

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION 949 Russell Street July 21, 2021

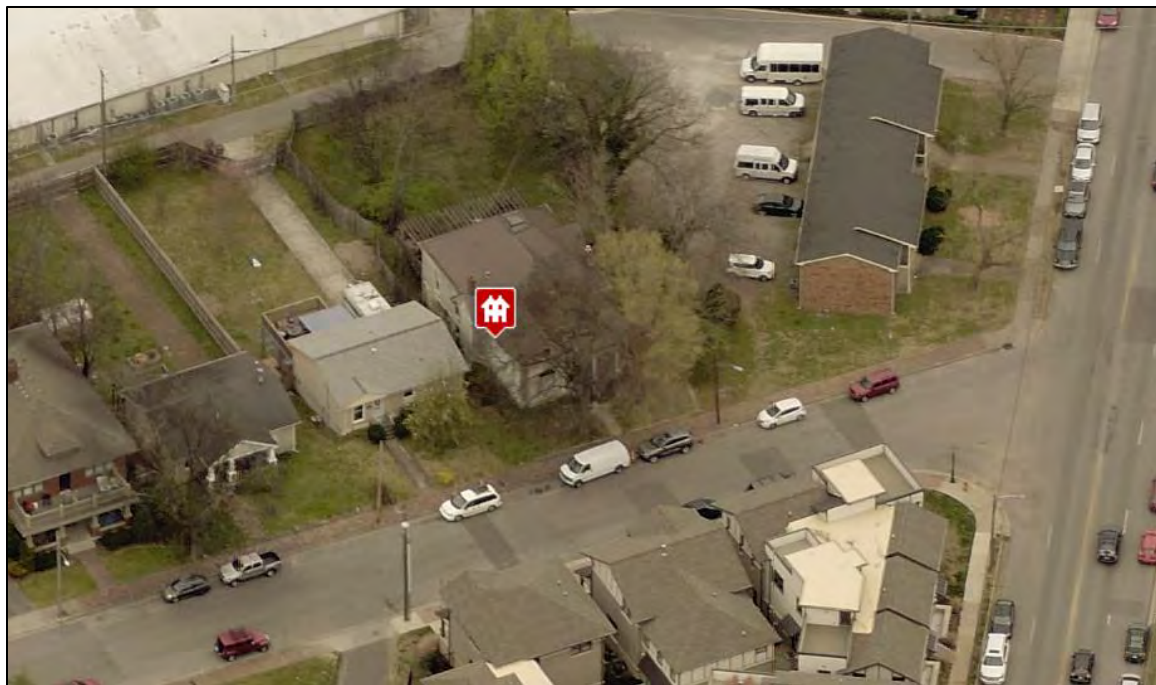
Application: Demolition
District: Edgefield Historic preservation Zoning Overlay
Council District: 06
Base Zoning: R8
Map and Parcel Number: 082120038300
Applicant: Troy Harper
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant requests demolition of a contributing building that was damaged by the March 3rd, 2020 tornado, arguing for economic hardship.</p> <p>Recommendation Summary: Staff recommends approval of the application to demolish the contributing building, finding that the applicant has met the burden of proof for sections 1, 2, 5 and 8 of section 17.40.420 D of the ordinance and Section V.B (2) (c) of the design guidelines for appropriate demolition, as well as section V.B. (2) (a) due to the lack of historic integrity that the structure would retain when all necessary repairs and replacements are performed.</p> <p>Staff encourages the applicant to salvage usable features for sale, donation, or reuse on the subsequent replacement building and to recycle all possible materials.</p>	<p>Attachments</p> <ul style="list-style-type: none">A: PhotographsB: Applicant's Cover LetterC: Applicant's List of Documents, Timeline, and CorrespondenceD: Engineer Report - EMCE: FloorplanF: Engineer Report - SE&IG: Concept DrawingsH: Demolition Estimate - Tackett HoldingsI: Preservation Permit ApplicationJ: Service & Product Providers ListK: General Contractor Estimate – RCSL: Letter from NeighborM: Appraisal – Havenworth PropertiesN: Staff Recommendation from March 17, 2021
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

V.B DEMOLITION GUIDELINES

- 1 . Demolition is not appropriate
 - a. if a building, or major portion of a building, contributes to the architectural or historical significance or character of the district.
- 2 . Demolition is appropriate
 - a. if a building, or major portion of a building, does not contribute to the architectural or historical character or significance of the district; or
 - b. if a building, or major portion of a building, has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; 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, as amended, of the historic 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:

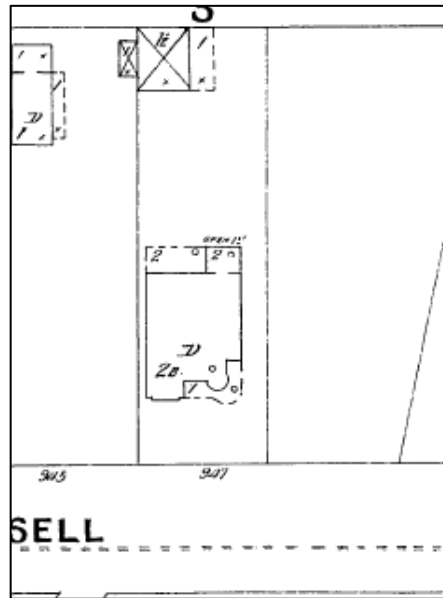
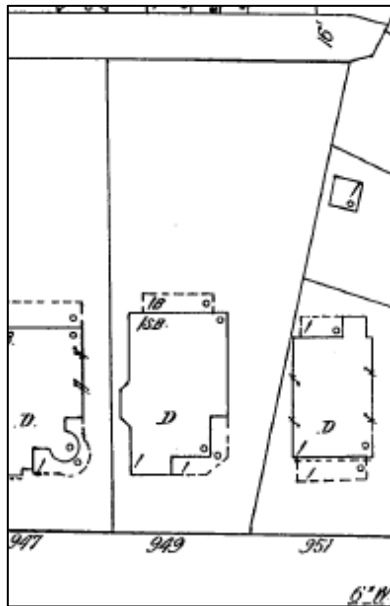
1. An estimated cost of demolition and any other proposed redevelopment as compared to the estimated cost of compliance with the determinations of the historic zoning commission;
2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the 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: 949 Russell Street is a c. 1899 contributing home in the Edgefield Historic Preservation Zoning Overlay and the National Register of Historic Place’s Edgefield Historic District nomination from 1977. The nomination describes the house as a one-story, clapboard cottage from the late 19th century with Eastlake influence. The nomination states that Edgefield contains excellent examples of the modest clapboard cottages of the middle class, displaying varying stylistic influences. It is this collection that “makes Edgefield a unique neighborhood in Nashville.”



Figures 1 and 2: 949 Russell St in 2020 and in 1979



Figures 3-4: 1914 and 1897 Sanborn map, subject property not on 1897 map.

The primary purpose of the Historic Zoning Commission is to ensure the preservation of historic buildings, and requests for demolition of contributing buildings are reviewed meticulously. Demolition requests are thoroughly reviewed by staff to provide the Commission not only with an analysis of the information submitted, but to also point out what information is lacking that the Commission would need to make a fully informed decision. To that end, it is the responsibility of the applicant to prove economic hardship, rather than for staff to disprove it.

Economic Hardship is not based on the personal hardship of the owner, an opinion that new construction would be less expensive to build, or the ability of the property owner to realize the “highest and best use” of the property. Economic hardship is based on the condition of the structure and the feasibility of rehabilitation.

The house at 949 Russell Street was damaged in the March 2020 tornado. The rear wall, roofing material, and some windows were removed by the storm. An application for demolition was submitted to the Codes department in July 2020.



Figures 5 and 6: The house as seen after the storm on March 6, 2020.

In Staff’s first inspection of the property on July 29, 2020, Staff found that many repairs were warranted, but in general the integrity of the home appeared to be sound. Three Historic Zoning Commissioners visited the property to inspect the building on August 11, 13 and 14, 2020. Questions were asked but the Commission members did not discuss the case. The applicant did not move forward with a demolition request until March of 2021. An analysis of the application was made and a Staff Recommendation was written and posted, but the application was deferred before the public hearing on March 17, 2021.

In the current application, the applicant states that they engaged engineers recommended by MHZC staff. It is worth noting that the MHZC does not make recommendations. The contact information for the engineers mentioned can be found on a document called “Service & Product Providers” maintained by the MHZC Foundation, a non-profit organization that supports the efforts of the Commission. The heading of the document states “The MHZC Foundation does not make recommendations. This is only a list of businesses that have frequently worked in historic districts.”

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.

The applicant provided a 11/5/20 demolition estimate from Tackett Holdings, LLC for \$32,680 but claims that more recent verbal estimates range from \$10,000 to \$20,000. The applicant says that additional development such as an addition and/or detached accessory dwelling unit was not possible due since all engineers contracted state that demolition is necessary.

Staff defines the “cost of compliance with the determination of the historic zoning commission” as those actions that are within their purview to review. In an Historic Preservation Zoning Overlay, the commission does not review interior repairs or changes but does review all other exterior repairs and alterations.

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 four reports from engineers: Daily Engineering, Rimkus Consulting Group, EMC, and SE&I. Staff sought additional advice from Nick DeBlasis P.E.

The Rimkus report does not provide recommendations for repair but offers a statement that that repair is not reasonable. The Daily Engineering report provides sixteen actions that could be taken to repair the building; however it also states that “without fully reconstructing the home, it is not possible to address the underlying cause of every drywall crack found in the upstairs finished spaces or the out-of-square condition of the front portion of the first floor.” Staff did not find that these reports prove the building to be beyond repair, for two reasons. One, the upperstory of the home was not originally finished space. The Commission does not review interiors, and usable space in the attic is not necessary for rehabilitation of the building. Second, historic buildings are rarely square and current building codes do not require that an existing building be made square.

Rimkus Consulting Group submitted an amendment to their reports on December 16, 2020 in order “to provide conceptual repair recommendations and comment on the classification of the extent of damage to the property per the applicable code.” The amendment to the engineer’s report adds explanation to their recommendation for demolition of the structure, citing that the damage meets the criteria for “Substantial

Structural Damage” as defined by the International Building Code, and that it is not reparable in its current state. Again, historic buildings are not required to, or expected to, meet building codes for new construction. Therefore, staff did not find this report to conclusively make a case for economic hardship.

EMC’s report, which is dated June 16, 2021, is based on a more recent inspection. This report documents extensive long-term termite activity, water damage, evidence of past repairs which all point to structural concerns, further exacerbated by the high winds of the March 3rd, 2020 tornado. For instance, he noted more than thirty floor joists have been affected by termites; the left sidewall has been displaced; and the right sidewall, the two interior hallway walls and the left sidewall have racked approximately one-half inch in a span of only four feet. The EMC report provides several recommendations for repair which include some reconstruction, replacement and installation of cable braces. The engineer ultimately recommends demolition based on the amount of historic material that would have to be removed and the fact that the repair solutions are likely to uncover additional deficiencies, or even cause additional issues. Mr. Mark Buchanan P.E., with EMC has extensive experience with historic properties and rehab solutions of historic buildings.

The SE&I report, which is also more recent than the Daily Engineering and Rimkus Consulting Group reports, confirms and concurs with the findings of the EMC report.

Staff enlisted the assistance of engineer Nick DeBlasis P.E. who provided a pro bono peer review of the reports provided the applicant. He states,

I’ve reviewed the engineering reports for the historic structure at 949 Russell St. and agree with the general opinion that the superstructure is in such a state of disrepair that it should be replaced. First of all, it appears that the house was in poor condition prior to the tornado. The degradation observed that *isn’t* a direct cause of the tornado is extensive and appears to have significantly weakened the structure. Visual evidence points to years of neglect leaving much of the house vulnerable to accelerated deterioration and damage from extreme weather events. As such, it is likely that damage beyond what can be visually observed has occurred as a result of the tornado.

Staff finds that Section 2 has been met, as the required repairs will require removal of a significant amount of historic materials and components of the building.

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 provided the current value of the property as \$172.42 per square foot but did not provide an estimated value after repairs, as required in the criteria listed in the economic hardship section of the Metro Code. Additionally, Staff suggests that

comparable value comparisons should only consider properties located in the same overlay with the same zoning, of a similar size, and with recent rehabilitation, as they would be more relevant in estimating this building’s estimated post-repair value after compliance with the design guidelines.

The applicant provided two different sets of comparable property value data. One set includes 1527 Douglas Avenue and 1413 Lillian Street, which are in a different overlay with different level of restrictions and design guidelines. A comp for “935 Silverdome Pl” likely refers to 935 Silverdene Place, which is also in a different overlay. Another comp, for 718 Setliff Place, is not located in a historic overlay at all. With only one property being in the same district, Staff does finds that this comp report is not relevant.

The second set includes all historic buildings located in this same district, are of the same general size, and have the same zoning. (See attachment G.)

Summary of Comps:

Address	Construction Date	Square Footage	# of Stories	Notes
949 RUSSELL ST (subject)	c.1890	1917	1	
900 Russell St	c.1930	1639	1	1993 for general repairs due to fire
920 Boscobel St	c. 1915	1970	1	2021 rear porch added/ 2007 outbuilding added/ 1995 general repairs including a dormer addition
821 Boscobel St	c. 1920	1894	1	2001 general repairs
709 Shelby	c. 1920	1631	1	1996 general repairs

These buildings do not appear to have had recent rehabilitation that would aid in estimating a potential post-rehab value.

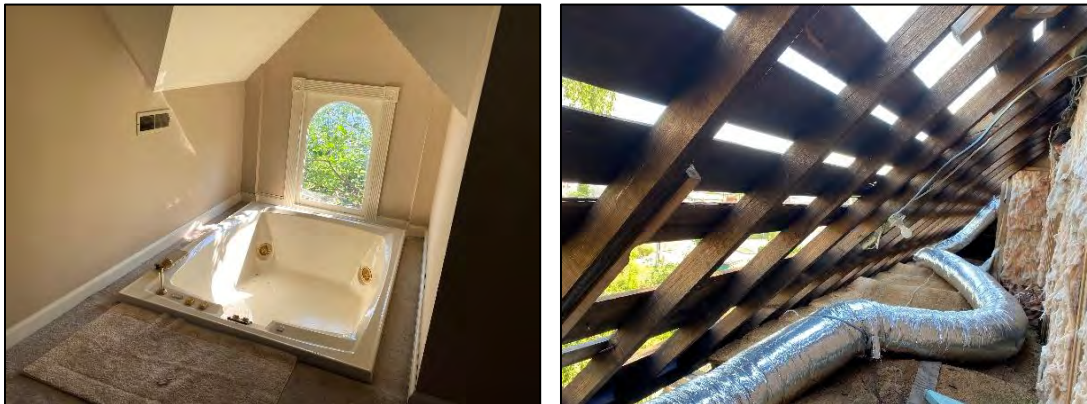
The applicant provided a 6/21/2021 appraisal from Havenworth Properties, LLC; however, it was for land only and describes the 949 Russell Street property as “vacant.”

Staff finds that section 3 has not been met as not all of the required information has been provided and an analysis of what has been provided was not given. The applicant argues this section is not relevant because the four engineering reports all recommend demolition.

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 two estimates for work from M&M Building Co, LLC and Apex Builders. Neither estimate provides information regarding their experience with historic rehab. The applicants state that other companies have been unwilling to give estimates since repair is not feasible. Reliable Construction Services states that to re-use any part of the current structure would be a financial burden. Their experience with historic rehab is also not provided.

The estimate from Apex Builders appears to be for full replacement of foundation, roofing, windows, doors, interior finishes, all electrical, HVAC, toilets and other plumbing fixtures, and cabinets and countertops. Staff's review and the engineer reports do not conclude that full replacement is necessary for these features. Chimney correction is also listed as an expense; however, the engineer reports do not list the chimney as an issue. The estimate also includes a new deck and stain, a retaining wall, and landscaping, which would not be considered parts of the historic building and do not factor into the cost of rehabilitating the structure for the purpose of determining whether an economic hardship condition is present.



Figures 8 and 9: The house as seen after the storm on March 6, 2020.

Staff finds that section 4 has not been met as the estimates include costs that are not relevant to rehabilitation of the historic building and, in some cases, appear to include full replacement of features that may not be necessary based on the engineers' reports.

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.

949 Russell was purchased by Robert Huggins and Jesse Troestler / JTRE1, LLC from 1101E56, LLC for \$335,000 on 8/31/20, approximately 90 days after the structure being labeled a "total loss." No known prior or current relationship exists between any of the sellers and buyers. According to the provided appraisal, the most recent sale of the property before the tornado (8/14/2019) was for \$503,000.

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.

The property was a single-family home prior to current ownership.

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.

Although not requested, the applicant provided concept drawings for a new duplex that would “honor the historic character” of the existing building. Four rendering drawings are provided, which are not sufficient to adequately review as a proposal for infill. Therefore, Staff cannot provide a proper recommendation but can offer general comment on the proposed form. Staff would not recommend approval of the two and one-half-story duplex form, as it reads like two houses connected with a small one-story hyphen, not a form seen historically. In the past, the Commission has required that duplexes to have a single massing with two front entrances or to be a single-family form with a detached accessory dwelling unit in the rear. Finding the renderings to be insufficient to review and make a recommendation, Staff does not incorporate it into this report.

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 before that time. In addition, not all of the structural concerns were likely to have been visible at the time of purchase; however, the exterior condition, which is the Commission’s purview regulated by the design guidelines, would have been evident. The applicant would not be responsible for the damage caused by the tornado; however, on staff’s first visits the building was unsecured from the weather. It has since been tarped, with plywood fixed to the previously open windows and door openings.

Recommendation: Staff recommends approval of the application to demolish the contributing building, finding that the applicant has met the burden of proof for sections 1, 2, 5 and 8 of section 17.40.420 D of the ordinance and Section V.B (2) (c) of the design guidelines for appropriate demolition, as well as section V.B. (2) (a) due to the lack of historic integrity that the structure would retain when all necessary repairs and replacements are performed.

Staff encourages the applicant to salvage usable features for sale, donation or reuse on the replacement building and to recycle all possible materials.

ATTACHMENT B: PHOTOGRAPHS











July 2, 2021

MHZC members:

After seven months of acquiring detailed information in accordance with MHZC's guidance, we were informed on 3/17/21 via MHZC's Staff Recommendation that essentially none of our documentation was adequate. At that time, we restarted the process with two independent engineers from MHZC's Service & Product Provider list, most notably EMC / Mark Buchanan, as recommended by both Paul Hoffman and Robin Zeigler, along with multiple contractors.

The recommendations of both EMC and SE&I confirmed and expanded upon the recommendations of the structural engineering reports previously acquired from The Rimkus Consulting Group and Daily Engineering: all four structural engineers strongly recommend demolition over rehabilitation due to a lack of structural integrity and financial feasibility. The contractors we've recently asked to bid a rehabilitation of the structure (i.e. RMC) have each declined after a site visit and review of the engineer reports.

We feel as though we've gone above and beyond to satisfy MHZC's lengthy and evolving list of requests/requirements, and without a reasonable doubt have satisfied our burden of proof with the additional documentation presented herein.

It's been 16 months since the March 5, 2020 tornado devastated east Nashville and it's time to move forward, as a neighboring HOA President opines (page 115). Unfortunately, 949 Russell is not economically salvageable, but upon approval of our application for building demolition we're committed to maintaining key design elements to honor the historic character and appearance of the property as a new concept drawing (pages 101-104) illustrates.

We look forward to further discussing a resolution to 949 Russell in MHZC's July hearing.

Sincerely,
Jesse Troestler, Bob Huggins and Troy Harper

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949 Russell Timeline

3/20/20 - 949 Russell hit by tornado

5/28/20 - Proof of Loss based on Rimkus Consulting Group engineer report

7/13/20 - Troy Harper emails Rimkus engineer report and Proof of Loss to Robin Zeigler

7/16/20 - Robin Zeigler directs Troy Harper to Economic Hardship Application

7/22/20 - Robin Zeigler assigns Paul Hoffman as primary point of contact for MHZC

7/24/20 - Paul Hoffman and Tim Walker confirm walkthrough for 7/29/20 at 11am

7/27/20 - Troy Harper files Economic Hardship Demolition Permit

7/29/20 - Paul Hoffman fails to show up for walkthrough. Tim Walker arrives at 12:15pm.

8/5/20 - Paul Hoffman confirms 949 Russell is on the September MHZC hearing agenda.

8/31/20 - 949 Russell purchased by Robert Huggins & Jesse Troestler/JTRE1, LLC; retain Troy Harper as project lead/architect

9/17/20 - 949 Russell excluded from September MZHC hearing without notice or explanation

10/20/20 - Paul Hoffman states via phone the information submitted is inadequate, provides list of additional documentation requested by MHZC, does not share MHZC's Service & Product Providers list

10/20/20-12/31/20 - Troy Harper and 949 Russell owners gather additional documentation as instructed by Paul Hoffman

- >Merrill Construction Group site visit and engineer report (10/21/20)
- >Building Group Number Seven site visit (10/26/20); decline to bid
- >Artisan Build Construct site visit (10/27/20); decline to bid
- >Daily Engineering site visit (11/2/20) and engineer report (11/3/20)
- >Rimkus Consulting Group - supplemental report to original including a scope of work (11/16/20)
- >Rimkus Consulting Group - 'Report of Findings' (12/16/20)

1/4/21 - Troy Harper emails Preservation Permit Application (dated 1/1/21) and all requested documentation to Paul Hoffman, Tim Walker and historicalcommission@nashville.gov requesting a review of 949 Russell in the January MHZC hearing

1/20/21 - 949 Russell excluded from January 20 MZHC hearing without notice or explanation

1/25/21 - Paul Hoffman confirms receipt of information sent 1/4/21

2/2/21 - Paul Hoffman requests site visit for mid-February

2/22/21 - Paul Hoffman confirms 949 Russell is on the March MHZC hearing agenda

3/5/21 - 949 Russell site visit. Attendees: Paul Hoffman (MHZC), Councilwoman, Craig Daily (structural engineer), Shawn Henry (attorney), Troy Harper

3/17/21 - Paul Hoffman provides Staff Recommendation via email discrediting additional documentation gathered

3/17/21 - Troy Harper requests postponement of review to June MZHC hearing in order to gather additional documentation. Paul Hoffman provides MZHC's Service & Product Providers list. Paul Hoffman and Robin Zeigler both provide recommendation to start with Mark Buchannan (EMC)

3/17/21-6/16/21 - Troy Harper and 949 Russell owners gather additional documentation as instructed by Paul Hoffman

- > EMC / Mark Buchanan site visit (6/10/21) and engineer report (6/16/21):
- > Reliable Construction Services (RCS) site visit (5/7/21) and GC bid (5/14/21)
- > SE&I site visit (4/27/21) and engineer report (6/2/21)

7/1/21 - Troy Harper emails Preservation Permit Application (dated 7/1/21) requesting a review of 949 Russell in the July MHZC hearing. Acknowledged by Robin Zeigler

7/2/21 - Troy Harper emails all documentation for July hearing to Robin Zeigler and MZHC

Response to 3/17/21 Staff Recommendation, Analysis & Findings

- 1) An estimated cost of demolition and any other proposed redevelopment as compared to the estimated cost of compliance with the determination of the historic zoning commission.**

Each of the four engineer reports attached herein recommends demolition of the property. Specifically, EMC / Mark Buchanan, MHZC's recommended engineer, states the entire exterior needs removal/replacement (pg. 4, #2 of EMC engineer report). An addition or accessory dwelling is not applicable as the primary residence can not be rehabilitated. Tackett Holdings, LLC quoted \$32,680 for demolition on 11/5/20; however, recent verbal estimates from contractor site visits range from \$10,000-\$20,000.

- 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.**

EMC / Mark Buchanan and SE&I (both on MHZC's Service & Product Providers list) confirm and expand upon the earlier recommendations of Rimkus and Daily that the structure is not fit for rehabilitation and should be demolished. Additional flaws and issues with structural integrity are documented in both EMC and SE&I engineer reports

It is also worth noting that, per Tim Rowland (Chief Building Inspector), anything that gets touched must be brought up to 2018 IRC code making a renovation even less economical and/or feasible.

- 3) Estimated market value of the property in its current condition, its estimated market value after the proposed undertaking, and its estimated market value after compliance with the determinations of the historic zoning commission.**

The estimated market value of the property in its current condition is the value of the land less the cost of demolition. The estimated market value of a rehabilitated property is not applicable; multiple MZHC recommended engineers have repeatedly declined to provide a scope of work for rehabilitation, instead providing a letter of recommendation recommending demolition. Multiple contractors, including RCS, have declined to provide a bid based on the engineer reports. The condition and structural integrity of the property are the most relevant considerations.

- 4) An estimate from an architect, developer, real estate consultant or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.**

EMC and SE&I engineer reports both explore the structural and economic infeasibility of rehabilitation and both recommend to demolish and rebuild.

- 5) Amount paid for the property, date of purchase, 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.**

949 Russell was purchased cash by Robert Huggins and Jesse Troestler / JTRE1, LLC from 1101E56, LLC for \$335,000 on 8/31/20, approximately 90 days after the structure being labeled a "total loss". No prior or current relationship exists between any of the sellers and buyers.

6) If the property was income producing...

Not applicable. The property was a single family home prior to our ownership and was not income producing. It was not our desire at the time of purchase, nor is it now, to own or maintain a rental property.

8) Hardship not self imposed...

While MZHC acknowledges hardship was not self imposed, it's worth noting that MHZC first visits when "the building was unsecured from the weather" were both immediately after the storm and under the previous ownership tenure.

June 16, 2021

Mr. Robert Huggins, Keystone Real Estate
Via email

JTREI, LLC
Via email

RE: 949 Russell Street / Nashville, Tennessee
EMC Project No. 21743

Dear Sirs:

At your request and in your presence, I viewed the above referenced home on June 10, 2021. The purpose of this review was to observe the condition of the home and to provide a scope of work to return the home to a pre-damaged condition. The attached photographs were taken to document my observations.

Background

It is my understanding that the home was built in the 1910-timeframe. As such, the home would be considered to be a historical structure. It is also my understanding that the home is part of the Edgefield Historical Preservation Design Guidelines.

The home is a conventional, wood-framed, home bearing on cut-stone foundation walls that measure approximately two-feet thick. The home appears to have been originally constructed as a single-story home. However, the attic space was converted to a master bedroom. A review of the building permits issued in the past revealed that this renovation may have been in the 1980's timeframe.

As you are aware, the home was severely damaged by the March 2020 tornado. The direct path was very close to this structure. As a result of this storm, significant damages were created to the overall structure of the home. As with all vintage homes of this nature, normal settlements and other long-term issues typically affect the overall structure and integrity of historic homes. The normal deterioration of historical homes combined with the high-wind effects of the tornado have created a large list of deficiencies. The deficiencies will be discussed individually. The possibility of a repair procedure will also be offered. A floorplan can be found under the section labeled "Floor Plan."

Observed Deficiencies

- Upon entering the site, the first observation was that the Metropolitan Codes Officials have posted the home as an unsafe building (photograph 2), sometimes referred to as a "red tag."

- Reviewing the front porch area, multiple deficiencies were observed. These deficiencies consist of the front porch step being out-of-flat approximately one-inch over an eight-inch step width (photograph 3). An overview of the front porch can be observed in photographs 1, 5, and 9). Also negatively affecting the front porch area are vertical (photographs 9 and 10) and horizontal movements (photographs 4, 6, and 7) common to the front porch slab. Also common to the front porch was settlement of the stone foundation walls (photographs 13 through 15). The settlement of these cut-stone foundation walls obviously is contributing to the overall horizontal and vertical movements of the front porch area.
- As is typical with most historical homes, past water infiltration issues typically caused rotted wood and deteriorated structural members. From reviewing the front porch area, it is obvious that the low roof portion common to the right side of the porch has experienced water infiltration issues in the past as is evident by the deflected wood ceiling (photographs 11 and 12).
- From reviewing the right side of the home, which is sheathed in 1x lap siding, the interior Queen Anne gutters appear to have leaked, which is common with these types of structures, and has damaged the soffit of the home (photograph 19).
- I also observed that the band board located at the bottom face of the home appears to have been subjected to moisture as is evident by the deteriorated wood (photograph 17).
- The right foundation wall is experiencing settlement issues similar to that observed at the front porch area. The stones have settled and rotated and have opened a gap at the top of the wall that is approximately one-inch wide (photograph 20).
- Due to the effects of the high winds, the entire rear wall of the home was displaced as well as the rear porch (photographs 21 and 22).
- The left side of the home was observed, and the same deterioration common to the interior gutter has created rotten wood common to the soffit and, most likely, common to the interior wall cavity. Examples of the rotten soffits on the left sidewall can be observed in photographs 24, 25, 26, and 28.
- Due to the high tornadic wind forces, the left sidewall of the home was displaced vertically by approximately four inches at the base of the wall (overview in photographs 31 and 32; interior photograph 69). As can be seen in photograph 33, the wood siding common to this area has been replaced in the past as is evident by the joint.
- The bay window common to this left sidewall is also experiencing signs of settlement (photograph 34), which has been repaired in the past.
- As is typical for Queen Anne interior gutters, previous leaks have caused the existing wood framing common to these areas to be repaired in the past. An example of one of these repairs can be observed in photograph 35, which four different sections of wood trim had been utilized. It has been my experience that once these gutters have been removed and the wood framing is exposed, a complete reframing for this gutter will be required.
- The site steps at the right side of the home have deteriorated and sill be required to be removed and replace (photographs 29 and 20).

- From observing the crawlspace, multiple deficiencies were observed. The first deficiency was one of the interior wood beams that had been previously repaired in the past and is now failing (photographs 38 and 39).
- The other original wood beam, which was not replaced, is failing, and is compressing due to insect infestation (photograph 41) where the wood post is penetrating the bottom face of the wood beam.
- I counted over 30 floor joists that have been negatively affected by termite infestation (photographs 44, 49 through 51, and 53 through 55).
- The foundation walls for the crawlspace on the interior of the structure also revealed deficiencies, some of which were caused by the settlement issues previously discussed. Others were created due to the installation of mechanical systems. Some of these deficiencies can be observed in photographs 43, 45 through 47, and 52.
- From reviewing the interior of the home, drywall cracking patterns were observed in the majority of the rooms, which were all caused by the recent tornadic wind forces.
- As previously stated, the rear wall of the home was totally displaced by the tornadic wind forces. The rear wall of bedroom #2 can be observed in photograph 60.
- As can be seen in photographs 61 and 62, the wood joists common to the second-floor buildout space were sistered in the past (photographs 62 and 63).
- The rear wall of the kitchen was also displaced due to the high winds (photograph 64).
- The wood framing common to the rear wall at the ceiling/roofline has deteriorated due to water infiltration at the entire rear wall (photographs 62, 63 and 65).
- The formal living room located on the left-front corner, which has previously been described as the left sidewall being displaced, can be observed in photograph 68. The amount of the displaced wall can be observed in photograph 69. Significant drywall cracking patterns are located throughout this room (photographs 70 through 73).
- The most significant structural deficiency was documented in photographs 74 through 80. As can be seen in these photographs, the right sidewall of the home, the two interior hallway walls, and the left sidewall of the home have racked approximately one-half inch in four feet. This racking condition, most likely, occurred at the same time that the rear wall of the home was totally displaced. Homes are sometimes built out-of-plumb. However, this does not appear to be the case with this specific home. When walls are built out-of-plumb, typically, the doorframes are plumbed to provide a functional door. From checking the door frames common to the hallway walls, the doorframes were also found to be out-of-plumb and racked in the same direction (photograph 80).
- Due to the severe racking of the home, the drywall was also significantly damaged in the dining room area (photographs 81 through 85). The drywall cracking patterns also persisted throughout the home (photographs 86 and 87).
- As previously discussed, the interior gutters of the home typically leaked and subjected the interior cavities of the walls to an elevated moisture content. This is evident due to the broken-out window located in the kitchen (photographs 88 and 89). It has been my

experience that this type of deterioration should be anticipated on the remaining portions of the home.

