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**LOCAL HISTORIC DISTRICT:** Fourth Ward

**PROPERTY ADDRESS:** 718 N. Smith Street

**SUMMARY OF REQUEST:** Demolition

**APPLICANT:** Jonathan Krueger

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### **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.



HDCCDEMO 2019-00389

PID: 07823102

LOCAL HISTORIC DISTRICT: FOURTH WARD

PROPOSED PROJECT: DEMOLITION COMMERCIAL

August Meeting 2019



June 17, 2019



Kristina Harpst, AICP  
Program Director, Historic District Division  
Charlotte Planning, Design + Development Department  
City of Charlotte  
600 E. fourth Street, 8<sup>th</sup> 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.

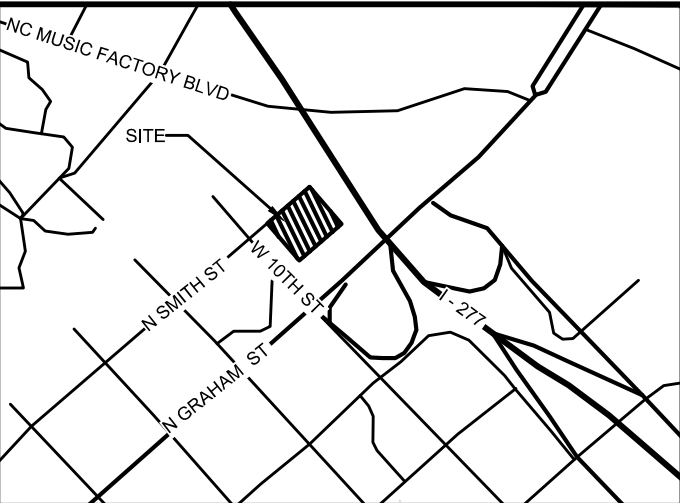
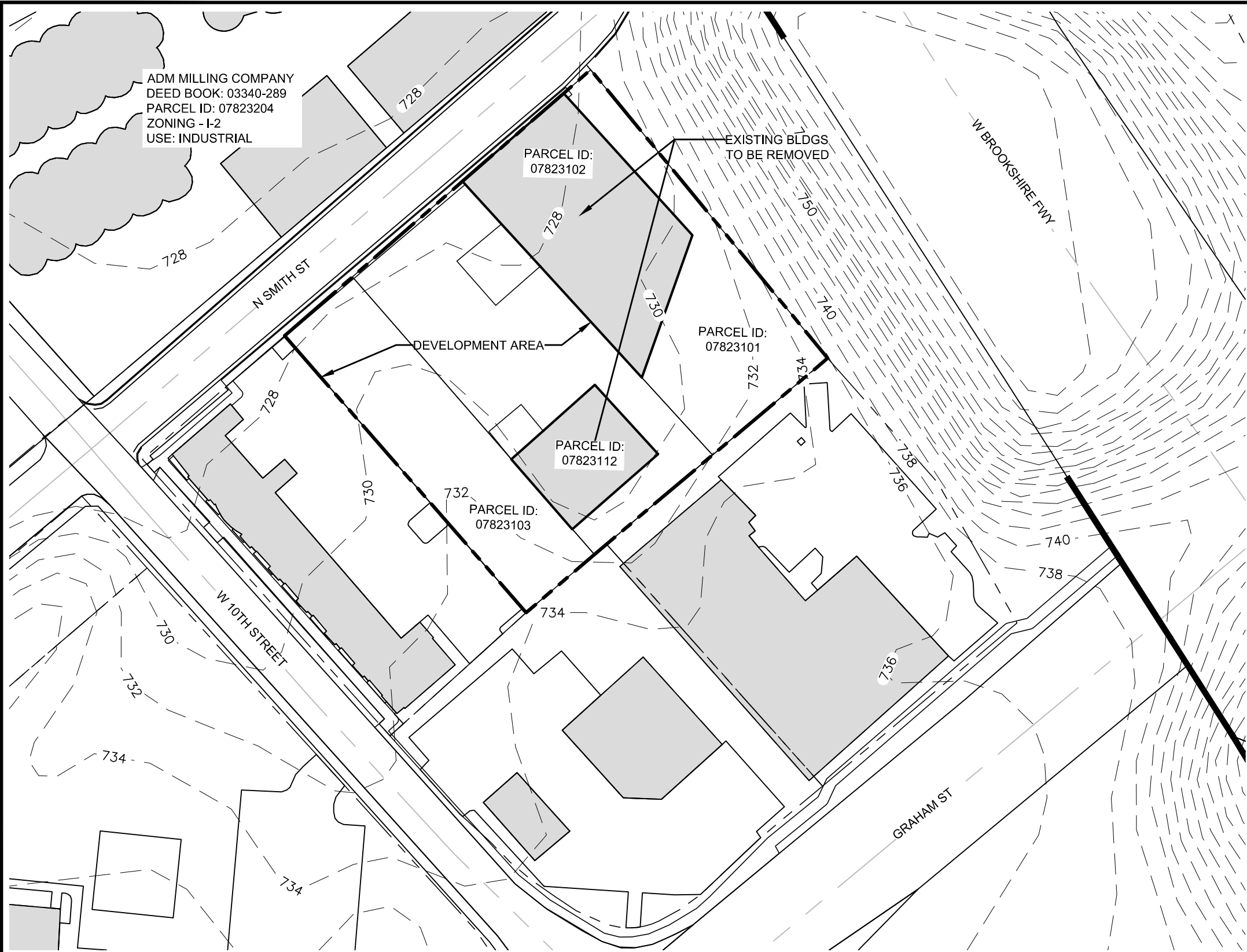
It is our opinion and the opinion of our client (the property owner) that these two buildings are not contributing to the historic fabric of fourth ward and as such, we request, on behalf of our clients to gain the commission's approval for their demolition.

