

**Staff Report and Comments
John Douglas House
7601 Christie Lane, Charlotte
Application for COA HLC282**

Exhibits presented to and considered by the Commission:

Exhibit A – Project description

Demolition and removal of main structure and all other improvements.

Exhibit B – Map

Exhibit C - Project Plans

Exhibit D – Site Visit Report

Based upon the information presented in the application, staff offers the following suggested findings of fact:

- A.** The proposed demolition is incongruous to the STANDARDS.
- B.** The HLC cannot deny a COA for demolition for the Douglas House, but it can delay the effective date of the COA for 365 days.
- C.** The application for the demolition of the Douglas House was filed February 10, 2023.
- D.** The HLC must act on a COA application within 180 days of its filing. [NCGS 160D-9-47 (d)] and if the HLC fails to issue a COA before August 9, 2023, for the demolition for the Douglas House, the owners will be able to proceed without a COA.
- E.** The last regular meeting of the HLC before the 180 day period is over is July 10th, and however unlikely, the HLC may not have a quorum at their July 10, 2023, regular meeting.
- F.** HLC Staff has visited the property and has found the principal section of the house to be in relatively good condition. The siding, exterior millwork (doors and windows) generally appear intact and sound. Inside the house, the floors, walls and ceilings in the principal section of the house are sound. On the rear of the house, a historic ell shows signs of significant settling. A historic hipped-roof porch and a later shed-roof porch have collapsed. The roof may be functioning, but needs to be replaced.
- G.** Based on the site visit, Staff believes that the principal section of the house is a good candidate for relocation.
- H.** HLC Staff and CLT Staff have identified a nearby site owned by CLT as a potential location for buildings to be moved to.
- I.** If plans for moving the Douglas House are submitted, and a COA for the move is approved by the HLC while there is a delayed or active COA for its demolition, the COA for demolition becomes moot.

Staff recommends that the Commission vote to issue the COA, but delay its effective date for 365 days.

During that delay Staff can work with the applicant and other parties to develop a feasible plan to relocate the house to a new appropriate setting.

THE STANDARDS

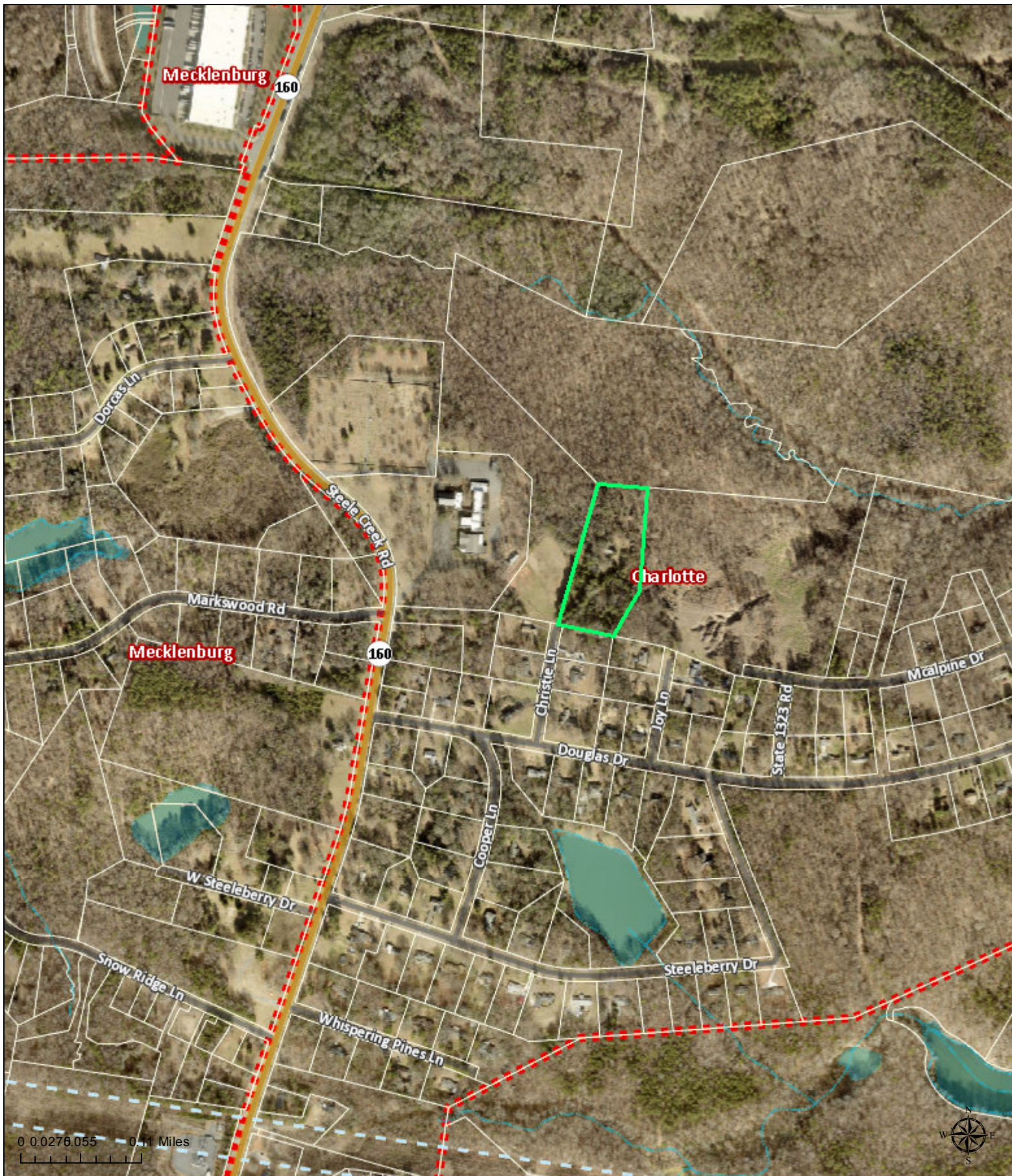
Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Polaris 3G Map – Mecklenburg County, North Carolina

