
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 421 Grandin Road

SUMMARY OF REQUEST: Demolition

OWNER: Shaun and Amanda Ripani

Details of Proposed Request

Existing Conditions

The house was constructed in 1933 and listed as a contributing structure in the Wesley Heights National Register of Historic Places. The house was damaged by fire in 2015 and has been vacant. The engineer report notes smoke, water and structural damage along with other health and safety issues. Trees near the house were also damaged by the fire.

Proposal

The proposal is full demolition of the subject property.

Policy & Design Guidelines – Demolition, page 35

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.

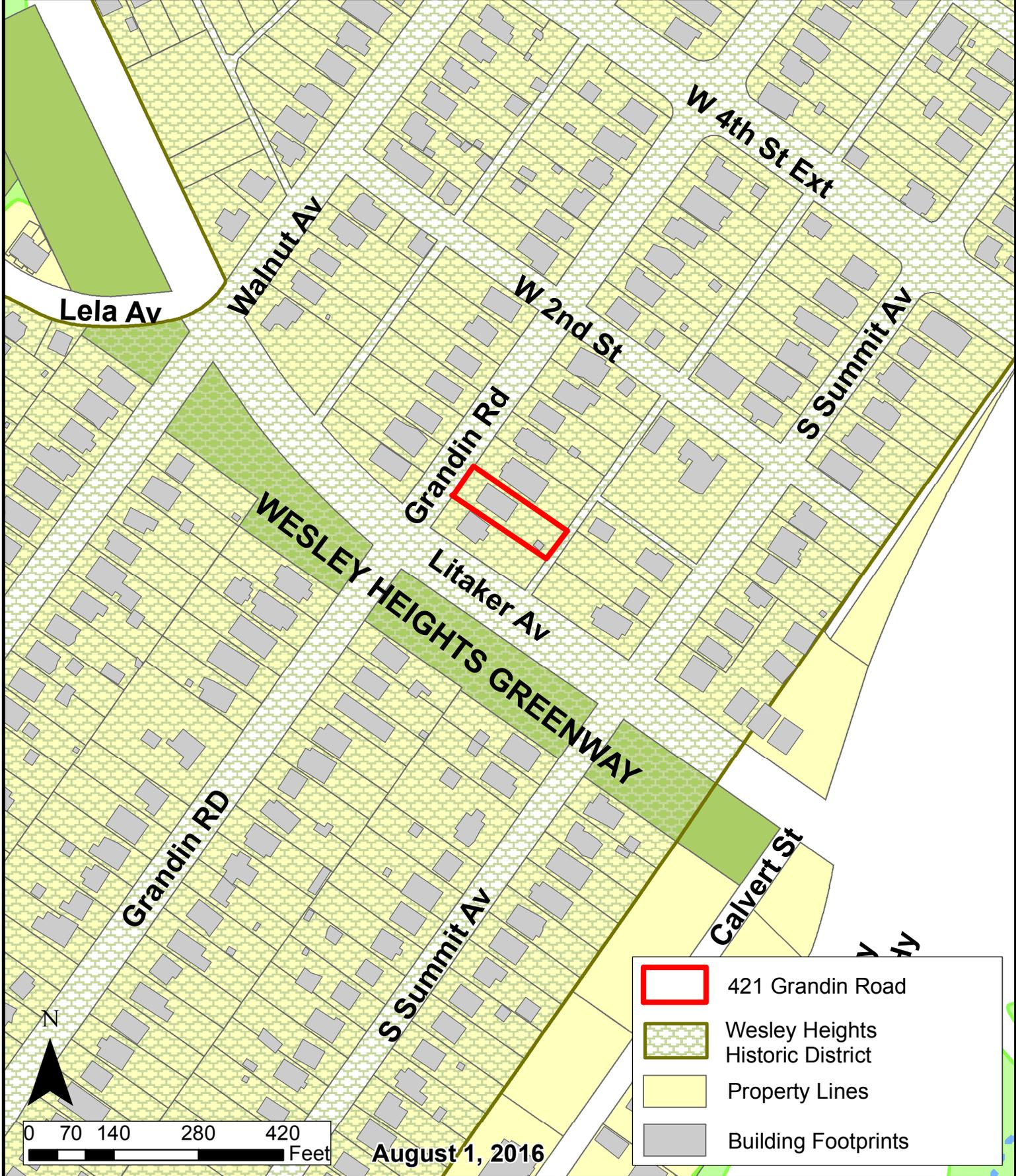
1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.
2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District.
3. 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.
4. 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.
5. 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.

