
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 612 South Summit Avenue

SUMMARY OF REQUEST: Demolition

APPLICANT: Johnatan Romero, applicant/owner

Details of Proposed Request

Existing Conditions

Known as the Gantt House, the main building is a 1-story Colonial Revival style bungalow house constructed c. 1926 according to the National Register listing. A portico and porch combination shields two of the three facade bays of this small frame dwelling. One story high, it has a hipped roof crossed by clipped gables on the sides. The slightly off-center front entry has sidelights which coordinate with the 4/1 sash windows on the facade. The house is currently wrapped in vinyl siding. Adjacent structures are 1, 1.5, and 2 story single family homes. The lot size is 50' x 197.5'

Proposal

The proposal is full demolition of the primary structure. The two-story accessory structure (c. 1932) is to remain.

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 Recommendation

1. The Commission will determine whether or not the building has special significance to the Wesley Heights Local Historic District.
2. The Commission will determine if the structure is unsalvageable. With affirmative determination, the Commission can waive the 90-day waiting period for new construction plans.
3. If the Commission determines that this property does not have any special significance to the district or is unsalvageable (even if it has special significance to the Wesley Heights district), then the Commission may determine if demolition may take place without a delay or upon the approval of new construction plans.





612 S. SUMMIT AVE — WESLEY HEIGHTS
CASE NO. HDC-2019-00039



CIRCA — FEBRUARY 2018



CURRENT

612 S. SUMMIT AVE — WESLEY HEIGHTS
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616 S Summit Ave



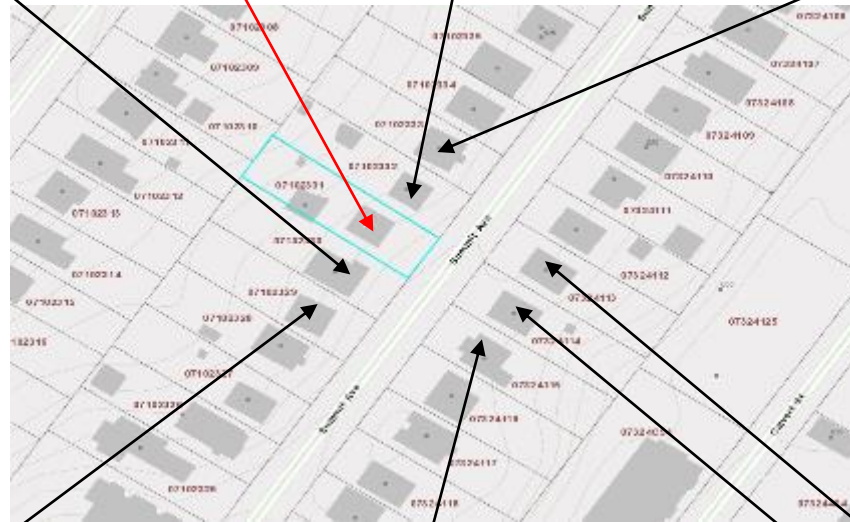
612 S Summit Ave



608 S Summit Ave



604 S Summit Ave



620 S Summit Ave



617 S Summit Ave



615 S Summit Ave



609 S Summit Ave

Context/Adjacent Structures

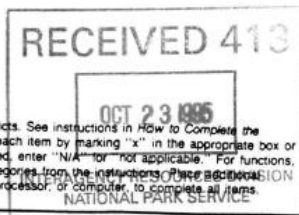
612 S. SUMMIT AVE – WESLEY HEIGHTS
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1397

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. For additional entries and narrative items on continuation sheets (NPS Form 10-900a), use a typewriter, word processor, or computer, to complete all items.



1. Name of Property

historic name Wesley Heights Historic District

other names/site number _____

2. Location

street & number Bounded by W. Morehead St., Woodruff Pl., Lela Ave., CSX Railroad Tracks, Tuckaseegee Rd., W. Trade St., and S. Summit Ave. ☒ N/A not for publication

city or town Charlotte

state North Carolina code NC county Mecklenburg

NPS Form 10-900-a
(8-86)

OMB Approval No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 7.33

Wesley Heights Historic District
Mecklenburg County, N. C.

No.	C/NC	St. #	Date	Description
<u>S. SUMMIT AVENUE</u>				
148	C	612	c. 1926	Gantt House. A portico and porch combination shields two of the three facade bays of this small frame dwelling. One story high, it has a hipped roof crossed by clipped gables on the sides. The slightly off-center front entry has sidelights which coordinate with the 4/1 sash windows on the facade.
148a	C	612	1940s	Garage/Apartment. Two-story frame building has a single-car garage with living space above.

CIRCA - 1995

NATIONAL REGISTER FORM — WESLEY HEIGHTS

612 S. SUMMIT AVE — WESLEY HEIGHTS
CASE No. HDC-2019-00039



SUSTAINABLE ENGINEERING & EFFICIENT DESIGNS, PLLC

PO Box 691071
Charlotte, NC 28237-7018
Phone: 704.239.9478 Fax: 704.973.9236

January 30, 2019

Johnatan Romero
1235 W. Morehead St.
Charlotte, NC 28208

Re: 612 S. Summit Ave.

Dear Johnatan:

At your request, a site visit was made to the referenced address to perform a structural inspection of the one story house that was built on a crawlspace foundation in 1932. (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 on a lot that slopes down from the back to the front and appears to not have been maintained well overtime. There are visible deflection in the roof which suggest a lack of adequate bracing. There is a hole in the front porch roof that has resulted in rot damage to the roof and ceiling framing and to the wood framed floor where visible deterioration have occurred in the band sill. A section of the front porch foundation has already been rebuilt likely due to settlements and deteriorations. There is an additional leak in the roof around the right side chimney and above the front right bedroom. Unfortunately, there was no attic access and therefore the roof and ceiling framing could not be inspected. However, based on what can be seen, the roof and ceiling will likely need to be completely removed and re-framed.

Upon walking the interior of the house, the hardwood flooring was found to span left to right which suggest that the floor are framed front to back. Noticeable deflections were found in the floors throughout the house which suggest a lack of adequate support to the floor framing, possible deteriorations in the floor framing, and likely settlements in the foundation. The bathroom floor on the right side of the house has dropped significantly and there is a large hole in the tub which is still in use. Therefore, water has continually drained into the crawlspace foundation. The laundry room on the back left side of the house was found to be an enclosed porch.

Upon walking the exterior, gutters were installed on the roof overhangs which are clogged and have resulted in significant deteriorations to the fascia boards and soffits. The roof drain downspouts are not piped away from the foundation and the grade on the back side of the house slopes down towards the house. As a result of these drainage conditions and the bathroom issues, standing water was found over the crawlspace floor prevent an inspection of the framing

and foundation. However, from what could be seen through the crawlspace accesses, the floors are framed with 2x8 at 16" on center floor joists spanning front to back into 4x8 girders and exterior bands that are supported over interior brick piers and the pier and curtain foundation. The framing under the bathroom is completely deteriorated and will need to be completely re-built. Due to the slope in the lot the crawlspace is shallow on the back side with the framing less than 18" above grade. Given the age of the house, the house was not built on continuous concrete footings and therefore would not meet today's code.

Overall, the house is in poor structural condition and will require a significant amount of repairs throughout. **Therefore, it is recommended that the house be demolished.**

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



JANUARY 30, 2019

LETTER FROM ENGINEER

612 S. SUMMIT AVE — WESLEY HEIGHTS
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