



Charlotte Historic District Commission Application for a Certificate of Appropriateness

April 13, 2011

ADDRESS OF PROPERTY	1715 Euclid Avenue, Dilworth Local Historic District	HDC 2011-022
SUMMARY OF REQUEST	Demolition of Existing Structure	
OWNER	Mikael Dascenzo	
APPLICANT	Mikael Dascenzo	

Details of Proposed Request

This application is seeking approval for the demolition of this structure.

This property is currently for sale, and the applicant wishes to have the ability to demolish the structure should a buyer so wish,

There are at present no plans for redevelopment of the site.

Current Status and Context of Property

Originally constructed as a single family house, this building has over its history been altered several times. It has been subdivided into apartments, with additional entrances and kitchens added over the years. It appears to have originally had a symmetrical gambrel roof, but additions have eliminated this symmetry.

This house was built c. 1905, and is listed as a contributing property within the Dilworth National Register Historic District.

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

This house has been on the market for sale for over two years, according to the applicant. At least two offers to purchase have been withdrawn after the prospective buyers determined the renovation costs to be prohibitive. Letters from a realtor and two prospective purchasers are attached.

The applicant is requesting that the Commission not impose any demolition delay on this request.

The applicant has no immediate plans to demolish the building, but wants the option on the table should a buyer come forward that is interested in the lot and not the building.

As with all demolitions, the Commission must make a determination regarding the status of the building as a contributing structure to the character of the Dilworth Local Historic District.

Should the Commission find that this building is a contributing structure to the character of the Dilworth Local Historic District, the Commission then has the authority to impose a delay in the issuance of a demolition approval for a period not to exceed 365 days.

The house is a patch work of past renovations including:

- the removal of side porch door access
- the removal of a side porch window
- the addition of a room left of the main gambrel roof
- previously used as a duplex, and likely a triplex. This resulted in the addition of a kitchenette upstairs, back of the house extension, addition over part of the extended rear, stairs leading to an additional access door upstairs.
- Walled over fireplace in the downstairs bedroom

The original house appears to have had a full gambrel roof, only a front porch, no side porch, and the length of the original house was about 2/3's the length of the current home.

When we originally purchased the property we had the intention of renovating it for our primary residence. We had various helpers, one whom was deployed to Iraq/Afghanistan and another who moved out of state. The lack of help and physical injury to my lower back and chest has prevented me from continuing the renovations. The home is not in condition to live in and we had to purchase a smaller home for our family.

We have had this property on the market for 2 ½ years with two real estate agencies (Southeast Commercial and Kola Realty). The most common feedback given after a showing of the property is that the extent of renovation is too great and does not make sense financially. We would like to give a potential buyer the option of demolishing the existing property and building new. It is our hope that having this option will allow us to sell the property. After 2 ½ years it is now a financial burden to us to continue paying a mortgage on a home we no longer live in as well as the mortgage on our current home.

We are including in our petition the recommendation of our current real estate agent, Bill Latham, and two emails regarding the termination of our last contract on the property.

Fwd: Termination Inbox X[Print all](#)

Bill Latham to windydasenzo

[show details](#) Jan 24[Reply](#)

----- Forwarded message -----

From: **TJ Larsen** <tj@mytownhome.com>

Date: Fri, Jan 21, 2011 at 10:31 PM

Subject: Termination

To: bill@kolaconstruction.com

Bill,

After review of the property the cost of renovation will exceed the amount that the buyer will be to spend. I have attached the termination. Please call me at your convenience if you would like to discuss I am sorry this did not work out and appreciate your assistance.

TJ Larsen

Owner MTH Companies

704-927-4431

My Townhome Realty

www.mytownhome.com

Maison Properties

www.maisonproperties.com

My Home Leasing

www.myhomeleasing.com

MTH Real Estate Advisors

www.mthrealestateadvisors.com

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Ashleigh@mytownhome.com

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Juli@mytownhome.com

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Kim Lukacs

Kiml@mytownhome.com

Property Management Director

Trevia McCain

Trevia@mytownhome.com

From: Anderson Pearson <andersonpearson@bellsouth.net>

January 17, 2011

TJ Larsen
My Townhome Realty
704-377-4567

Dear TJ,

I have completed inspection activities for 1715 Euclid Avenue. I have surveyed and documented the as-built conditions, drawn a full set of plans for renovation, and received multiple bids on these plans.

Unfortunately, even using the lowest bids, the cost of renovation in addition to the \$273,000 purchase price for the property far exceeds the market value of the renovated house. This makes it impractical for my purposes.

Please thank the seller and the sales agent on my behalf. If they find there is a need for the as-built drawings I have created (1/4" scaled and dimensioned plans including: foundation, first and second floors, roof plan, and all four exterior elevations) they are available for \$1,200.

Please accept this letter as notice of immediate termination of the purchase agreement. I request full refund of the earnest money deposit as allowed by Section 6e of the agreement.

Best regards,
Anderson Pearson

The conversation has been archived. [Learn more](#) [Undo](#)

RE: Questions about Euclid Poperty

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TJ Larsen Thank you Windy. We have sent the revised contract on to Bill. I 12/8/10

from Bill Latham

hide details 11:33 AM (2 hours ago)

Reply

<bill@kolaconstruction.com>

to Windy Dascenzo

<windydascenzo@hotmail.com>

date Mon, Feb 14, 2011 at 11:33

AM

subject Re: Questions about Euclid

Poperty

Dear Mike and Windy,

This correspondence is an update on the property located at 1715 Euclid, Charlotte, North Carolina. The property has been on the market with our company since May 2010 and was on the market previously with several other companies. The property has been shown to prospective clients on numerous occasions without the selling agents being able to procure a contract on this property. The feedback from the selling agents has been that the property needs too much work and that the numbers do not work to make the renovations. The best alternative would be to have the ability to tear down the structure and start over with a new dwelling.

Sincerely,

Bill Latham Broker

- Show quoted text -

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Charlotte Historic District Commission - Case 2011-022

