

From: Wasmer, Peter
Sent: Monday, October 29, 2018 2:51 PM
To: Gray, Stewart <Stewart.Gray@mecklenburgcountync.gov>
Subject: Victor Shaw house

Stewart and I visited the Shaw house this morning. The current owner provided a COA application and a report with images showing the deterioration of the first floor foundation and floor system. The house is a 1920s colonial revival all brick with a slate roof. It includes a main block and two wings including a kitchen and sunroom/library. The site slopes across the site and the original construction does not have adequate drainage around the foundation and under the first floor, which is constructed with wood. There has been quite a bit of damage to the first floor due to moisture over the years. The sub and finish floors have been replaced more than once from rot. The current owner has done extensive work on the entrance floors and the library floor and structure. Also there has been quite a bit of retro fit electrical work. The roof and exterior are in good condition including the masonry and slate roof. There is quite a bit of work needed on wood trim.

If one were to restore the building for occupancy, the foundation would need to be excavated and a footing drain installed. The site would need regrading to move water flow away from the house. The floor structure would need more repair- one option is to pour concrete floors on the first floor-slab on grade except the basement area. The interior is nicely trimmed but needs some maintenance. The building is not impossible to renovate.

Peter