- From reviewing the second floor of the home (master bedroom), drywall cracking patterns were observed throughout this portion (photographs 90 through 93, 97, and 100 through 102).
- As is typical for floor coverings in the 1980's, particleboard was utilized in this portion of the home. Due to the tornadic wind forces damaging the envelope of the home, water infiltration has caused the particleboard panels to buckle due to an elevated moisture content (example in photograph 95).

As seen from the list of deficiencies, the home not only has experienced typical issues associated with all historical homes, but also has significant structural issues created by the tornadic wind forces occurring in March 2020. To return the home to a pre-storm, pre-deteriorated condition, the following construction sequences, as a minimum, would be required.

1. The foundation system common to the front porch should be removed as well as the concrete slabs-on-grade and the front porch steps. These areas should be reconstructed. Remaining portions of the cut stone foundation walls will require removal and rebuilding.
2. Due to the racking condition of the home, it may not be possible to replumb the home. As a minimum, the interior finishes of the home should be removed, cable braces installed diagonally at all interior rooms and attic space, and the cable braces tightened to try and replumb the home. It has been my experience that this type of movement causes the wood joints to relax, and the exterior wood sheathing should be removed to reattach and nail all of the studs and joists to the floor system. Water infiltration common to the Queen Anne gutters has most likely infiltrated the cavity of the walls. Therefore, once the exterior siding has been removed, additional deteriorated wood will most likely be discovered.
3. Two interior wood girder lines running front to rear should be removed and replaced. A minimum of 30-plus floor joists should be sistered to correct the insect infestation issue.
4. The new girder lines will most likely require new concrete footings and a steel pipe column. The steel pipe column should have a minimum 1/2" x 8" x 10" steel cap and base plates to properly support the required loads.
5. All of the interior finishes will be required to be replaced.
6. All of the exterior siding should be replaced with similar wood dimensions.

In closing, as seen from the list of deficiencies and the repair solutions, the home has suffered a significant amount of damage as a result of the high-wind forces. Due to these significant repairs, additional damages will inevitably be found once the finish materials have been removed, in order to implement the difficult task of replumbing and/or straightening the home. Due to the above list of repairs, I would not recommend repairing this home.

Mr. Robert Huggins
JTREI, LLC
EMC Project No. 21743
June 16, 2021
Page 5

EMC Structural Engineers, P.C. appreciates the opportunity to be of service to you. After reviewing this report, please call if you have any questions or if I may be of additional assistance.

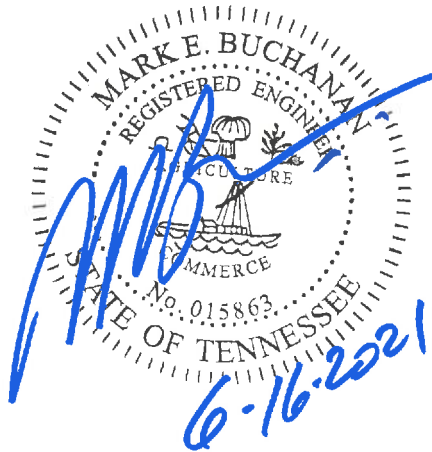
Sincerely,

EMC Structural Engineers, P.C.

Mark E. Buchanan, P.E.
Principal

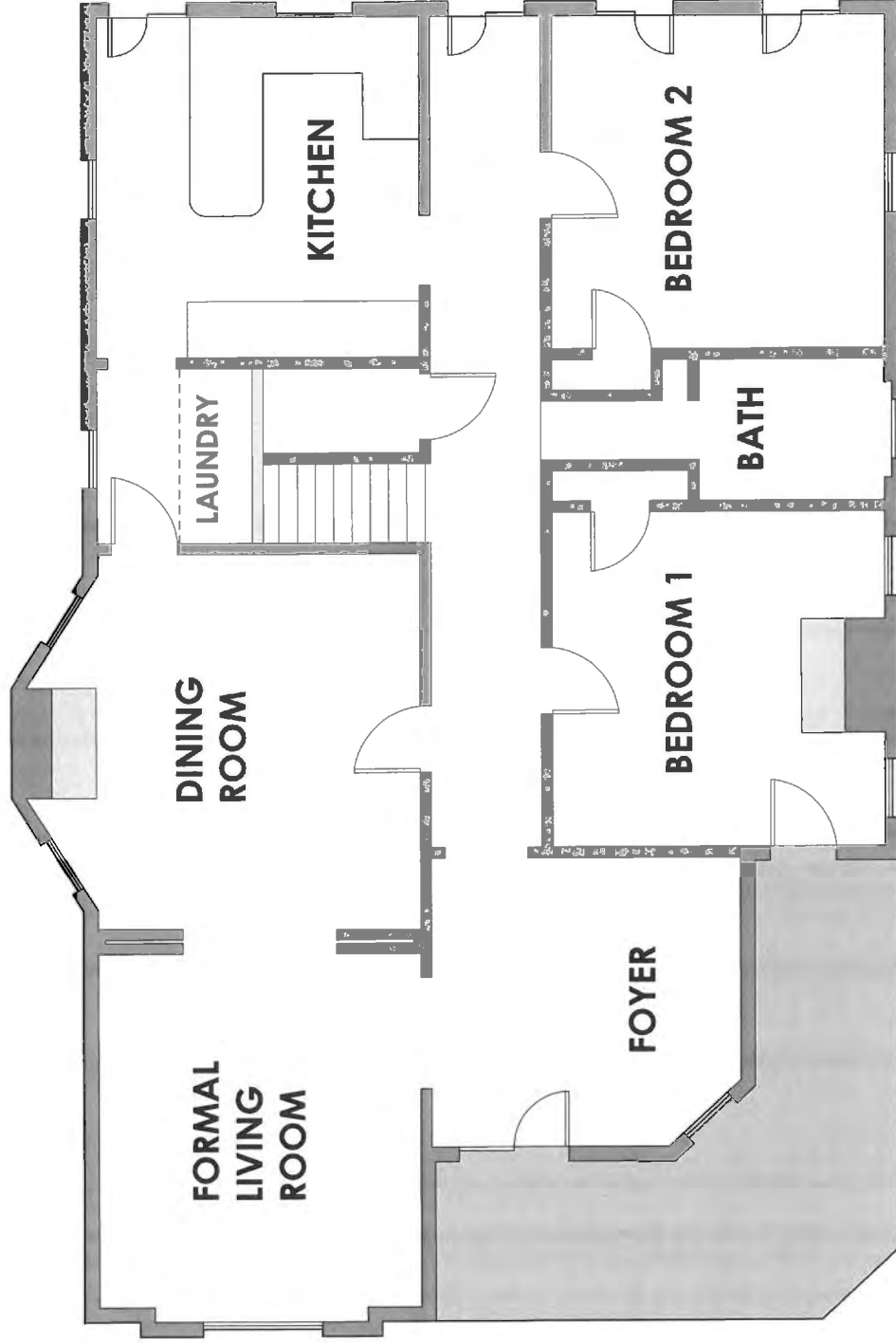
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Enclosures



FLOOR PLAN

TOTAL SQ FT: 1,880



A 943 RUSSELL ST. - floorplan

001
Scale: 1/8" = 1'-0"



949 RUSSELL ST - restoration

001

A

A 02

PHOTOGRAPHS



Photograph 1: Front elevation.

Photograph 2: Posting by Metro Codes.





Photograph 3: Out-of-level front steps.

Photograph 4: Horizontal movement of front porch.

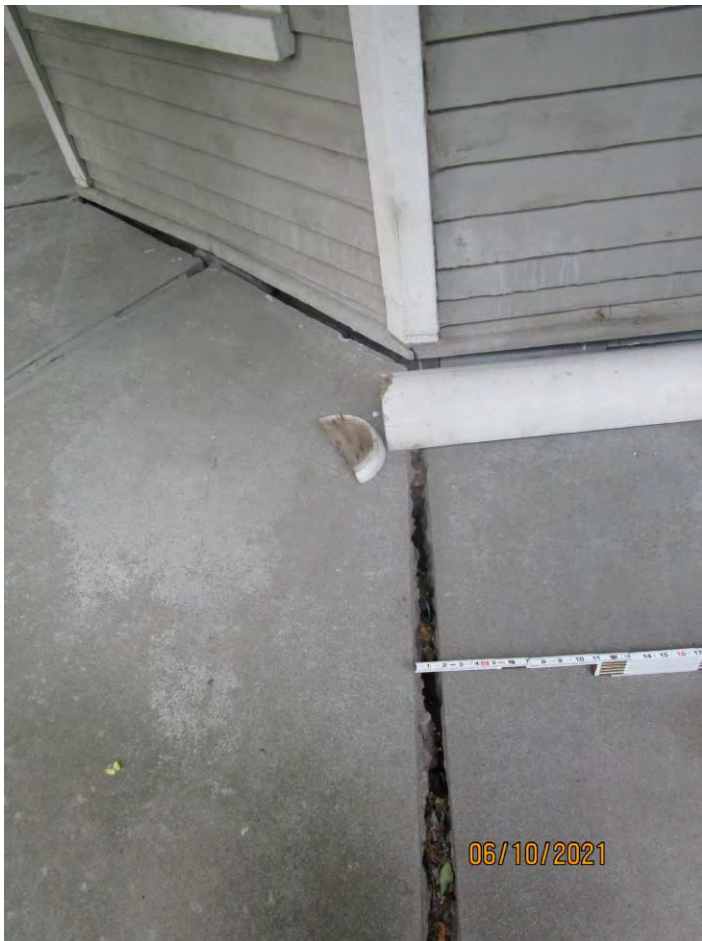




Photograph 5: Overview of front porch.

Photograph 6: Horizontal movement of front porch.





Photograph 7: Horizontal movement of front porch.

Photograph 8: Suction forces on front windows.





Photograph 9: Vertical settlement of front porch.

Photograph 10: Vertical settlement of front porch.





Photograph 11: Rotten wood at side door of porch area.

Photograph 12: Rotten wood at side door of porch area.





Photograph 13: Settlement of front porch foundation wall.

Photograph 14: Settlement of front porch foundation wall.





Photograph 15: Settlement of front porch foundation wall.

Photograph 16: Overview of right elevation.





Photograph 17: Rotten band board at right side.

Photograph 18: Rotten soffit at right rear corner.





Photograph 19: Rotten soffit at right rear corner.

Photograph 20: Settlement of right rear corner foundation wall.





Photograph 21: Rear elevation.

Photograph 22: Rear elevation.





Photograph 23: Left-side elevation.

Photograph 24: Rotten soffit at left rear corner.





Photograph 25: Rotten soffit at left sidewall at interior gutter.

Photograph 26: Rotten soffit at left sidewall at interior gutter.





Photograph 27: Rotten soffit at left sidewall.

Photograph 28: Rotten soffit at left sidewall.





Photograph 29: Deteriorated steps at right side of property.

Photograph 30: Deteriorated steps at right side of property.





Photograph 31: Close-up of left sidewall at front of house.

Photograph 32: Close-up of left sidewall at front of house.





Photograph 33: Previously replaced wood siding.

Photograph 34: Settlement of left sidewall at bay window.





Photograph 35: Previously repaired interior gutter.

Photograph 36: Front wall elevation.





Photograph 37: Overview of basement area.

Photograph 38: Previously replaced wood beam (inadequate).





Photograph 39: Previously replaced wood beam (inadequate).

Photograph 40: Original wood flooring.





Photograph 41: Original wood beam (inadequate).

Photograph 42: Previously repaired wood flooring.





Photograph 43: Rear foundation wall issues.

Photograph 44: Right sidewall foundation wall issues.





Photograph 45: Right sidewall foundation wall issues.

Photograph 46: Right sidewall foundation wall issues.





Photograph 47: Front wall foundation wall issues.

Photograph 48: Overview of left foundation wall.





06/10/2021

Photograph 49: Typical insect infestation of wood joists.

Photograph 50: Typical insect infestation of wood joists.



06/10/2021



Photograph 51: Typical insect infestation of wood joists.

Photograph 52: Left sidewall foundation issues.

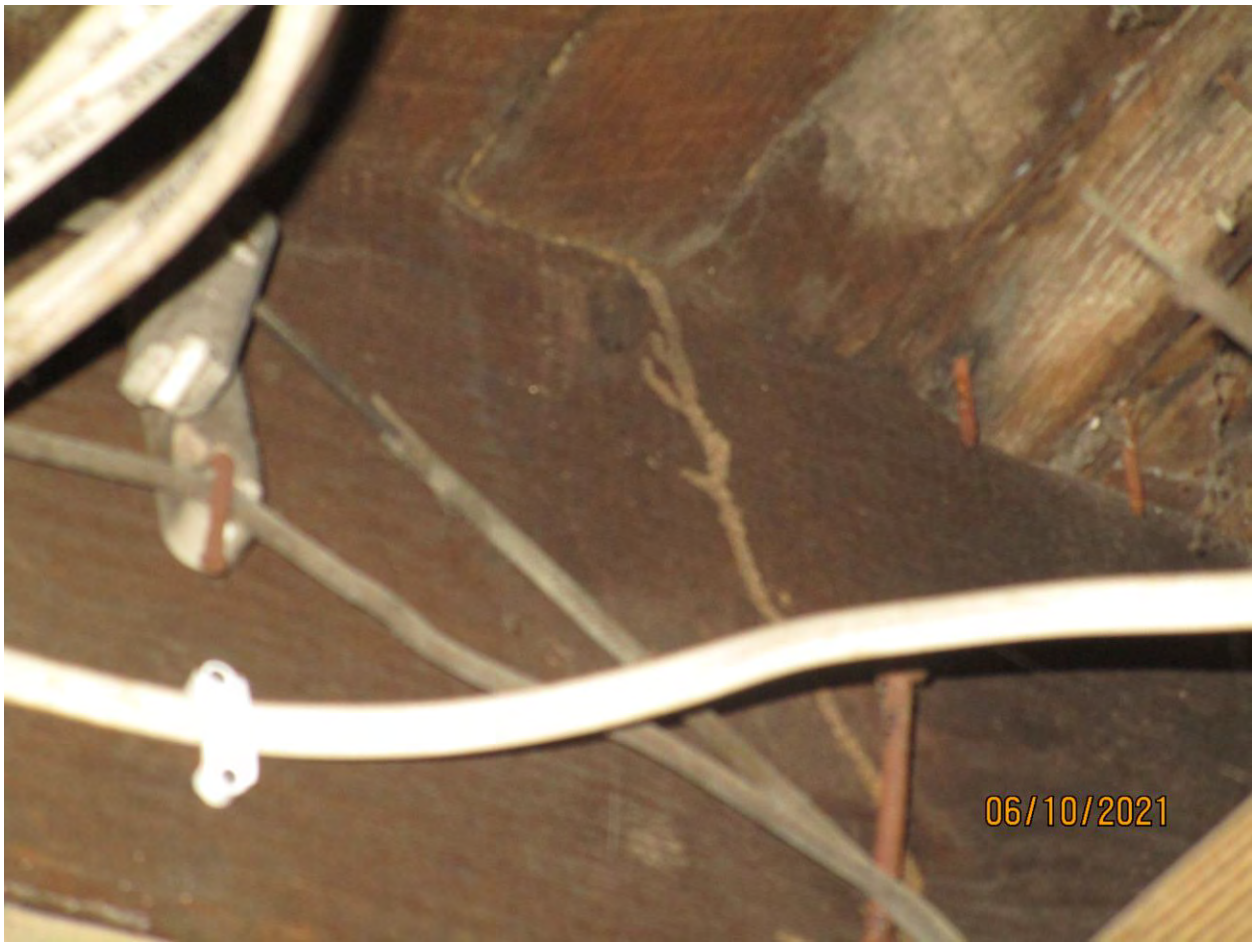




Photograph 53: Typical insect infestation issues with wood joists.

Photograph 54: Typical insect infestation issues with wood joists.

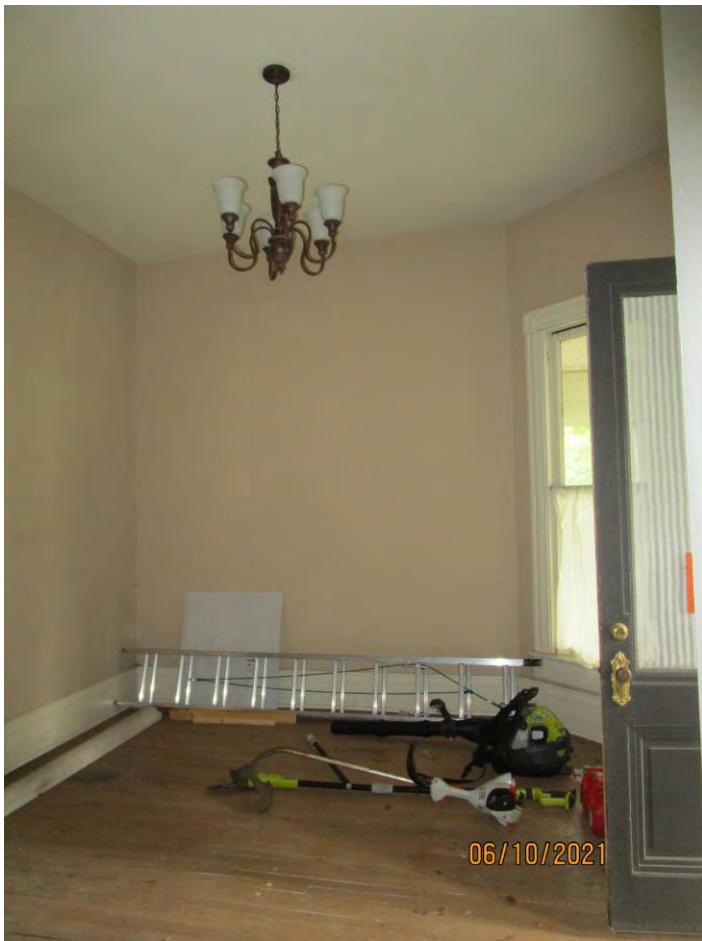




Photograph 55: Typical insect infestation issues with wood joists.

Photograph 56: Overview of basement area.





Photograph 57: Overview of foyer.

Photograph 58: Overview of bedroom #1.





Photograph 59: Overview of bath.

Photograph 60: Overview of bedroom #2 (rear wall missing).





Photograph 61: Overview of bedroom #2.

Photograph 62: Sistered floor joists above bedroom #2.

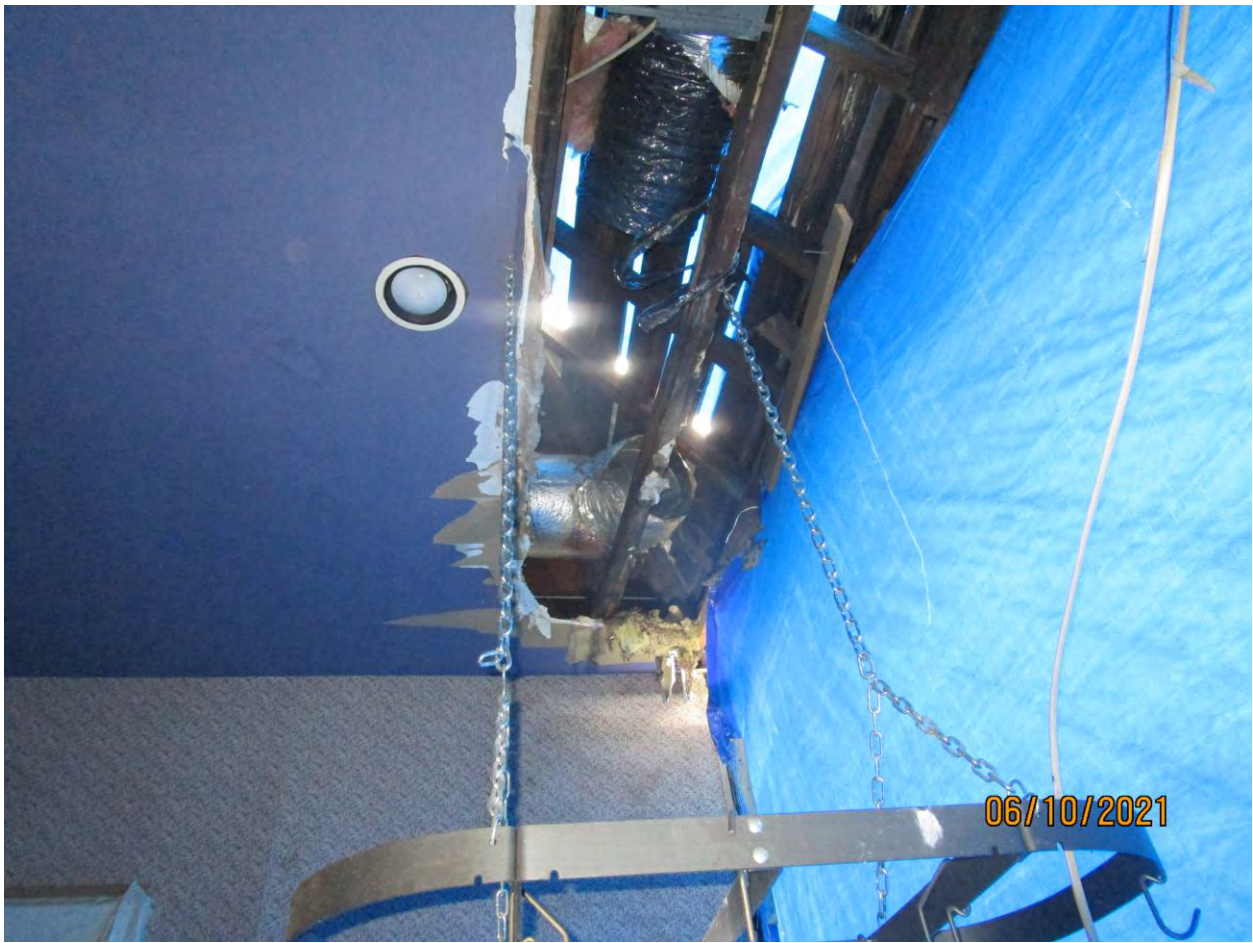




Photograph 63: Sistered floor joists above bedroom #2.

Photograph 64: Overview of kitchen.





Photograph 65: Overview of kitchen ceiling.

Photograph 66: Overview of laundry room.





Photograph 67: Overview of dining room.

Photograph 68: Overview of formal living room.

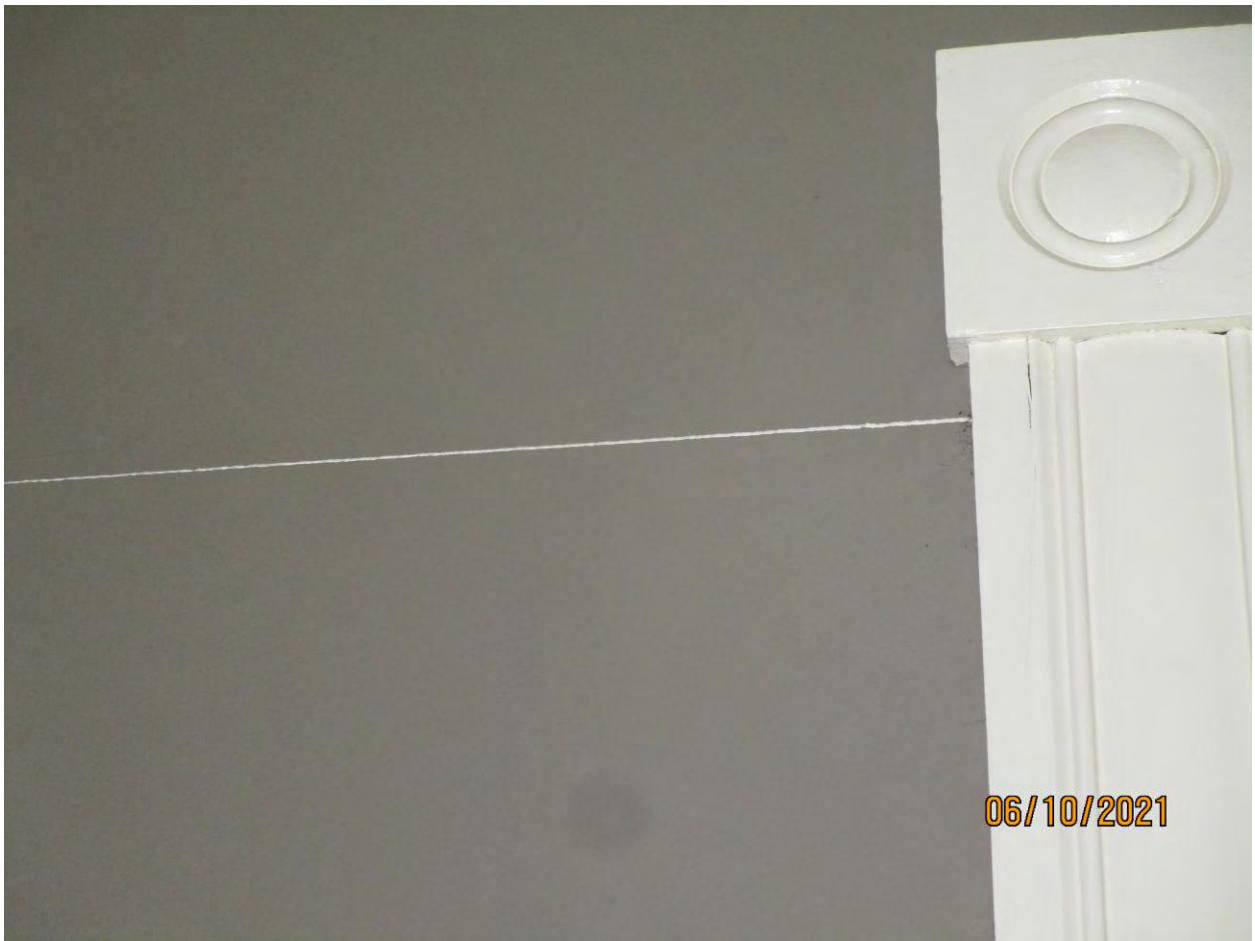




Photograph 69: Displaced left sidewall of formal living room.

Photograph 70: Typical drywall cracks in formal living room.





Photograph 71: Typical drywall cracks in formal living room.

Photograph 72: Typical drywall cracks in formal living room.





Photograph 73: Typical drywall cracks in formal living room.

Photograph 74: Out-of-plumb right hallway wall.





Photograph 75: Out-of-plumb right exterior wall.

Photograph 76: Out-of-plumb left exterior wall.





Photograph 77: Typical wood trim separating in dining room.

Photograph 78: Out-of-plumb wall at left hallway wall.





Photograph 79: Typical drywall cracks in dining room.

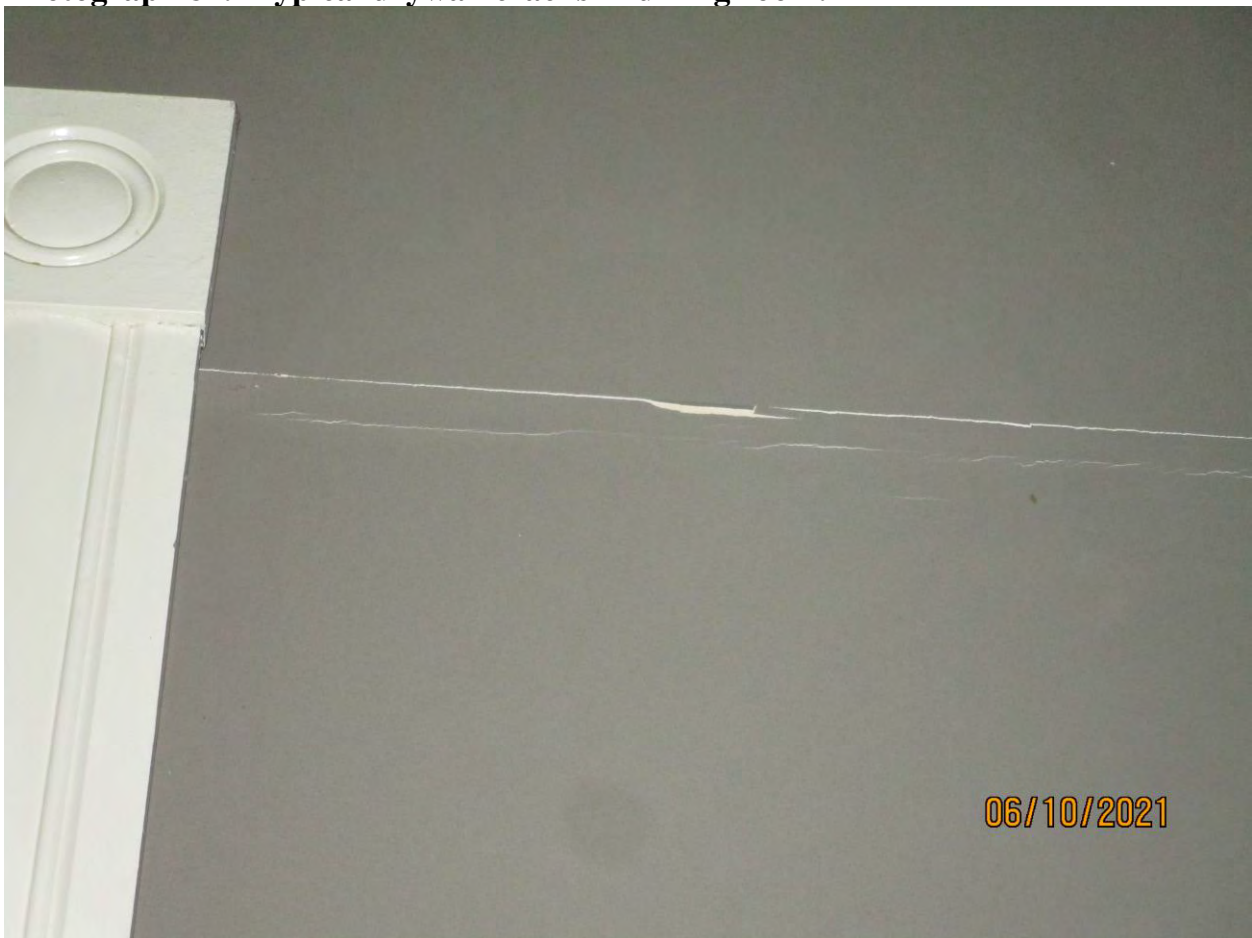
Photograph 80: Out-of-plumb door frame.





Photograph 81: Typical drywall cracks in dining room.

Photograph 82: Typical drywall cracks in dining room.





Photograph 83: Typical drywall cracks in dining room.

