

My name is Russell Rosen.

I am representing the owner, Mt. Zion Presbyterian Church which is located immediately across the street from this site.

Here with me this evening are John Tecklenburg with Clement Crawford and Thornhill Real Estate and Reverends Sydney Davis and ~~Donny Woods~~. Mike Fitze.

Thank you for visiting the site yesterday.

It appears that the house was originally built on this site in the mid to late 1800's.

Exterior

The exterior is very weathered and the siding and windows contain significant damage and decay. More importantly, decay is visible in primary structural members including first floor sills and first and second floor wall studs.

At sometime, portions of the siding were covered with metal lathe and stucco. This held moisture against the side of the house and probably contributed greatly to the visible wood decay in those areas.

Recall that there is significant vine coverage on the west and south concealing what I believe to be conditions similar to the east side.

It appears that there were two story porches on both the front and back. The rear porches have been removed and the front porch was replaced with concrete construction at the first floor only.

I don't think the bay window at the front is original because it was built over the original porch boards.

There are some columns stored in the former side hall. I am uncertain if they are from this house.

Interior

The interior needs total renovation.

Portions of the front Living Room drop ceiling have collapsed exposing the damaged second floor framing.

It must be assumed that the interior will have to be gutted to allow for structural reinforcements and contemporary wiring, plumbing, HVAC, etc.

For renovation planning, the existing narrow, steep "side hall" stairs are problematic. Assuming that a developer could get a variance for that stair, it is strongly recommended that a contemporary stair be installed somewhere.

Roof

The roof structure of the core house contains extensive damage in the first few feet at the front.

The remaining roof construction is substandard and contains several repairs. Renovation will require reinforcing the existing rafters and adding rafters to reduce the span distance of the roof sheathing.

The roof itself is contemporary 5 V metal crimp barn roofing, possibly dating from Hurricane Hugo, in poor condition. It is not salvageable.

Crawl Space

The foundations require substantial repair and some replacements.

To comply with today's standards for wind resistant and earthquake design, I would have to recommend full replacement of the foundation system.

Several sections of the sills and girders will have to be replaced. Many of the joists will either have to be replaced or reinforced.

Given the lack of foundations at the bay window on the front, it is assumed that that portion will have to be rebuilt.

Remaining Fabric

It is assumed that for renovation, the front porch(es) should be reconstructed similar to what was there originally.

I think a competent architect or designer would incorporate bathrooms and contemporary stairs in the reconstruction of the rear porches. That is, the rear porch area would not be similar to the original open porches.

Assume that all of the exterior siding, doors, windows, and cornice will have to be replaced. Resulting in a faux old house look.

Assume that the foundations will have to be replaced.

Portions of the first floor system will have to be replaced or reinforced.

Assume that the front portion of the second floor system will have to be replaced and that the remainder will have to be reinforced.

The second floor ceiling and roof will be significantly supplemented and reinforced.

If one envisions the entire renovated structure, my opinion is that less than 15% of the original fabric will be functional after renovation.

Thank you