

Agenda Supplement

December 11, 2024
HDC Meeting

Applicant/Staff Provided Information

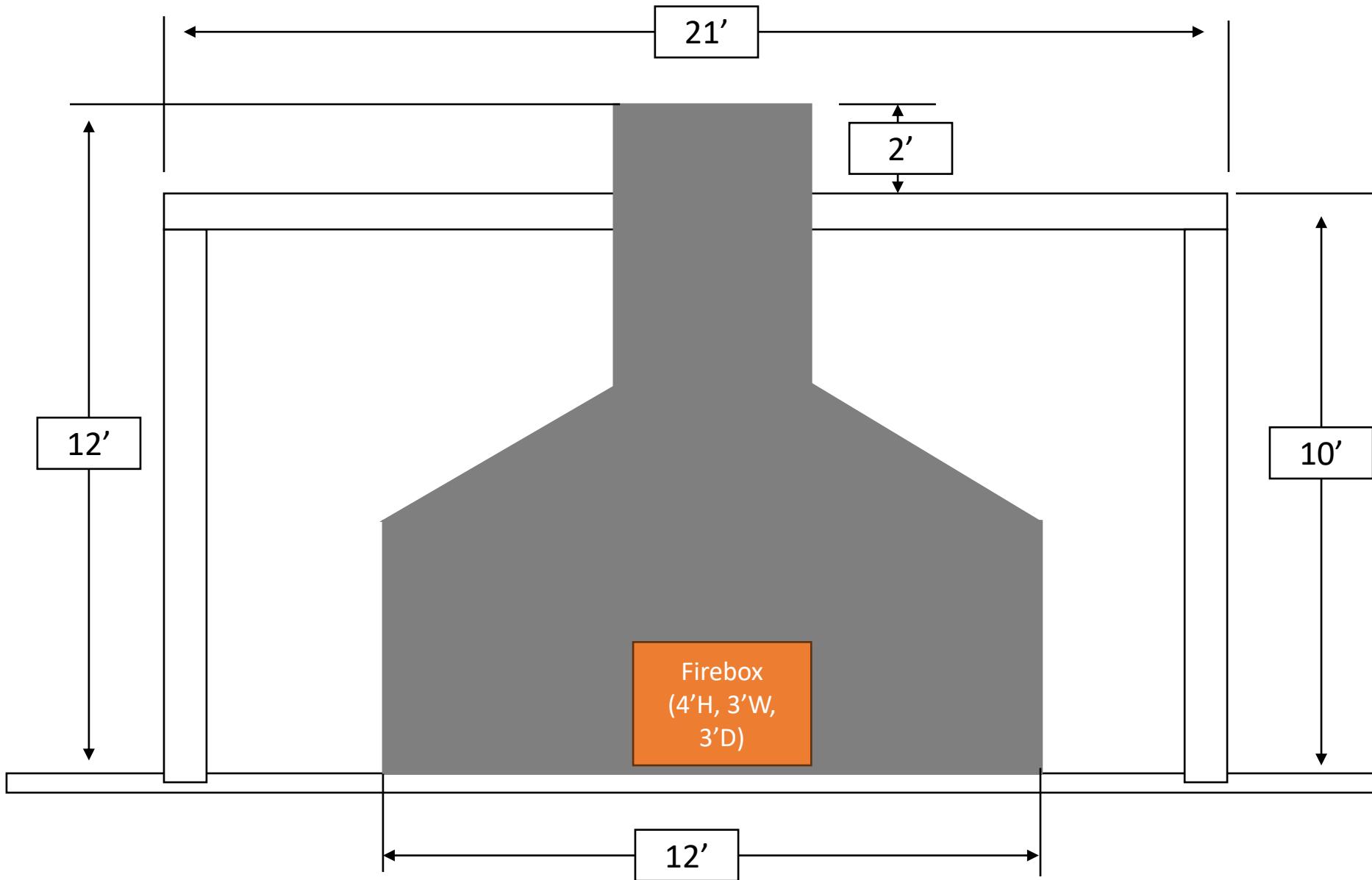
- | | |
|--|--|
| 2. 424 Grandin Rd (PID 07102506)
HDCRMI- 2024-00941
Wesley Heights
Ryan Cottrell, Applicant | 11. 918 Magnolia Av (PID 12111824)
HDCRMI- 2024-00665
Dilworth
Mary Pendleton Whisnant, Applicant |
| 8. 424-428 West Bv (PID 11907801)
HDCCMA- 2024-00211
Wilmore
Collin Brown & Brittany Lins, Applicants | 13. 1311 Myrtle Av (PID 12309402)
HDCRDEMO- 2024-00341
Dilworth
Sarah Craft Curme & William Prestwood, Applicants |
| 9. 927 East Bv (PID 12311311)
HDCCMA- 2023-00991
Dilworth
Tim Finein, Applicant | 14. 2225 The Plaza (PID 08119147)
HDCRDEMO- 2024-00678
Plaza Midwood
Angie Lauer, Applicant |
| 10. 1902 Wood Dale Tr (PID 11907425)
HDCRMAA- 2023-01192
Wilmore
Haley White, Applicant | |

Information Submitted by the Public

- | | |
|--|--|
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HDCRMAA- 2023-01192
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|--|--|

2. 424 Grandin Rd (PID 07102506)
HDCRMI-[2024-00941](#)
Wesley Heights
Ryan Cottrell, Applicant

Front Elevation



With removal of previous "firepit" and addition of new "fireplace" total permeable calculations below:

Total Area: 4005 sqft.
Non-Permeable: 828 sqft.
Permeable: 3357
Percentage: 20.7%

Material



Stone veneer to match existing columns around property.