6. 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.
7. 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.
8. 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.
9. 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.

Staff Analysis

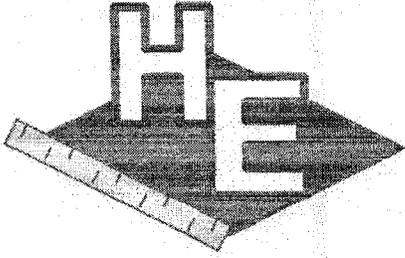
The Commission will make a determination as to whether or not this house is determined to be contributing to the Historic District. With affirmative determination, the Commission can apply up to 365-Day Stay of Demolition. Or, if the Commission determines that this property is no longer contributing, then demolition may take place without a delay.

Charlotte Historic District Commission - Case 2016-180
HISTORIC DISTRICT: WESLEY HEIGHTS
DEMOLITION



	421 Grandin Road
	Wesley Heights Historic District
	Property Lines
	Building Footprints

August 1, 2016



HOIDAS ENGINEERING, PLLC

20460 Chartwell Center Drive, Suite 2

Cornelius, NC 28031

704-987-3922

May 25, 2016

Ms. Amanda Ripani
315 Arlington Ave. Unit 1603
Charlotte, NC 28203

Re: Wesley Heights Subdivision
421 Grandin Road
Engineer Site Visit
HE-02264

Dear Ms. Ripani:

Per your request, Hoidas Engineering, PLLC has provided engineering services for the referenced residential site. These services included an engineer site visit performed on May 18, 2016 to observe the current condition of the reference residential structure. As indicated in our telephone conversation the house has been vacant for many years and has been exposed to the elements due to the fire damage, broken windows and natural degradation of the structure.

The majority of the existing foundation is crawlspace construction with a small area located approximately under the kitchen that appears to be used as a basement or cellar. Due to safety concerns the condition of the floor system and supporting foundation was not viewed during the site visit. Based on what was seen from above it appears that much of the floor system will need to be replaced. The second story consists of a large open area with a low ceiling that may have been used in the past as a bedroom or bonus room area. Based on the visual observation I would recommend that the entire roof and ceiling system be replaced due to a combination of fire and water damage. It appears that the fire itself was contained in the back half of the structure which would require a majority of the floors, roof and ceilings to be replaced if not all of the structural components if it is deemed necessary when the framing is exposed. The front half of the first floor of the structure appears to have mostly smoke damage in addition to some water damage due to the exposure and time. It may be determined that some of the framing in the walls and floor could be reused if brought up to the current building code requirements.

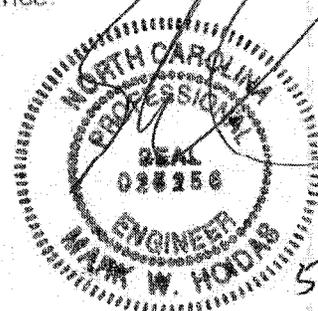
Based on my experience in the residential home construction industry it appears to me that based on economics and safety concerns the removal of the existing remains of the structure would be the best option and a new energy efficient home be built on this lot.

If you have any questions, please contact me at your convenience.

Sincerely,
Hoidas Engineering, PLLC

Mark W. Hoidas P.E.

WWW.Hoidaseng.com



5/25/16

HOUSE BEFORE FIRE





Grandin Road



Litaker Avenue

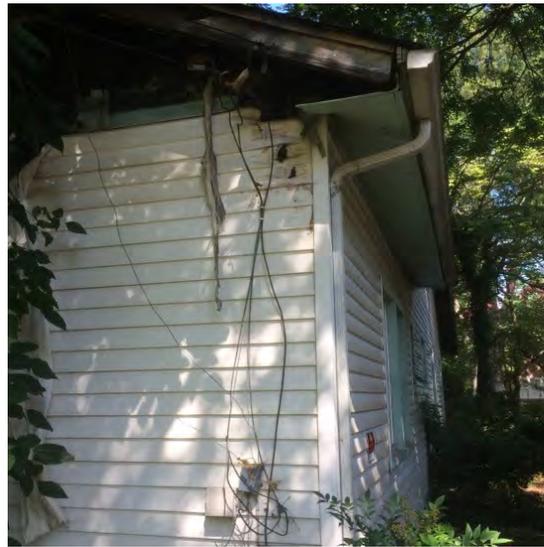


ABOVE: Right side of house showing unsalvageable melted/charred siding, broken windows and demolished 2nd floor & roof

