

**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1544 Merriman Avenue

**SUMMARY OF REQUEST:** Demolition

**APPLICANT/OWNER:** Frank Mancuso

### **Details of Proposed Request**

#### *Existing Conditions*

The existing structure is a one-story bungalow constructed c. 1933. Architectural features include an engaged full-width front porch under a hip roof supported by simple, square columns; a small hip dormer, central chimney and 4/1 double-hung wood windows. The entire exterior is wrapped in vinyl and the brick foundation is painted. The lot measures approximately 50' x 150'. Adjacent structures are 1 and 1.5 story single-family buildings.

#### *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

### **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 Wilmore 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 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 2021-00019

PID: 11910311

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: DEMOLITION SF

April 14, 2021





# 1544 Merriman

## Demolition Application



Prepared: January 2020  
By: Frank Mancuso (Rebecca Mancuso,  
Owners)

# Demo Requirements / Checklist

The following was gathered based on the checklist found on the HDC website

Link: <http://www.charmeck.org/Planning/HDC/DemoChecklist.pdf>

## Checklist Contents

1. Photos of existing conditions
2. Photos of Architectural Details and Site Features
3. Property Survey
4. Streetscape
5. Elevation Drawings (Existing structure)

# Overview

Local Historic District: Wilmore

Property Address: 1544 Merriman Avenue

Application Type: Demolition

Applicant / Owner: Frank Mancuso (Rebecca Mancuso, Owner)

# Overview

## Existing Conditions

The existing structure is a one-story bungalow constructed in the 1930s. It is a 2 bedroom, 1 bathroom house with apx 900 sq ft. It has an asphalt roof (multiple layers), vinyl siding and wooden plank front patio. It sits on a rear sloping lot, providing a walk in “crawl space” in the rear of the house.

Due to the age of the house, the lot and neglect over the years, the house is suffering from severe structural damage including collapse of the rear structural foundation wall and deterioration of other areas of the foundation.

## Proposal

After consultation and much thought, it was determined that the structure has too many compromised components to save. The number one issue being them current state of the foundation. As such, the applicant is requesting approval for immediate demolition of the subject property. The applicant intends to build a single family dwelling in accordance with HDC design guidelines to replace the existing structure.



