



CITY OF  
CHARLOTTE  
HISTORIC DISTRICT COMMISSION

April 21, 2021

Mr. Frank Mancuso  
1544 Merriman Ave  
Charlotte, NC 28203

**Re: 1544 Merriman Avenue, HDCRDEMO-2021-00019**

Mr. Mancuso,

On April 14, 2021 the Charlotte Historic District Commission ("Commission") reviewed your application HDCRDEMO-2021-00019 for a Certificate of Appropriateness for the Demolition of 1544 Merriman Avenue. The property is further identified as tax parcel number 11910311 located within the Wilmore Local Historic District.

**FINDINGS OF FACT**

After deliberation and with a quorum present the Commission voted 10-0 to:

1. Determine that 1544 Merriman Avenue has special significance and value toward maintaining the character of the Wilmore Local Historic District because of its year of construction and architecture.
2. Approve demolition with a 365-day stay of the demolition due to the building's significance and value toward maintaining the character of the district.

The consideration of an application for proposed new construction on the same site is deferred for 90 days from the date of the decision.

**CONCLUSIONS OF LAW**

Historic buildings are irreplaceable community assets. Once they are gone, they are gone forever. With each successive demolition, the integrity of the affected district is further eroded.

Therefore, the demolition or moving of any building in a historic district should be considered very carefully before approval is given. The loss of even one building creates a noticeable gap in the historic fabric of the historic district.

The property owner of **1544 Merriman Avenue** is encouraged to seek alternatives to demolition. Representatives for the Charlotte-Mecklenburg Historic Landmarks Commission, Preserve Mecklenburg Inc, and Preservation North Carolina are copied on this letter and contact information for these organizations is enclosed.

It is the responsibility of the property owner to request the Certificate of Appropriateness (COA) for demolition be issued. If COA issuance is not requested within 12-months of the expiration of the 365-day demolition delay period, then the project will become null and void and reapplication for demolition will be required.

Any appeal must be filed with the Board of Adjustment within thirty (30) days from the date of issuance or denial of the certificate. Failure to comply with this deadline will forfeit your rights to appeal. You may obtain the Appeal Request Checklist and Instructions as well as the Appeal Application (Form 3) at the following web address:

[http://ww.charmeck.org/Planning/Fees\\_Applications/ZoningAdministrationApplicationPacket.pdf](http://ww.charmeck.org/Planning/Fees_Applications/ZoningAdministrationApplicationPacket.pdf)

If you have any questions about the Commission's decision or processes, please contact HDC Staff:

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Sincerely,



Kim Parati  
Chair, Charlotte Historic District Commission

Cc: Jack Thomson, Charlotte-Mecklenburg Historic Landmarks Commission  
Dan Morrill, Preserve Mecklenburg Inc.  
Ted Alexander, Preservation North Carolina

Enclosures

**Charlotte-Mecklenburg Historic Landmarks Commission**

Jack Thomson, Executive Director

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**Preserve Mecklenburg Inc.**

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**Preservation North Carolina**

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