
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 224, 228, 232 and 236 West Kingston Avenue

SUMMARY OF REQUEST: Demolition

APPLICANT/OWNER: Jason Groenewold

Details of Proposed Request

Existing Conditions

The four properties are one story structures that were re-used for a day care. The buildings are connected with heated space. 236 West Kingston Ave. was constructed in 1923 and has been modified and connected to 232 which is also a one story structure. 228 and 224 are connected to make one building. They were constructed in 1936 and 1940 respectively. Parts or all of the brick features are painted. Existing zoning is R-22 Multi-Family. Adjacent structures are commercial and residential.

Proposal

The proposal is full demolition of the buildings. Plans for new construction have not been submitted.

Policy & Design Guidelines – Demolition, page 9.2

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.

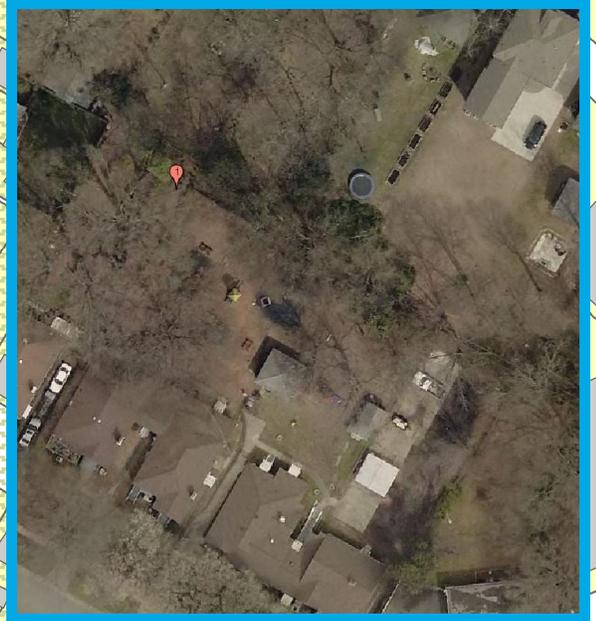
1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.
2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District.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

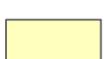
6. If the building cannot be retained, then it should be documented thoroughly with photographs of all four sides of the building; sketch plans; notations of height, width, and setback; and, if possible, measured drawings.
7. Maintain any empty lot appropriately so that it is free from hazards and trash and is well tended if the site is to remain vacant for any length of time.
8. Salvage significant materials such as wood flooring, doors, windows, brick and stone, trim, and decorative features for subsequent reuse.
9. 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.
10. 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.

Staff Analysis

The Commission will make a determination as to whether or not the buildings are determined to be contributing to the Wilmore Local 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 2017-515
HISTORIC DISTRICT: WILMORE
DEMOLITION



-  224, 228, 232, 236 W. Kingston Av
-  Wilmore Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

