

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 1609 Franklin Ave March 17, 2021

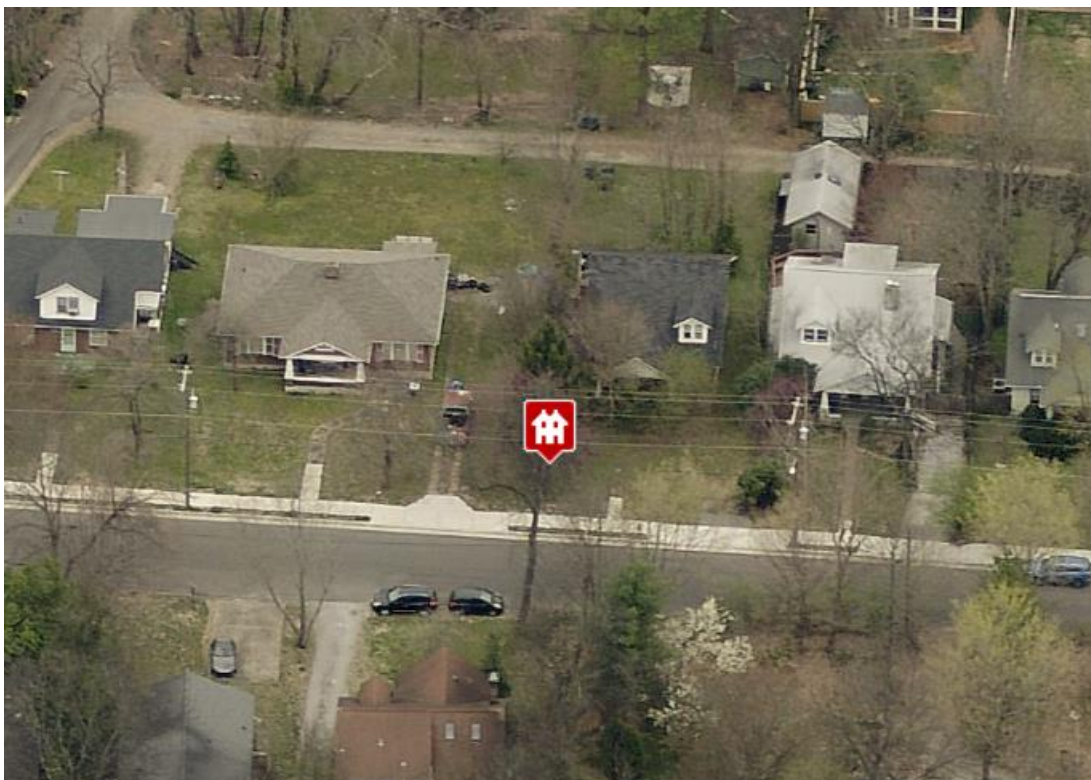
Application: Demolition
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R8
Map and Parcel Number: 08306005000
Applicant: Micheal Klamann
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant requests demolition of a contributing building, arguing for economic hardship.</p> <p>Recommendation Summary: Staff finds that sections 1,2, and 4 have been met. Sections 3, 5, and 6 are incomplete but staff does not find them necessary based on the compelling evidence of the engineer reports and mold estimate. Section 8 may not have been met; however, the issue for this case isn't the cost of repairs but the inability to repair. Repair would likely not be possible for any owner at purchase price or cost. Staff recommends approval of demolition based on inability to rehabilitate the building.</p>	<p>Attachments</p> <ul style="list-style-type: none">A: PhotographsB: Engineer Report-GibsonC: Engineer Report-LockeD: Mold ReportE: Estimate-Honey BeeF: Estimate-RenovationG: Estimate-UnknownH: Additional applicant estimates
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.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: 1609 Franklin Avenue is a contributing building c. 1925 in the Eastwood Neighborhood Conservation Zoning Overlay.



Figure 1: 1609 Franklin Avenue, 2020.

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.

The building has been primarily unoccupied since 1993. The 1998 tornado damaged the roof, which was never properly repaired. Water damage, debris, animal incursion and decaying trash have deteriorated the floor and walls.



Figures 2 and 3: Interior views of 1609 Franklin Avenue.

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.

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 in a neighborhood conservation zoning overlay; 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 HoneyBee estimate includes a demolition estimate of \$150,000; however, that number also includes repair of the existing concrete basement floor, footers, and foundation repairs so the true cost of demo-only is no known.

No other proposed redevelopment was proposed. The lot is zoned for a second dwelling which could provide income to help pay for rehabilitation.

Staff finds that section 1 has been met, when compared to the results of the engineering report.

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 two engineering reports from Scott Gibson, P.E., LEED AP and Anthony Locke, P.E. with Engineered Solutions.

Mr. Gibson recommends additional supports for the floor, reconstruction of the north wall, scabbing the rafters and consulting with an expert regarding mold and mildew.

The Engineered Solutions report states that the roof leak, continuous since 1998, and decomposing trash has caused several areas of the floors, ceilings and roof to collapse. The majority of the rear wall has fallen. The brick veneer is disengaged in several locations. The majority of all visible studs, flooring, ceiling, subfloor and floor framing is damaged beyond repair. He concludes that the only repairable feature is the foundation.

Both reports agree that there is extensive damage due to decaying trash, a roof leak not properly repaired, and deferred maintenance.

As recommended by Mr. Gibson, the application includes a mold/moisture inspection by Frost Environmental Services LLC. This report concludes that there is visible mold growth, elevated moisture levels, and water damage on floors, walls, visible joists and studs, and ceiling but does not provide details as to the extent of, and the locations, of the mold. A first step in remediation is to repair leaks, correct the temperature and humidity, and remove all drywall, plaster and flooring. However, according to the Engineered Solutions report, the building is not safe enough to conduct this work without stabilization.

Staff finds section 2 has been met.

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.

This information was not provided.

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 three estimates for work from Honey Bee Builders, Renovation Nashville, Inc. and an unknown source. None of the estimates included information about their experience with historic buildings. The estimate from Honey Bee is reconstruction and not rehab. The estimate from the unknown source appears to be for mold/moisture remediation only and illustrates that the mold/moisture issue permeates the entire house and is not limited to the area of the leak alone.

The estimate from Renovation Nashville, Inc is to “renovate current house and bring up to current building codes;” however, it assumes replacement of all features. It also includes a cost “to remove structure as needed to remove existing walls.” It is likely that this estimate is actually for reconstruction rather than rehab. It includes mold remediation so the unknown estimate should not be added. In addition, it includes expenses not associated with the historic house, specifically landscaping.

In this case, based on engineer reports, the length of time there has been an active leak coupled with deferred maintenance, the extent of mold as evidenced by the unknown estimate, and the observations of the realtor (see attachment) and staff, it is likely that all features do need to be replaced.

Staff finds that section 4 has been met.

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 information was not provided. The property assessor's website shows the last sale being on May 29, 2020 for \$250,000.

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.

Over the last few years, the property has been used primarily for storage and was not likely an income-producing property, at least not one of note.

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 applicant states that he was unable to view the interior prior to purchase because the house was full of items; however, he could have insisted the house be cleared prior to purchasing. The hole in the roof was readily visible.

