
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1507 Southwood Avenue

SUMMARY OF REQUEST: Demolition

OWNER: Brian Ronca

APPLICANT: ALB Architecture/Angie Lauer

Details of Proposed Request

Existing Conditions

The existing structure is a one story ranch style home constructed in 1936. The surrounding context is a variety of one and two story homes. Across the street is a commercial structure.

Proposal

The proposal is the demolition of the subject property. The applicant is requesting immediate approval for demolition.

Policy & Design Guidelines - Demolition

The Commission will make a determination as to whether or not this house is determined to be contributing to the Dilworth Local Historic. 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.

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.
3. 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.
4. 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.
5. 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.

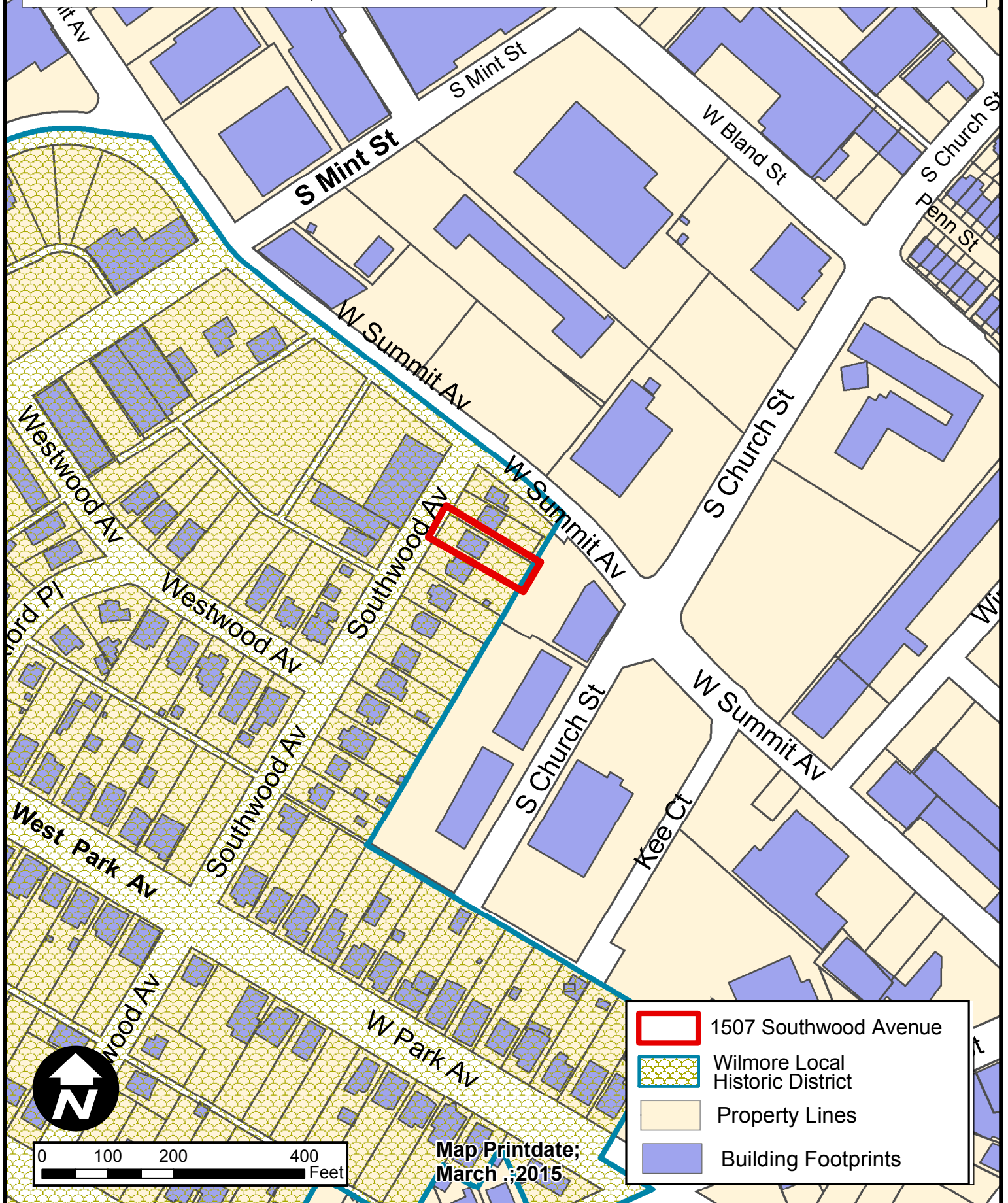
6. When an application for demolition receives a 365-day delay, the Historic District Commission Staff will seek an alternative to demolition and will contact, within one month of the delay vote, the property owner who has applied for demolition, Historic Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.
7. 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.
8. 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.
9. The maximum delay period for the issuance of a Certificate of Appropriateness authorizing demolition shall be reduced by the HDC where the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from the property by virtue of the delay.

