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**LOCAL HISTORIC DISTRICT:** Wesley Heights

**ADDRESS OF PROPERTY:** 1700 Heathcliff Street

**SUMMARY OF REQUEST:** Demolition

**OWNER:** Dale Simpson, Daimean & Jennifer Fludd

**APPLICANT:** Scott Edwards, NBS

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### **Details of Proposed Request**

#### *Existing Conditions*

The two story concrete block structure was constructed in 1940 according to tax records. A Sanborn map lists the address as 1700 Westbrook Drive. The structure appears to straddle two parcels and an alley. The structure is not listed in the Wesley Heights National Register, which also specifies the period of significance from 1922 to 1930. The structure is vacant and in poor condition. The location of the structure on the site is inconsistent with other dwellings on the block, thus disrupting the rhythm of the streetscape.

#### *Proposal*

The city's code enforcement department is responding to complaints from adjacent property owners about the condition of the property. They are proposing to demolish the structure.

### **Policy for Demolition**

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. 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.
7. 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.
8. The maximum delay period for the issuance of a Certificate of Appropriateness authorizing demolition shall be reduced by the HDC where the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from the property by virtue of the delay.

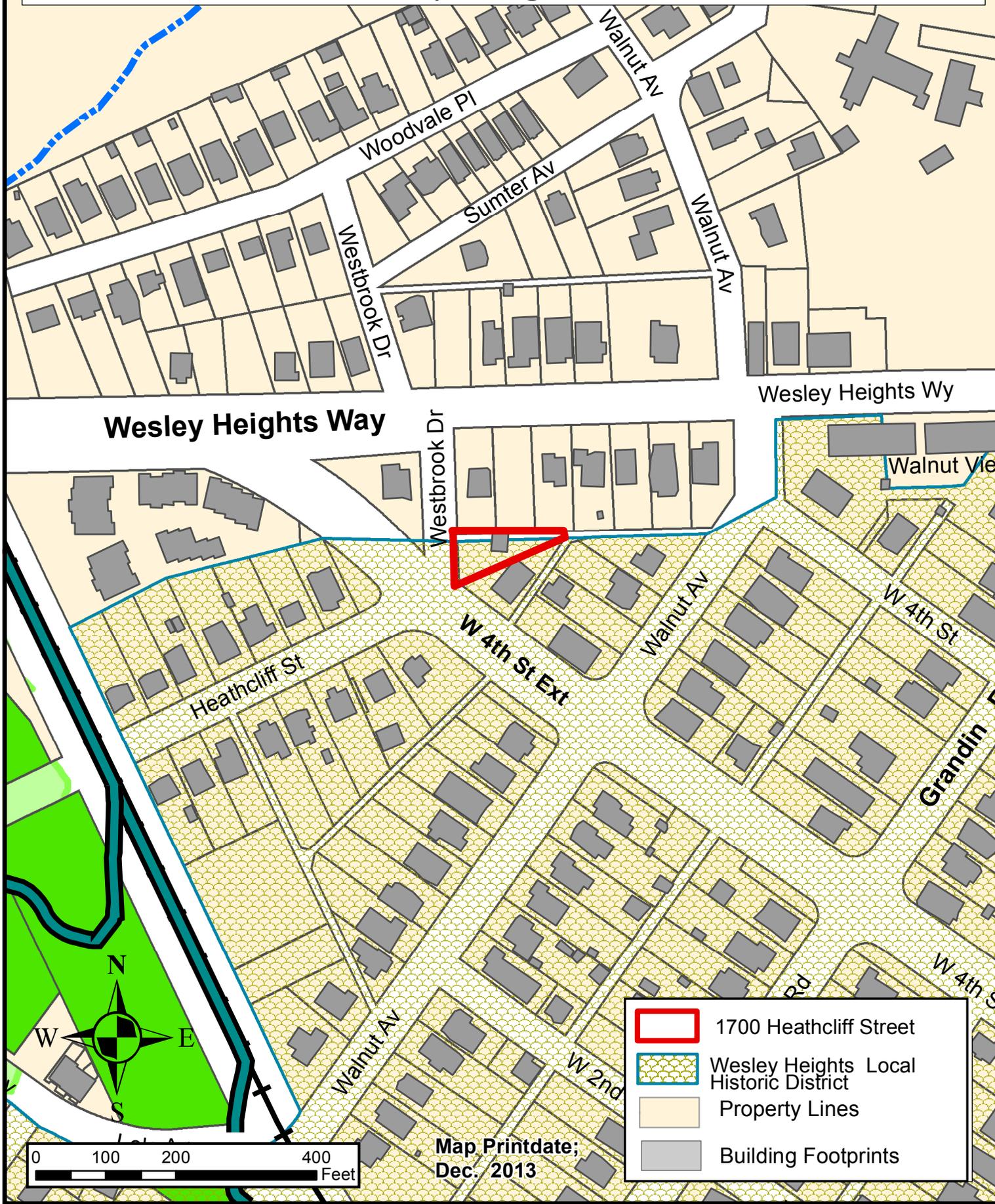
*Any project that the Historic District Commission determines would require significant and substantial exterior demolition may, at the discretion of the Commission, be subject to the HDC policy on Demolition.*

#### **Staff Analysis**

Staff believes code enforcement's request is appropriate given the structure's condition and design. However, the Commission should consider whether the structure has the architectural integrity to warrant relocation consistent with surrounding structures and rehabilitation.

# Charlotte Historic District Commission - Case 2013-172

## District Location; Wesley Heights







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