LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 718 N. Smith Street

SUMMARY OF REQUEST: Demolition

APPLICANT: Jonathan Krueger

Details of Proposed Request

Existing Conditions
The existing structure is a one-story brick warehouse building constructed in 1932 located on the edge of the Fourth Ward Local Historic District. Architectural features include a front parapet stepped roof and metal windows (4 window bays on the front façade have been infilled). The building dimensions and lot dimensions are the same: 75.5’ (front width) x 96’ (left elevation length) x 88.82’ (rear width) x 141.83’ (right elevation length). Adjacent uses are multi-family, industrial, and commercial. There are no mature trees on the site. The parcel is currently Zoned I-1 and is being proposed for a Rezoning to UMUD-O under petition 2019-092.

Proposal
The proposal is full demolition of the building.

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

1. The Commission will determine if the application is complete.

2. If the application is determined to be complete, then the Commission will determine whether or not the building has special significance to the Fourth Ward Local Historic District. With affirmative determination, the Commission can apply up to 365-Day Stay of Demolition.

3. If the Commission determines that this property is does not have any special significance to the district, then demolition may take place without a delay or upon the approval of new construction plans.
June 17, 2019

Kristina Harpst, AICP
Program Director, Historic District Division
Charlotte Planning, Design + Development Department
City of Charlotte
600 E. fourth Street, 8th Floor
Charlotte, NC 28202

Re: 712 & 718 North Smith Street
HDC Agenda – Application Request
Existing Facility Demolition Request

Kristina,

Attached with our application submittal for the July 10 HDC hearing, is the required checklist, site plan and photographic record of the buildings that are located at 712 N Smith Street and 718 N Smith Street. These two parcels are part of a 4-parcel ownership that is being considered for rezoning and redevelopment by the owner.

It is our opinion and the opinion of our client (the property owner) that these two buildings are not contributing to the historic fabric of fourth ward and as such, we request, on behalf of our clients to gain the commission’s approval for their demolition.

If you have any questions, please let me know so that I can provide any further information.

Sincerely,
FMK Architects

Jonathan M. Krueger, AIA
Managing Principal
To the best of our knowledge, this map and plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by AEC and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(d), 6(b), 9, 12, 13, and 17 of Table 4.1 thereof.

PRELIMINARY
NON-CERTIFIED
FOR REVIEW PURPOSES ONLY

Andrew G. Zoutewelle, N.C. PLS L-3066
Date:

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ALTA/NSPS SURVEY of
722 NORTH SMITH STREET
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for LKN HOLDINGS, LLC
January 10, 2017

Scale 1" = 30'
Building Heights Sketch of
700 BLOCK of NORTH SMITH STREET
FACING SOUTHEAST - EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte–Mecklenburg Planning Department
July 29, 2019

Scale 1" = 20'

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade, "Grade," tal level, and ridgeline of the houses depicted herein. No rearyard or sideyard measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.