The property owner is not responsible for the deferred maintenance, misuse of the house and the improperly repaired roof leak as he purchased the house after all these factors.

Recommendation:

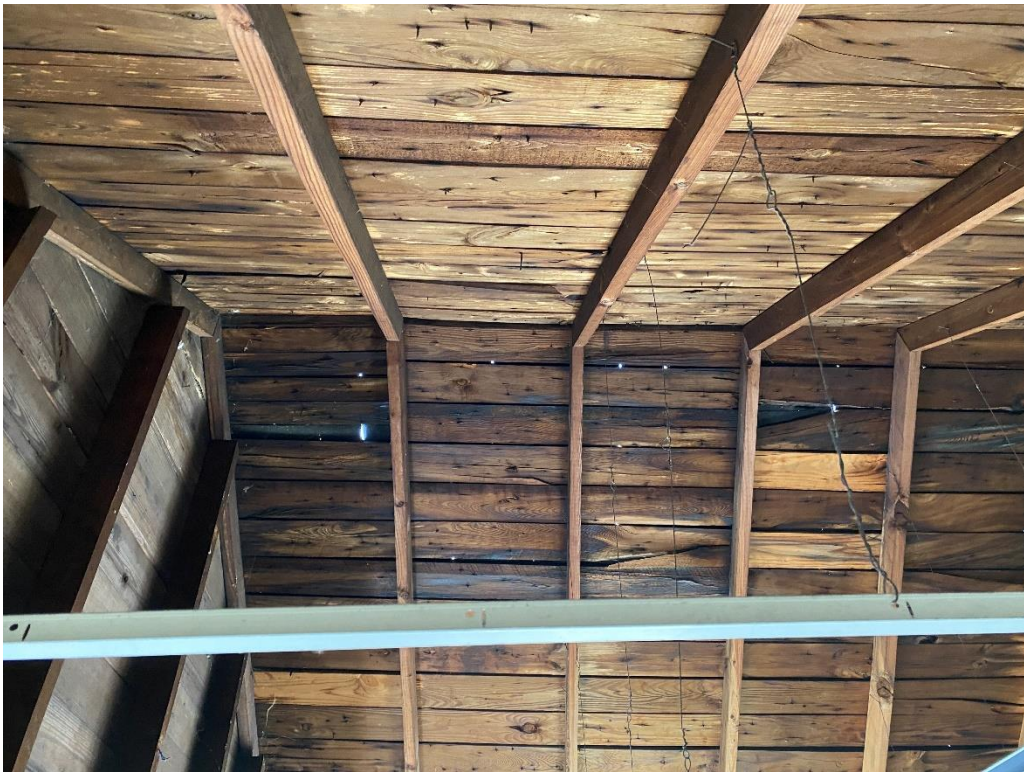
Staff finds that sections 1,2, and 4 have been met. Sections 3, 5, and 6 are incomplete but staff does not find them necessary based on the compelling evidence of the engineer reports and mold estimate. Section 8 may not have been met; however, the issue for this case isn't the cost of repairs but the inability to repair. Repair would likely not be possible for any owner at purchase price or cost. Staff recommends approval of demolition based on inability to rehabilitate the building.

ATTACHMENT A: PHOTOGRAPHS













October 25, 2020

Micheal Klamann
705 Setliff Place
Nashville, TN 37206

Dear Mr. Klamann,

I am writing to summarize the condition of 1609 Franklin Avenue in Nashville, Tennessee based on visual structural observations on August 6, 2020. My observations represent an opinion of the condition of the house structure and remediation recommendations.

At the time of my observations, the structure showed significant water damage on the west and north exterior walls. The primary water infiltration along the west wall occurs from the ridge of the roof with a concentration at the chimney and fireplace. The north wall water infiltration extends the majority of the length of the wall.

The water infiltration along the west wall has contributed to significant structural deficiency along the length of the wall. The west wall damage extends from the ridge of the roof, down the first level wall, and into the floor joists surrounding the fireplace. It is my opinion that the water damage will require deconstruction and replacement of approximately 60 percent of the west wall. The water damage at the floor joists will require the removal and replacement of approximately eight floor joists and an interior wall supported by the floor joists. The floor joists supporting the second level were not visible at the time of my observations. Replacement of second level joists should be reviewed once the framing is visible.

The north exterior wall is load bearing (second level and roof loading) and structurally deficient. It is unclear if the structural damage occurred prior to the water damage or if the water damage is a result of structural deterioration. The exterior of the north wall has significant and permanent out-of-plane deflection. The deflection is apparent in the brick and foundation wall. From the interior of the structure, walls and wall framing are deteriorated to the extent that the inside face of the brick façade is fully visible for approximately 40 percent of the north wall. The length of the wall will require demolition and replacement to restore the integrity of the wall.

Independent from water infiltration and structural degradation, additional structural conditions require reinforcing and repair. I recommend the following:

Floor Framing: At the north entry door into the basement, a door frame is supporting a primary girder that supports floor framing. The condition requires a timber post or concrete masonry pilaster supported by a reinforced concrete footing.

Floor Framing: Adjacent to the entry door into the basement, a timber post is supporting a double cantilever "t-shape" beam. The configuration is unstable. The condition requires a timber beam supported by two timber posts or concrete masonry unit pilasters on reinforced concrete foundations.

Ceiling Framing at Kitchen: At the time of my observations, the ceiling of the kitchen had collapsed. The collapse appears to be a result of the water infiltration from the north wall. Following the replacement of the north wall, the ceiling framing will require replacement.

Rafters: The framing of the roof consists of 2x4 timber rafters. The rafters exceed permissible span limits of 2x4 rafter framing and require scabbing 2x8 or 2x10 framing onto the rafters. Additionally, collar ties are recommended for additional stability of the roof system.

While not part of the considerations of the structural observations, significant moisture and dampness was apparent within the structure. A professional with experience in mold and mildew should be engaged to conduct observations and recommend remediation.

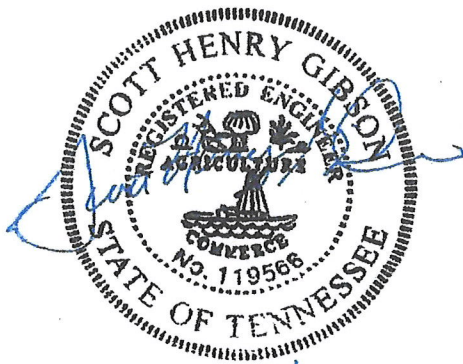
Thank you for this opportunity to provide structural observations at 1609 Franklin Avenue. Please see the enclosed photos and observation notes for additional clarifications.