EXHIBIT B

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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

EXHIBIT C



2701 Westport Road
Charlotte, NC 28208

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Terracon.com

Issued: November 4, 2022
Revision 1: February 8, 2023
Terracon Project No. FY226106

Trinity Capital
440 South Church Street, Suite 800
Charlotte, North Carolina 28202

Attn: Mr. Travis Caldwell
Senior Development Manager
E: tcaldwell@trinitycapitaladvisors.com

Re: Structural Evaluation Services
Limited Visual Condition Assessment
John Douglas House
7601 Christie Lane
Charlotte, North Carolina 28202

Dear Mr. Caldwell:

In accordance with Proposal No. PFY226106, dated September 13, 2022, Terracon performed a limited visual condition assessment of the John Douglas House located at 7601 Christie Lane, Charlotte, North Carolina. The purpose of Terracon's limited visual condition assessment was to perform a visual review of accessible areas of the residence and to provide opinions regarding the condition of the structure as it relates to a potential relocation of the residence from its current lot.

Destructive testing and/or non-destructive testing services were not provided as part of this evaluation. No calculations, design, or code reviews were completed as part of this evaluation. Visual review of the exterior was limited to review from the ground level.

Mr. William G. Lehne, PE, CIT, of Terracon Consultants, visited the site on October 11, 2022. Ms. Amy Stallings, the current resident, was onsite during the site visit and provided access to the property.

Provided Documents

The Client provided Terracon with multiple documents relating to the John Douglas House. The documents provided include:

- A report titled *The John Douglas House* written by Mr. Dan L. Morrill of the Charlotte-Mecklenburg Historic Properties Commission, dated December 5, 1979;
- A report titled *Amendment 1, Memorandum of Agreement (MOA) between the Federal Aviation Administration (FAA) and the North Carolina State Historic Preservation Officer (SHPO)* (MOA amendment) written by Mr. Tommy L. Dupree of the Federal Aviation Administration (FAA), dated May 3, 2018;

- A letter to Ms. Gledhill-Earley of the North Carolina Department of Cultural Resources – State Historic Preservation Office (Letter) written by Mr. T. J. Orr of the Federal Aviation Administration (FAA), dated April 17, 2007; and
- A *Historic Property Survey Summary* (HPSS) report prepared by the North Carolina State Historic Preservation Office, dated May 26, 2020.

Background and Building Information

The front of the subject structure faces south, slightly southwest. For this report, the front of the structure will be designated as the south elevation. **Photos 1** through **3** provide aerial views of the subject structure, courtesy of Mecklenburg County’s Polaris 3G website. **Photos 4** through **9** provide views of each elevation. **Photo 10** provides a view of the driveway, as seen from the parking area. **Photo 11** provides a view of the parking area located to the southeast of the residence.

It is Terracon’s understanding that two (2) additional structures exist on the property. These structures were not included within the scope of Terracon’s review.

According to *The John Douglas House* (JDH) report, the residence was originally constructed circa 1867. The JDH report states that the residence was purchased by Mr. and Mrs. Stallings in 1969.

The Historic Property Survey Summary (HPSS) states that, “The screened porches on the rear of the house appear to have been built at two different times.” The HPSS notes that The John Douglas House was determined eligible for listing in the NRHP in 1997. The Condition Report section of the HPSS states, “However, the rear portion of the house and the outbuildings are in serious deterioration which, if left unchecked, will undermine the site’s integrity and eventually lead to demolition by neglect. The brick foundation is starting to crumble, the back-porch roof has collapsed, wood is rotting and paint peeling.

Amendment 1 to the Memorandum of Agreement (MOA) states that the City of Charlotte requested the John Douglas House to be demolished. The MOA states that it was executed for noise abatement purposes on January 10, 2000. The letter to Ms. Renee Gledhill-Earley with the State Historic Preservation office states, “This property (The John Douglas House) was sound insulated by the Airport as part of the FAA Part 150 program in June 1998. The work was initiated and completed prior to the MOA and Record of Decision.”

The current resident, Amy Stallings, reported that the airport provided upgrades to the property, including the installation of window protection around 1986 and the installation of HVAC equipment in 1997.