BELOW: Rear including Roof and Kitchen area. Unsalvageable structure from top to bottom.

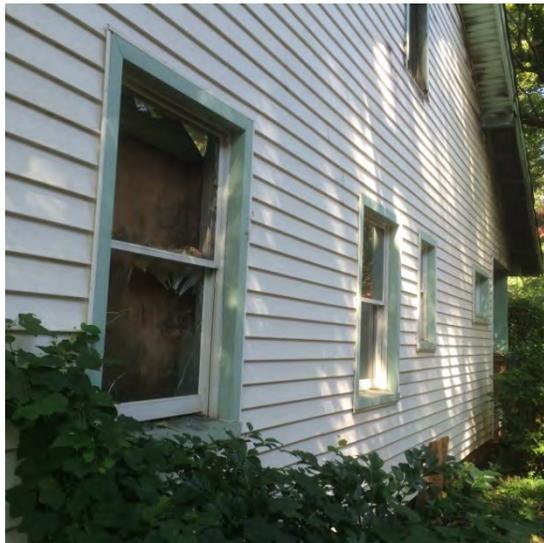


- INTERNAL -



ABOVE: Rear/Left of house showing melted/charred siding, broken windows, and demolished 2nd floor & roof

BELOW:: Left of house showing melted/charred siding, broken windows, and demolished 2nd floor & roof. Damage goes from rear to front, top to bottom.





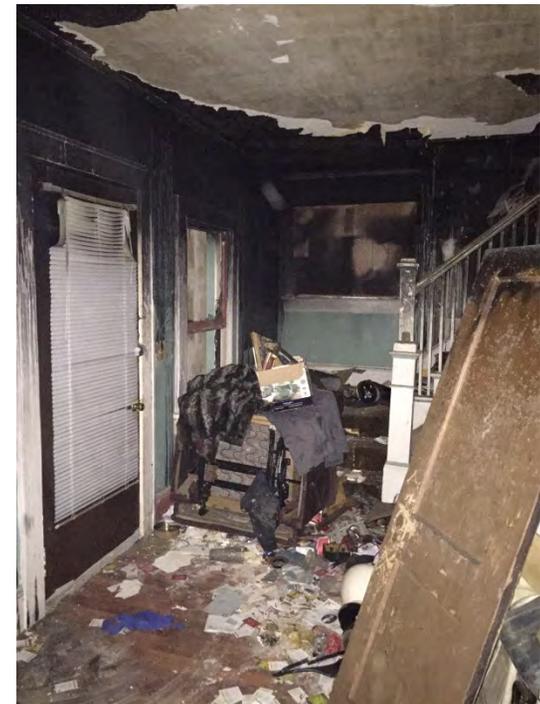
ABOVE: Front Porch. Furthest point from fire source and still damaged. All windows are demolished and heat/smoke damage throughout.

- INTERNAL -



ABOVE: Indoor Ceiling showing melted coverings, mold, axe and water damage. Unsalvageable.

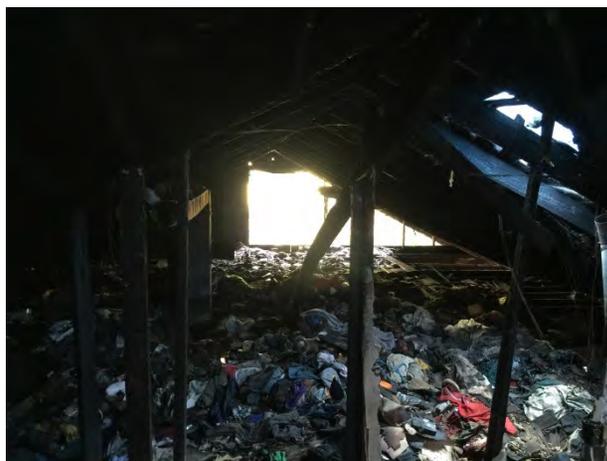
BELOW: Once colored walls now black, charred and unsalvageable all the way to the front of the house





ABOVE: Stairwell damage. Unsalvageable.