Photograph 84: Typical drywall cracks in dining room.

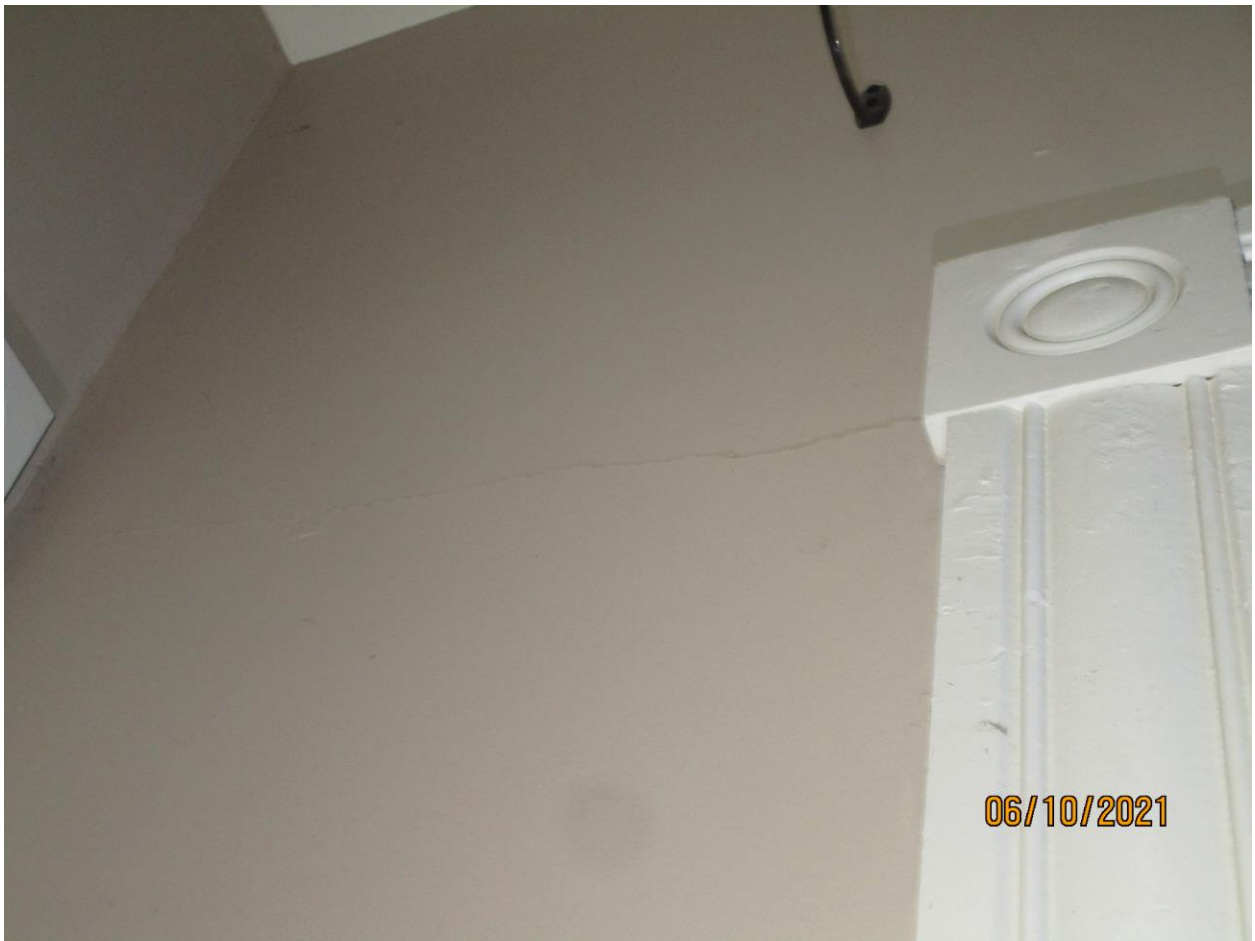




Photograph 85: Typical drywall cracks in dining room.

Photograph 86: Typical drywall cracks in laundry room.





Photograph 87: Typical drywall cracks in laundry room.

Photograph 88: Rotten wall framing in kitchen.





Photograph 89: Rotten wall framing in kitchen.

Photograph 90: Typical drywall cracks in master bedroom.





Photograph 91: Typical drywall cracks in master bedroom.

Photograph 92: Typical drywall cracks in master bedroom.





Photograph 93: Typical drywall cracks in master bedroom.

Photograph 94: Typical roof framing.





Photograph 95: Buckled particle board in master bedroom.

Photograph 96: Overview of master bathroom tub.





Photograph 97: Typical drywall cracks in master bedroom.

Photograph 98: Overview of attic space in master bedroom.





Photograph 99: View of displaced rear wall.

Photograph 100: Typical drywall cracks in master bedroom.





Photograph 101: Typical drywall cracks in master bedroom.

Photograph 102: Typical drywall cracks in master bedroom.





May 5, 2021

Revised June 2, 2021

Troy Harper
904B Villa Place
Nashville, TN 37212

SUBJECT: Residential Opinion Letter
949 Russell Street, Nashville, TN
SE&I Project No: 21-0667

SCOPE OF WORK

At your request, Structural Engineering & Inspections, LLC (SE&I) visited the residential property located at the address referenced above on Wednesday, May 5, 2021. According to our signed agreement, you've asked that we provide our professional opinions concerning the following conditions:

- Restoration on a 1912 home hit by tornado

SE&I's basic scope of services includes a limited site assessment of the finishes and exposed structural elements in the areas that pertain to the conditions noted above. The information gathered and utilized in rendering our opinions is documented below. This letter contains a summary of our observations and professional opinions related to the conditions noted above, as well as generic recommendations for proper repair of identified deficiencies.

In accordance with our signed agreement, any review of documents you provided, performance of calculations or analysis necessary to properly evaluate the conditions, or detailed specifications for repair of identified deficiencies is considered an extra service.

OBSERVATIONS & OPINIONS

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

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

Feasibility of Renovation

1. Observations

- a. Please note: not all specific observations or photos are listed in this report. We have selected notable visual observations and photos to represent the whole of our site visit. Please contact our office if additional observations and photographs are necessary for the intended use of this report.
- b. The house is a two-story wood frame structure clad with siding and constructed over a tall crawlspace foundation system. The foundation wall is constructed of stacked stone.
- c. The grade of the property slopes from front to back of the lot.
- d. In general, the house appears to have deferred maintenance to the exterior and interior finishes and landscaping.
- e. The left wall of the house near the front left corner appears to be damaged, bowed away from the first floor framing.
- f. There are several interior defects along the left wall and interior partition between the room at the front left corner and the fireplace room.
- g. The stairs and front porch have settled. The stair treads and risers are a tripping hazard. There is a significant gap between the foundation wall of the house and the porch slab.
- h. The back wall of the house appears to be missing. The back wall is covered with a tarp.
- i. There is evidence of water intrusion and microbial growth along the entire back wall of the house.
- j. It appears that the second floor is a post-original construction finish out renovation. The second floor area does not appear to comply with modern code standards.
- k. There are several drywall / plaster cracks in the second floor ceiling finishes attached to the rafters.
- l. The roof sheathing and covering at the back of the house is missing. There is significant microbial growth on the framing and interior finishes along the back of the house.
- m. There is a significant crack in the back foundation wall near the back left corner. There are also sections of the back and right foundation wall that have partially collapsed.
- n. There are foundation wall cracks in the porch foundation wall.
- o. The original crawlspace girder beam located below the left hallway wall appears to be replaced with a 2-ply sawn lumber beam. The beam is supported by metal screw jack posts. The post caps are bending and the girder beam is bowing at the back of the house.
- p. There is evidence of termite activity in the first floor joists near the left side of the house.
- q. The back wall of the house and the back elevated wood deck appears to have collapsed into the back yard.

2. Anecdotal Information

- a. It is our understanding the original home was constructed in the early 1900's. The second floor of the house appears to be an addition at some point. The interior finishes and style appear to date the second floor renovation around the 1970's.
- b. It is our understanding the home was impacted by the notable Nashville tornado in March of 2020.
- c. It is our understanding you would like to renovate the existing structure to repair damages caused by the tornado as well as issues from the house sitting vacant for over one year.
- d. The house appears to be placed under the jurisdiction of the Edgefield - Metropolitan Historic Zoning Commission.

3. Discussion

- a. When evaluating the condition of an existing building for structural damages, the goal is to identify the primary vertical and lateral load resisting systems in the building and the primary vertical and lateral force paths that transfer the forces to the foundation. Structural members and connections in the structural system in the vertical, transverse, and longitudinal directions should be identified, and the physical properties and details for these members and connections determined. Critical members and connections are those whose failure would seriously reduce the capacity of the structure to resist the applied forces.
- b. Tornado level winds that encounter a building are forced over and around it. Positive (inward) pressures are applied to the windward walls and try to push the building off its foundation. Negative (outward) pressures are applied to the side and leeward walls. The resulting "suction" forces tend to peel away siding. Negative (uplift) pressures affect the roof especially along windward eaves, roof corners, and leeward ridges. These forces try to uplift and remove the roof covering. Wind pressures on a building are not uniform but increase with height above the ground. Therefore, the roof is particularly susceptible to wind damage since it is the highest building component above the ground.
- c. The Edgefield Historic Preservation Design Guidelines most recently revised in 2017 provides extensive informations concerning repairs and preservation of historic buildings in this zoning area. The Guidelines states the following concerning the Demolishon on page 45:

V. DEMOLITION

A. PRINCIPLE

The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate.

B. GUIDELINES

Demolition is not appropriate

if a building, or major portion of a building, contributes to the architectural or historical or character of the district.

Or, 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.

Demolition is appropriate

- a. if a building, or major portion of a building, does not contribute to the architectural or historical character or significance of the district; or,
- b. if a building, or major portion of a building, has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; 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.
- d. There appear to be several damage and deficiencies with the construction of the subject residence. The damage and deficiencies are related to deferred maintenance and tornado related damages. Further, damages and rot has likely occurred from after the tornado event from remaining vacant and simply covered with tarps for a long period of time.

4. Conclusion

- a. Based on our observations, the proposed project to renovate the house is not feasible to complete without significant modifications to the existing structure.
- b. It is likely more efficient and economical to demolish and reconstruct the building to complete the project. Attempting to keep the majority of the framing while performing repairs to the first and second floor framing, roof, and foundation will present a substantial challenge to economically complete the renovation.
- c. Modern code variants from the local codes jurisdiction would be required to "approve" non-code compliant roof and second floor construction without performing a full remove and replace of these levels.
- d. Although the proposed renovation project may not be feasible to complete from an economic standpoint, efforts can be made to restore the historic building.

5. Recommendation

- a. All repairs or new construction should be performed in compliance with the Edgefield Historic Preservation Design Guidelines.
- b. Please contact our office if you require a detailed plan of repair for the renovations. An additional site visit will be required to develop the plan of repair. The microbial growth must be cleaned and all interior finishes must be removed for our inspection. Please note, it may not be possible to repair some of the framing without removing entire sections of floor/wall/roof to comply with modern building codes standards. Additionally,

items such as attachment to the foundation and other details may not be achieved. We anticipate the following structural items will need to be repaired:

The revision of this report is for a detailed list of repairs to restore the structural integrity of the subject residence. The revisions include only the detailed information for each section below. Please note, we have listed the repairs to the best of our ability from the information collected during our preliminary site investigation on May 5, 2021. Additional repairs may be required after the removal of interior finishes or the contractor begins work. We have not included any non-structural items such as damaged or deteriorated siding, soffit, windows, roof, fireplace, drywall, etc. We recommend consulting a licensed general contractor in the state of Tennessee for an estimate on all non-structural items as well as the structural repairs listed below. All new construction must meet or exceed the minimum requirements of the 2018 Edition of the International Residential Code (IRC) adopted by the local jurisdiction.

- i. Left wall of the house near front left corner: The interior finishes must be removed from the left wall of the first floor room at the front left corner of the house and fireplace room. The left exterior wall appears to have detached from the floor framing and is outside the building envelope. The wall must be brought back into plumb with interior and exterior finishes reinstalled. The repair of the wall must have a sill plate and double top plate that is tied to the existing. The wall should be reframed with new 2x4, S-P-F #2, NLGA studs where the existing studs are damaged. The contractor is responsible for all temporary shoring of the second floor and roof to complete the repairs. In order to comply with modern building standards of construction, let in bracing or wall sheathing must be installed to satisfy braced wall resistance in the repaired area. New sheathing should be installed for an entire wall face or prevent dimensional defects in the field of a wall.
- ii. Back wall of the house: The entire back wall of the house has collapsed or is damaged. A new code compliant wall must be constructed with 2x4 S-P-F #2, NLGA studs, sheathing, sill plates, and double top plates. The top of the first floor wall must be tied to the second floor framing with full depth blocking at 32" on center.
- iii. Second floor framing and layout: The section of the second floor framing along the back of the wall has been damaged from long term exposure to moisture. Several runs for floor joists along the back wall including the subfloor and finishes will need to be removed and replaced with new material. The joists in this area span approximately approximately 15'-0", maximum. We recommend removing the damaged floor joists with Southern Pine #1, NLGA joists spaced at 12" on center. The layout of the second floor area does not appear to meet the minimum code architectural requirements. We recommend consulting with a licensed architect to verify the room layout meets the minimum requirements.
- iv. Roof framing: The roof framing at the back of the house is significantly damaged. Most of the ceiling in the second floor follows the slope of the rafters. There are also several cracks in the ceiling finishes throughout the second floor space. The rafters appear 2x6 members. The roof is a hipped roof with no supports at the interior of space. There is a foam board insulation between the drywall and the rafters.
 - (a) Ideally, all the ceiling drywall and insulation would be removed from the second floor ceiling to observe the condition of the roof framing. It will likely be necessary to install roof braces to interior load bearing walls to properly support the valleys,

hips, and ridges of the roof, remove and replace damaged 2x6 rafters and roof sheathing, as well as use a closed cell foam insulation to prevent moisture from being trapped in the closed rafter cavity. It is most likely that the roof needs to be simply demolished and reconstructed to comply with modern building code standards. The existing support locations, materials, and spans are not sufficient for long-term performance.

- v. Partial collapse and large cracks in the back and right foundation walls: The foundation is constructed of stacked stone. The foundation wall appears to be damaged and partially collapsed along the back and right walls of the house. All damaged sections of the foundation must be repaired by a qualified mason who specializes in historic construction and renovations.
- vi. Elevated wood deck along back of house: The elevated wood deck along the back of the house has collapsed, likely from the collapse of the back wall. A new deck should be constructed to replace the deck. The previous dimensions of the deck are unknown at this time. All new deck construction must comply with the 2018 Edition of the IRC and the document published by the American Wood Council (AWC) titled Design for Code Acceptance - 6 (DCA6). Please contact our office to size any materials necessary such as joists and beams to rebuild the deck.
- vii. Retaining wall and steps at right side of house: The retaining wall and steps in the right side yard appear to be failing. The steps have uneven treads and the retaining wall appears to be leaning and cracking. The wall and steps should be removed and replaced. Please contact our office if you would like a designed retaining wall detail.
- viii. Front porch steps and slab: The front porch steps are sloped and inconsistent. The steps are a tripping hazard and must be removed and replaced. There are several large cracks in the front foundation wall of the front porch indicating settlement of the front porch. The front porch slab has settled along the exterior wall of the house. There are also missing porch columns at the front left and back right corners of the porch. We recommend removing and replacing the front porch slab to get an acceptable step-up into the home. The cracks in the foundation wall must be repaired by a qualified contractor.
- ix. First floor girder and supports: The first floor girder at the back left corner of the house has been removed and replaced at some point in the life of the house. However, the girder is supported by screw-jack posts. The girder is twisted from the use of improper supports. The first floor girder along the left side of the house must be removed and replaced with a new girder and code compliant supports over a reinforce concrete footing.
 - (a) The new girder must be a minimum 3-ply 2x10 S-P-F #2, NLGA beam. The beam must be supported at 5'-0" on center with minimum pressure treated 6x6 SYP #2, NLGA posts. The posts must bear over a minimum 24" square x 10" thick concrete footing with (2) #4 bars in each direction. Provide Simpson Strong-Tie RPBZ base clips and AC6 post caps, or similar, to restrain the beam from lateral translation. The length
- x. Termite damaged floor joists: There are several floor joists that appear to be deteriorated from termite activity. All termite damaged joists must be sistered with a new full length 2x10 S-P-F #2, NLGA joist.

- (a) There is also an area of infilled framing. The infill framing is in the hallway area between cut ends of the joists. The infill framing must be removed and replaced with new joists to clear span from girder to girder.

- xi. Wood rot of lumber along back of house: There is evidence of wood rot at the base of some of the wood framing in the crawlspace area. Wood should not be in contact with the ground surface. Construct a concrete pad and remove and replace the deteriorated wood framing, as necessary. All water damaged subfloor and floor joists along the back of the house need to be removed and replaced with new materials.

LIMITATIONS

SE&I has performed a limited site survey of the existing conditions of the residence in an attempt to gather adequate information to form professional opinions concerning the conditions described by our client.

SE&I has relied upon the information gathered during our review and survey of the residence to develop our opinions, and recommendations. In existing construction, many of the structural components and systems are covered by interior and exterior finishes that prevent observation and assessment of their condition. We have not been authorized to perform any destructive (or nondestructive) evaluation or testing unless specifically noted above. A detailed evaluation and analysis of every structural member, even where visible, is beyond the scope of services for this report.

Although our report may be considered “final”, additional information may become available from other sources for many reasons, including receipt of other’s reports or additional investigative activities. Newly discovered evidence and information can affect the opinions stated within this report. Therefore, we reserve the right to amend the report to the extent dictated by the new information.

If I can be of any further assistance, please do not hesitate to call.

Respectfully submitted,

Structural Engineering & Inspections, LLC

Nolan R. Williams, PE
Structural Engineer



PHOTOGRAPHS



Photo 1:



Photo 2:



Photo 3:



Photo 4:



Photo 5:



Photo 6:



Photo 7:



Photo 8:



Photo 9:



Photo 10:



Photo 11:



Photo 12:



Photo 13:

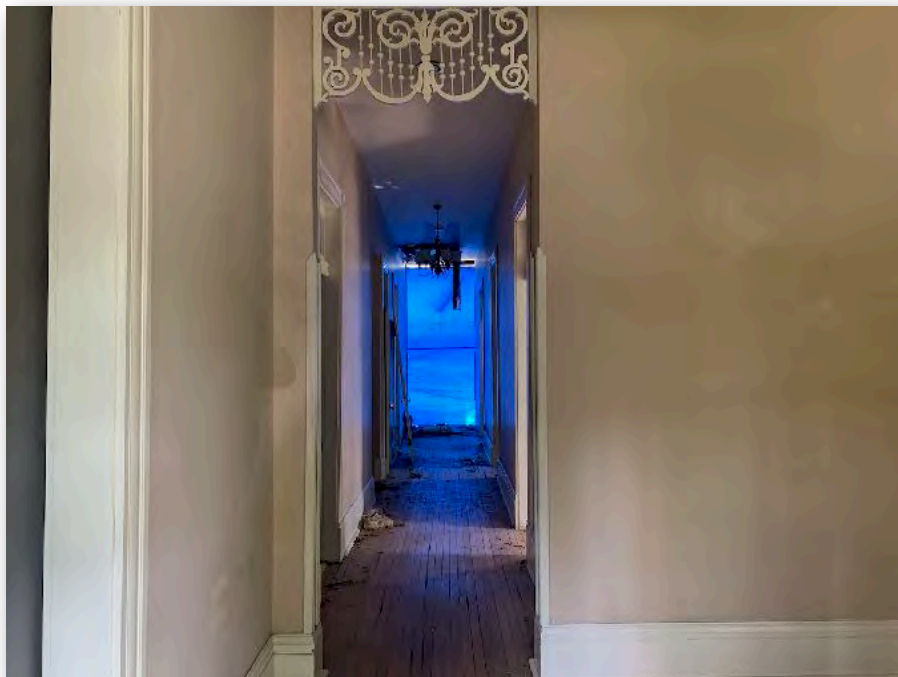


Photo 14:



Photo 15:



Photo 16:



Photo 17:

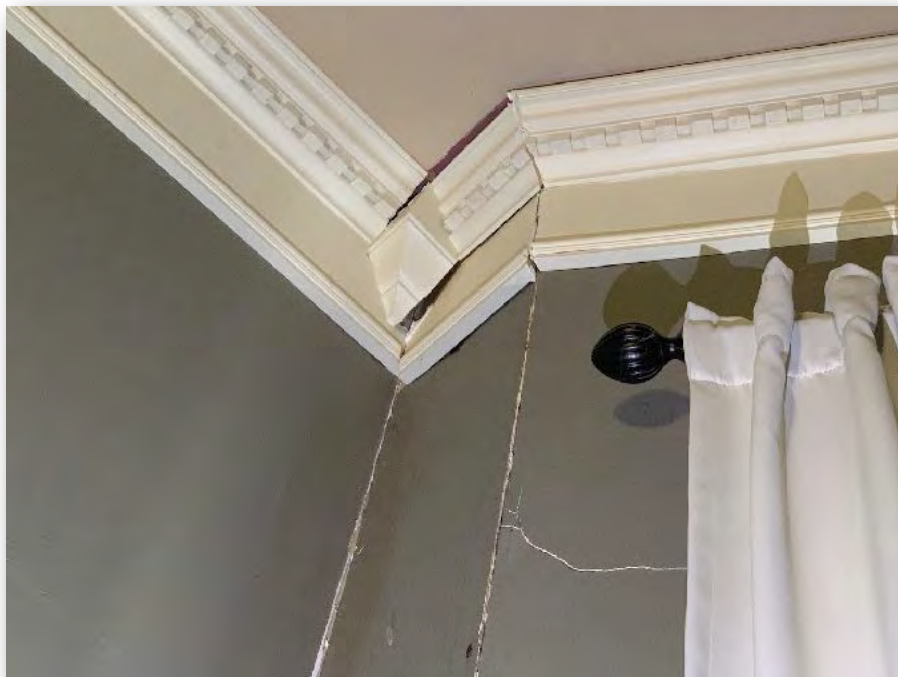


Photo 18:



Photo 19:



Photo 20:



Photo 21:



Photo 22:



Photo 23:



Photo 24:



Photo 25:

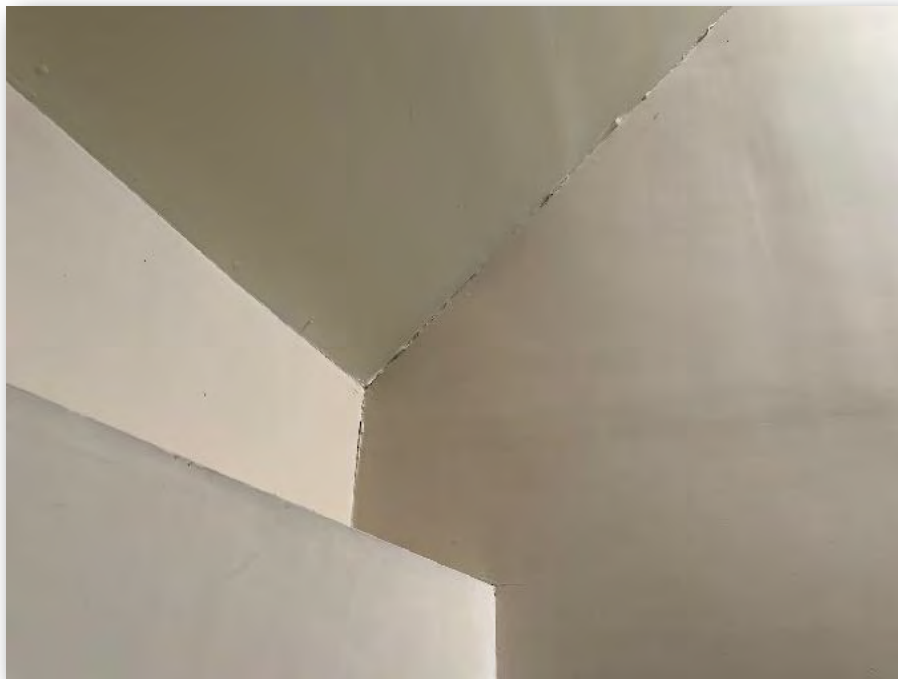


Photo 26:



Photo 27:



Photo 28:



Photo 29:



Photo 30:



Photo 31:



Photo 32:



Photo 33:



Photo 34:



Photo 35:



Photo 36:



Photo 37:



Photo 38:



Photo 39:



Photo 40:



Photo 41:



Photo 42:



Photo 43:



Photo 44:



Photo 45:



Photo 46:



Photo 47:



Photo 48:



Structural Engineering & Inspections, LLC
Knowledge - Experience - Integrity

Invoice

P.O. Box 2485
 Brentwood, TN 37024-2485
 Office: (615) 819-0029
 Fax: (615) 819-0297
 www.SEandI.com

Date	Invoice #
6/2/2021	31377

PAID
06/03/2021

Bill To
Troy Harper 949 Russell Street Nashville, TN 37206

Terms	Due Date	Customer P.O. No.
Due on receipt	6/2/2021	

Vendor No.	Project #	Project
	21-0667	

Date	Item	Notes	Hrs/Qty	Rate	Amount
5/11/2021	Phone Calls		0.5	175.00	87.50
6/2/2021	Report		1.75	175.00	306.25
6/2/2021	Administrative		0.5	75.00	37.50

Thank you for your business.	Total	\$431.25
	Payments/Credits	-\$431.25
	Balance Due	\$0.00

Pay your invoice online safely and securely through the payment portal on our website at www.SEandI.com. The preferred method of payment is to pay directly from your checking account by entering you bank information. We also take most major credit cards. You may pay using cash or paper check, however this may delay receiving of your report.

GENERAL NOTES:

1. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE RULES, REGULATIONS AND CODES, OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK PRIOR TO BEGINNING THE WORK.
2. THE LOCATION AND SIZE OF EXISTING UTILITIES SHOWN ON THESE CONSTRUCTION PLANS IS APPROXIMATE ONLY. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN, OR MAY VARY FROM LOCATIONS SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO VERIFY LOCATION AND SIZE OF ANY AND ALL UNDERGROUND OR OVERHEAD UTILITIES. NO GUARANTEES ARE EXPRESSED OR IMPLIED WITH RESPECT TO UTILITY LOCATIONS AND SIZES SHOWN HEREIN.
3. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE CONSTRUCTION PLANS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY DESIGNER BEFORE PROCEEDING WITH THE WORK. IF DESIGNER IS NOT NOTIFIED, THE CONTRACTOR SHALL ASSUME AND TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION AND ANY OTHER DAMAGES OR COSTS STEMMING THEREFROM.
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6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THE PREPARATION OF THESE CONSTRUCTION PLANS AND NO REPRESENTATION IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS, FACILITIES, WELLS, SINK HOLES, GRAVE SITES, DEBRIS OR ANY OTHER SUBSURFACE CONDITION THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROJECT.
7. TROY HARPER DESIGNS DOES NOT GUARANTEE THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUITABILITY OF SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.
8. TROY HARPER DESIGNS DOES NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUBCONTRACTOR, SHALL HAVE NO AUTHORITY TO STOP WORK, SHALL HAVE NO AUTHORITY TO DIRECT WORK, SHALL HAVE NO RESPONSIBILITY FOR JOB SITE SAFETY, OR HAVE ANY CONTROL OVER JOB SITE SAFETY.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE CONSTRUCTION PLANS.
10. THE CONTRACTOR SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UNDERGROUND OR OVERHEAD UTILITY LINES OR EASEMENTS.
11. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE TENNESSEE UNDERGROUND UTILITY DAMAGE PREVENTION ACT (ONE-CALL) AND FOR ESTABLISHING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER THAT WILL NOT CAUSE DAMAGE TO EXISTING UTILITIES THAT ARE TO REMAIN. TO THE EXTENT ANY EXISTING UTILITIES ARE DAMAGED, CONTRACTOR SHALL REPAIR ALL DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTORS EXPENSE. TROY HARPER DESIGNS IS NOT RESPONSIBLE FOR ANY DAMAGES AS A RESULT OF CONTRACTORS FAILURE TO COORDINATE UTILITY WORK.
12. NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
13. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH ALL APPLICABLE RULES, REGULATIONS AND CODES WITH RESPECT TO STORM WATER DISCHARGES, OR SEDIMENT OR EROSION CONTROL THROUGHOUT CONSTRUCTION. THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND SILTATION ORDINANCES.
14. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES. TROY HARPER DESIGNS IS NOT RESPONSIBLE FOR ANY EROSION OR SEDIMENT PROBLEMS ENCOUNTERED DURING CONSTRUCTION.

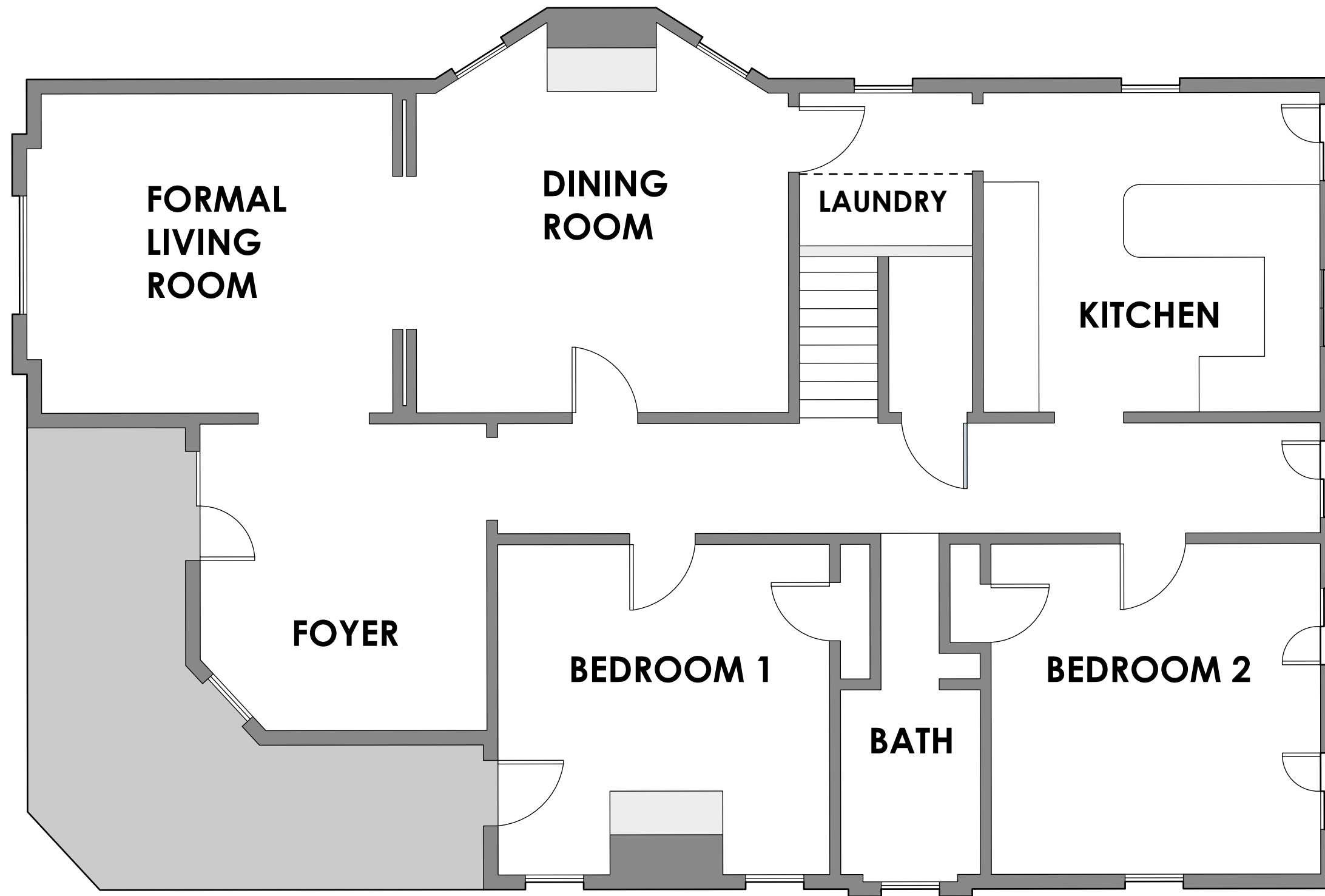


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- NO PART OF THESE PLANS SHALL BE USED FOR MARKETING OR ADVERTISING PURPOSES WITHOUT EXPRESS WRITTEN CONSENT FROM TROY HARPER DESIGNS.
- FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS PROJECT WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM FINISHED SQUARE FOOTAGE.

