ADDRESS OF PROPERTY:  1701 Park Road, Dilworth Local Historic District  
SUMMARY OF REQUEST:  Demolition  
OWNER:  Brennon and Coleen Giggey  
APPLICANT:  Baps and Billy Richard  

*Details of Proposed Request DEMOLITION.*

This c. 1920 house is identified as Contributing in the National Register of Historic Places Inventory. It appears as it has for many years but the understanding is that it is completely gutted to the exterior walls. DEMOLITION is being requested. This property does meet the first minimum qualifications for Preservation Tax Credits – It is located within a National Register Neighborhood, and Is identified as Contribution in the Inventory.

*Relevant HDC Design Guidelines*

- Demolition

*Staff Analysis*

The Commission will make a determination as to whether or not this house is determined to be contributing to the Dilworth Local Historic. 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.
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

3. 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.

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.