The John Douglas House is constructed with timber framing that bears on a mass stone pier foundation. The main portion of the structure is oriented from east to west, with the rafters and ceiling joists oriented from north to south. A rear portion of the structure extends from the north elevation. The rafters and ceiling joists of the rear portion of the structure are oriented from east to west. The timber floor joists are oriented from east to west at the main and rear portions of the structure. The timber floor joists generally frame into an interior flush girder and into flush perimeter girders at the main portion of the residence. The timber floor joists generally frame into flush perimeter girders at the rear portion of the

residence. The interior flush girder and exterior perimeter girders bear on mass stone piers. The mass stone piers dimensionally vary along their length and dimensionally vary from pier to pier. One (1) wythe thick brick infill is installed between the mass stone piers along the exterior perimeter. The brick infill is not installed between the exterior porch to residence perimeter.

The front porch construction consists of a hip wood framed roof supported by the south elevation exterior wall and by two (2) porch columns. The columns bear on an elevated cast-in-place (CIP) concrete porch slab. The CIP concrete porch slab has concrete perimeter beams that were placed monolithically with the slab. The elevated CIP concrete slab bears on two (2) mass stone piers and appears to bear on the one (1) wythe brick masonry infill along the south elevation; one (1) mass stone masonry pier is located along the length of the south elevation elevated CIP concrete porch slab bearing. The front porch stairs are CIP concrete and were placed monolithically with the CIP concrete elevated porch slab.

Two (2) interior chimneys are located within the main portion of the residence, and one (1) exterior chimney is located along the north elevation of the rear portion of the residence.

An L-shaped wood-framed porch with a monoslope roof is located along the north elevation of the main portion of the structure and the east elevation of the rear portion of the structure.

Observations

The following observations were made during the site visit.

Exterior

1. Heavy vegetation growth was observed along the rear portion of the residence, north elevation (**Photo 12**). Additional vegetation growth along or adjacent to the residence was observed in multiple locations (**Photo 13**). The electric hookup to the residence was located along the rear portion of the residence within an area of heavy vegetative growth (**Photo 14**).
2. The elevated CIP concrete front porch slab was noted to bear on the brick masonry infill between the mass stone piers along the south elevation. The brick infill was noted to be one (1) wythe thick at the porch bearing location. The brick infill in proximity to the front porch bearing was observed to lean away from the residence. The exposed side of the brick was painted (**Photos 15 through 19**).
3. Delamination of the exterior face of a mass stone pier was observed towards the east end of the south elevation (**Photos 20 and 21**).
4. The southwest corner of the roof over the main portion of the residence had different color shingles and a replaced section of fascia along the eave (**Photo 22**).
5. The interior chimney at the eastern portion of the residence appeared to have weathered mortar joints above the roof level (**Photo 23**).

6. Plywood was installed along a section of fascia along the west elevation at the transition from the main portion to the rear portion of the residence (**Photo 24**). Below this eave location, the horizontal lap siding at the floor level visually appeared to be sagging. A step crack was observed in the brick infill masonry below the sag in the siding (**Photo 25**).
7. Recessed mortar joints were observed at the exterior chimney and brick infill along the north elevation of the rear portion of the residence (**Photo 26**).
8. Secondary hung window covers were installed outboard of the original single-pane windows. The window covers were newer construction (**Photo 27**).
9. The roof and floor of the L-shaped porch along the east elevation of the rear portion of the residence and along the north elevation of the main portion of the residence had collapsed (**Photos 28 and 29**).
 - a. The porch framing supporting the bathroom addition had rotated and displaced downwards at the girder bearing connection (**Photos 30 and 31**).
 - b. Insect-related damage was observed in multiple locations. Brick piers were observed at the L-shaped porch location (**Photos 32 through 34**).

Interior

10. Water-stained wallpaper was noted along the north and south interior walls of the upstairs room at the western end of the main portion of the residence (**Photos 35 and 36**).
11. The attic space above the transition from the main to the rear portion of the residence was used for storage (**Photo 37**). Water-related staining was noted on the roof deck boards at the overframing for the rear portion of the structure (**Photo 38**).
12. Cracking within the interior finishes was noted as a general condition within the first-floor area of the main portion of the residence (**Photos 39 and 40**). Wood lath, a clay-type material, plaster, potentially a paint coating, and wallpaper was observed at a section of failed interior finishes (**Photo 41**).
13. Water-related damage to the ceiling was observed at the southwest corner of the main portion of the residence (**Photo 42**). This observation generally aligned with the location of Observation #4.
14. A portion of the interior ceiling finishes at the southeast corner of the main portion of the residence had failed (**Photo 43**).
15. A lower ceiling below the original ceiling was constructed in the room located at the northwest corner of the main portion of the residence (**Photo 44**). A lower ceiling below the original ceiling was constructed in the rear portion of the residence.

16. A bathroom that appeared to be an addition to the main portion of the structure was observed at the southwest corner of the L-shaped porch (**Photo 45**). A gap was noted between the ceiling finishes and ceiling trim at the southeast corner along the east elevation interior wall (**Photo 46**). The wallpaper at the southeast corner was torn and appeared to be sheared from downward movement (**Photo 47**).
17. Water-related staining and damage to the ceiling and the exterior wall was observed in the bathroom along the west elevation of the rear portion of the residence (**Photo 48**). Debris was noted on the bathroom flooring below (**Photo 49**). Water-related damage and staining at the ceiling and the exterior wall along the eastern elevation at the southwest corner of the bedroom in the rear portion of the residence was observed (**Photos 50** and **51**). These observations generally aligned with the location of Observation #6.