949 RUSSELL ST.
NASHVILLE, TN 37206

TOTAL SQ FT: 1,880



A 943 RUSSELL ST. - floorplan
001 scale: 1'-0" = 30'-0"



949 RUSSELL ST - restoration
scale: 1'-0" = 30'-0"

A 02

GENERAL NOTES:

1. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE RULES, REGULATIONS AND CODES, OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK PRIOR TO BEGINNING THE WORK.
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949 RUSSELL ST.
NASHVILLE, TN 37206

949 RUSSELL ST - PARCEL DETAILS

PARCEL ID: 08212038300

LEGAL DESCRIPTION:
LOT 27 PAYNE ADDN TO EDGEFIELD

ACREAGE: 0.26

FRONT DIMENSION: 50'

SIDE DIMENSION: 171.95'

REAR DIMENSION: 85'

CENSUS TRACT: 37019200

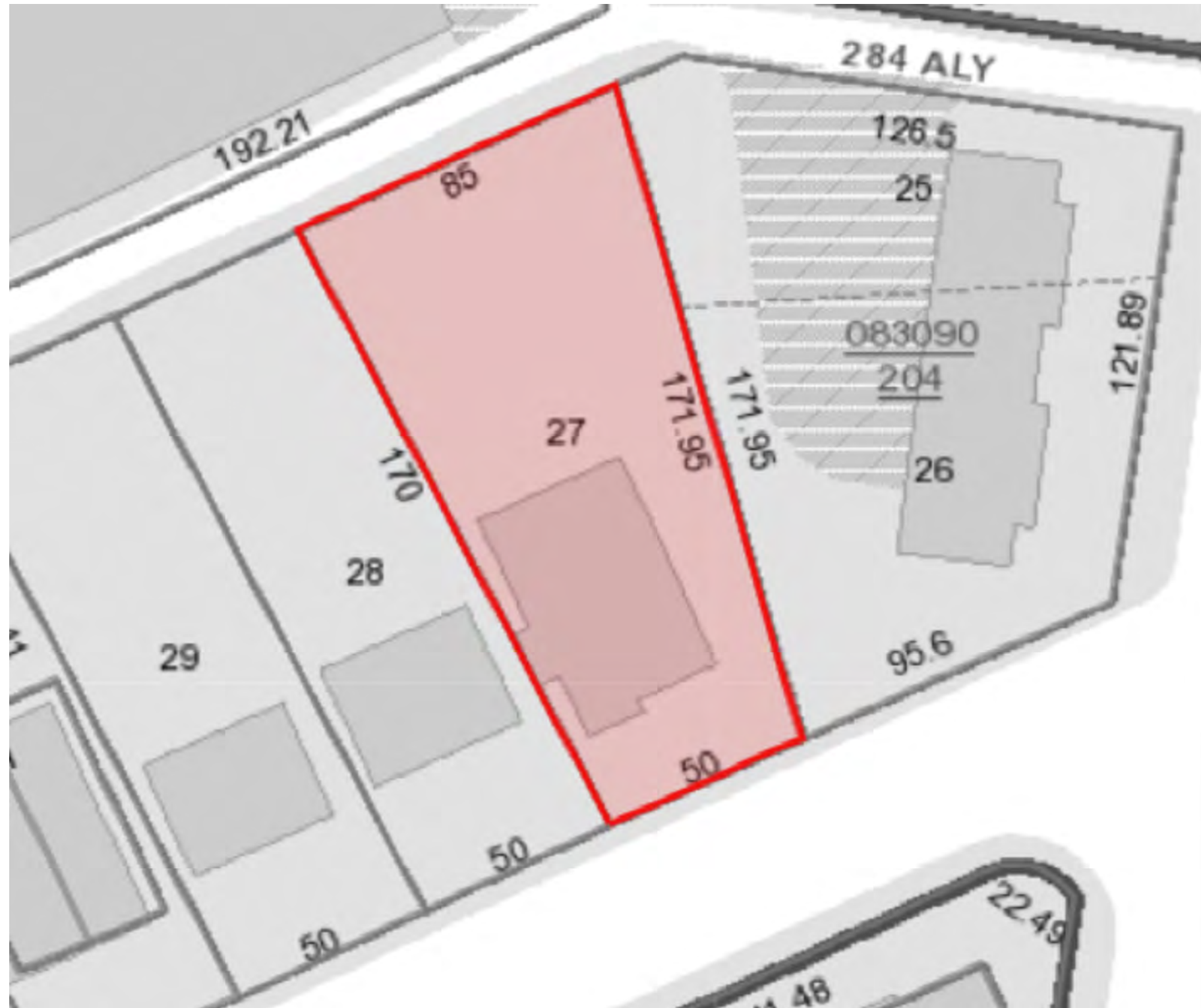
COUCIL DISTRICT: 06

LAND USE: SINGLE FAMILY

ZONING: R8

ZONING CODE: OV-HPR

ZONE DESCRIPTION:
MEDIUM DENSITY RESIDENTIAL,
REQUIRING A MINIMUM 8,000
SQUARE FOOT LOT AND INTENDED
FOR SINGLE AND TWO-FAMILY
DWELLINGS AT A DENSITY OF 5.79
DWELLING UNITS PER ACRE.



A	949 RUSSELL ST. - existing
001	scale: 1'-0" = 30'-0"



949 RUSSELL ST - concept drawings

A	001
----------	-----

A	02
----------	----



EXISTING



CONCEPT OF NEW BUILD HONORING EXISTING

A	949 RUSSELL ST. - setback lines + footprint
001	scale: 1'-0" = 30'-0"





A	949 RUSSELL ST. - 3D - concept drawings
001	scale: 1'-0" = 30'-0"

949 RUSSELL ST - concept drawings

A

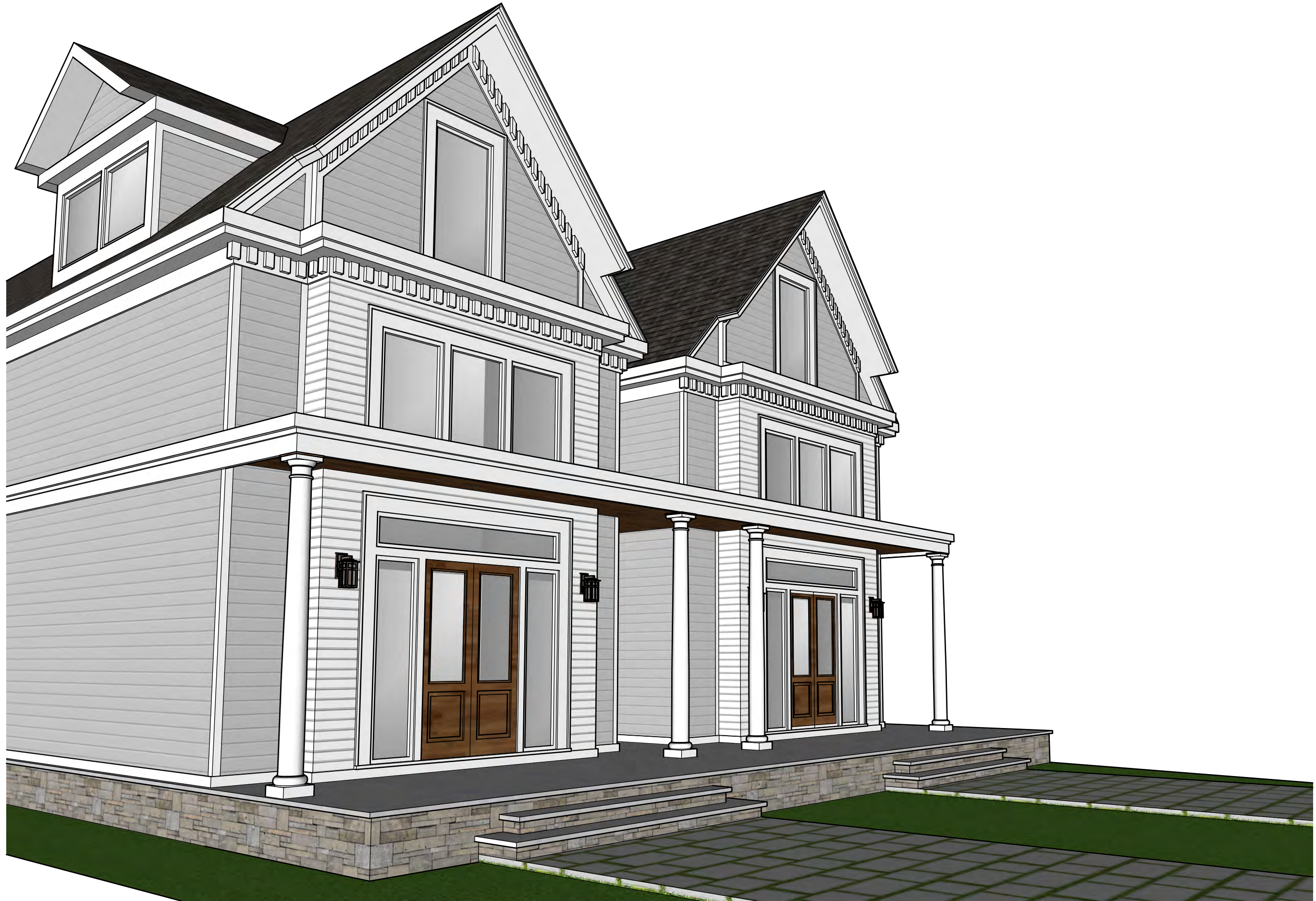
001

A

04

scale: 1'-0" = 30'-0"





949 RUSSELL ST - concept drawings

scale: 1'-0" = 30'-0"

A

001

A

05





949 RUSSELL ST - concept drawings

A 06

A 001

scale: 1'-0" = 30'-0"

Tackett Holdings LLC
212 Robert Ave
White House, TN 37188
T.holdings17932@gmail.com

Estimate

ADDRESS

Bob Huggins
Over Par Development

ESTIMATE # 1006

DATE 11/05/2020

ACTIVITY	QTY	RATE	AMOUNT
Earthwork DEMOLITION: 949 Russel St; Nashville, TN ~Demo of existing 2 story residence w/basement	1	32,680.00	32,680.00
Call Ty Tackett with any questions: 813-727-9604		TOTAL	\$32,680.00

Accepted By

Accepted Date



PRESERVATION PERMIT APPLICATION

METROPOLITAN HISTORIC ZONING COMMISSION

3000 Granny White Pike, Nashville, TN 37204

615-862-7970, 615-862-7974 fax, HistoricalCommission@nashville.gov

DEADLINE: Complete applications must be received a minimum of 16 days prior to the next MHZC hearing which takes place on the third Wednesday of the month. Please visit www.nashville.gov for the schedule. Incomplete applications will not be scheduled until all information has been received.

PROPERTY ADDRESS: 949 Russell St. Nashville, TN 37206

APPLICANT (All communication by phone, fax, email or mail will be with the applicant.)

Name TROY HARPER

Mailing Address 2249 CROCKER SPRINGS TR

City GOODLETTSVILLE, TN Zip Code 37072

Contact Phone 615.992.1506 Email troyalanharper@gmail.com

Owner Contractor Architect/Designer Other _____

PROPERTY OWNER (If different from applicant.)

Name ROBERT HUGGINS

Mailing Address 904 VILLA PL.

City NASHVILLE, TN Zip code 37212

Contact Phone 520.256.5057 Email bhugginsaz@gmail.com

Code Administration's Temporary Bldg Permit # T2020046168

(This number starts with a "T" followed by the year. It may also be obtained later.)

SIGNATURE [Signature] **DATE** 1.1.2021

I/We the above signed do hereby make application for a Preservation Permit following plans and proposals to be undertaken within the boundaries of an historic preservation overlay pursuant to Article IX of the Metropolitan Code.

SERVICE & PRODUCT PROVIDERS

The MHZC Foundation does not make recommendations. This is only a list of businesses that have frequently worked in historic districts. You should still check references and other resources such as the Better Business Bureau.

SERVICES

APPRAISERS

[Shirley Adkins](#)

615-255-2611

[Manier & Exton Real Estate Appraisers](#)

615-383-8751

Richard J. Roddewig, MAI (familiar with HNI easements)

Clarion Associates, Inc.

rroddewig@clarionassociates.com

312-630-9400

ARCHITECTS/DESIGNERS

[Bootstrap Architecture & Construction](#)

craig@project-bootstrap.com

615-715-4078, 615-504-8719

[Paul John Boulifard](#)

off: 615.913.3165

mbf: 417.496.4286

p@boulifard.com

[DA/AD Architects](#)

615-248-3223

[Mitch Hodge. architect](#)

615-386-3357

mitchhodge@comcast.net

[the architect Workshop](#)

615.750.3137

[Van Pond. architect](#)

vpond@vanpondarchitect.com

615-292-2305

[Bill Johnson. architect](#)

615-292-4017

[MJM architects](#)

615-244-8170

[Pfeffer Torode Architects](#)

615-383-0355 Office

[Hastings Architecture Associates, LLC](#)

615-329-1399

[Cheyenne Smith. designer](#)

(615) 430-6985

cheyenne@cheyennesmith.com

[Smith Gee Studio](#)

(615) 739-5555

[Taylor Made Plans](#)

615-650-8956

lynn@taylormadeplans.com

[Allard Ward Architects](#)

615-345-1010

Mward@allardward.com

[Manuel Zeitlin Architects](#)

615-256-2880

manuel@mzarch.com

[Nine12 Architects](#)

info@nine12architects.com

615-761-9902

CHIMNEY REPAIR & CLEANING

[Ashbusters Chimney Service](#)

459-2546

Metro Historical Commission Foundation

A Friends Group of the Metro Historical Commission



The Metro Historical Commission Foundation is a 501(c)(3) nonprofit friends group which assists the MHC in its efforts to identify, protect, study and interpret the rich history of Nashville.



SERVICES, Continue

Chim Chimney

(615) 364-8987

Nashville Fireplace and Chimney

(615) 906-3043

CONTRACTORS/CRAFTSMAN

Artisan Build Construct

615-988-1769

info@artisanbuildconstruct.com

Building Company Number 7, Inc.

615-891-2398

Custom Hardscapes

615-887-5554

Grau General Contracting

gary@graugeneral.com

931-682-0099

MCR, General Contractors

615-596-2625

MidWest Maintenance

800-537-4664

Ochoa Bros Construction

615-516-7885

ao@ochoabros.com

Paul Davis Restoration of Middle TN

615-828-9400

jim@pdmnashville.com

The Porch Company

615-662-2886

Tiny's Construction, LLC

615-333-9155

W.H. Austin Design Build

256-606-8690

CARPENTERS

Boyce Woodworking

615-742-3330

East Nashville Cabinets

615-258-4135

Vintage Millworks, Inc.

615-244-8044

J.P. Harris

(802) 368-7066

CONSULTANTS

History, Inc.

615-228-3888

Phil Thomason & Associates

615-385-4960

Heritage Consulting Group

DRAFTSMEN

Barbara Harris

615-228-2579

A.J. Hasan

(615) 423-5150

tabulayla@yahoo.com

Pam Stoll

615-498-3817

Julie Warwick

jrw.histpres@gmail.com

615-485-0937

ENERGY EVALUATORS/UPGRADES

E3 Innovate

(615) 876-5479 or 424-3285

Diligent

615-200-8220

ENGINEERS--STRUCTURAL

EMC Structural Engineers

Mark Buchanan

615-781-8199

markb@emcnashville.com

Fred Weis, PE

615-953-9474

SERVICES, Continue

Garman Engineering Company

615-278-6170

Structural Engineers & Inspections, LLC

615-819-0029

ENGINEERS—SURVEY

Dale & Associates

615-297-5166

S&ME

FENCING AND SECURITY

Outdoor Wood Works (fence and decks)

FINANCIAL INCENTIVE INVESTORS

Ty L. Scheske

U.S. Bancorp Community Development Corporation

615-251-9429 | ty.scheske@usbank.com

FLOORS

Lawrence Flooring & Interiors

FURNITURE REPAIR & REFINISHING

Rosewalker Arts

615-876-8500

INTERIOR DESIGNERS

Franklin Preservation Associates

Beth Haley, Interior Design

615-228-3664

Patina Perfect Design

(specializing in historic paint colors)

615-306-0275

INSURANCE

Chubb Personal Insurance

www.chubb.com

LOANS

Volunteer Mortgage Inc.

615-915-1347

LOCKS

Hosse & Hosse

615-226-2420

MASONS & MASONRY CLEANING

Conservation of Sculpture & Objects Studio Inc.

773-594-1451

G.C. Laser Systems Inc.

844-532-1064

Tony Novack Studio, sculpture and concrete restoration

615-385-4368

Jake Travis

Arrow Head Masonry

931-982-5783

931-285-2127

Valenciano Masonry

Homero Vanenciano

615-424-1558

METAL WORK

Custom Sheet Metal & Design

615-320-1045

jragan@srctn.com

John Woolsey Art Metal Design

johnnywoolseyart@gmail.com

MOVERS-STRUCTURAL

Edwards Moving & Rigging

615-830-3799

Toothman Structural Movers

615-579-0755

SERVICES, Continue

PAINTING, FAUX PAINTING & MURALS

[Holloway Painting](#)

615-310-0222

Jud the Painter

615-586-5400

Luke and Bob's Painting

615-790-6244

[Murals & More LLC](#)

615-591-2575

[Woodgrain Studios](#) (faux painting)

595-9882

PLASTERING

[Allstate Plastering and Stucco](#)

615-794-8159

[Finley Plastering & Stucco](#)

615-512-1224

Giovanni

615-426-4481

Wayne Hutchenson

615-585-6213

REFINISHING/REPLATING

[Leonard Plating Co.](#)

615-254-8308

SOLAR

[Lightwave Solar Electric](#)

615-641-4050

[Power Home Solar](#)

THERMAL

Tennessee Geothermal Tech

615-206-7971

BATH REFINISHING

[Absolute Refinishing](#)

615-668-8439

tntubs@absoluterefinishing.com

[Miracle Method Surface Refinishing](#)

888-271-7690

LANDSCAPE & TREE SERVICE

[Druid Tree Services](#)

615-373-4342

[Siteworks](#)

615- 356-5430

PLUMBING

[Republic Plumbing Heating & Cooling](#)

615-865-3005

ROOFING

[Above All Roofing](#)

615-715-4070

[R D Herbert & Sons Roofing](#)

615-242-3501

WEATHERIZATION

DocAir

615-373-2498

www.docair.com

[Healthy Indoor Technologies](#)

615-781-8645

WINDOW REPAIR

[East Nashville Cabinets](#)

615-258-4135

[MCR. General Contractors](#)

615-596-2625

[Quinn's Stained Glass Repair & Restoration](#)

615-308-3447

PRODUCTS

REPLACEMENT WINDOWS

[Bootstrap Architecture & Construction](#)

craig@project-bootstrap.com
615-715-4078, 615-504-8719

[Crestline Windows & Doors](#)

(Select Wood series)

[Dale Inc.](#)

615-254-3454

[Eagle Windows & Doors](#)

(Eagle Talon series)

[Hurd Windows & Doors](#)

[Jeld-Wen Windows & Doors](#)

(Custom Wood series)

[Marvin Windows & Doors](#)

(Ultimate Double-Hung series; single-glazed option available)

615-254-3454

[Vintage Millworks, Inc.](#)

615-244-8044

[Weather Shield Windows & Doors](#)

STORM WINDOWS

[Asberry Storm Window Co](#)

615-822-1077

[Inngerglass Window systems](#)

STOREFRONT WINDOWS/NANO WALLS

[Hillyer Architectural Products](#)

615-678-7437

DOORS

[Classic Doors](#)

Info@Cdoorsinc.Com

CABINETS

[Antique Cabinet & Woodshop](#)

615-868-5863
antiquewoodshop1@yahoo.com

[Maxwell Cabinets](#)

615-566-6510

GLASS

[Evans Glass](#)

615-361-8788

[Lewis Glass Company](#)

615-790-1977

GUTTERS

[Englert Leaf Guard of Nashville](#)

877-674-0227

LIGHTING

[Hermitage Lighting](#)

615-843-3300

[Herwig Lighting](#)

[Rejuvenation](#)

[Brass Light Gallery](#)

www.brasslight.com

MASONRY PROVIDER

[Alley-Cassetty Brick](#)

615-207-4693

[Centurion Stone](#)

[Natchez Stone](#)

615-646-2422

[Union Station Brick](#)

615-321-5800

PRODUCTS, Continue

Mortars
AG Heins, Knoxville
615-525-5363

DeGrunchy's Lime Works
215-536-6706

MOULDINGS & HARDWOODS

[Good Wood Nashville](#)
615-596-3522

[Haney Custom Sawmill](#)
615-536-6163

[Just Plane Wood Carpentry](#)
615-262-6246

[Outdoor Wood Works](#)
615-207-4492

[Vintage Millworks, Inc.](#)
(615) 244-8044

[Winell Lee Mouldings & Hardwoods](#)
931-372-WOOD

[Woodstock Vintage Lumber, Inc.](#)
615-401-7117

SALVAGE BUILDING MATERIAL

[Habitat ReStore](#)
1001 8th Avenue South

[Preservation Station](#)
615-292-3595

TILE

[Red Rock Tileworks](#)
883-348-8462

VENTS

[Fancy Vents](#)

WALLCOVERINGS

[Kemp Wallcoverings](#)
615-356-9249

[Wallpaper and Designer Home Consignments](#)
615-292-7590



Reliable Construction Services
615.504.0156 RCS-Tenn.com
5543 Edmondson Pike, Ste.143
Nashville, Tennessee
37211
United States

Prepared For
Bob Huggins
944 Russell Street
Nashville, Tennessee
37206
United States

Proposal Date
05/14/2021

Proposal Number
2000772

Overview

Visual observations of the above property were made on site by RCS on May 7, 2021. Our findings are as follows: The wood frame structure has significant wide spread damage not only from the tornado but also due to age, poor maintenance, poor repair technique, water damage and rot. The gutters most likely have not functioned properly in quite some time therefore causing excessive roof water against the exterior wood clad walls and foundation. One obvious example of this is the left front corner that has significant wood deterioration, the frame has become disconnected from the stone foundation and the siding is a replacement and not original. Water has been allowed to sink at the foundation and settlement cracks and partial foundation wall collapses are present. It appears the first floor frame system will partially collapse in the near future because the drop girder has rotated and the light duty temporary support poles, the only means of support, are many degrees out of plumb.

Considering the financial burden it would take to attempt to re use any part of the current structure, we recommend to demolish this building and build new.

Pricing

Description	Rate	Qty	Line Total
preliminary demo	\$45,000.00	1	\$45,000.00
		Subtotal	45,000.00
		Tax	0.00
		Proposal Total (USD)	\$45,000.00

Notes

Preliminary only. Not for bid.

Terms

You may e-sign this contract by clicking the signature line below.

After signing, a deposit request will be sent. 30% payable by check or card in order to be scheduled.

Partial invoices will be sent on a weekly basis for partial work complete.

Unpaid invoices older than 30 days will result in an additional 6% finance charge of the balance due.

Payment plans available. We offer financing for qualified parties. Ask for details.

Bob Huggins



Robert Huggins <bhugginsaz@gmail.com>

949 Russell Street

1 message

Joshua Jarrett <joshuarjarrett7@gmail.com>

Mon, Jun 28, 2021 at 6:07 PM

To: bhugginsaz@gmail.com

Cc: Danielle Rice <daniellerice33@gmail.com>

Dear members of the Planning Commission, the Historical Commission, and the Five Points community,

My wife Erin and I live directly across the street from the subject property. Additionally, I am president of the 10th & Russell HOA which includes eight homeowners whose properties are likewise in close proximity.

We strongly support the efforts made by Robert Huggins and his partners to revitalize 949 Russell Street and ask that you allow them to proceed posthaste. By repeatedly tying his hands, the property has devolved into a neighborhood eyesore and security issue. Worse, it is a constant reminder to those of us who look at it and walk past it in our everyday lives of the March 2020 tornado and the painful disruption that event caused throughout the region.

As in the Wizard of Oz, most of this property was taken from us during the tornado, including the deck and other structures in the backyard. What was left was half of a house without numerous external walls that was declared uninhabitable by the Fire Department. There were no immediate or ongoing steps any owner of this property could have taken to preserve the home's livability, or even desirability, post event. Every similar local building we have observed post tornado has been torn down (if anything was left standing), and fortunately many houses have already been rebuilt. Why are we preventing this from happening at 949 Russell Street? Like Dorothy, we just want to return home again, forget about the tornado, and move on with our lives.

We stand with those within our community who champion the historical significance of many local areas and buildings, but likewise support the ongoing redevelopment that has been occurring for the better part of two decades. I grew up in Nashville (Whites Creek) and remember my parents would not allow me to venture into East Nashville in the 1980s and 1990s due to its being perceived as a dangerous and risky environment. That perception was generally confirmed by the many run down and dilapidated buildings present at the time.

Against the odds, East Nashville has transformed into the cultural melting pot of Nashville at large, attracting a diversity of residents who themselves have a wide range of preferences for the next stage of our neighborhood's growth. We respect what came before us, as well as our neighbors who are here today, but we also want our neighborhood to continue to grow and benefit from the influx of a younger generation. Part of this growth requires people feeling secure in their surroundings. Another important factor is attracting capital and investment into the community with open arms, and becoming a partner as opposed to an adversary.

949 Russell Street has little historical relevance. There are no associated markers or plaques. No one brings school children to this house for educational purposes. No one would ask that it be included in a historic tour of homes.

It does however make my wife and I feel unsafe. It does attract urban explorers and feral animals on a daily basis who are capable of injuring themselves. It does signal to investors that East Nashville is a poor choice for investment. It does act as a deterrent to the attractiveness of the overall neighborhood and quality of life shared by its inhabitants.

As various impediments have surfaced among those in our community with much less invested than us (ie - we live directly across the street, not several blocks away on Boscobel or Fatherland Streets), Mr Huggins has updated and communicated numerous visions for a redevelopment of his property, all of which were thoughtful in our opinion and would add to the rich character of the neighborhood. He has our support, and we ask that you help us move on from a painful period in our lives by granting him the flexibility necessary to accomplish his goals.

Sincerely,

Joshua & Erin Jarrett
954 Russell Street

APPRAISAL OF REAL PROPERTY



LOCATED AT

949 Russell St
Nashville, TN 37206
Lot 27 Payne Addn To Edgefield

FOR

Robert Huggins

OPINION OF VALUE

350,000

AS OF

06/21/2021

BY

Marilyn Gray
Havenworth Properties, LLC
707 Main St, Ste 217
Nashville, TN 37206
(615) 426-4312
havenworthproperties@gmail.com

USPAP ADDENDUM

File No. 2021-06-93 949 Russell St

Borrower	Robert Huggins		
Property Address	949 Russell St		
City	County	State	Zip Code
Nashville	Davidson	TN	37206
Lender	Robert Huggins		

This report was prepared under the following USPAP reporting option:

- Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: Up to 90 days

USPAP 2020-2021: "The Comments to Standards Rule 1-2(c) of USPAP states: "when reasonable exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion." The Comments to Standards Rule 2-2(a)(vi) of USPAP states: "when an opinion of reasonable exposure time has been developed in compliance with Standards Rule 1-2(c), the opinion must be stated in the report."

Additional Certifications

I certify that, to the best of my knowledge and belief:

- I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.
 - The statements of fact contained in this report are true and correct.
 - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
 - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
 - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
 - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
 - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
 - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
 - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
 - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

I have performed no appraisal services, as an appraiser, regarding the property that is the subject of this assignment within the three-year period immediately preceding acceptance of this assignment.

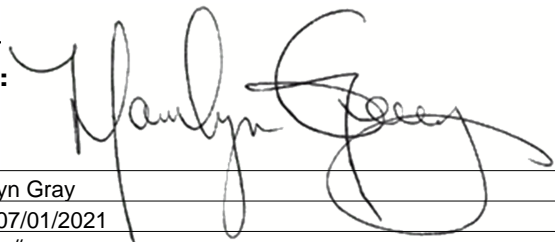
This report was performed in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

The use of a hypothetical condition or extraordinary assumption may affect assignment results.

This appraisal was prepared in full compliance of FNMA AIR, the Dodd Frank Act, and the appraiser has not performed, participated in or been associated with any activity in violation of the act.

Stephanie Keith has provided significant appraisal assistance in this assignment by: assisting in researching, performing a Market Analysis, analyzing data in the Sales Comparison, preparing this report, producing the comparable sales map, photo pages, addendum pages, and illustration pages.

APPRAISER:

Signature: 

Name: Marilyn Gray

Date Signed: 07/01/2021

State Certification #: 4703

or State License #: _____

State: TN

Expiration Date of Certification or License: 10/31/2022

Effective Date of Appraisal: 06/21/2021

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

LAND APPRAISAL REPORT

File No.: 2021-06-93 949 Russell St

Property Address: 949 Russell St	City: Nashville	State: TN	Zip Code: 37206
County: Davidson		Legal Description: Lot 27 Payne Addn To Edgefield	
Assessor's Parcel #: 082-12-0-383.00	Tax Year: 2020	R.E. Taxes: \$ 4,901.64	Special Assessments: \$ 0
Market Area Name: Paynes/Edgefield	Map Reference: 082-12-0-383.00	Census Tract: 0192.00	
Current Owner of Record: Robert Huggins Jtre1 LLC	Borrower (if applicable): Robert Huggins		
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) 0	HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month		
Are there any existing improvements to the property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable			
If Yes, give a brief description: See attached addenda			

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: The intended use of this appraisal is to formulate an opinion of value for the named client.			
Intended User(s) (by name or type): The only intended user is the named client.			
Client: Robert Huggins	Address:		
Appraiser: Marilyn Gray	Address: 707 Main St, Ste 217, Nashville, TN 37206		

Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner 90 <input type="checkbox"/> Tenant 7 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE AGE	One-Unit 85%	<input checked="" type="checkbox"/> Not Likely
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		\$ (000) (yrs)	2-4 Unit 5%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		140 Low 0	Multi-Unit 1%	* To: _____
Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		1,113 High 150	Comm'l 4%	
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		410 Pred 69	Other 5%	
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		%		

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: The subject is generally bound by Eastland Ave to the North, the Shelby Park Golf Course/Shelby Park to the East, Hwy 31E to the West, and the Cumberland River to the South. Other = Vacant Land and/or Parks. The subject is located within a historic district within the East Nashville market area. This area consists of single family dwellings that vary in age, size, quality and design, as well as multi-family dwellings, and light commercial. Access to area services is within a reasonable driving distance. No conditions were apparent at the time of observation that adversely affect marketability. The market area has enjoyed general favorable gains in property values and other market metrics like \$/SF in 2020 into 2021YTD, with some seasonal fluctuations and periods of stability.

