

Certificate of Appropriateness - Demolition

1505 W
Louisiana

Historic Preservation
Advisory Board Meeting
November 6, 2025
5:30 pm



Above: 2023

1505 W Louisiana

- Home built circa 1915
- Arts & Crafts
- 2023 survey concluded Medium priority
- Pier and beam foundation



Above: 2023

Previous Condition



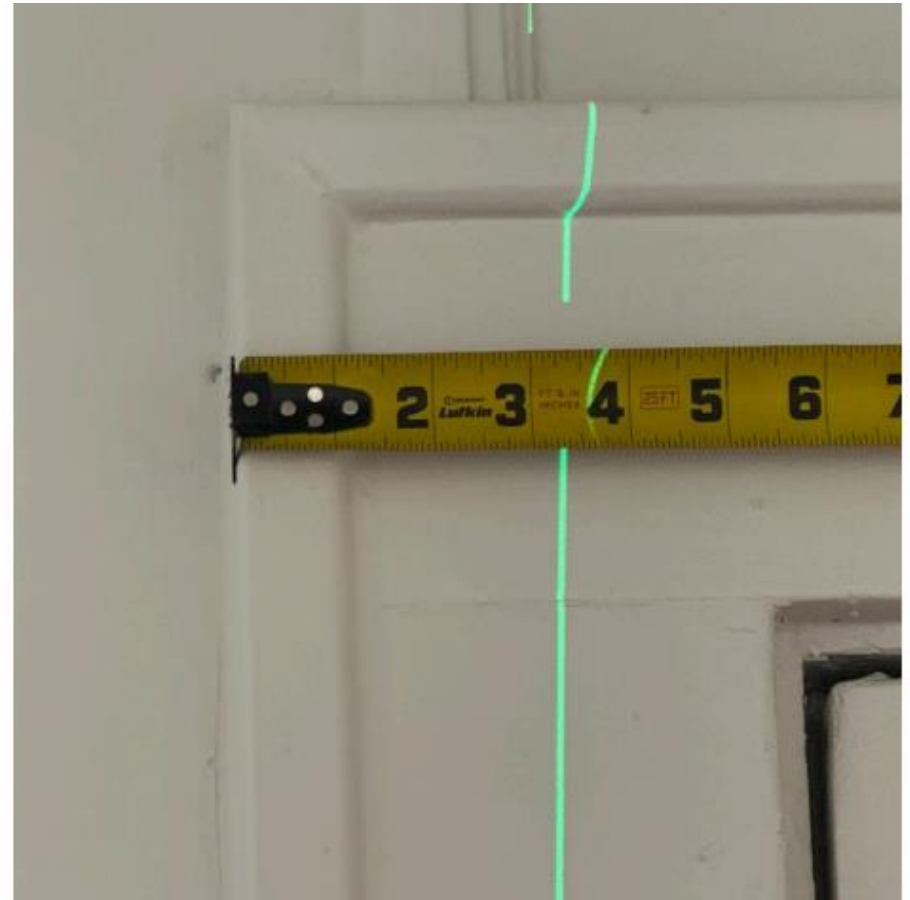
Current Conditions

- Walls out of plumb on average 1 1/2" – 2 1/2", largest deviation 4 1/4" out of plumb
- Floors out of level on average 2" – 3", largest deviation 6 3/4" out of level
- Above condition not allowing any windows to operate (NO FIRE EGRESS)
- Floors spongy in several areas with foot traffic, will not properly support motorized wheelchair
- Many doors not wide enough for wheelchair access
- Rafters are 2" x 4", not supporting HVAC properly
- Exposed Romax wiring in several interior and exterior locations
- Evidence of "Leveling and Shoring up" efforts by previous contractor, uncertain as to why home is still significantly out of level and out of plumb
- Laboratory testing confirmed elevated mold spore concentrations throughout the interior
- Aspergillus/Penicillium-like spores were recorded in excess of 3,400 spores/m³
- Epicoccum spores were also present indoors

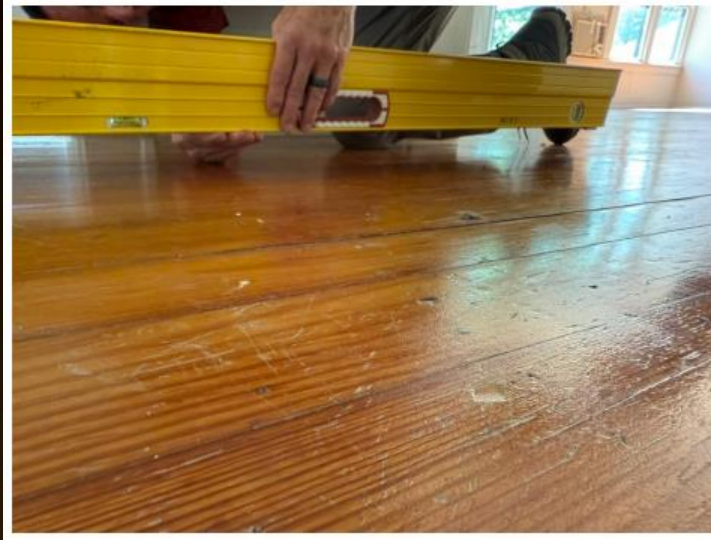
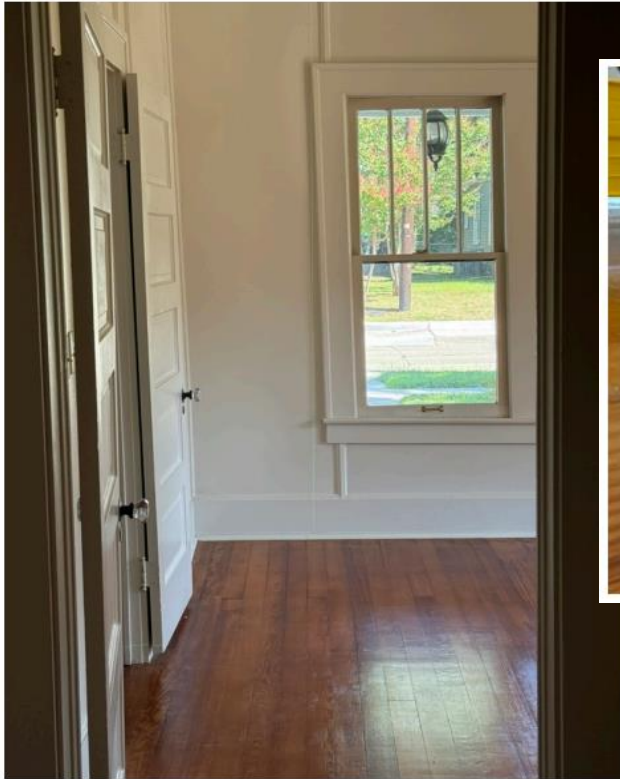
Current Conditions



Above: Walls out of plumb.



Current Conditions



Walls being out of plumb and floor being out of level 2-3" prevents windows from opening

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- Staff recommends approval of this request for the demolition of the house
- Foundation, wall, floor, and roof connections have been compromised
- Previous foundation repairs (2022), including adding steel plates, to prevent further shifting and damage to walls, floors, joists, ceiling, roof, etc. have proved unsuccessful
- Continued attempts to re-level the foundation will most likely cause more damage
- Elevated levels of mold throughout the interior indicate that effective remediation cannot be achieved without full-scale reconstruction