



Charlotte Historic District Commission Application for a Certificate of Appropriateness

December 8, 2010

ADDRESS OF PROPERTY	1600 Wilmore Drive, Wilmore Local Historic District	HDC 2010-121
SUMMARY OF REQUEST	Demolition of Existing House	
OWNER	Michael Iagnemma	
APPLICANT	Michael Iagnemma	

Details of Proposed Request

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

The house was demolished on November 19/20, 2010. The request for demolition approval was filed after staff contacted the property owner once we were notified that a demolition had occurred without a Certificate of Appropriateness. HDC Staff immediately contacted LUESA, which at the request of HDC Staff issued a Stop Work Order covering any work on the site. That Stop Work Order is in place until the issues surrounding the demolition of this house are resolved.

The owner holds a currently valid Certificate of Appropriateness for a renovation of and addition to the now demolished house, which was approved by the HDC in August of 2010.

Current Status and Context of Property

This previously existing house was listed as a non-contributing structure to the Wilmore Local Historic District. However, this classification was based on the condition of the house. The previously approved work would have returned the house closer to its original design.

The house lot is located in an area containing other houses of similar style and scale.

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

HDC Staff is currently investigating the circumstances around the demolition of this house, including the nature of the demolition permit issued, and the rights of the property owner under the Charlotte Zoning Ordinance. Staff will brief the Commission on the status of the property at the December 8th meeting. There is not as of this writing a clear picture of the chain of events that led to the demolition.

The owner has stated to HDC staff that his intention is to rebuild the structure as it was approved by the HDC in August of this year, including the renovation and addition.



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 be a second vote to determine what if any delay will be imposed for issuing 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.

1600 Wilmore Drive



LUESA File Photo



Photo taken November 20, 2010



HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC.2010.075

DATE: 15 November 2010

ADDRESS OF PROPERTY: 1600 Wilmore Drive

HISTORIC DISTRICT: WILMORE

TAX PARCEL NUMBER: 119.096.08

APPLICANT: Architect Diana Ramirez on behalf of owner Al Iagnemma

DETAILS OF APPROVED PROJECT: Renovation and Addition. Abandoned house in midst of addition renovation will be completed by new owners. A small roof extension will be added to sides relative to an existing inset. Stone will be added around brick piers on front porch. Hardie siding will be added as a continuation material anywhere additional siding is necessary - it will be the Artisan in the bay and the rail above the front door. Windows will be HDC compliant. Roof ridges will be raised to accommodate 2nd story head room. SEE ATTACHED PLANS.

Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Mary Ellen George Wanda Birmingham
Chairman Staff

HISTORIC DISTRICT COMMISSION COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS

11-2010 REQUIRED

WSPB



3 EXIST. RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 EXIST. FRONT ELEVATION
SCALE: 1/4" = 1'-0"

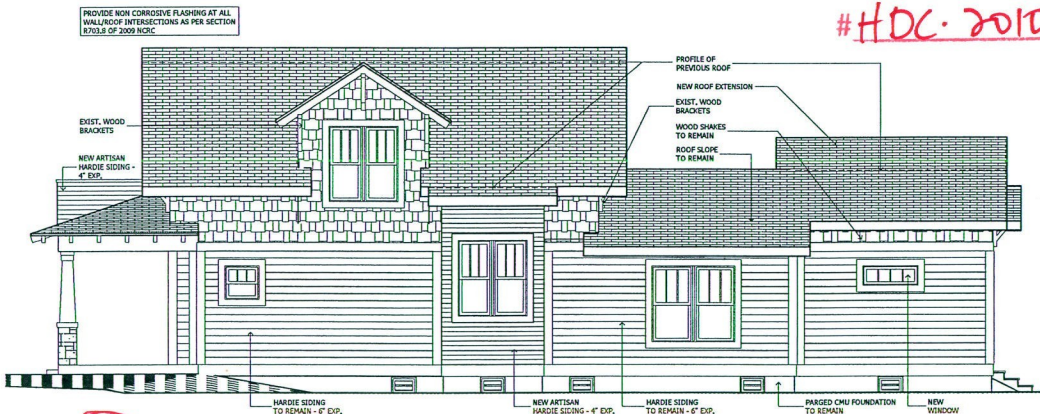


APPROVED

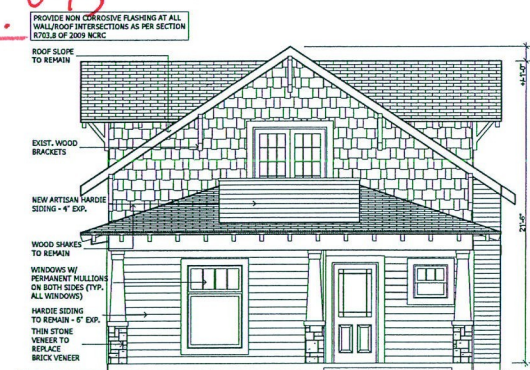
Charlotte Historic District Commission

Certificate of Appropriateness

#HDC-2010-075



4 PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



DRchitect

DRchitect, PLLC
8316 Raintree Lane
Charlotte, NC 28277
704-544-9925



CONSULTANTS

Renovation to
1600 Wilmore Drive
Charlotte, NC

MARK	DATE	DESCRIPTION
CD	8.4.10	PERMIT SET

PROJECT NO: 10-001

MODEL FILE:

DRAWN BY: DR

CHECKED BY:

COPYRIGHT

SHEET TITLE

ELEVATIONS

A2.1

SHEET 8

OF 15

HISTORIC DISTRICT COMMISSION COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS

11.2010 REQUIRED

WSB

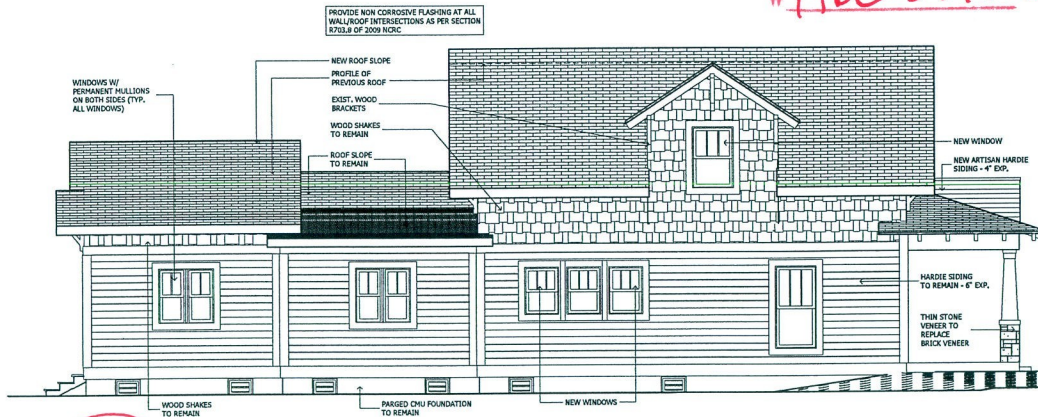


4 EXIST. LEFT ELEVATION
SCALE: 1/4" = 1'-0"

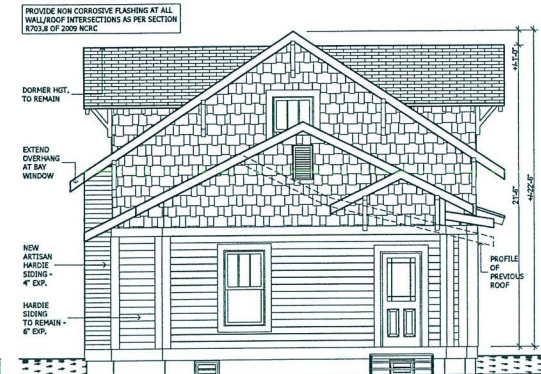


1 EXIST. REAR ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
#HDC.2010.075



3 PROPOSED LEFT H ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



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DRAWN BY: DR
CHK'D BY:
COPYRIGHT

SHEET TITLE
ELEVATIONS

A2.2

SHEET 9 OF 15

HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS

11-2010 REQUIRED

WSAB



2 EXISTING PERSPECTIVE
SCALE: 1/4" = 1'-0"



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Charlotte
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Commission

Certificate of Appropriateness

HDC-2010-075



1 PROPOSED PERSPECTIVE
SCALE: 1/4" = 1'-0"



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PROJECT NO: 10-001
MODEL FILE:
DRAWN BY: DR
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SHEET TITLE

