houston/Fairgrounds, Woodland and Waverly and now East Nashville

I thought my heart would stay in Woodland in Waverly, but then I had a daughter with a dad who lives in East Nashville. His office is in 5 points. Every time I would go to drop her off, I would find myself circling the blocks gazing at the gables, and brick work, the oversized and obviously original custom windows. The woodwork and details, so so many beautiful untouched historic details!

Last summer, of course while I was out of town, I got a call about a historic house near 5 points that "needed a cosmetic facelift"... 1114 Russell Street. I had just a few minutes to decide and multiple other renovators competing. So, I bought it. Sight unseen. Just a picture and an address.

As we all know how these stories go, the house needed a bit more than paint and fresh cabinets. It was ate up with termites, rot, unoriginal dilapidated brick, and a completely unusable floor plan. The upstairs was functioning with a 6 ft ceiling!!!! And as these stories go, after working with a team of architects, codes and historic, we finally came up with an unbelievable design that would all but break the bank. It was going to be perfect. I fought tirelessly to save as much of the original character as I could. We salvaged every baseboard and trim, fireplace, and as many of the original windows as we could. We worked closely with historic to make sure the roof pitch was just right. And when the framers framed it wrong, we tore it off and did it as requested. (we were too low!!! imagine my grief, when I got the call.)

This house now sits finished. It is not perfect, but it is beautiful...and the original charm was restored. This is my PASSION. Next to family time and binging on netflix in a tropical foreign country, bringing an old house back to life is my absolute favorite thing to do on this planet. I LOVE IT! Since 2004, I have completed over 100 remodels, most of them being pre 1925. I have been featured on tv shows, in the newspapers, and renovators blogs. But I don't do it for the attention or the money. I do it because I truly love old homes, their stories, and their vibe.

But on occasion, one passes my path that has had one too many bad owners, or was never constructed property, or is in just such bad shape that a restoration is not possible. In ALL my

years, literally ALL my years working with historic, I have only come across ONE that I couldn't fix. Termites, mold, unlevel floors, bad bones... I have taken out my sword and shield and went to battle. But, today, this house, 1204 Russell Street... Sadly, is that one home. It simply can't be revived. The life of the home died years and years ago. The foundation was not established like most of the older homes in my portfolio. It was built directly on the ground. And although it had tenants for 42 years paying \$200, it has been uninhabitable, and even unsafe, for a very very long time.

Today I ask the historic commission to trust the 15 plus experts who state this house needs to be demolished, to trust that I am not just another developer coming in to put up tall and skinnies to pad my bank account, and to trust that at the end of this project that a beautifully erected historic replica will be standing in its place.

The design work has not started, but my visions are inspired by the current fret work. I see a 1.5 story, sexy and sophisticated window rich house with a mix of historic treasures and modern amenities. It will be size and scale appropriate and will balance the street out nicely with the other homes.

I am excited to work with you on these designs and on keeping East Nashville, well; East Nashville! Please consider my request for demolition at 1204 Russell Street.

As always, feel free to reach out to me with any questions you may have.

Autumn Andrady
615-887-0939

February 1, 2021

To: Metropolitan Historic Zoning Commission

From: Autumn Andrady, Owner
8202 Foxview Court
Brentwood, TN 37027

Subject: Economic Hardship Application/
Recommendation for Demolition of
1204 Russell Street
Nashville, TN 37206

MHZC STATT NOTE: This document is provided in a format with a recommendation that is similar to MHZC staff reports but it is not a staff report or staff recommendation.



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 a 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 of 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 effect on the district; or

Generally, non-historic (non-contributing) structures may be demolished for new construction that will have a more historically appropriate effect on the district.
 - C. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

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

1. An estimated cost of demolition and any other proposed redevelopment as compared to the estimated cost of compliance with the determinations of the historic zoning commission;
2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural Soundness of the subject structure or improvement and its suitability for rehabilitation;
3. The estimated market value of the property in its current condition; its estimated market value after the proposed undertaking; and its estimated value after compliance with the determinations of the historic zoning commission.
4. An estimate from an architect, developer, real estate consultant, appraiser, or the 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)



Figure 1. 1204 Russell Street

Background: 1204 Russell Street is a contributing building in the East Nashville Historic District. It was constructed c. 1890.

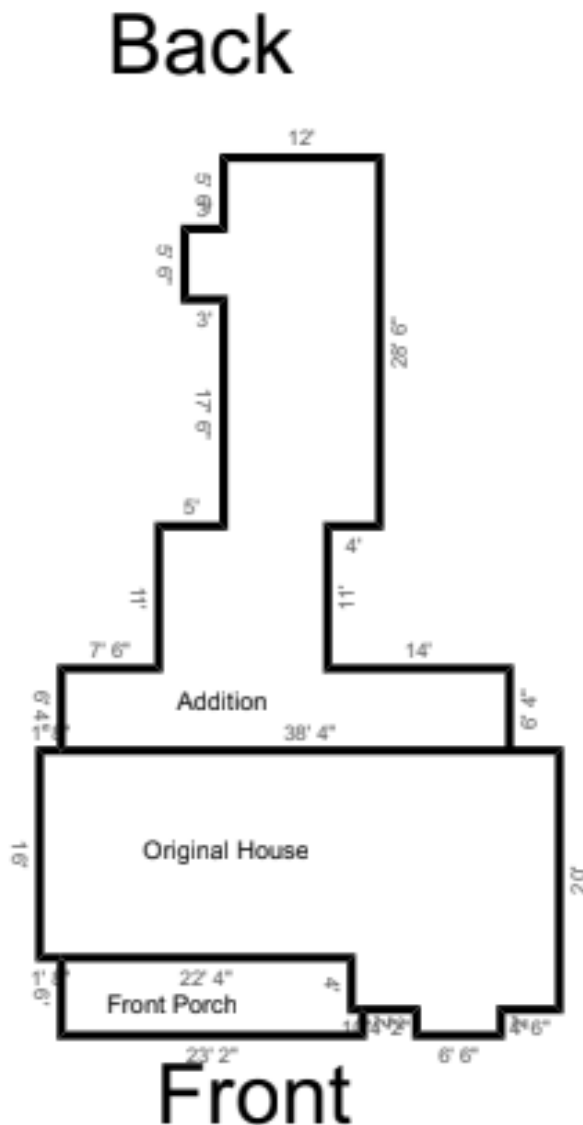
Analysis and Findings: The applicant proposes to demolish the building arguing for economic hardship. A Home Inspection Report completed by Reggie Patton with Premier Home Inspection LLC (Attachment A), and the engineer's report from a licensed engineer, Anthony L. Locke, P.E. (Attachment B) are attached.

The deterioration and lack of proper maintenance of the structure have placed the overall structure beyond the point of repair. The damage of this residence has placed the residence with structural deficiencies which warrant corrective temporary bracing measures to maintain safety concerns before any additional evaluation and/or public use of this structure due to the amount of overall damage.

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

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

It is unknown when the footprint of the building changed, but a kitchen was added with the first addition and one more room was added with the second addition. It was observed that the additions did not have proper foundations allowing a crawlspace



The two additions are also proposed to be removed. These structures do not contribute to the architectural or historical significance of the district, and that their demolition meets Section II.B.2 for appropriate demolition.



Figure 2. Two additional add ons to the building.

PHOTOGRAPHS

EXTERIOR DEFICIENCIES



EXTERIOR DEFICIENCIES (Cont'd)



EXTERIOR DEFICIENCIES (Cont'd)



EXTERIOR DEFICIENCIES (Cont'd)



EXTERIOR DEFICIENCIES (Cont'd)



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EXTERIOR DEFICIENCIES (Cont'd)



CRAWLSPACE DEFICIENCIES



CRAWLSPACE DEFICIENCIES (Cont'd)



CRAWLSPACE DEFICIENCIES (Cont'd)



CRAWLSPACE DEFICIENCIES (Cont'd)



CRAWLSPACE DEFICIENCIES (Cont'd)



CRAWLSPACE DEFICIENCIES (Cont'd)



CRAWLSPACE DEFICIENCIES (Cont'd)



ATTIC DEFICIENCIES:



ELECTRICAL DEFICIENCIES



ELECTRICAL DEFICIENCIES (Cont'd)



ELECTRICAL DEFICIENCIES (Cont'd)



ELECTRICAL DEFICIENCIES (Cont'd)



