

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 325 West Kingston Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Shelley Hughes

Details of Proposed Request

Existing Conditions

The existing structure is a one story Bungalow style house constructed in 1938. Exterior features include a hipped roof, wide eaves and brick exterior. Adjacent structures are on two story residential structures.

Proposal

The proposal is full demolition of the house.

Policy & Design Guidelines – Demolition, page 9.2

North Carolina Law (NCGS 160A-400.14.) states that the demolition of buildings and structures within Local Historic Districts requires the prior issuance of a Certificate of Appropriateness. The policies listed below are designed to follow state law in a manner that minimizes the inconvenience to property owners when demolition is warranted, while affording as much protection as possible to structures that make valuable contributions to the character of Local Historic Districts.

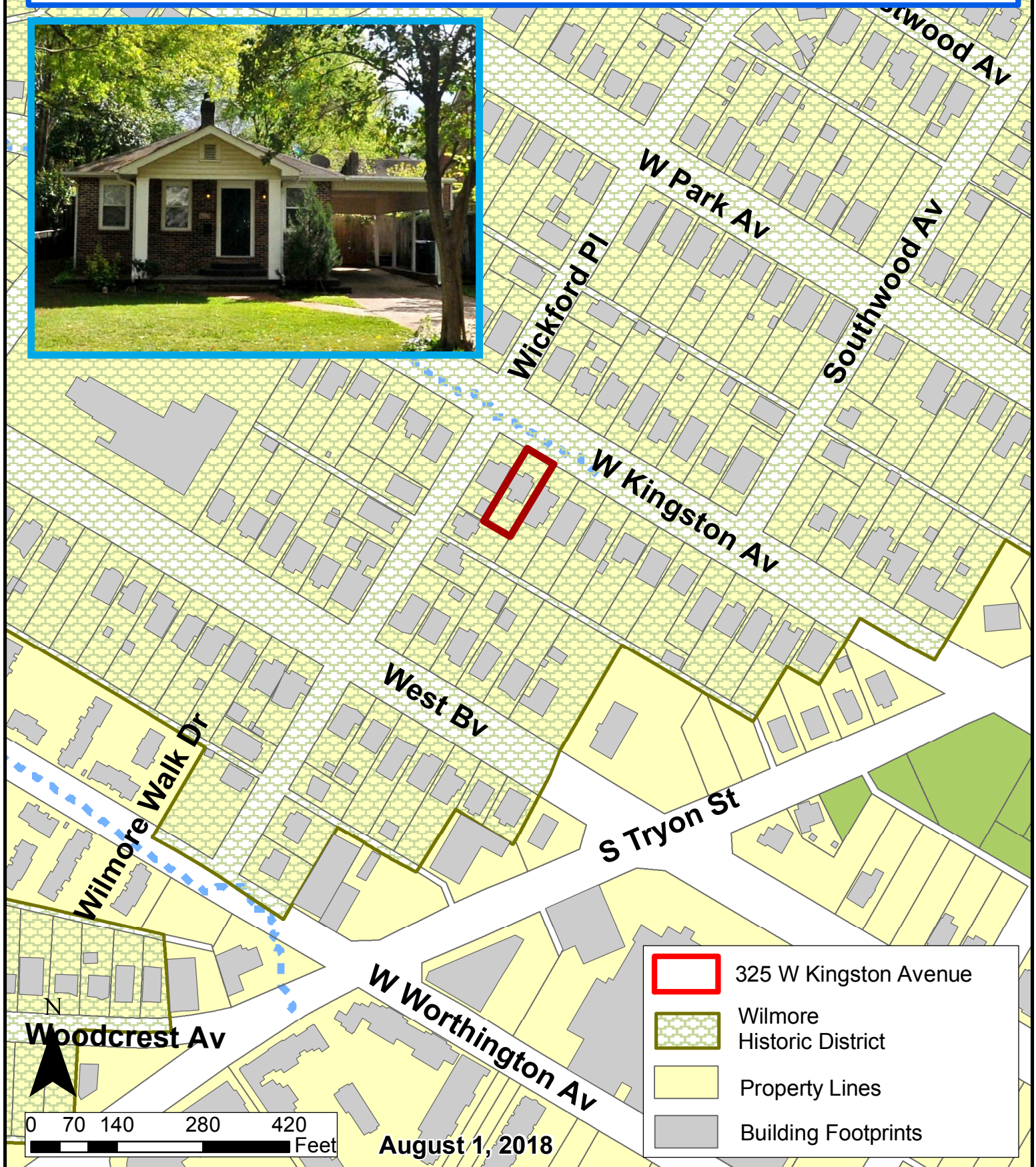
1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.
2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District. 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.
5. When an application for demolition receives a 365-day delay, the Historic District Commission Staff will seek an alternative to demolition and will contact, within one month of the delay vote, the property owner who has applied for demolition, Historic Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.
6. If the building cannot be retained, then it should be documented thoroughly with photographs of all four sides of the building; sketch plans; notations of height, width, and setback; and, if possible, measured drawings.