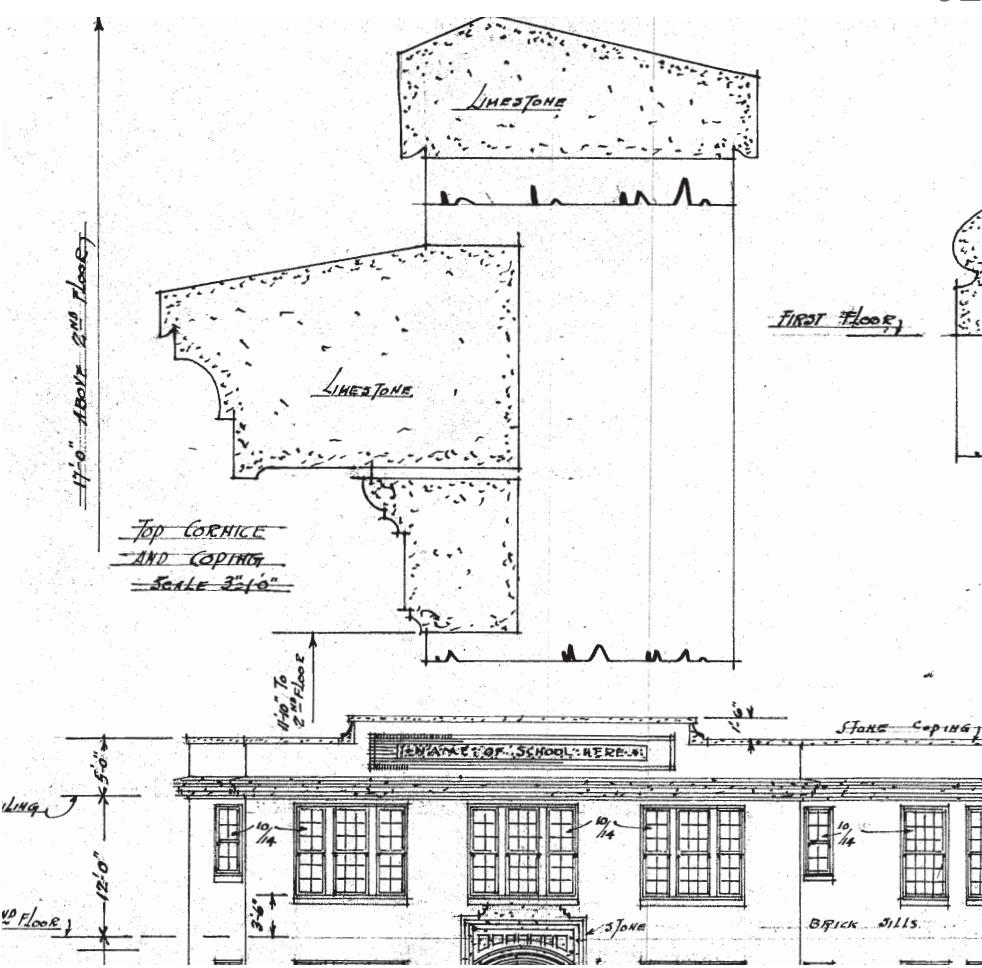
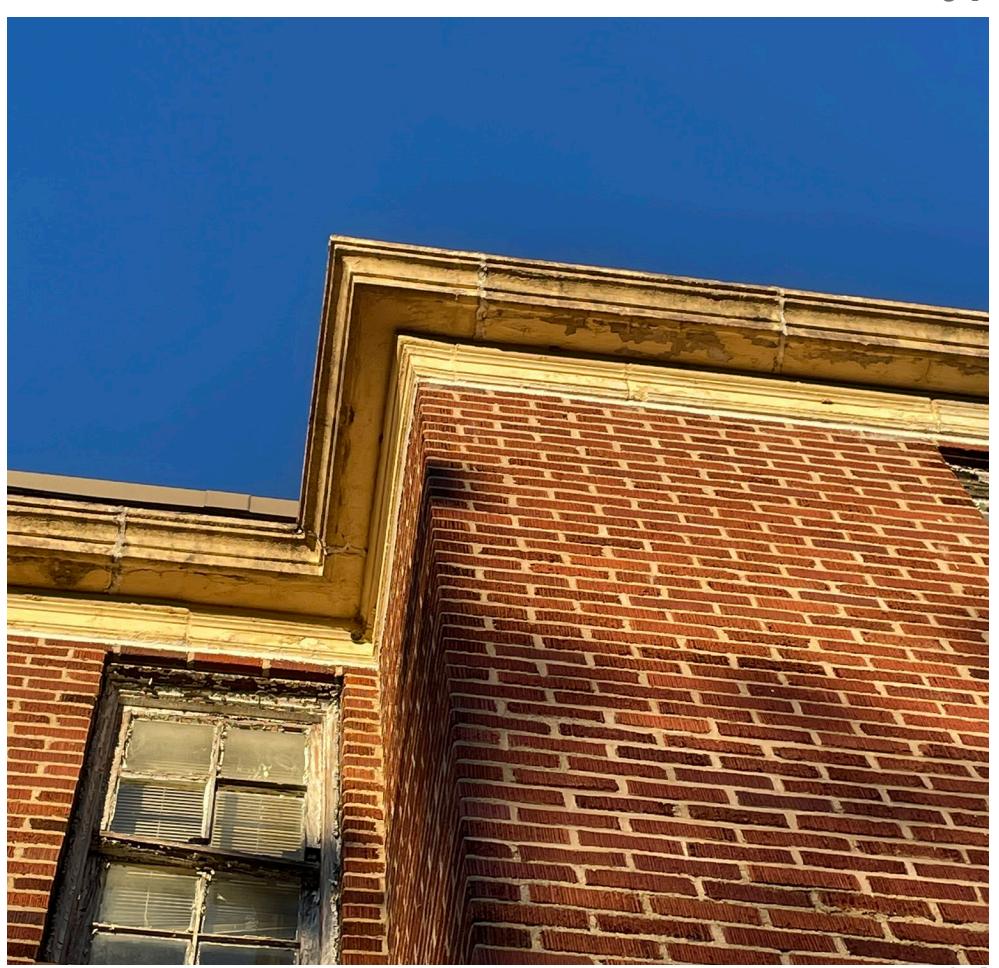
8. 424-428 West Bv (PID 11907801)
HDCCMA-[2024-00211](#)
Wilmore
Collin Brown & Brittany Lins, Applicants

