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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1600 South Mint Street

**SUMMARY OF REQUEST:** Building rehabilitation/Renovation

**APPLICANT:** Paul Mosher

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**Details of Proposed Request**

*Existing Context*

The existing structure is a one story commercial building at the corner of South Mint Street and Spruce Street constructed in 1920. Previous uses were a convenience store and restaurant. The masonry building has been painted and stuccoed.

*Project*

The project is a renovation for a new commercial use. Improvements include the installation/re-opening of windows, re-painting or removing paint from the exterior, stucco removal, new signs and decorative lighting. Roofing and roof components will be repaired. There are no site improvements at this time.

**Design Guidelines –Rehabilitation of Building Elements, Section 4**

See the appropriate sections for the application:

- Roofs
- Front doors and entrances
- Trim windows
- Light fixtures

**Staff Analysis** -The Commission will determine if the project meets the guidelines for building rehabilitation.

D

C

B

A



# 1600 S. Mint St. HDC REVIEW

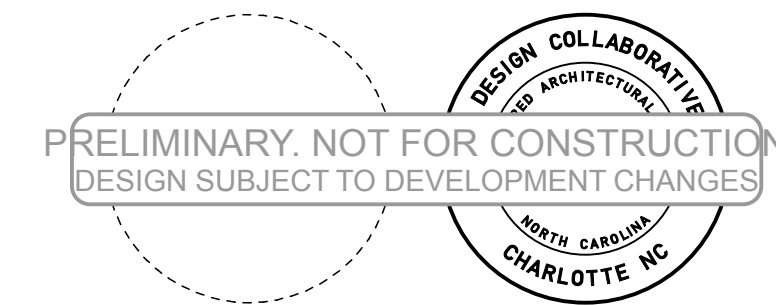
Contents:

- HDC - 00 Cover
- HDC - 01 Existing Site Conditions
- HDC - 02 Context Streetscapes
- HDC - 03 Site Survey
- HDC - 04 Elevations North
- HDC - 05 Elevations East
- HDC - 06 Elevations West
- HDC - 07 Storefront Section

xc

1523 Elizabeth Ave, Suite 120  
Charlotte NC 28204

704 405 5980  
www.cluckdesign.com



1600 S. Mint St.  
Charlotte, NC 28203

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01	08/14/17	FGIP PACKAGE
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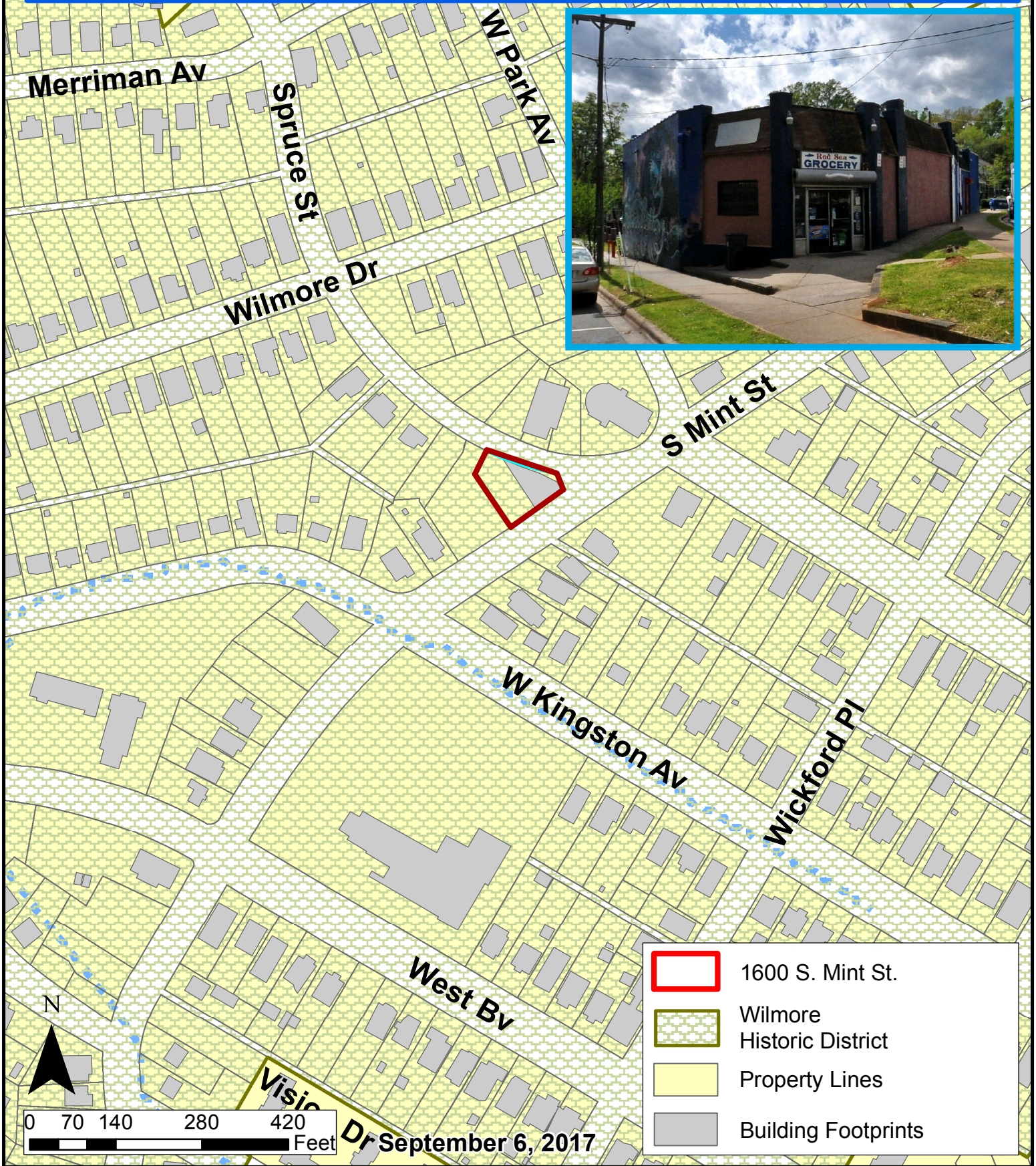
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


