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| ***Charlotte Historic District Commission*** | ***Application for a Certificate of Appropriateness*** |
| ***Staff Review*** | ***Date: February 14, 2018*** |
| ***HDC 2018-057*** | ***PID# 11904204*** |

**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1916 Merriman Avenue

**SUMMARY OF REQUEST:** Demolition

**APPLICANT:** Matthew Alexander

**Details of Proposed Request**

*Existing Conditions*

The existing structure is a one story brick duplex constructed in 1951. Adjacent structures are residential, mostly one story in height. Duplex structures across the street were approved for demolition due to FEMA floodplain regulations.

*Proposal*

The proposal is full demolition of the duplex.

**Policy & Design Guidelines – Demolition, page 9.2**

North Carolina Law (NCGS 160A-400.14.) states that the demolition of buildings and structures within Local Historic Districts requires the prior issuance of a Certificate of Appropriateness. The policies listed below are designed to follow state law in a manner that minimizes the inconvenience to property owners when demolition is warranted, while affording as much protection as possible to structures that make valuable contributions to the character of Local Historic Districts.

1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.
2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District. If the HDC finds that the structure does not contribute to the character of the district or is unsalvageable, immediate approval of the demolition request may be granted.
3. Should the Historic District Commission find that the structure does contribute to the character of the historic district; the HDC can delay the issuance of a Certificate of Appropriateness authorizing demolition for a period not to exceed 365 days, in order to work with the owner to seek alternatives to demolition.
4. When an application for demolition receives a 365-day delay, any consideration of applications for proposed new construction on the same site will be deferred for 90 days.

5. When an application for demolition receives a 365-day delay, the Historic District Commission Staff will seek an alternative to demolition and will contact, within one month of the delay vote, the property owner who has applied for demolition, Historic Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.
6. If the building cannot be retained, then it should be documented thoroughly with photographs of all four sides of the building; sketch plans; notations of height, width, and setback; and, if possible, measured drawings.
7. Maintain any empty lot appropriately so that it is free from hazards and trash and is well tended if the site is to remain vacant for any length of time.
8. Salvage significant materials such as wood flooring, doors, windows, brick and stone, trim, and decorative features for subsequent reuse.
9. A permanent injunction against demolition can be invoked only in cases where a building or structure is certified by the State Historic Preservation Officer as being of statewide significance.
10. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval. All other demolition applications will be reviewed by the full Commission.

**Staff Analysis**

The Commission will make a determination as to whether or not the buildings are determined to have special significance to the Wilmore Local Historic District. With affirmative determination, the Commission can apply up to 365-Day Stay of Demolition. Or if the Commission determines that this property is no longer contributing, then demolition may take place without a delay.

# *Charlotte Historic District Commission Case 2018-057*
# *HISTORIC DISTRICT: WILMORE*
# *DEMOLITION*

West Bv

Merriman Av

Wilmore Dr

S I-77 Hy

N I-77 Hy

Spruc

N

Feet
0 50 100 200 300

2/7/2018

1916 Merriman Ave

Wilmore
Historic District

Property Lines

Building Footprints

# General Summary

**CD Swanson Inc. Home Inspections**

**7319 Timbercreek Ct.**

**Denver, NC 28037**

**704 / 614 - 6273**

**Customer**
Lewis Edwards

**Address**
1916 & 1918 Merriman Ave.
Charlotte NC 28203

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

**"This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney."**

The summary page must describe any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page must also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.

## 1. Roofing

**1.3** **Roof Drainage Systems**

**Repair or Replace**

(1) There are multiple areas were the gutters around the home are pulled loose and or missing down spouts. Gutters are very important on a basement foundation to insure the water from the roof line is diverted away from the foundation wall.

## 1. Roofing

1.3 Picture 1 Gutter along the front wall pulled loose.

1.3 Picture 2 Gutter missing down spout.

1.3 Picture 3

1.3 Picture 4

1.3 Picture 5 Missing down spout.

(2) There are multiple down spouts that are missing 90 degree elbows at the bottom. These elbows are in place to divert water away from the foundation wall.

## 1. Roofing

1.3 Picture 6

1.3 Picture 7

## 2. Exterior

**2.2** **Windows**

**Repair or Replace**

There are multiple broken windows around the home. These window were mainly in the basement areas of the home.

**2.3** **Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

**Repair or Replace**

The stairs to the front entry are 5 risers high. When there are 4 or more risers on a set of stairs it is required to have a hand rail for safety. This may not have been required at time of construction but recommend adding for safety.