Sincerely,



Scott Gibson, P.E., LEED AP

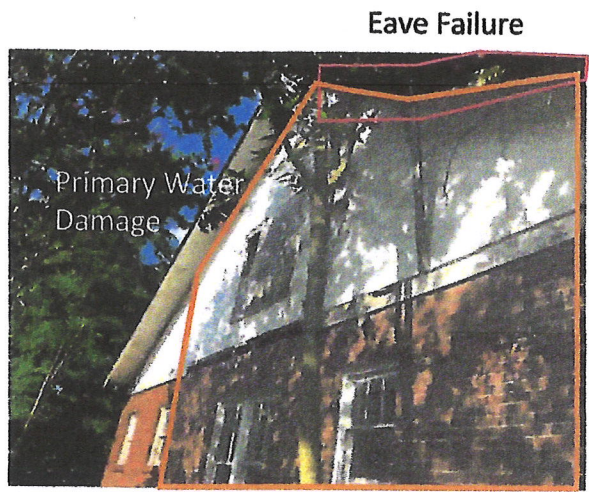
TN License Number 119566



10/25/2020



Parcel

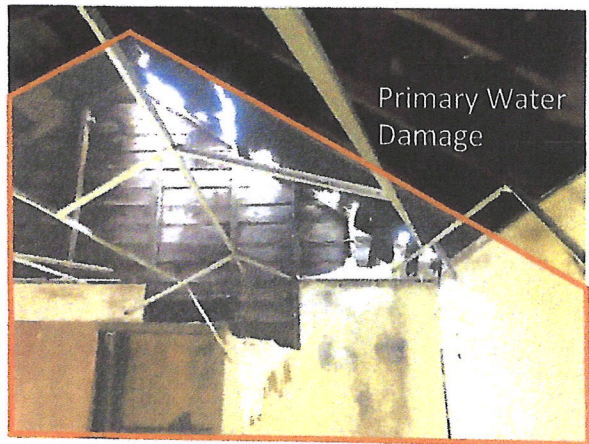


Eave Failure

West Facade



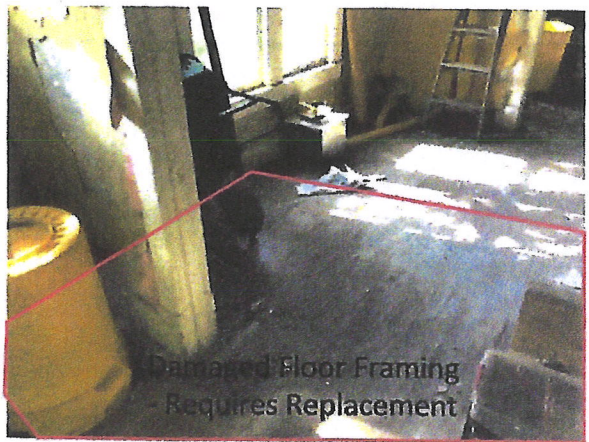
Roof Damage – West Wall/Roof



Water Damage – West Wall/Roof



Water Damage – West Wall/Fireplace



Water Damage – West Wall/Floor

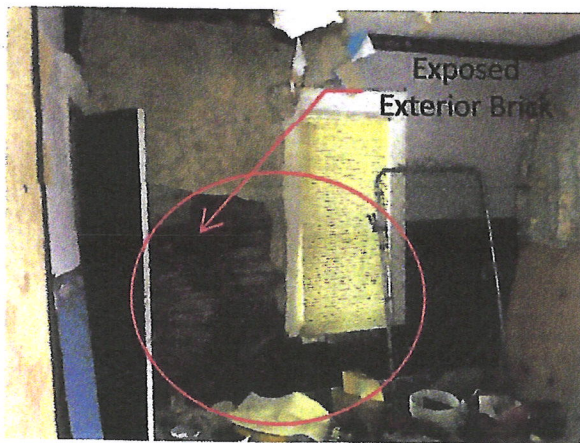
Settlement/Deformation



Damaged Floor Framing - Requires Replacement
Water Damage – West Wall/Floor Joists



Rear Wall Deformation Area
North (Rear) Facade



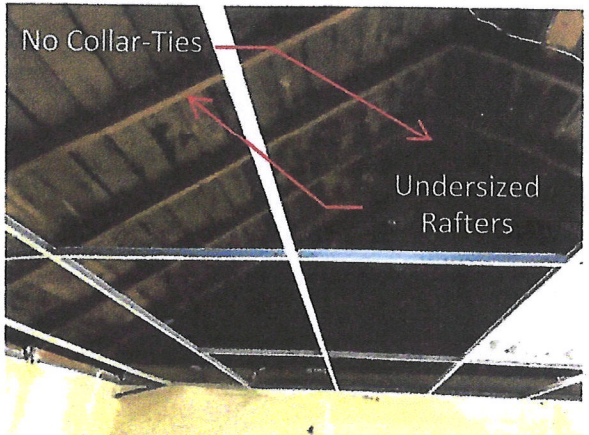
Exposed Exterior Brick
Water Damage – North Wall



Water Damage – Kitchen Ceiling Collapse



Water Damage – Kitchen Ceiling Collapse



No Collar-Ties
Undersized Rafters
Rafters

October 18, 2020

Micheal Klamann
705 Setliff place
Nashville ,Tennessee 37206

STRUCTURAL EVALUATION OF RESIDENCE
1609 Franklin Avenue
Nashville, Tennessee
Project #220368



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. It is estimated that the residence was built building the mid 1930's or earlier. 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 brick façade veneer (single-wythe) exterior walls.

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.

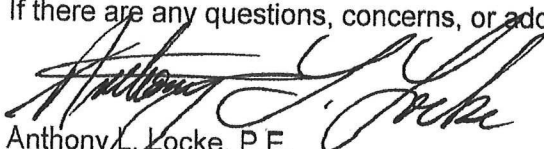
It is understood that this residence structure has only been occupied during a few of the last twenty plus years. The structure is further understood to have been damage during the 1998 tornado that had occurred in this area. A section of the roof had been damaged and no permanent repairs had been completed. The few years that it had been occupied over the last twenty years had placed many of the rooms with piles of stored materials and trash. The leaking roof and decomposing trash has placed tremendous decay and rot to the framing causing several areas of the floors, ceilings and roof to collapse. Excess termite and/or vermin damage was observed and the majority of the rear wall has fallen. Brick veneer was disengaged in several locations were the original cut-nail brick ties had released. 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. An environmental study gad been completed and heavy source of mold was discovered and safety for any entry at this time requires a respirator.

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 only portion that was determined to be in stable shape, for the most part, was the stone perimeter foundation wall. It is understood that the plans for renovations of this site are to utilize the foundation walls (with some isolated repair and reinforcement) as the base for a replacement residence structure.

The entire structure, excluding the stone perimeter 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.

Engineered Solutions
945-9119

1928 Tinnin Road

Goodlettsville, Tennessee 37072

FROST

Environmental Services, LLC.

339 Rockland Road, Suite E

Hendersonville, TN 37075

(615) 562-2669 Office

(615) 265-8623 Fax

info@frostenvironmental.com

www.frostenvironmental.com

August 03rd, 2020

Homeowner – Michael Klamann
705 Setliff Place
Nashville, Tennessee 37206

MOLD / MOISTURE INITIAL INSPECTION
1609 FRANKLIN AVE.
NASHVILLE, TENNESSEE 37206

Dear Mr. Klamann:

On July 31st, 2020 Frost Environmental Services, LLC (FES) performed an initial mold / moisture inspection of the residence located at 1609 Franklin, Ave. in Nashville, Tennessee. The inspection was conducted after homeowner had possible concerns of mold growth.