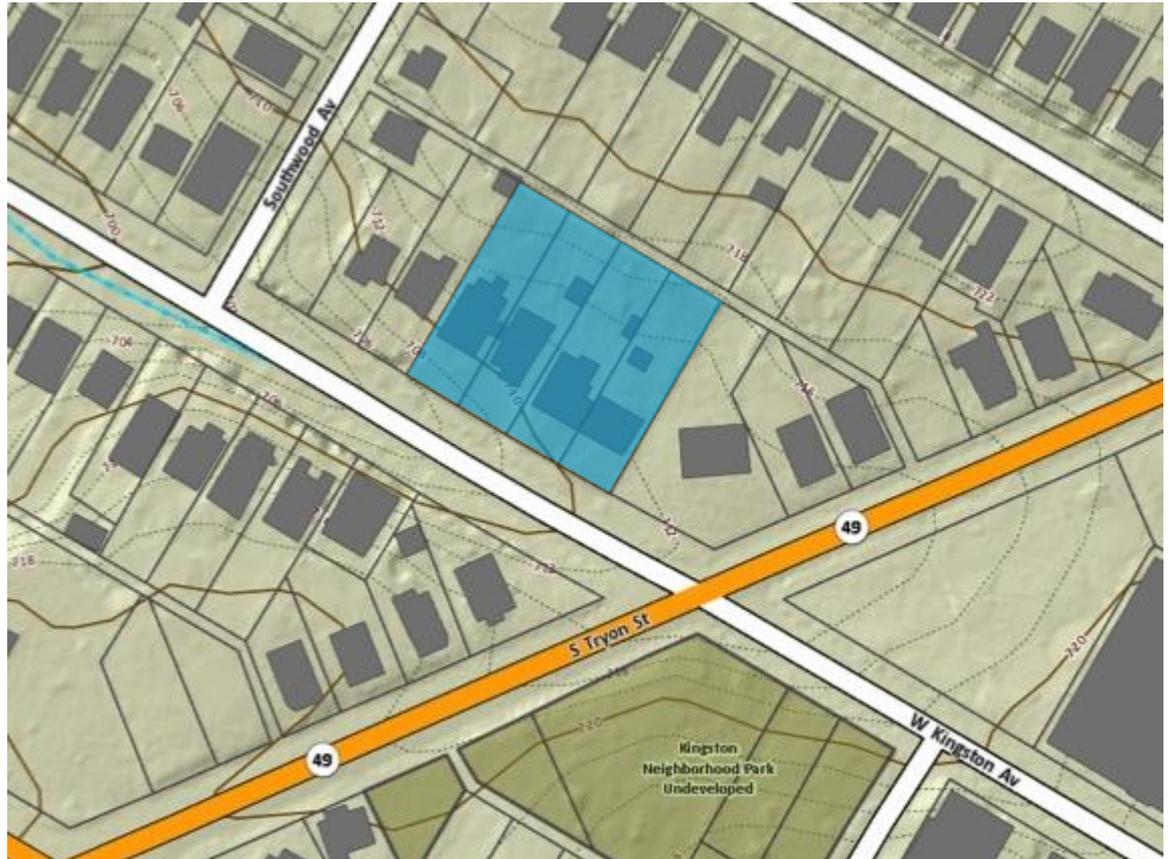
September 6, 2017





Application HDCRDEMO-2017-005 | 5 Sites for Consideration

- ❖ 4 contiguous parcels (.87 acres):
 - ❖ 224 W Kingston Ave
 - ❖ 228 W Kingston Ave
 - ❖ 232 W Kingston Ave
 - ❖ 236 W Kingston Ave
- ❖ Zoned R-22MF
 - ❖ 5-min walk to light rail
 - ❖ Along bus-line
- ❖ Structures significantly modified from original use as single-family to day care
- ❖ All buildings are vacant and in various states of distress
- ❖ Applicant requests demolition permit to build up to 19 townhome units



Background Information

- ❖ Homes built between 1923-1940
- ❖ Converted to commercial use as a day care in 1980s
 - ❖ Buildings combined with walkway
 - ❖ Kitchens and individual bathrooms removed
 - ❖ One commercial kitchen total between the four buildings
 - ❖ No showers
- ❖ After day care closed, used as men's boarding house
 - ❖ Use was not approved and required to close by city inspectors
- ❖ Buildings have been vacant 2+ years
- ❖ Current Condition
 - ❖ Not approved for residential use/occupation
 - ❖ Aluminum and vinyl siding
 - ❖ Roof leaking and damage in parts of building
 - ❖ Significant damage caused by break-ins
 - ❖ Source of loitering, drinking and drug sales/use, daily neighborhood disturbances

Existing Conditions – 236 W Kingston Ave



Front



Left



Rear



Right

Existing Conditions – 232 W Kingston Ave



Front



Left



Rear



Right



Existing Conditions – 228 W Kingston Ave



Front



Left



Rear



Right

Existing Conditions – 224 W Kingston Ave



Front



Left



Rear



Right

Context – Adjacent Structures



240 W Kingston Ave



1632 S Tryon St

Context – Across the Street Structures



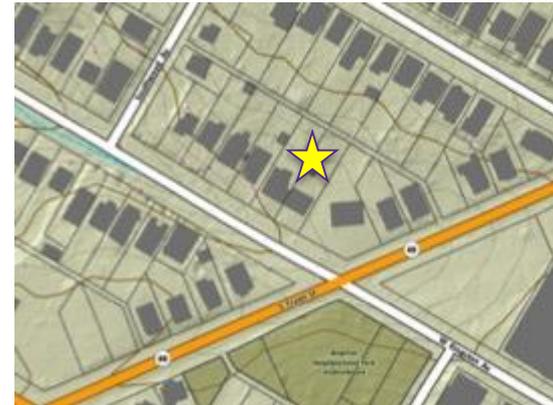
235 W Kingston Ave
(duplex converted to
single-family)



241 W Kingston Ave
(4 unit condo)



1700 S Tryon St



Proposed Multi-Family Use

- Up to 19 townhomes, which conforms to current R-22MF zoning
- Conforms to City's desire for greater density in urban core and areas near major transit systems (bus line along S. Tryon, light rail within .3 mile)
- Integrated with the historic Wilmore community, providing small-scale home ownership with modern amenities and elegant exteriors fitting in with the surrounding urban fabric
- Project being led by current Wilmore resident and neighbor who plans to live next to redevelopment



Preliminary site plan