7. Maintain any empty lot appropriately so that it is free from hazards and trash and is well tended if the site is to remain vacant for any length of time.
8. Salvage significant materials such as wood flooring, doors, windows, brick and stone, trim, and decorative features for subsequent reuse.
9. A permanent injunction against demolition can be invoked only in cases where a building or structure is certified by the State Historic Preservation Officer as being of statewide significance.
10. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval. All other demolition applications will be reviewed by the full Commission.

Staff Analysis

The Commission will make a determination as to whether or not the buildings are determined to have special significance to the Wilmore Local Historic District. With affirmative determination, the Commission can apply up to 365-Day Stay of Demolition. Or if the Commission determines that this property is no longer contributing, then demolition may take place without a delay.

Charlotte Historic District Commission Case 2018-412
HISTORIC DISTRICT: WILMORE
DEMOLITION



Existing Lot Photos











ADDITIONAL CONTEXT PHOTOS & STREET VIEWS



We feel there is a good argument for additional height on this house due to the size, scale, and massing of neighboring houses. 325 W. Kingston is one of the smallest houses, if not the smallest, on this side of the street. And many of the houses down the street have additional height due to grading/retaining walls at the sidewalk too.

Note: #325 also has one of the smallest lots which factors into the zoning limits for additions to this house. R8 zoning = 50% max lot coverage so adding on is limited and we must build up instead.