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

Sincerely,  
**FMK Architects**

A handwritten signature in black ink, appearing to read 'J. Krueger', with a stylized, flowing script.

Jonathan M. Krueger, AIA  
Managing Principal



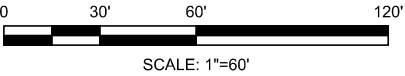
VICINITY MAP

**LEGEND:**

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

**DEVELOPMENT DATA:**

Site Area:	+/- 0.98 acres
Tax Parcels:	07823101, 07823102, 07823103, 07823112
Existing Zoning:	I-1
Existing Use:	Industrial



**CORPORATE CERTIFICATIONS**  
NC PE : C-2930    NC LA : C-253  
SC ENG : NO. 3599    SC LA : NO. 211



1. Source of title of this property is recorded in Deed Book 13203, Page 564, and Deed Book 5123, Page 115. This property is located within Ward 4, Square 197 as shown on The Beers Map of Charlotte of the Mecklenburg County Registry.

Tax. I.D. numbers are 078-231-01, 078-231-02, 078-231-03, and 078-231-12.

Area for this property is 42,680 square feet or (0.9798 acre) as computed by coordinates.

2. This property is zoned I-1 (Light Industrial) as per Virtual Charlotte GIS which has the following standard setbacks:

- 40' Maximum Building Height
- This survey does not reflect a zoning analysis. Any development of this property is subject to the approval of the City of Charlotte.
3. This survey does not reflect a complete title examination which may reveal additional restrictions, easements and other matters of title. Old Alleys referenced on the Beers Map of Charlotte, in Deed Book 2577, Page 527, and Deed Book 2584, Page 338, were formerly located within this property. No evidence of these alleys were observed during this survey. See Release Of Interest In Alleys recorded in Deed Book 31514, Page 102.
4. This survey does not reflect complete utility locations. Contractors should contact the NC One-Call Locating Center at 1-800-632-4949 before any design, digging, or excavation is begun.
5. This property is not located within a FEMA Flood Fringe Area per FEMA Flood Panel No. 3710455400K with an effective date of September 02, 2015.
6. There are no striped parking spaces on this property.
7. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork for this survey. There are no proposed changes in street right of way lines known to the undersigned.
8. Per Sec. 12.103 of the City of Charlotte Zoning Ordinance Class 1 Throughfares are subject to 175' of "Proposed Right-of-Way" for zoning and setback purposes. No active widening project is known to the undersigned.

This is to certify that this map or 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 ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 13, 16, and 17 of Table A thereof.

Andrew G. Zoutewelle, N.C. PLS L-3098

Date: \_\_\_\_\_

**BROOKSHIRE FREEWAY**  
I-277  
Graham Street  
Sheet 28  
Book 1, Page 120

approximate centerline of Brookshire Freeway

175'

Vicinity Map

Unit File 642-1  
D.B. 4962-222 (1985)

Garrison at Graham  
Condominium  
at File 950, Page 1  
Book 18895, Page 48  
MUDD Zoning

**A.G. ZOUTEWELLE  
SURVEYORS**  
1418 East Fifth St. Charlotte, NC 28204  
Phone: 704-372-9444 Fax: 704-372-9555  
Firm Licensure Number C-1054

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

Scale 1" = 30'