Crawlspace

18. The rear portion of the crawlspace was at a lower elevation to provide room for an HVAC system and a water heater (**Photo 52**). A perimeter CMU retaining wall provides the change in elevation at this portion of the crawlspace. Horizontal and step cracking, along with out-of-plane vertical displacement was observed at multiple locations along the CMU retaining wall (**Photos 53** through **55**).
19. A brick pier was observed along the west elevation within the rear portion of the residence (**Photo 56**).
20. A view of the south elevation elevated CIP Concrete front porch slab bearing along the brick masonry infill is provided in **Photo 57**.
21. The floor framing was observed to bear on the interior chimney brick masonry at the west end of the original portion of the residence (**Photo 58**).
22. Multiple joist members were observed to have cracking extending from the notch at the girder bearing location (**Photo 59**).
23. Potential movement was observed at multiple girder lap joints (**Photo 60**).
24. A view of the framing under the bathroom addition is provided in **Photo 61**.
25. Multiple wooden posts from the floor framing to the soil were observed (**Photo 62**).
26. Insect-related and/or water-related damage was observed in multiple locations within the crawlspace.
 - a. Insect and water-related damage was observed to the flooring, joist, and girder along the west elevation within the rear portion of the residence (**Photos 63** through **65**). Crushing of the joist was observed at the pier bearing location. Discontinuous supplemental framing was installed at a portion of the perimeter girder that had complete section loss.

- b. Water and/or insect-related damage was observed to the flooring, a joist, and the girder along the west elevation within the rear portion of the residence (**Photos 66** and **67**). This location was to the south, in close proximity to the framing noted in observation 26 "a."
 - c. Insect-related damage was observed along a wood post and at the framing above the wood post (**Photos 68** through **70**)
27. Potential insect-related damage was observed in multiple locations within the crawlspace.
- a. Potential insect-related damage was observed along a joist at the rear portion of the residence (**Photo 71**)
 - b. Potential insect-related damage was observed along a joist at the rear portion of the residence (**Photo 72**)
 - c. Potential insect-related damage was observed along a joist at the main portion of the residence (**Photos 73** and **74**)
28. Moisture-related damage was visually observed on a portion of floor framing at the southwest corner of the original portion of the residence (**Photo 75**).

Discussion

The floor and roof of the L-shaped porch along the rear elevation of the residence had partially collapsed. The porch beam supporting the bathroom addition was observed to be in a failed state at the girder connection. The porch beam was displaced downward at the girder bearing and was rotated along its length. The rear portion of the residence was noted to be in a degraded state due to section loss of floor framing members caused by insect and moisture-related damage. While the floor framing for the main portion of the residence was noted to be in better condition than the framing in the rear portion of the residence, failure of framing at the rear portion of the residence could have a deleterious effect on the main portion of the residence; the rear portion of the residence is not a separate self-supporting structure and is connected to the original portion of the residence.

The elevated concrete front porch slab appeared to bear along the top of the single-wythe brick masonry infill along the south elevation of the residence. The brick masonry infill was displaced away from the structure, as viewed at the mass stone pier locations. It was noted that the exposed side of the brick was painted; therefore, the brick was leaning prior to the painting effort. It is unclear when or if the movement has occurred. However, the single-wythe brick masonry infill is intended to be aesthetic and should not be used as a structural element.

Due to a lack of maintenance to the property, the vegetation and landscaping were overgrown, with heavy vegetative growth observed along portions of the exterior walls. The driveway access to the property is not conducive to larger vehicles and equipment as it is also overgrown.

Multiple locations of cracking were noted in the interior finishes. Further cracking and potential spalling of the interior finishes are likely to occur during a relocation effort.

It was not verified whether the floor framing connections have wooden dowels or fasteners to join the elements together. Based on the separation observed at the splice lap in the girder, it is suspected that the connections were not joined together. If dowels or fasteners were not provided, the various girder and beam elements have the potential to pull apart during a relocation effort.

Conclusion

It is Terracon's opinion that the deteriorated floor framing noted at the rear portion of the residence is a hazard and a life safety condition that could result in the partial collapse of the structure, as previously discussed with the Client. Further, it is Terracon's opinion that the main portion of the structure has the potential to be compromised should the rear portion of the structure experience a partial collapse.

Based on the visible portions of the structure, it is Terracon's opinion that the front porch is not adequately supported along the south elevation of the residence.

Based on the observed condition of the John Douglas House, it is Terracon's opinion that the structural state of the residence is not suitable for a relocation effort involving picking up and moving the residence in its current state. Following are opinions regarding the current state of the residence as it relates to a potential relocation effort.

- Due to the collapsed and deteriorated state of the L-shaped porch, the L-shaped porch would need to be demolished prior to a relocation effort.
- Extensive structural remediation would be warranted prior to a relocation effort involving moving of the residence in its current state. A remediation effort would require additional evaluation to identify the extent of the required repairs and/or replacement, including likely removal of cladding and/or interior finishes where insect and/or water-related damage was observed. Additional evaluation regarding the extent of insect-related damage would be required.
- Careful consideration regarding support of the front porch would be required, including the feasibility of moving the elevated concrete slab and stairs with the residence.
- Careful consideration regarding support of the framing at the girder lap splices, beam-to-girder connections, and interior chimneys would be required to prevent the connections from being damaged or separating.
- As further cracking and potential spalling of the interior finishes is likely to occur during a relocation effort, it should be expected that widespread repairs of the interior finishes throughout the residence would be required after the relocation effort.
- Clearing of the site would be required to provide access to the residence. In addition, the vegetative growth surrounding and growing on the residence would need to be removed.

