
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1931-1945 Merriman Avenue

SUMMARY OF REQUEST: Demolition

APPLICANT: David Love

Details of Proposed Request

Existing Conditions

The existing structures are brick duplex residential units constructed in 1955. Architectural features include central chimneys, side porches and low hipped roofs. The location is a corner lot at the edge of the Wilmore Historic District and across from Abbott Park. The area is located within the FEMA 100 year flood zone of Irwin Creek. The most recent flood event was in 2013.

Proposal

The proposal is the demolition of five duplexes that are within the FEMA flood zone. The dwellings are occupied. If demolition occurs, new construction must be constructed in accordance with FEMA regulations including a minimum elevation of the first floor. Mecklenburg County will work with the property to relocate residents, if necessary. If no structures are constructed after demolition the County will maintain the property.

Policy & Design Guidelines - Demolition

The Commission will make a determination as to whether or not this house is determined to be contributing to the Dilworth Local Historic. With affirmative determination, the Commission can apply up to 365-Day Stay of Demolition. Or if the Commission determines that this property is no longer contributing, then demolition may take place without a delay.

1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.
2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District.
3. If the HDC finds that the structure does not contribute to the character of the district or is unsalvageable, immediate approval of the demolition request may be granted.
4. Should the Historic District Commission find that the structure does contribute to the character of the historic district; the HDC can delay the issuance of a Certificate of Appropriateness authorizing demolition for a period not to exceed 365 days, in order to work with the owner to seek alternatives to demolition.

5. When an application for demolition receives a 365-day delay, any consideration of applications for proposed new construction on the same site will be deferred for 90 days.
6. When an application for demolition receives a 365-day delay, the Historic District Commission Staff will seek an alternative to demolition and will contact, within one month of the delay vote, the property owner who has applied for demolition, Historic Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.
7. A permanent injunction against demolition can be invoked only in cases where a building or structure is certified by the State Historic Preservation Officer as being of statewide significance.
8. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval. All other demolition applications will be reviewed by the full Commission.
9. The maximum delay period for the issuance of a Certificate of Appropriateness authorizing demolition shall be reduced by the HDC where the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from the property by virtue of the delay.

Staff Analysis

The Commission will determine if the structures contribute to the Wilmore Historic District and, if the 365 Day Stay of Demolition should be applied or waived. The Commission may also consider other options such as relocation of the structures, if feasible.

Charlotte Historic District Commission - Case 2015-190

Historic District: Wilmore



Application for Certificate of Appropriateness – Charlotte Historic District Commission
Proposed Demolition and Conversion to Open Space, PID 11904121

Project Description

Since late 1999, Mecklenburg County has promoted flood risk reduction by acquiring and demolishing high-risk structures with the goals of minimizing the risk of potential loss of life and property damage from flooding while enhancing the natural and beneficial functions of the floodplain (creating open space, expanding greenways, constructing wetlands, etc.).

With this application, the Engineering & Mitigation Program within Charlotte-Mecklenburg Storm Water Services is requesting a Certificate of Appropriateness (COA) from the Charlotte Historic District Commission for the proposed demolition of five existing structures in the Wilmore historic District on parcel 11904121. The structures are residential duplexes constructed in 1955. Demolition is proposed as a public safety measure due to structure location in the designated Special Flood Hazard Area of Irwin Creek. No redevelopment of the property is proposed, future use will be as open space or other similar function. Site maintenance will be the responsibility of Mecklenburg County.

Mecklenburg County has an executed contract to acquire the subject parcel under the condition that a COA for demolition be obtained prior to closing. The purchase price is based upon an independent fair market value appraisal of the specific property. The seller's participation is voluntary. Storm Water Services does not use condemnation for floodplain property acquisition.

