LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 712 N. Smith Street

SUMMARY OF REQUEST: Demolition

APPLICANT: Jonathan Krueger

Details of Proposed Request

Existing Conditions

The existing structure is a one-story metal industrial building constructed in 1991 and located on the edge of the Fourth Ward Local Historic District. The lot dimensions are approximately 78’ x 200’. Adjacent uses are multi-family, industrial, and commercial. There is one mature tree on the site, at the right rear. 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.
HISTORIC DISTRICT COMMISSION
Established 1976

LOCAL HISTORIC DISTRICT: FOURTH WARD

PROPOSED PROJECT: DEMOLITION COMMERCIAL

Feet

AUGUST MEETING 2019
HDCC DEMO 2019-00399

×1.5

×1.8

×3

×1.6

×2.5

×1.5

×1.8

×3

×1.6

×2.5
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

[Signature]

Jonathan M. Krueger, AIA
Managing Principal
712 NORTH SMITH STREET
CAROLINA DEVELOPMENT GROUP NC, LLC
CHARLOTTE, NC

SITE PLAN

JUNE 10, 2019
DRAWN: J. P. DUNN
CHECKED: C. L. SMITH
DATE: JUNE 10, 2019
SHEET: L-100

SCALE: 1"=60'

LEGEND:
ROAD CENTERLINE
EXISTING PAVEMENT
EXISTING BUILDINGS
PROPERTY BOUNDARY
PROPOSED R/W
EXISTING LOT LINE
CONTOUR LINE

DEVELOPMENT DATA:

Site Area: 7.37 acres
Tax Parcels: 07823101, 07823102, 07823103, 07823112
Existing Zoning: I-2
Existing Use: Industrial

EXISTING BLDGS TO BE REMOVED

PARCEL ID:
07823101
07823102
07823103
07823112

PROPERTY BOUNDARY:

EXISTING LOT LINE:

CONTOUR LINE:

SCALE: 1"=60'

CORPORATE CERTIFICATIONS
NC PE: C-2502
NC LA: C-253
SC ENG: NO. 3599
SC LA: NO. 2111

DEED BOOK: 03340-289
PARCEL ID: 07823101
ZONING - I-2
USE: INDUSTRIAL

712 NORTH SMITH STREET
CAROLINA DEVELOPMENT GROUP NC, LLC
CHARLOTTE, NC
To I-277 (No Access)

NORTH SMITH STREET

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"), lot level, and ridge line of the houses depicted herein. No rear yard or side yard 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.

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'

0'  20'  40'  60'  80'

A.G. ZOUTEWELLE
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Phone: 704-372-9444 Fax: 704-372-9555
Firm License Number C-1054