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**LOCAL HISTORIC DISTRICT:** Wesley Heights

**PROPERTY ADDRESS:** 131 Grandin Road

**SUMMARY OF REQUEST:** Demolition

**APPLICANT** Hopper Communities

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is a brick two story quadraplex constructed in 1939 anchoring a corner lot. It is listed in the Wesley Heights National Register. The quad has a five bay façade with a hipped roof that extends over two story porches supported by brick piers. At the other end of the block are two additional traditional multifamily buildings constructed in 1934 and 1920. Across the street is the former Bethel AME church (c. 1927), an assortment of older single family homes and Walnut Hill (2007), a town house development. The exterior of the structure appears to be in good condition.

*Proposal*

The proposal is to demolish the quadraplex.

**Policy & Design Guidelines**

**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.

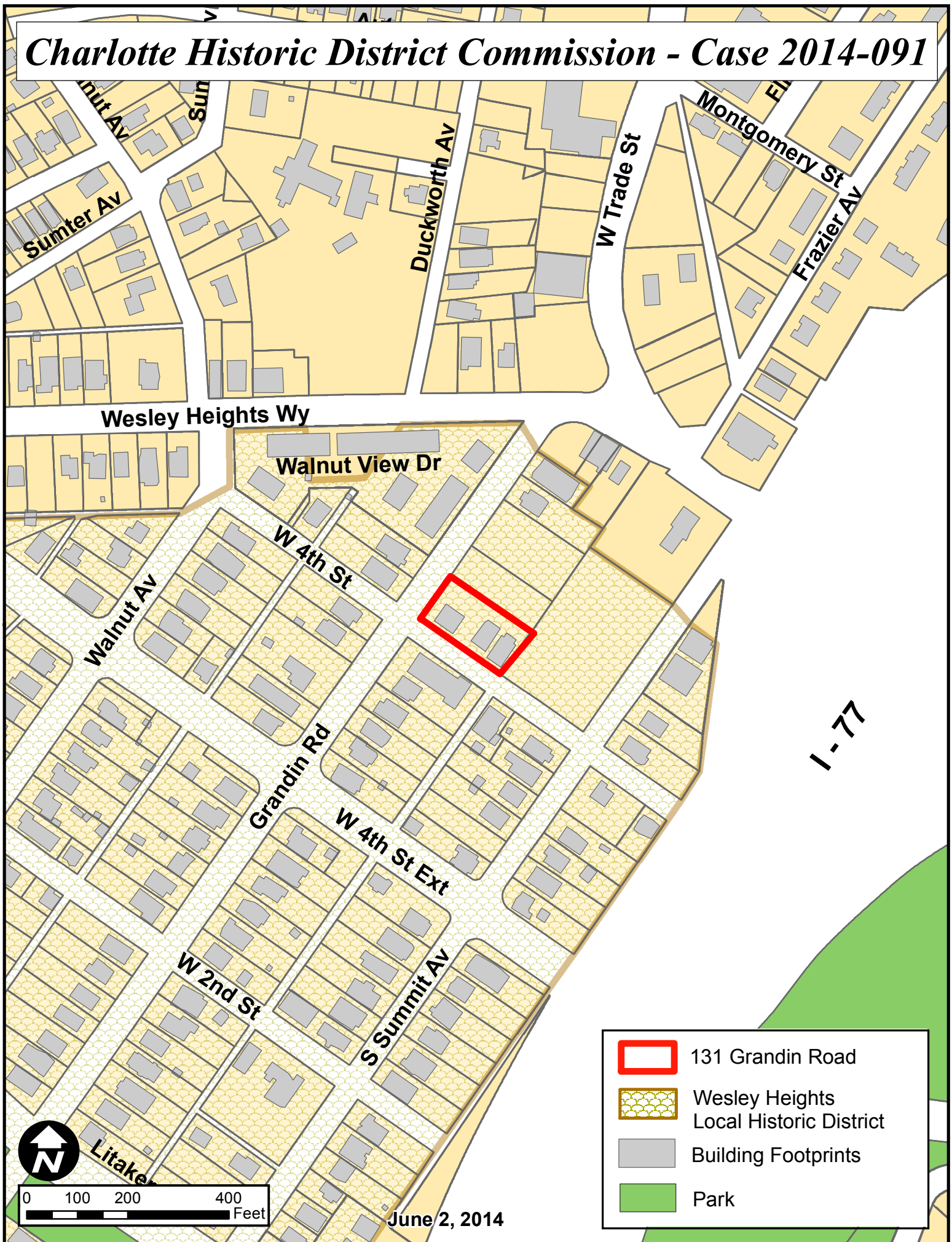
4. When an application for demolition receives a 365-day delay, any consideration of applications or proposed new construction on the same site will be deferred for 90 days.
5. When an application for demolition receives a 365-day delay, the Historic District Commission Staff will seek an alternative 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**

The Commission shall determine if the 365-day delay shall be placed on the structure. Staff recommends the 365 day delay.

# Charlotte Historic District Commission - Case 2014-091





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