WILMORE SCHOOL

HDC SUPPLEMENT SUBMISSION / DECEMBER 11, 2024

AveryHall
IBB+M
ARCHITECTURE





MATERIAL COMPARISON - EXISTING LIMESTONE TO PRECAST CONCRETE



01



02

MATERIAL COMPARISON - EXISTING BRICK TO NEW BRICK

9. 927 East Bv (PID 12311311)

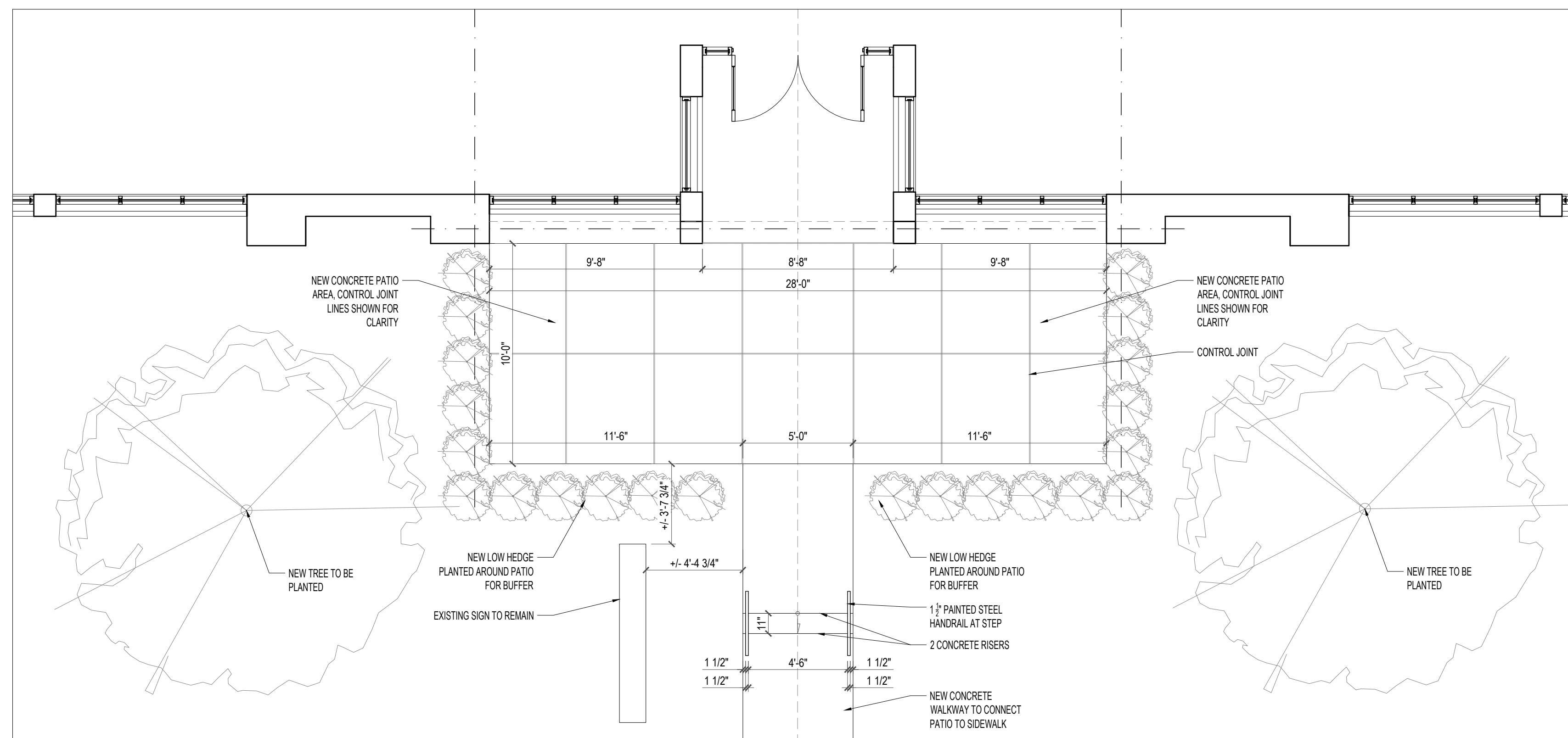
HDCCMA-2023-00991

Dilworth

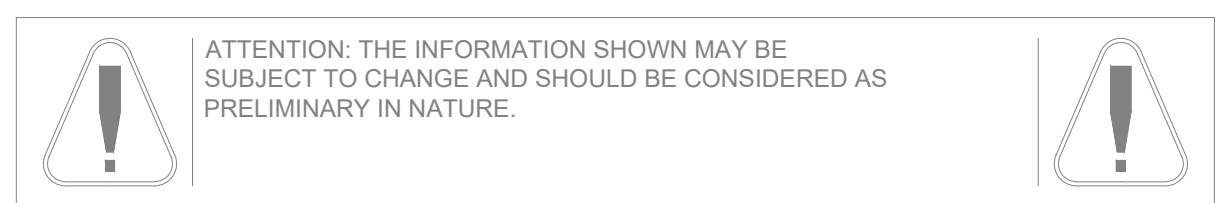
Tim Finein, Applicant

PATIO DETAIL PLAN: DIMENSIONS & NOTES

SP-4



1 | PATIO PLAN - Scale: 1/4" = 1'-0" (@ 24x36 print format)



927 EAST BOULEVARD RENOVATION

CHARLOTTE, North Carolina

12.09.24

p | f arch Proj # 24106

peadon finein
architecture | interiors | planning
Peadon Finein Architecture, PLLC
828 Hawthorne Lane | Charlotte, NC 28204
704.479.6979 | info@peadonfinein.com

RENDERINGS - FRONT AND LEFT

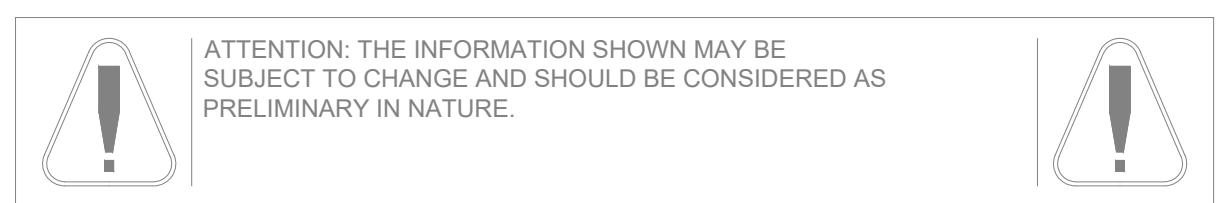
A-7.1



2 **DISCLAIMER: STREET TREES REMOVED FOR CLARITY** PROPOSED RENDERING - SCALE: N.T.S.



1 PROPOSED RENDERING - SCALE: N.T.S.



927 EAST BOULEVARD RENOVATION

CHARLOTTE, North Carolina

peadon finein
architecture | interiors | planning
828 MainHorn Lane | Charlotte, NC 28204
704.479.6979 | info@peafinein.com

12.09.24

p | f arch Proj #24106

RENDERINGS - FRONT AND RIGHT

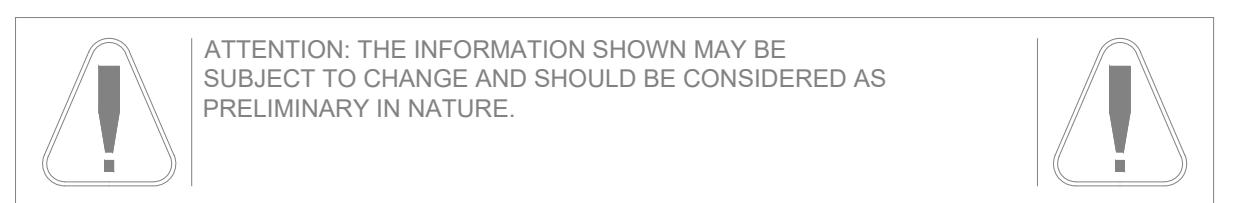
A-7.2



2 **DISCLAIMER: STREET TREES REMOVED FOR CLARITY** PROPOSED RENDERING - SCALE: N.T.S.