Dimensions: 52 x 169 x 85 x 167	Site Area: 11,326 Sq.Ft.
Zoning Classification: R8 - HPR - Ov-Uzo	Description: See attached addenda
Do present improvements comply with existing zoning requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No Improvements	
Uses allowed under current zoning: Single Family Residence	

Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No	Ground Rent (if applicable) \$ _____ /
Comments:		
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) The highest and best use as developed would be to support residential development.		
Actual Use as of Effective Date: Single Family Residential Use as appraised in this report: Vacant Land-See attached addenda		
Summary of Highest & Best Use: I have applied the four tests of highest and best use: legally conforming; physically possible; financially feasible; and maximally productive in preparing this appraisal assignment. The highest and best use as vacant would be as a vacant lot to support residential development. The highest and best use of the property as improved would be to support residential development.		

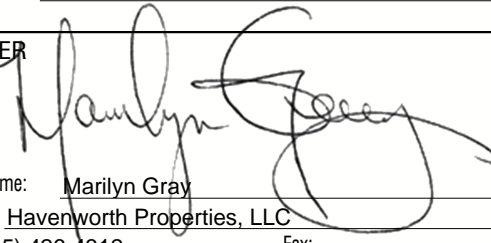
Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	52'
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Level
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Width	Typical			Size	Typical of Area
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Surface	Asphalt/Blacktop			Shape	Rectangular/Irregular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	Pavers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Telephone	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 47037C0242H FEMA Map Date 04/05/2017
Site Comments: There were no easements/encroachments readily apparent on the subject site. The appraiser is not an expert with regard to easement/encroachment issues and the client, if concerned, is invited to employ the services of experts in this area to assure that no adverse easements/encroachment are present. A survey and/or title opinion would govern. See attached addenda



LAND APPRAISAL REPORT

File No.: 2021-06-93 949 Russell St

TRANSFER HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.					
	Data Source(s): CRS/Assessor		Analysis of sale/transfer history and/or any current agreement of sale/listing: Per MTRMLS the subject has not been			
	1st Prior Subject Sale/Transfer	Date: 08/20/2020	listed for sale within the prior 12 month period. The subject transferred 08/20/2020 for \$335,000 through a WD. Prior to that it transferred 08/14/2019 for \$503,000 through a WD, prior to tornado damage. This data is from CRS and the Assessor and is deemed reliable but not guaranteed.			
	Price: \$335,000	Source(s): CRS/Assessor				
	2nd Prior Subject Sale/Transfer	Date: 08/14/2019				
	Price: \$503,000					
	Source(s): CRS/Assessor					
SALES COMPARISON APPROACH	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
	Address	949 Russell St Nashville, TN 37206	717 Fatherland St Nashville, TN 37206	703 Shelby Ave Nashville, TN 37206	1500 Holly St Nashville, TN 37206	
	Proximity to Subject		0.41 miles SW	0.51 miles SW	0.46 miles E	
	Sale Price	\$	\$ 325,000	\$ 350,000	\$ 315,500	
	Price/ Sq.Ft.	\$	38.37	40.17	40.24	
	Data Source(s)	Ext. Inspection	MTRMLS#2145617;DOM 5	MTRMLS#2063292;DOM 26	MTRMLS#2223969;DOM 2	
	Verification Source(s)	CRS/Assessor	CRS/Assessor	CRS/Assessor	CRS/Assessor	
	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
	Sales or Financing		ArmLth		ArmLth	
	Concessions		Conv;0		Cash;0	
	Date of Sale/Time		s06/20;c05/20		s09/19;c09/19	
	Rights Appraised	Fee Simple	Fee Simple		Fee Simple	
	Location	Residential	Residential		Residential	
	Site Area (in Sq.Ft.)	11,326	8,471	0	8,712	0
	Existing Structure	Yes	No		Yes	
Zoning Overlay	Historic Preservation	Historic Preservation		Historic Preservation	Neighborhood Conservation 0	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		
Net Adjustment (Total, in \$ / Sq.Ft.)		Net %		Net %		
Adjusted Sale Price (in \$ / Sq.Ft.)		Gross % \$ 38.37		Gross % \$ 40.17	Gross % \$ 40.24	
Summary of Sales Comparison Approach See attached addenda for the summary of sales comparison approach.						
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.					
	Legal Name of Project:					
	Describe common elements and recreational facilities:					
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 350,000					
	Final Reconciliation See attached addenda.					
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions:					
<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.						
Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 350,000, as of: 06/21/2021, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.						
ATTACH.	A true and complete copy of this report contains <u>18</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: <input checked="" type="checkbox"/> Scope of Work					
	<input checked="" type="checkbox"/> Limiting cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input type="checkbox"/> Flood Addendum <input checked="" type="checkbox"/> Additional Sales					
<input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> Hypothetical Conditions						
SIGNATURES	Client Contact:		Client Name: Robert Huggins			
	E-Mail:		Address:			
	APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)			
						
	Appraiser Name: Marilyn Gray		Supervisory or Co-Appraiser Name:			
	Company: Havenworth Properties, LLC		Company:			
	Phone: (615) 426-4312 Fax:		Phone: Fax:			
	E-Mail: havenworthproperties@gmail.com		E-Mail:			
	Date of Report (Signature): 07/01/2021		Date of Report (Signature):			
	License or Certification #: 4703 State: TN		License or Certification #: State:			
Designation:		Designation:				
Expiration Date of License or Certification: 10/31/2022		Expiration Date of License or Certification:				
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)		Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect				
Date of Inspection: 06/21/2021		Date of Inspection:				



Assumptions, Limiting Conditions & Scope of Work

File No.: 2021-06-93 949 Russell St

Property Address: 949 Russell St

City: Nashville

State: TN

Zip Code: 37206

Client: Robert Huggins

Address:

Appraiser: Marilyn Gray

Address: 707 Main St, Ste 217, Nashville, TN 37206

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications & Definitions

File No.: 2021-06-93 949 Russell St

Property Address: 949 Russell St City: Nashville State: TN Zip Code: 37206

Client: Robert Huggins Address:

Appraiser: Marilyn Gray Address: 707 Main St, Ste 217, Nashville, TN 37206

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

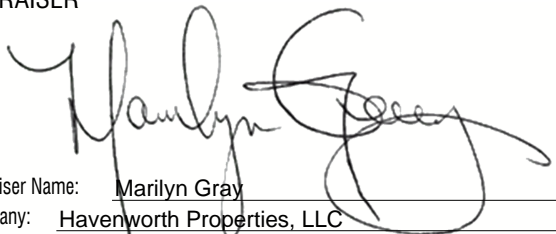
1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: _____ Client Name: Robert Huggins

E-Mail: _____ Address: _____

APPRAISER



Appraiser Name: Marilyn Gray

Company: Havenworth Properties, LLC

Phone: (615) 426-4312 Fax: _____

E-Mail: havenworthproperties@gmail.com

Date Report Signed: 07/01/2021

License or Certification #: 4703 State: TN

Designation: _____

Expiration Date of License or Certification: 10/31/2022

Inspection of Subject: Did Inspect Did Not Inspect (Desktop)

Date of Inspection: 06/21/2021

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: _____

Company: _____

Phone: _____ Fax: _____

E-Mail: _____

Date Report Signed: _____

License or Certification #: _____ State: _____

Designation: _____

Expiration Date of License or Certification: _____

Inspection of Subject: Did Inspect Did Not Inspect

Date of Inspection: _____

SIGNATURES

Supplemental Addendum

File No. 2021-06-93 949 Russell St

Borrower	Robert Huggins						
Property Address	949 Russell St						
City	Nashville	County	Davidson	State	TN	Zip Code	37206
Lender/Client	Robert Huggins						

Zoning:

The subject is located within R8 (One and Two Family - 8,000 Square Foot Lot) zoning with Ov-Uzo (Urban Zoning Overlay) and Ov-HPR (Historic Preservation) overlays. Per MHZC (Metro Historic Zoning Commission) documents and guidelines, the HPR zoning overlay "...provides for a great deal of protection for a neighborhood by regulating the majority of exterior alterations.", with extensive regulations regarding the demolition or revision of structures within this overlay as it pertains to design and aesthetic, as well as historic property preservation.

Subject - Existing Structure and Analysis of Use Appraised:

There is an existing structure located on the subject site. This is a historic dwelling that was constructed, per available records, in 1899. The dwelling suffered significant damage during the tornados that struck the area on the night of 03/02/2020 into the morning of 03/03/2020. This report has been developed in order to provide the client with an opinion of value of the home in its current damaged condition. For purposes of this analysis, the appraiser has utilized exterior observation of the property, as interior access is not possible due to current damage and posted signs reflecting that the building is uninhabitable.

Additionally considered within this analysis are three separate reports provided for review to the appraiser that are performed by certified structural engineers who are considered to be experts within this field. These reports reflect and specify the extent of the damage to the home and additional deficiencies. The appraiser is not an expert in this regard, and has relied heavily upon the findings and conclusions within these reports. A summary of the conclusions from each of these reports is as follows:

1. Daily Engineering LLC - Anthony Hirsch; Report date of November 3, 2020: This reporting does not feature a specified "conclusion". However, outlines extensive damage to the property and structure, as well as deficiencies within the structure, to include all major support systems and interior framing. This report outlines extensive necessary structural repairs, and additionally notes that "Without fully reconstructing the home, it is not possible to address the underlying cause of every drywall crack found...or the out-of-square condition of the front portion of the first floor. These issues may have appeared over time due to a fundamental structural inadequacy or (have) been the result of the trauma inflicted on the structure during the storm event."
2. Rimkus Consulting Group, Inc. - Brendan Edward Ryan, P.E.; Report date of April 27, 2020: The engineer has provided conclusions as follows:
"Long-term structural deficiencies in the...residence that occurred prior to the tornado combined with separation of the wall connections caused by the tornado resulted in damage to the residence which was not reasonably repairable."
3. EMC Structural Engineers, P.C. - Mark E Buchanan, P.E.; The engineer has provided conclusions as follows:
"...the home has suffered a significant amount of damage as a result of the high-wind forces. Due to these significant repairs, additional damages will inevitably be found once the finished materials have been removed, in order to implement the difficult task of replumbing and/or straightening the home. Due to the...list of repairs, I would not recommend repairing this home."

Based upon these findings, as well as the appraiser's observation of the exterior of the structure, it appears the home is uninhabitable and not able to be repaired, and has nominal contribution to the site above vacant land. Therefore, although there is an existing structure on site, the improvements have reached the end of their economic life, and the property has been considered as vacant land within this analysis. No consideration is given to or warranted for the demolition of or the presence of the existing structure. There is no discernable market or investor reaction with relation to sales/purchase price when comparing lots with existing structures vs. vacant/cleared land.

Sales Comparison Analysis:

Due to the limited number of comparable sales, the appraiser has elected to utilize qualitative analysis to formulate an opinion of value in the sales comparison approach. Qualitative analysis recognizes the inefficiencies of real estate markets and the difficulty in expressing adjustments with mathematical precision. It is essential, therefore, that the appraiser explains the logic applied in arriving at adjustments so that the readers of the report will understand how they were derived. Three forms of qualitative analytical techniques can be applied: Relative comparison analysis, Ranking analysis, Personal interviews. A qualitative analysis utilizing the ranking analysis has been used in valuing the subject property coupled with comparison analysis of unit prices.

There are extremely limited sales of vacant land within the subject's immediate market area and Edgefield Historic Preservation Zoning overlay. The appraiser has extended the search for comparable and competitive properties back in time approximately three years, which has resulted in limited data available for inclusion and analysis. It was necessary to extend the search for competitive properties to include sales within the adjacent Lockeland Springs neighborhood and within NHC (Neighborhood Conservation) zoning. NHC zoning overlay does require, though on a more limited basis, design and construction approval by the MHZC. Per the MHZC guidelines handbook, this historic zoning overlay "...is the least restrictive type and only guides change for new construction, additions, demolitions or moving of structures." This variance in zoning and restrictions, which would potentially impact overall appeal as well as potentially vary these properties in terms of market participant and buyer base, has been considered in a qualitative manner. Additionally considered is the historically superior appeal of the Lockeland Springs neighborhood and market area, which can be attributed to multiple factors including school districts, walkability, and neighborhood aesthetics. Although this has seen some recent "leveling" in comparison with surrounding neighborhoods and market areas, the overall variance in appeal and location has additionally been considered in a qualitative manner.

The sale located at 717 Fatherland St is the only exposed sale of vacant land within reasonable time parameters found within the subject's Edgefield Historic Preservation zoning overlay. Per planning department records and reported permits, an application for construction of a new dwelling has been submitted for approval. However, per this reporting, this submission remains open, with no approval or issuance noted.

The sale located at 703 Shelby is located within the subject's Edgefield Historic Preservation zoning overlay. This property featured an existing dwelling on site at the time of sale. Per reporting, Assessor data, and MLS photographic evidence, the home was constructed in 1920, and was in fair condition at the time of sale, with significant damage, deficiencies, and deferred maintenance noted throughout the interior and exterior. This included significant settlement cracks along the exterior wall, warped and unlevel foundation appearance, cracks and holes in the ceilings and drywall, exposed and damaged wiring and electrical boxes, and what appears to have been a mold or mildew like substance on many surfaces. Per the MLS, the home had two meters at the time of sale. Per planning department records and reported permits, plans were submitted and approved by the MHZC for additions, renovations, and repairs of the existing structure. This renovation, addition, and restoration has since been completed, and the property was re-listed and sold as renovated 02/2021. The ability to repair and rehabilitate the existing structure on this site has been considered in a qualitative manner.

The sale located at 1500 Holly St is located within NHC zoning, within the Lockeland Springs neighborhood. This sale featured an existing historic dwelling built in 1930 that had featured extensive damage and was reported to be uninhabitable. Per planning department records and reported permits, the house has been approved for demolition by the MHZC.

Supplemental Addendum

File No. 2021-06-93 949 Russell St

Borrower	Robert Huggins						
Property Address	949 Russell St						
City	Nashville	County	Davidson	State	TN	Zip Code	37206
Lender/Client	Robert Huggins						

The sale located at 1812 Holly St is located within NHC zoning, within the Lockeland Springs neighborhood. This sale featured an existing historic dwelling built in 1930 that had featured extensive damage and was reported to be uninhabitable. Per planning department records and reported permits, the existing dwelling has been demolished, and plans for construction of a new dwelling and DADU have been approved and issued.

The sale located at 1903 Holly St is located within NHC zoning, within the Lockeland Springs neighborhood. This sale featured a vacant lot, with the prior structure being fully demolished during the tornado. It should be noted that, subsequent to this exposed sale, this property featured an additional listing, MTRMLS#2211882. Per this reporting, the property was listed for sale 12/05/2020 for \$389,900, and was withdrawn after 19 DOM. The listing reports that the property would convey with full historical approved plans, and was ready for permits for construction. This appears to have been the reasoning for the increase in price over the recent sale 06/22/2020. Although this listing was withdrawn, the property did transfer off market 12/29/2020 for \$385,000.

Additionally considered within this analysis is the sale of vacant land located at 922 Russell St. Per records, the site size in total was 15,246sf, and is considered qualitatively to bracket the site size of the subject as well as being an additional sale of exposed vacant land within the subject's immediate area and zoning overlay. This property was marketed as two separate HPR build pads per MTRMLS#'s 2076356 and 2076359. HPR in this instance is an acronym for Horizontal Property Regime which was created in Tennessee state code to replace the zero lot line. The owner generally owns the ground below the footprint of the dwelling with the association owning the common grounds. However, it varies somewhat depending on how the original property owner created the entity. Per this MLS reporting, an HPR was already established on the vacant site, and each "build pad" was marketed separately for \$325,000 per pad. Per available public records, each pad was purchased by the same developer, for a total sale amount recorded at \$650,000. This transfer was recorded 11/2019. This property is located within the same historic zoning overlay as the subject. However, may have featured greater marketable appeal based upon the already recorded and established HPR and already approved plans by the MHZC. This lot is considered in a qualitative manner.

It is acknowledged sales are more dated in contract and sale. The subject's market has reflected general increasing conditions over the prior year. However, there is limited data within this market subset with which to analyze and extract market trends, and the appraiser is unable to derive a credible and reliable incremental market condition adjustment. Therefore, any increasing market conditions have been considered in a qualitative manner. I have weighted each sale in the value opinion as well as qualitatively considered items noted within this analysis. I have concluded that a value opinion of \$350,000 is reasonable and appropriate for the value of the subject property, and well supported by market evidence.

Please note, boundary maps of both the Edgefield Historic Preservation overlay and the Historic Neighborhood Conservation overlay have been attached for locational reference. The NHC map reflects included properties overlaid in dotted green.

Reconciliation and Final Value Conclusion:

The sales comparison approach is believed to be the most reliable indicator as it best reflects current market conditions and reactions of buyers and sellers. The cost approach and income approach are not applicable. I have given all weight to the sales comparison approach in reconciling to a single point value conclusion. The information used in this report based on the available resources is sufficient and reliable to support market value for the subject. This report is formulated under the extraordinary assumption that information provided by title company, public records, engineers, and by Realtors or other parties is correct and accurate. This information is deemed reliable but not guaranteed. I am making the extraordinary assumption building permits can be obtained and there are no adverse easements that would impact placement of future development.

Photograph Addendum

Borrower	Robert Huggins				
Property Address	949 Russell St				
City	Nashville	County	Davidson	State	TN
Lender/Client	Robert Huggins				
				Zip Code	37206



Street



Subject



Subject



Unsafe to Enter



Subject



Subject



Street



Subject



Rear View



Rear View



Rear View

Comparable Photo Page

Borrower	Robert Huggins			
Property Address	949 Russell St			
City	Nashville	County Davidson	State TN	Zip Code 37206
Lender/Client	Robert Huggins			



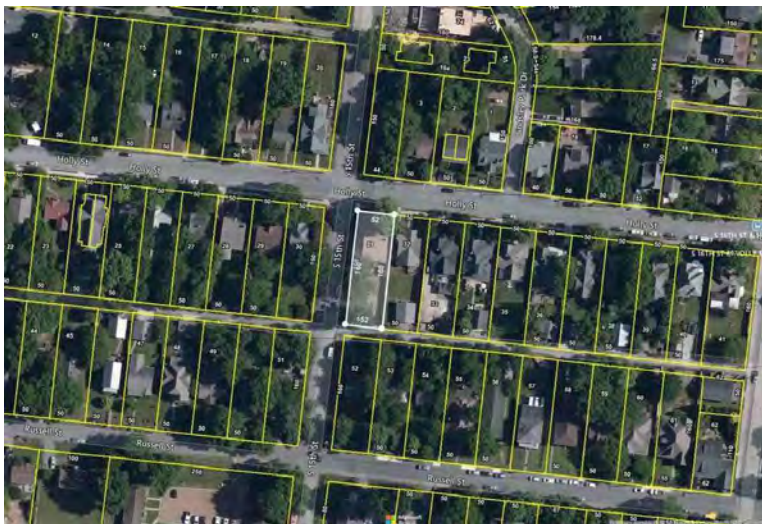
Comparable 1

717 Fatherland St
 Prox. to Subject 0.41 miles SW
 Sale Price 325,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Residential
 View
 Site 8,471
 Quality
 Age



Comparable 2

703 Shelby Ave
 Prox. to Subject 0.51 miles SW
 Sale Price 350,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Residential
 View
 Site 8,712
 Quality
 Age

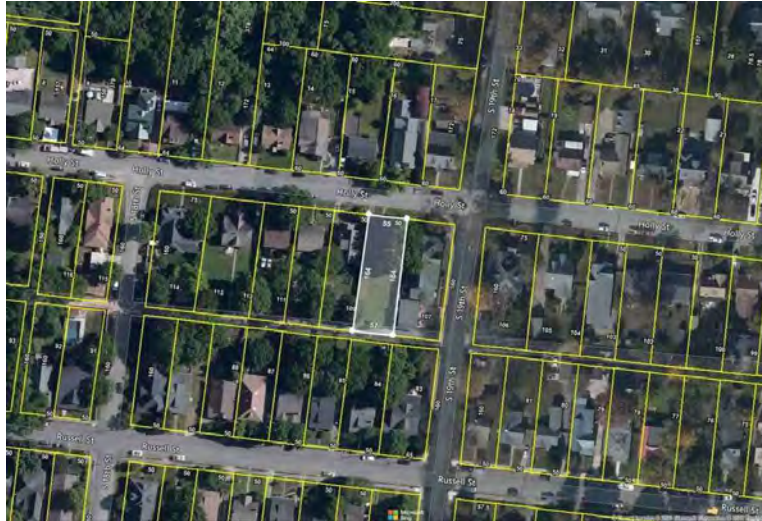


Comparable 3

1500 Holly St
 Prox. to Subject 0.46 miles E
 Sale Price 315,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Residential
 View
 Site 7,841
 Quality
 Age

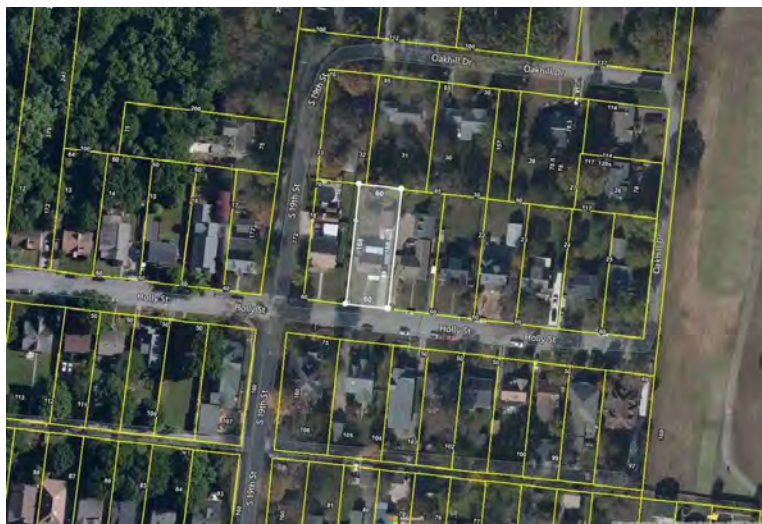
Comparable Photo Page

Borrower	Robert Huggins			
Property Address	949 Russell St			
City	Nashville	County Davidson	State TN	Zip Code 37206
Lender/Client	Robert Huggins			



Comparable 4

1812 Holly St	
Prox. to Subject	0.85 miles E
Sale Price	361,000
Gross Living Area	2,130
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	4.0
Location	Residential
View	City Skyline
Site	7,841
Quality	Good
Age	5



Comparable 5

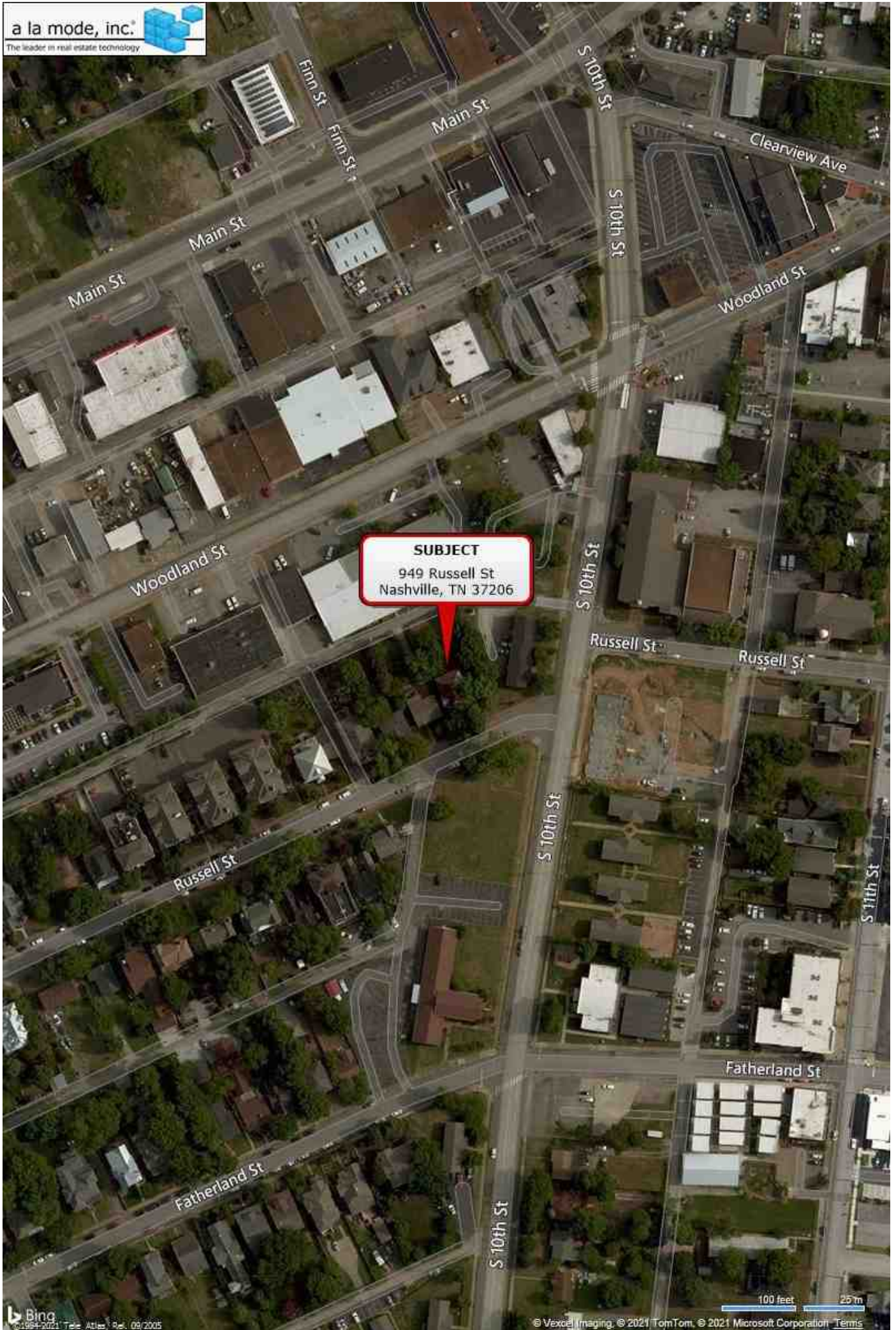
1903 Holly St	
Prox. to Subject	0.90 miles E
Sale Price	345,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Residential
View	
Site	9,583
Quality	
Age	

Comparable 6

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

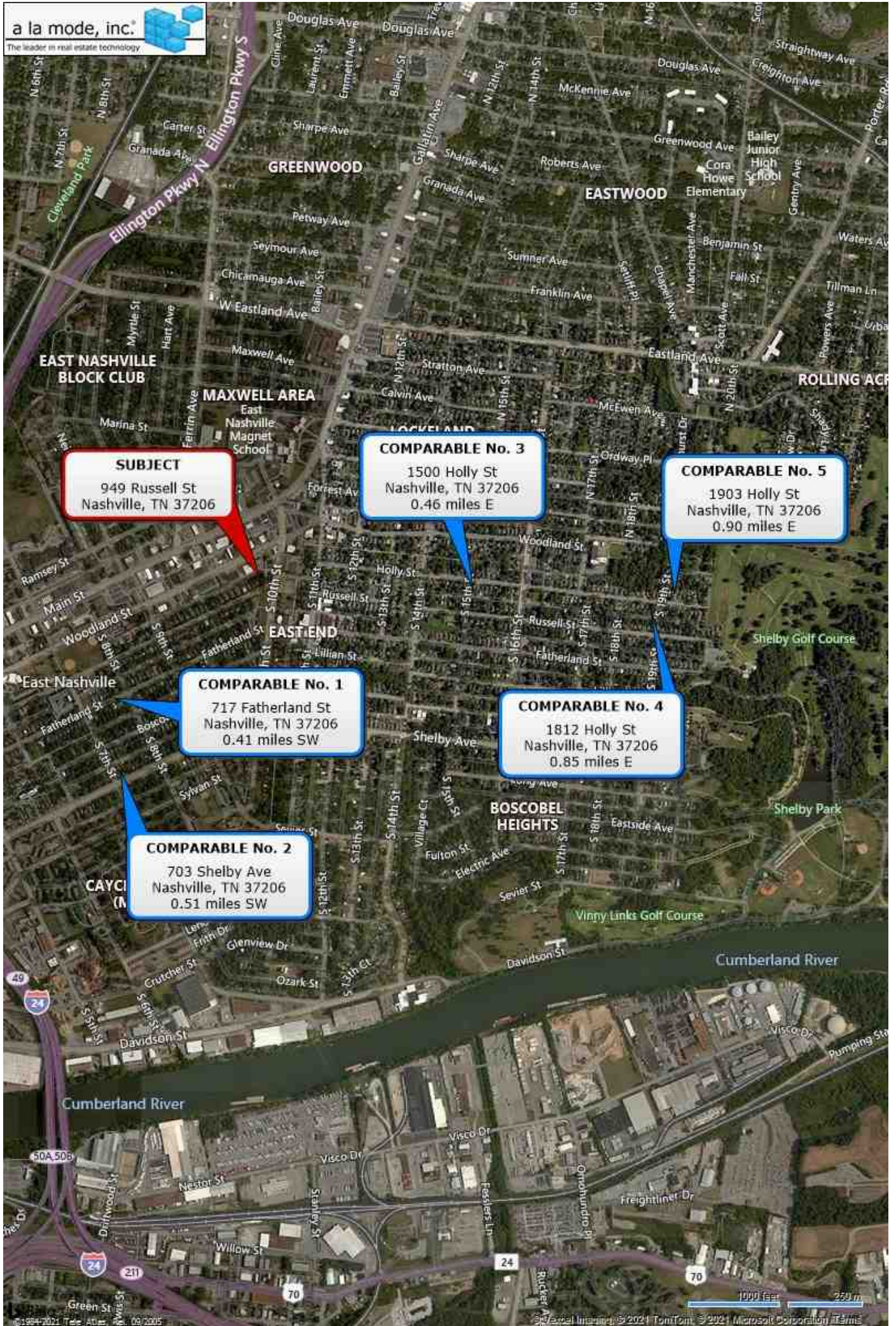
Subject Aerial Map

Borrower	Robert Huggins						
Property Address	949 Russell St						
City	Nashville	County	Davidson	State	TN	Zip Code	37206
Lender/Client	Robert Huggins						

