
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1816 Wickford Place

SUMMARY OF REQUEST: Demolition

OWNER: Craig Calcasola

Details of Proposed Request

Existing Conditions

The existing structure is a one story single family house constructed in 1938. The parcel is zoned R-43 Multi-Family and is approximately .34 acres. Adjacent properties are multi-family and single family residences. The applicant has submitted an engineering report on the condition of the building.

Proposal

The proposal is full demolition of the building.

Policy & Design Guidelines – Demolition, page 35

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.

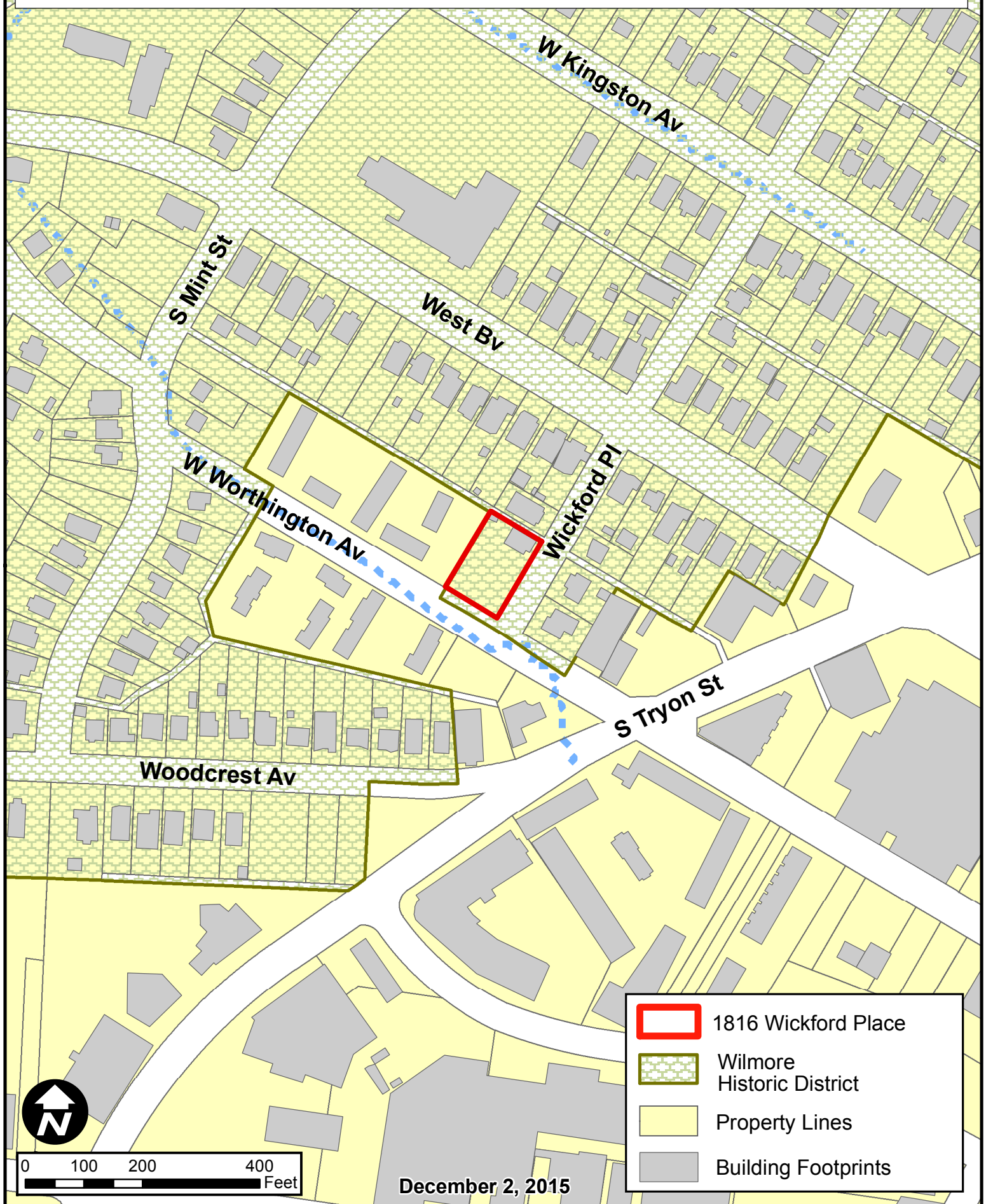
1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.
2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District.
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