2.3 Picture 1

**2.4** **Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Repair or Replace**

The trees and shrubs need to be trimmed away from the sides and roof line of the home. These branches should not touch the house even during a strong wind. Over time the constant contact will cause damage to the home.

**2.5** **Eaves, Soffits and Fascias**

## 2. Exterior

**Repair or Replace**

The fascia and soffit trim at the left side entry to unit #1918 is water damaged.

2.5 Picture 1

## 3. Interiors

**3.0** **Ceilings**

**Repair or Replace**

(1) There are multiple insects (roaches) inside this unit #1916. They were crawling on the ceiling and all over in the kitchen. Exterminating company needs to be scheduled for treatment.

3.0 Picture 1

3.0 Picture 2

(2) There are a couple water stains and paint pealing off of the ceiling in #1916. This could be an indication of a water leak in this area.

## 3. Interiors

3.0 Picture 3

3.0 Picture 4

**3.1** **Walls**

**Repair or Replace**

(1) There are multiple ceramic tiles that are pulled loose from the walls in the bathroom. These tiles are also loose and or missing in the tub/shower area. This has allowed water to leak to the structure of the home under this area.

## 3. Interiors

3.1 Picture 1

3.1 Picture 2

3.1 Picture 3

(2) The sink in the bathroom of unit #1916 has completely pulled loose from its mounting to the cabinet. Not sure how this unit is supported as the cabinet is broken apart under this area.

3.1 Picture 4

**3.2 Floors**

## 3. Interiors

**Repair or Replace**

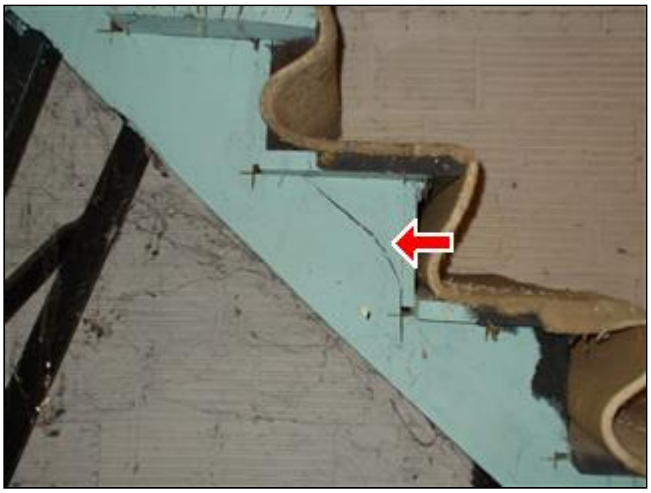
There were an excessive amount (hundreds) of 2-liter bottles on the floor of the basement that were filled with some type of liquid (not the original liquid that came in the bottle). This could be a health safety issue if this fluid is urine?

3.2 Picture 1

**3.3** **Steps, Stairways, Balconies and Railings**

**Repair or Replace**

The stairs to the basement in #1918 are cracked in the middle portion. The landing at the bottom of the stairs is broken and needs repaired.



3.3 Picture 1

3.3 Picture 2

**3.4** **Counters and Cabinets (representative number)**

**Repair or Replace**

See section 3.1

**3.5** **Doors (representative number)**

**Repair or Replace**

The entry door to the front bedroom of unit 1916 is broken.

## 3. Interiors

3.5 Picture 1

## 4. Structural Components

**4.0** **Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Repair or Replace**

(1) There is some fungal growth on the sub-floor under the bathroom in unit #1916. This is an indication of a water leak in this area. The tiles around the tub/shower area, as noted earlier in the report, have fallen off in multiple areas from the shower walls. This will allow water to the structure of the home. The wood sub-floor is water damaged in this area.