Qualification Statement

The observations, findings, and recommendations within this report are based on our professional judgment and information obtained during this assessment consistent with the scope of work authorized. No design calculations have been made. Adequacy of the in-place system(s) and/or compliance with current or previous building code requirements are beyond the scope of our services and have not been determined. Defects and/or deficiencies may exist that were not readily accessible or visible and, therefore, may not be included in our findings. The opinions and recommendations in this report should not be construed in any way to constitute a warranty or guarantee regarding the current or future performance of any system reviewed. Only the systems and/or components specifically noted herein have been reviewed. Recommendations included herein are not suitable as design specifications for completing the work.

We trust this provides the information you currently require. Please notify the undersigned should you have any questions or comments concerning the information presented herein.

Sincerely,

Terracon Consultants, Inc.

NC Firm License No. F-0869

William G. Lehne, PE, CIT
Senior Staff Engineer
Facilities Engineering Services

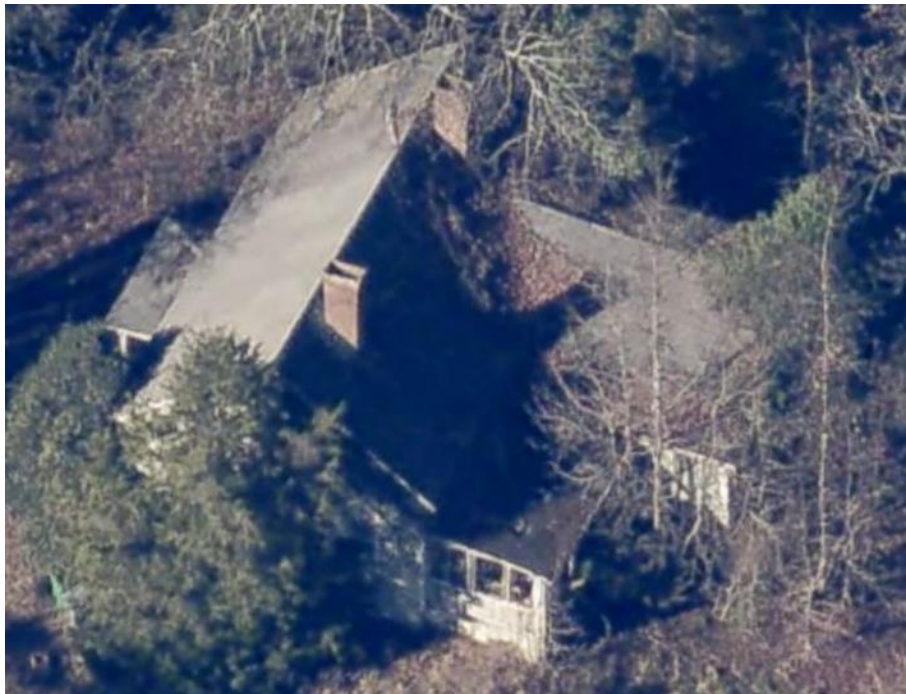
Sanjog Sabnis, PE
Department Manager - II
Facilities Engineering Services

Attachments: Appendix A – Photograph Log

APPENDIX A: PHOTOGRAPH LOG



Photograph 1: Eagleview® aerial image obtained from Mecklenburg County's Polaris 3G website, dated 2022



Photograph 2: Eagleview® aerial image obtained from Mecklenburg County's Polaris 3G website, dated 2022.



Photograph 3: Eagleview® aerial image obtained from Mecklenburg County's Polaris 3G website, dated 2007. The two known additional structures are highlighted.



Photograph 4: View of south elevation.



Photograph 5: Partial view of west elevation.



Photograph 6: Partial view of west elevation.



Photograph 7: View of north elevation.



Photograph 8: Partial view of north and east elevation from the northeast direction.



Photograph 9: View of east elevation.



Photograph 10: Representative view of driveway as seen from parking area.



Photograph 11: View of the parking area to the southeast of the residence. Residence is highlighted with an oval.



Photograph 12: View of heavy vegetative growth at rear portion of residence.



Photograph 13: View of vegetative growth along east elevation of original portion of residence.



Photograph 14: View of vegetative growth at city electric line to residence (oval).



Photograph 15: Representative view of front porch.



Photograph 16: View of front porch CIP concrete slab bearing on brick masonry infill.



Photograph 17: View of vertical displacement of brick infill adjacent to the front porch (arrow).



Photograph 18: View of vertical displacement of brick infill adjacent to the front porch (arrow). Note the paint along the side of the exposed brick.



Photograph 19: View of mass stone pier located along south elevation porch slab bearing (arrow).



Photograph 20: View of delamination on the exterior face of the mass stone pier along the south elevation (oval).



Photograph 21: Close-up view of delamination on the exterior face of the mass stone pier along the south elevation.



