
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 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.



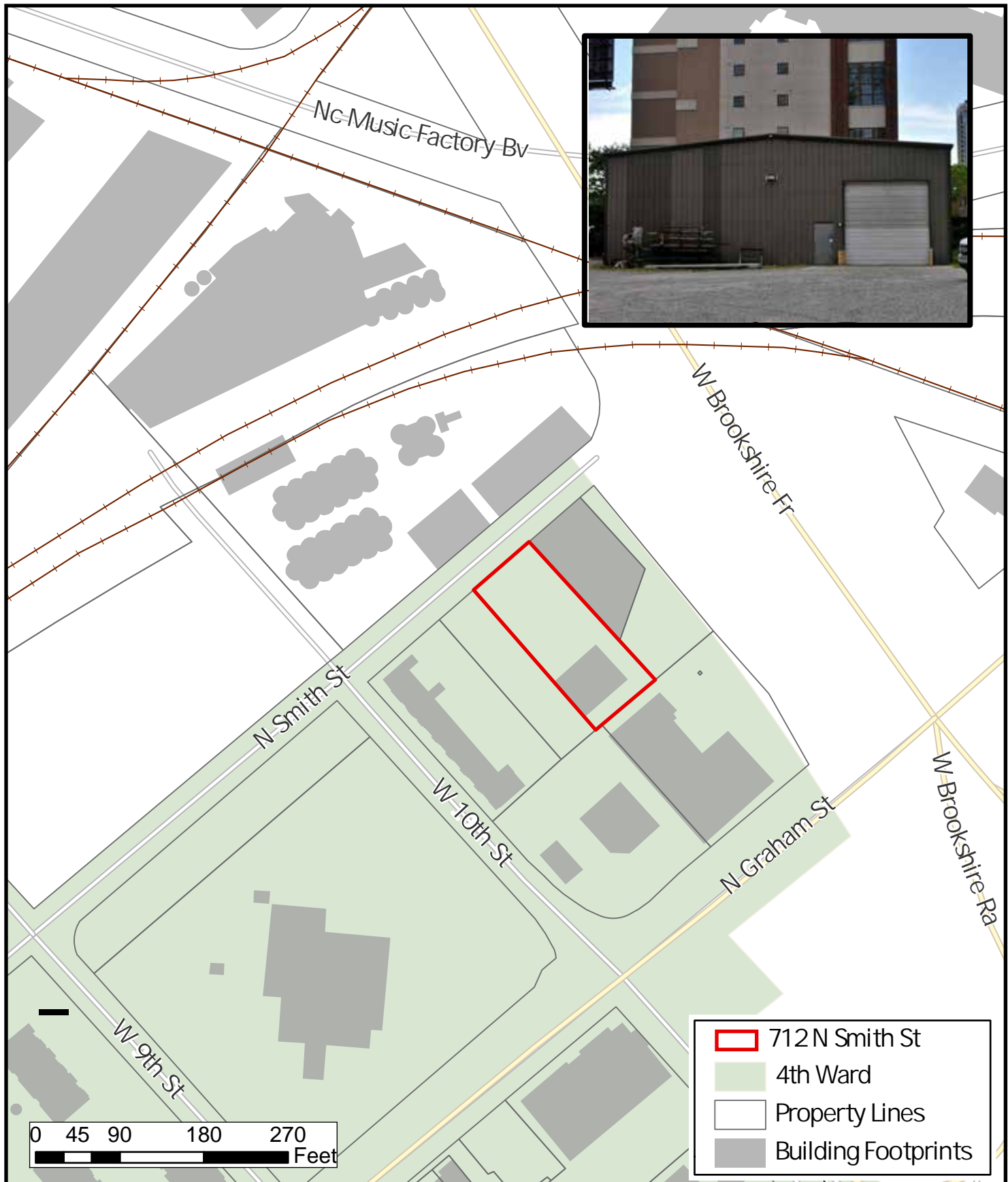
HDCCDEMO 2019-00399

PID: 07823112

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, 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.