1. The Commission will make a determination as to whether or not this house is determined to be contributing to the Dilworth 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 2015-257





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November 30, 2015

RCMD / Allen Design .
Attn: Robert Allen
5601 Camilla Dr.
Charlotte, NC 28226

Re: 1816 Wickford Place

Dear Robert:

At your request, a site visit was made to the referenced address to perform a structural inspection of the abandoned house that was built in the 1920's. (All directions provided in this report are as if facing the front of the house from the street.)

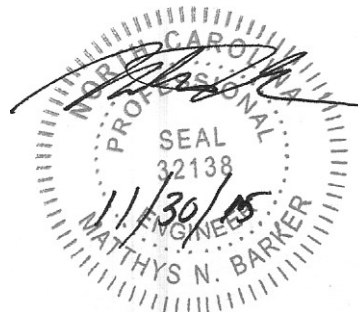
At the time of the inspection, the house was found to have been built as a typical mill house found in this region. Unfortunately, there was no attic access to inspect the roof and ceiling framing, but there is evidence of significant water intrusion in the ceilings that would suggest that the three tab shingles are falling and a new roof would be required. The roof was found to have noticeable deflections which is typically the result of a lack of bracing. The house was found to have been built on a lot that slopes down from the front to the back and from the right to the left without an adequate fall in the grade away from the foundation. As a result, water has continually entered the foundation and has result in the rear cellar section of the foundation being under several inches of water. Therefore, a thorough inspection of the foundation could not be performed. However, there are significant settlement cracks in the foundation as a result of these drainage conditions. The front porch slab was also found to have settled and would need to be completely replaced. A section of the siding on the right side of the house was missing and the exterior band and framing in the area was found to be significantly damage from water and insects. The extent of the damage to the house framing cannot be determined but it is likely that the majority of the floor and wall framing is no longer structurally sound. Therefore, it is our recommendation that the house be demolished and a new house built in its place.

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.

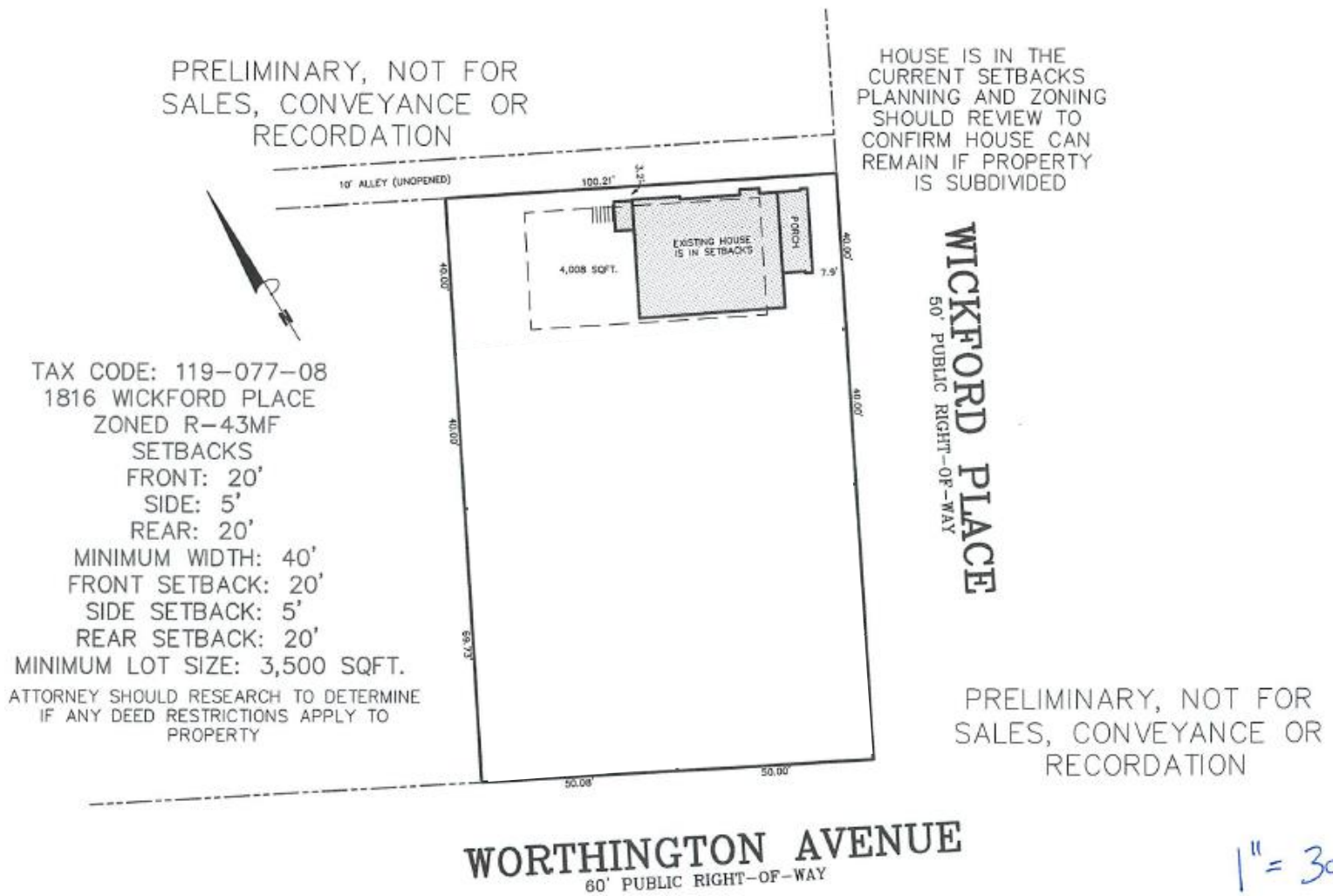
If I can be of any further assistance to you with regards to this report, please do not hesitate to contact me at 704.239.0478.