Photograph 22: View of different color shingles and replaced fascia at southwest corner (oval).



Photograph 23: View of chimney above roof level (oval).



Photograph 24: View of plywood at fascia along the west elevation of the rear portion of the residence (oval).



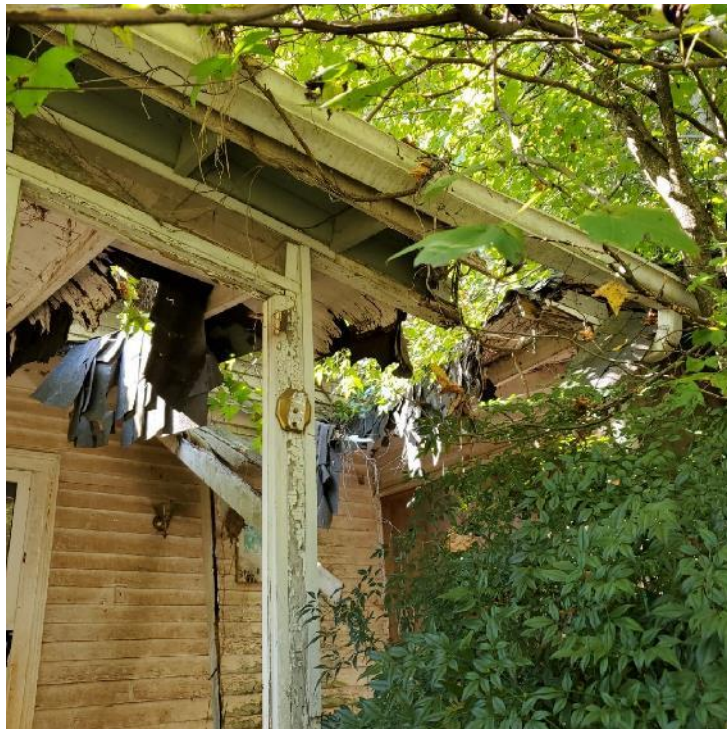
Photograph 25: View of sag in siding at the first-floor level along the west elevation of the rear portion of the residence (arrow). Note the step crack in the brick masonry infill (oval).



Photograph 26: View of recessed mortar joints in brick infill masonry and in the exterior chimney masonry.



Photograph 27: Representative view of secondary hung window covers installed outboard of the original single-pane windows.



Photograph 28: View of collapsed porch roof.



Photograph 29: View of collapsed porch floor.



Photograph 30: View of bathroom addition located above the porch framing (arrow).



Photograph 31: View of failed joist connection below bathroom addition (arrow).



Photograph 32: View of water and/or insect related damage to porch framing (oval).



Photograph 33: View of water and/or insect related damage to porch framing (arrow).



Photograph 34: View of water and/or insect related damage to porch framing (arrow).



Photograph 35: View of water-related staining on wallpaper.



Photograph 36: View of water-related staining on wallpaper.



Photograph 37: View of storage in attic space at original to rear portion transition.



Photograph 38: View of water-related staining at original to rear portion roof transition (oval).



Photograph 39: Representative view of cracking within interior finishes of the original portion of the residence (arrows).



Photograph 40: Representative view of cracking within interior finishes of the original portion of the residence (arrow).



Photograph 41: View of wall construction at failed interior finish location.



Photograph 42: View of water related damage to the ceiling at the southwest corner.



Photograph 43: View of failed ceiling finishes at the southeast corner (oval).



Photograph 44: Representative view of ceiling below original ceiling.



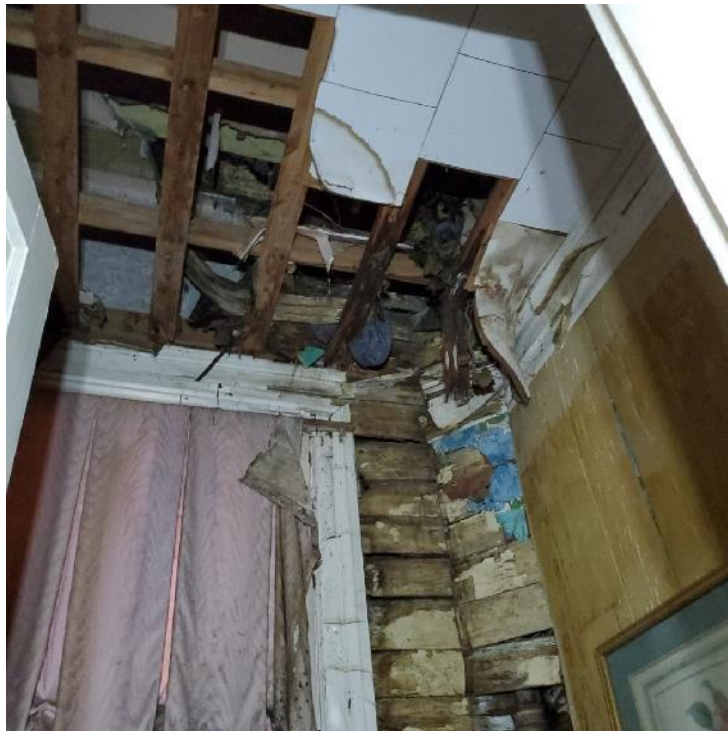
Photograph 45: Representative view of bathroom addition at corner of L-shaped porch.