PERSPECTIVES

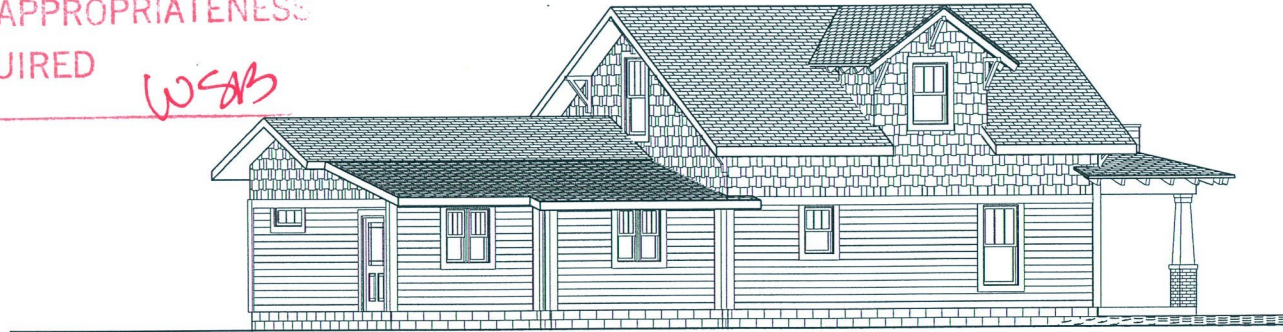
A2.3

SHEET 10

OF 15

HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS

11-2010 REQUIRED *WSP*



2 EXISTING PERSPECTIVE
SCALE: 1/4" = 1'-0"



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Charlotte
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Commission

Certificate of Appropriateness

#14DL-2010-015



1 PROPOSED PERSPECTIVE
SCALE: 1/4" = 1'-0"



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MODEL FILE:

DRAWN BY: DR

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SHEET TITLE

PERSPECTIVES

A2.4

SHEET 11

OF 15

11-2010 REQUIRED WSB

ABBREVIATIONS

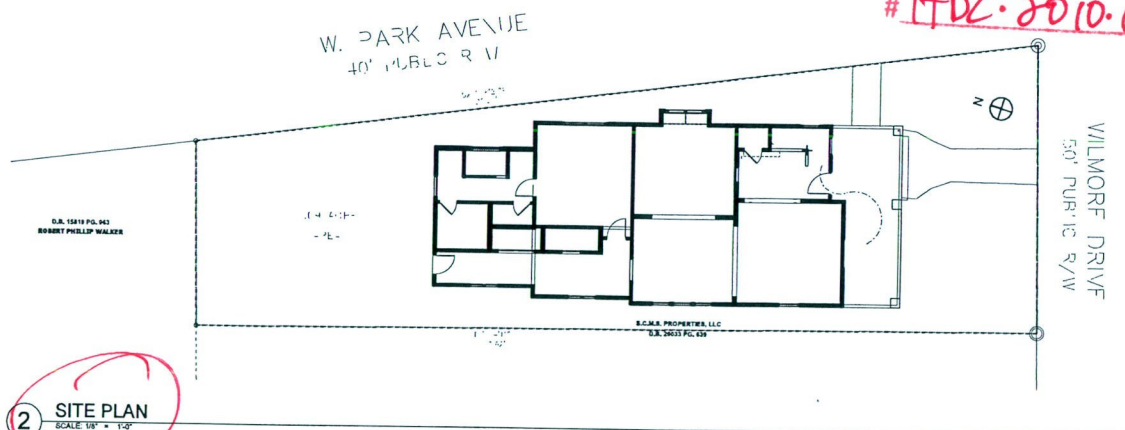
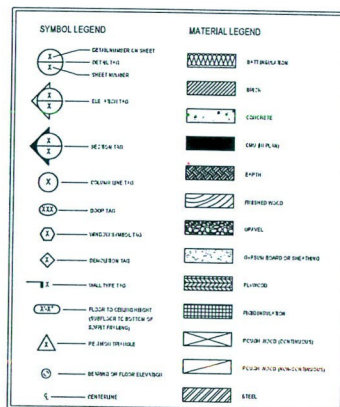
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APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HTDC. 2010.07



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Charlotte NC

MARK	DATE	DESCRIPTION
CD	8.4.10	PERMIT SET

PROJECT NO: 10-001

MODEL FILE:

DRAWN BY: D

CHK'D BY:

COPYRIGHT

SHEET TITLE 5

COVER SHEET

A0.1

TYPE PERMIT <input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Commercial <input type="checkbox"/> Mobile Home <input type="checkbox"/> Modular		PERMIT # B2136145	
ADDRESS	STREET # (N,S,E,W) 1600	STREET NAME Wilmore Dr.	(AV, RD, ST, etc)
	SUITE/UNIT(S):		
SITE DATA	TAX JURISDICTION: (Check One)	<input checked="" type="checkbox"/> 0-Mecklenburg <input type="checkbox"/> 4-Pineville	<input type="checkbox"/> 1-Charlotte <input type="checkbox"/> 5-Matthews <input type="checkbox"/> 2-Davidson <input type="checkbox"/> 6-Huntersville <input type="checkbox"/> 3-Cornelius <input type="checkbox"/> 7-Mint Hill
	PROJECT/SUBDIVISION NAME Wilmore PHASE SECTION PROJECT # 314516		
DATE	OWNER Al Iagnemma	ADDRESS 725 Beauhaven Ln	
	CITY Waxhaw	STATE NC	ZIP 28173 PHONE # 515-779-0954
DATE	TAX PARCEL # CENSUS 11909608	LOT # 1 BLOCK # 24	LAND AREA (sq. ft.)
	ZONING R-5 JURIS MAP # R/W		
DATE	SPECIAL (Circle) C D N P S	FLOOD PLAIN <input type="checkbox"/> Yes FLOOD ELEV FIRE DIST. <input type="checkbox"/> Yes	APR'D
	LOT <input type="checkbox"/> CORNER <input type="checkbox"/> THROUGH	FRONT SHEET (If different)	
DATE	MINIMUM SETBACKS: FRONT LEFT SIDE RIGHT SIDE REAR REQ. PARK'G		
PROJECT	JOB #	TYPE WORK: <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Accessory <input type="checkbox"/> Upfit <input type="checkbox"/> Shelf <input checked="" type="checkbox"/> Demolish <input type="checkbox"/> Other	
	USDC # 645	PROJECT DESCRIPTION (Residence, Office, etc.) Residence 75% Demo Mobile Home: include Yr./Make & Serial # 1100	
PROJECT	PURPOSE	AREA (sq. ft.): Heated 1100 Unheated 225 Deck(s) 2	# STORIES 2 BASEMENT <input type="checkbox"/> Yes
	OCC. TYPE R3	ONE/TWO FAMILY, MODULAR, OR MOBILE HOME: TOTAL # ROOMS # BEDROOMS # BATHS	
PROJECT	CONST. 5B	Work includes: <input type="checkbox"/> Attached Carport <input type="checkbox"/> Attached Garage <input type="checkbox"/> Masonry Fireplace(s)	
	SPRINKLERS <input type="checkbox"/> Yes	# UNITS	MULTI-FAMILY: # HANDICAP UNITS
SERVICES	ELECTRICAL Power Company Duke Energy Service: <input type="checkbox"/> New <input checked="" type="checkbox"/> Existing Total Amps 200 # Circuits		
	# Connections 120 Volts # Connections over 120 Volts		
SERVICES	MECHANICAL: Piedmont Gas Company # Gas Conn # Appliances 4 <input type="checkbox"/> Heat Only <input type="checkbox"/> Central A/C Only <input type="checkbox"/> Heat and A/C		
	<input type="checkbox"/> 1-Heat Pump <input type="checkbox"/> 2-Central A/C <input type="checkbox"/> 3-Elect. Baseboard <input type="checkbox"/> 4-Elect. Furnace <input type="checkbox"/> 5-Elect. Ceiling <input type="checkbox"/> 6-Gas/Oil Furnace <input type="checkbox"/> 7-Gas/Oil Steam <input type="checkbox"/> 8-Gas Pack <input type="checkbox"/> 9-Pre-Fab Fireplace <input type="checkbox"/> 10-Chimney <input type="checkbox"/> 11-Stove		
SERVICES	PLUMBING: # of Fixtures (Sink, Water Closet, etc.) 8 # of Appliances (Dishwasher, Water Heater, etc.) 4		
	UTILITIES: <input type="checkbox"/> New <input checked="" type="checkbox"/> Existing Public 1-Individual Meter/Connection <input checked="" type="checkbox"/> Water <input type="checkbox"/> Sewer Private 3-Individual <input type="checkbox"/> Well <input type="checkbox"/> Septic 2-Master Meter/Connection <input type="checkbox"/> Water <input type="checkbox"/> Sewer 4-Community <input type="checkbox"/> Well <input type="checkbox"/> Septic		
CONTRACTORS	ACCT # 45204	CONTRACTOR(S): (Name/Address as appears on license) Southeast Building Services, LLC Phone 704-746-8944 Lic # 69976	
	Bldg P.O. Box 49564	City/St Charlotte, NC	Zip 28277
CONTRACTORS	Elect	Phone	Lic #
	Add	City/St	Zip
CONTRACTORS	Mech	Phone	Lic #
	Add	City/St	Zip
CONTRACTORS	Plbg	Phone	Lic #
	Add	City/St	Zip
CONTRACTORS	PLANS <input checked="" type="checkbox"/>	Arch/Eng DR Residential Design Phone 704-622-8895 Lic # 52326	Total Const. Cost 2000
	Add 8316 Raintree Ln.	City/St Charlotte NC	Zip 28277
OTHER	FT <input type="checkbox"/> TOTAL ESTIMATED PROJECT COST FOR FAST TRACK OR MODULAR \$		FT FEE \$
	REMARKS 75% Demo		OTHER FEES \$
OTHER			TOTAL FEE \$ 400