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Project name/ #: Pasta & Provisions / 17\_118  
CAD File Name: Pasta Provisions (HDC).vwx

Cover

*Charlotte Historic District Commission Case 2017-521*  
**HISTORIC DISTRICT: WILMORE**  
**RESTORATION**



-  1600 S. Mint St.
-  Wilmore Historic District
-  Property Lines
-  Building Footprints



Red Sea  
GROCERY

1

2

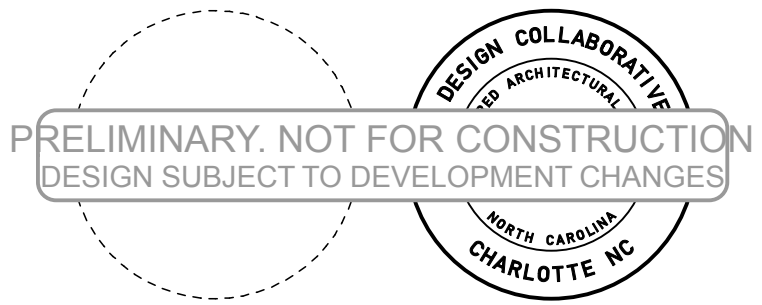
3

4

5

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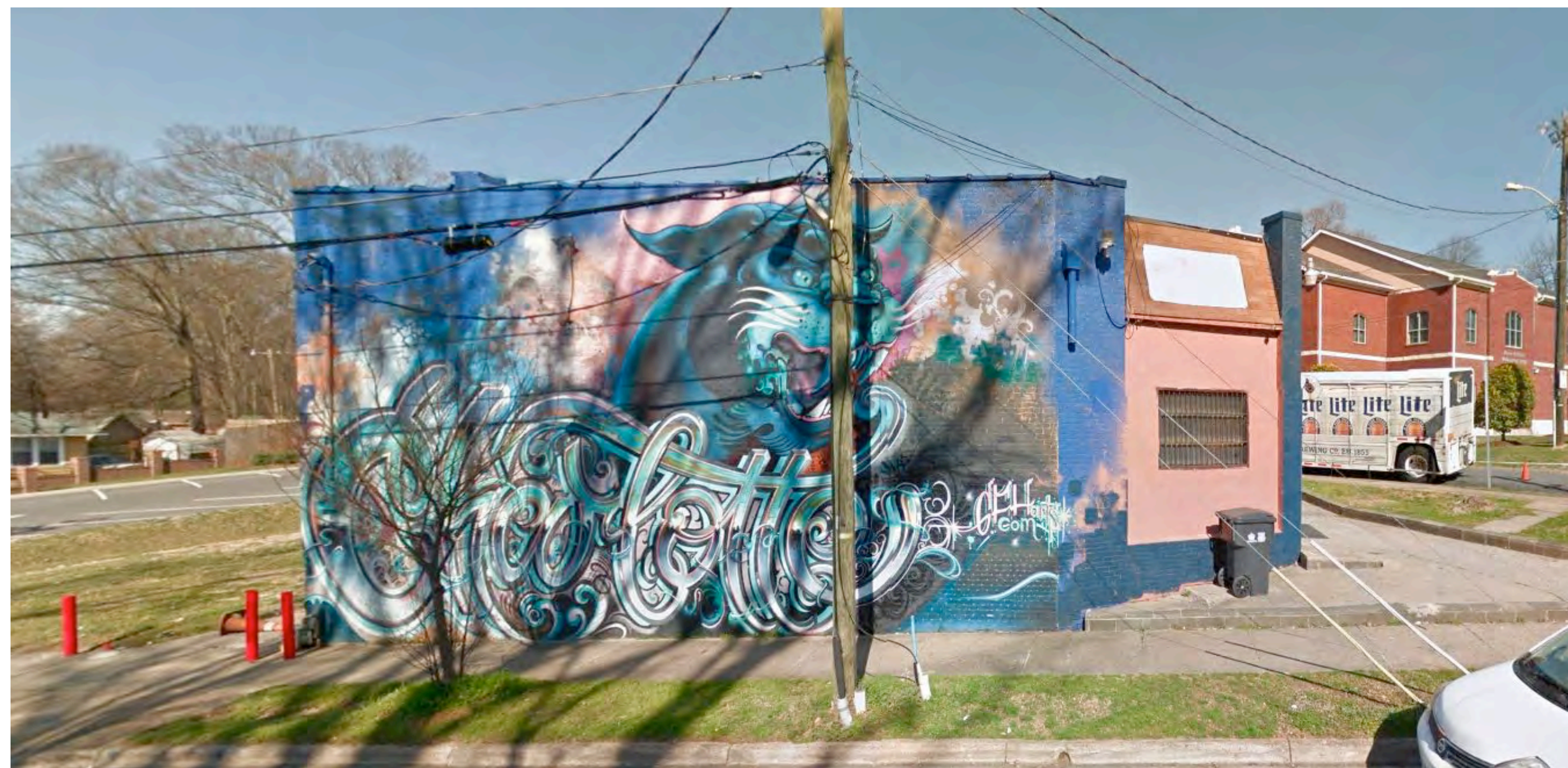
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Existing Site Conditions