1 PROPOSED RENDERING - SCALE: N.T.S.



ATTENTION: THE INFORMATION SHOWN MAY BE SUBJECT TO CHANGE AND SHOULD BE CONSIDERED AS PRELIMINARY IN NATURE.

927 EAST BOULEVARD RENOVATION

CHARLOTTE, North Carolina

12.09.24

p | f arch Proj #24106

peadon finein
architecture | interiors | planning

Peadon Finein Architecture, PLLC
828 MainHorn Lane | Charlotte, NC 28204
704.479.6979 | info@pfarchitecture.com

10. 1902 Wood Dale Tr (PID 11907425)
HDCRMAA-[2023-01192](#)
Wilmore
Haley White, Applicant

Painted brick in Wilmore



1901 Wood Dale Tr

Painted circa 2014



1904 Wood Dale Tr

Painted pre-district



1916 Wood Dale Tr

Painted pre-district



2005 Wood Dale Tr

Painted circa 2011

1913 Wood Dale Tr

Approved by HDC on
November 13, 2024

2009 Wood Dale Tr

Painted pre-district

Painted brick in Wilmore



1924 Wood Dale Tr
Painted pre-district



2010 Wood Dale Tr
Painted pre-district



2017 Wood Dale Tr
Painted pre-district



2033 Wilmore Dr
Painted pre-district



2118 Wilmore Dr
Violation case –
painted circa 2021



2134 Wilmore Dr
Painted pre-district

Painted brick in Wilmore



1936 Woodcrest Av

Painted pre-district



1920 Woodcrest Av

Denied by HDC on January 10, 2024.
Property sold. New owner working with
Staff to remove paint.