## 4. Structural Components

4.0 Picture 1

4.0 Picture 2

4.0 Picture 3

4.0 Picture 4 Fungal growth under the bathroom sub-floor.

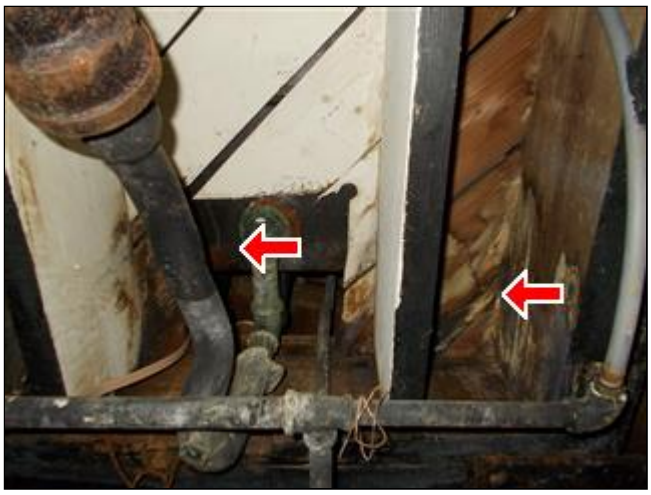
(2) There are multiple areas along the basement foundation walls where there appears to be water seepage through the wall. This is typically caused by improper grading and gutters that are not functioning. Current renter stated that water pours into the basement area when it rains.

4.0 Picture 5

## 4. Structural Components

(3) There is fungal growth on the sub-floor under unit #1918. This can be seen from the basement area. Fungal growth is caused by excessive moisture in the area.

4.0 Picture 6



4.0 Picture 7

(4) Evidence of moisture intrusion on the basement foundation wall in unit #1918. There is also some fungal growth and water stains on the wood sub-floor in the basement area of this unit under the bathroom area.

4.0 Picture 8

4.0 Picture 9

**4.1** **Walls (Structural)**

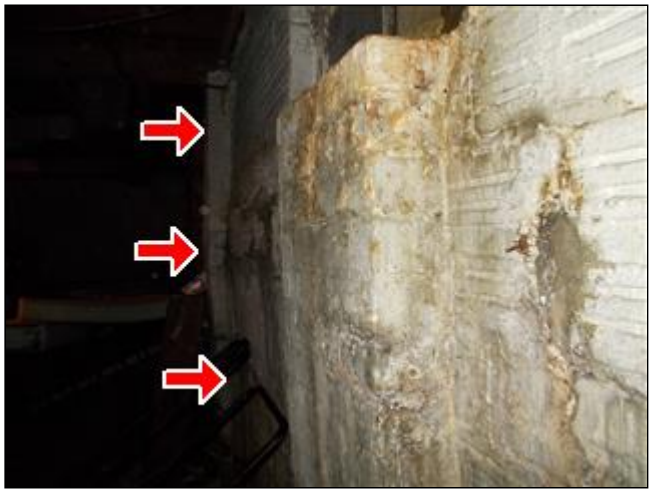
**Repair or Replace**

(1) There is a large horizontal crack along the front foundation wall of unit #1916 and the wall is heaved inward. This is an indication of excessive hydraulic pressure against the outside wall in this area. Hydraulic pressure is caused by excessive water draining in this area and from the lack of proper gutters or insufficient grade away from the foundation walls.

## 4. Structural Components

4.1 Picture 1

4.1 Picture 2



4.1 Picture 3 Front foundation wall heaving inward in the basement of unit #1916.

(2) The front foundation wall in unit #1918 is slightly heaved in with horizontal cracking. Recommend having this complete front foundation wall further evaluated by licensed structural engineer.

4.1 Picture 4

4.1 Picture 5

## 5. Plumbing System

**5.0** **Plumbing Drain, Waste and Vent Systems**

**Repair or Replace**

A clean out cap is missing on the plumbing drain system in the basement of unit #1916. This is allowing sewage water to vent into the basement area and if system has a slight back up, this will drain into the basement area.

5.0 Picture 1

**5.1** **Plumbing Water Supply, Distribution System and Fixtures**

**Repair or Replace**

(1) Both of the faucets in the bathroom sink and the tub/shower in unit #1916 have a continuous drip. These faucets will not completely shut off.

(2) I did not test the plumbing fixtures in unit #1918 due to stored items in the sink.

5.1 Picture 1

(3) The bathroom sink is completely missing in unit #1918. The sink has been removed from the bathroom and a tray table has been installed in this area.

## 5. Plumbing System

5.1 Picture 2

(4) Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at http://www.pbpipe.com There was only a very small section of this piping used in the basement of unit #1916.

**5.4** **Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)**

**Repair or Replace**

Check with current home owner to insure there is no oil tank still buried in the ground around this home. It was common practice to have the oil tank buried in the back yard of these homes. If this tank is not properly taken out of service and or removed it can cost thousands of dollars to have this done. I did find 2 metal pipes sticking up from the ground next to the rear foundation wall. These are the vent pipes to an underground oil tank. Typically if the oil tank is properly taken out of service, the vent pipe will also be removed. Have a licensed professional further evaluate.