# LEFENZ

ch.	chord
L,R	curve length & radius
s.f.	square feet (by coordinates)
IPF/IRF	iron pipe/rebar found
IRS	iron rebar set
MB,DB	record map and deed references
UF	unit file
R/W	right-of-way
■	gas meter
□	power pole
田	water meter
⊙	storm sewer manhole
□	storm catch basin
-OU-	overhead utilities line

W-203.62'  
35' WEST TENTH STREET  
Public Right of Way (per UF642-

Tie S49°43'28"W — 99.94'

Circle K Stores  
Deed Book 21510, Page 219  
UR-C Zoning

The Garrison at Graham  
Condominium  
Unit File 950, Page 1  
Deed Book 18895, Page 48  
MUDD Zoning

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CHARLOTTE, MECKLENBURG COUNTY, N.C.  
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January 10, 2017

Scale 1" = 30'

0' 30' 60' 90' 120'





SIDE ELEVATION - NE SIDE FACING I-277



SIDE - NE CORNER



REAR ELEVATION



FRONT ELEVATION - NW CORNER



FRONT ELEVATION - SW CORNER



SIDE ELEVATION - SW SIDE FACING CITY

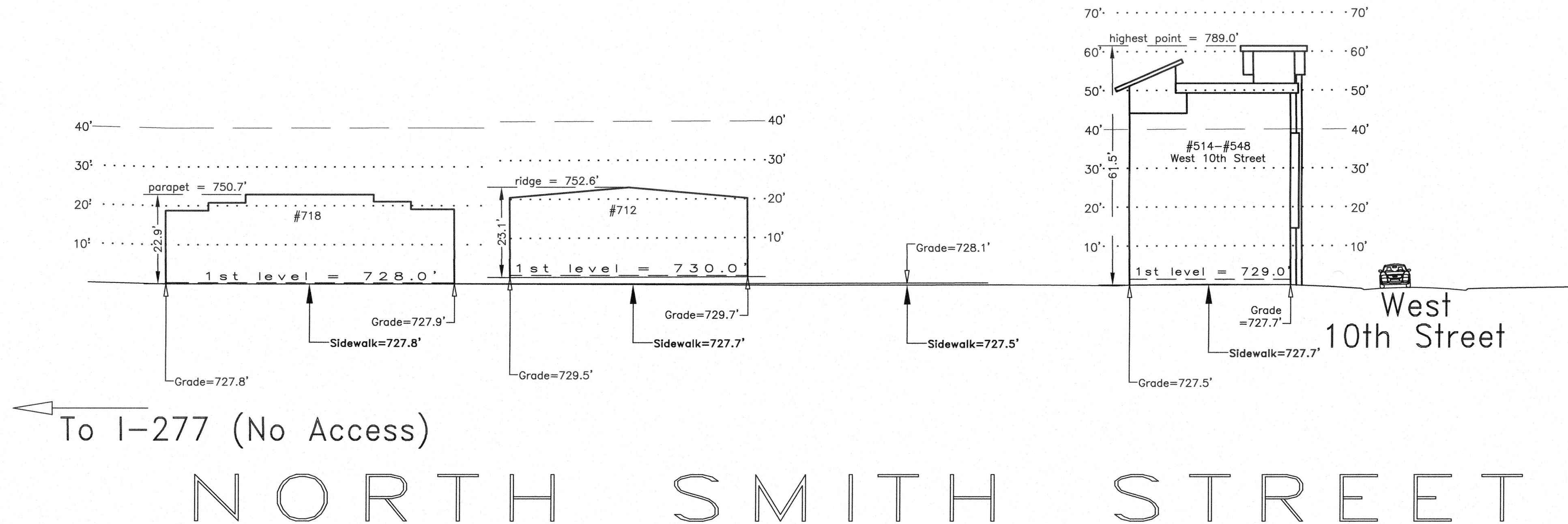


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 30<sup>th</sup> day of July, 2019.

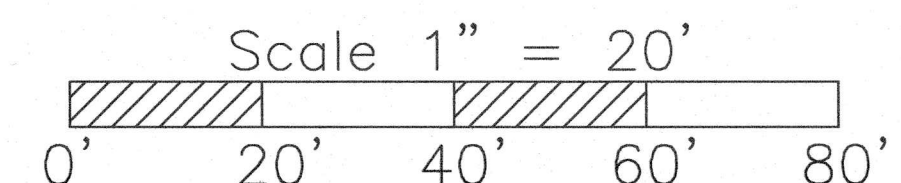


Andrew G. Zoutewelle  
Professional Land Surveyor  
NC License No. L-3098



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**SURVEYORS**  
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Firm Licensure Number C-1054

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



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"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon 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.