1904 Woodcrest Av

Painted pre-district



1908 Woodcrest Av

Painted pre-district



1901 S Mint St

Painted pre-district
*labeled as 1912 S Mint St in
applicant's presentation



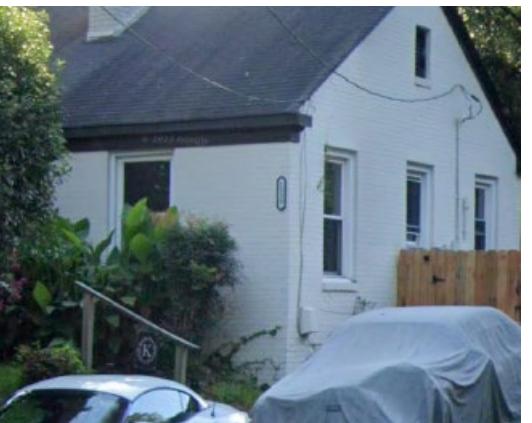
1907 S Mint St

Violation case –
painted circa 2019

Painted brick in Wilmore



1936 S Mint St
Painted pre-district



1539 Southwood Av
Painted pre-district



214 W Park Av
Painted pre-district



1541 Wickford Pl
Painted pre-district



1511 Southwood Av
Painted pre-district



1700 S Mint St
Painted pre-district
*labeled as 504 W Kingston Av in applicant's presentation

Painted brick in Wilmore



530 W Kingston Av

Painted pre-district



241 W Kingston Av

Painted pre-district



Before paint removal

534 W Kingston Av

Denied by HDC on March 9, 2022. Paint has since been removed by applicant as shown above.



After paint removal

Information Submitted by the Public

Michael Claffey

1904 Wood Dale Terrace

Michael Claffey
1904 Wood Dale Ter
Charlotte, NC 28203
mpclaffey@gmail.com

December 9, 2024

Re: HDCRMAA-2023-01192 – 1902 Wood Dale

Charlotte Historic District Commission,

As a newer resident to Wilmore, I was not able to see the Johnson's home before, so I have no opinion on the home before it was painted. However, I do believe their home as it stands now is visually appealing and is just as traditional as other homes on our street and in the neighborhood. When I purchased my home, I could tell the Johnson's took pride in their home and its appearance and that was something I was looking for in a potential neighbor. I would hate for them to have to remove the paint from their house because it currently mirrors a traditional Wilmore home.



Michael Claffey

Information Submitted by the Public

Conor & Cynthia O'Neill

1900 Wood Dale Terrace

New Case:

PAINTED BRICK – AFTER THE FACT
10. 1902 WOOD DALE TR (PID 11907425)
HDCRMAA-2023-01192
WILMORE
HALEY WHITE, APPLICANT

To Whom it May Concern,

Since we moved in at 1900 Wood Dale Terrace our neighbors (1902 Wood Dale Terrace) have greatly improved the appearance of the home while preserving the traditional design. We feel the color chosen reflects the culture and appearance of homes in the Wilmore Neighborhood and especially those on our street. The home now is a great reflection of the traditional and modest bungalows that make up Wilmore. They even were selected as a Wilmore Yard of the Month Winner by the Wilmore Neighborhood Association. We are in favor for this house to keep the painted brick as it not only reflects the traditional appearance of Wilmore , but also enhances the visual aspect of the home.

Best Regards,

Conor & Cynthia O'Neill

Signature:

Cynthia O'Neill

Date: 12/9/24

11. 918 Magnolia Av (PID 12111824)

HDCRMI-2024-00665

Dilworth

Mary Pendleton Whisnant, Applicant

Monday, December 9, 2024

918 Magnolia Ave. Restoration

Additional Information and Response to Staff Analysis

Existing Conditions: One small correction: The exterior chimney was painted before we purchased the house.

In addition, the failed Broken Terracotta tile porch floor was removed April 2024, as were the red tile stairs. All painted brick was removed and porch was rebuilt from the foundation up, with brick and mortar selected and approved by Staff to match brick and mortar under the house.

Response to Staff Analysis:

1. Standards for Porches 4.8, 1 through 3.

See Page 15 of 16 in Homeowner Presentation.

2. Secretary of Interior Standards or Rehabilitation 2.5, numbers 2 through 6.

See Pages 11 through 16 in Homeowner Presentation

3. Standards for Masonry 5.5, numbers 2, 4 and 5.

5.5. 2. Retain Important Masonry Features: Brick foundation has been maintained. We respectfully contend that the cracked tile does not define the overall character of the building. Nor were we able to source the material or match the (failed) original construction.

See page 12 of Homeowner Presentation for more details.

5.5. 4. Repair or replace a masonry feature only when necessary, using "like" (my word) materials, etc.

See Page 13 or Homeowner Presentation.

5.5. 5. Repair cracks and unsound mortar with mortar and masonry that matched the historic material.