Photograph 46: View of gap between ceiling finishes and wall trim (oval).



Photograph 47: View of torn wallpaper at southeast corner of bathroom addition (arrow).



Photograph 48: View of water-related staining and damage at bathroom along west elevation in rear portion of residence.



Photograph 49: View of debris at bathroom along west elevation in rear portion of residence.



Photograph 50: View of water-related staining and damage in bedroom at north end of the rear portion of residence.



Photograph 51: View of water-related staining and damage in bedroom at north end of the rear portion of residence.



Photograph 52: View of lowered crawlspace floor in the rear portion of the crawlspace.



Photograph 53: View of cracking and out of plane displacement of crawlspace CMU retaining wall (arrow).



Photograph 54: View of cracking and out of plane displacement of crawlspace CMU retaining wall (arrow).



Photograph 55: View cracking and out of plane displacement of crawlspace CMU retaining wall (arrow).



Photograph 56: View of brick masonry pier in crawlspace (arrow).



Photograph 57: View of front porch bearing along infill brick masonry wall.



Photograph 58: View of floor framing at interior chimney.



Photograph 59: View of split at notched beam end connection (oval).



Photograph 60: View of potential movement at girder lap splice.



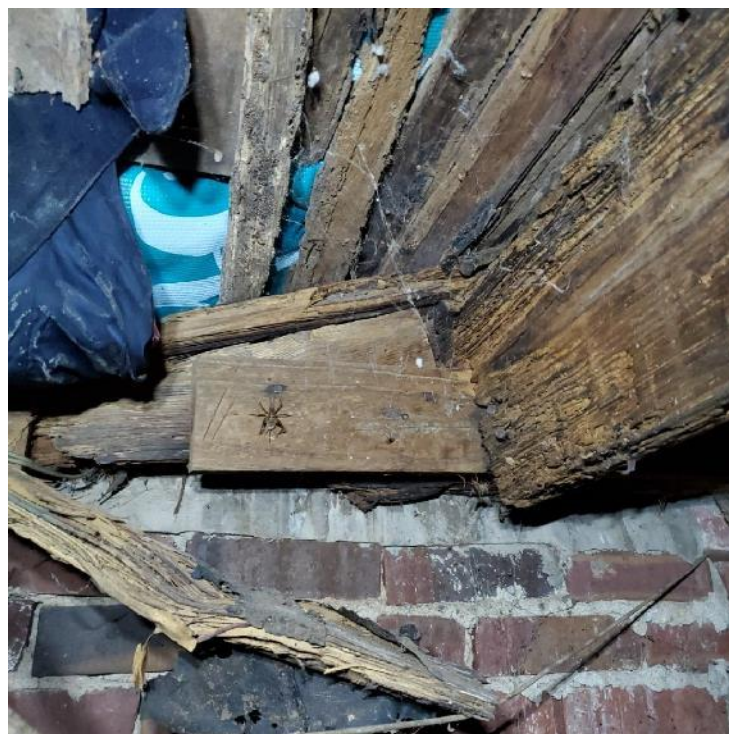
Photograph 61: View of porch framing below bathroom addition. Note the distress of the floor framing at the beam to girder connection (oval).



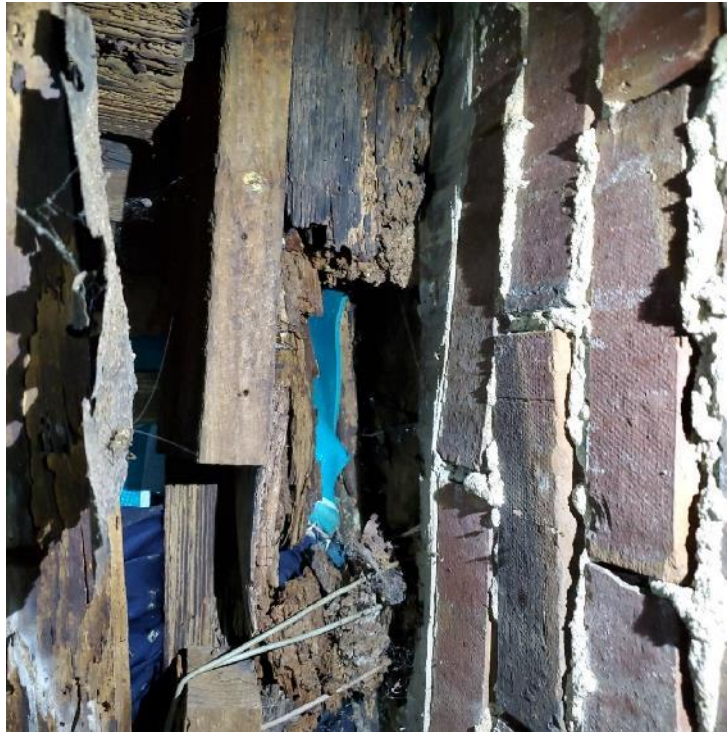
Photograph 62: Representative view of wooden post to ground (oval).



