
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 700 Templeton Avenue

SUMMARY OF REQUEST: Demolition

APPLICANT/OWNER: Daniel Simon, applicant

Details of Proposed Request

Existing Conditions

The existing structure is a one story brick house constructed in 1936. Adjacent properties are one and two story single family houses. A multi-family development is located behind the house.

Proposal

The proposal is full demolition of the subject property.

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

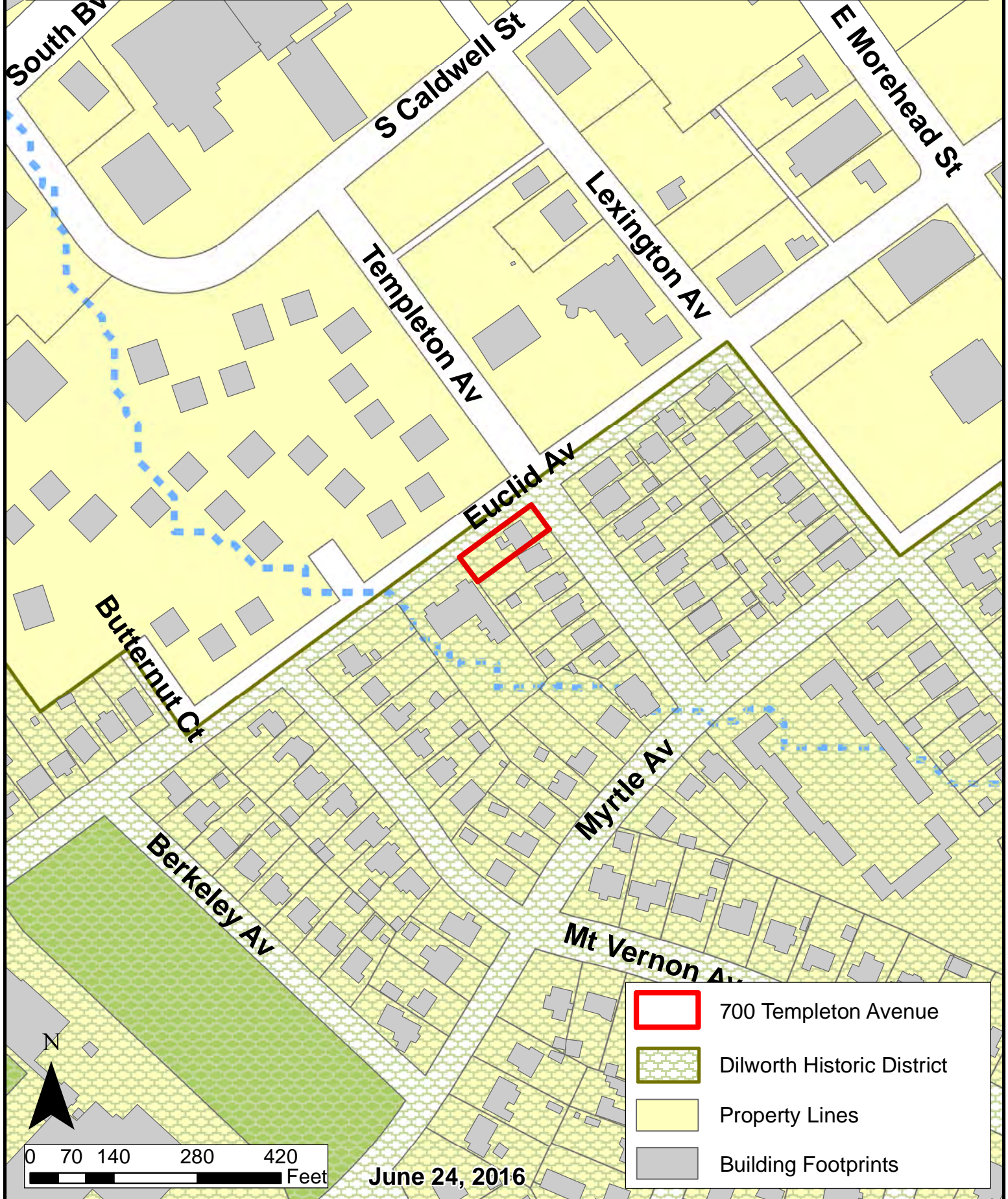
month of the delay vote, the property owner who has applied for demolition, Historic Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.

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

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 2016-123
HISTORIC DISTRICT: DILWORTH



Structural Assessment Letter

CDR+A
Structural Engineers

Report Date: June 2, 2016

Prepared for: Micah Simon

Project Number: 16210 Simon -

Evaluation Date: June 1, 2016

Site Address: 700 Templeton Ave, Charlotte, NC 28203

Weather: Sunny 66F

Purpose: Structural Assessment

Prepared by: Clinton Robertson, PE, NC #032084

NC COL: C-3298



Thank you for the opportunity to provide you with a visual structural Assessment report of the fore said property hereafter referred to as "house". Per your request and direction, the visual evaluation was made. No intrusive structural assessments were made. No destructive or nondestructive testing was performed.