The initial inspection consisted of a visual inspection, moisture, relative humidity (RH) and temperature readings. Following the inspection some concerns of mold growth, water intrusion, and water damage were found. The following are results of the visual inspection found within the residence.

- Visible mold growth, elevated moisture levels, water damage and discoloration were detected on wooden floors, drywall walls & ceilings throughout the residence. In addition, plaster walls and wooden joists and studs had visible mold growth and elevated moisture levels throughout. Mold growth, elevated moisture levels and water damage appeared to be from roof leaks and condensation because of elevated humidity levels.

Conclusion / Recommendations

Since mold needs moisture to grow, it is essential that the moisture sources are corrected, and RH levels are reduced to less than 60% RH. Since mold growth and water damage was evident, mold and moisture remediation should be performed. All remediation should be performed by qualified mold remediation contractors with experience in performing mold remediation of this scope and magnitude. All remediation practices should be performed following state of the art procedures. Removal should be performed until all mold growth, water damage, or discoloration is removed or cleaned. In addition, moisture levels of building materials need to be reduced to normal levels. FES recommends the following remediation and clean-up procedures:

Mold remediation should consist of the following:

- Correcting the temperature and humidity issue within the residence.
- Correcting any roof leaks if not already performed.
- Removal of all drywall ceilings and walls, plaster walls & ceilings and wooden floors throughout the residence.

Mold Remediation Procedures – Throughout the Residence

- Correct all moisture sources if not already performed. This would include drying all building materials (that are to remain) within normal moisture level and reducing humidity levels.
- Properly contain the work areas, using plastic sheeting. The areas must be placed under negative pressure using negative air machines fitted with HEPA filtration. At a minimum area not affected should be sealed off so as not to contaminate during remediation.
- Any ventilation ducts within the containment must be sealed and the HVAC unit turned off.
- Workers should wear proper PPE including, HEPA respirators, coveralls, gloves, eye protection, etc... All workers should be professionally trained in mold remediation, and respiratory protection as per OSHA regulations.
- Soap and water should be used to wet material to be removed and mist the air to control emissions during removal and cleaning.
- Correcting the temperature and humidity within the residence.
- Correcting any roof leaks if not already performed.
- Removal of all drywall ceilings and walls throughout the residence.
- Removal of all plaster walls and ceilings.
- Removal of all hardwood floorings throughout the residence.
- Wall cavities, joists and wall studs should be cleaned using an antimicrobial solution (soap and water) abrasive cloth, steel wool, wire brushes or other abrasive method to remove all mold growth and discoloration.
- For cleaning of all debris, the areas should be wet wiped using a microbial detergent or soap and water mixture and HEPA vacuumed. (Only vacuums with fitted HEPA filters shall be used in mold remediation).
- All debris should be kept wet and bagged as removal is performed. Work areas should be kept free of debris to limit airborne emissions.
- A thorough final cleaning should be performed once removal and remediation is performed. Final cleaning should consist of wet wiping and HEPA vacuuming of all surfaces within the contained areas.

Removal should be performed until all signs of mold growth, discoloration, and water damage are removed or cleaned. For the entire residence, negative air HEPA filtration should be maintained during remediation and continued at least 24 to 48hrs after remediation is complete to lower mold spore concentrations within the residence. Once all removal is complete and prior to the containments being torn down and replacement materials re-installed, the areas should be re-inspected, and mold air samples collected. Re-inspection should be done by a third-party consultant.

Note: This is not as mold specification only work plan. It should be noted that if moisture sources re-occur or the source has not been corrected, mold growth will re-occur.

Sincerely,

Gary W. Grisham
Project Manager



THE STATE OF TENNESSEE

Department of Environment and Conservation Division of Solid Waste Management
Toxic Substances Program

William R. Snodgrass Tennessee Tower
312 Rosa L. Parks Avenue, 14th Floor Nashville TN 37243

By virtue of the authority vested by the Division of Solid Waste Management, the Company named below is hereby accredited to offer and/or conduct Asbestos activities pursuant to Rule 1200-01-20:

Frost Environmental Services, LLC

339 Rockland Rd, Suite E Hendersonville TN, 37075

to conduct ASBESTOS ACTIVITIES in schools or public and commercial buildings in Tennessee.
This firm is responsible for compliance with the applicable requirements of Rule 1200-01-20.

Discipline	Type	Accreditation Number	Effective Date	Expiration Date
Accreditation	Re-Accreditation	A-F-720-82208	November 20, 2019	December 31, 2020



Given under the Seal of the State of Tennessee in Nashville.

This 20th Day of November 2019

Division of Solid Waste Management
Toxic Substance Program

CN-1324 (Rev 6/13)

RDA-3020



Honeybee Builders

Estimate

Estimate No: 12
Date: 02/26/2021
For: Mike Klamann
michael@bellsouth.net
1609 Franklin Ave
Nashville, TN, 37206

Description	Quantity	Rate	Amount
Demo of existing structure as needed, keeping foundation, and haul off of debris to include lead tile and asbestos removal to appropriate dump sites. Repair existing concrete basement floor, Footers, foundation repair as needed to include structural support. Masonry- Remove and stack existing brick to be reused if possible. Install brick at exterior first floor walls and chimney.	1	\$150,000.00	\$150,000.00
Permits, Dumpsters, Metro fees and and port-o-johns	1	\$10,000.00	\$10,000.00
Framing- Structural framing per architectural plan. Materials included	1	\$120,000.00	\$120,000.00
Roofing-install new architectural shingle roof, to include flashing and crickets at chimney.	1	\$9,500.00	\$9,500.00
Plumbing labor- replace incoming water line from meter and install all new PEX and PVC with copper nipples. Includes tub, sink, toilet, disposal install as well as two hose bibs. Cokes not include digging for new incoming water line.	1	\$21,000.00	\$21,000.00
HVAC/Mechanical- 2.5 ton gas unit down and 2 ton electrical unit up, all materials included. Gas to stove, hvac, water heater and dryer, materials included.	1	\$21,000.00	\$21,000.00
Electrical material and labor- to plan, includes wafer lights, other fixtures provided by homeowner. Dimmers extra, tbd at final team walk thru. Includes temp pole.	1	\$19,000.00	\$19,000.00