5.4 Picture 1

**5.6** **Sump Pump**

**Repair or Replace**

The sump pump was filled in with mud/dirt in the basement of #1918. Could not test this unit at time of inspection.

## 5. Plumbing System

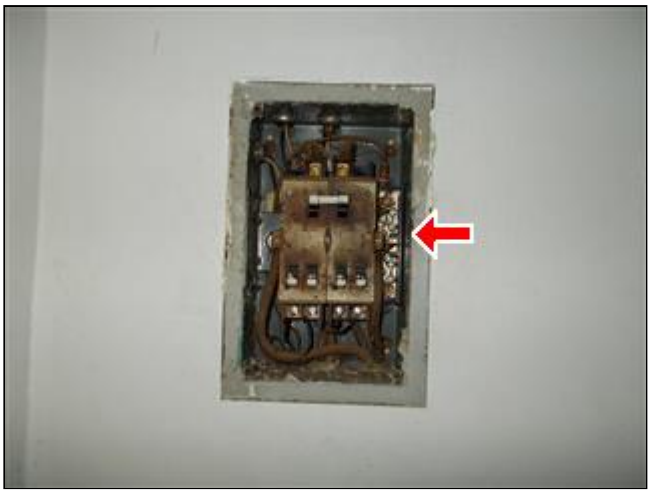
5.6 Picture 1

## 6. Electrical System

**6.1** **Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

**Repair or Replace**

(2) The electrical sub-panel has not been upgraded in unit #1918.



6.1 Picture 2

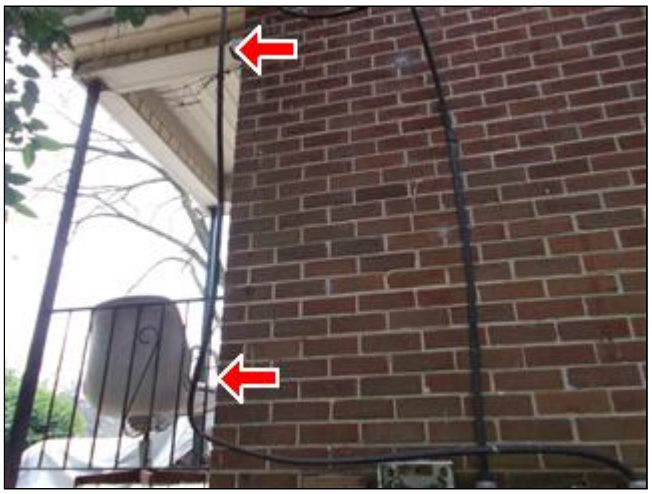
(3) There is an old electrical supply box on the rear wall of the house. This panel is no longer in use but recommend removing exposed wire.

## 6. Electrical System

6.1 Picture 3

(4) The main meters are only 60 amp service to these units. The main electrical supply line is not properly secured to the wall of the home and is hanging loose. The line from the pole is completely over grown with branches and shrubs causing excessive strain on the supporting cable. Typically the electrical company is responsible for the supply line from the pole to the meter.

6.1 Picture 4



6.1 Picture 5

6.1 Picture 6

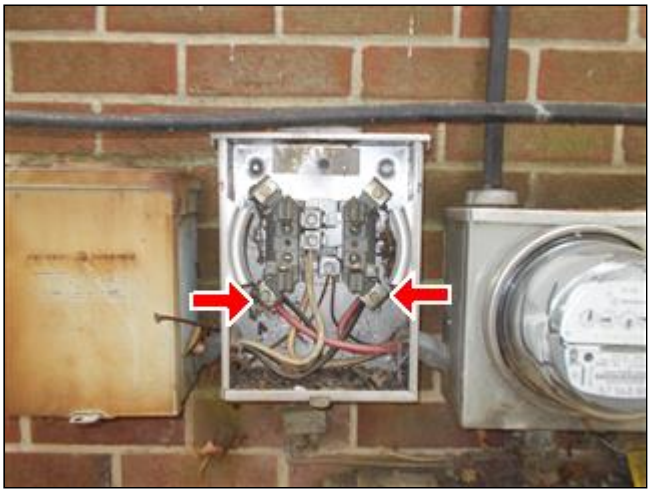
6.1 Picture 7

## 6. Electrical System

(5) The main electrical panel of #1916 is double tapped and supported by fuses. When a circuit is double tapped, it has 2 wires under one screw. This is typically not allowed and recommend further evaluation by licensed professional. I did not pull out the fuses to determine if they are the proper size due to tenant was home at time of inspection.