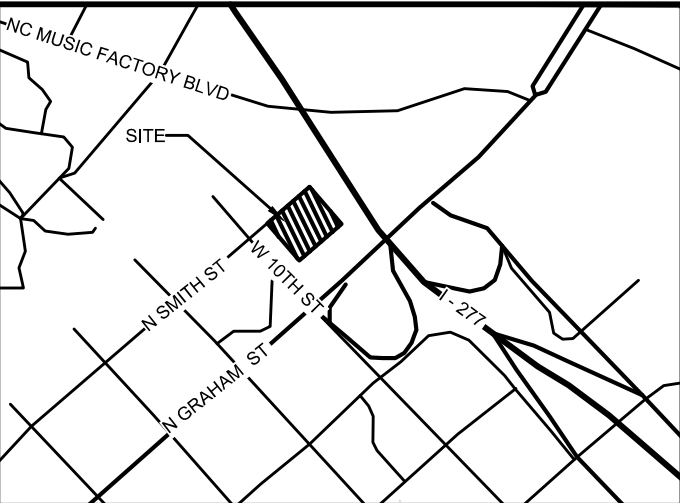
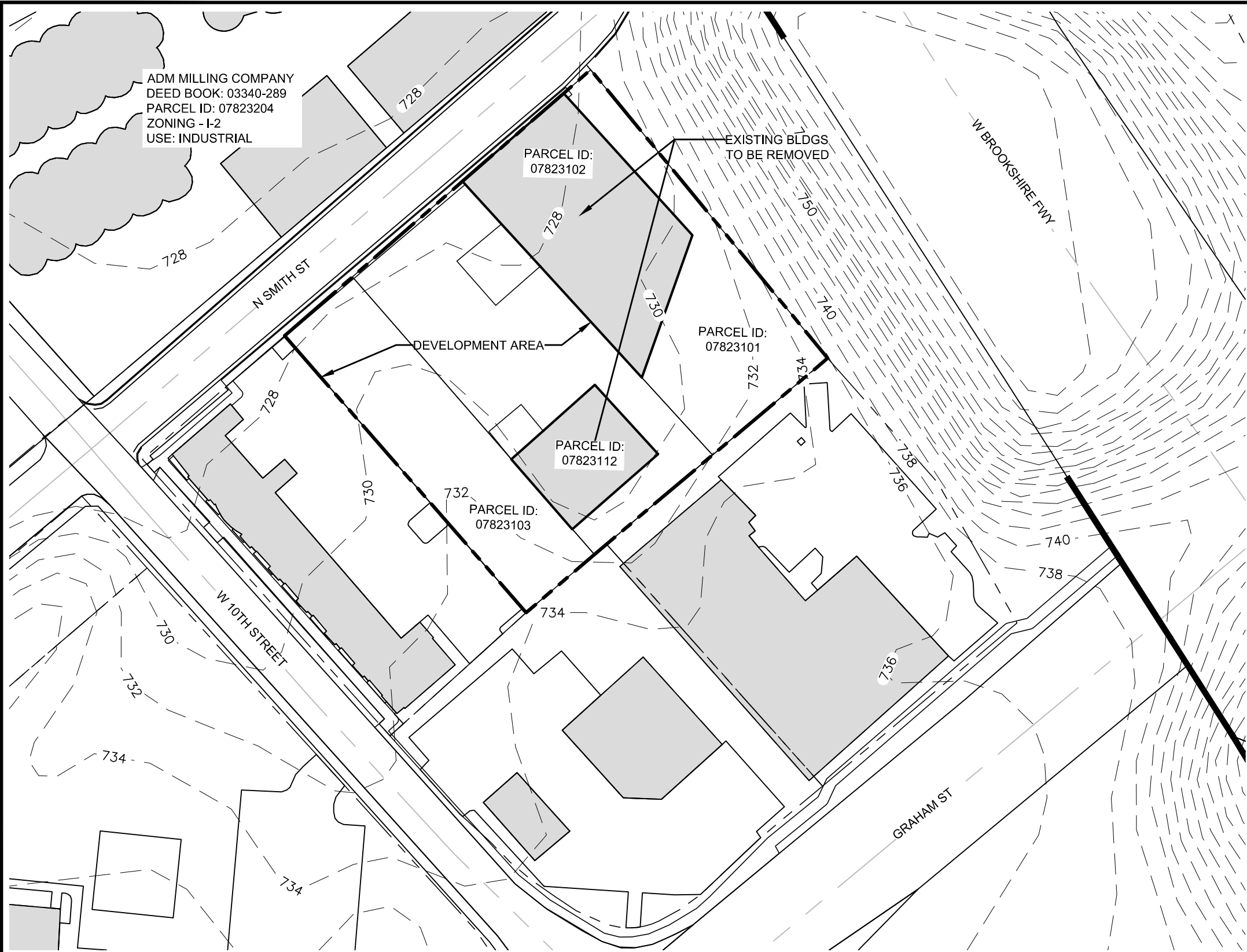
It is our opinion and the opinion of our client (the property owner) that these two buildings are not contributing to the historic fabric of fourth ward and as such, we request, on behalf of our clients to gain the commission's approval for their demolition.

