Charlotte Historic District Commission Application for a Certificate of Appropriateness

October 12, 2011

ADDRESS OF PROPERTY 901 East Worthington Avenue, Dilworth Local Historic District HDC 2011-107

SUMMARY OF REQUEST Demolition

OWNERS D & R Properties of Charlotte, LLC

APPLICANT Josh Allison

Details of Proposed Request

This application requests approval for the demolition of an existing single family house.

Current Status and Context of Property

This house is a one and one-half story brick Colonial Revival structure. It has a side-gabled main roof with a projecting front gable and gabled dormers. It also has a small wood frame addition on the side of the house. The house sits at the intersection of East Worthington Avenue and Park Road. The immediate area around this property consists of other houses of similar scale and vintage.

The original house was constructed in 1920, and is listed as a contributing structure in 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.

Analysis of Proposal

Under current State and Local Codes, as well as current HDC policy, requests for demolition are handled through a proscribed process.

The current HDC policy on Demolitions states in part:

- 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.

The HDC must first make a finding regarding whether, in the Commission's opinion, this building is a contributing structure to the historic character of the Dilworth Local Historic District.

Should the HDC determine that this is a non-contributing structure to the historic character of the Dilworth Local Historic District, the demolition must be approved without the imposition of any delay in the issuance of a Certificate of Appropriateness for the demolition.

Should the HDC determine that this is a contributing structure to the historic character of the Dilworth Local Historic District, the issuance of a Certificate of Appropriateness for the demolition may be delayed for a period not to exceed 365 days.

Also under current HDC policy, the Commission may not review any plans for the reuse of this lot for a period of 90 days from the vote at the October 12th, 2011 HDC meeting. The HDC can consider waiving this requirement if the applicant makes such a request.





