
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 601 Berkeley Avenue

SUMMARY OF REQUEST: Demolition

APPLICANT/OWNER: John Phares

Details of Proposed Request

Existing Conditions

The existing property is a corner lot with a one story single family house constructed in 1951. Lot dimensions are 65' wide in front, 55' wide in rear and 148' in length. There are three large mature trees on the property. The house is a one story brick ranch style home with a hipped roof.

Proposal

Full demolition of the house.

Policy & Design Guidelines – Demolition, page 9.2

North Carolina Law (NCGS 160A-400.14.) states that the demolition of buildings and structures within Local Historic Districts requires the prior issuance of a Certificate of Appropriateness. The policies listed below are designed to follow state law in a manner that minimizes the inconvenience to property owners when demolition is warranted, while affording as much protection as possible to structures that make valuable contributions to the character of Local Historic Districts.

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. 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.
3. 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.
4. 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.
5. 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.

6. If the building cannot be retained, then it should be documented thoroughly with photographs of all four sides of the building; sketch plans; notations of height, width, and setback; and, if possible, measured drawings.
7. Maintain any empty lot appropriately so that it is free from hazards and trash and is well tended if the site is to remain vacant for any length of time.
8. Salvage significant materials such as wood flooring, doors, windows, brick and stone, trim, and decorative features for subsequent reuse.
9. 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.
10. 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.

Staff Analysis

The Commission will make a determination as to whether or not the house has special significance to the Dilworth Local Historic District. 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.

Charlotte Historic District Commission Case 2018-216
HISTORIC DISTRICT: DILWORTH
DEMOLITION



-  601 Berkeley Ave
-  Dilworth Historic District
-  Property Lines
-  Building Footprints

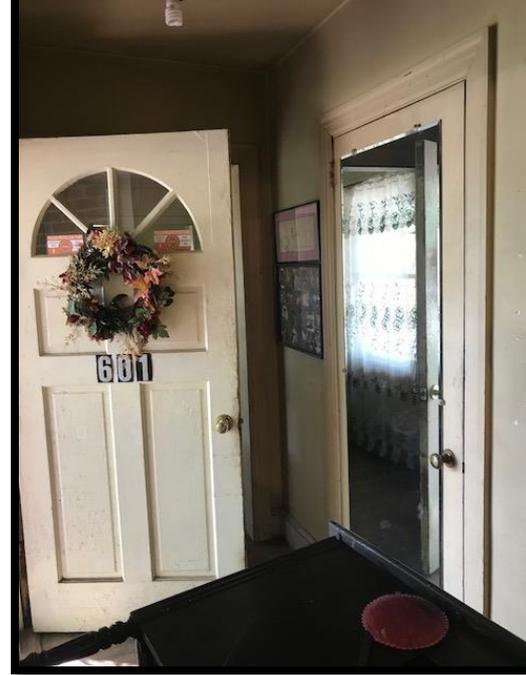
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May 2, 2018

INTERIOR PHOTOS









EXTERIOR