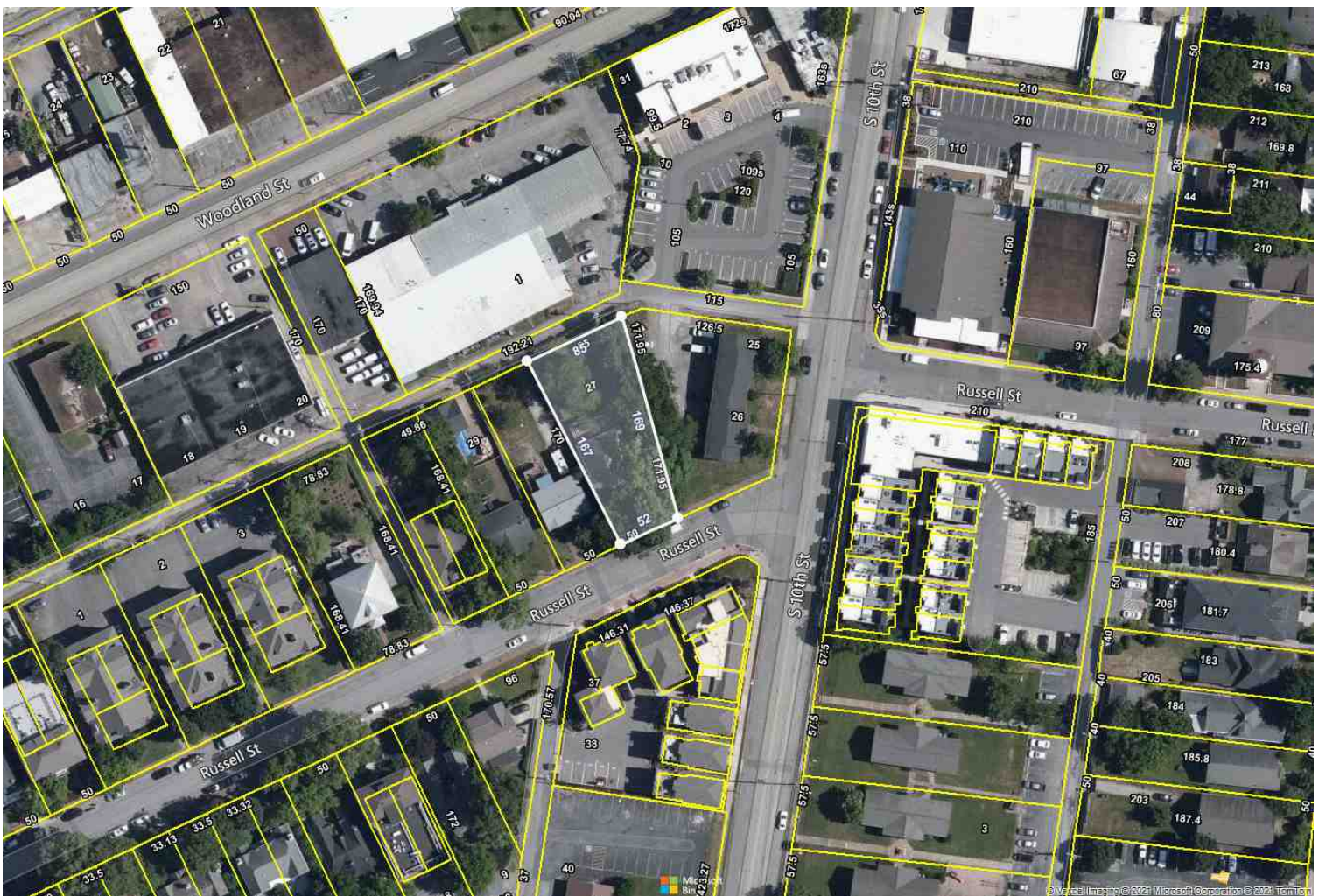


Location Map

Borrower	Robert Huggins			
Property Address	949 Russell St			
City	Nashville	County Davidson	State TN	Zip Code 37206
Lender/Client	Robert Huggins			



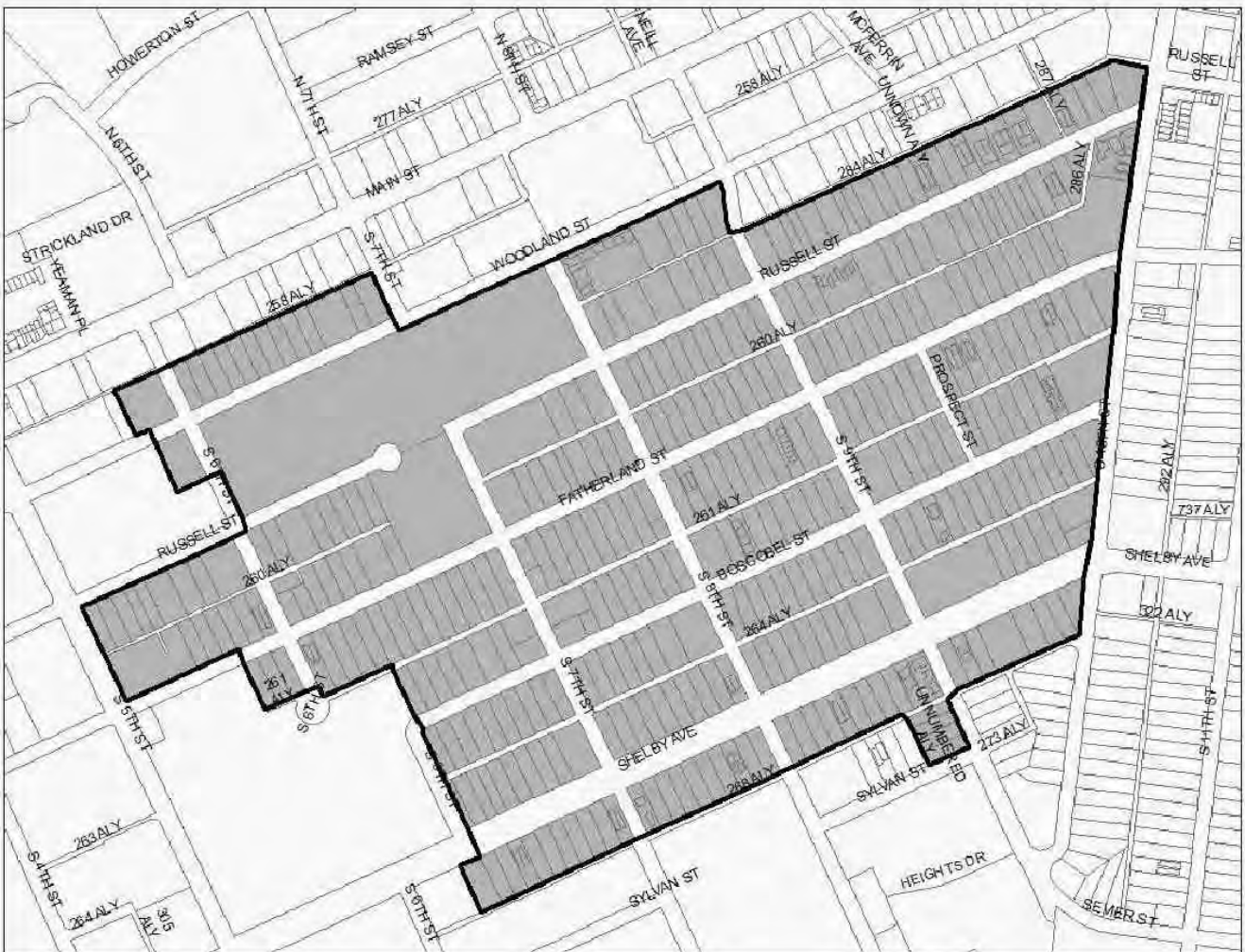
CRS Plat Map



Boundaries Of Edgefield Historic Preservation Overlay

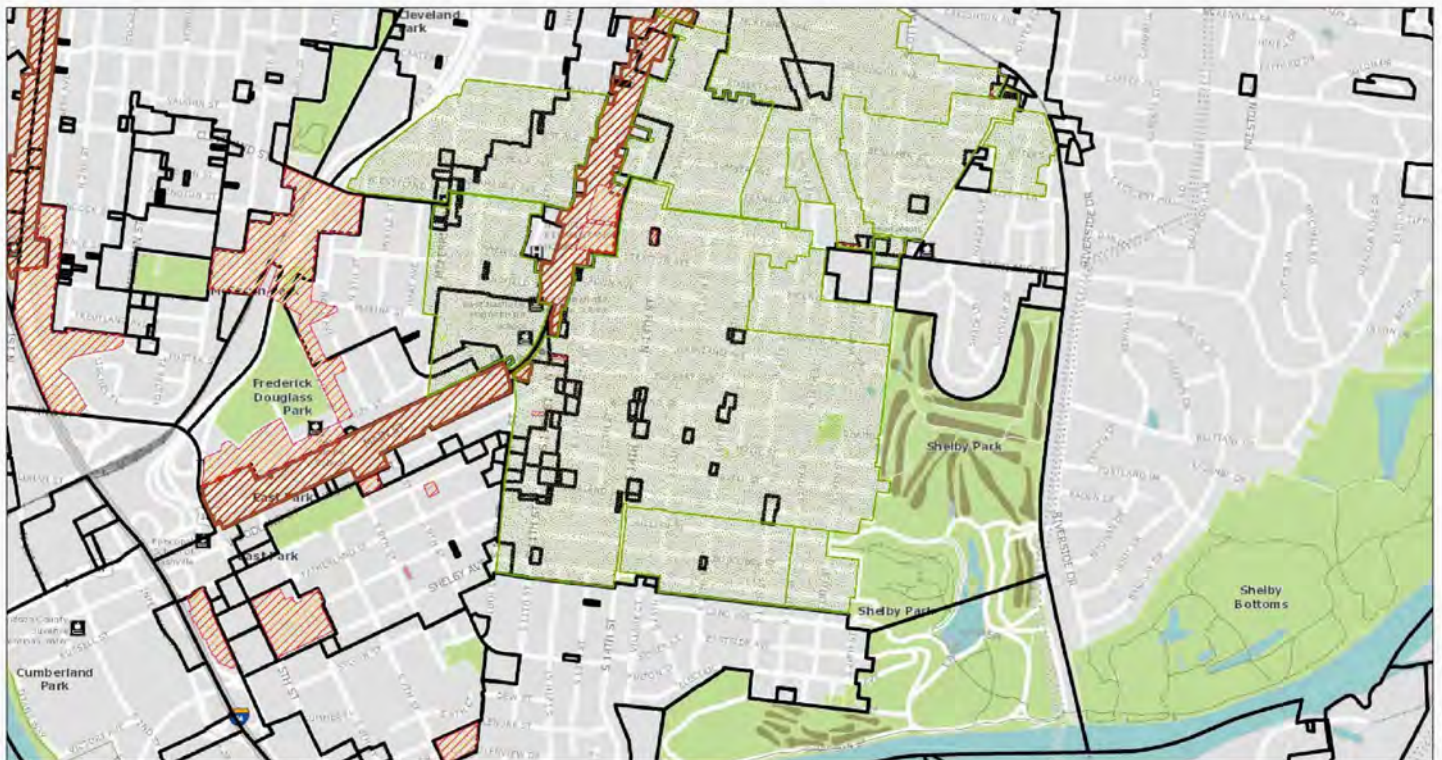


BOUNDARIES OF OVERLAY








Boundaries of Historic Neighborhood Conservation Overlay

Nashville / Davidson County Parcel Viewer



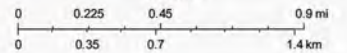
July 1, 2021

polygonLayer

-  Override 1
-  Historic Neighborhood Conservation Overlay
-  Planned Unit Development
-  Residential Accessory Structure Overlay
-  Urban Design Overlay

 Zoning

1:18,056



Metro GIS

Made by: Metro GIS

License

State of Tennessee

TENNESSEE REAL ESTATE APPRAISER COMMISSION
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER
MARILYN KERWEIN GRAY

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

ID NUMBER: 4703
LIC STATUS: ACTIVE
EXPIRATION DATE: October 31, 2022



IN-1313
DEPARTMENT OF
COMMERCE AND INSURANCE

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
949 Russell Street
March 17, 2021

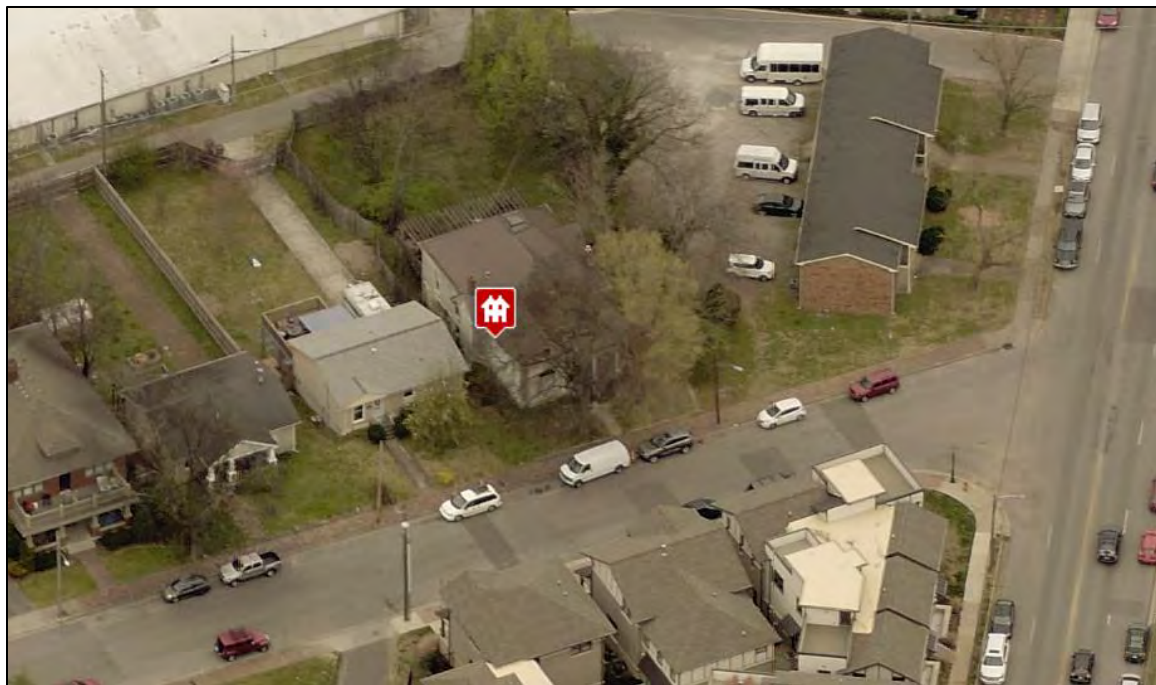
Application: Demolition
District: Edgefield Historic preservation Zoning Overlay
Council District: 06
Base Zoning: R8
Map and Parcel Number: 082120038300
Applicant: Troy Harper
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

<p>Description of Project: The applicant requests demolition of a contributing building, damaged by the 2020 tornado, arguing for economic hardship.</p> <p>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, 5, 6, and 8 of section 17.40.420 D of the ordinance and Section III.B.2 for appropriate demolition.</p>	<p>Attachments</p> <ul style="list-style-type: none">A: PhotographsB: Engineer Report-DailyC: Engineer Report-RimkusD: Estimate-ApexE: Estimate-M &MF: Comps 1G: Comps 2H: Additional submittals
--	--

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

V.B DEMOLITION GUIDELINES

- 1 . Demolition is not appropriate
 - a. if a building, or major portion of a building, contributes to the architectural or historical significance or character of the district.
- 2 . Demolition is appropriate
 - a. if a building, or major portion of a building, does not contribute to the architectural or historical character or significance of the district; or
 - b. if a building, or major portion of a building, has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; 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, as amended, of the historic 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:

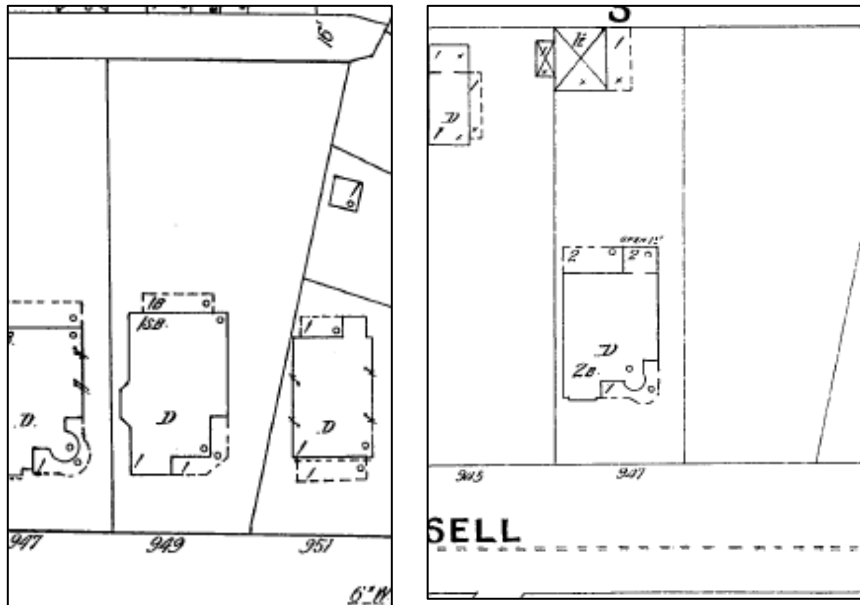
1. An estimated cost of demolition and any other proposed redevelopment as compared to the estimated cost of compliance with the determinations of the historic zoning commission;
2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the 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: 949 Russell Street is a c. 1899 contributing home in the Edgefield Historic Preservation Zoning Overlay and the National Register of Historic Place’s Edgefield Historic District nomination from 1977. The nomination describes the house as a one-story, clapboard cottage from the late 19th century with Eastlake influence. The nomination states that Edgefield contains excellent examples of the modest clapboard cottages of the middle class, displaying varying stylistic influences. It is this collection that “makes Edgefield a unique neighborhood in Nashville.”



Figures 1 and 2: 949 Russell St in 2020 and in 1979



Figures 3-4: 1914 and 1897 Sanborn map, subject property not on 1897 map.

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 house was damaged in the 2020 tornado. The rear wall, roofing material, and some windows were removed by the storm.



Figures 5 and 6: The house as seen after the storm on March 6, 2020.

On first inspections on July 29, 2020, Staff found that many repairs were warranted, but in general the integrity of the home was sound.

Three MHZC Commissioners met on site to inspect the building on August 11, 13 and 14, 2020. Questions were asked but the Commission did not discuss the case.

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. Additional development could include a detached accessory dwelling unit that could provide rental income to assist with cost of repairs and ongoing maintenance. No addition has been proposed.

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 historic preservation zoning overlay, the commission does not review interior repairs or changes but does review all other exterior repairs and alterations.

Not enough information has been provided to meet section 1. The cost of exterior repairs of the historic portion of the building alone is not clear. (Please also see section 4 for a review of the “cost of compliance.”)

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 reports: Daily Engineering and Rimkus Consulting Group, Inc. Neither report provides information about their experience in rehabilitation.

The Rimkus report does not provide recommendations for repair but instead states that repair is not reasonable. The Daily Engineering report provides 16 actions that could be taken to repair the building; however it also states that “without fully reconstructing the home, it is not possible to address the underlying cause of every drywall crack found in the upstairs finished spaces or the out-of-square condition of the front portion of the first floor.” The upstairs was not originally finished space. The Commission does not review interiors and usable space in the attic is not necessary for rehabilitation of the building. In addition, historic buildings are not square and current building codes do not require that an existing building be square.

An amendment to these reports, dated Dec 16, 2020 states “to provide conceptual repair recommendations and comment on the classification of the extent of damage to the property per the applicable code.” The amendment to the engineer’s report adds their recommendation for demolition of the structure, citing that the damage meets the criteria for “Substantial Structural Damage” as defined by the International Building Code, and is not reparable in its current state. Again, historic buildings are not required to, or expected to, meet building codes for new construction.

Staff’s observations of the structure agree with some of the individual notes made in the engineers’ reports. The north (rear) wall of the structure requires replacement. Removal of the wall would be in compliance with the design guidelines. The west wall was caused to separate from the foundation by as much as an inch (1”); it is reasonable to estimate that the west wall requires reframing of 66%-100% of it. Reconstruction of one wall would be also be in compliance with the design guidelines.

The engineer’s photos indicate that the foundation and support system need repair or replacement in areas. Individual beams and joists have been damaged by time, water intrusion and insects, and merit repair/replacement. The siding and trim have

deteriorated over time and have not been maintained. These conditions are not unusual for a home of this age. Issues such as these have been routinely addressed on rehabilitation and addition projects.

Access underneath the building was restricted for most site visits, but staff and Chairman Bell were able to view the cellar on the March 5 site visit. Previous visits only permitted what is visible from the exterior, and the photographs provided by the engineer during his inspection. The perimeter foundation is a load-bearing stone wall which overall is in good condition. There are cracks visible through the mortar joints, and bulging is evident on the west side. The engineer notes that the foundation walls are within 0.5 degree of plumb, except for the west side. There are mortar joints that have crumbled, which is to be expected for a building of this age. The northwest corner of the foundation wall was damaged during the tornado and requires replacement of the mortar joints and possibly relaying of the stones. A central beam has twisted at the north end of the house. Repairs have been made at unknown times, including mortar pointing and concrete patches. There are individual structural components that might require replacement, such as the termite-eaten beam in the engineer's photos, but there is not sufficient evidence that it is not reparable.



Figure 7: Foundation wall on the east side shows mortar joints that have deteriorated but is overall in good condition.

The roofing structure is visible in areas toward the rear of the second story. While the visible rafters are 2x4 construction, this is typical of the time period, and the roofing support structure is in good condition overall, with the exception of the north plane which was removed by the storm. The roof is less than five years old. Residential Building Permit 2016-16588 was issued in April 2016 for replacement of the metal roofing. The areas that were not damaged in the storm remain in good condition. Staff estimates that repairs can be made to the existing roof framing and materials, not requiring its full replacement.

Staff finds that section 2 has not been met as the reports do not include information about the engineer's experience with the historic buildings, some of the required actions such as removal of the rear wall and replacement of the left-side wall would comply with the design guidelines, and the reports do not provide sufficient evidence that other areas of the exterior of the building, which is the area the commission has purview over, 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 provided the current value as 172.42 per square foot but did not provide an estimated value after repairs that follow the design guidelines. Staff posits that relevant comps that might express the building’s estimated post-repair value after compliance would be historic buildings located in the same overlay with the same zoning, of a similar size, and with recent rehabilitation.

The applicant provided two different sets of comps. One set includes 1527 Douglas and 1413 Lillian St, which are in a different overlay with different level of restrictions and design guidelines. 935 Silverdome Pl does not appear to be a valid address and 718 Setliff is not located in a historic overlay. With only one property being in the same district, Staff does finds that one of the reports is not relevant.

The second set includes all historic buildings located in this same district, are of the same general size, and have the same zoning. (See attachment G.)

Summary of Comps:

Address	Construction Date	Square Footage	# of Stories	Notes
949 RUSSELL ST (subject)	c.1890	1917	1	
900 Russell St	c.1930	1639	1	1993 for general repairs due to fire
920 Boscobel St	c. 1915	1970	1	2021 rear porch added/ 2007 outbuilding added/ 1995 general repairs including a dormer addition
821 Boscobel St	c. 1920	1894	1	2001 general repairs
709 Shelby	c. 1920	1631	1	1996 general repairs

These buildings do not appear to have had recent rehabilitation that would express a potential post-rehab value.

Staff finds that section 3 has not been met as not all information has been provided and an analysis of what provided was not given.

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 two estimates for work from M&M Building Co, LLC and Apex Builders. Neither estimate provides information regarding their experience with historic rehab.

The estimate from Apex Builders appears to be for full replacement of foundation, roofing, windows, doors, interior finishes, all electrical, HVAC toilets and plumbing fixtures, and cabinets and countertops. Staff's review and the engineer reports do not conclude that full replacement is necessary for these features. Chimney correction is also listed as an expense; however, the engineer reports do not list the chimney as an issue. The estimate also includes a new deck and stain, retaining wall, and landscaping which are not part of the historic building.



Figures 8 and 9: The house as seen after the storm on March 6, 2020.

Staff finds that section 4 has not been met as the estimates include costs that are not relevant to rehab of the historic building and, in some cases, appear to include full replacement of features that may not be necessary based on the engineer reports.

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 by the applicant; therefore, section 5 has not been met.

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.

This information was not provided by the applicant; therefore section 6 has not been met.

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. In addition, not all concerns were likely to have been visible at the time of purchase; however, the exterior condition, which is what the Commission has purview over, should have been evident. The applicant is not responsible for the damage caused by the tornado; however on staff's first visits the building was unsecured from the weather. It has since been tarped, with plywood fixed to the previously open windows and door openings.

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, 5, 6, and 8 of section 17.40.420 D of the ordinance and Section III.B.2 for appropriate demolition.

ATTACHMENT B: PHOTOGRAPHS













November 3, 2020

Robert Huggins and JTRE1 LLC

Anthony Hirsch
Artisan Build Construct

Subject: Structural Evaluation of Home
949 Russell Street, Nashville, TN

On November 2, 2020 I visited the subject home to evaluate its structural condition. It was damaged by the March 2, 2020 tornado and has been uninhabitable ever since. The home is a two-story residence with a painted wood siding exterior and full daylight basement. It was originally constructed in the late 1890's.

Note, any references to "left", "right", "front", or "back" are as viewed from the front of the home.



Front Elevation

Rear Elevation



Right Hand Side

Left Hand Side

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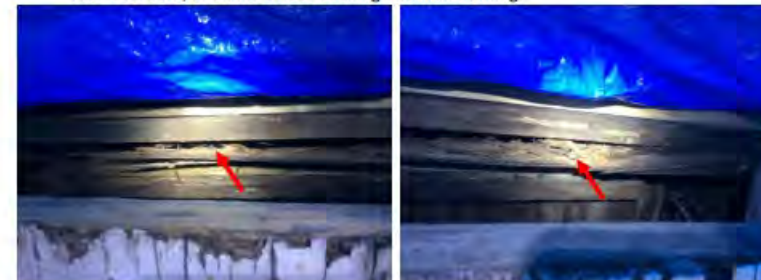
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The tornado's winds appear to have entered the home through the left side windows, pressurized the interior sufficiently to blow the entire rear wall off of the home, strip the metal roofing from the rear side, damage the left front exterior wall, rack the entire structure, and blow out several other windows. The rear of the home has been covered with tarpaulins in an effort to secure the property, but in the amount of time that has passed since the event, many of the tarps have torn away, exposing the interior to the elements and causing additional damage.

My examination of the structure included the exterior, the roof framing where visible, both interior floor levels, and the basement. The following structural issues were noted with the home. This list does not include general maintenance items. The condition of the home prior to the tornado event is not known, so it is not possible to differentiate between tornado damage and damage from age, water infiltration, wood destroying insects, etc. in every case.

1. The entire rear wall of the first floor from the top of the stone foundation wall to the roof rafter tails was stripped from the home and blown outwards onto the wood framed deck across the rear, causing it to collapse. Examination of the wood components of the affected wall identified several structural components that were severely compromised prior to the tornado event. This includes the double 2x10 rim joist on top of the rear foundation wall. Portions of this joist had previously been replaced to secure the deck to the home, but the new wood was attached to the old, rotten, insect damaged wood, so it was not structurally stable. Historical water damage was also observed in the framing members around the door to the deck from the kitchen, the rear doors from the right rear bedroom, and in the floor decking and wall framing.



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2. The wall from the left front corner of the home to the corner of the bay window in the dining room has broken free at the base and rolled outwards. Examination of the rim joists at this location determined that they have been damaged by water infiltration of the wall causing the wood to rot. The bases of the vertical 2x4 studs were also rotten.

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949 RUSSELL ST.

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When the home was pressurized by the storm, the weakened wall ripped free at the base, blowing outwards roughly 4". This resulted in extensive damage to the interior finishes of this wall and the ones that intersect it. For example, light can be seen coming through the joint in the exterior wall beside the dining room window.

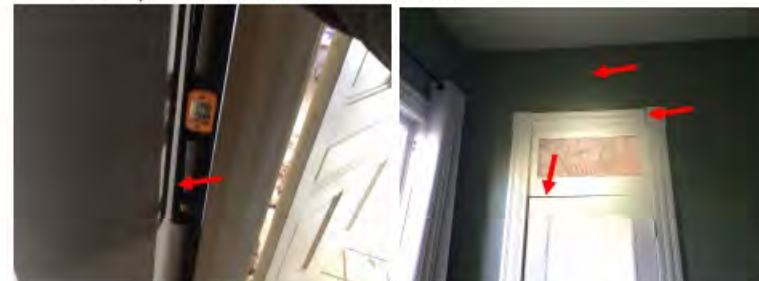


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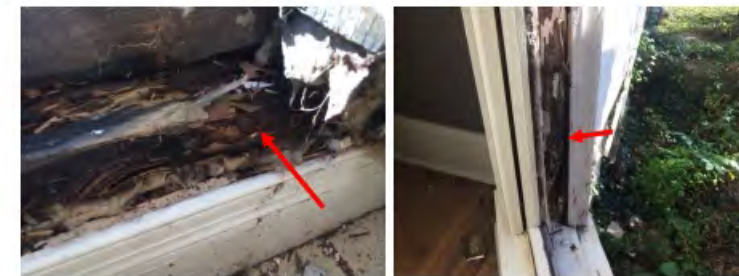
3. The walls of the front rooms of the home are leaning to the right, indicating that the wall framing has racked. The front to back walls along the hallway are 1/2" out of plumb in a 4' vertical level near the front wall tapering back to plumb at the stairwell. The racking has caused cracks to appear in the drywall around the doors and tapered gaps to open in the door trim. As the rear half of the home is plumb, the racking in the front half is apparently a function of structural weakness developing over time or the effect of the tornado's initial impact on the left front corner of the home.



4. Where exterior window in the kitchen was blown in by the storm, the underlying wood framing could be observed. Evidence of wood rot in the framing could be observed due to years of water leaking in around the window. Less severe damage was also noted in the side jamb of the window in the dining room to the left of the fireplace. No other window frames were removed in their entirety, so the full extent of this type of damage is unknown.

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5. Damaged original hardwood floors were noted throughout the first floor. Gaps have developed between most of the tongue and groove planks, some approaching 1/4" wide. Soft spots in the flooring were also noted in the front rooms where water, wood destroying insects, or furniture weight have affected the wood's structural integrity.