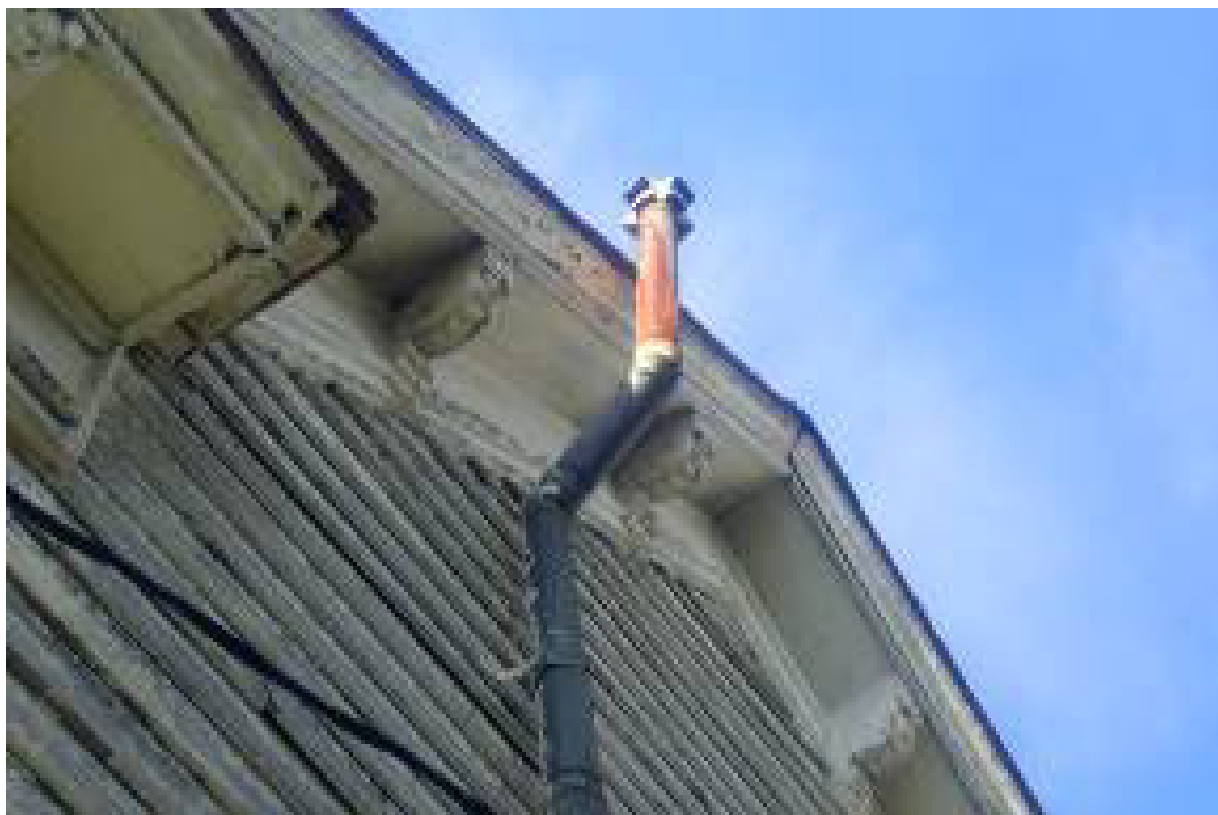
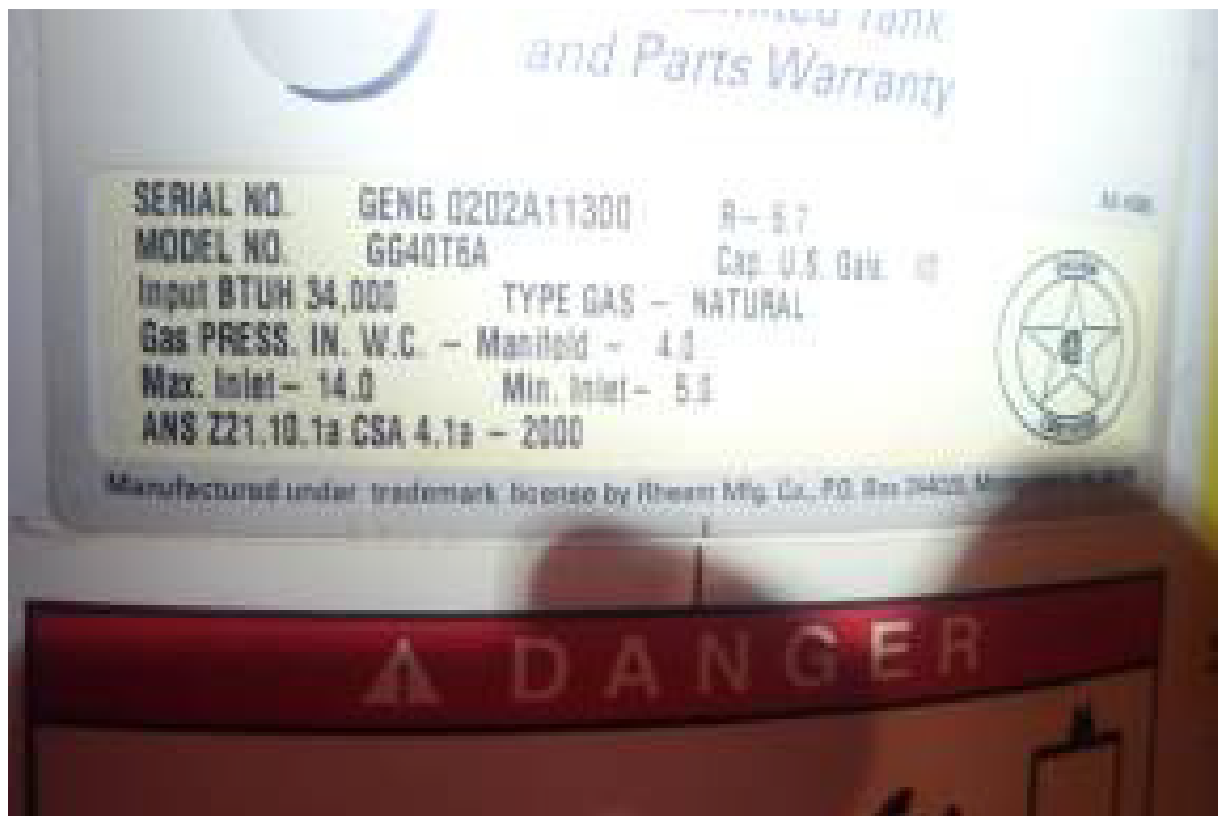
ELECTRICAL DEFICIENCIES (Cont'd)



PLUMBING DEFICIENCIES



PLUMBING DEFICIENCIES (Cont'd)



HEATING AND COOLING (INTERIOR) DEFICIENCIES



HEATING AND COOLING (INTERIOR) DEFICIENCIES (Cont'd)



HEATING AND COOLING (INTERIOR) DEFICIENCIES (Cont'd)



HEATING AND COOLING (INTERIOR) DEFICIENCIES (Cont'd)





HEATING AND COOLING (INTERIOR) DEFICIENCIES (Cont'd)



SLOPE AND GRADING DEFICIENCIES



Acquisition

1204 Russell Street was purchased on August 28th, 2020. Purchase was facilitated by Compass Agent, Nikki Sanders. There is no relationship between buyer, seller or agent. Seller set terms. Ms. Andrady paid cash. Property was purchased for \$825,000 but included 1202 and 1204 Russell Street. Although in significant disrepair, 1200 and 1202 will be remodeled at a later date. Purchase price of 1204 was based on 1/3 division which also coordinates perfectly with land value per Metro Property Assessor.

The Previous Owner

According to the previous owner, this house was “condemned”. The same family occupied this home for 42 years at a rent rate of \$201 monthly, up until July, 2020.

Repair Analysis:

The applicant provided estimates for rehabilitation from the scope of work provided by all three companies for full replacement of foundation, framing, cladding, roofing, interior, windows, doors and porches (Attachment C).

Table 1: Review of Rehab Estimates

	Bid
Quote 1 Elite Bldg Group	\$575,100
Quote 2 E3 Construction	\$607,080
Quote 3 (Individual bids)	\$582,292

Value: The square footage of the home is one thousand, nine hundred and seventeen square feet (1,917 sq. ft.). The current owner acquired 1200, 1202 and 1204 as a package unit on August 28, 2020. We are basing the land value of 1204 Russell Street on the Metro Nashville's property tax evaluation of \$274,600.

Comparable sales of similarly-sized historic homes nearby that sold in 2020-2021 results in an average sales price per square foot of \$231.00. Based on listings and images available, these are all believed to have been in habitable condition at sale, and could be comparable to a rehabilitated building. (Attachment D).

Table 2: Market Value

Property Address	Sale Date	Sale Price/sq ft	Living Area	Total	Notes
1515 Rusell St	11/30/2020	\$243.00	2362	\$575,000	
925 Russell St	1/21/2021	\$235.00	2728	\$639,900	
940 Russell St	1/13/2021	\$215.00	2214	\$475,000	
Above average applied to 1204 Russell St	n/a	\$343.00	1917	\$575,100	

At the average sales price per square foot, the estimated post-rehab value could be expected to be approximately \$442,827 (Attachment D). 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 +/-
\$849,700	\$657,531	-\$192,169
\$881,680	\$657,531	-\$224,149
\$856,892	\$657,531	-\$199,361

The range of expenditures compared to the value of the building represent a loss of from \$-192,169 to \$224,149 (***Based on \$100 more per sq ft than comparable market value***) to the owner. The applicant finds that the poor condition of the structure and the cost of required repair and replacement makes the argument for economic hardship in this case. In addition, the alterations and extent of required replacement rather than repairs will mean that “rehabilitation” would result in a new building rather than the preservation of a historic building.

Recommendation:

The applicant recommends approval of the application for full demolition, finding that the cost of necessary repairs exceeds the value of the home. meets Section 111.B.2 for appropriate demolition.

ATTACHMENT A
HOME INSPECTION REPORT

Reginald D. Patton License

State of Tennessee		122289
TENNESSEE HOME INSPECTOR LICENSING PROGRAM HOME INSPECTOR REGINALD DWIGHT PATTON		
<i>This is to certify that all requirements of the State of Tennessee have been met.</i>		
ID NUMBER: 141 LIC STATUS: ACTIVE EXPIRATION DATE: July 05, 2022		IN-1313 DEPARTMENT OF COMMERCE AND INSURANCE

ATTACHMENT B

ENGINEER'S REPORT

October 10, 2020

Autumn Andrady
8202 Foxview Court
Brentwood Tennessee 37027

STRUCTURAL EVALUATION OF RESIDENCE
1204 Russell Street
Nashville, Tennessee
Project #220364



An engineering observation was performed to review the residence at the above referenced location. The structures' appearance and physical condition were observed. The main purpose for this observation was to review the overall structural stability for the residence. Foundations for this structure consist of masonry foundation perimeter walls and interior wood post piers. The building superstructures were built with wood joist framing, wood sub-floor decking, and wood roof framing.