Selection of the subject parcel was through application of the Flood Risk Assessment and Risk Reduction Plan (Plan), adopted by the Mecklenburg Board of County Commissioners on May 1, 2012. It is a locally developed approach that uses a risk-based method of identifying future flood mitigation projects. The Plan uses detailed local data and state-of-the-art floodplain mapping to perform property-specific risk assessments, identify mitigation projects and set project priorities. The subject parcel, and five others on Spruce Street, were selected for possible acquisition in FY2015 based upon risk scores of 629, 744, and 847 for the three structures on the subject parcel closest to Irwin Creek. All five structures on the subject parcel are located in the 1% chance flood zone so subdivision of the parcel was not considered. For comparison, risk scores between 500 and 1000 are generally associated with finished floor (interior) flooding during a 1%-chance event and limited ingress/egress during more frequent events. A copy of the FY2015 prioritization report is available at <https://mecklenburgcounty.exavault.com/#/%2FStorageAndExchange%2FCOA%20-%20Spruce%20Merriman%20Demolition>.

The risk scores are supported by flood history. The most recent flood event to affect the parcel was in August 2011 when 10 and 12 inches of floodwater was reported inside Merriman units 1935, 1937, 1939, 1941, 1943, and 1945. Spruce Street units 1309 and 1311 respectively had 6 and 10 inches of flood water inside the living spaces. Another flood event of this magnitude would likely result in a substantial damage determination by the City of Charlotte Floodplain Administrator. Substantially damaged buildings have experienced cumulative damage in a ten year period amounting to greater than 50% of building value. Before being repaired, a substantially damaged building must be brought into compliance with the local floodplain ordinance, which at this location

would require elevation of the finished floor by approximately five feet. A building meeting the definition of historic structure may be exempted from floodplain ordinance compliance.¹

The mapped floodplain boundary is the extent of the area inundated by the 1%-chance, or 100-year, event. Flooding at that level puts approximately 1 foot of water in the living space of these structure. Flooding at the 20%-chance (expected on average once every five years) is enough to surround the buildings.

Relocation of the existing structures to a location outside the Special Flood Hazard Area while inside the Wilmore Historic District Area is not considered feasible due to costs, building condition, and issues with retaining the historic nature of the structures while meeting current codes for safety, energy efficiency, etc.

Storm Water Services staff has established a process for working with Habitat for Humanity of Charlotte to maximize the responsible reuse of materials prior to home demolition while protecting the health of the community. Also, tenants in good standing at time of acquisition are eligible for a moving assistance payment.

No removal of mature trees is proposed. Additional tree planting is possible but not within the scope of this project. Use of the site for neighborhood amenities (pocket park, community garden, etc.) is not included as part of this project; however, Storm Water Services routinely works with Parks and Recreation, neighborhood associations, and individuals to allow use of mitigation properties consistent with floodplain management goals. Storm Water Services does offer as a condition of the COA approval to prepare a photographic recordation of the each structure prior to demolition.

The Engineering & Mitigation Program requests Historic District Commission approval for the proposed demolition of five structures on Wilmore Historic District parcel 11904121 for the purpose of promoting public safety through flood risk reduction. No new construction is proposed on the parcel, future use will be consistent with beneficial functions of the floodplain.

¹ *Historic Structure* for floodplain management purposes means any structure that is:

- (a) listed individually in the National Register of Historic Places (a listing maintained by the US Department of Interior) or preliminarily determined by the Secretary of Interior as meeting the requirements for individual listing on the National Register;
- (b) certified or preliminarily determined by the Secretary of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) individually listed on a local inventory of historic landmarks in communities with a Certified Local Government (CLG) Program”; or
- (d) certified as contributing to the historical significance of a historic district designated by a community with a “Certified Local Government (CLG) Program. Certified Local Government (CLG) Programs are approved by the US Department of the Interior in cooperation with the North Carolina Department of Cultural Resources through the State Historic Preservation Officer as having met the requirements of the National Historic Preservation Act of 1966 as amended in 1980.