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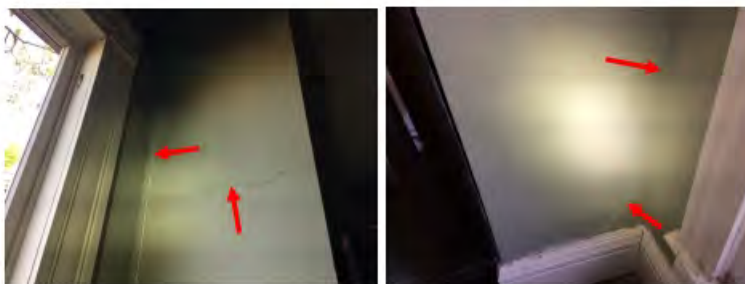


6. The foundation walls of the home are 24" thick and consist of several layers of mortared stone. The floor joists are connected to rim joists that sit on the outside edge of the foundation wall, so the bulk of the stone is of little structural value. In numerous locations along the right hand foundation wall and in the left hand foundation wall near the back corner, the mortar has eroded away between the stones of the outer layer of the walls. Several mortar joints up to ¼" wide are now completely free from their original mortar. The structural load on this outer layer of stone and the deteriorated mortar has caused this layer of the right hand foundation wall to lean outwards up to 1". This can also be seen in the drywall around the fireplace in the right center bedroom where cracks have appeared that are wider at the base, indicating that the exterior wall is pulling away from the fireplace at the base.



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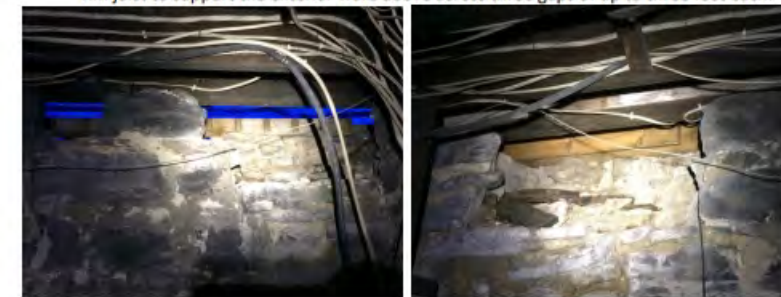
7. The weakened mortar has most likely contributed to movement in the foundation wall at the left rear corner of the home as well. A vertical crack is present in the rear face of the foundation wall at this corner indicating that the load bearing outer layer is leaning towards the left at this corner.

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8. Sections of the rear foundation wall in the right corner are missing at the top, leaving the rim joist to support the exterior walls above across three gaps of up to three feet each.



9. The interior side of the foundation wall beneath one of these gaps has ½" wide vertical crack running the full height of the wall.



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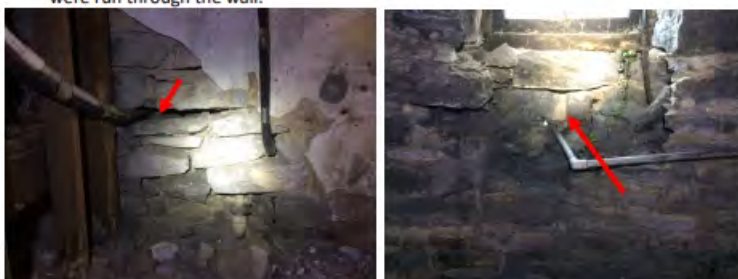
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10. The door that accessed the basement level from the exterior on the left side of the home was blown in by the storm. When it fell in, it damaged the interior side of the foundation walls on either side of the opening.



11. Damaged foundation walls were also noted under a window on the right hand side of the basement, in the wall adjacent to that window, and where the HVAC condensate lines were run through the wall.

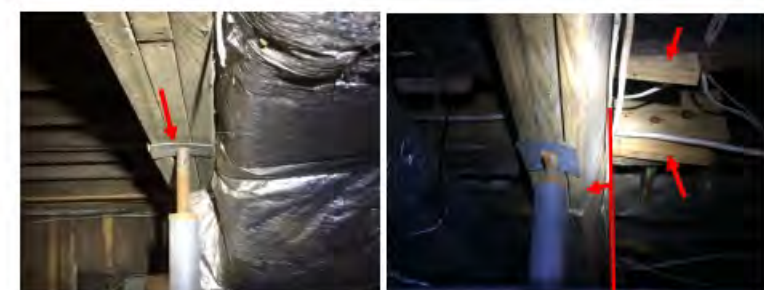


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12. The first floor framing of the home is 2x10 joists on 16" centers spanning from the left and right hand foundation walls to two intermediate pier and beam systems running from front to back under the two walls of the central hallway. The original beams are triple 2x10's with 6x6 columns on approximately 9' centers. The columns are supported by single large stones as footings. It appears that the majority of the original left hand beam was heavily damaged by wood destroying insect activity and had to be replaced from the first original 6x6 column in the front to the rear foundation wall. The replacement beam is constructed out of three 2x12's with light-duty adjustable steel support piers on between 4'-8" and 8'-0" centers. When further tightening of the screw top of the pier only served to bend the top plate, wooden wedges were driven between the top of the beam and the bottom of the floor joists it supports. The wedges were only driven in from one side which imparts a rotating force onto the top of the beam. Over time, this has caused the beam to twist along approximately 25' of its length at the rear of the home, pushing the support piers severely out of plumb and further bending their top and bottom plates. The light gauge material from which these piers are made are why they are not recommended for use under primary load bearing members of a structure.



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13. The right hand main beam is still original. The three laminated plies of the beam have periodic butt joints along its length which are weak points in the beam. Most of these joints do not fall directly over a support column, so one side of the joint is sagging compared to the other side which can affect the levelness of the floor above.



14. The wood destroying insect damage was not limited to the left hand beam only. Thirty one of the floor joists under the left half and central hallway of the home were also damaged. Some attempts were made to supplement the damaged members through the installation of short sections of 2x10's and 2x12's beside the damaged ends of the joists. These supplements were not attached to the original joists, so the damaged members are still supporting the majority of their original structural load. In one location, the flooring beneath the wall cavity was also damaged, greatly reducing the support available for the wall framing.

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Undermined wall framing due to insect damaged floor

15. Six joists under the center section of the home near the rear wall have significant mold growth occurring due to exposure to the weather. Mold is also growing in the interior

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DOCUMENT - A25 - 2



walls on the first floor between the kitchen, hallway, and back bedroom and in the ceiling joist spaces.



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16. Historic evidence of water damage was also noted in the floor framing of the first floor bathroom. The end of one floor joist has completely rotted away and been re-supported by a 2x6 extension nailed to its end. This is not structurally sound.



17. One floor joist under the front left living room of the home was cut to provide clearance for a HVAC duct. It was "headered-off" with a smaller 1x that is insufficient to transfer the cut joist's structural load to the adjacent members.



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18. One floor joist under the kitchen near the rear wall was cut almost in half to allow for the passage of a duct.



19. When the home's original attic space was converted into the master suite, the original 2x4 roof rafters were not supplemented structurally. Drywall was added and the ridge modified to include a skylight at the peak. The rafters are undersized, so they are relying on the additional interior vertical walls of the master suite for intermediate support. When the home was damaged by the tornado, the stress placed on the overall structure caused the roof framing to flex, damaging the drywall at virtually all angled seams and at the corners of the doors.



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20. The second floor subfloor is particle board. The roof was removed from the rear of the home by the storm, exposing the subfloor in this area to the weather. The material has swollen due to water saturation, causing humps in the floor of the closet and attic areas at the rear of the home.



21. The front porch of the home is a concrete slab with a mortared stone foundation wall on the outside perimeter. The porch deck supports the framing for the shed roof above it through wooden columns. The foundation wall apparently does not have a sufficient footing because several of the blocks have broken free from the wall and the slab has cracked into large sections at the expansion joints. The cracks are up to 1" wide. The slab sections have dropped and pulled away from the house by more than 1". The movement is significant enough to tilt the columns out of plumb.



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22. The porch section at the front door is cracked in the center and sloping towards the left, directing any water that blows onto the porch surface towards the right side wall of the front living room.

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23. The home has gutters integrated into the eave framing at the edges of the roof. The eave framing and gutter on the front side of the left hand bay area is sagging away from the roof.



24. The steps to the front porch are stacked monolithic concrete blocks. Their footing is insufficient, so they are moving and sinking, sloping back towards the front porch up to 1/8".



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Recommended Structural Repairs

The following repairs are recommended to restore the home's structural integrity and address issues that have resulted from the tornado, weather exposure since the tornado, and issues that existed prior to the storm.

1. Remove the damaged sections of the foundation wall across the rear of the home at the left and right hand corners, addressing the cracks in the outer layer at the left corner and the gaps and crack in the right hand corner. Install new concrete spread footings as required, then reconstruct the wall.
2. Rebuild the entire rear wall of the home from the top of the repaired foundation wall to the eave.
3. Reconstruct the wall from the left front corner of the home to the fireplace in the dining room. New framing should extend from the top of the foundation wall to the eave.
4. Remove the interior and exterior finishes as necessary to reconstruct the damaged framing around the window in the left hand wall of the kitchen.
5. Temporarily support the floor framing and exterior walls on the left and right hand sides so the exterior layer of the foundation stone can be reconstructed in all areas where the walls are leaning and/or the mortar has deteriorated.
6. Reinstall the basement access door. Repair the damaged foundation walls as needed.
7. Reconstruct the damaged portions of foundation wall at the HVAC condensate line penetration and around the window in the right hand foundation wall.
8. Replace the new left hand main floor framing beam with a properly sized beam and permanent heavy duty support columns with cast reinforced concrete footings.
9. Install additional support columns or modify the existing to provide support to all butt splices in the right hand main floor framing beam.
10. Replace or properly repair the 31 insect-damaged floor joists, the 6 water damaged joists at the rear of the home, the improperly "headered off" joist under the living room, the rotted joist under the bathroom, and the cut joist for the ductwork under the kitchen.
11. Remove the water damaged drywall walls and ceilings from the kitchen, back end of the central hallway, back bedroom, and upstairs closet. Remediate any mold found. Replace water or mold damaged framing where found.
12. Replace the water damaged particle board subfloor on the second floor. This will require the removal of some of the interior second floor walls across the rear of the structure.
13. While the roof framing does not appear to be appreciably damaged, it will not support the structural load dictated by modern codes. If the building department requires the exposed structure to be brought in compliance with current building standards, it will be necessary to reframe part of the roof. The wood available today is not as structurally strong as the wood used to build the home originally, so the replacement materials will have to be larger, which will complicate the framing where the old wood meets the new.
14. Remove and reconstruct the front porch and stairs as the current one cannot be repaired.
15. Patch the damaged hardwood floors.
16. Rebuild the eave gutter on the left hand side of the home on the front side of the bay.

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Without fully reconstructing the home, it is not possible to address the underlying cause of every drywall crack found in the upstairs finished spaces or the out-of-square condition of the front portion of the first floor. These issues may have appeared over time due to a fundamental structural inadequacy or been the result of the trauma inflicted on the structure during the storm event. Once repaired cosmetically, if the underlying issue remains, the cracks will return.

The damage done by the tornado exploited weaknesses in the home's framing that had developed over time. The water and insect-damaged rim joists and window framing created failure points that gave way when the wind loading on the home exceeded their diminished thresholds. As the issues were present in both the rear and left side walls, it is possible that they exist in the other walls as well. These could not be identified without the removing trim, siding, or drywall, which is beyond the scope of this report. My investigation was based on visual inspection only and did not include destructive testing, soil capacity checks, removal of interior or exterior finishes, or excavation to determine the condition of structural components not readily visible. It assesses the condition of the home as it existed on the day of the inspection.

Sincerely,

S. Craig Daily, P.E.
President
Daily Engineering LLC



DailyEngineering@yahoo.com - (615) 450-8364 - P.O. Box 331865 - Murfreesboro, TN 37133

DOCUMENT - A28 - 2

949 RUSSELL ST.

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Rimkus Consulting Group, Inc.
 2630 Elm Hill Pike, Suite 130
 Nashville, TN 37214
 Telephone: (615) 883-4115

Report of Findings

Gough Structural Evaluation

Rimkus File No: 100030156

Prepared For:

Blair & Company
 3111 Springbank Lane, Ste. C
 Charlotte, NC 28226

Attention:

MS. Kristin Shocklee



Brendan Edward Ryan, P.E.
 TN Engineering Number 119633
 Consultant

April 27, 2020

DOCUMENT - A05 - 1

Section I INTRODUCTION

Mr. Steven Gough reported that on March 3, 2020, a tornado caused damage to his residence located at 949 Russell Street in Nashville, Tennessee.

Rimkus Consulting Group, Inc. was retained to determine the extent of structural damage and provide recommendations for repair. This report was reviewed by Mr. Andrew Sharer, Regional Property Division Manager.

This report was prepared for the exclusive use of Blair & Company and was not intended for any other purpose. Our report was based on the information available to us at this time, as described in the **Basis of Report**. Should additional information become available, we reserve the right to determine the impact, if any, the new information may have on our opinions and conclusions and to revise our opinions and conclusions if necessary and warranted.

April 27, 2020
 Rimkus File No. 100030156

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Section II CONCLUSIONS

1. Wind from the tornado resulted in pressurization of the residence, causing separation along the bottom edge of the west perimeter wall and complete detachment of the north perimeter wall.
2. Long-term structural deficiencies in the Gough residence that occurred prior to the tornado combined with separation of the wall connections caused by the tornado resulted in damage to the residence which was not reasonably repairable.

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**Section III
DISCUSSION**

Background Information

The Gough residence was a two-story, single-family residence (**Photographs 1 through 4 and Attachment B**). It was built over a basement with a foundation constructed of stone masonry. The exterior walls were wood framed and clad with wood siding. The windows were of wood construction. The interior wall finishes were gypsum and interior floor finishes included wood, carpet, and ceramic tile. The roof had wood-framed rafter construction with wood plank sheathing and was covered with exposed-fastener metal panel roofing. The front of the residence was referenced to face south toward Russell Street, for the purposes of this report.

Weather Data

Weather data, as reported by the National Oceanic and Atmospheric Administration (NOAA) Nashville Weather Forecast office, showed an outbreak of tornadoes that began late on March 2, 2020, and continued into the early hours of March 3, 2020. Tornadoes touched down in southeastern Missouri, southern Kentucky, Tennessee, and central Alabama. Seven tornadoes were reported in middle Tennessee, moving at speeds estimated between 60 and 65 miles per hour (mph). The Enhanced Fujita (EF) scale for the tornadoes ranged from EF-0 to EF-4.

A tornado occurred in the Nashville area and crossed Davidson, Wilson, and Smith Counties. This had been classified as an EF-3 tornado that touched down at 12:32 a.m. CST at coordinates 36.1735 degrees north, 86.9580 degrees west, and traveled east to terminate at 1:32 a.m. CST at coordinates 36.1536 degrees north, 85.8905 degrees west. Peak winds were estimated at 165 mph, the tornado path was a maximum of 800 yards (2,400 feet) wide, and the path length was 60.13 miles. The Gough residence was located approximately 180 feet to the south of the estimated path centerline (**Attachment C**).

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Observations

Exterior

- Portions of the wood siding and trim had been partially displaced, and in some instances completely separated from the residence. The siding had a generally wavy appearance. The lower portion of the east wall was visibly bulged outward near the middle portion of the wall (**Photograph 5**).
- The entirety of the north exterior wall had fallen away from the residence. Debris from the wall, along with that of the back deck, were resting on the north lawn. The exterior stairs of the deck remained intact but were deflected out of plane (**Photographs 6 and 7**).
- Glass panes of the wood-framed windows that had fallen away from the north wall remained intact (**Photograph 8**).
- The exposed wood framing around the perimeter of the fallen north wall exhibited widespread deterioration with dark discoloration and soft, friable wood. Isolated sections of relatively newer, undeteriorated dimensional lumber remained attached to the underlying wood framing along portions of the north wall (**Photographs 9 and 10**).
- Exposed wood framing along the lower perimeter of the exterior walls exhibited extensive deterioration and dark discoloration. The wood had widespread regions that were soft to the touch (**Photograph 11**).
- The metal roof panels and a portion of the wood plank sheathing were missing on the north roof slope (**Photographs 12 and 13**).
- The foundation walls consisted of limestone masonry. The mortar in the joints was very soft to the touch and crumbled in response to light manipulation. Multiple joints around the perimeter of the foundation were cracked and deteriorated. The

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cracks had rounded, weathered edges and vegetation was present in and around many of the cracks and gaps (**Photographs 14 through 16**).

Interior

- The north wall of the kitchen, north hallway, and north lower bedroom had fallen away from the residence. The exterior was visible through the opening (**Photograph 17**).
- A portion of the gypsum wall covering had fallen away from the west wall of the southwest living room on the first story of the residence. The wall framing was exposed and had been displaced approximately 3 1/2 inches outward along the bottom of the wall (**Photograph 18**).
- The lower portion of the west wall of the dining room was displaced outward by approximately 1 inch with additional separation between adjacent wall sections surrounding the fireplace. The region of separation along the bottom of the wall extended the entire length of the dining room (**Photographs 19 and 20**).
- Multiple floor tiles were separated from the floor of the pantry. The door frame had been deformed such that the door between the pantry and the dining room was bound and did not operate freely (**Photographs 21 and 22**).
- Cracks and separation in the upper portion of the walls and crown molding were present in the living room, dining room, foyer, and north bedroom on the first story (**Photograph 23**).
- With the exception of the displaced portion of wall along the west side of the residence, walls measured with a digital level were found to be within 0.5 degrees of plumb.
- Multiple regions of the ceiling and upper edges of the walls were cracked. The cracks had sharp, clean edges and were generally between 1/32 and 1/8 inch in

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width. In isolated areas, the cracks were accompanied by flaking of the surface of the wall covering (Photographs 24 and 25).

Basement

- The basement was unfinished with the interior faces of the stone masonry foundation walls and the underside of the floor framing visible. Multiple windows had been broken and were open to the exterior, as well as the west door which had fallen inward and was resting on the floor of the basement (Photographs 26 and 27).
- Portions of the stone walls had multiple displaced and broken stones, particularly concentrated around windows (Photograph 28).
- Multiple stones had fallen from the upper portion of the north wall near the northeast corner of the basement (Photograph 29).
- A structural beam spanning north-south along the center of the basement exhibited a severe westward deflection near the north end. The beam consisted of 2x10 dimensional lumber spliced together with nails. The beam was also rotated out of vertical alignment by as much as 12 degrees near the north end (Photograph 30).
- The deflected beam was spliced into a timber beam near the south end of the basement. The beam was supported by steel posts which were not fastened to the beam at the upper plates (Photograph 31).
- Insect tunnel galleries were present in multiple regions of the wood framing in the basement. The galleries were accompanied by areas of soft, friable wood (Photographs 32 through 34).

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Analysis

The separation of the north wall of the residence from the adjoining walls, roof, and foundation was consistent with the type of damage that can result from severe wind pressures associated with tornados. When the pressures on opposite sides of a wall differ, the wall will receive forces away from the high-pressure side and toward the low-pressure side. If a building enclosure were perfectly sealed, high wind pressures would be exerted on the windward side of the structure and comparatively low pressures would exist on the leeward side or sides. The constant pressure on the interior of the structure would allow those forces to be distributed through the structure. Residential buildings rarely if ever have this degree of perfect seal. This means that air can travel between the interior and exterior spaces of the residence and can serve to increase or decrease the interior pressure. In the instance of the Gough residence, windows on the south, west, and east sides of the residence were older, single-pane units and many of them were broken during the tornado event. The windows on the north wall, however, were newer and despite falling to the ground, most were undamaged by the tornado. As a result, the high-pressure conditions on the exterior of the north, east, and west sides of the residence passed to the interior through the large openings created by the broken windows. Because wind directions during a tornado can vary depending on the position of the tornado at any given moment, a high-pressure condition on one of those three sides was at least momentarily paired with a low-pressure condition on the north side of the residence. Under those conditions and given the generally intact state of window openings on the north wall, extreme wind pressures accumulated on the interior of the wall, forcing it north, away from the building. Separation of the lower portion of the west wall outward, away from the building, was further evidence of relatively high interior pressures. We therefore concluded that wind from the tornado resulted in pressurization of the residence causing separation along the bottom edge of the west perimeter wall and complete detachment of the north perimeter wall.

Inspection of exposed structural framing in the Gough residence revealed extensive deterioration of the wood frame components, particularly around the perimeter of the

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fallen portion of the north wall. Portions of the floor beams and joists visible from the basement exhibited widespread decay as well as isolated regions of wood-boring insect damage. The decayed condition of the wood caused it to be more prone to separation and failure. While the wind pressures from the tornado may have been sufficient to cause damage to non-deteriorated wood, the relative weakness of the framing and connections facilitated the complete separation of an entire wall and roof facet under wind conditions that otherwise left large portions of the structure and its exterior claddings intact. The mechanism of damage and observed condition of remaining wood framing components indicate that the residence had suffered a significant loss of structural capacity due to long-term deterioration which existed prior to and was not associated with the tornado damage. This deterioration likely included portions of the framing which were not visible at the time of inspection as they were concealed behind wall, floor, and ceiling finishes. The apparent widespread deterioration would require substantial repairs or complete replacement to facilitate proper repair of the damage caused by the tornado.

The foundation of the residence likewise exhibited conditions consistent with long-term deterioration. The mortar in the joints of the stone foundation walls was very soft, readily crumbling under light pressure. Widespread cracking and deterioration of the mortar was accompanied by large gaps between stone units and extensive vegetative growth in and through the masonry joints. Portions of the stone foundation walls had failed, particularly near window openings. The deterioration of the foundation walls was sufficient to indicate a reduction of capacity of the foundation from its original design. Based on the age of the residence, the foundation would not meet current building code requirements for new construction and would require substantial modification or replacement prior to reconstruction of the residence over it. We therefore concluded that long-term structural deficiencies in the Gough residence that occurred prior to the tornado combined with separation of the wall connections caused by the tornado resulted in damage to the residence which was not reasonably repairable.

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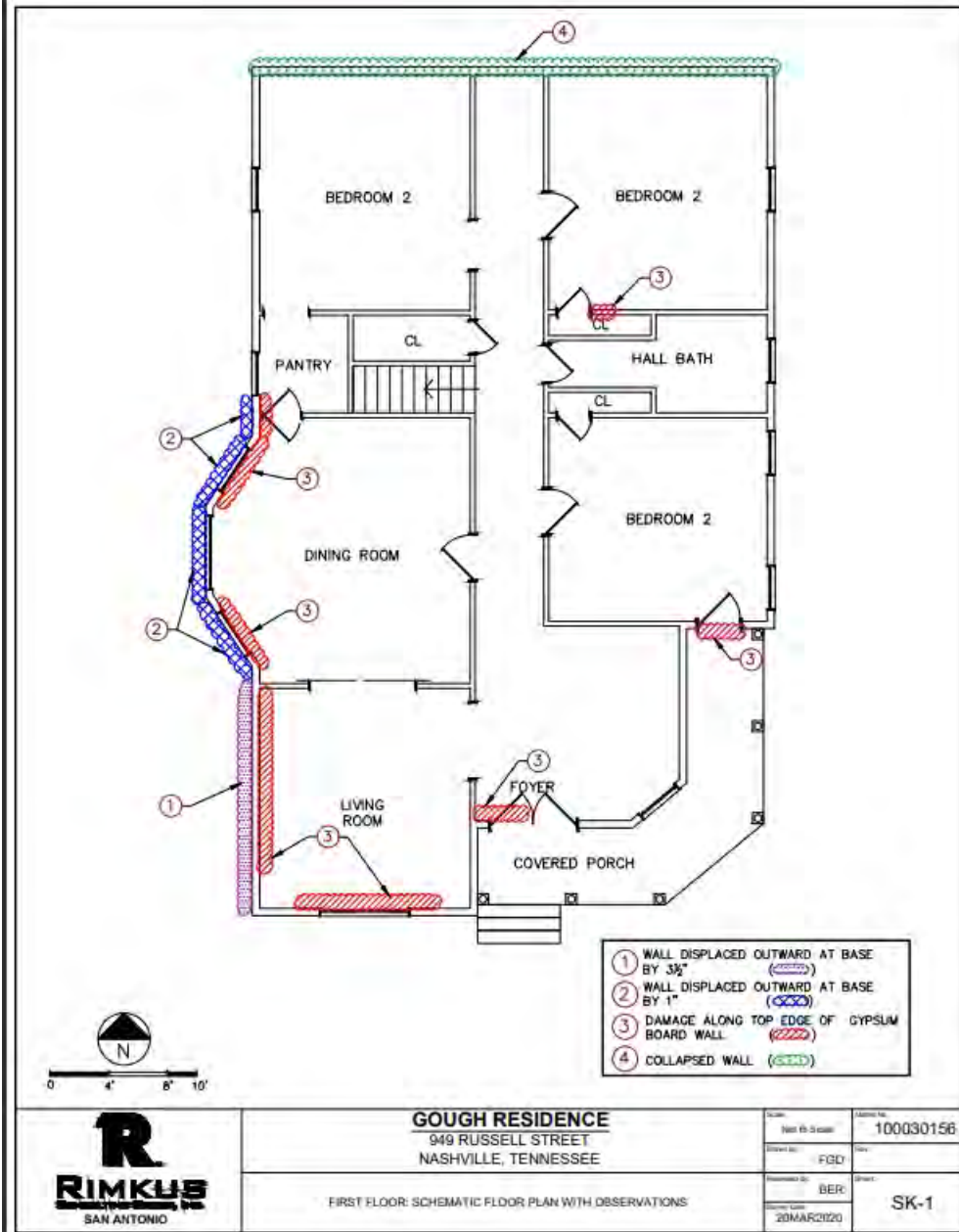
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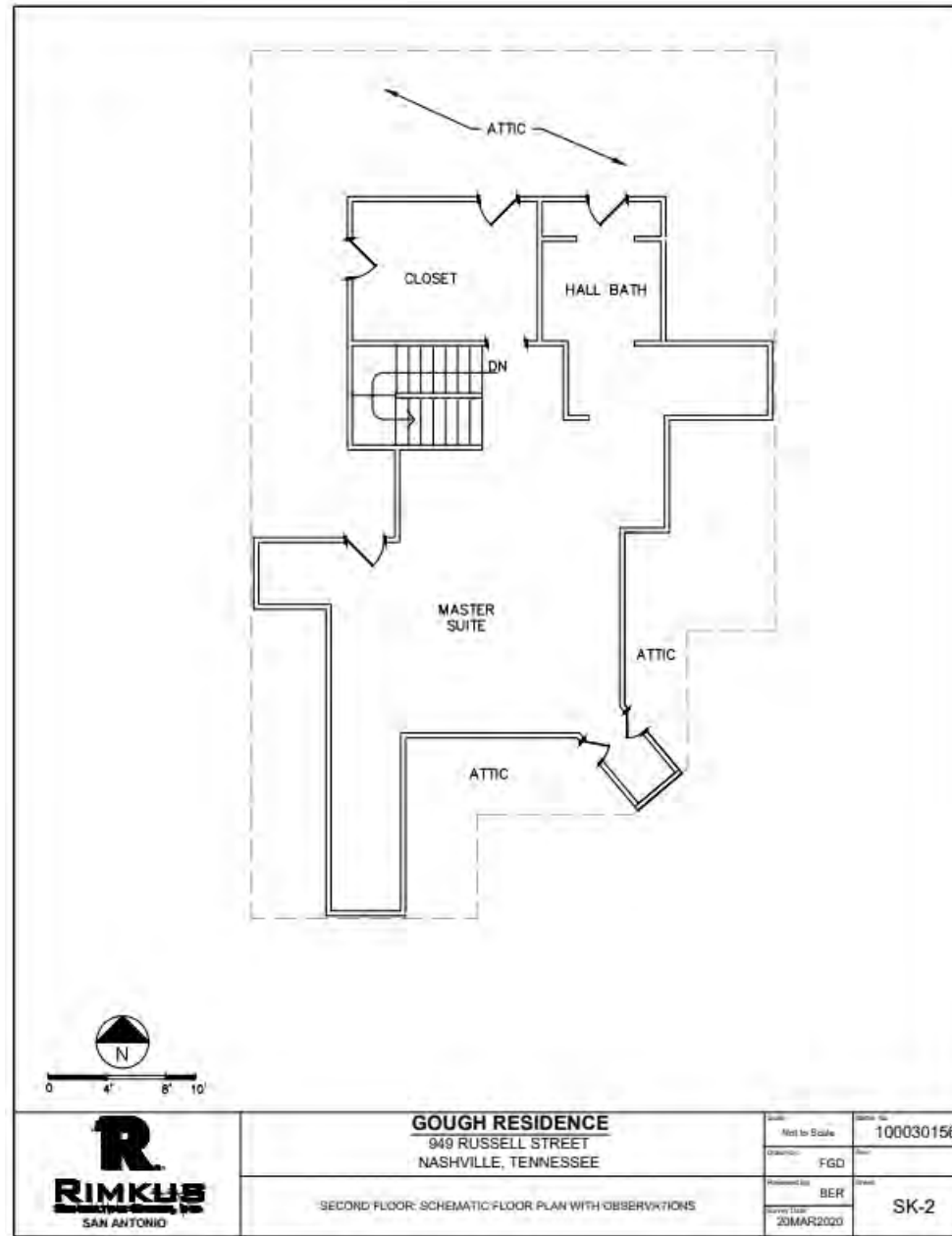
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Photograph 1
South (front) elevation of the residence.



Photograph 3
North (rear) elevation of the residence.



Photograph 5
Outward deflection of the wood siding on the east elevation.



Photograph 7
Debris from the north wall resting on the failed deck.



Photograph 2
East elevation of the residence.



Photograph 4
West elevation of the residence.



Photograph 6
The north wall had fallen away from the residence.



Photograph 8
Typical intact windows in the north wall debris.



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Photograph 9
Deterioration of the wood framing in an exposed portion of the wall.



Photograph 11
Typical deterioration of the floor framing near the perimeter.



Photograph 13
Close-up view of the exposed wood planks on the north slope of the roof.



Photograph 15
Close-up view of the open mortar joints in the stone foundation wall.



Photograph 10
Deterioration and a former repair along the bottom of the north elevation.



Photograph 12
Roof covering and a portion of the wood planks were missing on the north slope.



Photograph 14
Cracks and deterioration in the mortar joints and organic growth on the foundation wall.



Photograph 16
Cracks in the stone foundation wall near the northwest corner of the residence (red arrow).



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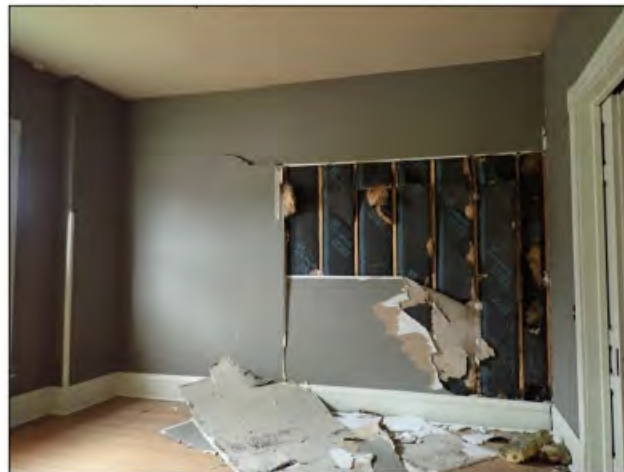
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Photograph 17
View of the fallen north wall from the kitchen.