# 1. Photos - Existing Conditions

All sides of the building





# 1. Photos - Existing Conditions

All sides of the building



# 1. Photos - Existing Conditions

All sides of the building





# 1. Photos - Existing Conditions

Front Yard



# 1. Photos - Existing Conditions

Rear Yard





# 1. Photos - Existing Conditions

Trees to be Removed





# 1. Photos - Existing Conditions



Side Foundation Deterioration



Rear Foundation Deterioration



Rear Foundation Buckle

## 2. Photos - Architectural Details and Site Features

Windows & Front Door





## 2. Photos - Architectural Details and Site Features

Porch



## 2. Photos - Architectural Details and Site Features

Columns



## 2. Photos - Architectural Details and Site Features

### Columns





## 2. Photos - Architectural Details and Site Features

Roof Details



## 2. Photos - Architectural Details and Site Features

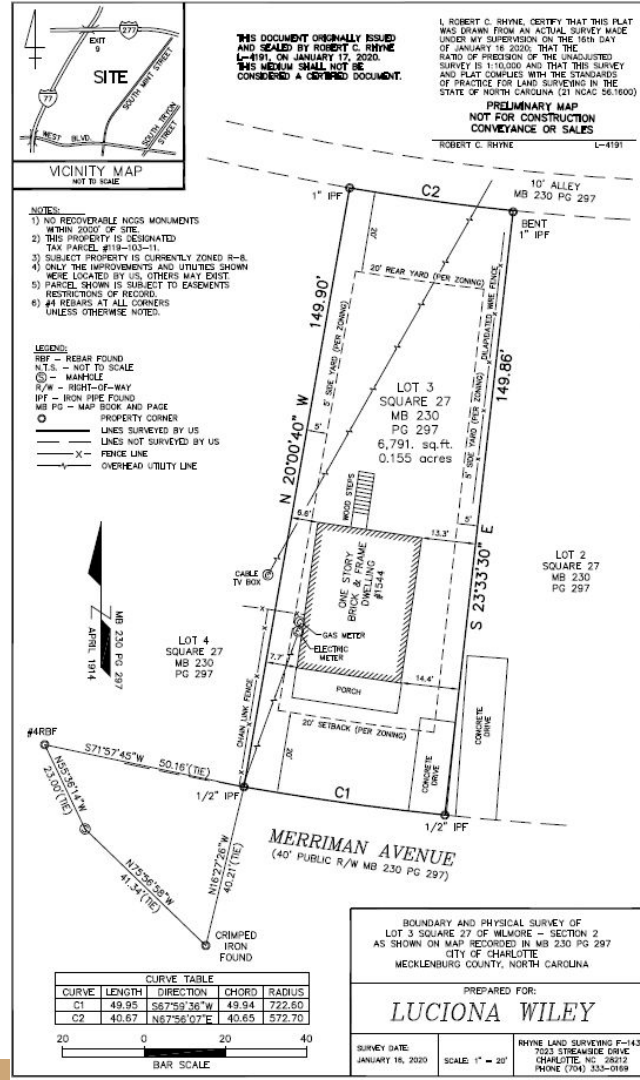
### Roof Details



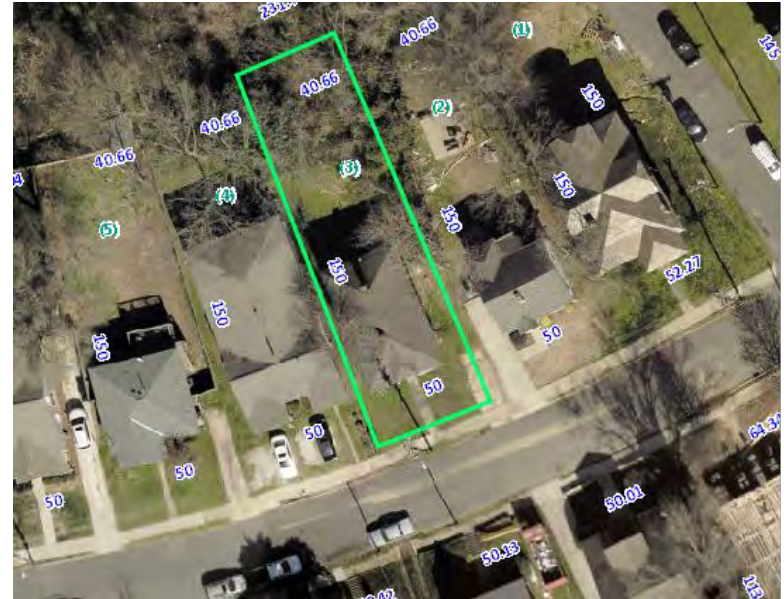
# 3. Property Survey

Please see attached copy of property survey titled "03-Merriman\_Survey.pdf"

[Link to Survey](#)