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

Excess termite and/or vermin damage was observed and poor quality foundations which requires complete replacement. Majority of all visible studs, flooring, ceiling, subfloor and floor framing was damaged beyond repair and requires complete replacement. Stability and safety of this structure given the extensive damage and disrepair of the structural components, is questionable if this home could be economically saved.

The deterioration and lack of proper maintenance of the structure have placed the overall structure beyond the point of repair. The damage of this residence has placed the residence with structural deficiencies which warrant corrective temporary bracing measures to maintain safety concerns before any additional evaluation and/or public use of this structure due to the amount of overall damage. Additional hidden damage is anticipated, due to the amount of deterioration that was observed in this structure, which places additional concerns to the soundness and stability of the structure.

The entire structure, including the foundation, of this residence have been compromised which require extensive rebuilding/replacement of all structural components and/or complete structure replacement.

If there are any questions, concerns, or additional information required, please feel free to call.

Anthony L. Locke, P.E.

ATTACHMENT C

QUOTES

ATTACHMENT D

COMPARABLES

February 24, 2021

Deborah Gilio
8202 Foxview Ct.
Brentwood TN. 37027

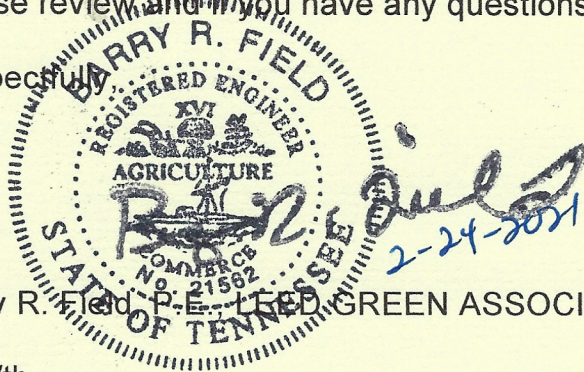
**RE: Structural Inspection, 1204 Russell Street, Nashville, TN 37206 (See Photos)
(Year Built: 1915)**

Dear Ms. Gilio:

A representative of Field's Engineering Consultant Services, LLC (FECS) performed a structural inspection of the above referenced dwelling on February 23, 2021. The foundation was constructed of dry stacked masonry brick. The structure has begun to shift posing various negative structural issues to the foundation. The wooden structural components of the dwelling are in various stages of decay. The roof and walls are no longer weather tight. With all this being said, it is of the opinion of FECS that renovation of this structure would neither be cost effective nor safe at this stage of decline.

Please review and if you have any questions, please let me know.

Respectfully,



Barry R. Field, P.E., LEED GREEN ASSOCIATE

BRF/tb

cc: FECS File 1418-21

Attachment - Photos



“Structural Inspection”
1204 Russell Street
Nashville, TN 37206

Performed By:
Field’s Engineering Consultant Services, LLC
Barry R. Field, P.E.
77 Cother Street
Crossville, TN 38555

Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10



Image 11



Image 12



Image 13



Image 14



Image 15



Image 16



October 10, 2020

Autumn Andrady
8202 Foxview Court
Brentwood Tennessee 37027

STRUCTURAL EVALUATION OF RESIDENCE

1204 Russell Street
Nashville, Tennessee
Project #220364



An engineering observation was performed to review the residence at the above referenced location. The structures' appearance and physical condition were observed. The main purpose for this observation was to review the overall structural stability for the residence. Foundations for this structure consist of masonry foundation perimeter walls and interior wood post piers. The building superstructures were built with wood joist framing, wood sub-floor decking, and wood roof framing.

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The entire structure, including the foundation, of this residence have been compromised which require extensive rebuilding/replacement of all structural components and/or complete structure replacement.

If there are any questions, concerns, or additional information required, please feel free to call.

A handwritten signature in black ink that reads "Anthony L. Locke".

Anthony L. Locke, P.E.

October 10, 2020

Autumn Andrady
8202 Foxview Court
Brentwood Tennessee 37027

STRUCTURAL EVALUATION OF RESIDENCE

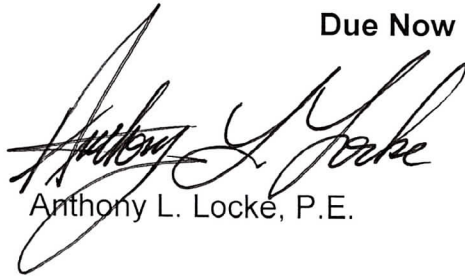
1204 Russell Street
Nashville, Tennessee
Project #220364

INVOICE

Structural services for this invoice includes site observation and evaluation structural letter for the above referenced project.

Evaluation and letter	\$500.00
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Due Now	(10/10/2020)	\$500.00
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Anthony L. Locke, P.E.

Send Payment to:
Anthony L. Locke
1928 Tinnin Road
Goodlettsville, TN 37072
615-945-9119



*E3 Construction Company
2804 Clifton Avenue
Nashville, TN 37209*

To: Autumn Andrady
From: John Eldridge
Company: E3 Construction
Re: 1204 Russell St. Renovation

Dear Autumn,

Attached you will find our bid package for the renovation of 1204 Russell St. Nashville, TN 37206.

This bid assumes that we will be able to work together to create an agreeable construction schedule. This bid is based on all available information at this time and any revisions or updates to it will be subject to price revisions at that time.

This house is in bad shape. With that said we can confidently say that while we did my absolute best to estimate the costs of this renovation, it is without a doubt that we will run into at least one and probably more, unforeseen conditions we need to maneuver through. There is not a piece of this house that we can leave untouched and it will take very specific and talented craftsmen to recreate this house. The need for excessive mold remediation, foundation repair and historically approved materials alone makes this renovation very unique and extremely costly.

We understand your desire to recreate a contributing unit in East Nashville, but do need to caution moving forward and again mention the likely scenario that this bid is only the first layer of what will continue to be a costly and extensive effort as each stage passes. We would love to be the company to navigate this project with you.

Please see the below estimate.

John Eldridge

Building Permits	\$1,700.00
Electric	\$35,000.00
Plumbing	\$38,000.00
All wood and siding replaced	\$45,000.00
New roof and decking and other framing	\$20,000.00
New concrete steps on rear	\$7,000.00
All new windows on house	\$35,000.00
Foundation shoring and framing	\$85,000.00
All new subfloor and interior framing	\$54,000.00
Interior Lumber Package	\$24,000.00
Drywall	\$9,000.00
Flooring	\$15,000.00
Cabinets	\$25,000.00
HVAC	\$38,000.00
Trim	\$8,000.00
Painting - Exterior	\$18,000.00
Painting - Interior	\$8,000.00
Termite protection	\$4,500.00
Tile Materials	\$2,900.00
Tile Labor	\$4,500.00
Granite	\$2,500.00
Appliances	\$8,000.00
Glass Shower Doors	\$2,500.00
Historic Millwork	\$2,800.00
Landscaping	\$5,000.00
Concrete Work	\$5,000.00
Design Work	\$2,500.00
Builders Risk, Gen Liability, Supervisor,	included
Site dumpster, Port a Pot	included
<u>Lead base paint testing</u>	<u>TBD</u>
Sub-Total	\$505,900.00
Contractor Charge (20% of total)	\$101,180.00
Total	\$607,080.00

Elite Building Group
667 Wedgewood Ave
Ste C
Nashville, TN 37203

Dear Mrs. Andraday,

Thank you for giving us the opportunity to review the scope of work at 1204 Russell Street. Unfortunately, we don't see any path to renovation. This house needs a complete overhaul; It needs full replacement of foundation, framing, cladding, roofing, interior, windows, doors and porches etc.

From my experience building and remodeling houses for over 20 years, you are going to spend a minimum of \$300 per sq.ft to remodel. This home will require speciality materials and skilled laborers. And you are likely to encounter additional costs and delays. And frankly, I'm not sure there is much to remodel. It appears everything will need to be replaced.

With that being said, it is our recommendation to tear the existing structure down. We can provide new construction closer to \$230 per sq. ft. This is not a remodel project my team can take on or even recommend.

If you elect to tear down and start from the ground up, we would love the opportunity to work on this project with you.

Good luck,

Bryan Krabousanos



407-1 Humphreys St.
Nashville, TN 37203

Monday, January 25, 2021

Autumn Andrandy
828 Foxview Court
Brentwood TN 37027

RE: Remodel Feasibility Study – 1204 Russell St.

Dear Autumn,

Thank you for the opportunity to review your remodel project. After a thorough review of the current conditions of the home and bids from subcontractors, it is our position that remodeling this home will cost significantly more than the resultant value of the home post repairs. The extensive deterioration of all wood materials (frame, siding, windows, etc) and lack of any substantial foundation are just a few of the components of the existing home that will drive the cost to 3 or 4 times above normal construction costs.

The existing home should be razed, and a new home should be built.

If you have any questions, please do not hesitate to contact me. Thank you very much for your assistance.

Sincerely,

Yancy Lovelace
Managing Member
Phone: 615-372-4232
E-mail: Yancy@hybridphoenix.com
Lic# - 58834 (DBA – EastSide Capital)

Individualized Bids	
DESCRIPTIONS	ESTIMATE
Building Permits	
Footings and Foundation	\$103,250.00
Mold Remediation	\$95,000.00
Electric	\$35,000.00
New Plumbing	\$40,604.00
Exterior siding	\$69,900.00
Roof and Decking	\$18,593.00
Exterior trim (facia & soffit)	\$18,830.00
Exterior painting	\$51,522.00
HVAC	\$38,000.00
Gutters & Downspouts	\$4,612.00
Replace Windows	\$43,096.00
Termite protection	\$5,885.00
Superintendent	\$58,000.00
Total	\$582,292.00



1204 Russell St. Proposed Demolition

February 1st, 2021

Commissioners,

1204 Russell is a house that was once beautiful and still shows some signs of it. The trim work and corbel detailing show what used to be a small but meticulously built house. The 12' ceilings inside are impressive, as are the 7' tall windows throughout the house.