6.1 Picture 8

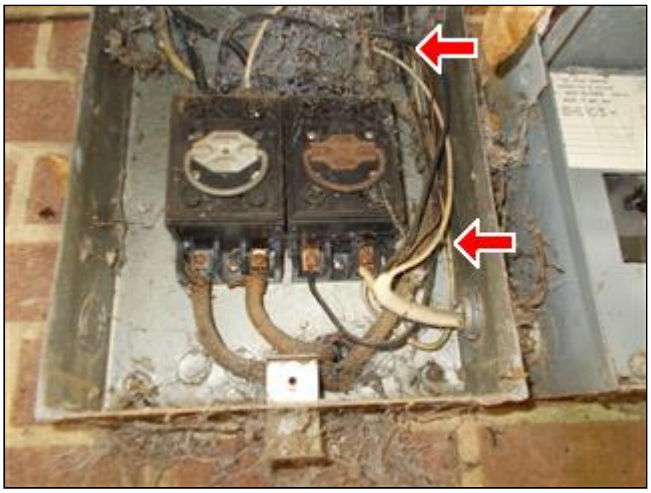
(6) There is an old meter base next to the existing meters that still is live 'hot'. The bottom terminals in this unit have electrical current to them. This is a safety issue as these are exposed.



6.1 Picture 9

(7) The panel box on the far right side is double tapped on the supply line side of the fuse panel. I do not think this is allowed and recommend further evaluation by licensed professional.

## 6. Electrical System



6.1 Picture 10

6.1 Picture 11

**6.3** **Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Repair or Replace**

The light fixture is completely missing at the left side entry to unit #1918.

6.3 Picture 1

**6.7** **Smoke Detectors**

**Repair or Replace**

A smoke detector was not located in this home. All homes require a smoke detector. Current construction requires one on each level in the hall and in all bedrooms.

**6.8** **Carbon Monoxide Detectors**

**Repair or Replace**

A carbon monoxide detector was not located in this home. All homes in North Carolina are required to have at least one CO detector in the home.

## 7. Heating / Central Air Conditioning

**7.5** **Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

**Repair or Replace**

## 7. Heating / Central Air Conditioning

The metal rain cap/spark arrestor is missing on top of the chimney chase. The rain cap/spark arrestor will help keep water out of the flue area and help keep hot amber from leaving the flue area. The cap also helps keep unwanted pests from entering the flue area and coming into the home.

7.5 Picture 1

7.5 Picture 2 Evidence of water entering the chimney chase.

## 9. Built-In Kitchen Appliances

**9.1** **Ranges/Ovens/Cooktops**

**Repair or Replace**

(1) I did not test the oven/range in #1916 due to the amount of roaches that were crawling out of the unit at time of inspection.

9.1 Picture 1

(2) There are missing burners in the oven/range in unit #1918. I did not test this unit for operation.

