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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1311 Myrtle Avenue

**SUMMARY OF REQUEST:** Demolition

**APPLICANT:** Don Duffy

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### **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. The following information is presented for the Commission's review and consideration:

- Digital photos of all sides of building
- Digital photos of significant architectural details
- Property survey
- Zoutewelle survey

### **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. The Commission will determine whether or not the building has special significance to the Dilworth Local Historic District. With an affirmative determination, the Commission can apply up to 365-Day Stay of Demolition.
3. If the Commission determines that this property is 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

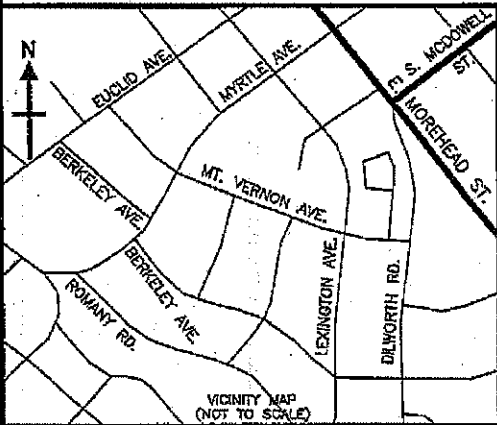
PROPOSED PROJECT: DEMOLITION

September Meeting 2019



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK: 1567, PAGE: 583 OR OTHER REFERENCE SOURCE MAP BOOK: 3, PAGE: 10); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK: 1567, PAGE: 583 OR OTHER REFERENCE SOURCE SHOWN HEREON; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).  
THIS 13 DAY OF JUNE, 2018, THIS MAP IS NOT INTENDED TO MEET G.S. 47-30 REQUIREMENTS.

"THIS SURVEY DOES NOT REFLECT A COMPLETE TITLE EXAMINATION"  
"THIS SURVEY IS NOT TO BE USED IN LIEU OF A LEGAL TITLE EXAMINATION"



**LEGEND:**

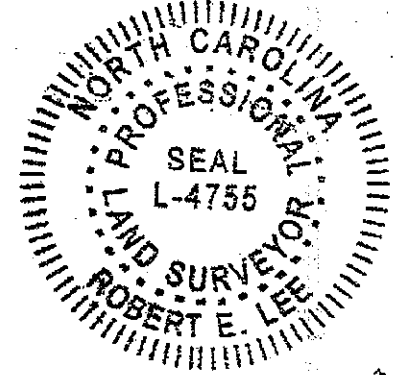
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- FENCE LINE
- OVERHEAD UTILITY LINE
- RIGHT-OF-WAY
- SETBACK
- E.I.R. - EXISTING IRON REBAR
- E.I.P. - EXISTING IRON PIPE
- E.C.M. - EXISTING CONCRETE MONUMENT
- C.P. - COMPUTED POINT
- S.I.R. - RE-SET #4 IRON REBAR
- P.D.E. - PUBLIC DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- R/W - RIGHT-OF-WAY
- P.P. - POWER POLE
- M.B. - MAP BOOK
- D.B. - DEED BOOK
- PG. - PAGE
- L - LINE
- C - CURVE
- P.I.D. - TAX PARCEL IDENTIFICATION NUMBER
- NTS - NOT TO SCALE

**NOTES:**

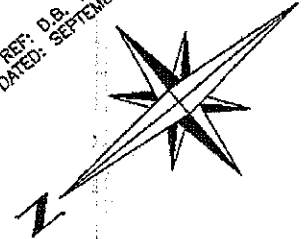
- BOUNDARY SURVEY MADE USING EXISTING PHYSICAL EVIDENCE OBSERVED DURING FIELD SURVEY.
- ALL DISTANCES ARE HORIZONTAL GROUND (GEODETIC) UNITED STATES SURVEY FEET UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. THIS PLAT/PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, UTILITY EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS OR AGREEMENTS WHICH MAY OR MAY NOT BE OF RECORD AND APPLICABLE HERE TO AND MAY OR MAY NOT BE FOUND BY LEGAL TITLE SEARCH PRIOR TO THE DATE OF THIS SURVEY.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES, AND PROPERTY SHOWN AS DASHED WERE TAKEN FROM DEEDS, MAPS OR OTHER PUBLIC RECORD.
- ADJOINER PROPERTY LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND ARE FOR ORIENTATION PURPOSES ONLY.
- THIS PROPERTY IS CURRENTLY ZONED R-4. R-4 MINIMUM SETBACK REQUIREMENTS: FRONT= 30' OR AS SHOWN; SIDE YARD= 5'; REAR YARD= 40'. THESE SETBACKS REFLECT CURRENT ZONING ONLY. SETBACK REQUIREMENTS SET FORTH IN DEED RESTRICTIONS OR RESTRICTIVE COVENANTS MAY EXIST FOR THIS PROPERTY. PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY SETBACK REQUIREMENTS MUST BE VERIFIED BY THE HOMEOWNER OR CONTRACTOR.
- THIS PROPERTY IS NOT GRAPHICALLY SHOWN IN A DESIGNATED FLOOD HAZARD AREA.
- UNDERGROUND UTILITIES NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES, UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
- MINOR IMPROVEMENTS INCIDENTAL TO THE STRUCTURE OR YARD MAY EXIST AND ARE NOT SHOWN HEREON.
- THE TERM ENCROACHMENT IS USED AS A MEANS TO CONVEY THAT PER LISTED DEEDS AND MAPS THAT AN OBJECT TOUCHES OR CROSSES THE DEED OR MAP LINE IN THAT AREA ON THE DATE OF SURVEY, NO CERTIFICATION OR STATEMENT IS BEING MADE TO THE POSSESSION, ADVERSE OR OTHERWISE OR TITLE TO THE LAND EFFECTED.

