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**LOCAL HISTORIC DISTRICT:** Wesley Heights

**PROPERTY ADDRESS:** 408 Grandin Road

**SUMMARY OF REQUEST:** Demolition

**APPLICANT:** Camilla McCall

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### **Details of Proposed Request**

#### *Existing Conditions*

- The existing structure is a one-story single-family house constructed in 1925. Notable architectural features include a two-bay façade, entry with full-length sidelights and a tripartite window, a hipped roof that extends forward to rest on a three bungalow-style supports, a full-width engaged front porch, interior chimneys, and Craftsman-style 4/1 wood sash windows.
- The parcel is zoned R-5 and the lot dimension is 55' x 187.5'. Adjacent uses are single-family and multi-family residential.
- On July 2, 2019 a rear yard tree split and fell on the house destroying it. The only architectural elements that appear to be salvageable are a few original windows on the right and left elevations.

#### *Proposal*

The proposal is full demolition of the house without a 365-day delay.

### **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 Recommendation**

1. Per 10.4.1 of the Rules for Procedure staff recommends that this item be heard as a Consent Agenda item. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.
2. Staff recommends Approval for the demolition of 408 Grandin without a delay due to the house being unsalvageable. The Commission may request that any original wood windows, trim, and other historic materials that are still intact on site be salvaged for subsequent reuse per the Design Guidelines for Demolition page 9.2, #8.



HDCRDEMO 2019-00421

PID: 07102510

LOCAL HISTORIC DISTRICT: WESLEY HEIGHTS

PROPOSED PROJECT: CONSENT AGENDA

August Meeting 2019









Front Elevation – After



Rear Elevation – After



Left Elevation



Left Elevation (rear)



Left Elevation (front)



Right Elevation



Right Elevation (front)



Right Elevation (rear)



July 19, 2019

Mr. Miguel Torres  
USAA

Member: Anna Camilla McCall  
Claim # 1444 07 74 L/R #12d  
408 Grandin Road  
Charlotte, NC 28208

Dear Mr. Torres,

At your request, on June 17, 2019, a study was performed on the house at the above-referenced address. The purpose of the study was to determine the repairability of the house after a tree impact. No was present to point out areas of concern and provided firsthand information; however, Mrs. McCall gave permission to visit the property. This letter, with the enclosed photographs, is the report of my findings and conclusions.

### **Description of Property**

For the purpose of this report, the front of the house is considered to face east toward Grandin Road. The house is a one-story, wood-framed structure over a crawl space foundation. The exterior walls of the house are covered with a wood siding and the roof is clad with architectural-style asphalt shingles. According to Mecklenburg County tax records, the house was built in 1931.

### **Background**

The date of loss is reported to be July 2, 2019. Mrs. McCall stated that the house is severely damaged and even the tenant cannot retrieve their belongings due to the instability of the house.

### **Observations**

A large diameter (about 6 feet) hardwood tree fell onto the house. The base of the tree is about 15 feet on the west side of the house and the body of the tree impacted the entire house from front to back (Photograph 2). Portions of the tree remained on and in the house at the time of inspection (Photograph 3). The entire roof framing portions of the

house is displaced into the house. The east and west (front and back) walls are completely crushed and fractured (Photographs 4 and 5). The south exterior wall is leaning outward from the foundation (Photograph 6). The north exterior wall is only slightly leaning (Photograph 7).

The crawlspace was visible only through foundation vents on the sides. Cracked floor framing and displaced supplemental piers are visible (Photographs 8 and 9). The foundation itself has a single wythe brick curtain wall with piers ranging from a single brick thickness up to 8 inches (Photograph 10). The house has no seal plate or anchoring system to connect the house to the foundation. Minor mortar cracks (up to 1/8") and missing mortar is present at various points on the foundation. Two of the primary columns on the front of the house are leaning (Photograph 11).

## **Key Concepts**

### *Impact Damage*

Damage resulting from an impact, such as from a tree, generally occurs as the result of direct force (i.e., overloading) or due to vibration. Damage due to direct overloading generally occurs very locally to the impact, such as fracturing of the wood framing and cladding. Vibration damage can occur to weak, brittle materials such as windows away from the point of impact. The strength of the vibrations (energy) quickly dissipates while moving away from the point of impact.

## **Conclusions**

The entire roof framing system and wall framing systems (both interior and exterior) are to be removed and replaced. Large sections of the floor framing are fractured and should be removed and replaced.

The foundation of the home is not adequate for rebuilding and is in poor condition. There is no practical way to tie the new framing to the foundation or ensure that the foundation can support the modern framing and loads to be applied. Two of the front brick porch columns should be removed and rebuilt. Overall, it is my professional opinion that the entire house be razed and rebuilt.

## **Summary of Conclusions**

In summary, based on what is known at this time, I am of the opinion that:

- All the framing on the house requires removal and replacement.

- The foundation is inadequate to receive the new framing and should not be reused given the poor condition.
- Based on the extent of damage, it is my professional opinion that the house be razed and rebuilt.

The opinions stated in this report are based on visual observations only. This report was prepared for the exclusive use of the client. This report was based on the information available at this time. Should additional information become available, I reserve the right to determine the impact, if any, the new information may have on my opinions and conclusions and to revise my opinions and conclusions if necessary and warranted.

Regards,

K. Brian Cone, PE



**Photograph 1: The front of the house from Google Earth in February of 2019.**



**Photograph 2: The base of the tree near the back of the house.**



**Photograph 3: The tree's base is still in the house.**



**Photograph 4: The current east (front) elevation with the collapsed roof and walls.**



Photograph 5: The west (rear) elevation.



Photograph 6: The south elevation of the house.



Photograph 7: The north elevation.



Photograph 8: Displaced and cracked flooring and supplemental piers.



Photograph 9: Additional cracked floor joists.



Photograph 10: Single wythe curtain wall with single brick thickness pier.



**Photograph 11: Two front brick columns are leaning.**