Staff Analysis

The Commission will if the house is a contributing structure in the Wilmore Local Historic District and may apply, up to, a 365 Day Stay of Demolition. Or, if the Commission determines that this property is no longer contributing demolition may take place without a delay.

Charlotte Historic District Commission - Case 2015-043

Historic District; Wilmore





SUSTAINABLE ENGINEERING & EFFICIENT DESIGNS, PLLC

PO Box 691071
Charlotte, NC 28227-7018
Phone: 704.239.0478 Fax: 704.973.9276

February 18, 2015

Polaris Builders, LLC
Attn: Brian Ronca
13000 S. Tryon St., Suite F 217
Charlotte, NC 28278

Re: 1507 Southwood Ave.

Dear Brian:

At your request, a site visit was made to the referenced address on February 11, 2015 to perform a structural inspection of the one story brick veneer house that was built on a crawlspace foundation. (All directions provided in this report are as if facing the front of the house from the street).

At the time of the inspection, the house was found to have been built with a gable roof that was framed with 2x6 at 16" on center rafters that frame up to a 1x4 ridge without collar ties. In addition the long rafter spans were not found to have been braced, which has resulted in significant deflections in the roof plains. The ceilings of the house are framed with 2x6 at 16" on center ceiling joists spanning front to back, which have also experienced significant deflections in the longer span areas like over the front family room. The floors of the house were framed with 2x8 at 16" on center joists spanning front to back everywhere except under the kitchen and breakfast room on the front left side of the house where the joists span left to right. The joists frame into 4x8 girders and exterior bands that are supported over interior brick piers and the exterior pier and curtain foundation. The exterior band along the front porch and along the back side of the house were found to be severely damaged and will need to be completely replaced. The interior piers are deteriorated and are not adequately supporting the girders. The pier under the girder supporting the middle of the back wall of the family room is no longer supporting the girder. The pier and curtain foundation was found have been constructed with the piers not fastened to the curtain wall which would suggest that the brick veneer is also not adequately fastened to the house. The left half of the crawlspace was completely inaccessible given the fact that the height was less than the code required 18".

Settlement cracks were noted on all sides of the house in the brick veneer, which is likely the result of inadequate drainage of the roof water away from the house. The front porch slab was also found to have settled and will need to be completely replaced. In addition, given the age of the house it is likely that the house was built without adequate concrete footings. The combination of the settlements in the foundation, the deteriorated foundation, and the damage to

the floor framing has resulted in significantly out-of-level floors throughout the house. Based on these findings, it is our opinion that it is not economical to repair the structure and it would be best to demolish the house and rebuild a new structure that meets the standards of The 2012 North Carolina Residential Building Code.

This report represents our opinions based on calculations and our experience. The scope of our evaluation was limited to the content of this report. Therefore, this report should not be construed as an implication that there are no deficiencies or defects at other locations in this structure.

If I can be of any further assistance to you with regards to this report, please do not hesitate to contact me at 704.239.0478.

Sincerely,



Matthys N. Barker, PE
NC License No. 32138





1501 and 1505



1507, 1511 and
1515



1519 and 1523



1505



1527 and 1531