## 9. Built-In Kitchen Appliances

9.1 Picture 2

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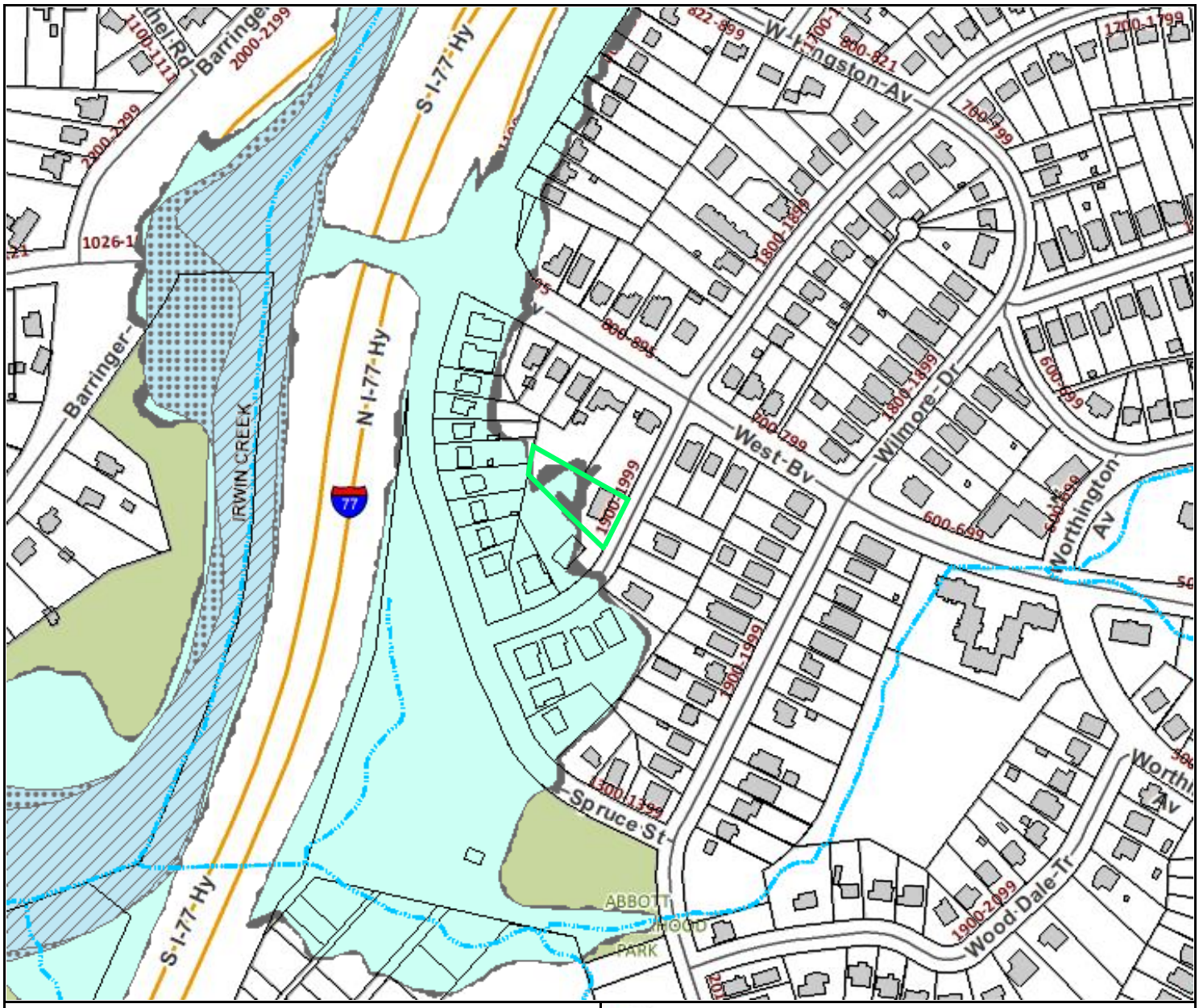
Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Charlotte-Mecklenburg Storm Water Services

# 3D Interactive Floodzone Mapping




Parcel ID - 11904204
Address - 1916 MERRIMAN AVE, CHARLOTTE NC 28203

- Streams
- FEMA Floodplain (Zone AE)
- Community Floodplain (Future) (Shaded Zone X)
- FEMA Floodway
- Community Encroachment Area
- Structure not in Floodplain by FEMA letter
- FEMA Map Change Area

**Notes:**

Residential Structures P.C.
3440 N. Davidson St.
Charlotte, N.C. 28205
704-332-5460 Office
704-332-5465 Fax

April 14, 2016

Ready 4 Sale Realty
Attn: Matt Alexander
5970 Fairview Rd #110
Charlotte, NC 28210

Attn: Matt Alexander

**RE: 1926, 1924, 1918, & 1916 Merriman Ave., Charlotte, NC (2 Duplexes, 4 Units from left to right)**

Per your request, Ricky Hopkins with Residential Structures P.C. conducted a limited structural inspection of the above-referenced residences on March 22, 2016. In connection with this evaluation Mr. Hopkins performed a site visit during which data was gathered through visual observation and field measurements. The purpose of this visit was to review and comment on the basement foundation walls and comment as to their conditions. Please see comments below as they relate to the inspection. *(All directions given in this letter are from the perspective of a person facing the front of the house.*

**Observations**

Upon inspection of the duplex unit to the left, unit 1926 was observed to have significant cracking in the block/brick on the left foundation wall (see figure 1) as well as a severe cracking starting along the front center wall (see figure 2), transposing to the concrete slab floor and continuing to the rear foundation wall (see figures 3 & 4). The crack in the left foundation wall measured to +/- 3/8" with some being slightly larger. The cracking along the slab foundation measured to be in excess of over 1" in some places with displacement between the opposing sides of the crack measuring at up to ½". Additional cracking of the foundation wall was observed at the right rear corner of this unit (see figure 5). Likewise, unit 1924 was observed to have significant cracking along the front center of the foundation wall at areas around the supporting piers (see figure 6), and the rear wall of the unit and door opening is below grade allowing excessive water to intrude the basement area (see figure 7). Upon inspection of the duplex unit to the right, unit 1918 was inaccessible due to the occupant being away. Unit 1916 was observed, along the front foundation wall there was a significant bulge/bow in the wall that measured up to 1 ½" out of plane (see figure 8), along with several other cracks in the foundation wall throughout the unit.