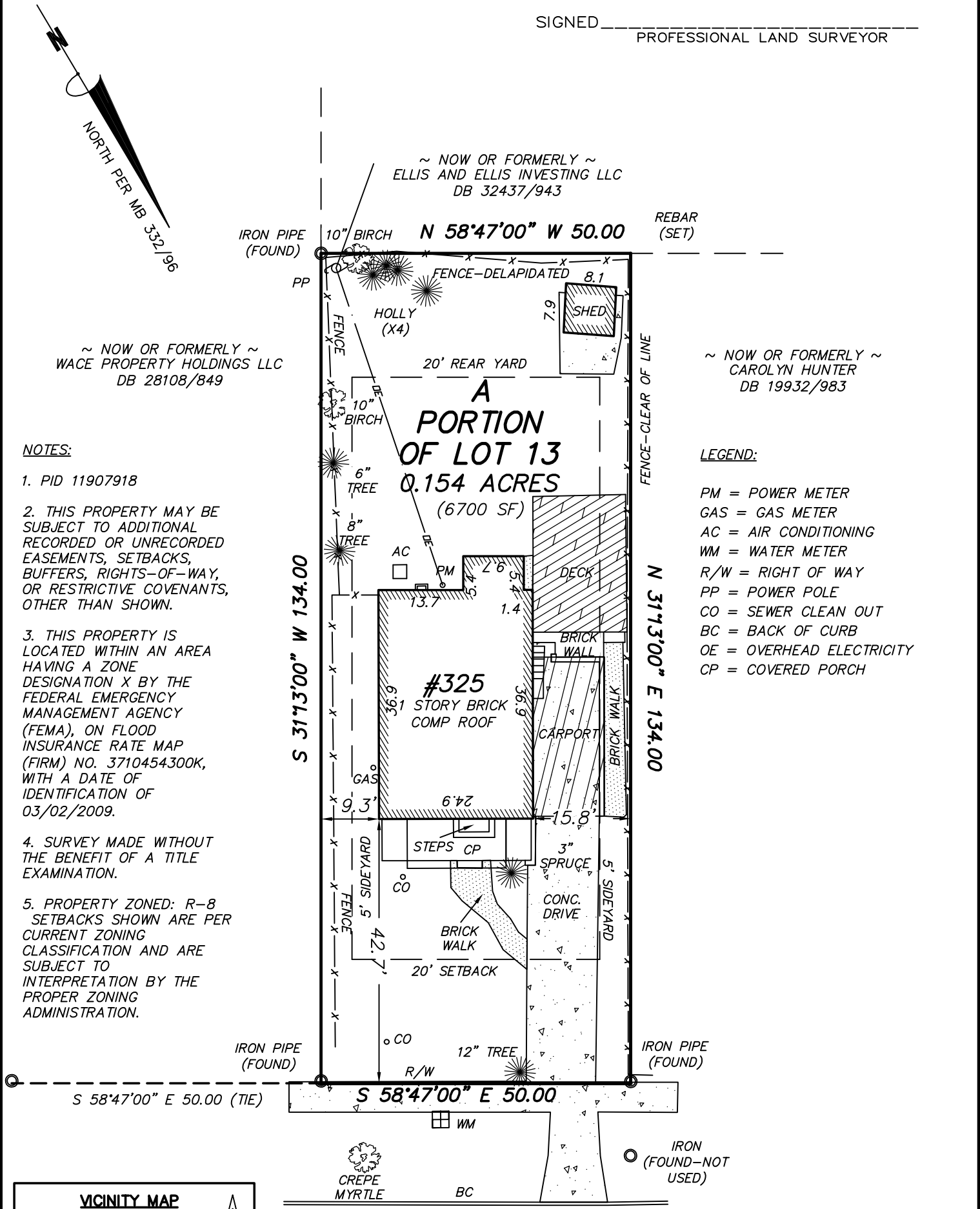


CONTEXT PHOTOS



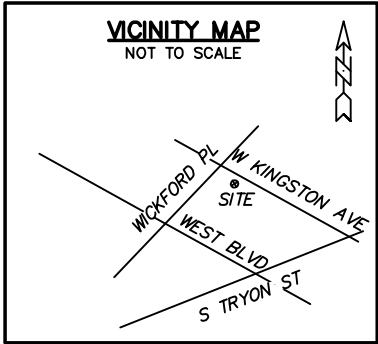
THIS IS TO CERTIFY THAT ON THE 15th DAY OF FEBRUARY 2018, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON.

SIGNED _____
PROFESSIONAL LAND SURVEYOR



- NOTES:**
- PID 11907918
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS, BUFFERS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710454300K, WITH A DATE OF IDENTIFICATION OF 03/02/2009.
 - SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
 - PROPERTY ZONED: R-8 SETBACKS SHOWN ARE PER CURRENT ZONING CLASSIFICATION AND ARE SUBJECT TO INTERPRETATION BY THE PROPER ZONING ADMINISTRATION.

- LEGEND:**
- PM = POWER METER
 - GAS = GAS METER
 - AC = AIR CONDITIONING
 - WM = WATER METER
 - R/W = RIGHT OF WAY
 - PP = POWER POLE
 - CO = SEWER CLEAN OUT
 - BC = BACK OF CURB
 - OE = OVERHEAD ELECTRICITY
 - CP = COVERED PORCH



W KINGSTON AVE
80' PUBLIC R/W
(PER DB 29561/816)
PHYSICAL SURVEY
OF
A PORTION OF LOT 12, BLOCK 11 WILMOORE

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

DANIEL BURDI

SURVEYED FOR _____
MAP RECORDED IN BOOK 332 AT PAGE 96 DEED RECORDED BOOK 29561 PAGE 816
DRAWN BY BC FIELD WORK MB/SH FIELD BOOK # _____

CAROLINA SURVEYORS, INC
P.O. BOX 267
PINEVILLE, N.C. 28134
(704) 889-7601
FAX: (704) 889-7614
CERTIFICATE OF AUTHORIZATION
NC-C-1242 SC:886

2018\BAT\W Kingston Ave #325
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