SIGNED

ROBERT E. LEE, PROFESSIONAL LAND SURVEYOR L-4755



REF: D.B. 1567 PG. 583  
DATED: SEPTEMBER 18, 1952



**ADDITIONAL NOTES:**

THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD WHICH WERE NOT VISIBLE OR APPARENT ON THE DATE OF OUR INSPECTION. A LEGAL TITLE SEARCH IS RECOMMENDED TO REVEAL ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD THAT MAY EXIST AND ARE NOT SHOWN HEREON. THIS SURVEY IS NOT TO BE USED IN LIEU OF A TITLE SEARCH. (SEE NOTE #3)

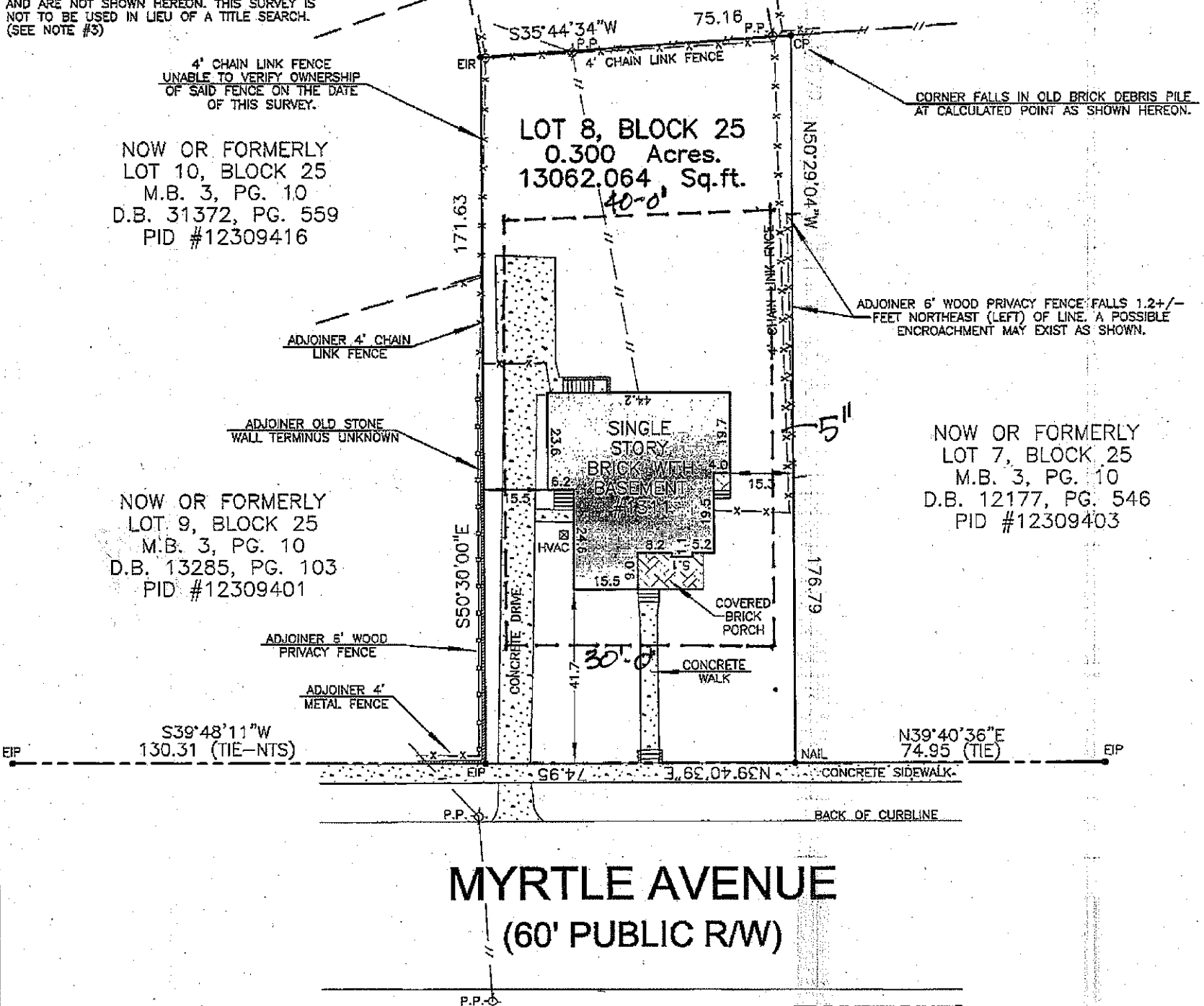
NOW OR FORMERLY  
LOT 13, BLOCK 25  
M.B. 3, PG. 10  
D.B. 6126, PG. 658  
PID #12309413