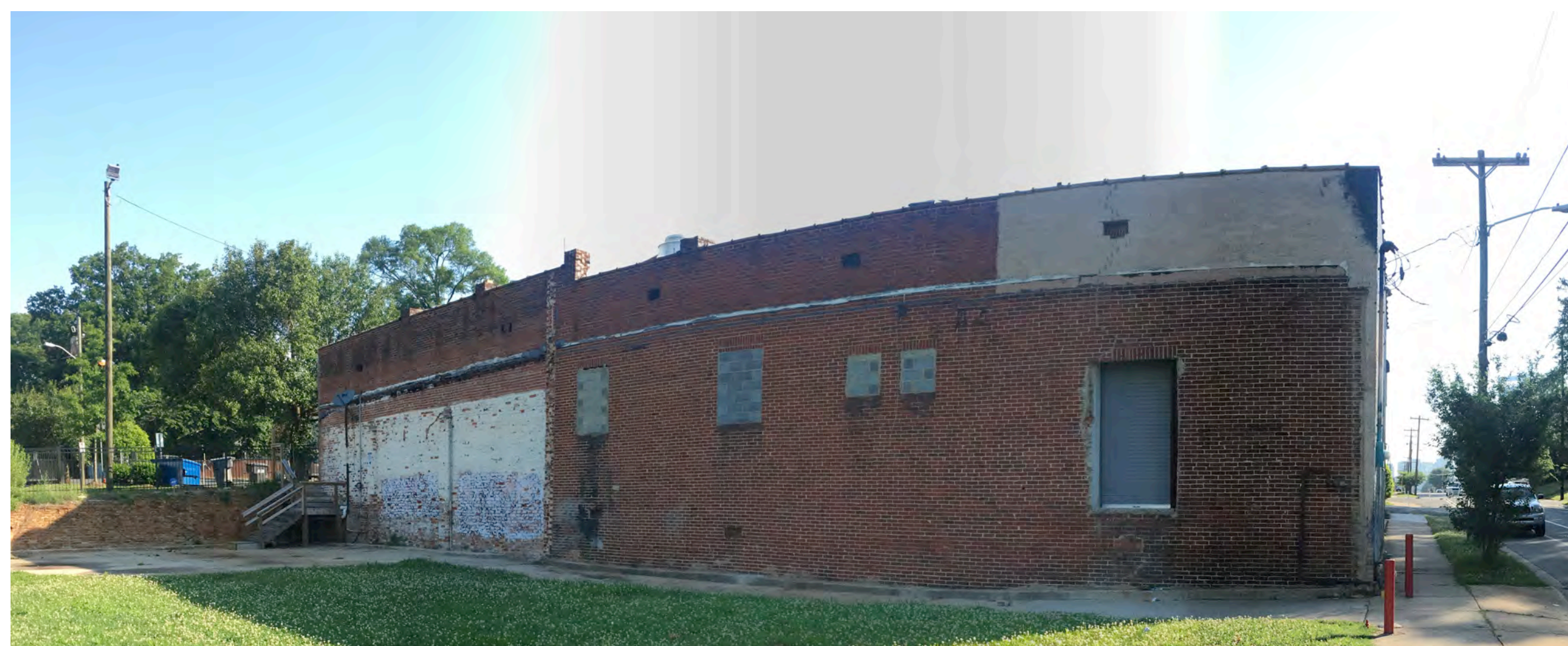
**HDC-01**



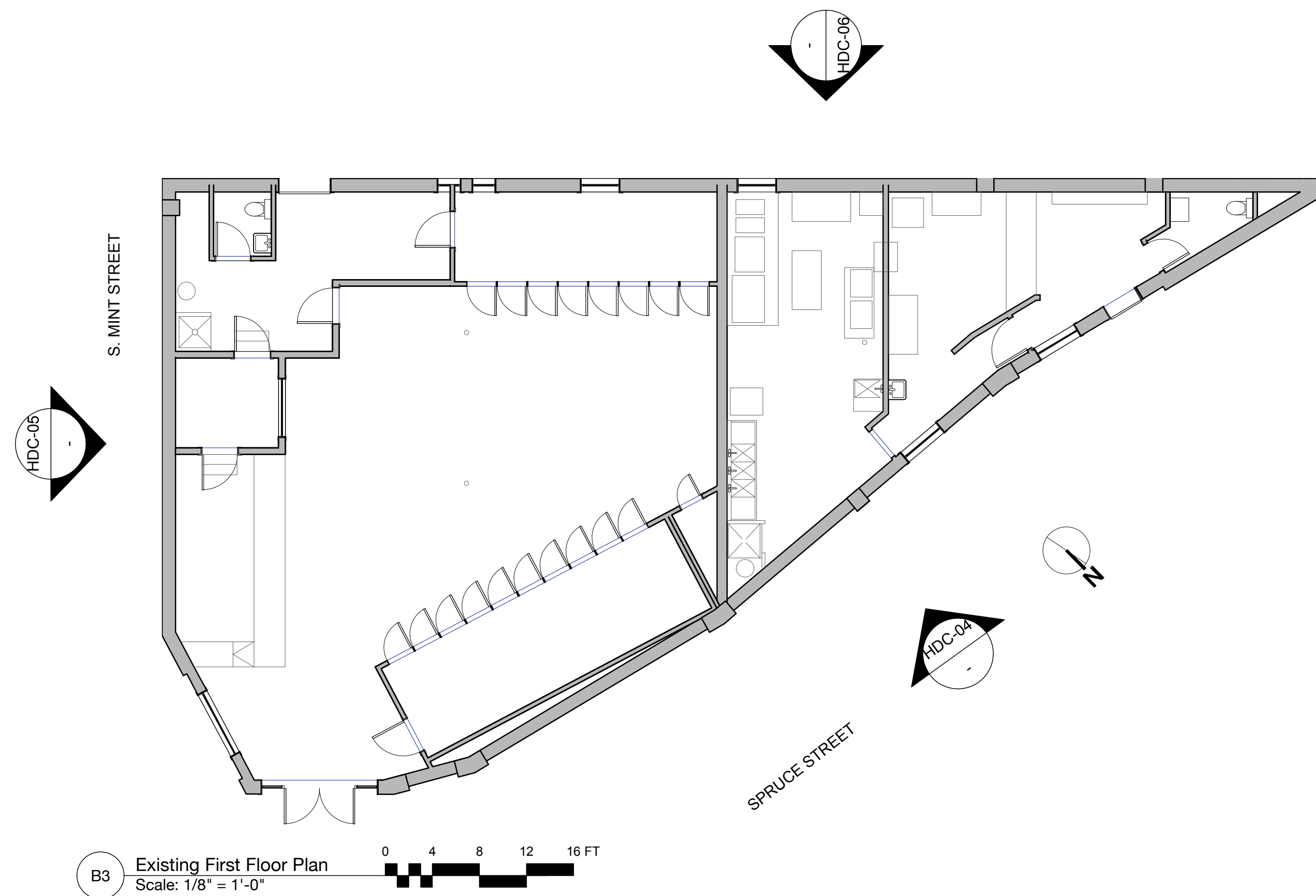
D1 North Elevation - View from Spruce Street & S. Mint Street



B1 East Elevation - View from S. Mint Street



A1 West Elevation - View from S. Mint Street



1

2

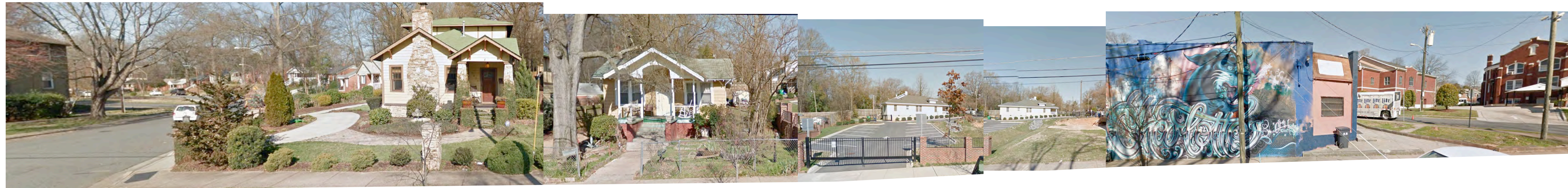
3

4