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

Sincerely,
FMK Architects

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

Jonathan M. Krueger, AIA
Managing Principal



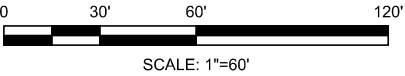
VICINITY MAP

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

General Notes:

- 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.
- This property is zoned I-1 (Light Industrial) as per Virtual Charlotte GIS which has the following standard setbacks:
20' Front
0' or 5' Side
10' Rear
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.
- 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.
- 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.
- 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.
- There are no striped parking spaces on this property.
- 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.
- Per Sec. 12.103 of the City of Charlotte Zoning Ordinance Class 1 Thoroughfares are subject to 175' of "Proposed Right-of-Way" for zoning and setback purposes. No active widening project is known to the undersigned.

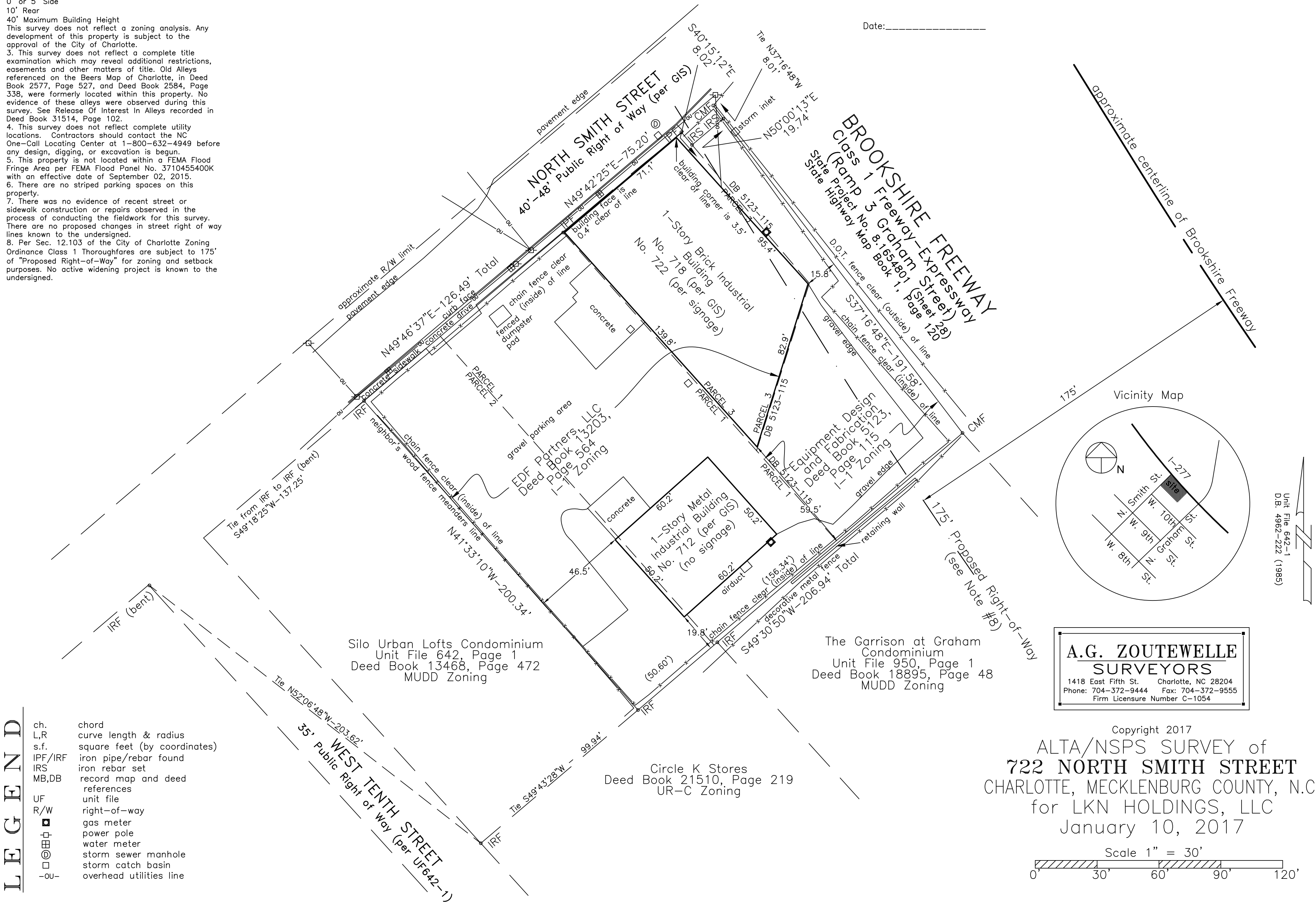
To only LKN Holdings, LLC, and ReadyCap Lending, LLC:

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.

PRELIMINARY
NON-CERTIFIED
FOR REVIEW PURPOSES ONLY

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

Date:_____





SIDE ELEVATION - FACING I-277 (NE)



REAR ELEVATION



FRONT ELEVATION - FACING SMITH STREET



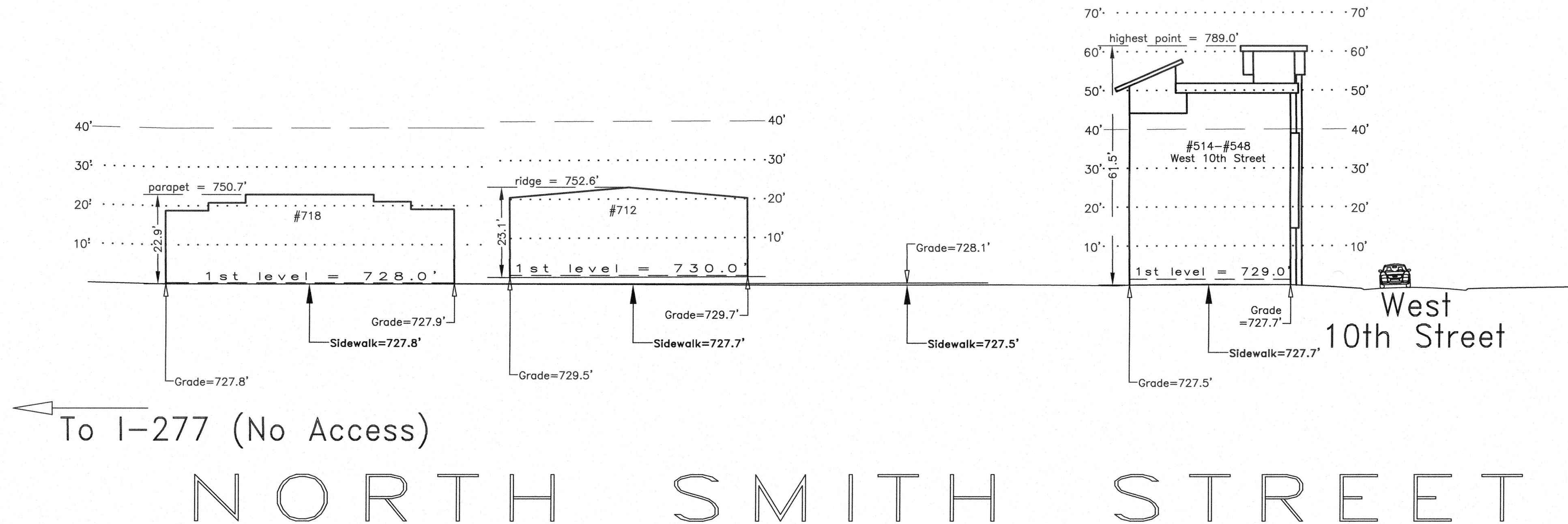
SDIE ELEVATION - FACING SW

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 30th day of July, 2019.

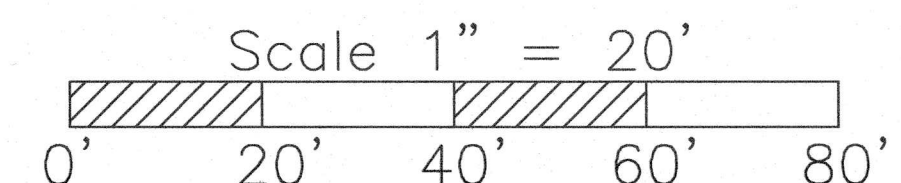


Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
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.