I may need some clarification as no changes in mortar are being requested. For the brickwork, we used a mortar that matched historic material and will use the same mortar on the surface. The original porch surface was not mortar, but cement. The cracked tile porch was beyond repair and resulted in extensive structural damage to

front of house, which was redesigned and rebuilt. We used a semi-smooth brick which is a historic material of the Restoration time period. The brick and mortar were selected and approved by Staff. See page 13 or Homeowner Presentation.

4. *Proposed brick shall match:* All good here.

5. *Provide Proposed Brick Pattern:* The Proposed brick floor pattern is Double Basketweave. However, the columns are not perfectly square, and we would appreciate the discretion for masons to use Herringbone if the Basketweave makes the porch looks out of square.

13. 1311 Myrtle Av (PID 12309402)

HDCRDEMO-2024-00341

Dilworth

Sarah Craft Curme & William Prestwood, Applicants

Information Submitted by the Public

Dave Franchina

700 Mt Vernon Avenue

From: [David Franchina](#)
To: [Harpst, Kristina](#); [Leite, Candice](#); [Lamy, Elizabeth](#); [Drath, Marilyn](#); [Baehr, Jennifer](#); [Faucette, James](#)
Subject: [EXT]Fwd: [EXT]Re: [EXT]Re: [EXT]1311 Myrtle Ave/Application for Certificate of Appropriateness
Date: Tuesday, December 3, 2024 9:42:11 PM
Attachments: [image001.png](#)
 [image002.png](#)

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Good evening. This relates to 1311 Myrtle Ave, HCDRDEMO-2024-00341, Dilworth and the HDC meeting scheduled for December 11, 2024.

My wife and I are owners of 700 Mt Vernon Ave, the stone house next door to 1311 Myrtle Ave. The demolition of 1311 Myrtle Avenue was initially proposed two years ago. We asked the Commission to consider several comments on the demolition that would have affected our house. Staff suggested that we try to work with the project architect to address our concerns, however that architect (who appears to be the same architect on this project) did not respond to our requests to discuss this matter. And, a review of the materials posted online does not indicate that our concerns have been addressed.

Thus, we are reiterating the concerns we raised back in 2022 (modified to reflect changes to the materials posted online at the HDC website) with respect to the demolition of the house at 1311 Myrtle Ave. Also, for context, I'm also enclosing our email thread from 2022, which documents our good faith efforts to work with the architect. We would ask that the Commission condition any approval it might grant for the proposed demolition on the following, since these matters affect our home, a contributing structure to the historic Dilworth neighborhood, directly:

1. Requiring the applicant to install a physical barrier during demolition and construction along the property line between 1311 Myrtle Ave and 700 Mt Vernon Ave. As reflected on the plans attached to application, there is a stone wall on the 700 Mt Vernon property that encircles the entirety of the property. It is made of the same stone as the house is, and so it is irreplaceable. You can't match 85-year old stone. A physical barrier is critical for the protection of the wall. Without it, construction crews will place construction materials and equipment on and near it, and they will undertake construction activities in close proximity to it. These activities run the risk of damaging the wall, or worse yet, inadvertently scooping up stones from it and throwing them out. A physical barrier will cause construction activities to take greater care near the wall (much like mesh orange fencing does around neighborhood trees during street construction).
2. Further to protect the wall, and our home, requiring the applicant to use "gentle" methods during demolition, like using a jack hammer instead of the bucket on a front end loader. Several construction projects in close proximity to our home over the past 5+ years have demonstrated to us the need to take care during demolition. Using the bucket on a front end loader causes the entire house to shake and results in cracks in our plaster walls. We'd imagine it has a similar negative effect on the stone wall which is just a few feet away from construction activities. Using a jack-hammer, or something similar, is far less disruptive. We'd request these methods be used for materials that are in contact with the ground (driveway, walkway, foundation, etc.).
3. On the survey on page 8 of the materials posted to the HDC's website in connection with this application, requiring the applicant to terminate the dashed line running along the front setbacks along Myrtle Ave at the property boundary between 1311 Myrtle and 700 Mt. Vernon. This portion of 700 Mt. Vernon is a side yard, and not a front yard, and we would like to avoid any suggestion that it is subject to front yard requirements.

Alternatively, a note along this portion of the line stating "For illustrative purposes only; this line does not reflect a front yard setback for 700 Mt. Vernon" along the portion of the line that is on 700 Mt. Vernon would be workable.

Thank you,

Dave Franchina, owner, 700 Mt Vernon Ave

----- Forwarded message -----

From: **Kochanek, Cynthia** <Cynthia.Kochanek@charlottenc.gov>
Date: Wed, Sep 7, 2022 at 8:57 AM
Subject: RE: [EXT]Re: [EXT]Re: [EXT]1311 Myrtle Ave/Application for Certificate of Appropriateness
To: David Franchina <dafranchina@gmail.com>
Cc: Leite, Candice <Candice.Leite@charlottenc.gov>, Keich, Linda <Linda.Keich@charlottenc.gov>, Harpst, Kristina <Kristina.Harpst@charlottenc.gov>

Hi David,

That is correct, 1311 Myrtle is not on the September agenda. At this time it looks like it will be on the October 12, 2022 HDC agenda.