Unfortunately, time and the previous owners have not been kind to this house. It sits on a crumbling brick pier foundation that has been loosely infilled with CMU in some places and roughly stacked stone in others. The floor structure sits on the dirt in the crawlspace in some areas and has created an easy path for termites to work their way into the walls. The floor sags several inches in multiple places throughout the house where the rim joist has rotted. Several windows have been boarded up or left broken, allowing the elements into the house in multiple places. The wood siding is almost a complete loss as well. It has not been painted in years and much of it is warped and pulling away from the studs. This house was also built without any sheathing and the structure has suffered from that lack of additional support that sheathing provides. Throughout the house you can see cracks in the plaster walls that have simply been covered up with tape and never truly dealt with. The ceiling also shows signs of water damage throughout the house. The roof was designed with two rear facing gables with a valley in between them and it looks like that space in between has been collecting water for some time. The rear of the house has also largely been covered up by additions that are in equally bad shape, and were poorly constructed in the first place. Many of the connections between old and new were improperly sealed and have left large gaps in the building envelope creating further deterioration.

Attempting to repair each piece individually will create an enormous cost burden to the owner, and by the time all of these pieces are dealt with, the house will essentially have been completely demolished anyway. It is my opinion that the overall structure will need to be torn down and replaced. It has degraded too much to be salvageable.

Thank you for your time.

Martin Wieck

Nine12 Architects



1204 RUSSELL STREET, NASHVILLE, TN

INSPECTION DATE: FEBRUARY 17, 2020

PREPARED FOR: Autumn Andrady

TOTAL NUMBER OF PAGES IN REPORT: 25

PREPARED BY: Reggie Patton
PREMIER HOME INSPECTION LLC.
6001 Jackson Square Blvd Suite 400
LaVergne, TN 37086
615-481-7293 (Office)
615-893-6305 (Fax)





When reading this report, any references made from right to the left and front to rear are made from facing the house from the street. The report summary is not comprehensive. The summary is only a portion of the entire report. The entire report should be read and understood with actions taken as needed before the close of escrow.

GLOSSARY OF INSPECTION RATINGS:

DEFICIENT: Denotes a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need repair or replacement and/or additional evaluation by a licensed contractor or certified technician. Safety hazards and/or safety enhancement recommendations are also listed as deficiencies.

IMPROVE: General information and marginal items. Please note, some items that are marginal can, over time, turn into major concerns if not attended to, repaired or replaced.



REPORT SUMMARY

EXTERIOR:

DEFICIENT



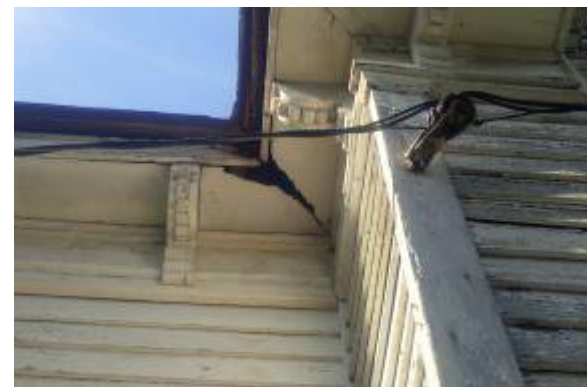
1. Areas of bowed walls and deteriorated masonry was noted around perimeter of the home. Areas of wood on grade construction were noted in several areas of the exterior. It is recommended to consult a licensed structural repair contractor for further examination of the home with repairs completed as needed.



2. It is recommended to repair the detached flashing along the brick chimney structure to limit the potential for water intrusion. Evidence of previous leaking was noted inside the interior of the attic and roof structure. Consult a qualified masonry contractor for further examination of the chimney with repairs completed as needed.



3. It is recommended to install a chimney cap at the chimney structures to limit water and pest intrusion.



4. Areas of extensive wood rot were noted around the perimeter walls of the home. Gaps and openings in the exterior walls were noted around the home. It is recommended to consult a qualified contractor for further examination of the home with repairs completed as needed.





5. Areas of detached shingles and inadequately sealed shingles were noted at the front center roof dormers, front roof structure and rear center roof structure. It is recommended to consult a licensed roofing contractor for repair.



6. Evidence of deteriorated paint was noted on the exterior wood siding, eave decking, and trim around the property. The exterior wood surfaces appeared to be at a point of requiring caulking and paint maintenance as well. Due to the age of the home, it is likely that lead paint may be present around the home. All repairs and or remodeling should be conducted with regard for lead base paint exposure. Consult a licensed general contractor for evaluation and repair options. Consult www.epa.gov for more information regarding lead paint exposure and removal.





7. The window systems around the home were in poor condition. Wood rot and broken glass were noted. The window glazing around the home is in a state of deterioration and requires repair and or replacement to limit air and moisture intrusion or detachment of the glass panes. The windows are nearing a point of requiring replacement. Consult a qualified contractor for replacement options.

IMPROVE

8. It is recommended to repair all detached and misaligned gutter downspout and drain piping around the home. Evidence of points of active water intrusion was noted at the rear right corner of the home. Maintenance of the gutter and drain systems is of high priority in limiting moisture around the foundation walls.



CRAWLSPACE:

DEFICIENT



9. Evidence of termite shelter tubes and extensive damage was noted on the floor structure under the crawlspace. It is recommended to consult a qualified general contractor for repair of the damaged wood. It is recommended to consult a licensed termite and or pest control contractor for further examination of the home with treatment completed as needed.





10. Evidence of wood on grade construction was noted around the perimeter walls of the crawlspace and foundation. Areas of rot and termite damaged wood were noted. It is recommended to consult a qualified contractor for further examination of the structures with repairs completed as needed.



11. Evidence of suspicious fungal growth was detected on the wood floor structures throughout the crawlspace. It is recommended that a licensed environmental services contractor be contacted to perform an evaluation of the structures and or remediation in these areas. Determination of mold is outside the scope of this inspection.



12. No vapor barrier was noted on the crawlspace dirt floor. A continuous vapor barrier is recommended to reduce condensation buildup in the crawlspace.



ATTIC:

IMPROVE

13. Settled and missing insulation was noted in several areas throughout the attic space. Additional insulation is recommended to reduce heat loss. Further investigation is recommended by a qualified professional with corrections made as needed.

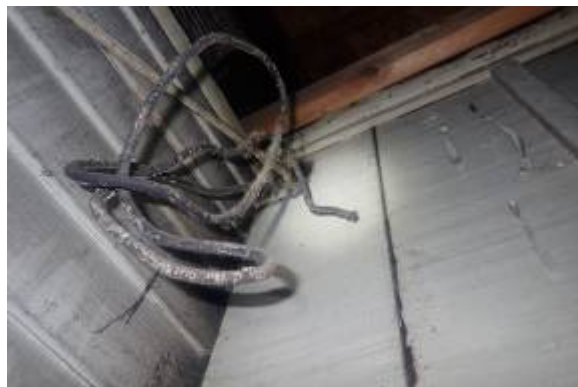


ELECTRICAL:

DEFICIENT



14. The electrical meter is detached from the exterior wall. Evidence of deteriorated wire insulation was noted at the service entry and meter connection. It is recommended to consult a licensed electrician and or utilities provider for further examination of the meter and wiring with repairs completed as needed.



15. Evidence of wire splices outside of approved junction boxes and open air wire splice was noted in several areas of the crawlspace and in the utility electrical shed. It is recommended that all wire splices be installed inside of a closed and mounted electrical junction box. Consult a licensed electrical contractor for repair.





16. It is recommended to properly anchor or staple the loose electrical wiring under the home to the floor joists to limit the potential for contact with the ground and moisture. Consult a licensed electrician for repair.



17. It is recommended to install approved electrical junction box covers at the open electrical junction boxes.

18. No GFCI protection was noted at the bathroom and kitchen sink counters or exterior wall receptacles. GFCI protection is recommended at all wet areas. Further investigation is recommended by a licensed electrical contractor with corrections made as needed.



PLUMBING:

- **The water service to the home was disconnected at the time of the inspection. No testing of the plumbing fixtures was completed at the time of the inspection. Further follow-up is advised.**



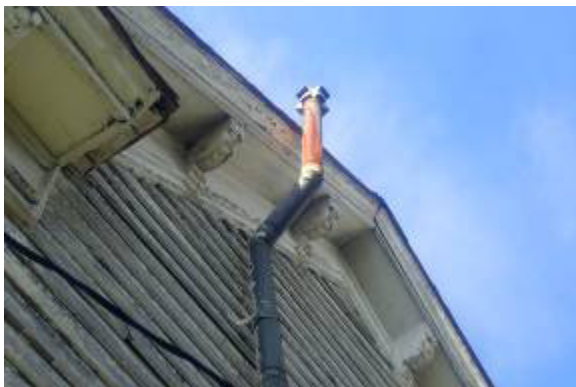
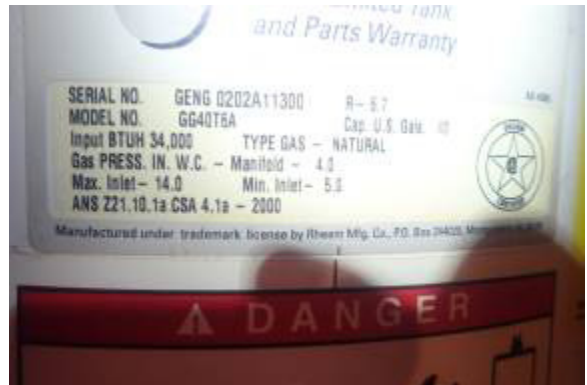
DEFICIENT

19. No sediment trap or drip leg was noted at the gas line. The sediment trap is a capped section of the gas line that is installed in such a manner to allow moisture or debris in the gas line to be collected in the trap prior to entering the appliance. It is recommended to consult a licensed mechanical or plumbing contractor for further examination of the gas line with repairs completed as needed.