Application for Certificate of Appropriateness – Charlotte Historic District Commission
Proposed Demolition and Conversion to Open Space, PID 11904121

Location Map

Application for Certificate of Appropriateness – Charlotte Historic District Commission
Proposed Demolition and Conversion to Open Space, PID 11904121

Site Survey

NOTES:

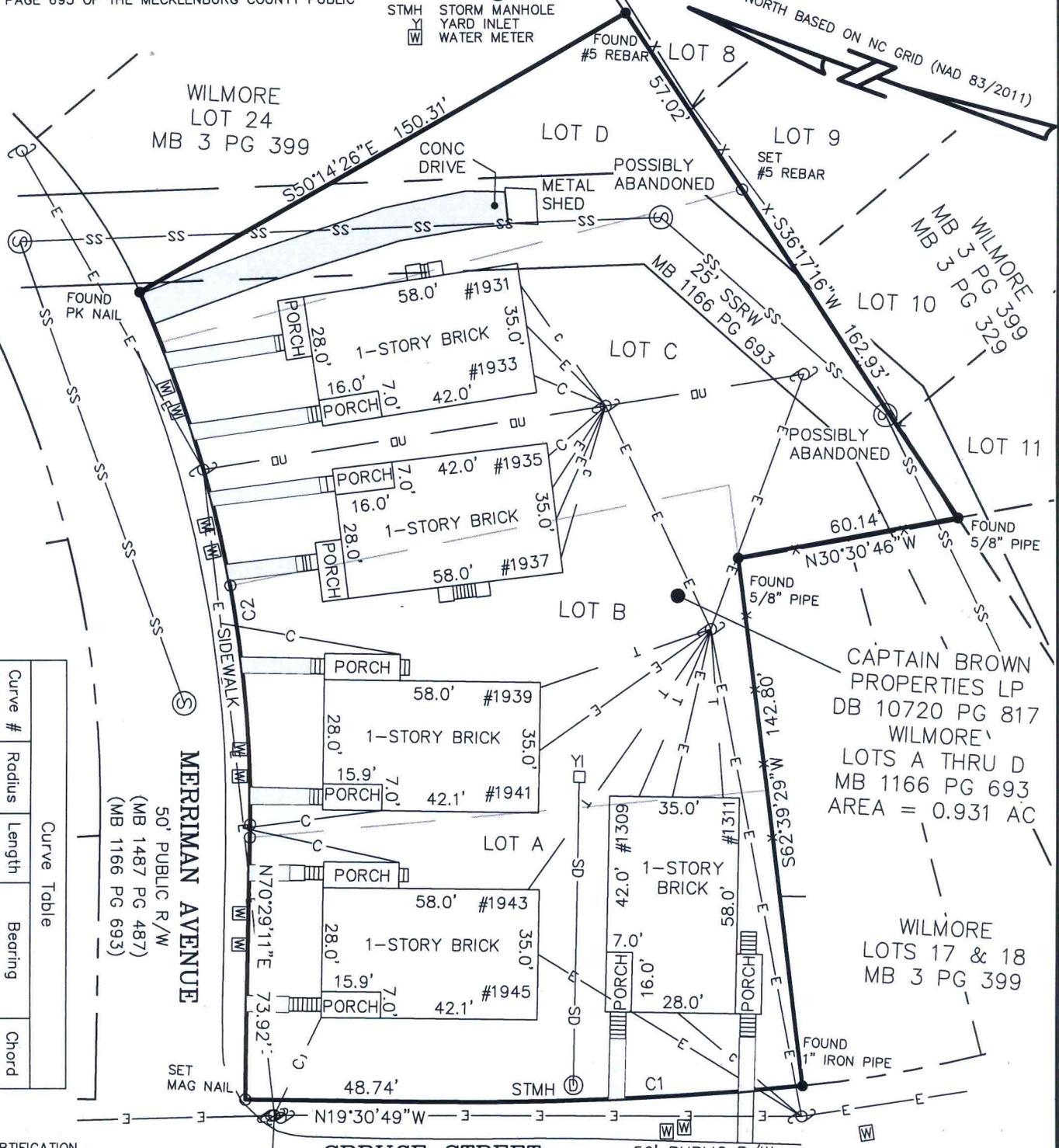
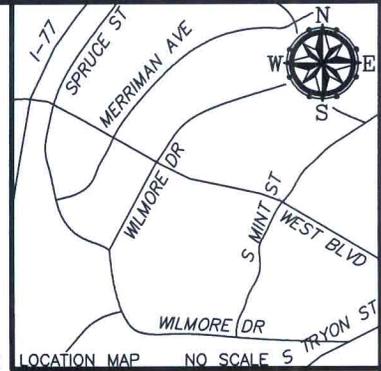
- 1.) THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENT(S) AND OR RIGHT(S) OF WAY.
- 2.) SUBJECT TRACT IS GRAPHICALLY LOCATED WITHIN ZONE AE PER FEMA FIRM MAP NO. 3710454300K WITH AN EFFECTIVE DATE OF FEBRUARY 19, 2014.
- 3.) DATE OF SURVEY 08/04/15.
- 4.) AREA COMPUTED BY COORDINATE METHOD.
- 5.) UNADJUSTED RATIO OF PRECISION IS 1:10,000+.
- 6.) THIS PROPERTY IS ZONED R-4
- 7.) TAX PARCEL #11904121
- 8.) SUBJECT TRACT DEED/PLAT REFERENCE: DB 10720 PG 817, MB 1166 PG 693.

