

# **INSPECTION REPORT**

**FOR**

**145 NE 6TH AVE  
DELRAY BEACH, FL 33483**



## **ENGINEERING PLUS**

**ENGINEERING AND CONSULTING SERVICES**

19528 Sedgefield Terrace, Boca Raton, FL 33498

(561) 756 4106 \* fax (561) 479 3743 \* engplus@cs.com \* C.A. # 26538

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June 5, 2017

145 NE 6th Ave  
Delray Beach, FL 33483

## REFERENCE:

Investigation and evaluation of existing one-story standing alone wood frame building structure with shallow foundation, at the aforementioned address

Gentlemen;

This letter summarizes our observations and conclusion after a walk-through visual survey conducted on May 31, 2017.

We examined the condition of existing structural roof rafters, exterior and interior load bearing wall systems and their connections and the foundation of the building.

## *1. OBSERVATIONS*

The following general observations were noted during the inspection;

- i. Excessive moisture, stain, rotting, section loss and fully decayed wood members were encountered throughout roof and wall structure members
- ii. Moisture barrier underlayment on the exterior walls were totally eroded
- iii. Wood Beams and Headers were severely notched, cut and deteriorated
- iv. Exterior Wood Wall base plates and their connections were totally eroded
- v. Wood Header, Jams and Bucks around window and door openings were severely damaged from constant water intrusion.
- vi. Excessive Deflections observed at flat roof rafter.
- vii. There were no forms of fastening or nailing at wall to roof rafter and wall to foundation connections (typical at perimeter). There was no continuous load path from roof to foundation.

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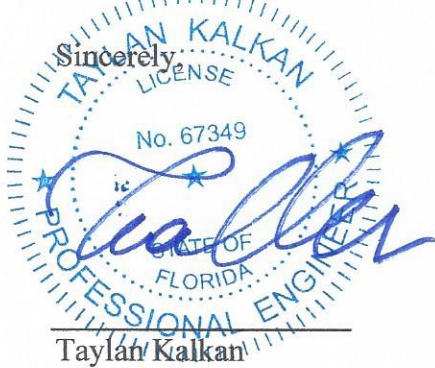
- viii. There were missing/eroded studs at exterior wood frame walls
  - i. Water damage was seemed active throughout the building
- ix. Lateral load resisting system of the overall roof and wall diaphragm system and sheathing did not exist. This condition weakens lateral stability of the members and minimize resistance to any wind event. Since overall bracing system is inadequate, buckling of roof joists and walls is certain during a large out of plane rotating force.
- x. Active cracks were visible at the concrete slab up to ½” wide. Crack pattern was continuous and interconnected throughout the building foundations. Separations in crack joints were major and consistent. Cracks showed signs of out of plane shift and characteristics of distress on structural integrity of foundation system.

## 2. CONCLUSION

One-story standing alone wood frame building with shallow foundation at “**145 NE 6th Ave Delray Beach**” is inspected in order to investigate overall structural condition and integrity of the building. As pointed out at observation section of the report, severe damage to wood members and concrete slab foundation are encountered. Overall condition of the structural members and their connections are totally compromised and their condition is below the level of basic safe environment for occupation. After the inspection, concern raised about the lateral stability and the performance of the building even under potentially low speed wind event. It is our conclusion that, life and service expectations of the building structure is beyond repair. It should be emphasized that any effort for retrofitting and strengthening will not be adequate enough to structurally utilize the existing conditions.

The observations and recommendations contained in this letter represent our professional opinions. Engineering Plus arrived these opinions in accordance with currently accepted engineering practices and applied current local building code at this time and for this location.

Please feel free to contact me with any questions or comments you may have concerning this report.