20. It is recommended treat the rusted metal gas piping under the home with an approved rust proofing paint solution.

21. The water heater is nearing 18 years of service. The average life expectancy of a water heater is approximately 6-10 years. The water heater was functioning adequately at the time of the inspections. Repairs/replacement should be expected in the future.



22. It is recommended to repair or replace the rusted B-type vent piping at the exterior walls of the home. Consult a qualified mechanical or plumbing contractor for repair.



HEATING AND COOLING:

- The gas service to the home was disconnected at the time of the inspection. No testing of the gas floor heaters was conducted at the time of the inspection. Further follow up is advised.

INTERIOR:

DEFICIENT



23. Evidence of floor deflection was noted throughout the home. Areas of termite damaged floor structure were noted. Additionally, several areas of cracking were noted in the plaster ceiling and walls. It is recommended to consult a licensed general contractor for an evaluation of the interior structures with recommendations for leveling the floors and repair of the interior wall surfaces.





24. Several windows throughout the home did not open when tested. It is recommended that at least one window in each room with no exterior door open properly to maintain egress in case of emergency.



25. Evidence of previous leaking stains and suspicious fungal growth were noted in several areas of the interior. It is recommended to consult a qualified contractor for further examination of the home with repairs completed as needed.



Property Information

PROPERTY ADDRESS:

1204 Russell Street
Nashville, TN

INSPECTED BY:

NAME: Reggie Patton
License: TN #141

CLIENT INFORMATION:

NAME: Autumn Andrady

INSPECTION CONDITIONS:

INSPECTION DATE: February 17, 2020

REPORT DATE: February 17, 2020

REPORT DELIVERED: By email

WEATHER CONDITIONS: Mostly sunny with temperatures in the low-50s.

PRESENT DURING INSPECTION: Buyer and buyer's agent and owner

BUILDING OCCUPIED: No

RAIN IN LAST 3 DAYS: Yes

A Home inspection is a limited, non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. This report does not address lead base paint, mold, radon, asbestos, cockroaches, rodents, pesticides, treated lumber, mercury, carbon monoxide or other similar items. This report does not address underground sewer disposal, water supply, or fuel service delivery. Although some imported (i.e. Chinese) drywall may contain chemicals harmful to human health, determining their presence requires a specialized inspection and laboratory testing which lies beyond the scope of a limited, non-invasive, visual home inspection. If you wish to have materials in the home tested, the inspector recommends that you contact a contractor qualified to perform indoor environmental testing.



A photograph of a handwritten signature in cursive script that reads "Reggie Patton". The signature is written in dark ink on a light-colored background.

This inspection report is prepared exclusively for the person named above. The use of this report by any unauthorized persons is prohibited.



EXTERIOR COMPONENTS

BUILDING EXTERIOR:

WALL COVERINGS: Brick wood and asbestos siding

WALL TRIM: Wood

EVES: No soffit

PORCH/PATIO:

PORCH: Concrete

PATIO: Concrete

PATIO LOCATION: Rear wall of home

DRIVEWAY/SIDEWALKS:

DRIVEWAY TYPE: Street Parking

SIDEWALK TYPE: Exposed Aggregate Concrete. Any cracks in the sidewalks should be properly sealed to avoid moisture penetration and further damage from the freeze/thaw cycle in winter.

SLOPE AND GRADING:

SLOPE: Areas of negative slope and grading were noted.



COMMENT: It is important to maintain the caulk around all exterior doors and windows to prevent moisture and pest intrusion. Wall insulation and R-value is not verified, conditions inside the wall cannot be judged. However, all wall and floor cracks can be a potential source for moisture entry. To prevent seepage, it is recommended that all cracks be sealed. Property maintenance is a must; this includes painting, caulking and sealing of all exterior surfaces. Unsealed cracks around windows, doors, and thresholds can allow moisture penetration, which is the key cause of the deterioration of any surface. Many times evidence of any such penetration can only be observed during a rainfall.

LIMITATIONS OF EXTERIOR INSPECTION

As detailed in the pre-inspection contract, this is a visual inspection only. The visual inspection of the exterior was limited (but not restricted to):

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.



ROOF

ROOF COVERING: The roof is covered with composite asphalt and fiberglass shingles.

Ventilation: Gable, metal roof vents/turbines

Gutters / Downspouts: Aluminum

Methods of Inspection:

The roof was inspected by climbing on, from the ground using binoculars, placing a ladder on several areas of the roof edge.



LIMITATIONS OF ROOFING INSPECTION

As detailed in the pre-inspection contract, this is a visual inspection only. The visual inspection of the roofing system was limited (but not restricted to):

- The entire underside of the roof sheathing is not inspected for evidence of wear, hail, etc.
- Evidence of prior leakage may be disguised by interior finishes.
- The roof is covered with asphalt shingles. An asphalt shingle has an expected life expectancy of 12-30 years in this area depending on shingle quality and efficiency of ventilation. Roofs with dormers, valleys, chimneys, skylights, etc., should be checked at least every two years and annually as they approach the end of their life, by a licensed roofer. Due to constantly changing environmental conditions and other factors, there is no guarantee a roof will not leak at any time.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



ATTIC COMPONENTS

ROOF FRAMING:

RAFTERS: 2x4
RAFTER ON-CENTER: 24
RIDGE BEAM: None
ROOF SHEATHING: Plank and Plywood Sheathing
ATTIC FLOORING: None
FLOOR FRAMING: 2x6 joists, 16-inch centers

INSULATION:

FLOOR INSULATION TYPE: Blown and rolled bat insulation was used in the attic area. Areas behind knee walls and dormers may not be visible at the time of inspection.

CERTIFICATE POSTED: None

VENTILATION:

ATTIC VENTILATION TYPE: Gable, metal roof vent.

ATTIC ACCESS:

LOCATION: Rear wall Gable.

TYPE: Framed gable vent

METHODS OF INSPECTION: The attic was inspected on floored areas only. Areas on non-floored attic were not inspected.



LIMITATIONS OF ATTIC INSPECTION

As detailed in the pre-inspection contract, this is a visual inspection only. The visual inspection of the attic space was limited (but not restricted to):

- Rolled or blow insulation between the ceiling joists. The areas below the insulation are not visible for inspection.
- Areas are not accessible due to low clearance between ceiling joists and roof.

The inspection of the insulation, vapor barriers and ventilation system is limited only to unfinished, accessible areas that are visible. No invasive inspection methods are used. The presence of a required vapor barrier or the type and density of insulation installed behind finished surfaces can not be verified.



CRAWLSPACE, BASEMENT, FOUNDATION and STRUCTURE

CRAWLSPACE/BASEMENT

FOUNDATION: Raised foundation/Crawlspace, Basement.

All structures are dependent on the soil below them for support. Soils are not typically uniform. Soils can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not always represent a structural problem. If major cracks are present along with heaving or excessive gaps, we routinely recommend further evaluation be made by a qualified structural specialist. All exterior grades should allow for surface and roof water to flow away from the foundation. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will note any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



FOUNDATION WALLS: Concrete block, brick and stacked stone

VAPOR BARRIER: A vapor barrier was noted.

INSULATION It is recommended to install insulation over the floor structure to assist in maintaining energy efficiency in the home

VENTILATION: Foundation vents were noted. It is recommended to open the vents in the summer and close the vents in the winter.

MOISTURE: No standing water was noted at the time of inspection. Slight ground moisture was noted throughout the crawlspace. The moisture levels in the crawlspace/basement should be closely monitored with corrections made as needed.

ACCESS: Rear wall

METHODS OF INSPECTION: Crawled, walked, not accessible

FLOORING SYSTEM:

FLOOR JOISTS: 2x10 on 16-inch centers

GIRDERS: Double 2x10

SUPPORT: Block piers, brick piers, steel post, cedar posts,

WALL STUDS: Not Visible

FLOOR SHEATHING: Plank and Plywood Sheathing.



CRAWLSPACE, BASEMENT, FOUNDATION and STRUCTURE CONTINUED:



LIMITATIONS OF CRAWLSPACE/BASEMENT INSPECTION

As detailed in the pre-inspection contract, this is a visual inspection only. The visual inspection of the crawlspace/basement was limited (but not restricted to):

- Rolled or blow insulation between the floor joists or insulation on the walls greatly limits the visibility of the flooring and/or foundation walls.
- Areas of the crawlspace/basement are not accessible due to physical barriers (limited space between crawlspace floor and flooring system, HVAC ducts, plumbing pipes, finished ceilings/walls, etc.)

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



ELECTRICAL SYSTEM

SERVICE ENTRANCE:

LOCATION: Above ground, left right side of home.

SERVICE ENTRY CONDUCTOR: Copper, Aluminum

METER LOCATION: Left Right side of home.

SERVICE GROUND/BONDING CONDUCTOR: Grounding rod at service meter, Water pipe bonding noted.

MAIN DISCONNECT:

MAIN DISCONNECT SIZE/RATING: 100 Amps

MAIN DISCONNECT TYPE: Safety switch

MAIN DISCONNECT LOCATION: In the service panel.