PARCEL DESCRIPTION

BEING ALL OF LOTS A-D IN BLOCK 45 OF THE SUBDIVISION KNOWN AS WILMORE AS SHOWN ON PLAT RECORDED IN MAP BOOK 1166 PAGE 693 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY.

LEGEND

- R/W RIGHT-OF-WAY
- MB PG MAP BOOK AND PAGE
- SF SQUARE FEET
- AC ACRES
- SET #5 REBAR
- FOUND #4 REBAR UNLESS NOTED
- SSR ○ SANITARY SEWER RIGHT OF WAY
- POWER POLE
- CONC CONCRETE
- RIGHT OF WAY LINE
- - - EASEMENT LINE
- == BOUNDARY/LOT LINE
- - - ADJOINING BOUNDARY/LOT LINE
- SD STORM DRAIN LINE
- OU OVERHEAD UTILITIES
- T OVERHEAD TELEPHONE LINE
- E OVERHEAD ELECTRIC LINE
- C OVERHEAD CABLE TELEVISION LINE
- HVAC HEATING VENTILATION AND AIR CONDITIONING
- SANITARY SEWER MANHOLE
- STMH STORM MANHOLE
- Y YARD INLET
- W WATER METER



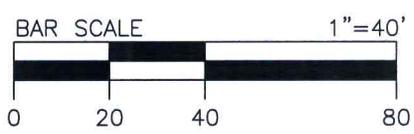
Curve Table			
Curve #	Radius	Length	Bearing
C1	917.85	101.24	N 22°40'26" W
C2	339.20	147.14	N 58°03'34" E
			Chord
			101.19

SURVEY CERTIFICATION

I, SCOTT L. HUNTER CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RECORDED DEEDS AND OTHER REFERENCED MATERIALS USED FOR THIS SURVEY ARE SHOWN OR NOTED ON THIS MAP; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM THE INFORMATION ALSO SHOWN ON THIS MAP; THAT THE UNADJUSTED RATIO OF PRECISION IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), THIS THE 14th DAY OF AUGUST, 2015.