Description	Quantity	Rate	Amount
Flooring- this quote is for all new floor replacement in oak throughout, if any flooring is salvageable quote can be adjusted. Oak material-\$7,000. Oak Install-\$10,000. Bath tile material and install-\$9,000. Kitchen countertops, backsplash-\$10,000.	1	\$36,000.00	\$36,000.00
Insulation- Spray foam at roof line, R-15 batt at walls. Caulk all framing seams and foam at all exterior doors and windows.	1	\$13,800.00	\$13,800.00
Drywall- \$50 per patch as needed above quoted price.	1	\$11,800.00	\$11,800.00
Trim material and labor, interior and exterior. Material (tbd by homeowner), guesstimate approximately for interior and exterior \$12,000. Labor for both \$12,000. Cabinets- \$9,000 plus \$70 per box for install= \$1,400	1	\$34,400.00	\$34,400.00
Drywall/Interior paint	1	\$17,000.00	\$17,000.00
Appliances- Fridge, gas oven, disposal, microwave, and dishwasher	1	\$8,500.00	\$8,500.00
Electrical and bath fixtures- tbd by homeowner, approximately \$6,000.	1	\$6,000.00	\$6,000.00
Windows and Doors- Install in framing quote, material only	1	\$42,900.00	\$42,900.00
Exterior paint	1	\$3,800.00	\$3,800.00
Landscaping, repairs to existing porch, sidewalk, and driveway- includes gravel drive, seed and straw, sock pipe/pop-ups.	1	\$10,000.00	\$10,000.00
General Contractor- 20%	1	\$106,940.00	\$106,940.00

Subtotal	\$641,640.00
TAX 0%	\$0.00
Total	\$641,640.00

Total **\$641,640.00**



Renovation Nashville, Inc
1050 Glenbrook Way #480-239
Hendersonville, TN 37075
+1 6152076295
<http://www.renovationnashville.com>

Estimate



ADDRESS
Mike Klamann

ESTIMATE #	DATE	EXPIRATION DATE
1131	02/02/2021	03/05/2021

ACTIVITY	QTY	RATE	AMOUNT
Installation restoration as per attached scope of work	1	654,177.00	654,177.00
TOTAL			\$654,177.00

Accepted By

Accepted Date

<u>Scope of Work ... Cost plus 15%</u>		<u>EST \$</u>
Overview	renovate current house and bring up to current building codes	\$654,177.50
Electrical	update wiring through out. New panel, service, disconnects, outlets, temporary, etc	\$19,500.00
Drywall/trim	Remove and replace drywall throughout.	\$10,500.00
Painting	Interior and exterior. Eggshell walls, flat ceiling, semi gloss trim. color tbd	\$24,500.00
Kitchen	Cabinets, countertops, sink, appliances, tile backsplash, etc.	\$38,000.00
Windows/doors	Remove and replace existing windows/doors	\$39,000.00
Flooring/showers	Install new flooring throughout ... hardwood (3" red oak stained) in living areas, tile in wet (bathroom) areas. water proofing and tile in showers. oak stair treads, railings	\$39,000.00
Plumbing	replace plumbing in most areas. new supply lines and pipe to sewer.	\$19,500.00
HVAC	2.5 ton gas package unit and 2 ton heat pump with duct work.	\$17,000.00
MOLD	The house is covered in mold ... it's everywhere. Mold to be neutralized and remediated.	\$70,000.00
Foundation/Masonry	remove and replace current exterior wall as needed. footers, cement block, brick veneer, fireplace, support columns, etc	\$52,000.00
Framing	reframe as needed after mold and demolition. Will include staircases, porches, interior and exterior wall sections, beams, window openings, subflooring, etc	\$115,000.00
Roofing	Remove and replace roofing with asphalt shingles. Repair as necessary. Flashing, Gutters, downspouts	
Insulation	Insulation as needed. Fibergalss bat in walls, blown in ceiling	\$7,000.00

Landscaping/outdoor	straw, seed, grading, chip stone drive, \$1000 allowance for plants.	\$11,000.00
Insurance	All labor will be covered by Worker Comp and General liability Insurance. Copy to be provided with contract.	
General Demolition	Remove structure as needed to remove existing walls. Provide - 30 yd dumpsters for removal of construction trash. Provide a port-a-jon for workers. Clean up entire area as needed and upon completion	\$105,000.00
Design and Site plan	Create construction blueprints, engineering drawings, and site plans as required for Metro Codes Dept. for permit.	\$1,200.00
Permitting and Fees	Permitting Fee costs are not included and will be added as paid.	\$650.00
Overhead		\$2,500.00
Items at Cost plus 20%		
Code issues/rot/unexpected items after demo, Change orders	Any issues related to unknown code updates, inadequate subflooring, unknown issues revealed during demo, etc. Any change orders after final design.	

Claim Number:

Policy Number:

Type of Loss:

Date of Loss:

Date Received:

Date Inspected:

Date Entered: 12/11/2020 1:34 PM

Price List: TNNA8X_DEC20

Restoration/Service/Remodel

Estimate: KLEMMON

KLEMMON

Main Level

Kitchen

Height: 8'

DESCRIPTION

QTY

1. Tear out wet plaster, cleanup, bag - Category 3 water	548.75 SF
2. Tear out non-salv wood floor & bag - Category 3 water	152.75 SF
3. Hazardous Waste/Mold Cleaning Technician - per hour	2.00 HR
This line item reflects the final clean	
4. Apply plant-based anti-microbial agent to more than the walls and ceiling	701.50 SF
5. Tear out and bag wet insulation - Category 3 water	198.00 SF
6. HEPA Vacuuming - hourly charge	4.00 HR
7. Clean floor or roof joist system - Heavy	701.50 SF

Bathroom1

Height: 8'

DESCRIPTION

QTY

8. Tear out wet plaster, cleanup, bag - Category 3 water	297.44 SF
9. Tear out non-salv wood floor & bag - Category 3 water	56.11 SF
10. Hazardous Waste/Mold Cleaning Technician - per hour	2.00 HR
This line item reflects the final clean	
11. Apply plant-based anti-microbial agent to more than the walls and ceiling	353.56 SF
12. Tear out and bag wet insulation - Category 3 water	120.67 SF
13. HEPA Vacuuming - hourly charge	2.00 HR
14. Clean floor or roof joist system - Heavy	353.56 SF

Hallway

Height: 8'

DESCRIPTION

QTY

15. Tear out wet plaster, cleanup, bag - Category 3 water	178.56 SF
16. Tear out non-salv wood floor & bag - Category 3 water	22.78 SF
17. Hazardous Waste/Mold Cleaning Technician - per hour	2.00 HR
This line item reflects the final clean	
18. Apply plant-based anti-microbial agent to more than the walls and ceiling	201.34 SF
19. Tear out and bag wet insulation - Category 3 water	77.89 SF
20. HEPA Vacuuming - hourly charge	2.00 HR
21. Clean floor or roof joist system - Heavy	201.34 SF

Bedroom3

Height: 8'

DESCRIPTION	QTY
22. Tear out wet plaster, cleanup, bag - Category 3 water	511.54 SF
23. Tear out non-salv wood floor & bag - Category 3 water	136.88 SF
24. Hazardous Waste/Mold Cleaning Technician - per hour	2.00 HR
This line item reflects the final clean	
25. Apply plant-based anti-microbial agent to more than the walls and ceiling	648.42 SF
26. Tear out and bag wet insulation - Category 3 water	187.33 SF
27. HEPA Vacuuming - hourly charge	6.00 HR
28. Clean floor or roof joist system - Heavy	648.42 SF