5



VICINITY MAP, NTS



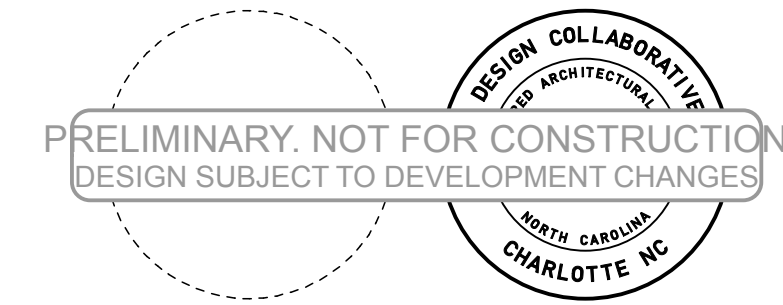
B1 Existing S. Mint Street Elevation



A1 Existing Spruce Street Elevation

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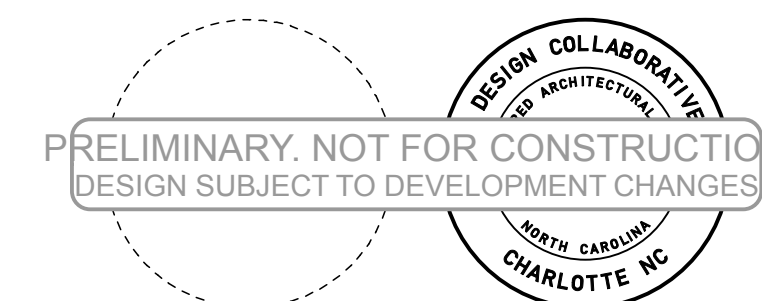
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Context Streetscapes