Thanks,

Cindy Kochanek
Planning Project Coordinator, Historic Districts
Charlotte Planning, Design + Development
600 East 4th Street | 8th Floor | Charlotte, NC 28002
(704) 336-1477 | Cynthia.Kochanek@charlottenc.gov | charlottenc.gov



From: David Franchina <dafranchina@gmail.com>
Sent: Wednesday, September 7, 2022 8:04 AM
To: Kochanek, Cynthia <Cynthia.Kochanek@charlottenc.gov>

Cc: Leite, Candice <Candice.Leite@charlottenc.gov>; Keich, Linda <Linda.Keich@charlottenc.gov>; Harpst, Kristina <Kristina.Harpst@charlottenc.gov>
Subject: [EXT]Re: [EXT]Re: [EXT]1311 Myrtle Ave/Application for Certificate of Appropriateness

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Cynthia,

Thanks very much for getting back to me, and for the explanation. It's very helpful.

Can you please help confirm something for me? Following up on your advice respecting the need to re-submit comments if a matter is deferred between meetings, I looked on the Commission's website for the agenda for the September 14 meeting. I wanted to see if the proposed application for 1311 Myrtle Avenue had been revised, perhaps in response to my comments (even though I have yet to hear from the project architect). As you might imagine, I wouldn't want to submit comments if the concerns we expressed had been addressed. However, in reviewing the agenda, I do not see an item relating to any potential approval for 1311 Myrtle Avenue. Do I have that correct? Has this application been postponed to a follow up meeting of the Commission? I'd value any light you might be able to shed on the issue.

Thanks,
Dave

On Tue, Sep 6, 2022 at 9:26 AM Kochanek, Cynthia <Cynthia.Kochanek@charlottenc.gov> wrote:

Hello,

I believe that it is more about the weight given to the comments. If you are not there to affirm your comments they are not testimony, they are simply comments provided outside the meeting and considered hearsay.

Meeting participation and comments are valid only for the meeting they were provided for. A new meeting participation request or comments must be provided to HDC staff for participation/documentation for any future meetings, even if the case is continued or not heard.

Thanks,

Cindy Kochanek

Planning Project Coordinator, Historic Districts

Charlotte Planning, Design + Development

600 East 4th Street | 8th Floor | Charlotte, NC 28002

(704) 336-1477 | Cynthia.Kochanek@charlottenc.gov | charlottenc.gov



From: David Franchina <dafranchina@gmail.com>
Sent: Tuesday, August 30, 2022 9:01 AM
To: Harpst, Kristina <Kristina.Harpst@charlottenc.gov>
Cc: Kochanek, Cynthia <Cynthia.Kochanek@charlottenc.gov>; Leite, Candice <Candice.Leite@charlottenc.gov>; Keich, Linda <Linda.Keich@charlottenc.gov>; bill@donduffyarchitecture.com
Subject: [EXT]Re: [EXT]1311 Myrtle Ave/Application for Certificate of Appropriateness

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Good morning, Kristina, and the rest of the historic district team. Thanks so much for your prompt responses earlier this month to my comments on the 1311 Myrtle application for a certificate of appropriateness. And thanks for forwarding my comments onto the project's architect. I've got a quick question to ask, based on Cynthia's follow up note on the comment process.

I've not heard from the project architect on addressing my comments on the application. By copy of this note to him, I invite him to contact me to discuss the concerns I raised. It would be good to address informally the modest, but important, comments I offered.

In the meantime, can you please help me understand the status of my comments? I'm particularly interested in understanding what it means to have the comments included as part of the public record for the project, but considered hearsay unless I attend the public meeting and testify to their contents. Does that mean that the decisionmakers do not take my comments into account when considering issuing the certificate of appropriateness, unless I testify? Or, will the decisionmakers take my comments into account even if they are hearsay? (Maybe hearsay just affects appeal rights.) Any light you can shed on this will be helpful.

Thanks,

Dave

On Tue, Aug 9, 2022 at 10:27 AM Harpst, Kristina <Kristina.Harpst@charlottenc.gov> wrote:

Hi David,

Thanks so much for reaching out to share these concerns. It's so appreciated. I just heard from the architect that they are going to defer this case to the September 14 meeting.

To help them address some of your concerns, I'm forwarding your email to the project architect so you both can be in touch directly in hopes most of these things can be worked out in advance.

The architect's name is Bill Prestwood and he can be reached directly at:

7 0 4 - 3 5 8 - 1 8 7 8

bill@donduffyarchitecture.com

Sincerely,

Kristi

Kristi Harpst, AICP

Program Manager – Historic Districts

Charlotte Planning, Design + Development
600 East 4th Street | 8th Floor | Charlotte, NC 28202
704-621-9714 | Kristina.Harpst@charlottenc.gov

charlottenc.gov/planning



From: David Franchina <dafranchina@gmail.com>
Sent: Tuesday, August 9, 2022 8:37 AM
To: Harpst, Kristina <Kristina.Harpst@charlottenc.gov>; Kochanek, Cynthia <Cynthia.Kochanek@charlottenc.gov>; Leite, Candice <Candice.Leite@charlottenc.gov>; Keich, Linda <Linda.Keich@charlottenc.gov>
Subject: [EXT]1311 Myrtle Ave/Application for Certificate of Appropriateness

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Good morning. I am writing with respect to the referenced application. Written comments are due on this application by August 9, 2022 at 12:00 pm; thus, these comments are timely submitted.