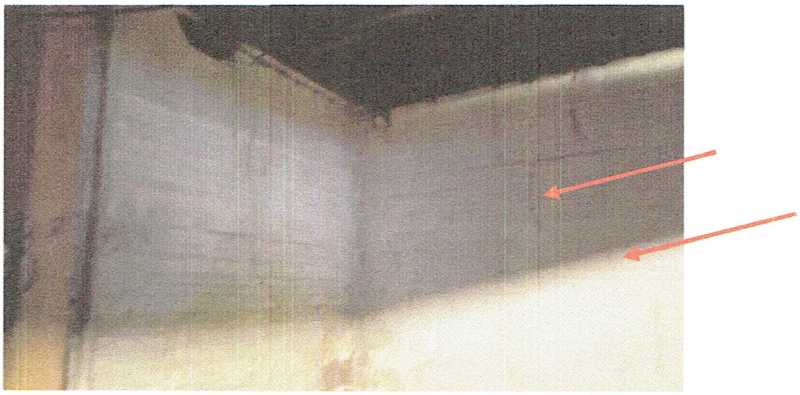


Figure 1: Cracking along left foundation wall.

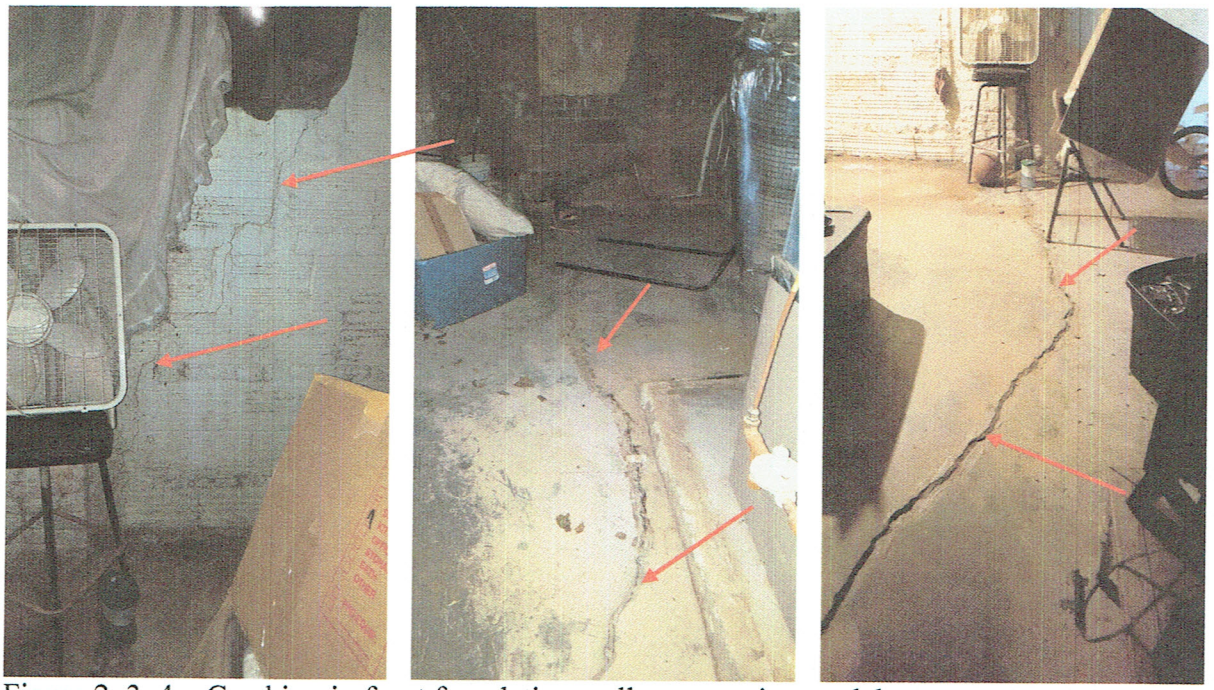


Figure 2, 3, 4 – Cracking in front foundation wall, transposing to slab

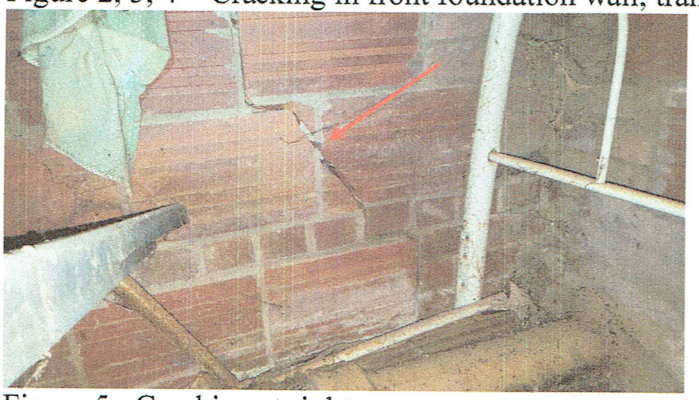


Figure 5: Cracking at right rear corner

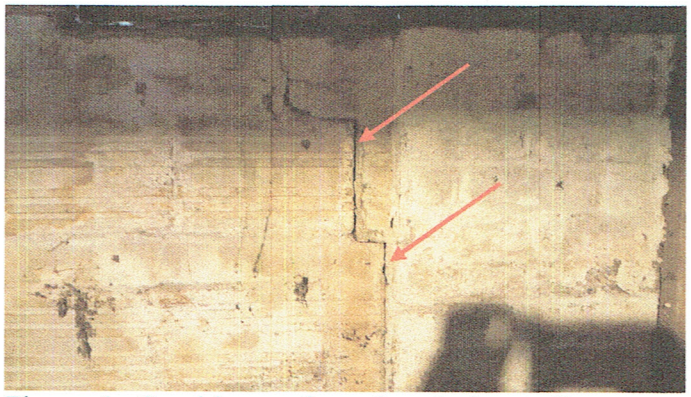


Figure 6: Cracking on front foundation wall

Figure 7: Door opening below grade

Figure 8: Bulging/bowing foundation wall

**Additional Findings/Recommendations**

The method used to construct the foundation wall is unknown, though it likely does not have the proper rebar reinforcement that would be used in today's construction method. The foundation walls have roughly 5'-6" of earth against the front of the house units and the grade slopes towards the back of the units, the amount of earth retained on the side foundation walls is gradually less towards the rear.

**Conclusion**

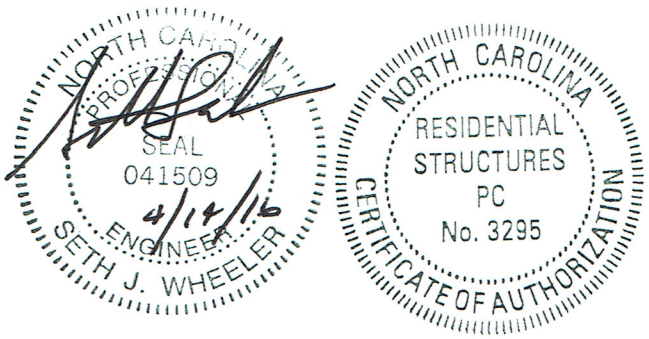
It is our opinion that the above mentioned basement foundation walls are in a declining structural state and the lack of reinforcement/construction methods necessary to support the observed levels of unbalanced backfill noted during the site visit. Poor draining and excessive moisture can cause underlying bearing soils to become "soft" and concrete to settle. Over-saturated soils can become expansive and apply increased hydrostatic pressure to the supporting wall. It is our recommendation to have the foundation structurally repaired by a company that specializes in foundation repairs. However, the cost of repair may exceed the beneficial value in the current dwellings and could still be prone to future settlement issues. After completing the repairs, water drainage features and the grading around the full house perimeter should be adjusted to allow water to positively drain away from the home.

This report does not constitute an overall review or observation of all aspects of this property. It only represents a report of the items specifically covered by this report. The evaluation was limited to items visually noted at the time of inspection and does not include destructive or invasive testing or observation. No structural analysis or design was provided in connection with this inspection. Nothing is implied or can be assumed on any items not mentioned in this report.

Please let me know if you need any additional information.

Sincerely yours,

Seth J. Wheeler, P.E.
Residential Structures, P.C.
RDH/SJW

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Changes Hair Studio
Bill Lee Fwy
Spruce St
Spruce St
Merriman Ave
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