NOW OR FORMERLY  
LOT 14, BLOCK 25  
M.B. 3, PG. 10  
D.B. 32106, PG. 601  
PID #12309412

NOW OR FORMERLY  
LOT 10, BLOCK 25  
M.B. 3, PG. 10  
D.B. 31372, PG. 559  
PID #12309416

NOW OR FORMERLY  
LOT 9, BLOCK 25  
M.B. 3, PG. 10  
D.B. 13285, PG. 103  
PID #12309401

NOW OR FORMERLY  
LOT 7, BLOCK 25  
M.B. 3, PG. 10  
D.B. 12177, PG. 546  
PID #12309403



**LEE LAND SURVEYING, PLLC.**

NC FIRM LICENSE NUMBER: P-1259  
P.O. BOX 180  
MT. HOLLY, NC 28120  
PHONE: (704)575-2556  
EMAIL: robertlee@leelandsurveying.com

**PHYSICAL SURVEY OF**

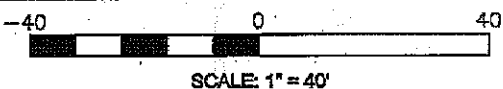
#1311 MYRTLE AVENUE  
LOT 8, BLOCK 25 OF A PART OF DILWORTH  
CHARLOTTE, MECKLENBURG COUNTY, NC  
PROSPECTIVE OWNER: SARAH CRAFT CURME

**LEGAL REFERENCES:**

MAP BOOK: 3 PAGE: 10 DEED BOOK: 1567 PAGE: 583  
TAX PARCEL IDENTIFICATION NUMBER: 123-094-02

DRAWN BY: R. LEE

PROJECT NUMBER: 5216



F 30 9.5 R 40

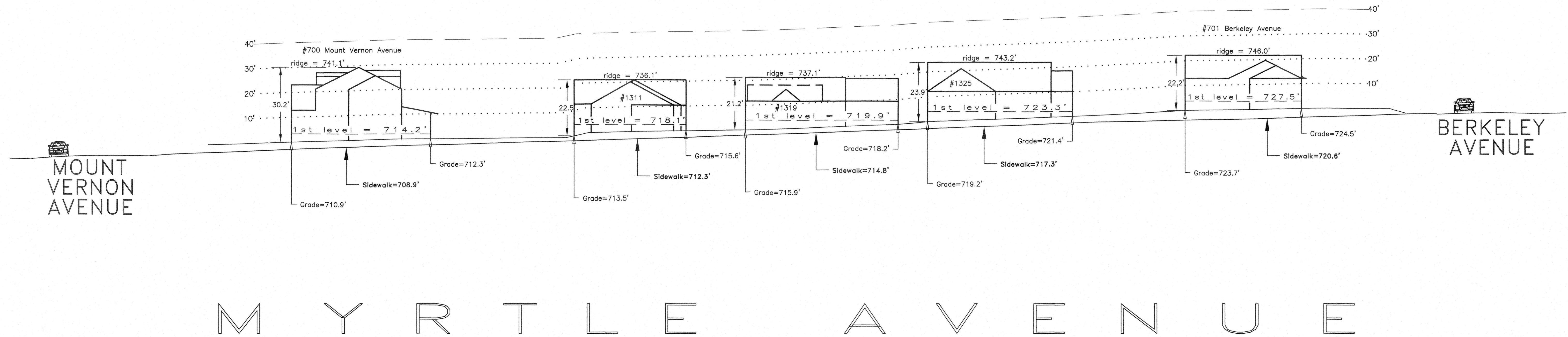


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 30th day of July, 2019.



*A.G.Z.*  
Andrew G. Zoutewelle  
Professional Land Surveyor  
NC License No. L-3098



**A.G. ZOUTEWELLE**  
**SURVEYORS**

1418 East Fifth St. Charlotte, NC 28204  
Phone: 704-372-9444 Fax: 704-372-9555  
Firm Licensure Number C-1054

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.