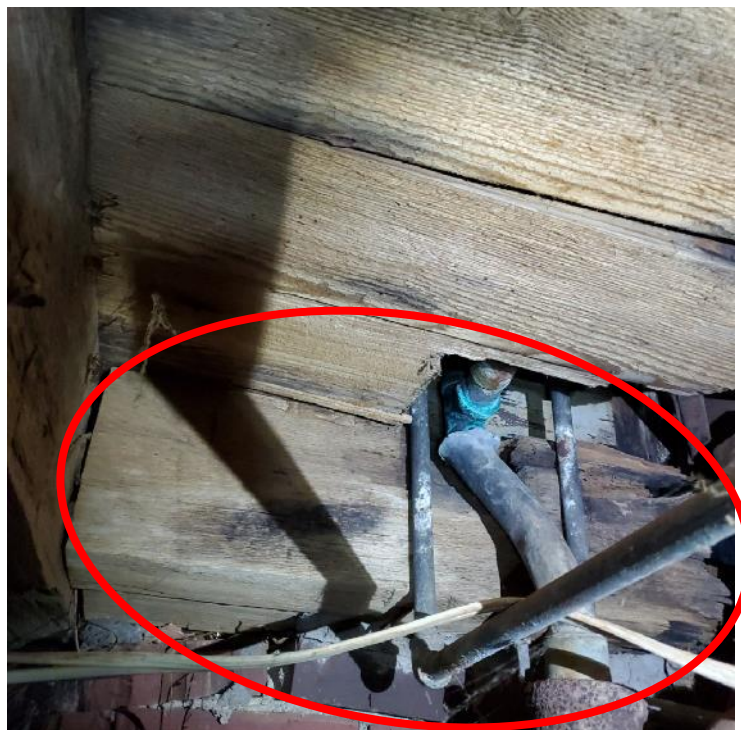
Photograph 63: View of brick pier at location of insect and water related damage to flooring. Note the crushed beam at the pier bearing (arrow).



Photograph 64: View of insect and water related damage at beam, girder, and flooring.



Photograph 65: View of insect and moisture related damage at perimeter girder.



Photograph 66: View of insect and/or water related damage and downward displacement of the perimeter girder, see additional photo below (oval).



Photograph 67: View of insect and/or water related damage, see additional photo above.



Photograph 68: View of wooden post to ground where insect related damage was observed (oval).



Photograph 69: View of insect related damage (oval).



Photograph 70: View of insect related damage (oval).



Photograph 71: View of potential insect related damage.



Photograph 72: View of potential insect related damage (oval).



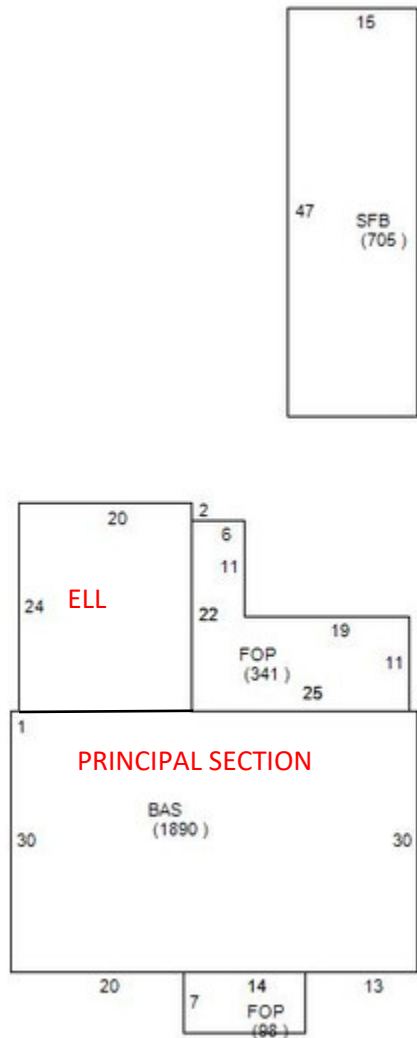
Photograph 73: View of potential insect related damage (oval).



Photograph 74: Close up view of potential insect related damage.



Photograph 75: View of moisture related damage at wood flooring.



Staff visited the Douglas House on April 6th and found that the principal section of the house is in relatively good condition. The siding and exterior millwork (doors and windows) generally appear intact and sound. On the rear of the house, a historic ell shows signs of significant settling. A historic hipped-roof porch, and a later shed-roof porch have greatly deteriorated and are partially collapsed. The roof on the principal section and ell of the house does not appear to be leaking substantially, but it appears that the roof needs to be replaced. The foundation and floor framing of the ell showed some deterioration and failure. No significant deterioration to the foundation and floor framing for the principal section was observed. Inside the house, the floors walls and ceilings in the principal section of the house are sound and appear to be original. Access to the ell was limited, but the interior woodwork appeared to be intact. The principal section appears to be a good candidate for moving, and it may be appropriate to move the rear ell with further study of its condition.



Douglas
House



Front Door



West Elevation
Principal and Rear Ell



West Elevation
Principal Section



Front elevation
of the
principal
section

East elevation
of the
principal
section and
porch





Collapsed rear porch

Stone pier and brick curtain walls





Front Hall

Stair Detail





Front room
Principal section



Rear room in
the principal
section, west
side

Interior door





Interior of the rear
ell



Rear room in
the principal
section, west
side

Interior door





Upstairs
landing

Floor detail

