

Charlotte Historic District Commission
Application for a Certificate of Appropriateness

October 12, 2011

ADDRESS OF PROPERTY	1555-1557 Merriman Avenue, Wilmore Local Historic District	HDC 2011-108
SUMMARY OF REQUEST	Demolition	
OWNERS	Billige Properties, LLC	
APPLICANT	Darius Johnson	

Details of Proposed Request

This application requests approval for the demolition of an existing duplex that has been heavily damaged by a fallen tree.

Current Status and Context of Property

This structure is a wood frame duplex. According to Mecklenburg County Tax Records, it was built in 1933. It was considered to be a contributing structure in the Wilmore Local Historic District survey.

As noted below, the building suffered extreme damage from the fall of a large oak tree. The building has been condemned, and is under a demolition order.

The area around this site consists primarily of single family homes. The size and scale of the surrounding building are consistent with this structure.

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

As shown in the attached photographs, this structure has been severely damaged by a large oak tree that fell onto the building, destroying a significant portion of the roof as well as the interior of both units on this duplex. Subsequently, the building has been inspected by the Code Enforcement staff of the Charlotte Neighborhood & Business Services Department, and has been condemned as unfit for habitation and ordered demolished. Analysis by the applicant, who is a licensed architect, has determined that the building is not salvageable.

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 Wesley Heights Local Historic District.

Should the HDC determine that this is a non-contributing structure to the historic character of the Wesley Heights 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 Wesley Heights 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.



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1557

FOR SALE

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