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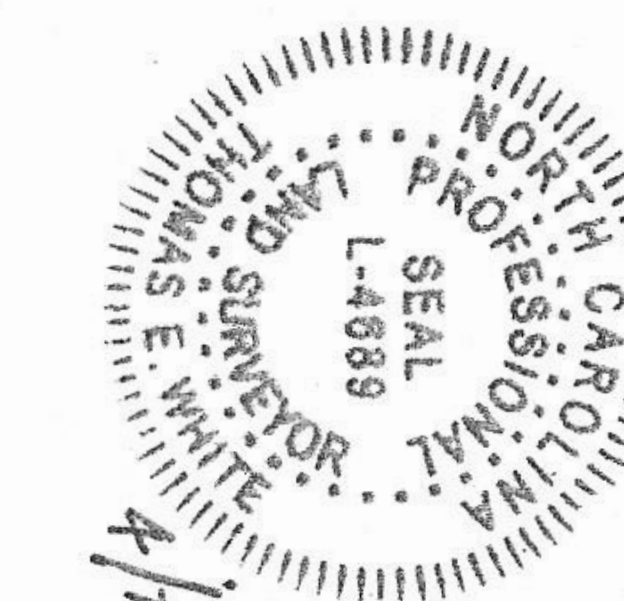
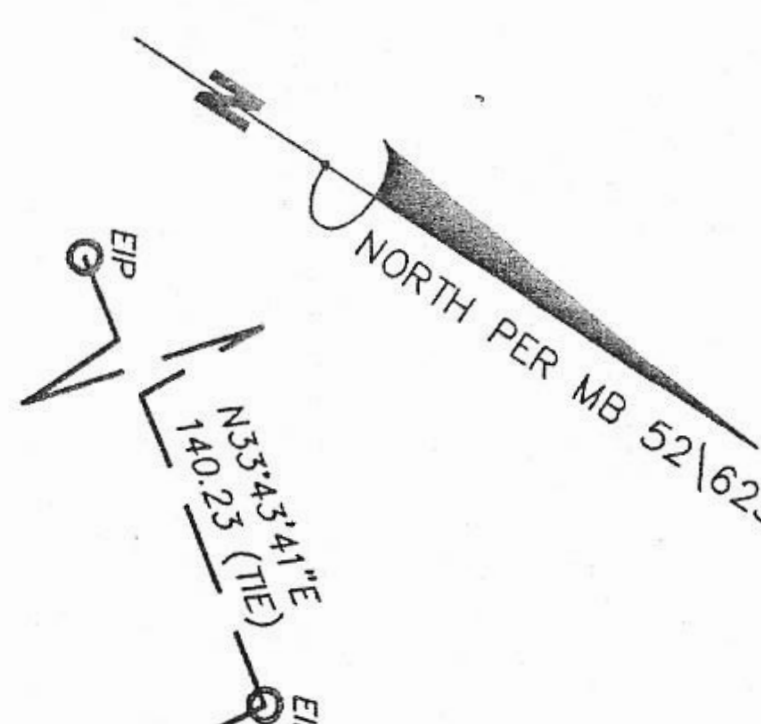
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Site Survey