Sincerely,  
  
Taylan Kalkan

Florida P.E. # 67349

C.A. # 26538

Enclosed: Sample photos at damaged locations (Total 13 photos)

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Exhibit 1. General view of Exterior of the Building through garage



Exhibit 2. Typical Rotted Wood Wall Studs

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Exhibit 3. Water damaged roof joist, decking and ledger board



Exhibit 4. Typical missing/eroded wood wall studs

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Exhibit 5. Typical Missing/eroded base plate of exterior wood frame walls



Exhibit 6. Typical rooted wood header/jamb at exterior openings

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Exhibit 7. Typical rotted wood header at interior load bearing walls



Exhibit 8. Typical Continuous Concrete slab cracks

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Exhibit 9. Typical Continuous Concrete slab cracks at garage area



Exhibit 10. Typical Continuous Concrete slab cracks



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Exhibit 11. Typical Continuous Concrete slab cracks at room



Exhibit 12. Typical Crack separation

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Exhibit 13. Typical Crack separation

PREPARED 9/18/19, 16:06:57  
PROGRAM CE200L  
City of Delray Beach Florida

CASE HISTORY REPORT  
CASE NUMBER 17-00099962

PAGE 1

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
Property Control Number ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
UNSAFE STRUCTURE CODE CASE 12 43 46 16 01 115 0051 145 NE 6TH AVE DELRAY BEACH FL 33483	6/06/17 JOE LUCARELLI	IN COMPLIANCE unsafe...garage only	1/18/18

CASE DATA: DATE ORIGINAL NOTICE MAILED  
DATE DEMOLITION TO BE DONE  
APPROXIMATE COST OF DEMO

NARRATIVE: 06/06/2017 08:20 AM LUCARELLI ----- 6/06/17  
Per engineer on record, he deemed the GARAGE ONLY to be 6/06/17  
unsafe per his report. Pat will post the garage today with 6/06/17  
UNSAFE under the direction of the building official Steve 6/06/17  
Tobias. 6/06/17

NOTICE NAMES: TURNER CHARLES W OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	6/06/17	UNSAFE STRUCTURE INSPECTION	COMPLETED	6/06/17	JOE LUCARELLI	
		RQST TEXT: 06/06/2017 08:20 AM LUCARELLI -Per -----			6/06/17	
		Per engineer on record, he deemed the GARAGE ONLY to be			6/06/17	
		unsafe per his report. Pat will post the garage today with			6/06/17	
		UNSAFE under the direction of the building official Steve			6/06/17	
		Tobias.			6/06/17	
		RSLT TEXT: 06/06/2017 08:20 AM LUCARELLI -Per -----			5/02/18	
		Per engineer on record, he deemed the GARAGE ONLY to be			5/02/18	
		unsafe per his report. Pat will post the garage today with			5/02/18	
		UNSAFE under the direction of the building official Steve			5/02/18	
		Tobias. The work was halted, the garage was boarded up so I			5/02/18	
		closed the case because all work ceased and it was closed			5/02/18	
		up so no one could enter...JCL.			5/02/18	

TOTAL TIME:

# STUART & SHELBY DEVELOPMENT- GENERAL CONTRACTORS

April 13, 2018

Delray Beach Planning and Zoning Department  
100 NW 1<sup>st</sup> Avenue  
Delray Beach, FL 33445  
Attn: Michelle Hoyland

Re: Turner Residence Garage Cost Analysis

Ms. Hoyland;

At your request, we are providing the following cost analysis for your review

- 1) Demolition of existing structure and build new per plans by David Frank  
Based on proposed plans for the new garage and including demolition, site prep and all work required to complete the new garage with anticipate this cost to be \$95,000 - \$105,000
  
- 2) Rebuild existing structure. This building received and engineers report that says it is an unsafe structure and the City of Delray Beach Building Official tagged the building. The slab/ foundation are broken and need to be replaced, the perimeter walls are rotten along with some of the roof structure. The only thing holding this building together is the stucco. As with the Historic Franklin house and Historic Waterhouse, attempts to save walls did not work. For the purpose of providing this cost analysis for us to try and support the roof while replacing the slab and rebuilding the perimeter walls, then rebuilding the roof structure as needed and completing the remaining restoration we anticipate this cost would be \$160,000- \$180,000 and in the end you would basically have a new building anyway

Please let us know if any more information is required

Chuck Halberg, President

**From:** B David Frank <adesign20013@aol.com>

**To:** Jamison <Jamison@browniecompanies.com>; chuckh <chuckh@stuartandshelby.com>; allison <allison@bcosf.com>

**Subject:** Fwd: Free Historic Structure

**Date:** Wed, Apr 10, 2019 11:25 am

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Jamison,

Here are some pictures below.

