



Charlotte Historic District Commission Application for a Certificate of Appropriateness

December 8, 2010

ADDRESS OF PROPERTY	433 Heathcliff Street, Wesley Heights Local Historic District	HDC 2010-115
SUMMARY OF REQUEST	Demolition of Existing House	
OWNER	James Funderburk	
APPLICANT	James Funderburk	

Details of Proposed Request

The owner of this house is seeking approval to demolish the structure.

Current Status and Context of Property

This house is a one story, brick veneered structure with a hipped roof and an asymmetrical façade. According to the Wesley Heights National Register Nomination documents, it was constructed in 1951, and is listed as “non-contributing”. It is one of four houses of similar style and age at the end of Heathcliff Street, at the edge of the Wesley Heights Local Historic District.

The house sits on the last lot where Heathcliff Street dead-ends at the Wesley Heights Greenway. There is a large center block lot behind this site that the applicant also owns. Demolishing this house will allow the large lot behind to have street access and therefore be legal to build on.

Relevant HDC Design Guidelines

- *Demolition*

Relevant Secretary of Interior’s Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Outstanding Issues

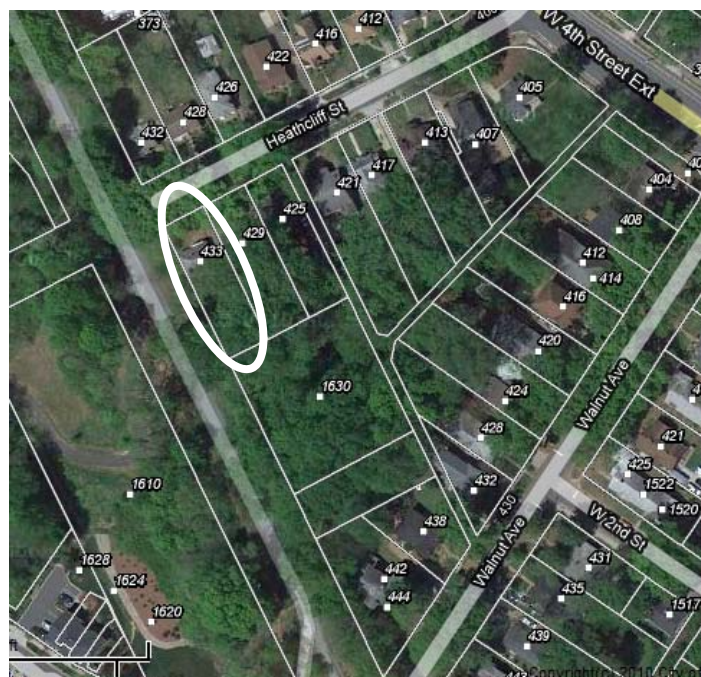
In evaluating this request for demolition approval, the HDC must follow the procedure that is proscribed in NC Statutes.

The HDC must, after evaluating the building, make a determination on whether the building is a contributing property to the character of the Wesley Heights Local Historic District. The Non-contributing status of the structure to the National Register District is a guide for the Commission, but the Commission does not have to reach the same conclusion.

Once the HDC determines by vote whether this is a contributing structure to the character of the Local Historic District, then there must be a second vote. Should the Commission find that this is not a contributing structure, then the HDC must vote to approve the demolition without delay.

Should the Commission find that this is a contributing structure, there must then be a second vote to determine what if any delay the HDC will impose on the issuance of a demolition Certificate of Appropriateness. The Commission has the authority to impose a delay for any period up to 365 days.

The HDC does not have the authority to prevent demolition of a structure within a Local Historic District, and the HDC cannot defer a decision on a demolition request, since to do so could potentially extend a delay beyond the legal maximum of 365 days.



Charlotte Historic District Commission - Case 2010-115