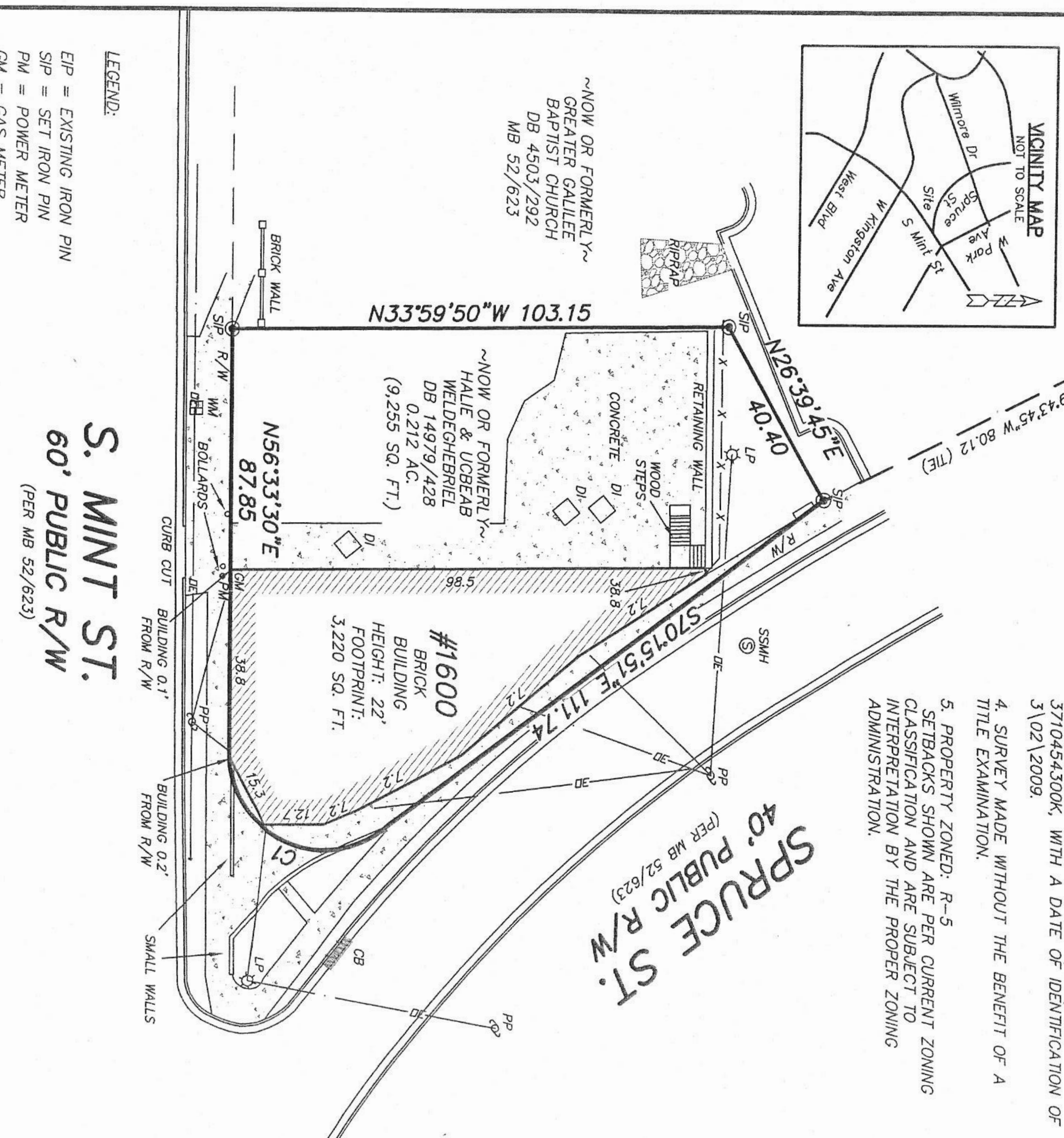
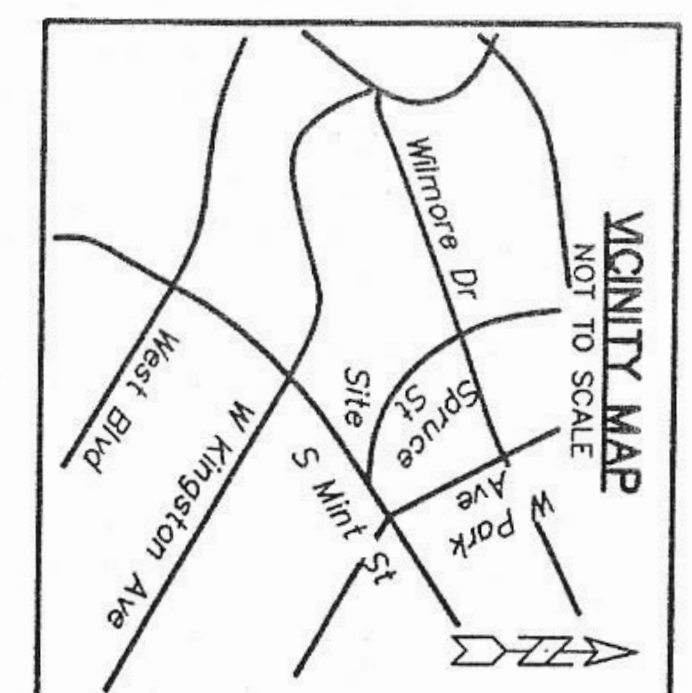
**HDC-03**

THIS IS TO CERTIFY THAT ON THE 5TH DAY OF APRIL, 2017, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON.

SIGNED Thomas E. White  
PROFESSIONAL LAND SURVEYOR



- NOTES:**
- PID 11907137
  - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS, BUFFERS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
  - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710454300K, WITH A DATE OF IDENTIFICATION OF 3/02/2009.
  - SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
  - PROPERTY ZONED: R-5  
SETBACKS SHOWN ARE PER CURRENT ZONING CLASSIFICATION AND ARE SUBJECT TO INTERPRETATION BY THE PROPER ZONING ADMINISTRATION.



- LEGEND:**
- EIP = EXISTING IRON PIN
  - SIP = SET IRON PIN
  - PM = POWER METER
  - GM = GAS METER
  - WM = WATER METER
  - R/W = RIGHT OF WAY
  - PP = POWER POLE
  - LP = LIGHT POLE
  - CB = CATCH BASIN
  - SSMH = SANITARY SEWER MANHOLE
  - BC = BACK OF CURB
  - OE = OVERHEAD ELECTRICITY

**CURVE TABLE**

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	20.00	45.49	N127°2'41"W	36.30

**PHYSICAL SURVEY**

PART OF LOT 1, BLK 34 WILMOORE SECT 2  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

1600 SOUTH MINT STREET LLC

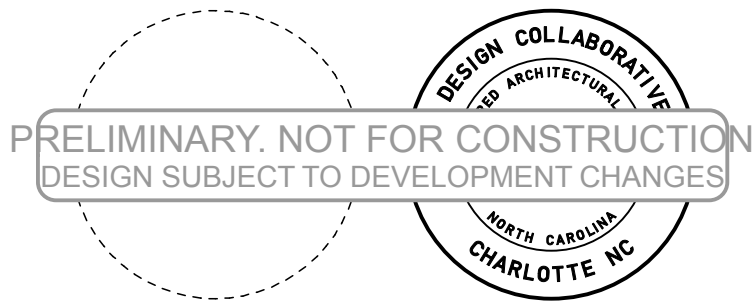
CAROLINA SURVEYORS, INC.  
P.O. BOX 267  
PINEVILLE, N.C. 28134  
(704) 899-7601  
FAX: (704) 899-7614  
CERTIFICATE OF AUTHORIZATION  
NC-C-1242 SC 886

