
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1311 Myrtle Avenue

SUMMARY OF REQUEST: Demolition

APPLICANT: Don Duffy

Details of Proposed Request

Existing Conditions

The existing structure is a one-story, brick single-family house constructed in 1947. The house is a hybrid cottage/bungalow with a cross gable roof. Architectural features include Bungalow massing with a half-façade engaged porch under a massive front gabled projection. The side entry on the left elevation is street facing. The lot measures approximately 75' x 175' and is zoned R-4. Adjacent buildings are one-and-two-story single-family residential houses.

Proposal

The proposal is full demolition of the building.

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

1. The Commission will determine if the application is complete.
2. If the application is determined to be complete, then the Commission will determine whether or not the building has special significance to the Dilworth Local Historic District. With affirmative determination, the Commission can apply up to 365-Day Stay of Demolition.
3. If the Commission determines that this property does not have any special significance to the district, then demolition may take place without a delay or upon the approval of new construction plans.



HDCRDEMO 2019-00402

PID: 12309402

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: DEMOLITION RESIDENTIAL

August Meeting 2019









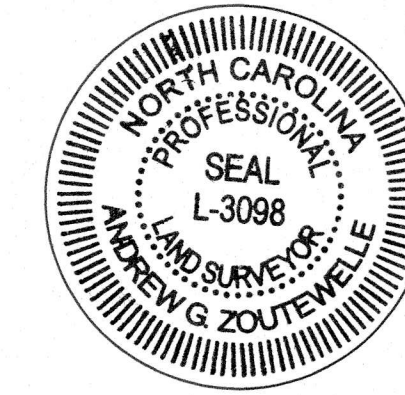




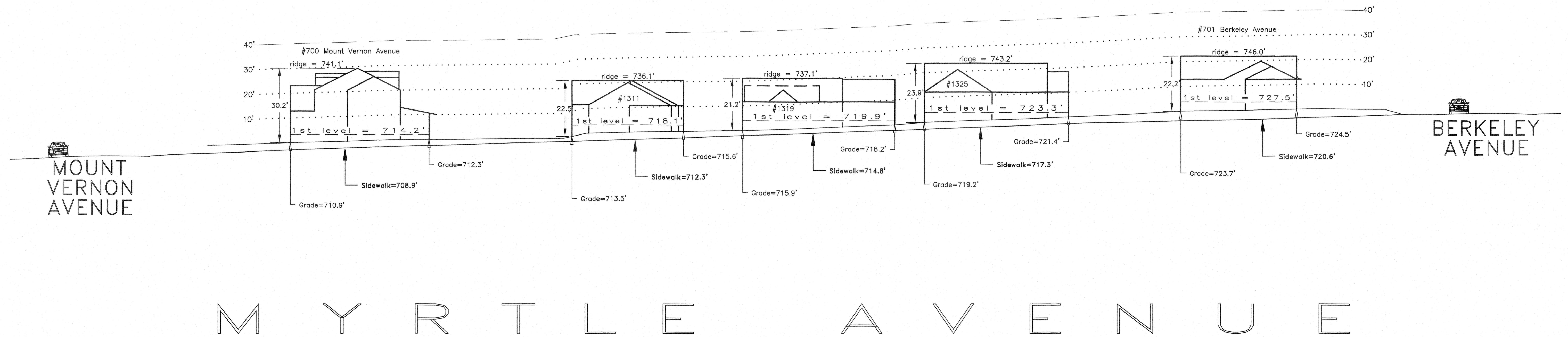


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 30th day of July, 2019.



A.G.Z.
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Building Heights Sketch of
1300 BLOCK of MYRTLE AVENUE
FACING SOUTHEAST - ODD SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
July 29, 2019

General Notes:

1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.

2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