SUB PANEL:

SUB PANEL LOCATION: In the center utility closet .

PANEL TYPE: Fuse

SIZE OF SUB- PANEL: 60 amps @ 120/240 volts

DISTRIBUTION WIRING: Copper and aluminum branch wiring were noted

BRANCH/AUXILLARY PANELS: Fuse

RECEPTACLES: Grounded and ungrounded (three and two prong outlets)

GROUND FAULT CIRCUIT INTERRUPTERS: No GFCI protected outlet was noted in the bathrooms, exterior, and kitchen. GFCI outlets should be tested monthly for proper function and safety.

Smoke detectors are recommended throughout the home. Smoke detectors should be tested monthly for proper function and safety.

Carbon Monoxide detectors are recommended in any home where gas appliances are present.

It is recommended that all electrical panels be labeled properly.

LIMITATIONS OF ELECTRICAL INSPECTION

As detailed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, smoke or carbon monoxide detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



PLUMBING SYSTEM

WATER SUPPLY AND DRAIN PIPING:

SOURCE: It is outside of the scope of this inspection to determine whether the water supply and rain piping systems are public or private. We recommended consulting the property owner to confirm the status of the systems (public/private)

SERVICE PIPE TO HOUSE: The service pipe to the house is not visible in its entirety. The visible service pipe was copper/galvanized/PVC/PEX.

MAIN VALVE LOCATION: At the water meter. At the front of the home. In crawlspace under kitchen.

DRAIN/WASTE/VENT PIPING: The drain pipes are PVC. The drain pipes are galvanized and cast iron. The average life expectancy of galvanized and cast iron is approximately 50-100 years. Drain pipes are inspected by flushing every drain that has an operating fixture, looking for blockages or slow drains. However, this is not a definitive test and only a video inspection of the main line would confirm its actual condition. Blockages will occur; generally older systems are prone to be more problematic. It is recommended that you ask the sellers if they have ever experienced any drainage problems or have the main waste line video inspected by a qualified professional before the close of escrow.

Underground utilities are outside the scope of this inspection. It is recommended to consult with the current home owner and or local municipality regarding the sanitary drain disposal systems. It is recommended to have the septic tank/system inspected and serviced regularly by a qualified professional. Overflows and connections are outside of the scope of the inspection. Overflows on tubs and sinks are not tested

SUPPLY PIPES: Copper, CPVC, Galvanized. The potable water pipes within this residence are galvanized. They will produce rusty water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them. Repairs/replacement should be made as needed by a licensed plumbing contractor. It is recommended to insulate all water lines in non heated areas (crawlspaces/attics).

CLEANOUT LOCATION: The cleanout is located in the front yard. No cleanout was noted.

PRESSURE REDUCING VALVE: Located in water line in crawlspace, at water heater, None noted.

WATER PRESSURE: 65 PSI. Recommended water pressure range: 55-65 PSI.

EXTERIOR HOSE BIBS: Anti-Siphon fittings are recommended on all exterior hose bibs.



Water Heater:

MANUFACTURER: General Electric, 2002

CAPACITY: 40 Gallon

ENERGY SOURCE: Gas

VENT: Through the wall via a B-vent

LOCATION: Rear closet

SHUT OFF: On the water line at the water heater.

HOT WATER TEMPERATURE: 0 degrees F



PLUMBING SYSTEM

LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of the lead content in solder and or supply lines is beyond the scope of the inspection.
- There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. It is always wise to have them installed over a drain pan plumbed to the exterior. It is also beneficial to flush them annually to remove the build up of minerals. The water temperature should be set at a minimum of 100 degrees Fahrenheit to and a maximum of 120 degrees to prevent scalding. The Temperature Relief Valve (TPR) is visually examined and not operated. Operation of this valve may cause the valve to break, and cause leaking.
- City sewer service, septic tanks, fuel tanks and underground pipes as well as pipes inside walls are not part of the inspection. Water quality testing, irrigation and fire suppression systems are not part of the home inspection. Any valve which is not operated on a daily basis will tend to dry out and cause brittleness of the washers and packing. Additionally, so can an accumulation of corrosion and sediment. Operating these valves will often result in excessive dripping and /or the valve not shutting off completely. Drain pipes are inspected by flushing every drain that has an operating fixture, looking for blockages or slow drains. However this is not a definitive test and only a video inspection of the main line would confirm its actual condition. Blockages will occur; generally older systems are prone to be more problematic. It is recommended that you ask the sellers if they have ever experienced any drainage problems or have the main waste line video inspected by a qualified professional before the close of escrow.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



HEATING/COOLING SYSTEM

HEATING

PRIMARY ENERGY SOURCE: Natural Gas

HEATING SYSTEM TYPE: Floor Furnace

THERMOSTAT/LOCATIONS: Hallway

FURNACE:

MANUFACTURER: Unknown

SIZE:

EXHAUST VENTILATION TYPE/EXIT : B-type vent. Exits through wall.

GAS:

GAS METER LOCATION: Left side of home

INTERIOR GAS CUTOFF LOCATION: In the fuel lines at the water heater, furnace and gas logs. The pilot light was not on to the fireplace at the time of inspection. It is beyond the scope of this inspection to light pilot lights.

EXTERIOR GAS CUTOFF LOCATION: At Meter



COOLING:

ENERGY SOURCE: Electric

SYSTEM TYPE: Electric refrigeration compressor

HEATING AND AIR DISTRIBUTION: Ducts

DISCONNECTS: On exterior wall above units.

FIREPLACE/CHIMNEY:

ENERGY SOURCE: Wood

DAMPER: Yes

ADDITIONAL: A level 2 inspection is recommended by a qualified chimney sweep with repairs completed as needed

TESTING/DETAILS

The heat cycle had a discharge temperature of 126 degrees in an ambient temperature of 73 degrees. This is an indication that the heat cycle is operating properly. The outside air temperature was too low to run the cooling cycle without causing potential harm to the unit. The cooling cycle was not tested.



HEATING/COOLING SYSTEM CONTINUED

COMMENTS: It is recommended to change the air filters every 30-45 days. Normal yearly service and maintenance is recommended by a qualified professional.

LIMITATIONS OF HVAC INSPECTION

- As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the HVAC system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The heat exchanger is part of the gas fired forced air furnace and is partially visible. Some gas furnaces have had problems with the heat exchanger getting holes and allowing flue gas, carbon monoxide etc., into the home. You should ask your HVAC service company to check the heat exchanger, if the unit is over 5 years old, and when the annual service is done, for safety, as we do not inspect heat exchangers. (Complete inspection requires disassembly on most units.)
- Window mounted air conditioning units are not inspected.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



WINDOWS/DOORS/INTERIORS

WINDOWS AND DOORS:

WINDOW FRAME TYPE: Wood
WINDOW PANES: Single Glazed
INTERIOR DOORS: Wood

INTERIOR ROOMS:

WALL FINISHES: Plaster and drywall
CEILING FINISHES: Plaster and drywall
FLOOR COVERINGS: Hardwood, tile and vinyl.

KITCHEN APPLIANCES:

The kitchen appliances were tested and functional unless otherwise mentioned in the report summary

LAUNDRY APPLIANCES:

Hot/Cold water with drain noted. A 220 volt connection is installed. Dryer vented to exterior. Reinforced steel-braided supply hoses and an emergency drain pan are recommended on/under the wash machine where not present. No dryer or washing machine was noted at the time of inspection. The shut off valves and drain lines servicing the washing machine are not operated or tested. The drain was not tested It is recommended to regularly inspect the dryer vent for damage or lint buildup with corrections made as needed to maintain function and safety.



LIMITATIONS OF BATHROOMS/KITCHEN/LAUNDRY ROOM INSPECTION:

As detailed in the pre-inspection agreement contract, this is a visual inspection only. Assessing the quality and condition of the interior finishes is subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are not in the scope of this visual inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removing existing wall hangings, floor coverings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- The flue liner in the chimney is not typically visual for inspection. We do not guarantee the integrity of drafting ability of the chimney. It is recommended to have the fireplace and chimney flue liner inspected by a chimney specialist with corrections made as needed before use.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



State of Tennessee

12228995

TENNESSEE HOME INSPECTOR LICENSING PROGRAM
HOME INSPECTOR
REGINALD DWIGHT PATTON

This is to certify that all requirements of the State of Tennessee have been met.