BELOW: 2nd Floor. Holes in roof, fire damage to the studs, exposed interior, unsalvageable from front to rear. Dangerous to walk on failing floor. Failed weatherproofing.



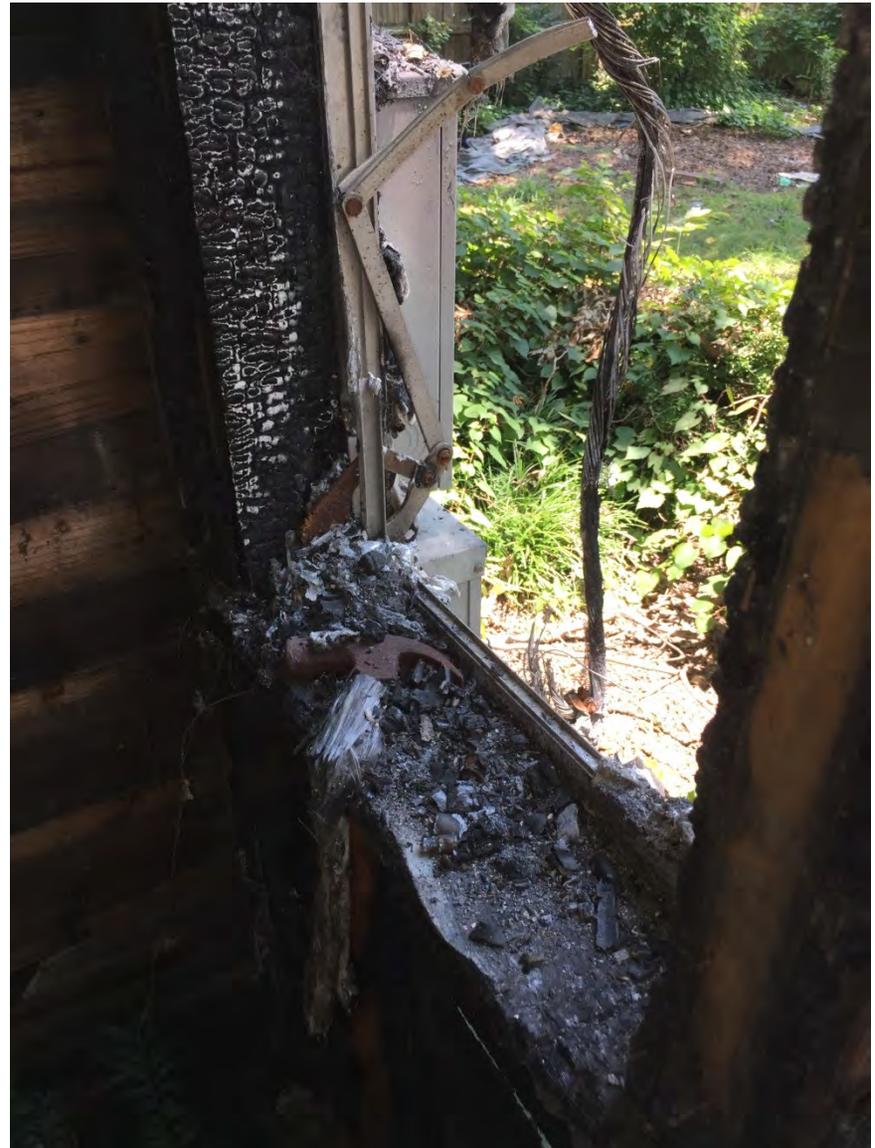
- INTERNAL -

BELOW: Current structure contains failing items such as deteriorated columns, ripped artificial turf surface, exposed electrical system, and failed vinyl siding.



- INTERNAL -

BELOW: Miscellaneous pictures showing typical unsalvageable structure. Roof, living room, kitchen, windows.



ERNAL -