This report does not constitute a moisture survey, a mold inspection, a wood destroying insect evaluation or inspection, or an asbestos or lead based paint survey or inspection. It is recommended that separate assessments, surveys, or inspections be performed by an experienced licensed professional within each discipline. The professionals of CDR and Associates, Inc., or CDR+A, (CDR) are not qualified to offer an opinion or provide a recommendation on mold, wood destroying insects, asbestos, or lead contamination. They are only qualified to provide opinion of the assessment of the structural systems of the house or building and are not liable for either mold or wood destroying insect observations.

All references to directions or locations indicated in this report are by facing the front of the house or item(s) noted. Attached photograph numbers are related to the item numbers in the observations below.

Observations

1. General

- 1.1. The house is constructed of conventional wood framing with brick veneer. See corresponding photograph.
- 1.2. The foundation is a crawlspace constructed of masonry pier and curtain wall.
- 1.3. House was built in 1936 according to tax records.

2. Exterior

2.1. Front Elevation.

- 2.1.1. Observed horizontal crack in the foundation of the porch. See corresponding photograph.
- 2.1.2. Observed missing mortar in steps. See corresponding photograph.
- 2.1.3. Observed cracks in right corner and right window. See corresponding photograph.
- 2.1.4. Observed cracks left of right window. See corresponding photograph.
- 2.1.5. Observed repaired cracks left of door. See corresponding photograph.
- 2.1.6. Observed separation of front porch slab from masonry foundation wall. See corresponding photograph.
- 2.1.7. Observed cracks below left window. See corresponding photograph.

2.2. Left Elevation.

- 2.2.1. Observed cracks below front window. See corresponding photograph.
- 2.2.2. Observed missing mortar in brick above right window. See corresponding photograph.
- 2.2.3. Observed cracks above and below rear window with out of plane bricks below window. See corresponding photograph.
- 2.2.4. Observed that the rear corner brick veneer has been replaced. See corresponding photograph.

2.3. Rear Elevation.

- 2.3.1. Observed that left corner brick veneer has been replace. See corresponding photograph.
- 2.3.2. Observed cracks under left window along with settlement of concrete slab. See corresponding photograph.
- 2.3.3. Observed cracks in brick veneer at rear entry. See corresponding photograph.
- 2.3.4. Observed loose bricks, out of plane bricks and cracks at rear entry steps. See corresponding photograph.
- 2.3.5. Observed cracks under right window. See corresponding photograph.

2.4. Right Elevation

- 2.4.1. Observed cracks in foundation wall of front porch. See corresponding photograph.

- 2.4.2. Observed collapse of perimeter wall of front porch. See corresponding photograph.
- 2.4.3. Repaired, re-cracked, and out of plane brick located at front right window. See corresponding photograph.
- 2.4.4. Observed that the chimney is cracked and pulling away from the house. See corresponding photograph.
- 2.4.4.1. This is a hazardous condition causing threat to human safety, and requires immediate attention.
- 2.4.5. Observed cracks in brick above and below the rear window.
- 2.5. Detached Garage
 - 2.5.1. Observed loose brick on the right side foundation. See corresponding photograph.
 - 2.5.2. Observed cracks and out of plane bricks on right and left side on the back foundation wall. See corresponding photograph.
 - 2.5.3. Observed cracks in the back of the left foundation wall.
 - 2.5.4. Observed cracks, loose brick, and termite damage on the left of the front wall.

Conclusions & Recommendations

The chimney of the house poses a threat to public safety due to possible imminent collapse onto the public sidewalk to the right of the home. This issues requires immediate attention. The foundation wall has major settlement, out of plane movement, and cracking throughout, which could lead to possible collapse of portions of the foundation. Due to the extent of the structural distresses and the possible imminent collapse of the masonry chimney into public space, CDR+A recommends that the house be demolished. It is recommended that action be taken soon to prevent possible harm to human life.

Limitations of Assessment

CDR performed a visual structural assessment of the above state property. The intent of this visual assessment was to identify readily evident distresses in the structure of the house. CDR provided only general recommendations for repairs. This report does not constitute a moisture survey, a mold inspection, a wood destroying insect evaluation or inspection, or an asbestos or lead based paint survey or inspection. It is recommended that separate assessments, surveys, or inspections be performed by an experienced licensed professional within each discipline.

Trained professionals, using that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession in this locality, performed this visual assessment. Although visual observations were performed, there may be defects in the structure which were not readily accessible, visible, or which were inadvertently overlooked. With time, other problems may develop that were not evident at the time of this survey.