SPRUCE STREET

50' PUBLIC R/W (MB 13 PG 457)(MB 1166 PG 693)



Scott L. Hunter
SCOTT L. HUNTER, REGISTRATION NO. L-3607



ESP

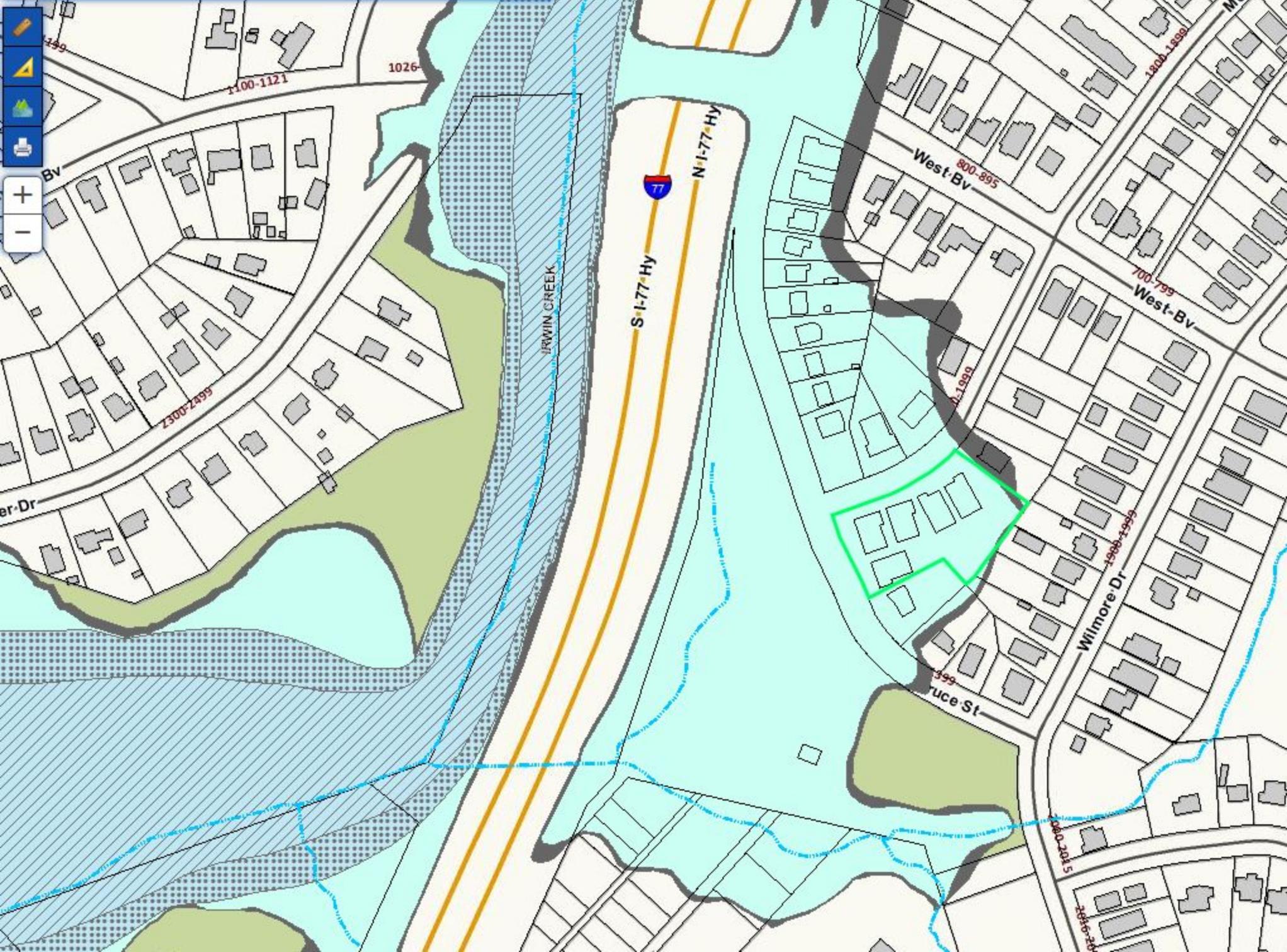
ESP Associates, P.A.
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

PHYSICAL SURVEY OF LOTS A-D, BLOCK 45 WILMORE MERRIMAN AVENUE, AND SPRUCE STREET, CHARLOTTE, NC		Scale: 1"=40'
CLIENT: THC, INC. 1755 NORTH BROWN ROAD, SUITE 125 LAWRENCEVILLE, GA 30043		Date: 08/14/15
ZG02 Project No.		Drawing No. ZG02-LOTS A-D
MB 1166 Pg. 693 Record Plat		Job No. ZG02.800.062
CFC Drawn By	SLH Project-Mngr.	SLH Checked By
Sheet 1	Of 1	