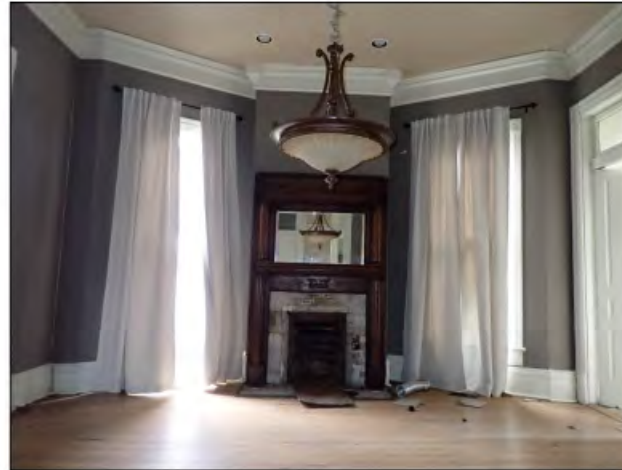


Photograph 18
Separated gypsum wall covering on the west wall of the living room.



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Photograph 19
Displaced west wall of the dining room.



Photograph 20
Gap between adjacent wall sections near the fireplace in the dining room.



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Photograph 21
Dislodged floor tiles and the bound door in the pantry.



Photograph 22
View of the bound door at the doorway between the dining room and the pantry.



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Photograph 23
Cracking and separation at the crown molding and upper wall joints.



Photograph 24
Typical cracks in the ceiling and upper wall areas on the second story.



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Photograph 25
Typical cracks in the ceiling and upper-wall areas on the second story.



Photograph 26
Overview of the basement.



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Photograph 27
Detached and fallen door at the west side of the basement.



Photograph 28
Crumbling and fallen stone near a window on the east side of the basement.



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Photograph 29
Daylight visible through fallen stones near the top of the north wall of the basement



Photograph 30
View along the previously spliced and repaired beam in the basement, facing north. Note deflection at the north end, indicated by the red line.



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Photograph 31
Splice near the south end of the previously repaired beam.



Photograph 32
Damage from wood-boring insects.



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Photograph 33
Insect galleries in a structural beam.



Photograph 34
Extensive wood boring insect activity and deteriorated wood.



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Rimkus Consulting Group, Inc.
2630 Elm Hill Pike, Suite 130
Nashville, TN 37214
Telephone: (615) 883-4115

December 16, 2020

Mr. Robert Huggins
Robert Huggins & JTRE1, LLC
949 Russell Street
Nashville, TN 37206

Re: Rimkus File No: 100053230
Subject: Report of Findings

Dear Mr. Huggins:

On March 3, 2020, a tornado reportedly caused damage to the residence located at 949 Russell Street in Nashville, Tennessee.

Rimkus Consulting Group, Inc. (Rimkus) was retained by Blair & Company to determine the extent of structural damage and provide recommendations for repair. Rimkus published a **Report of Findings** pursuant that investigation on April 27, 2020 (Rimkus File No. 100030156).

Subsequently, we were informed that the property had been sold, and were asked by Mr. Robert Huggins to provide conceptual repair recommendations and comment on the classification of the extent of damage to the property per the applicable code.

This **Report of Findings** was prepared by Brendan Ryan, P.E., and relied on the full **Basis of Report** contained in our **Report of Findings** for Rimkus File No. 100030156 and telephone conversations with Mr. Huggins. This report was reviewed by Mr. Andrew Sharer, Property Division Manager.

Conclusions

1. Damage to the residence met the criteria to be considered "Substantial Structural Damage" as defined by the 2012 International Building Code.
2. The structure was effectively not reparable in its state as observed during our inspection on March 20, 2020, and should be demolished.

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Discussion

Rimkus Investigation

The Rimkus inspection on March 20, 2020, documented that the entirety of the north wall of the house had fallen to the ground and the west wall had separated at its base as a result of pressurization by the tornado. Additional structural deficiencies to portions of the wood framing systems and stone masonry foundation were the result of long-term deterioration of the building materials.

Code Review

Review of Title 16 "Building Codes and Construction" in "The Code of the Metropolitan Government of Nashville and Davidson County, Tennessee" identified the model building design codes adopted. The adopted model codes include the 2012 International Building Code with Local Amendments.

Section 16.08.012 of the referenced code provided the local amendments to the model code.

Definitions taken from Chapter 2 of the 2012 international Building Code:

Substantial Structural Damage. A Condition where:

1. In any story, the vertical elements of the lateral force resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 33 percent from its predamaged condition; or
2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floors and roofs has been reduced more than 20 percent from its predamaged condition and the remaining capacity of such affected elements with respect to all dead and live loads, is less than 75 percent of that required by this code for new buildings of similar structure, purpose and location.

From Chapter 34 of the 2012 International Building Code:

3405.1 General.

Buildings and structures, and parts thereof, shall be repaired in compliance with Section 3405 and Section 3401.2. Work on nondamaged components that is necessary for the required repair of damaged components shall be considered part of the repair and shall not be subject to the requirements for alterations in this chapter. Routine maintenance required by Section 3401.2, ordinary repairs exempt from permit in accordance with Section 105.2, and abatement of wear due to normal service conditions shall not be subject to the requirements for repairs in this section.

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3405.2 Substantial structural damage to vertical elements of the lateral force-resisting system.

A building that has sustained substantial structural damage to the vertical elements of its lateral force-resisting system shall be evaluated and repaired in accordance with the applicable provisions of Sections 3405.2.1 through 3405.2.3.

Exceptions:

1. Buildings assigned to Seismic Design Category A, B or C whose substantial structural damage was not caused by earthquake need not be evaluated or rehabilitated for load combinations that include earthquake effects.
2. One- and two-family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.

3505.2.1 Evaluation.

The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the building official. The evaluation shall establish whether the damaged building, if repaired to its predamage state, would comply with the provisions of the International Building Code for wind and earthquake loads.

Wind loads for this evaluation shall be those prescribed in Section 1609 of the International Building Code. Earthquake loads for this evaluation, if required, shall be permitted to be 75 percent of those prescribed in Section 1613.

3405.2.2 Extent of repair for compliant buildings.

If the evaluation establishes compliance of the predamage building in accordance with Section 404.2.1, then repairs shall be permitted that restore the building to its predamage state, based on material properties and design strengths applicable at the time of original construction.

3405.2.3 Extent of repair for noncompliant buildings.

If the evaluation does not establish compliance of the predamage building in accordance with Section 404.2.1, then the building shall be rehabilitated to comply with applicable provisions of the International Building Code for load combinations that include wind or seismic loads. The wind loads for the repair shall be as required by the building code in effect at the time of original construction, unless the damage was caused by wind, in which case the wind loads shall be as required by the International Building Code. Earthquake loads for this rehabilitation design shall be those required for the design of the predamage building, but not less than 75 percent of those prescribed in Section 1613. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of the International Building Code for new buildings of similar structure, purpose and location.

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3405.3 Substantial structural damage to gravity load-carrying components.

Gravity load-carrying components that have sustained substantial structural damage shall be rehabilitated to comply with the applicable provisions of the International Building Code for dead and live loads. Snow loads shall be considered if the substantial structural damage was caused by or related to snow load effects. Existing gravity load-carrying structural elements shall be permitted to be designed for live loads approved prior to the damage. Non-damaged gravity load-carrying components that receive dead, live or snow loads from rehabilitated components shall also be rehabilitated or shown to have the capacity to carry the design loads of the rehabilitation design. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of this code for new buildings of similar structure, purpose and location.

3405.3.1 Lateral force-resisting elements.

Regardless of the level of damage to vertical elements of the lateral force-resisting system, if substantial structural damage to gravity load-carrying components was caused primarily by wind or earthquake effects, then the building shall be evaluated in accordance with Section 3405.2.1 and, if noncompliant, rehabilitated in accordance with Section 3405.2.3.

Exceptions:

1. One- and two-family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.
2. Buildings assigned to Seismic Design Category A, B or C whose substantial structural damage was not caused by earthquake need not be evaluated or rehabilitated for load combinations that include earthquake effects.

3405.4 Less than substantial structural damage

For damage less than Substantial Structural Damage, repairs shall be allowed that restore the building to its predamage state, based on materials and properties and design strengths applicable at the time of original construction. New structural members and connections for this repair shall comply with the detailing provisions of this code for new buildings of similar structure purpose and location.

Review of Title 16 "Building Codes and Construction" in "The Code of the Metropolitan Government of Nashville and Davidson County, Tennessee" also identified section 16.24.590 to repair or demolish a structure based on the value of the structure.

16.24.590 - Order to repair, vacate or demolish required when:

If, after such notice and hearing, as provided in Section 16.24.580, the director or the director's authorized agent determines that the dwelling or structure under consideration is unfit for human habitation, occupation, or use, the individual making the determination shall state in writing the findings of fact in support of such determination and shall issue and cause to be served upon the owner thereof an order:

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1. If the repair, alteration, or improvement of such dwelling, structure or accessory dwelling or structure can be made at a cost not to exceed fifty percent of the value of the dwelling or structure, requiring the owner, within the time specified in the order, to repair, alter or improve such building or structure to render it fit for human habitation, occupation or use, or to vacate and close the building or structure as a place of human habitation, occupation or use. The order shall allow a reasonable time for the performance of any act it requires. For the purposes of this article, the value of the dwelling or structure shall be assumed to be that established by the tax assessor's office.

a. If the owner fails to comply with the order to repair, alter, improve, or vacate and close the dwelling or structure, the director may cause such dwelling or structure to be repaired, altered, improved, or vacated and closed, and may cause to be posted on the main entrance of any dwelling or structure so vacated and closed, a placard with the following words, "This Building Is Unfit for Human Habitation, Occupation or Use. The Use or Occupancy of This Building is Unlawful and Prohibited by Order of the Director of the Department of Codes Administration." Such placard shall remain posted until the required repairs, alterations, or improvements are made. It is unlawful for any person to remove such notice without written permission of the director or for any person to enter such dwelling or structure except for the purpose of making the required repairs, alterations, or improvements.

b. A dwelling or structure closed pursuant to this section shall be securely closed by boarding-up all exterior openings such that a person could not gain entry without the use of a key, special tool, or significant physical effort. It shall be the duty of the owner to ensure that dwelling or structure remains closed.

c. It shall be unlawful to occupy or use a dwelling or structure ordered vacated pursuant to this section until a valid certificate of occupancy has been issued.

2. If the repair, alteration, or improvement of such dwelling, structure, or accessory dwelling or structure cannot be made at a cost not to exceed fifty percent of the value of the dwelling or structure, requiring the owner within the time specified in the order to remove or demolish such dwelling or structure. For the purposes of this article, the value of the dwelling or structure shall be assumed to be that established by the tax assessor's office.

a. The director, upon issuing an order to the owner to remove or demolish, shall forward a copy of said order to the vacant property review commission ("the commission"), and, for the purposes of assisting the commission in its review, supply the commission with a copy of the related structural and dwelling unit inspection record, complaint, and title research report. The department of codes administration may supplement these documents with pertinent information acquired during its investigation and hearing.

b. If the owner fails to comply with an order to remove or demolish the dwelling or structure, the director may cause such dwelling or structure to be removed or demolished, except that when the director has been notified by the commission of its intent to gain control of such dwelling or structure prior to the letting of bids for demolition, in which case the department shall suspend its effort to remove or demolish the dwelling or structure pending notice to proceed from the commission.

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Analysis

Given the failure of the entirety of the north wall of the residence in comparison with criteria provided in the 2012 IBC for Substantial Structural Damage, which only requires 33 percent of the horizontal load-carrying capacity of the structure to be lost, damage to the residence met the criteria to be considered substantial structural damage.

Because the building has suffered substantial structural damage, the code subsequently requires repairs be made to restore it to its pre-damaged condition, provided that such repairs would result in the structure meeting current code requirements for wind and seismic loading.

Large portions of the wood framing of the floors, walls, and roof structure of the residence exhibited evidence of rot and extensive deterioration. For example, a large proportion of the floor joists had been repaired prior to the tornado damage in an attempt to remediate full section failure resulting from wood-boring insect damage and fungal rot. The repairs had resulted in out-of-plane conditions at the main beam and steel supporting posts such that they could reasonably be expected to have a reduction from their intended capacity.

Portions of the wall framing that were exposed by the tornado damage also showed evidence of past deterioration. The stone masonry foundations were also deteriorated, with reduced capacity with respect to their original construction. These observations were evidence of a widespread reduction in structural capacity throughout the wood framing of the residence, which would require removal and replacement of the majority of the walls and floors at a minimum. As such, the structure was effectively not repairable in its state as observed during our inspection on March 20, 2020, and should be demolished.

Photographs taken during our inspection, including photographs that were not included in this report, were retained in our files and are available to you upon request.

This report was prepared for the exclusive use of Robert Huggins & JTRE1, LLC and was not intended for any other purpose. Our report was based on the information available to us at this time. Should additional information become available, we reserve the right to determine the impact, if any, the new information may have on our opinions and conclusions and to revise our opinions and conclusions if necessary and warranted.

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Thank you for allowing us to provide this service. If you have any questions or need additional assistance, please call.

Sincerely,
RIMKUS CONSULTING GROUP, INC.
Digitally signed by: Brendan E Ryan
Date: 2020.12.16 17:58:10 -05'00'
Brendan E. Ryan, P.E.
Engineering Number 119633
Consultant



Attachments: Curriculum Vitae

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Brendan E. Ryan, P.E.
Consultant
Construction and Property Divisions

Background

Mr. Ryan holds a B.S. degree in Civil Engineering and is a registered professional engineer in Colorado, Iowa, Michigan, Minnesota, South Carolina, Tennessee, and Wyoming.

His experience includes design and analysis in commercial, municipal, and residential structures as well as marine structures.

Mr. Ryan's areas of expertise include civil engineering, structural engineering, construction management, building envelope systems, foundation design, mechanical dredging, and marine construction.

His experience and knowledge cover areas including design, analysis, procurement, competitive bidding, estimating, project scheduling, and project management.

Mr. Ryan's areas of experience also include thermoplastic, EPDM, bitumen, steel, and shingled roof systems, brick and concrete masonry wall systems, glazing systems, polycarbonate panel systems, concrete and asphalt pavements, site drainage, steel fabrication, powder coating processes, bolted steel connections, HDPE pipe assemblies, hazardous material disposal, U.S. Army Corps of Engineers construction management processes, and OSHA policies and regulations.

Contact Information

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bryan@rimkus.com

250 Monroe Ave NW
Suite 400
Grand Rapids, MI 49503

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109 Spence Ln Nashville, TN 37210 | office/cell: Zach - 615.440.1502 | email: zach@apexbuildersn.com

CATEGORY	Description	ESTIMATED COST	Adjusted Cost	TOTAL
GENERAL REQUIREMENTS				
Plans and Specifications		\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
Structural Engineering Fees and Details		\$ 3,900.00	\$ 3,900.00	\$ 3,900.00
Permits: Zoning, Building, Environmental, Other	Cost of Permit and Inspections	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Survey		\$ 1,900.00	\$ 1,900.00	\$ 1,900.00
Administrative Costs		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
Subtotal		\$ 11,800.00	\$ 11,800.00	\$ 11,800.00
SITE PREP				
Demo		\$ 7,250.00	\$ 7,250.00	\$ 7,250.00
Dust control, Surface Protection (Remodel)		\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Final Professional Cleaning		\$ 750.00	\$ 750.00	\$ 750.00
Dumpster & Removal		\$ -	\$ -	\$ -
Portable Toilet	8 months @ \$110 per month	\$ 880.00	\$ 880.00	\$ 880.00
Vehicle Haul off		\$ -	\$ -	\$ -
Silt Fencing		\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Perimeter temporary fencing		\$ -	\$ -	\$ -
Subtotal		\$ 11,380.00	\$ 11,380.00	\$ 11,380.00
ON-SITE WATER/SEWER				
Soil & Perc Tests		\$ -	\$ -	\$ -
Septic Permits, Inspections, Fees		\$ -	\$ -	\$ -
Septic System Installation, Tie In To House		\$ -	\$ -	\$ -
Well, Pump, Trenching, Plumbing To House, Pressure Tank		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
Subtotal		\$ -	\$ -	\$ -
UTILITIES				
Town Water: Tap Fees & Hookup		\$ -	\$ -	\$ -
Town Sewer: Tap Fees & Hookup		\$ -	\$ -	\$ -
Electrical: Permit, Connection Fee, Installation		\$ -	\$ -	\$ -
Gas: Permit, Connection Fee, Hookup		\$ -	\$ -	\$ -
Telecom Hookup		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
Subtotal		\$ -	\$ -	\$ -
EXCAVATION & EARTHWORK				
Removal of stone		\$ -	\$ -	\$ -
Trenching For Utility Hookups		\$ -	\$ -	\$ -
Removal of dirt		\$ -	\$ -	\$ -
Excavation and Dirt Work		\$ -	\$ -	\$ -
Foundation Footing Drains		\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Other Site Drainage		\$ -	\$ -	\$ -
Backfill		\$ -	\$ -	\$ -
Landscaping		\$ 5,500.00	\$ 5,500.00	\$ 5,500.00
Top Soil Hauled In		\$ -	\$ -	\$ -
Finish Grading		\$ -	\$ -	\$ -
Seed & Straw, soil		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -

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CATEGORY	Description	ESTIMATED COST	Adjusted Cost	TOTAL
FOUNDATION				
Stone Footer Corrections	*If more failure presents itself once removed additional labor and materials will be needed	\$ 9,300.00	\$ 9,300.00	\$ 9,300.00
Foundation walls - cmu foundation		\$ -	\$ -	\$ -
Chimney Correction	\$8000 each	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00
Anchor Bolts, Hold Downs		\$ -	\$ -	\$ -
Crawlspace Vapor Barrier		\$ -	\$ -	\$ -
Piers	10 @ \$600 each	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
Crawlspace Vents		\$ -	\$ -	\$ -
Waterproofing/Damproofing		\$ -	\$ -	\$ -
Crawlspace access	2 new doors needed - custom sizes required	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Gravel Floor for Crawlspace	5 loads + spread	\$ 4,240.00	\$ 4,240.00	\$ 4,240.00
		\$ -	\$ -	\$ -
Subtotal		\$ 37,040.00	\$ 37,040.00	\$ 37,040.00
OTHER MASONRY/PAVING				
Concrete Cap for Covered Front Patio		\$ 7,450.00	\$ 7,450.00	\$ 7,450.00
Pool Decking and Lower Patios		\$ -	\$ -	\$ -
Retaining Walls and Steps Corrections		\$ 11,350.00	\$ 11,350.00	\$ 11,350.00
		\$ -	\$ -	\$ -
Subtotal		\$ 18,800.00	\$ 18,800.00	\$ 18,800.00
ROUGH FRAMING				
Sill & Seal		\$ -	\$ -	\$ -
Steel/Wood Carrying Beam, Lolly columns		\$ -	\$ -	\$ -
Floor Framing		\$ -	\$ -	\$ -
Exterior & Interior Walls, Rough Stairs		\$ -	\$ -	\$ -
Sheathing, Subflooring		\$ -	\$ -	\$ -
Roof Framing		\$ -	\$ -	\$ -
Subfascia		\$ -	\$ -	\$ -
Nails, Screws, Fasteners		\$ -	\$ -	\$ -
Prep for Plaster, Drywall		\$ -	\$ -	\$ -
Exterior Doors & Windows install		\$ -	\$ -	\$ -
Lumber Package	to replace failed area + lumber prices can increase daily - prices guaranteed for 15 days	\$ 37,500.00	\$ 37,500.00	\$ 37,500.00
Rough Framing- Labor	if more failure exposed when walls are opened additional cost for labor will increase	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00
* Attic access TBD		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
Subtotal		\$ 79,500.00	\$ 79,500.00	\$ 79,500.00
ROOFING				
Shingle Roof	all new architectural shingle	\$ 18,215.00	\$ 18,215.00	\$ 18,215.00
Metal Roof for Covered Patio		\$ -	\$ -	\$ -
Flashing: Chimney, Vant Pipes, Sidewalls, Other Penetrations	included	\$ -	\$ -	\$ -
Drip Edge		\$ -	\$ -	\$ -
Roofing installation & Removal		\$ -	\$ -	\$ -
Gutters & DS (S)	half round	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
Ridge and roof vents		\$ -	\$ -	\$ -
Roofing/Flashing (partial)		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
Subtotal		\$ 21,715.00	\$ 21,715.00	\$ 21,715.00
EXTERIOR				
Weather Barrier (Tyvek, etc.)		\$ -	\$ -	\$ -
Membrane & Flashing		\$ -	\$ -	\$ -

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CATEGORY	Description	ESTIMATED COST	Adjusted Cost	TOTAL
Wood Exterior	match original	\$ 32,000.00	\$ 32,000.00	\$ 32,000.00
Exterior Paint	prep, labor and material	\$ 14,650.00	\$ 14,650.00	\$ 14,650.00
Deck Stain	match original	\$ 3,700.00	\$ 3,700.00	\$ 3,700.00
		\$ -	\$ -	\$ -
Soffit and Trim	match original	\$ 11,500.00	\$ 11,500.00	\$ 11,500.00
Window /Door Trim	match original	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Covered Porch - columns & trim	match original	\$ 4,350.00	\$ 4,350.00	\$ 4,350.00
Wood Details in Gable		\$ -	\$ -	\$ -
Exterior Electrical Work		\$ -	\$ -	\$ -
Covered Driveway w/ storage build		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
Subtotal		\$ 81,200.00	\$ 81,200.00	\$ 81,200.00
WINDOWS/EXTERIOR DOORS				
Windows	match original - custom sizes in wood - original lite configurations	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00
Garage Door and install		\$ -	\$ -	\$ -
Locksets, knobs, door hardware		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
Subtotal		\$ 65,000.00	\$ 65,000.00	\$ 65,000.00
PLUMBING				
All Plumbing to Plan		\$ 22,500.00	\$ 22,500.00	\$ 22,500.00
Water Supply Piping		\$ -	\$ -	\$ -
Master Tub		\$ -	\$ -	\$ -
Toilets - allowance		\$ 500.00	\$ 500.00	\$ 500.00
Faucets, Mixing Valves, Shower Heads - allowance		\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Disposal		\$ -	\$ -	\$ -
Water Heater		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
Subtotal		\$ 26,000.00	\$ 26,000.00	\$ 26,000.00
ELECTRICAL				
All Electrical to Code - permitting included		\$ 25,750.00	\$ 25,750.00	\$ 25,750.00
Additional can lights		\$ -	\$ -	\$ -
Phone, Cable, Internet Wiring		\$ -	\$ -	\$ -
Light Fixtures		\$ -	\$ -	\$ -
Devices: outlets, switches		\$ -	\$ -	\$ -
Smoke Alarms		\$ -	\$ -	\$ -
Master bedroom ceiling fixture		\$ -	\$ -	\$ -
Vanity lights in master bathroom		\$ -	\$ -	\$ -
Master closet ceiling fixture		\$ -	\$ -	\$ -
Exterior Flood fixtures & Sconces		\$ -	\$ -	\$ -
*Existing service panel to remain		\$ -	\$ -	\$ -
Fixture allowance difference		\$ -	\$ -	\$ -

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A 949 RUSSELL ST. - apex builders bid
001 scale: N/A

949 RUSSELL ST.

scale: N/A

A

001

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18

Renovation Initial Estimate = \$688,000

Summary of proposed renovations

- Demolition of existing items to be installed as new listed below.
- Asphalt shingle roof (includes new sheathing).
- Fascia and soffit
- Gutters
- Hardie board siding
- 2 new fireplaces

- New foundation walls as needed
- Paint exterior
- New windows
- Full landscaping
- Concrete sidewalk
- Deck (stained or painted)
- Roof decking
- Wood fence
- Paint interior
- Hardwood flooring
- Decorative tile (flooring and shower)
- High end kitchen (cabinets, countertop, and appliances) [main floor]
- Median kitchen (cabinets, countertop, and appliances) [basement]
- 2 large master bathrooms
- 1 full bathroom
- Assumed 50% of framing replaced (includes some floor beams, and basement stairs)
- Wall insulation
- Attic insulation
- Drywall – finished
- Interior doors, hardware and trim
- Exterior doors and hardware
- Raised panel wood wainscotting
- Concrete based slab
- French drains installed around perimeter of the house
- New footing (where needed)

- 3 HVAC split units (main floor, second floor, and basement)
- Plumbing (includes fixtures)
- Electrical (includes fixtures)
- Permit
- Dumpster rentals
- Full clean
- Contractor management fee

*Listed items and quote are based on provided renovation plans and in person conversation of desired proposed work.

Let me know if you have any questions.

Thank you,

Marvin

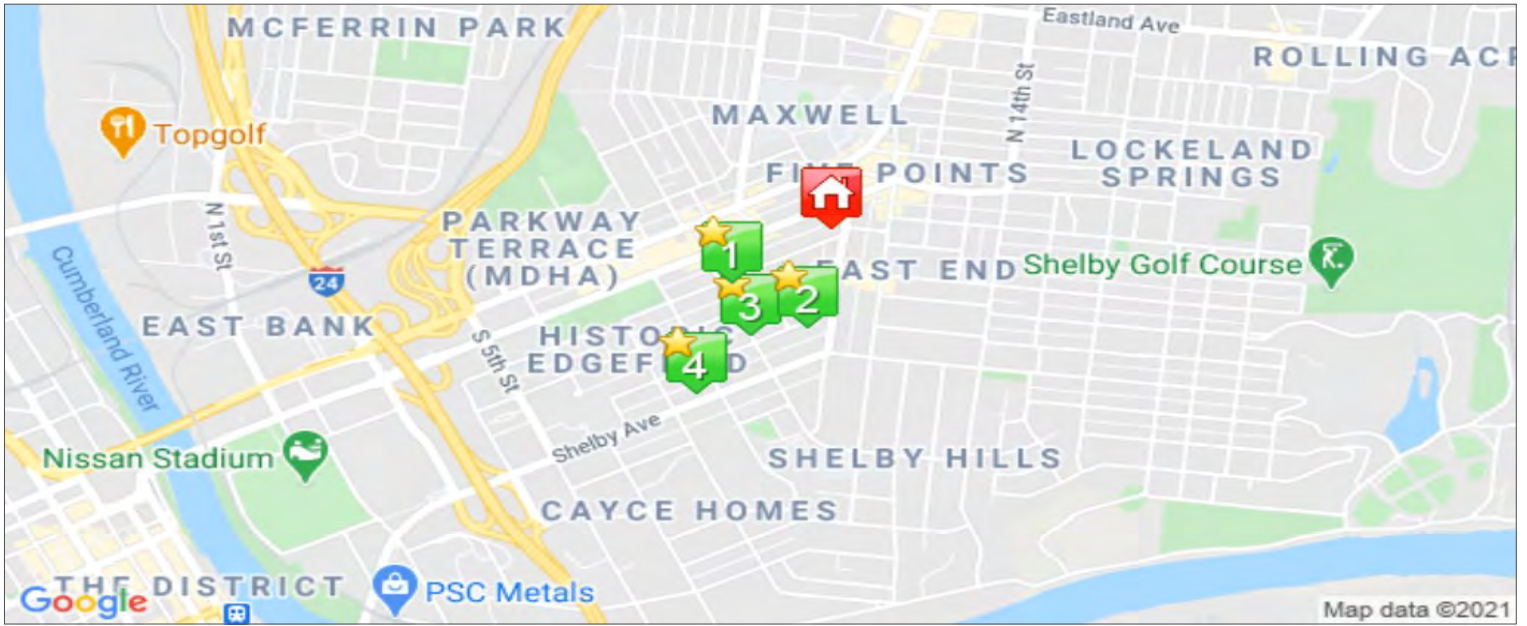
Marvin Martinez, PE | Owner

& General Contractor

M&M Building Company, LLC

P 615.579.7215 | E mmartinez@mmbuildingcompany.com

08212038300 - 949 RUSSELL ST



Subject



Comp #1



Comp #2



Comp #3



Map & Parcel No	08212038300	08216014700	08216035400	08216029100
Address	949 RUSSELL ST	900 RUSSELL ST	920 BOSCOBEL ST	821 BOSCOBEL ST
Distance	-	1,281 ft	1,293 ft	1,627 ft
Sale Date	N/A	29 Aug 2019	3 Dec 2019	3 May 2019
SalePrice/SqFt	N/A	\$277.3	\$330.86	\$290.39
Living Area	1,842	1,639	1,970	1,894
Property Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Neighborhood	EAST NASH RIVER TO...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
Bedrooms	4	4	4	3
Baths	2	2	2	2
Half Baths	0	0	0	0
Year Built	1899	1930	1915	1920
Sale Price	N/A	\$454,500	\$651,625	\$550,000
App.Value/SqFt	\$172.42			

Subject



Comp #4



Map & Parcel No	08212038300	08216039000
Address	949 RUSSELL ST	709 SHELBY AVE
Distance	-	2,577 ft
Sale Date	N/A	16 Dec 2019
SalePrice/SqFt	N/A	\$251.46
Living Area	1,842	1,631
Property Type	SINGLE FAMILY	SINGLE FAMILY
Neighborhood	EAST NASH RIVER TO...	EAST NASH RIVER TO SHELBY...
Bedrooms	4	3
Baths	2	2
Half Baths	0	1
Year Built	1899	1920
Sale Price	N/A	\$410,000
App.Value/SqFt	\$172.42	

949 RUSSELL ST - PARCEL DETAILS

PARCEL ID: 08212038300

LEGAL DESCRIPTION:
LOT 27 PAYNE ADDN TO
EDGEFIELD

ACREAGE: 0.26

FRONT DIMENSION: 50'

SIDE DIMENSION: 171.95'

REAR DIMENSION: 85'

CENSUS TRACT: 37019200

COUCIL DISTRICT: 06

LAND USE: SINGLE FAMILY

ZONING: R8

ZONING CODE: OV-HPR

ZONE DESCRIPTION:
MEDIUM DENSITY
RESIDENTIAL, REQUIRING A
MINIMUM 8,000 SQUARE
FOOT LOT AND INTENDED
FOR SINGLE AND TWO-
FAMILY DWELLINGS AT A
DENSITY OF 5.79 DWELLING
UNITS PER ACRE.

Class	RESIDENTIAL
Effective Date	1/1/2020
Land Appraised Value	\$ 220,000.00
Improvement Appraised Value	\$ 244,500.00
Total Appraised Value	\$ 464,500.00
Status	Historical

Enter Address or click button to use your current location

949 RUSSELL ST, 37206

1 Record(s) found.

Parcel ID	Owner	Address
08212038300	HUGGINS, ROBERT & JTRE1, LLC	949 RUSSELL ST NASHVILLE, TN 37206

- 949 RUSSELL VALUE - \$464,500

COMPS - PROPERTY ADDRESS	SALE DATE	SALE PRICE PER SQ FT.	LIVING SQ FT.	TOTAL
1527 DOUGLAS AVE.	7.29.20	\$267.67	1924	\$515,000
1413 LILLIAN ST.	9.24.20	\$252.06	1920	\$580,000
718 SETLIFF PL.	1.6.20	\$212.50	1923	\$585,000
303 N 16TH ST.	2.25.20	\$193.16	1920	\$589,900
935 SILVERDOME PL.	1.11.20	\$235.94	1925	\$604,000

A	949 RUSSELL ST. - PROPERTY DETAILS + METRO EVALUATION
001	scale: N/A

949 RUSSELL ST

A

001

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02



949 RUSSELL ST.

NASHVILLE, TN 37206



PHOTO - A03 - 1

PHOTO - A03 - 2

A	949 RUSSELL ST. - DOCUMENTS
001	scale: N/A

949 RUSSELL ST.

scale: N/A

A

001

A

03