Dining Room		Height: 8'
DESCRIPTION	QTY	
29. Tear out wet plaster, cleanup, bag - Category 3 water	497.88 SF	
30. Tear out non-salv wood floor & bag - Category 3 water	131.21 SF	
31. Hazardous Waste/Mold Cleaning Technician - per hour	2.00 HR	
This line item reflects the final clean		
32. Apply plant-based anti-microbial agent to more than the walls and ceiling	629.08 SF	
33. Tear out and bag wet insulation - Category 3 water	183.33 SF	
34. HEPA Vacuuming - hourly charge	4.00 HR	
35. Clean floor or roof joist system - Heavy	629.08 SF	

Hallway1		Height: 8'
Subroom: Stairs (1)		Height: 14' 3"
DESCRIPTION	QTY	
36. Tear out wet plaster, cleanup, bag - Category 3 water	541.76 SF	
37. Tear out non-salv wood floor & bag - Category 3 water	98.00 SF	
38. Hazardous Waste/Mold Cleaning Technician - per hour	2.00 HR	
This line item reflects the final clean		
39. Tear out and bag wet insulation - Category 3 water	232.31 SF	
40. HEPA Vacuuming - hourly charge	2.00 HR	
41. Clean floor or roof joist system - Heavy	639.76 SF	

Bedroom 2		Height: 8'
DESCRIPTION	QTY	
42. Tear out wet plaster, cleanup, bag - Category 3 water	507.00 SF	
43. Tear out non-salv wood floor & bag - Category 3 water	135.00 SF	
44. Hazardous Waste/Mold Cleaning Technician - per hour	2.00 HR	
45. Tear out and bag wet insulation - Category 3 water	186.00 SF	
46. HEPA Vacuuming - hourly charge	4.00 HR	
47. Clean floor or roof joist system - Heavy	642.00 SF	

Living Room**Height: 8'****DESCRIPTION****QTY**

48. Tear out wet plaster, cleanup, bag - Category 3 water	701.94 SF
49. Tear out non-salv wood floor & bag - Category 3 water	221.94 SF
50. Hazardous Waste/Mold Cleaning Technician - per hour	2.00 HR
This line item reflects the final clean	
51. Tear out and bag wet insulation - Category 3 water	240.00 SF
52. HEPA Vacuuming - hourly charge	4.00 HR
53. Clean floor or roof joist system - Heavy	923.88 SF

Bedroom1**Height: 8'****DESCRIPTION****QTY**

54. Tear out wet plaster, cleanup, bag - Category 3 water	599.56 SF
55. Tear out non-salv wood floor & bag - Category 3 water	175.56 SF
56. Hazardous Waste/Mold Cleaning Technician - per hour	2.00 HR
This line item reflects the final clean	
57. Apply plant-based anti-microbial agent to more than the walls and ceiling	775.13 SF
58. Tear out and bag wet insulation - Category 3 water	212.00 SF
59. HEPA Vacuuming - hourly charge	6.00 HR
60. Clean floor or roof joist system - Heavy	775.13 SF

Level 2**Basement****Height: 8'****DESCRIPTION****QTY**

61. Tear out wet plaster, cleanup, bag - Category 3 water	2,156.12 SF
62. Tear out non-salv wood floor & bag - Category 3 water	1,092.12 SF
63. Hazardous Waste/Mold Cleaning Technician - per hour	6.00 HR
This line item reflects the final clean	
64. Apply plant-based anti-microbial agent to more than the walls and ceiling	3,248.24 SF
65. Tear out and bag wet insulation - Category 3 water	532.00 SF
66. HEPA Vacuuming - hourly charge	8.00 HR
67. Clean floor or roof joist system - Heavy	3,248.24 SF

Level 3**Bonus room****Height: 8'****DESCRIPTION****QTY**

CONTINUED - Bonus room

DESCRIPTION	QTY
68. Tear out wet plaster, cleanup, bag - Category 3 water	771.97 SF
69. Tear out non-salv wood floor & bag - Category 3 water	246.64 SF
70. Apply plant-based anti-microbial agent to more than the walls and ceiling	1,018.61 SF
71. Tear out and bag wet insulation - Category 3 water	262.67 SF
72. HEPA Vacuuming - hourly charge	4.00 HR
73. Clean floor or roof joist system - Heavy	1,018.61 SF
74. Hazardous Waste/Mold Cleaning Technician - per hour	6.00 HR
This line item reflects the final clean	

Bathroom

Height: 8'

DESCRIPTION	QTY
75. Tear out wet plaster, cleanup, bag - Category 3 water	591.50 SF
76. Tear out non-salv wood floor & bag - Category 3 water	171.50 SF
77. Hazardous Waste/Mold Cleaning Technician - per hour	2.00 HR
This line item reflects the final clean	
78. Apply plant-based anti-microbial agent to more than the walls and ceiling	763.00 SF
79. Tear out and bag wet insulation - Category 3 water	210.00 SF
80. HEPA Vacuuming - hourly charge	2.00 HR
81. Clean floor or roof joist system - Heavy	763.00 SF

Storage Area/Room

Height: 8'

DESCRIPTION	QTY
82. Tear out wet plaster, cleanup, bag - Category 3 water	422.00 SF
83. Tear out non-salv wood floor & bag - Category 3 water	98.00 SF
84. Hazardous Waste/Mold Cleaning Technician - per hour	2.00 HR
This line item reflects the final clean	
85. Apply plant-based anti-microbial agent to more than the walls and ceiling	520.00 SF
86. Tear out and bag wet insulation - Category 3 water	162.00 SF
87. HEPA Vacuuming - hourly charge	2.00 HR
88. Clean floor or roof joist system - Heavy	520.00 SF

Miscellaneous

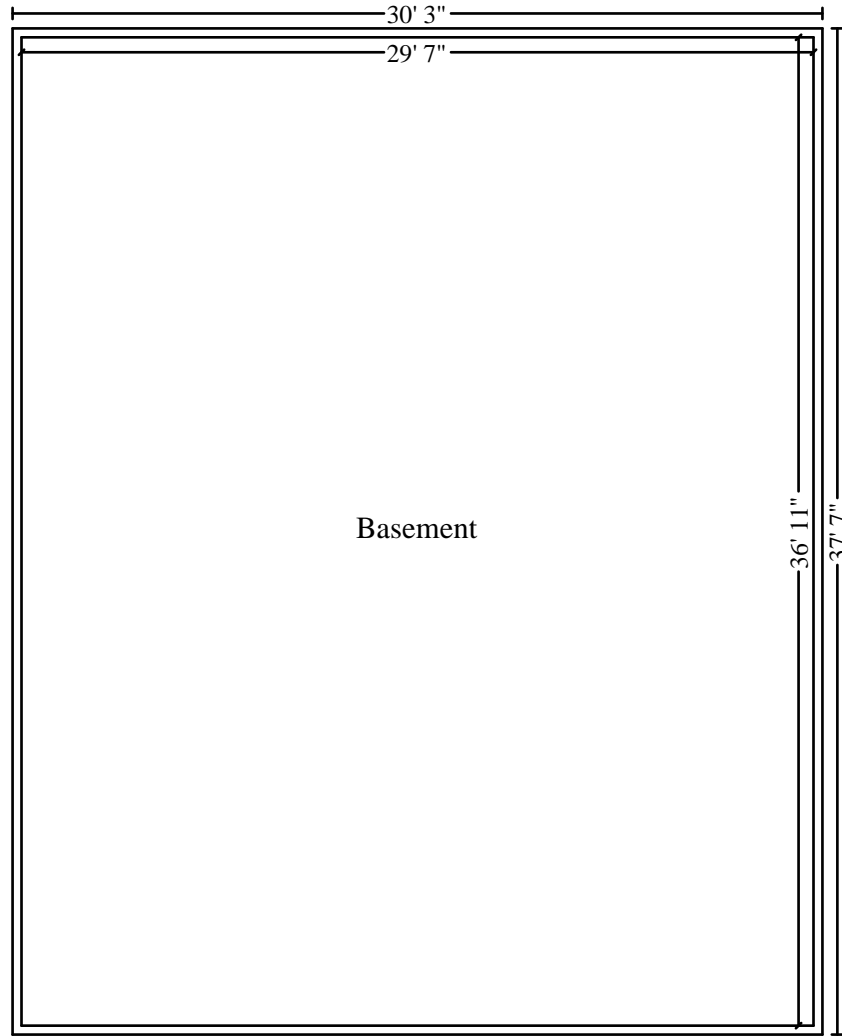
DESCRIPTION	QTY
89. Haul debris - per pickup truck load - including dump fees	6.00 EA
90. Add for personal protective equipment (hazardous cleanup)	16.00 EA

