

June 12, 2013

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**ADDRESS OF PROPERTY:** 404/406 Hermitage Court, Hermitage Court Local Historic District  
HDC 2013-100

**SUMMARY OF REQUEST:** Demolition

**OWNER:**

**APPLICANT:** Philip M. Hayes

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**Details of Proposed Request DEMOLITION.**

*This c. 1923 house is identified as Contributing in the Myers Park National Register of Historic Places Inventory. It appears as it has for many years. 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 Contributing 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*
2. *a Certificate of Appropriateness.*
3. *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*
4. *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.*
5. *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.*
6. *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.*
7. *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.*
8. *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.*
9. *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.*
10. *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.*



<http://meckcama.co.mecklenburg.nc.us/mvideo/20010128/PS091049.JPG>

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