Application for Certificate of Appropriateness – Charlotte Historic District Commission
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3D Floodzone Screen Capture

1945 MERRIMAN AVE, CHARLOTTE NC 28203 🔍



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Site Photographs



1237 SPRUCE ST

1924 MERRIMAN AVE

1919 MERRIMAN AVE

1243 SPRUCE ST

1932 MERRIMAN AVE

1923 MERRIMAN AVE

Merriman Ave

1927 MERRIMAN AVE

1931 MERRIMAN AVE

1928 WILM DR

1932 WILMORE DR

1936 WILMORE DR

Spruce St

1315 SPRUCE ST

1940 WILMORE DR

1300 SPRUCE ST

1323 SPRUCE ST

1942 WILMORE DR

1329 SPRUCE ST

1948 WILMORE DR



1919 MERRIMAN AVE

1923 MERRIMAN AVE

1927 MERRIMAN AVE

1932 WILMORE DR

1936 WILMORE DR

1940 WILMORE DR

1942 WILMORE DR

Merriman Ave

1935 MERRIMAN AVE

1924 MERRIMAN AVE

1932 MERRIMAN AVE

1323 SPRUCE ST

1315 SPRUCE ST

1243 SPRUCE ST

1237 SPRUCE ST

Spruce St

1300 SPRUCE ST



1300 SPRUCE ST

Spruce St

1243 SPRUCE ST

1932 MERRIMAN AVE

1315 SPRUCE ST

1931 MERRIMAN AVE

1323 SPRUCE ST

Merriman Ave

1329 SPRUCE ST

1927 MERRIMAN AVE

1948 WILMORE DR

1942 WILMORE DR

1940 WILMORE DR

1923 MERRIMAN AVE

1936 WILMORE DR

1932 WILMORE DR

1928 WILMORE DR

1924 WILMORE DR

re Dr

1919



1931-1933 Merriman Ave.



1935-1937 Merriman Ave.



1939-1941 Merriman Ave.



1943-1945 Merriman Ave.



1943-1945 Merriman Ave. seen from Spruce Street



1303-1309 Spruce Street

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Interior Photographs

(from *A Real Estate Appraisal Report of Existing Ten Unit Residential Development*, The
Hopkins-McElhannon Group, Inc., September 3, 2014)