We are the owners of 700 Mt. Vernon Ave, the house next door to 1311 Myrtle Ave, and as such we would ask that the commission condition any approval it might grant for the proposed redevelopment on the following, since these matters affect our home directly:

1. Requiring the applicant to install a physical barrier during demolition and construction along the property line between 1311 Myrtle Ave and 700 Mt Vernon Ave. As reflected on the plans attached to application, there is a stone wall on the 700 Mt Vernon property that encircles the entirety of the property. It is made of the same stone as the house is, and so it is irreplaceable. You can't match 85-year old stone. A physical barrier is critical for the protection of the wall. Without it, construction crews will place construction materials and equipment on and near it, and they will undertake construction activities in close proximity to it. These activities run the risk of damaging the wall, or worse yet, inadvertently scooping up stones from it and throwing them out. A physical barrier will cause construction activities to take greater care near the wall (much like mesh orange fencing does around neighborhood trees during street construction).
2. Further to protect the wall, and our home, requiring the applicant to use "gentle" methods during demolition, like using a jack hammer instead of the bucket on a front end loader. Several construction projects in close proximity to our home over the past 5+ years have demonstrated to us the need to take care during demolition. Using the bucket on a front end loader causes the entire house to shake and results in cracks in our plaster walls. We'd imagine it has a similar negative effect on the stone wall which is just a few feet away from construction activities. Using a jack-hammer, or something similar, is far less disruptive. We'd request these methods be used for materials that are in contact with the ground (driveway, walkway, foundation, etc.).
3. On the survey on page 4 of the application, requiring the applicant to terminate the dashed line running along the front setbacks along Myrtle Ave at the property boundary between 1311 Myrtle and 700 Mt. Vernon. This portion of 700 Mt. Vernon is a side yard, and not a front yard, and we would like to avoid any suggestion that it is subject to front yard requirements. Alternatively, a note along this portion of the line stating "For illustrative purposes only; this line does not reflect a front yard setback for 700 Mt. Vernon" along the portion of the line that is on 700 Mt. Vernon would be workable.
4. On the elevation comparison figure on page 5 of the application, requiring the applicant to properly label the 700 Mt. Vernon home. Currently, the home is mislabeled with a "1300 Myrtle" address (picture on the

uppermost left).

Thank you for your consideration of these comments.

Dave Franchina, owner, 700 Mt. Vernon Ave

14. 2225 The Plaza (PID 08119147)
HDCRDEMO-[2024-00678](#)
Plaza Midwood
Angie Lauer, Applicant

STRUCTURAL INSIGHT

ENGINEERING, PLLC



1057 Red Ventures Dr., Ste. 125, Fort Mill, SC 29707 · 803-547-8135

info@structural-insight.com

November 22, 2024

J&J Custom Homes
Attn: Tim Reese
1016 Waxhaw Indian Trail Road
Indian Trail, NC 28079
tim.reese@jjcustom-builders.com

Re: Structural Inspection
2225 The Plaza
Charlotte, NC

Dear Tim:

At your request, a site visit was made to the above referenced address on November 20, 2024, to visually inspect the structural integrity of the home.

Structural Insight performed a structural assessment of the exterior of the home, crawlspace foundation, main floor, and roof/attic. The following was observed (Note: all directions are stated as if facing the front of the house from the street):

Exterior:

- Separation at the connection between the front porch and house.
- Separation of front porch stairs and front porch stair knee walls.
- Mortar cracking/stairstep cracking at front porch brick veneer.
- The siding at the bottom of the rear left room has started to rot.
- The fascia board throughout the house has started to rot and is completely missing in some areas.
- The floor boards at the front porch have started to rot.

Crawlspace Foundation

- Cracking/stairstep cracking around brick curtain wall.
- There are chipped/missing bricks throughout the brick curtain wall.
- At the rear left curtain wall, there is horizontal settlement.
- The dropped 2x8 girders throughout are not adequately spliced/supported throughout.
- The floor joists do not have a proper connection to the girders; hangers have not been properly installed.
- The front porch floor joists are over-spanned and are not properly attached to girder.
- All piers are constructed with brick, not CMU.
- Cracking is present at pier-and-curtain walls throughout.

Main Floor

- Drywall cracking and mold was present throughout the entire house.
- Diagonal drywall cracks were observed around multiple openings throughout the front right of the house.
- Floor dips/uneven floors were present throughout the entire house.

Roof/Attic (note: access was limited to most areas of attic due to miscellaneous storage items and unsafe framing conditions to walk on)

- Ceiling joist splices are present with no support wall under splices.
- Roof rafters are over-spanned.
- Discoloration of rafters and sheathing throughout the roof was present.

Based on our visual inspection and review, the above-mentioned observations are indicative of settlement and foundation concerns. Drywall mold and discoloration at the framing members are indicative of water intrusion/water damage to the framing members. Additionally, existing rot at framing members/siding may transfer to adjacent framing members.

Due to the improper framing configuration of the foundation and roof/attic framing, along with the damage due to water intrusion/mold, the existing structure is a safety hazard to anyone living/working in the general area. Due to this, Structural Insight Engineering recommends that any work to be performed shall be performed in general accordance with the 2018 North Carolina Residential Building Code following the demolition of the existing structure.

Please note this is not a comprehensive structural evaluation. This report is limited to the specific areas and elements evaluated as requested by the client. Unless specifically noted, no other areas were inspected or evaluated. This report represents my best judgments and opinions based on site observations and experience. The scope of this evaluation was limited to the content of this report. If I can be of any further assistance to you with regard to this report, please do not hesitate to call. My office phone number is 803-547-8135.

Sincerely,



Frederick B. Baxley, Jr., P.E.
NC License No. 27315
NC Certificate of Licensure P-2418

RB/OF