2017\BATT\Mint St S 1600  
2017\M\Mint St S 1600

SCALE 1" = 30'

SURVEYED FOR \_\_\_\_\_  
MAP RECORDED IN BOOK 33 AT PAGE 33 DEED RECORDED BOOK 14979 PAGE 428  
DRAWN BY MB FIELD WORK BG/MB FIELD BOOK # \_\_\_\_\_

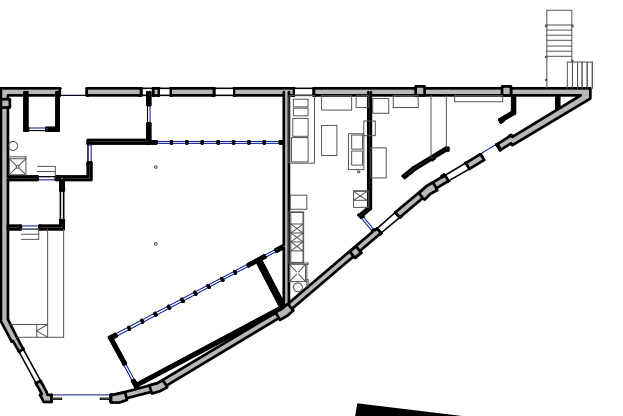
A1 Site Survey - Not to Scale



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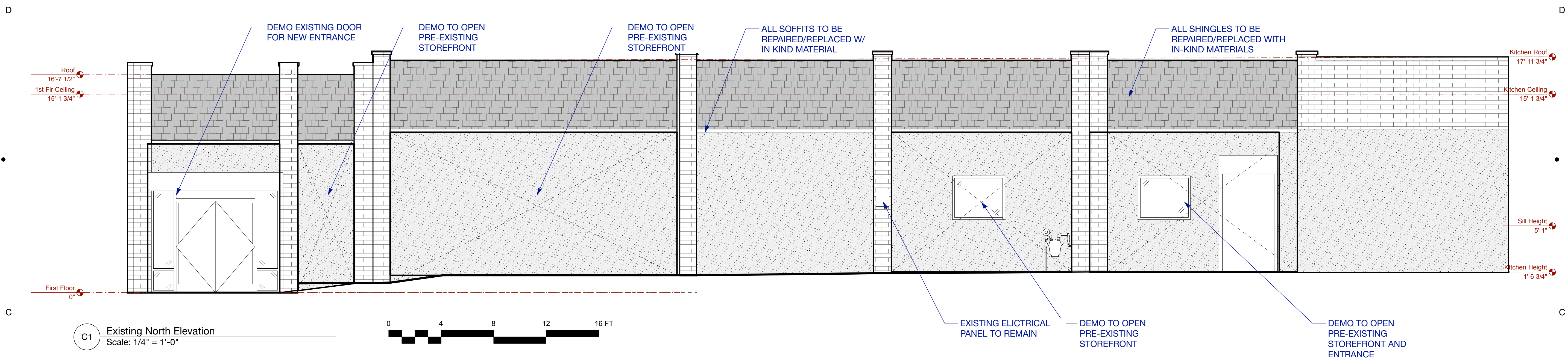
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Elevation North

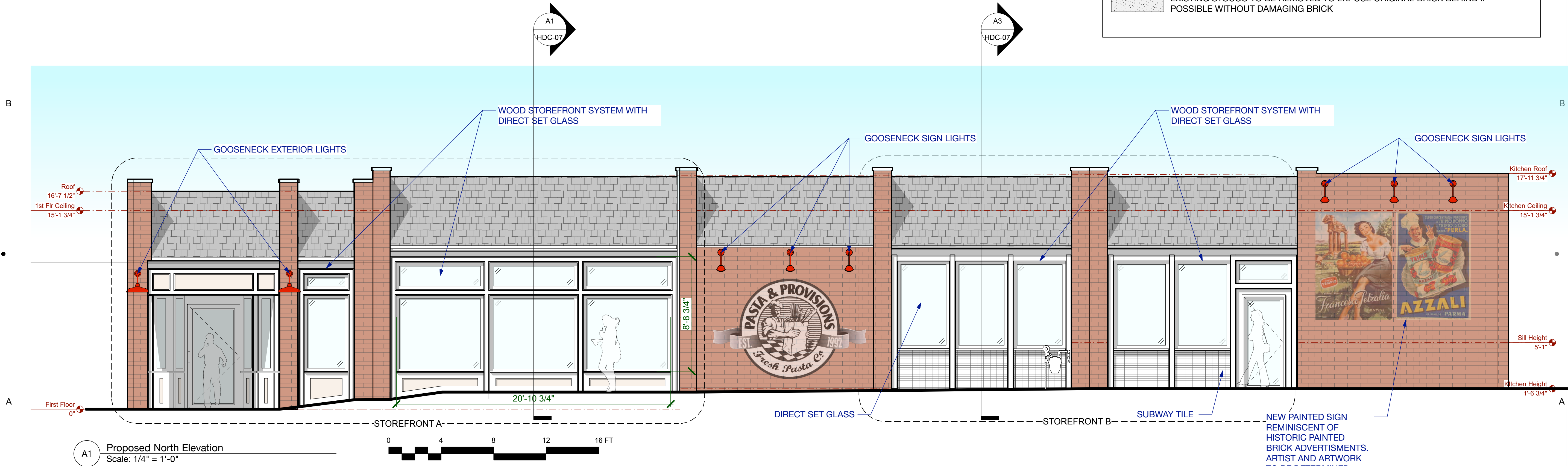
**HDC-04**



C1 Existing North Elevation  
Scale: 1/4" = 1'-0"