Subject Property and Neighborhood Photographs



1311 Spruce St



1309 Spruce Street Interior-Bedroom 1



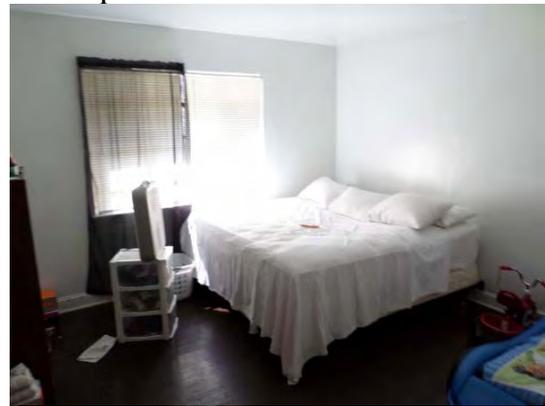
1311 Spruce St



1309 Spruce Street Interior- Bedroom 2



1311 Spruce St



1311 Spruce St

Subject Property and Neighborhood Photographs



1311 Spruce St



1309 Spruce St



1309 Spruce St



1309 Spruce St



1309-1311 Spruce Street Front
Elevation



1931 Merriman Interior-Bedroom 1

Subject Property and Neighborhood Photographs



1933 Merriman Interior-Bedroom 1



1931-1933 Merriman Front Elevation



1931 Merriman Interior-Living Room



1931 Merriman Interior-Kitchen

Subject Property and Neighborhood Photographs



1931 Merriman Interior-Bathroom



1933 Merriman Interior-Kitchen



1933 Merriman Interior-Bathroom



1931 Merriman Interior-Bedroom 2



1933 Merriman Interior-Living Room



1937 Merriman Interior-Bedroom 1

Subject Property and Neighborhood Photographs



1935 Merriman Interior-Bedroom 2



1935 Merriman Interior-Bedroom 1



1935 Merriman Interior-Living Room



1937 Merriman Interior-Kitchen

Subject Property and Neighborhood Photographs



1935-1937 Merriman Front Elevation



1937 Merriman Interior-Living Room



1935 Merriman Interior-Bathroom



1935 Merriman Interior-Kitchen



1937 Merriman Interior-Bathroom



1939 Merriman Interior-Living Room

Subject Property and Neighborhood Photographs



1941 Merriman Interior



1939 Merriman Interior-Kitchen



1939 Merriman Interior-Bedroom



1941 Merriman Interior-Kitchen

Subject Property and Neighborhood Photographs



1939 Merriman Interior-Bathroom



1939 Merriman Interior-Bedroom 2



1939-1941 Merriman Front Elevation



Nhood View (East Along Spruce St.)



Nhood View Looking NW Along
Merriman Ave



Nhood View Looking South Along
Merriman Ave

Subject Property and Neighborhood Photographs



Nhood View (SW Along Spruce St.)

Photos Taken 09/03/2014

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Description of Improvements
(from *A Real Estate Appraisal Report of Existing Ten Unit Residential Development*, The
Hopkins-McElhannon Group, Inc., September 3, 2014)

DESCRIPTION OF IMPROVEMENTS

The buildings are more specifically described as follows:



Year Built:	1955
No. of Stories	One-story
No. of Buildings	Five
Building (GBA/NLA):	Area ±1,918 SF – Building One (Duplex) ±1,918 SF – Building Two (Duplex) ±1,918 SF – Building Three (Duplex) ±1,918 SF – Building Four (Duplex) <u>±1,918 SF</u> – Building Five (Duplex) ±9,490 SF – Total GBA/NLA
Overall Dimensions:	58' x 35' for each building.

Improvements
Description:

The subject represents a single tax parcel improved with a ten (10)-unit development consisting of five (5) one-story duplex residential buildings, containing a total gross and net leasable area of ±9,490 SF.

All five duplexes contain a gross and net leasable area of ±1,918 SF, each divided between two (2) two-bedroom, one-bathroom units each containing ±959 SF.

The duplex buildings were constructed in 1955 indicating a chronological age of 59 years, and an estimated effective age of approximately 40 years. The typical life expectancy for buildings of this type is 50 years, indicating a remaining economic life of 10 years.