APPLICANT'S SIGNATURE

10-13-10
DATE

Michael Lagremme
PRINT APPLICANT'S NAME

METHOD OF PAYMENT
☐ CASH/CHECK ☒ ACCOUNT

MECKLENBURG COUNTY LAND USE & ENVIRONMENTAL SERVICES AGENCY
700 N. TRYON STREET • CHARLOTTE, NC 28202 • 704/336-2831

HOLDS	PROCESSED BY	APPROVED BY	VALIDATED BY
	<i>MLL</i>		<i>MLL</i>

ORIGINAL



Building Permit One/Two Family

Property

Address: 1600 WILMORE DR
Subdivision:

Parcel: 11909608 Lot: Block:
Tax Jurisdiction: CHARLOTTE

Site Details

Land Area (sq. ft.): Parking Required: Front Street:

Lot

Corner: Y Through: N Irregular: N

Minimum Setbacks (ft.)

Front: 20 Left: 5 Right: 10 Rear: 35

Project

Project Number: 314516

Project Name: DEMO

USDC: 645 - One Family

New Heated Area: 1100 sq. ft.

Unhtd to Htd:

New Unheated Area

Renovate Existing:

Occupancy Type: R3 * RESIDENTIAL - SINGLE FAM

Contract Cost: \$2,000

Type of Work: Demolish

Deck Area:

Bdrm Add/Upfit:

Owner

Name: AL IAGNEMMA
Phone: (515) 779-0954

Address: 725 BEAUHAVEN LANE
WAXHAW, NC 28173

Trade Details

Electrical

Total Amps: 0 Number of Circuits: 0 Connections at 120 Volts: 0 Connections Over 120 Volts: 0
Service Type: Existing Utility Company:

Mechanical

No. of Gas Connections: 0 No. of Appliances: 0 Utility Company:
Heating/Cooling:

Plumbing

No. of Fixtures: 0 No. of Appliances: 0

Utilities

Type of Service: Existing

	Public Meter/Connection		Private Service	
	Individual	Master	Individual	Community
Water/Well:	No	No	No	No
Sewer/Septic:	No	No	No	No

Mecklenburg County
Land Use and Environmental Services
P.O. Box 31097
700 N Tryon St
Charlotte, NC 28231-1097
(704) 336-3830



Permit: **B2136145**
Issue Date: November 10, 2010

Building Permit One/Two Family

Contractors

Building Contractor	SOUTHEAST BUILDING SERVICES	Contractor ID: X45204
Phone:	(704) 746-8944	License # : 69976
Address:	3950 CAMPUS RIDGE DR	Contract Cost: \$ 2,000
	UNIT B	Home Owner: No
	MATTHEWS, NC 28105	Permit Number: B2136145

Fees

Permit Fee:	\$400.00	Fax Fee:	\$0.00	Fast Track Fee:	\$0.00
Zoning Fee	\$0.00	Home Owner Recovery Fund:	\$0.00	Fee Adjustment:	\$0.00
Triple Fee:	\$0.00	NESHAP Fee:	\$0.00	Total Fee:	\$400.00
Fire Damage Fee:	\$0.00	Charge To Account:Yes		Vector OK:	Yes
Permit Fee Type:	Demolition			NESHAP OK:	No
Commercial Surcharge Fee:	\$0.00				

Miscellaneous

Entry Date: 11/9/2010 03:56 pm	Entered By: Caulder, Mary
Issue Date: 11/10/2010	Issued By: Caulder, Mary
Special Inspections: n/a	

Remarks

Your project has been assigned to the following inspection team for project assistance: South Team @ 704-336-3534.
For technical assistance you may contact our technical hotline - Commercial 704-336-3829 or Residential 704-432-7822.

Charlotte Historic District Commission - Case 2010-121