Sincerely,

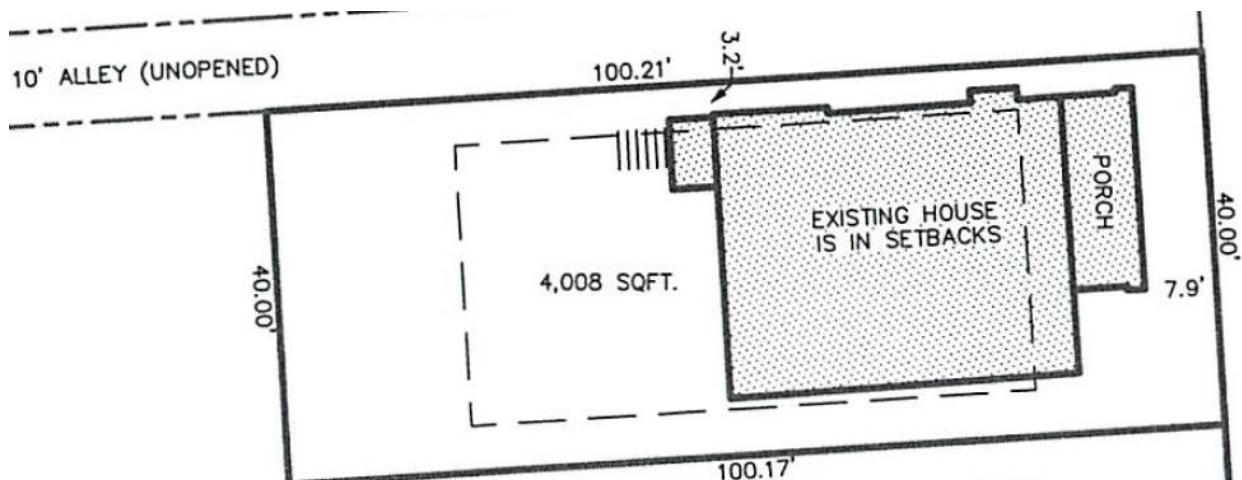
Matthys N. Barker, PE
NC License No. 32138



Preliminary Survey



Zoom-In of Existing House Placement





Front of the Existing Structure





Standing Water in the Crawl Space



Standing Water in the Crawl



Compromised Foundation and Structure