ID NUMBER: 141
LIC STATUS: ACTIVE
EXPIRATION DATE: July 05, 2022



IN-1313
DEPARTMENT OF
COMMERCE AND INSURANCE

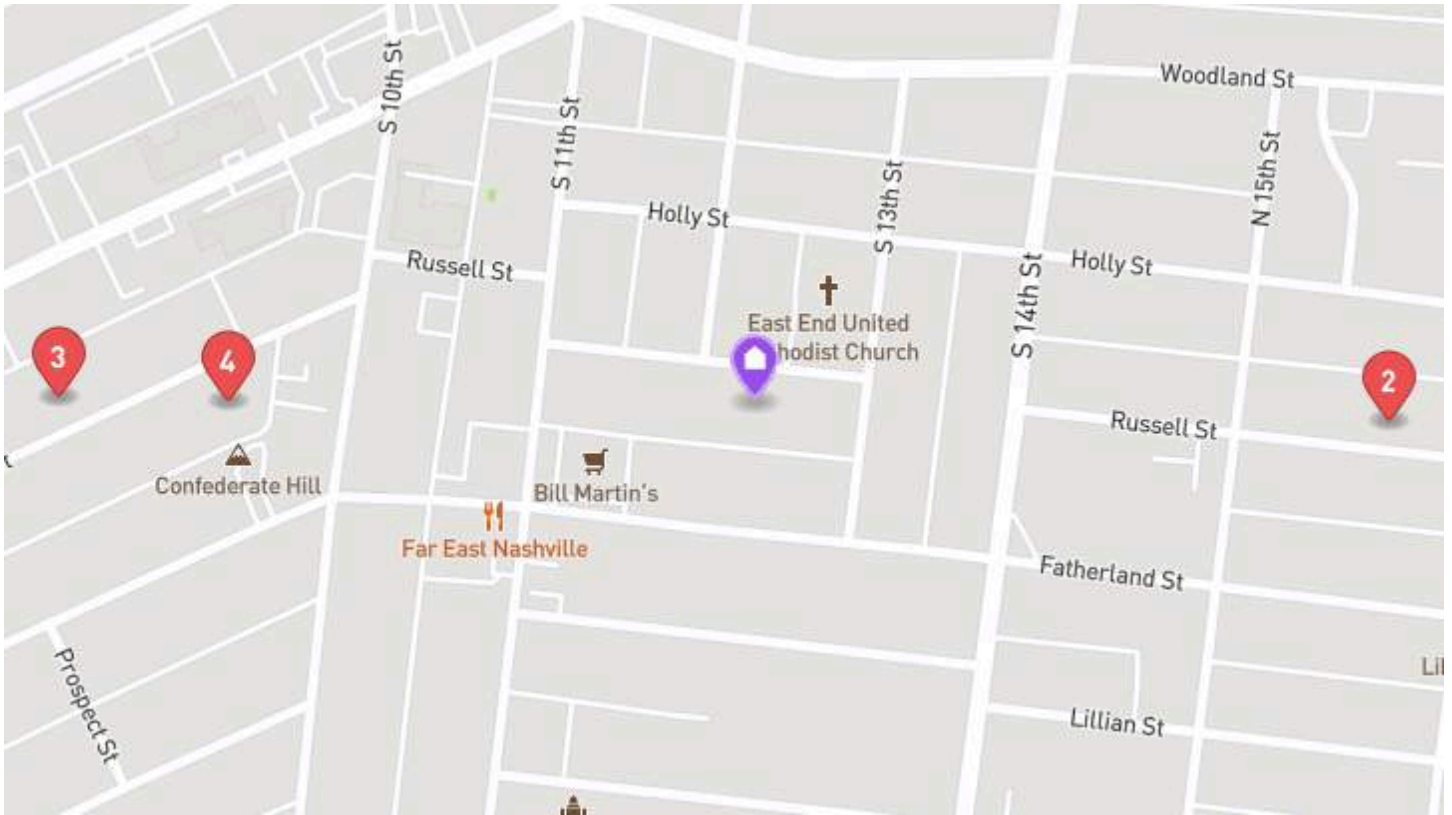


Our mission is to help everyone
find their place in the world.



COMPASS

Map of Comparable Listings



STATUS: S = CLOSED

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	↑	1204 Russell St	3	1.00	2,178	-
2	2199736	S	1515 Russell St	3	2/1	2,362	\$575,000
3	2201494	S	925 Russell St	4	3/0	2,728	\$639,900
4	2202824	S	940 Russell St	3	3/0	2,214	\$475,000

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
1515 Russell St	11/30/20	3	2/1	2,362	\$575,000	\$243
925 Russell St	1/21/21	4	3/0	2,728	\$639,900	\$235
940 Russell St	1/13/21	3	3/0	2,214	\$475,000	\$215
Averages				2,434	\$563,300	\$231

1515 Russell St Nashville, Tennessee 37206

MLS #2199736

\$575,000

CLOSED 11/30/20

3 Beds 2/1 Baths

2,362 Sq. Ft. (\$243 / sqft)

Year Built 1920

Days on market: 5



Details

Prop Type: Site Built	Half baths: 1	Updated: Nov 30, 2020 1:18 PM	High: Stratford Comp High School
County: Davidson County, TN	Acres: 0.180	List Price: \$579,900	Middle: Bailey Middle School
Subdivision: Lockeland Springs	Lot Size: 50 X 160	Orig list price: \$599,900	Elementary: Warner Elementary Enhanced Option
Style: Victorian	Garages: 0	List/Sqft: \$246	
Full baths: 2	List date: 10/20/20	Taxes: \$3,325	
	Sold date: 11/30/20		
	Off-market date: 10/25/20		

Features

Association Fee 2 Frequency:	Community Features:	Flooring: Finished Wood, Tile	Oven Desc: Single Oven
Association Fee 2:	Construction Materials: Frame, Wood Siding	Garage Description:	Oven Source: Gas
Association Fee Frequency:	Cooling Fuel: Electric	Green Energy Efficient: 0	Patio And Porch:
Basement Description: Crawl	Cooling: Central	Heating Fuel: GS/EL	Pool:
Basement Type: None	Disability Features:	Heating: Central	Range Desc: Stove
Bedroom Master Description:	Energy Features:	Interior Features:	Range Source: Gas
Bedroom Master Dimensions: 17x13	Exterior Features:	Kitchen Appliances: Dishwasher, Disposal, Ice Maker, Microwave, Refrigerator	Roof:
Building Area Source: Prior Appraisal	Fence Type:	Lot Features:	Rooms Total:
	Fireplaces Total:		Sewer: PUSEW
			Stories Total: 2.00



Water Source: City Water

Waterfront Desc:

Year Built Details: Historic

Remarks

Gorgeous turn of the century Victorian in the middle of Lockeland Springs with so much historic charm. Featuring original pocket doors, hardwoods, multiple fireplaces, custom woodwork, incredible curb appeal, huge front porch, fenced in backyard, large private deck and so much more.

1515 Russell St

Nashville, Tennessee 37206

MLS #2199736

\$575,000

3 Beds 2/1 Baths
Year Built 1920

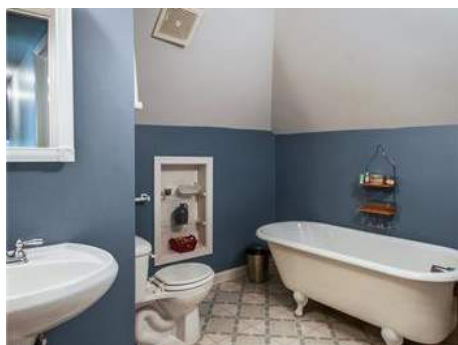
2,362 Sq. Ft. (\$243 / sqft)
Days on market: 5

CLOSED 11/30/20



1515 Russell St Nashville, Tennessee 37206

MLS #2199736



925 Russell St Nashville, Tennessee 37206

MLS #2201494

\$639,900

CLOSED 1/21/21

4 Beds 3/0 Baths

2,728 Sq. Ft. (\$235 / sqft)

Year Built 2016

Days on market: 40



Details

Prop Type: HPR-Attached

Acres: 0.040

Updated: Jan 21, 2021 9:53 AM

High: Stratford Comp High School

County: Davidson County, TN

Garages: 2

List Price: \$639,900

Middle: Bailey Middle School

Subdivision: East Nashville / Edgefield

List date: 10/26/20

Orig list price: \$639,900

Elementary: Warner Elementary Enhanced Option

Full baths: 3

Sold date: 1/21/21

Off-market date: 1/21/21

List/Sqft: \$235

Taxes: \$4,153

Features

Association Fee 2
Frequency: One Time

Association Fee 2: 0

Association Fee Frequency:

Basement Description: Crawl

Basement Type: None

Bedroom Master Description:
Primary BR Upstairs

Bedroom Master Dimensions:
14x12

Building Area Source:
Professional Measurement

Community Features:

Construction Materials:
Hardboard, Wood Siding

Cooling Fuel: Electric

Cooling: Central

Disability Features:

Energy Features: Energy Star
Windows, Tankless Water
Heater

Exterior Features: Garage
Door Opener

Fence Type: Back

Fireplaces Total: 1

Flooring: Carpet, Finished
Wood, Tile

Garage Description:
Detached

Green Energy Efficient: 0

Heating Fuel: Electric

Heating: Central

Interior Features: Ceiling Fan,
Storage, Utility Connection,
Walk-In Closets

Kitchen Appliances:
Dishwasher, Disposal,
Microwave

Lot Features:

Oven Desc: Single Oven

Oven Source: Electric

Patio And Porch: Covered
Porch, Deck

Pool:

Range Desc: Stove

Range Source: Gas

Roof:

Rooms Total:

Stories Total: 2.00

Waterfront Desc:

Sewer: PUSEW

Water Source: City Water

Year Built Details: Existing

Remarks

Well built home located on a beautiful street in the desirable Historic Edgefield neighborhood. 2 Miles to downtown Nashville and blocks away from East Park, 5Points Commercial District, Turnip Truck Grocery and several other hot spots that East Nashville has to offer. This property features quality finishes and energy efficient construction in addition to a 2 car detached garage. This home is sure to impress any buyer. All furniture negotiable.