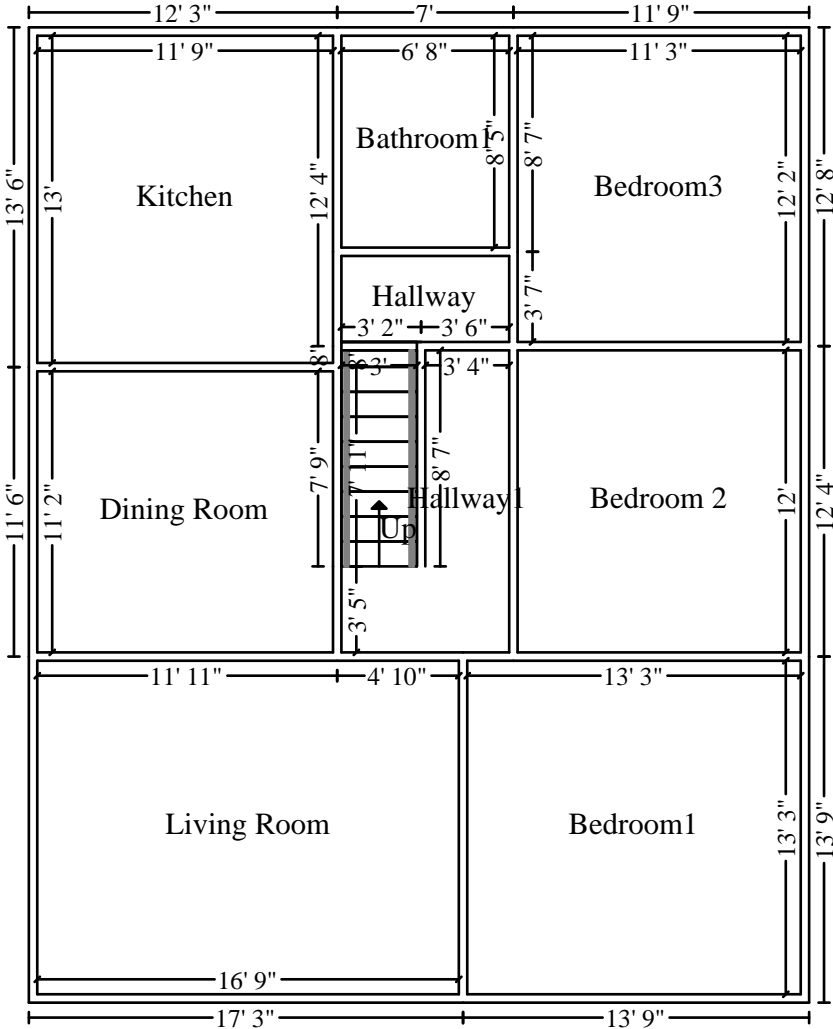
Grand Total

\$64,172.46

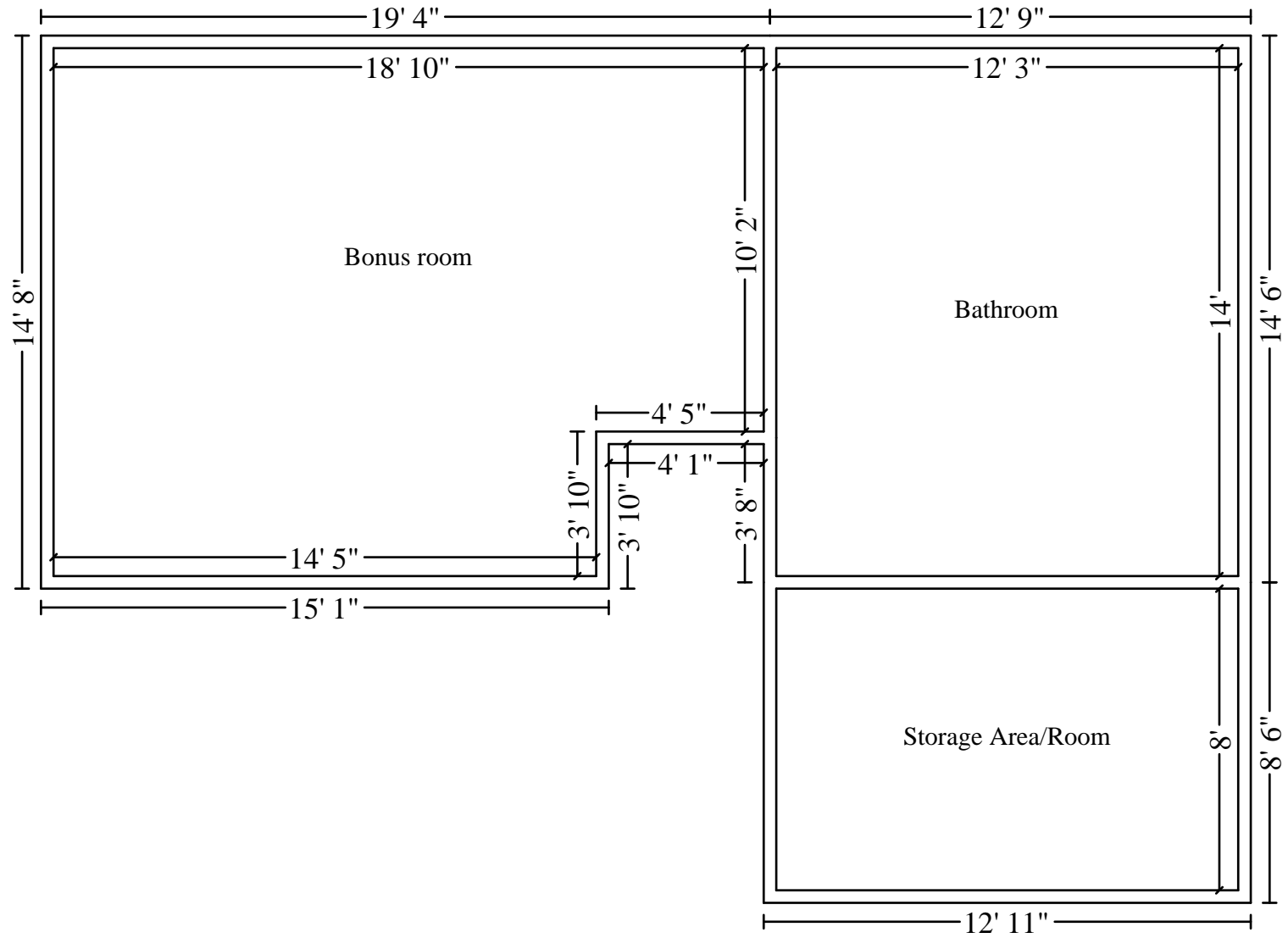
Grand Total Areas:

5,608.40	SF Walls	2,717.62	SF Ceiling	8,326.02	SF Walls and Ceiling
2,738.48	SF Floor	304.28	SY Flooring	697.96	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	694.83	LF Ceil. Perimeter
2,738.48	Floor Area	2,900.59	Total Area	5,260.00	Interior Wall Area
3,144.00	Exterior Wall Area	393.00	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		





Main Level



Metro Historical Commission
3000 Granny White Pike
Nashville TN 37204

December 1,2020

Micheal Klamann
Patricia Slade
710 Setliff Place
Nashville TN 37206

When my wife and I moved to Nashville thirty years ago we chose the Eastwood neighborhood to set our roots. One of the reasons was the old housing architecture or at best the potential of the housing stock. We brought our fondness of old established neighborhoods and our skills preserving old homes with us. Restoring historic homes in Milwaukee and seeing the influence on a neighborhood that the restoration of just one home can make, we knew Eastwood was the right fit for us.

The tornado of 1998 ripped across our block, in the aftermath we helped our friends and neighbors restore their homes. The tornado also prompted Micheal then president of our Eastwood Neighbors neighborhood association to push for the inclusion of our neighborhood into the conservation zoning.

We also purchased several properties, some of which the homes were beyond repair and required demolition. Two of the infill homes we designed and built were later used by Tim Walker of metro historical for the presentation of conservation zoning at our neighborhood meetings. Homes we restored or built have also been featured in Better Homes & Garden, the Sunday Home section of the Tennessean, and showcased on A&E, and HGTV programs. Our personal home won an honorable mention from the Metro Historical Commission annual infill competition.

Today we appeal to the board for approval for the removal of the structure located at 1609 Franklin Ave. We purchased this property around the corner from our home to restore. From the exterior the house appeared salvageable, an interior inspection was not possible at the time of purchase. The house has sat vacant since 1993. The roof damaged in the 1998 tornado was never properly repaired, allowing water to permeate the structure for years. Interior inspection was not possible as the building was used as a hoarder's storeroom. It took two weeks just to get a clear path to walk through and over six weeks to empty enough for inspections. Even wearing proper attire and a full N-95 charcoal filter respirator I still later fell ill from the contaminants and mold exposure I encountered.

Three independent inspections concur that restoration of this structure would be cost prohibitive. Both engineers agree that the roof is deficient and surprised it has not already collapsed. The rear 12 feet from the ground up and the same for the west wall need to be razed leaving only two-bedroom walls and the front wall all infested with mold and termites. See attachments Scott Gibson, P.E., LEED AP, Anthony Locke, P.E., Leonard McKeand Building inspector Metropolitan Gov't of Nashville and Davidson County

We also conferred with a mold abatement company that notes all the floors be removed. After the remaining walls are exposed and all damaged wood removed scrub the surfaces with a chemical treatment to kill the exposed mold from the remaining surfaces. This will require removing any of the brick veneer that is still attached. But still the possibility of mold will exist and may regrow. See attachment Frost Environment Services

Our friend and realtor informed us that we will have to disclose the mold when the home is sold. This will affect the value of the property and possibly expose us to a liability. See attachment: Parks Realty, Linnae Cappellino

Today we realize that this purchase has now incurred a major cost in a house that is not salvageable. To that end we are seeking approval from your body to remove this house and build a home that will enhance and compliment the neighborhood architecture.

We will as always work with the neighbors as well as your board to exceed expectations.

Sincerely
Micheal and Patty

Integrity of the house at 1609 Franklin Ave. Nashville Tn, 37206

From: Mckeand, Leonard (Codes) (leonard.mckeand@nashville.gov)

To: micheal@bellsouth.net

Date: Wednesday, October 28, 2020, 01:35 PM CDT

To whom it may concern,

On October 28, 2020 I inspected the structure at 1609 Franklin Ave.

After a thorough inspection of the foundation and framing , it is my opinion that the structure is unsound and to far in disrepair to salvage.

The work environment is unsafe do to the excessive amount of Mold and Deterioration.

It is my recommendation that the structure demolished and disposed of following Metro Nashville Code guidelines.

If you have any questions, feel free to call.

Thanks,

Leonard McKeand

Building Inspector

Metropolitan Gov't. of Nashville & Davidson County

Phone: 615-862-6534



To: Metropolitan Historic Commission
3000 Granny White Pike
Nashville, TN 37204

I am writing to you on behalf of the the property at 1609 Franklin Ave. Nashville, TN 37206. Located in the Eastwood Neighbors Historic Neighborhood of East Nashville. This property is currently uninhabitable and has a major mold infestation due to being exposed to the elements for many years. My understanding from the current owner is that if he were to restore the home to the specifications you all have given, he'd still be unable to remediate all of the mold from between many of the joist and exterior brick walls. In short, not only would there still be mold in the walls of the home after restoration, without complete removal, the mold would likely grow back.

Tennessee State Law is as follows: "Pursuant to Tennessee Code Annotated § 62-13-403(2), a real estate agent is required to "[d]isclose to each party to the transaction any adverse facts of which the licensee has actual notice or knowledge." Tennessee law defines adverse facts as "conditions or occurrences generally recognized by competent licensees that have a negative impact on the value of the real estate, significantly reduce the structural integrity of improvements to real property or present a significant health risk to occupants of the property." Tenn. Code Ann. § 62-13-102(2)."

According to the standards set forth above, the presence of mold would be considered an "adverse fact" and I as his REALTOR, would be required as the listing agent to disclose this to any potential buyers and/or their agents. State law does allow the seller an exemption from filling out a property condition disclosure if he has not resided in the home in recent years but that does not necessarily shield him from private litigation should the mold cause issues for any of the future home owners. This issue alone could preclude a successful sale of this property and cause the current owner to incur an unrecoverable financial loss.

I would also like to add that the current owner has a visible track record in the Eastwood Neighbors community for building homes that enhance the historic aesthetic of the neighborhood. When the unsafe structure is removed, the Historic Commission can be assured the new structure will exceed the original in adding value to the historic nature of the street. The owner will provide examples of prior projects should this help you all in the decision process.

Respectfully,

Linnae Cappellino, Realtor®
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615.650.8459

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