

Potential Historic Landmark Application Form

APPLICATION INSTRUCTIONS

The Charlotte-Mecklenburg Historic Landmarks Commission places properties on its Study List which it believes appear eligible for designation as a Charlotte-Mecklenburg Historic Landmark. Please consult the material in this form to determine whether you wish your property to be considered for such designation. Placement on the Study List does not guarantee that the Historic Landmarks Commission will vote to recommend that the local governing board designate your property as a Historic Landmark. In most instances it will be your responsibility to have a Survey and Research Report prepared which documents the historic, cultural and architectural significance of your property. The Survey and Research Report must conform to professional standards established by the Historic Landmarks Commission. In most instances this will require that you obtain the services of professional consultants. Fees should be negotiated between you and the consultant you choose. The North Carolina Division of Archives and History maintains a list of consultants. **The Commission does have limited funds to prepare Survey and Research Reports on its own initiative. These monies are reserved for properties which have high levels of historic significance and for which the owner would find it difficult to have a Survey and Research Report prepared. If you would like for your property to be considered for such consideration, please contact the Commission office at 704-376-9115. Or email: Stewart.Gray@mecklenburgcountync.gov**

Return this form to:

Charlotte-Mecklenburg Historic Landmarks Commission
2100 Randolph Road
Charlotte, N.C. 28207
Telephone: (704) 376-9115

Potential Historic Landmark Form

Type or print in black ink.

In order for your property to be considered, you must supply the following information.

Name of Property: _____

Street Address of Property: _____

City _____ State _____ Zip _____

Tax Parcel Number of Property (*available from Mecklenburg Co. Tax Office*): _____

Owner's Name: _____

Owner's Address: _____

City _____ State _____ Zip _____

Phone number (required): _____

If you are not the owner of the property, you must supply with this application a written statement of the owner's attitude about historic landmark designation or a copy of a letter you have sent to the owner soliciting the owner's attitude. If neither of these is provided, the application will not be processed.

Enclose a brief statement on the significance of the property. Include at least four photographs of the property. Photographs smaller than 1 Megabyte can be e-mailed to the Commission at Stewart.Gray@mecklenburgcountync.gov

Make a check out to **Mecklenburg County** for the appropriate fee and send it with the completed packet. The Application Fee for an **income-producing** property is **\$200**. The Application Fee for a **non income-producing** property is **\$100**. Please be advised that payment of the fee in no way guarantees that the subject property will be considered for historic landmark designation.

I hereby attest that I have read the attached consequences of historic landmark designation and affirm that I do favor having the property defined herein designated as a historic landmark.

(Signature of Owner) Date: _____

If you want the interior of a building or buildings to be considered for historic landmark designation, the owner must sign the enclosed *Permission For Interior Design Review Form* and return it with this form.

Legal Consequences of Historic Landmark Designation

This document represents the understanding of the pertinent legislation held by the Consulting Director of the Charlotte-Mecklenburg Historic Landmarks Commission and in no way represents a legal opinion.

1. A suitable sign may be placed on a "historic landmark" or, if the owner objects, upon a nearby public right-of-way. This sign states that the property is a "historic landmark." G. S. 160A-400.5.
2. The owner of a "historic landmark" may apply for an automatic deferral of 50% of the Ad Valorem taxes on a "historic landmark." This deferral persists as long as the property retains its status as a "historic landmark." G. S. 105-278.
3. The owner of a "historic landmark" must secure a Certificate of Appropriateness from the Historic Landmarks Commission before any material alteration, restoration, removal, or demolition of any exterior feature of a "historic landmark" may occur. With the owner's written consent or with the previous owner's written consent which has been filed and indexed in the Register of Deeds Office, the Historic Landmarks Commission may exercise authority over the interior of a "historic landmark." G. S. 160A-400.9.
4. A Certificate of Appropriateness for the demolition of a "historic landmark," except as specified below, may not be denied. However, the effective date of the Certificate of Appropriateness for the demolition may be delayed for a period of up to 365 days from the date of approval. A Certificate of Appropriateness for the demolition of a "historic landmark" may be denied, if the subject "historic landmark" is determined by the State Historic Preservation Officer as having State-wide significance as defined by the criteria of the National Register of Historic Places. G. S. 160A-400.14.
5. Local governing boards may exercise the power of eminent domain and thereby acquire those "historic landmarks" for which an application has been made for a Certificate of Appropriateness for demolition. G. S. 160A-241 and G. S. 40A-3 (b) (8)

For further information, call Dr. Dan L. Morrill at 704-376-9115.

PERMISSION OF OWNERS FOR INTERIOR DESIGN REVIEW

(Please complete this portion of the application only if interior is included in the designation).

Pursuant to North Carolina General Statute 160A-400.9(b) on historic landmarks, we,

owners of record, do hereby request designation of interior spaces as such spaces have been deemed to have architectural, artistic, cultural, or historical significance. We understand that changes to designated portions of the property are subject to design review for compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. We give permission to the Charlotte-Mecklenburg Historic Landmarks Commission to exercise jurisdiction for design review over all interior designated portions of the following building or buildings located at: *(Type or Print in Black Ink)*

Name of Historic Landmark: _____

Street Address of Building or Buildings: _____

City, State, and Zip: _____

Tax Parcel Number or Numbers: _____

Signature _____
Owner

Name (Print) _____

Date _____

Signature _____
Owner

Name (Print) _____

Date _____

You should only contact a consultant after your property has been placed on the Study List of prospective historic landmarks by the Historic Landmarks Commission. Otherwise, you may be spending money needlessly. Also, the hiring of a consultant and the preparing of the necessary documentation by him or her does not preclude the possibility that the Historic Landmarks Commission might vote against recommending the property for historic designation or that the local governing board may vote not to designate the property.

You should make clear to the consultant that the consultant will be responsible for:

- Preparing a Survey and Research Report and supplying paper and electronic copies of same to the Historic Landmarks Commission
- Taking record photographs of the property and submitting files and one print of each photograph to the Historic Landmarks Commission for its files.
- Scheduling and conducting a site visit to the property by members of the Historic Landmarks Commission.
- Presenting the documentation on the property to a meeting of the Historic Landmarks Commission.