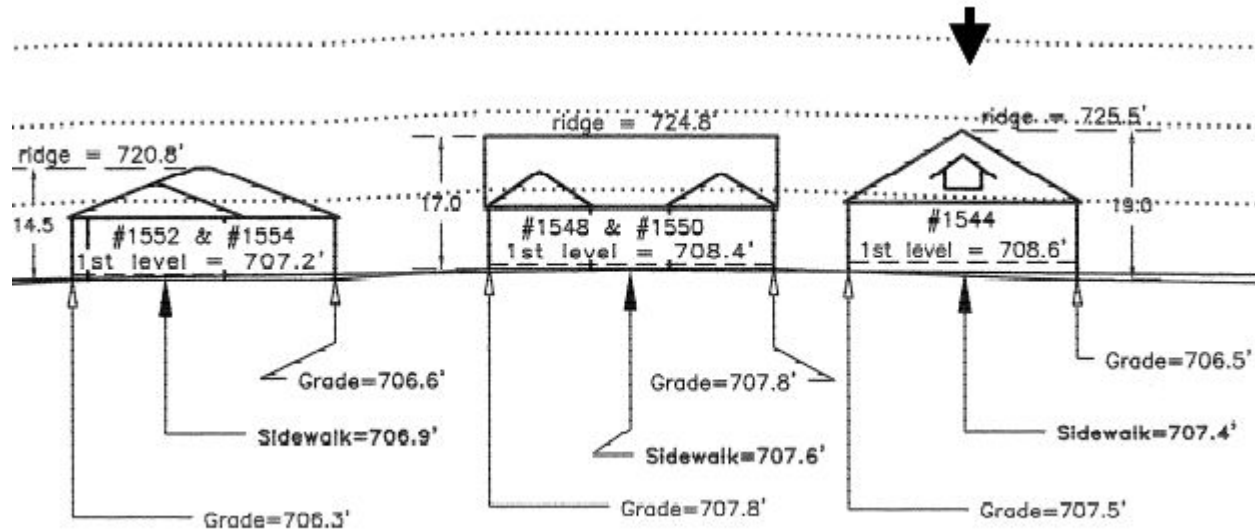


# Streetscape





## 4. Streetscape



# 4. Streetscape

## Neighboring Properties

1555 Merriman



1551 Merriman



1547 Merriman



1543 Merriman



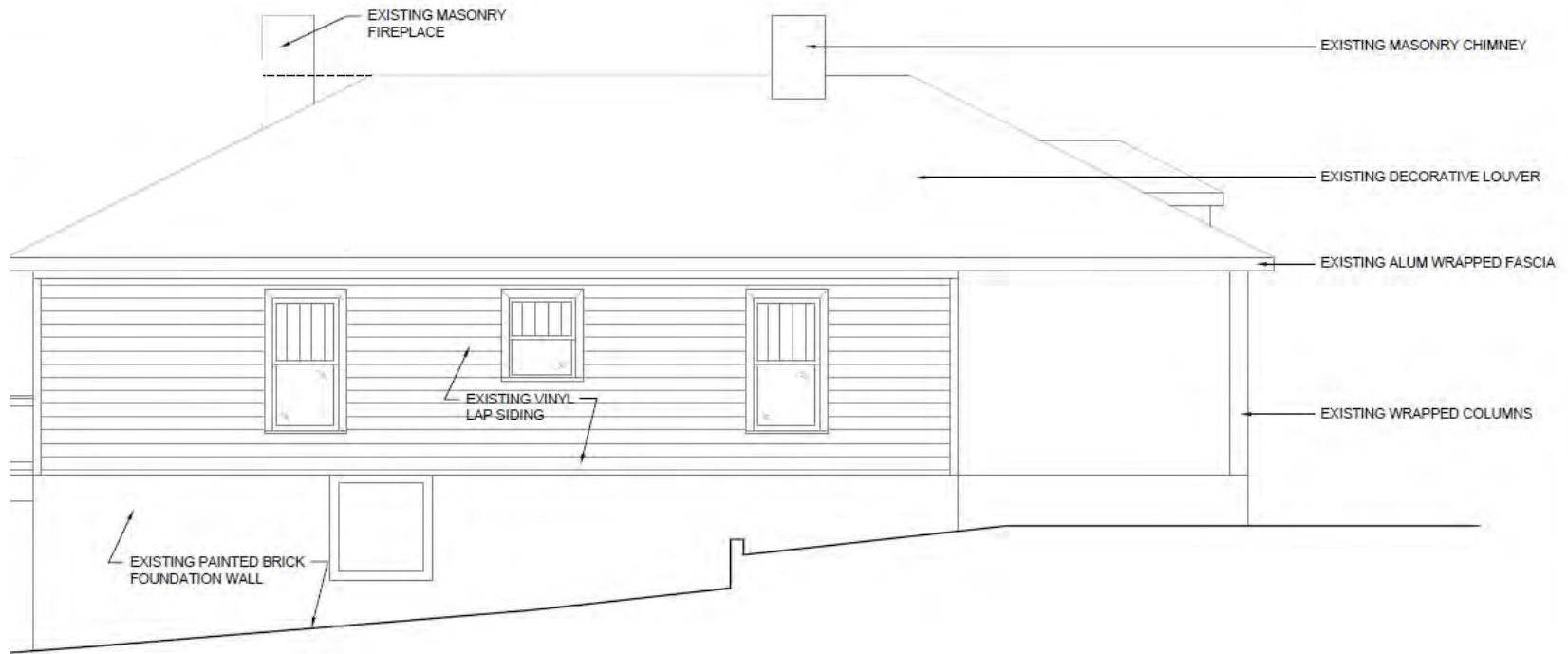
1539 Merriman



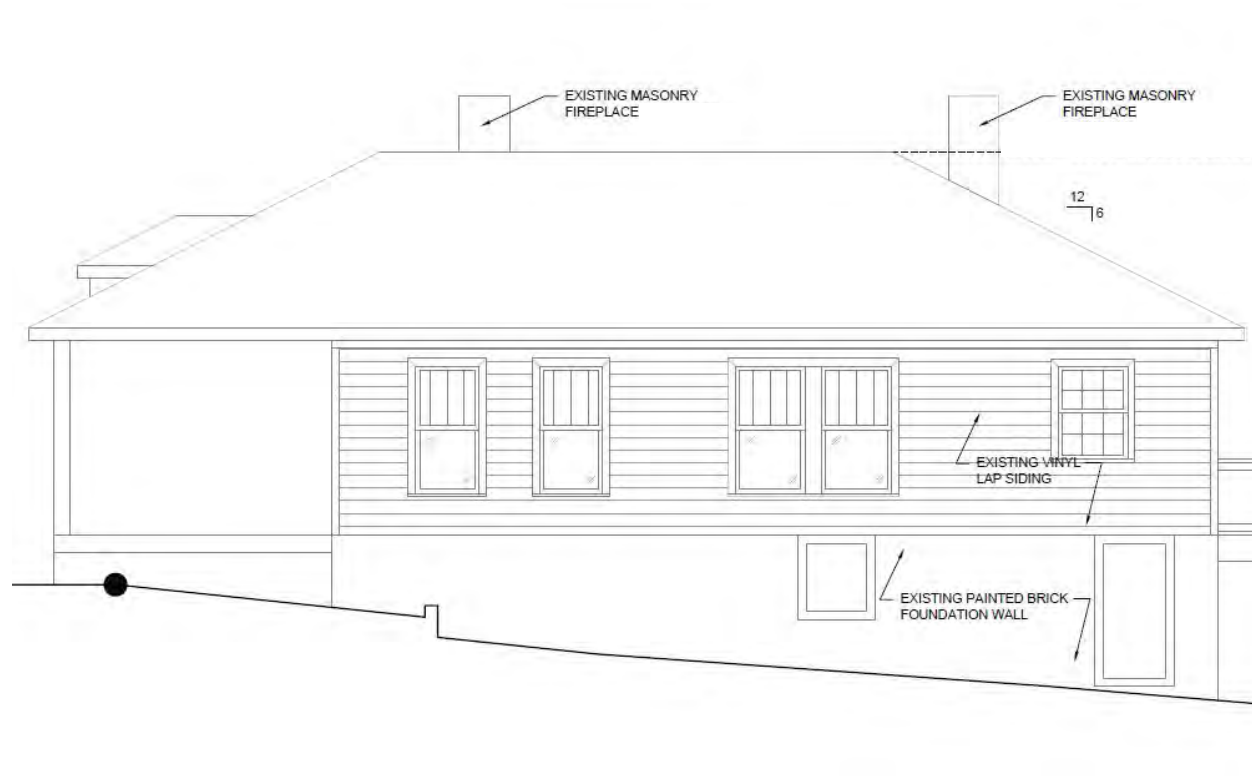
# 5. Elevation Drawings



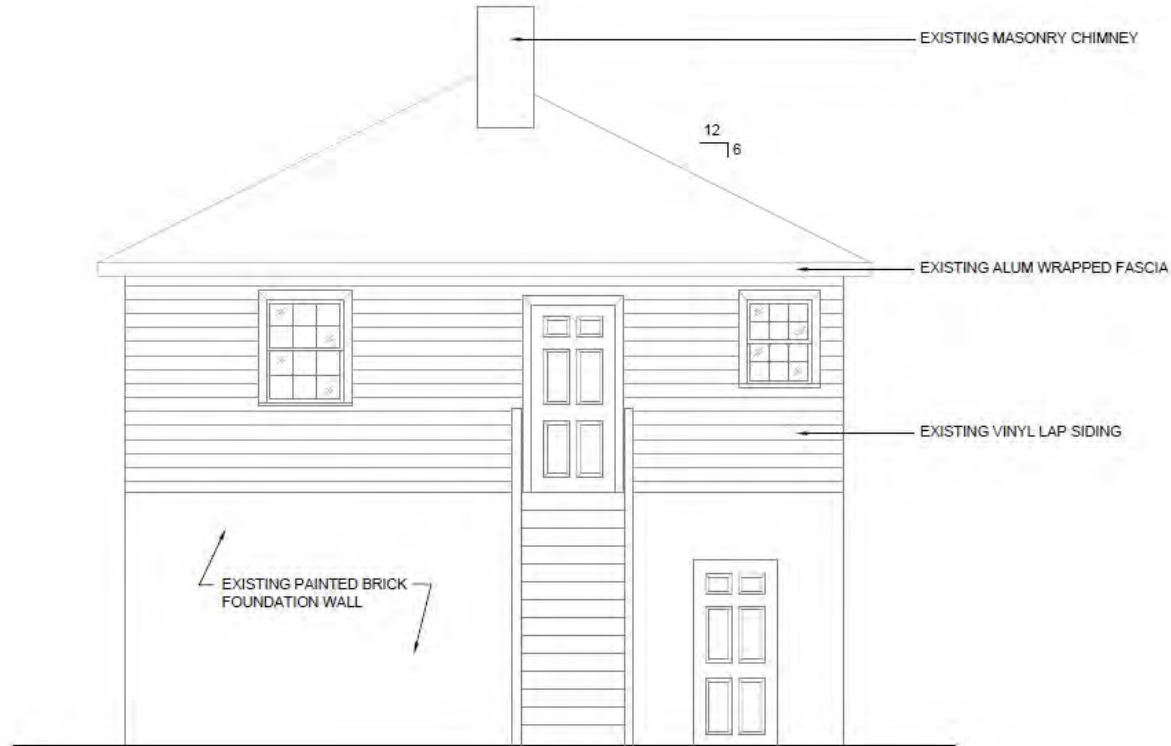
# 5. Elevation Drawings



# 5. Elevation Drawings



# 5. Elevation Drawings



# Summary

- No special significance to local historic fabric
- No exceptional value in the home
- No unique or unmatched characteristics
- A large % of home is not salvageable
- Out of context with many of the surrounding homes