The address is 145 ne 6th ave in delray beach.

Thanks

B. David Frank

Precision Drafting and Design

34 Vista Del Rio Boynton Beach, Fl. 33426

Office: 561-733-0669 Fax: 561-733-0669

adesign20013@aol.com

-----Original Message-----

From: Claudia Willis <claudia\_willis@bellsouth.net>

To: Roger Cope <copearchitectsinc@gmail.com>; B David Frank <adesign20013@aol.com>; Bill Bathurst <bill@bathurstgroup.com>; Carolyn Patton <chempstead0853@aol.com>; DOROTHY PATTERSON <summerpatt@bellsouth.net>; JoAnn Peart <joannpeart@comcast.net>; Price Patton <pricepatton@aol.com>; Rhonda Sexton <sextonrhonda@gmail.com>; Roy Simon <roy@roysimonarchitect.com>; winnie edwards <winnie@delraybeachhistory.org>; Jim Chard <chardj@mydelraybeach.com>

Sent: Tue, Apr 9, 2019 8:54 pm

Subject: Re: Free Historic Structure

It looks like my little Mizner garage at 707 se 1st .. hope it finds home . There are some cute homes in Osceola perhaps that we could reach out to as it is the right architecture...I am including Jim Chard on this as that's his neighborhood

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, April 9, 2019, 5:28 PM, Roger Cope <copearchitectsinc@gmail.com> wrote:

Historic Preservation Community:

A wonderful circa 1920's 2-car Garage, located at 145 NE 6th Ave (Northbound US1) is free to anyone willing to carefully remove it, relocate it, then lovingly restore it - preferably to within one of our City's five (5) Historic Districts! It was designed by Sam Ogren! A set of his original permit drawings will be provided as part of the care package! It will make an amazing accessory structure for someone!

The City of Delray will expedite any necessary permitting required in an attempt to save the structure!

Please contact the Historic Preservation Staff in the Development Services Department and they will gladly put you in touch with the property Owner!

Please see photos attached!

Thank you for your consideration!







Thank you!







# STUART & SHELBY DEVELOPMENT- GENERAL CONTRACTORS

November 15, 2019

City of Delray Beach Development Services  
Historic Preservation Board  
100 NW 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

RE: Turner Residence  
145 NE 6<sup>th</sup> Avenue

To whom it may concern;

As a General Contractor building in Florida since 1980 I have built and renovated thousands of homes. Over the years I have worked on maybe 10 historic homes, some of which were built in the 1920's where there was no foundation and the lumber sat right on the ground. In each case we found that efforts to save the home failed as walls fell apart when trying to move them to put a foundation under them.

If the case of the detached garage that accompanies the main home, it was built on a slab and not a crawl space and the walls have sat at below grade for all these years with only stucco separating them from water seepage. The slab itself is actually broken, not just cracked and the bottom plate and walls are falling apart.

*It is my personal opinion that any effort to try and move this structure will fail and it will fall down.* We had a similar case with the historic Franklin Home in the West Settlers District and also the Historic Waterhouse, which we ultimately rebuilt both entire homes starting with a new foundation at the proper grade.

I may be reached at 561-809-1266 or [chuckh@stuartandshelby.com](mailto:chuckh@stuartandshelby.com) if you should need any further information.

Respectfully



Chuck Halberg, President  
**Stuart & Shelby Development**  
"Built with Integrity and Pride"  
Delray Beach 2013-2014 Business of the Year  
Delray Beach 2010-2011 Business Person of the Year  
Ken Ellingsworth Community Service Award 2008, 2011, 2013

217 NE 4<sup>th</sup> Street • Delray Beach, FL 33444

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