925 Russell St Nashville, Tennessee 37206

MLS #2201494

\$639,900

4 Beds 3/0 Baths

2,728 Sq. Ft. (\$235 / sqft)

CLOSED 1/21/21

Year Built 2016

Days on market: 40



925 Russell St Nashville, Tennessee 37206

MLS #2201494



940 Russell St Nashville, Tennessee 37206

MLS #2202824

\$475,000

CLOSED 1/13/21

3 Beds 3/0 Baths

2,214 Sq. Ft. (\$215 / sqft)

Year Built 1910

Days on market: 41



Details

Prop Type: Other Condo	List date: 10/27/20	Orig list price: \$500,000	Middle: Bailey Middle School
County: Davidson County, TN	Sold date: 1/13/21	List/Sqft: \$216	Elementary: Warner Elementary Enhanced Option
Subdivision: The Valentino	Off-market date: 1/13/21	Assoc Fee: \$250	
Full baths: 3	Updated: Jan 13, 2021 9:30 AM	Taxes: \$3,728	
Garages: 0	List Price: \$479,000	High: Stratford Comp High School	

Features

Association Fee 2 Frequency:	Community Features:	Garage Description: Alley Access, Parking Lot	Oven Source: Electric
Association Fee 2:	Construction Materials: All Brick	Green Energy Efficient: 0	Patio And Porch:
Association Fee Frequency: Monthly	Cooling Fuel: Electric	Heating Fuel: Gas	Pool: None
Basement Description: Crawl	Cooling: Central	Heating: Central	Range Desc: Other
Basement Type: None	Disability Features:	Interior Features:	Range Source: Electric
Bedroom Master Description: Walk-in Closet	Energy Features:	Kitchen Appliances: Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer	Roof: Composition Shingle
Bedroom Master Dimensions: 15x20	Exterior Features:	Lot Features:	Rooms Total:
Building Area Source: Other	Fence Type:	Oven Desc: Single Oven	Sewer: PUSEW
	Fireplaces Total:		Stories Total: 2.00
	Flooring: Carpet, Finished Wood, Tile		Water Source: City Water
			Waterfront Desc:

Year Built Details: Renovated

Remarks

Stellar location, walk to 5 Points. Historic building, end unit. Street parking as well as parking lot behind building accessed by alley. New Roof. Large rooftop lounging space as well as balcony. Each bedroom has it's own bath. Private rooftop entrance for 3rd bed/bath.

940 Russell St Nashville, Tennessee 37206

MLS #2202824

\$475,000

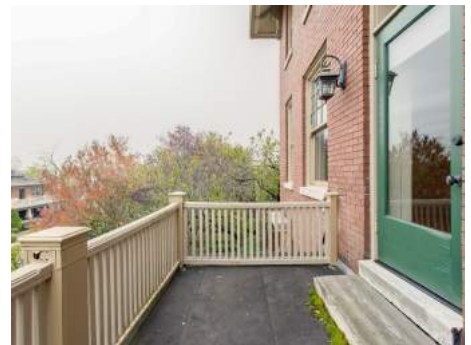
3 Beds 3/0 Baths

2,214 Sq. Ft. (\$215 / sqft)

CLOSED 1/13/21

Year Built 1910

Days on market: 41



940 Russell St Nashville, Tennessee 37206

MLS #2202824







Analysis

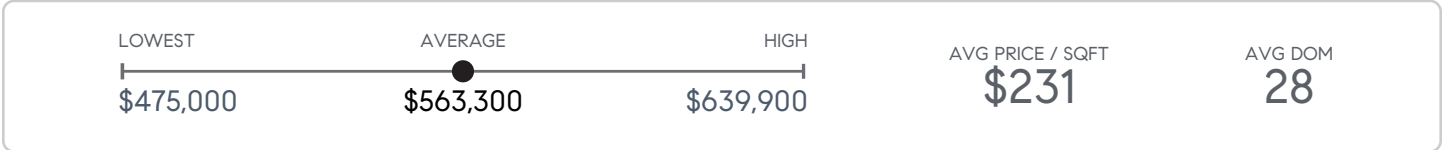


Nikki Sanders

Compass

Comparable Property Statistics

S 3 Sold Listings



Sold Property Analysis

Averages

99.5%

Homes sold for an average of 99.5% of their list price.

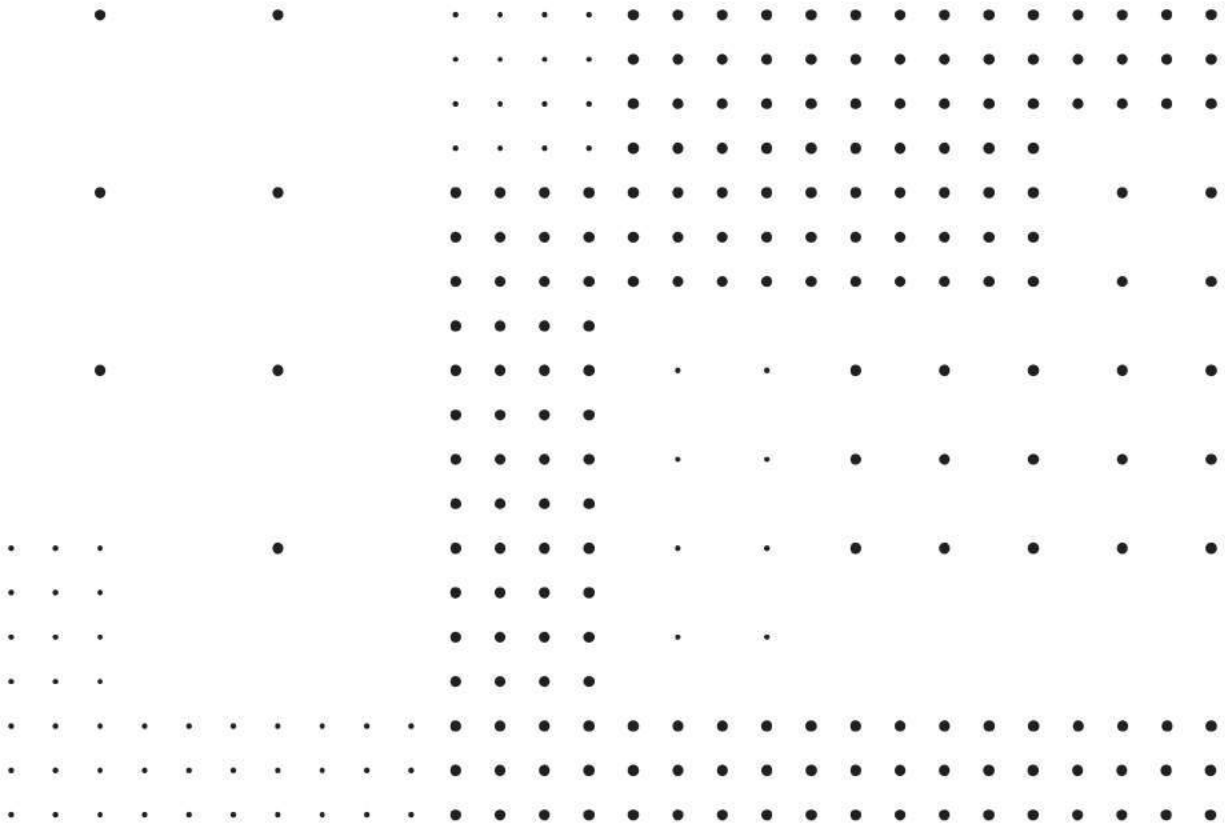
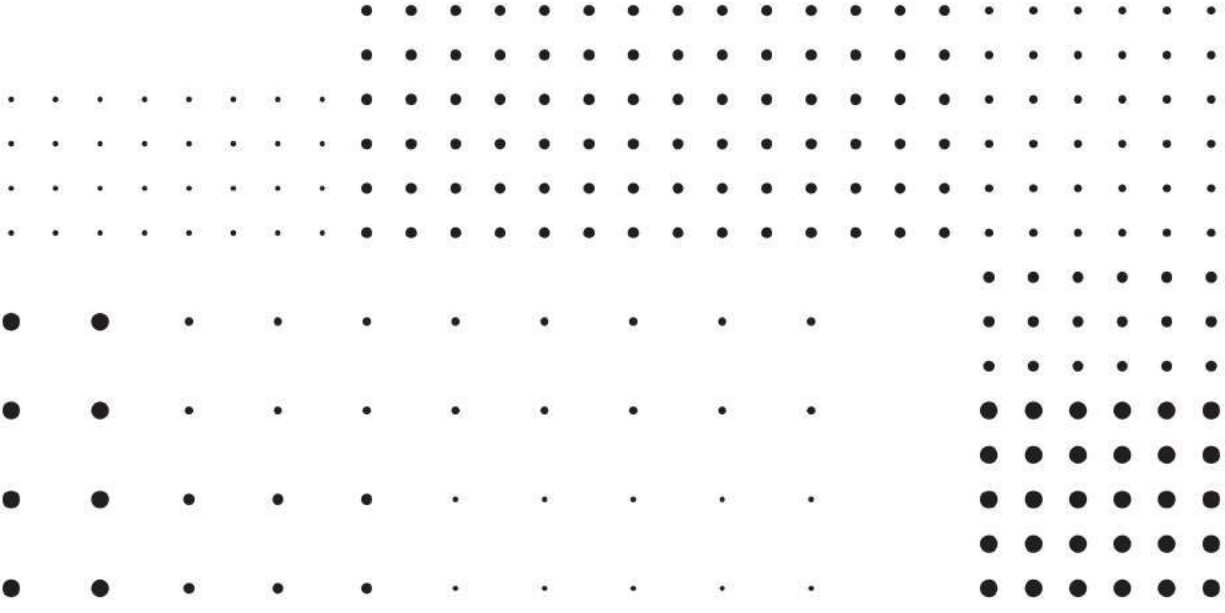
28

Days on market

It took an average of 28 days for a home to sell.

Analysis

ADDRESS	LIST PRICE	SOLD PRICE	% OF LIST PRICE	DOM	\$ PER SQFT
1515 Russell St	\$579,900	\$575,000	99.2%	5	\$243
925 Russell St	\$639,900	\$639,900	100.0%	40	\$235
940 Russell St	\$479,000	\$475,000	99.2%	41	\$215
Averages	\$566,267	\$563,300	99.5%	28	\$231



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.