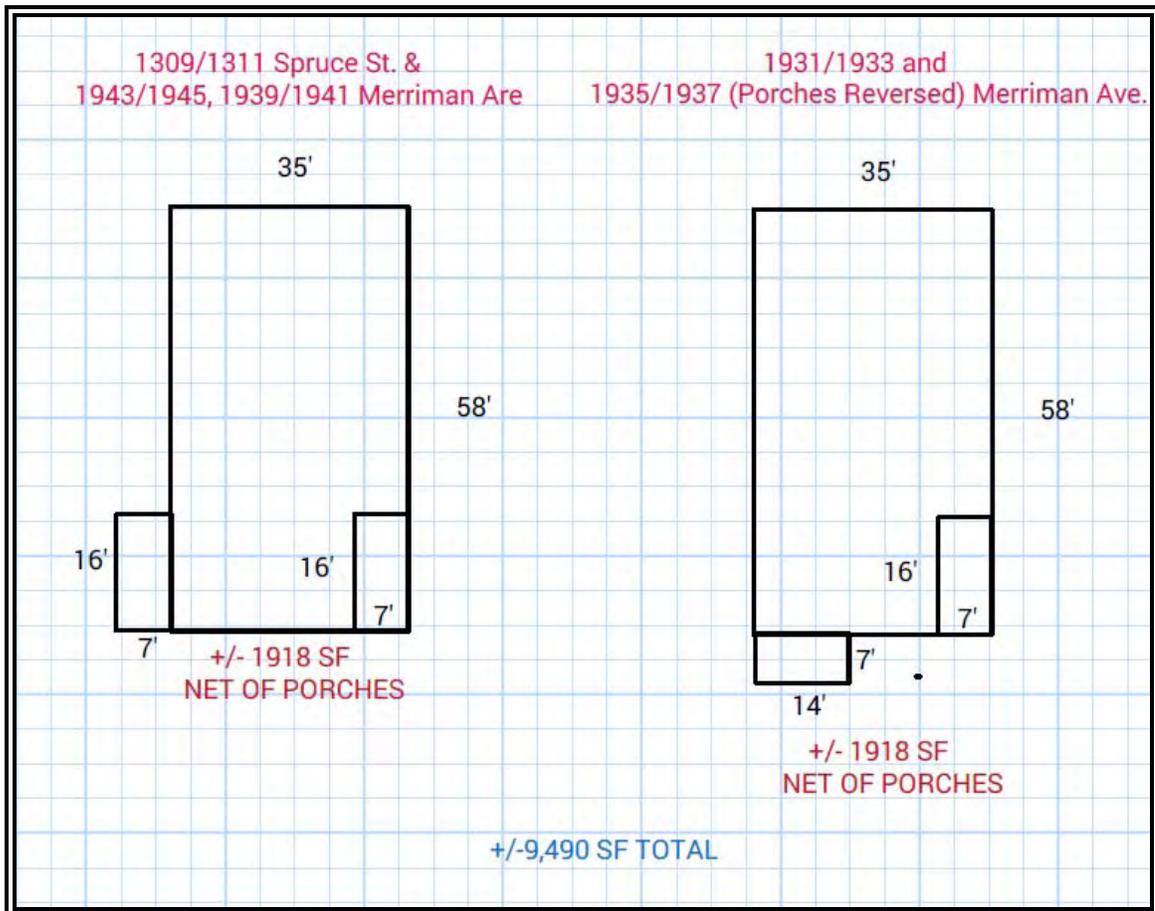
Site improvements include covered front/side porches, gravel-surfaced parking areas, concrete walkways, and modest landscaping. According to current FEMA flood maps, 100% of the primary improvements are located within Flood Zone AE.

Condition/
Functionality:

At the time of inspection, the exterior of the units appeared to be in fair-to-average condition. The interior of the inspected units appeared to be in fair-to-average condition with the exception of Units 1941 and 1943, of which we were unable to gain access to Unit 1943. Unit 1941 appears to have incomplete renovations to the flooring and HVAC, with Unit 1943 appearing to be in a similar state of disrepair (based upon photos taken through the windows), except without newer flooring. We have estimated \$10,000 in repairs necessary to these units (total) in order to render them in rentable condition (See Extraordinary Assumptions). Occupied units were functional in design and layout for marketable dwelling units. Interior finishes include hardwood, carpet, and vinyl flooring, painted drywall. All appliances are tenant-owned and the units are not centrally cooled but do have gas heat (dependent upon window units for A/C). Only one of the units has washer/dryer hook-ups (Unit 1939). Besides Units 1941 and 1943, no other atypical items of deferred maintenance were noted of the interior or exterior at the inspection. No locational

obsolescence was noted and the layout of the subject units appears to be typical and functional, each unit having two bedrooms with closet(s), an eat-in kitchen, living room, and full bathroom.

Building Sketch



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Proposed Demolition and Conversion to Open Space, PID 11904121

Neighboring Property Photographs



1924 Merriman Ave.



1930-1932 Merriman Ave.



1243 Spruce Street - Flood Mitigation Site



1300 Spruce Street - Park



1315 Spruce Street