

**Staff Report and Comments
Charles and Laura Alexander House
203 S Church St, Huntersville
Application for COA HLC271**

Exhibits presented to and considered by the Commission:

Exhibit A – Project description

Demolition of the existing garage.

Exhibit B – Map

Exhibit C - Images of the garage

Based upon the information presented in the application, staff offers the following suggested findings of fact:

1. The garage is designated as part of the landmark.
2. The garage is in an advanced state of deterioration, to the point that it has lost its structural integrity.
3. In its current state of deterioration, the garage does not contribute to the historic character of the Charles and Laura Alexander House.
4. There is no submitted plan to replace the garage.
5. Based on the designation report for the property and a current assessment by HLC Staff, the garage is of secondary importance in terms of the Charles and Laura Alexander House designated landmark.
6. The proposed demolition of the garage does not meet Standard #2, although the extent to which the garage characterizes the property has been significantly compromised due to its deterioration.
7. The Charles and Laura Alexander House has suffered from neglect and deterioration.
8. The deterioration of the house and garage happened under a previous ownership.
9. The current owners are committed to the preservation and renovation of the Charles and Laura Alexander House, have received a COA for work necessary to begin the renovation of the historic house, and the project has commenced.

Staff suggests that the Commission approve the application.

THE STANDARDS

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

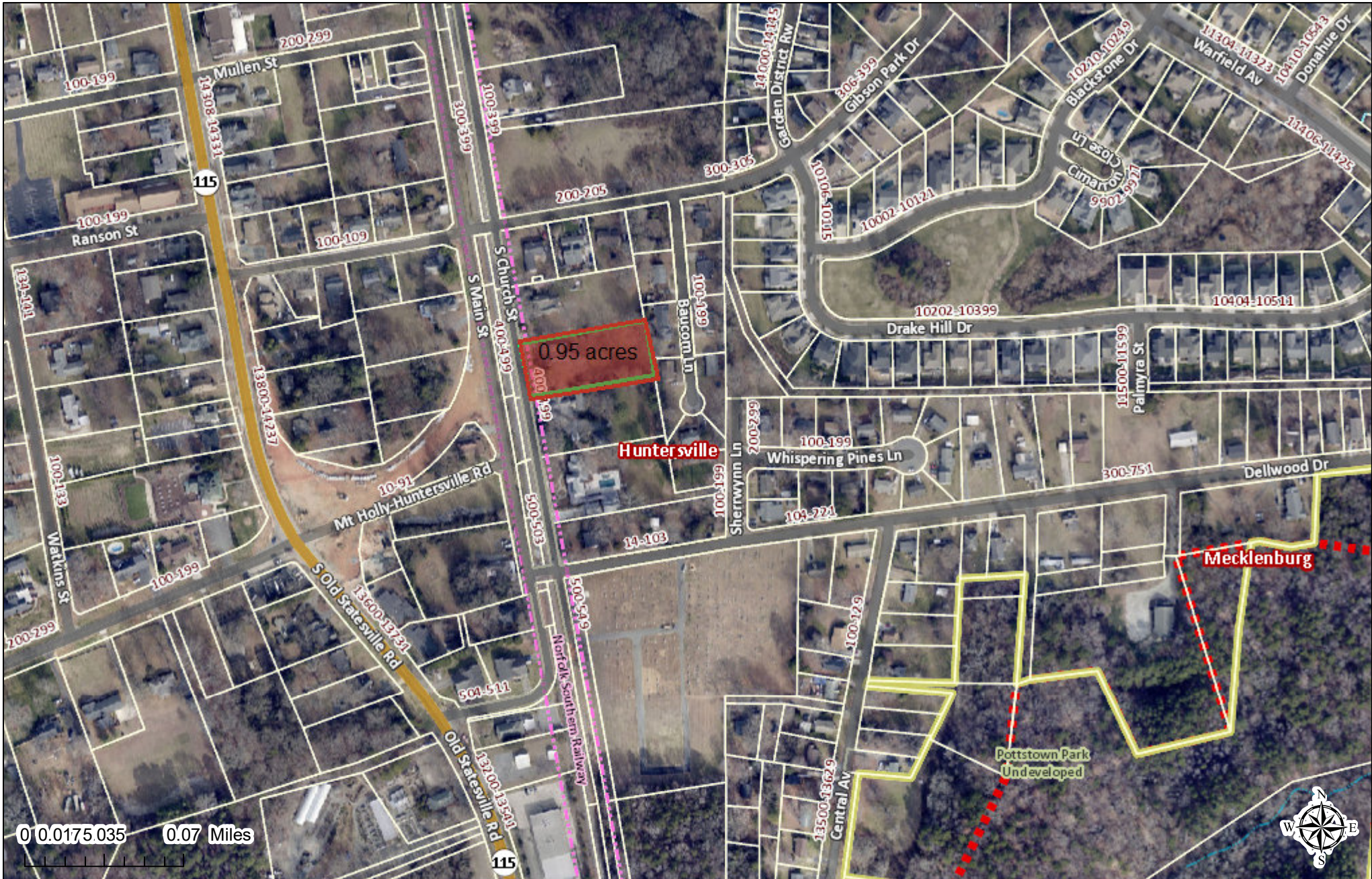
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Polaris 3G Map – Mecklenburg County, North Carolina

EXHIBIT B Charles and Laura Alexander House

0.95 acres(41294.11 sq ft)

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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

EXHIBIT C