The conclusions and recommendations presented are based on our field observations and our experience with similar projects. No materials testing, either destructive or non-destructive, was performed. No calculations were performed to determine adequacy of original design.

The report should not be used by other parties or for other reasons without prior written consent of CDR. The recommendations in the report should not in any way be construed to constitute a warranty or guarantee regarding the current or future performance of the structure.

The structural assessment and report was performed with the following limitations:

1. Is limited to the condition of the structure at the time of assessment.
2. Is based on visual observations of readily accessible areas.
3. Does not include engineering analysis to determine if existing structure as designed and constructed is adequate.
4. Does not include the assessment of non-structural systems or components.
5. This report in no way provides any guarantees or warranties.
6. The structural assessment is not to determine compliance with current building codes.
7. The assessment does not include services for intrusive investigation including selective demolition or movement objects, vegetation, or debris to gain access or make observations.

Closure

We appreciate the opportunity to provide structural assessment services to you. Please contact us should you have any questions.

Sincerely,



Clinton D. Robertson, PE, LEED® AP
CDR+A Structural Engineers

enc. Photographs











1.1



2.1.1



2.1.2



2.1.3



2.1.3A



2.1.3B



2.1.4



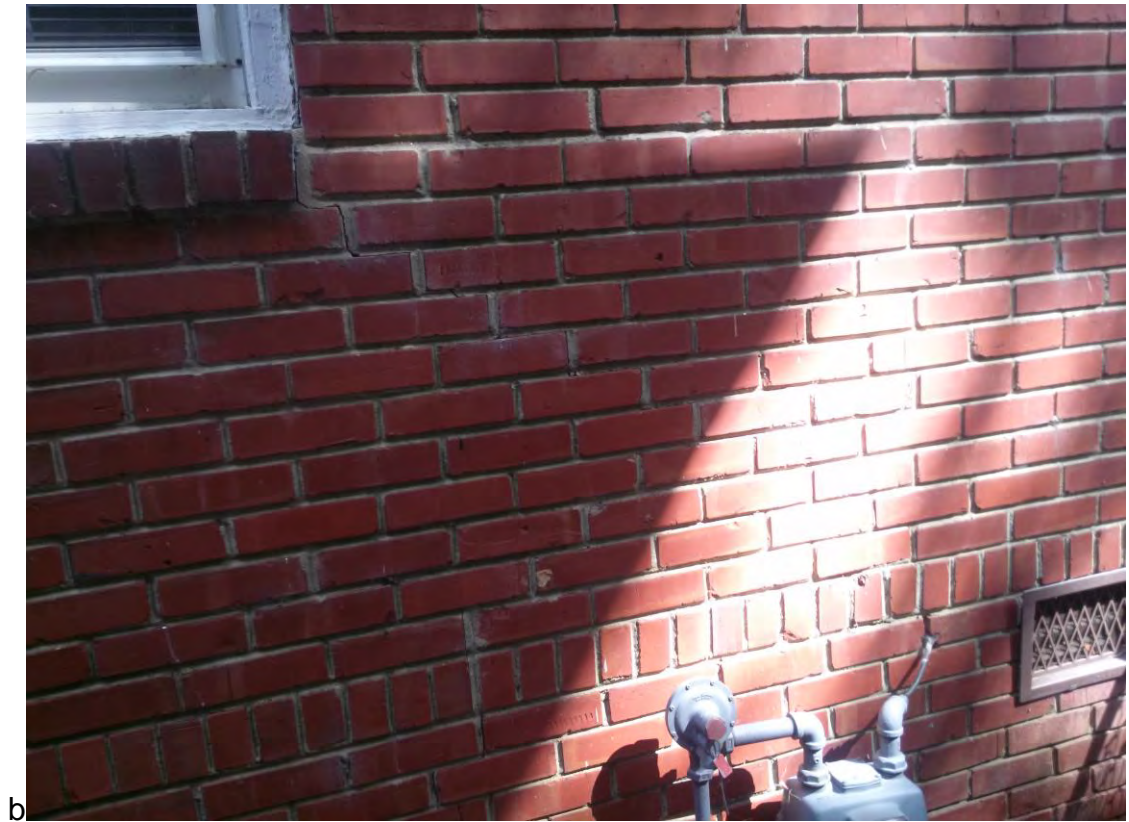
2.1.5



2.1.6



2.1.7



2.2.1



2.2.1A



2.2.2



2.2.3



2.2.3A



2.2.4



2.3.1-2.3.2



2.3.1A



2.3.3



2.3.4



2.3.4A



2.3.4B



2.3.5



2.4.1



2.4.2



2.4.3



2.4.4



2.4.4A



2.4.4B



2.4.5



2.5.1



2.5.2



2.5.2A



2.5.3



2.5.4