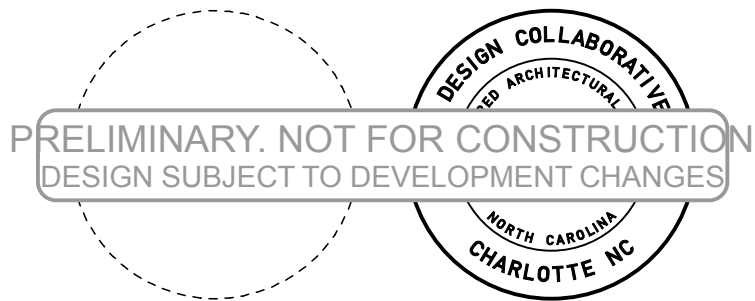
**MATERIAL LEGEND**

- BRICK, RUNNING BOND
- EXISTING ASPHALT SHINGLES TO BE REPAIRED / REPLACED AS NEEDED
- EXISTING STUCCO TO BE REMOVED TO EXPOSE ORIGINAL BRICK BEHIND IF POSSIBLE WITHOUT DAMAGING BRICK



A1 Proposed North Elevation  
Scale: 1/4" = 1'-0"

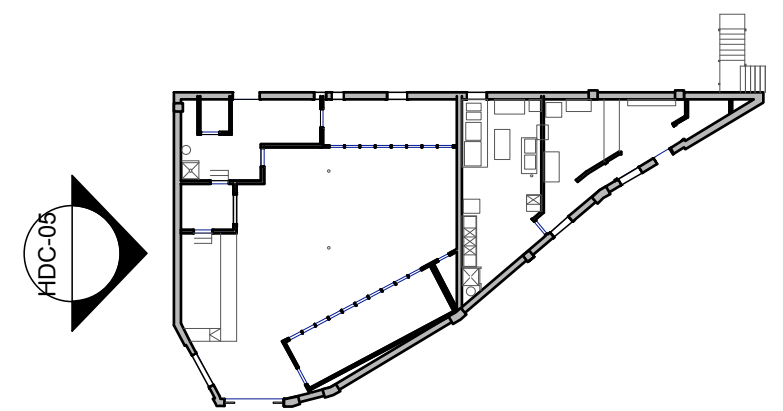




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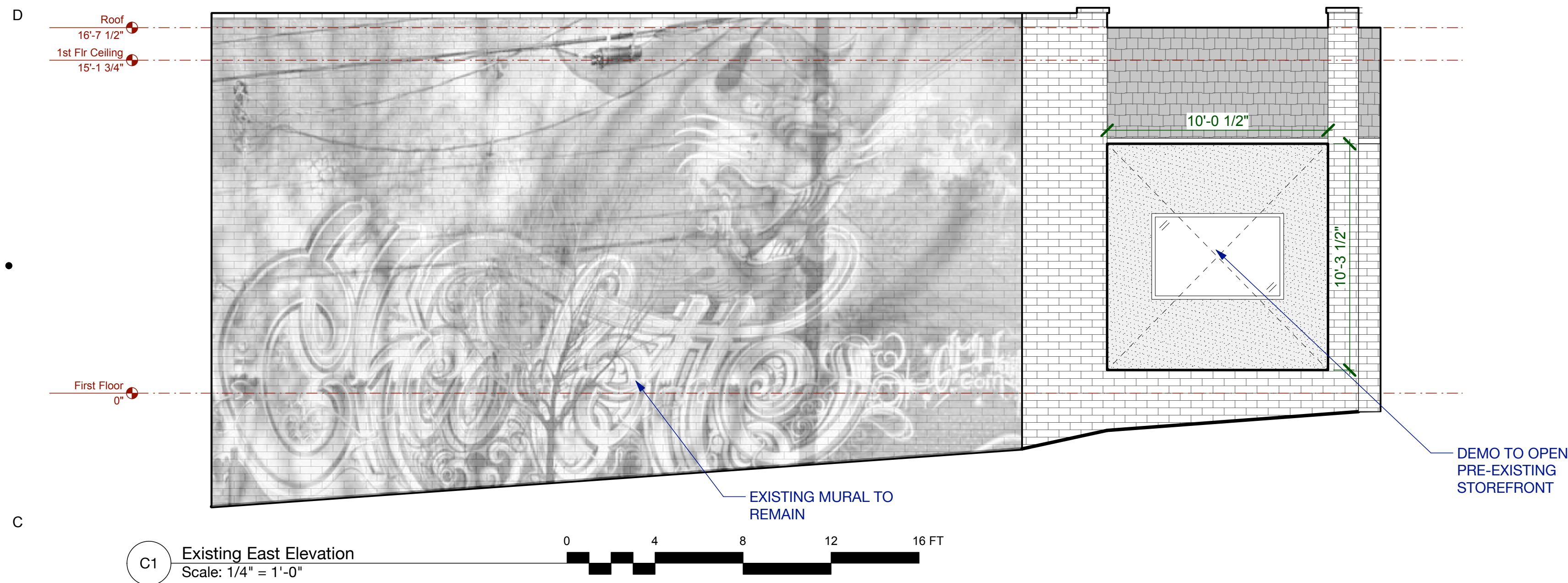
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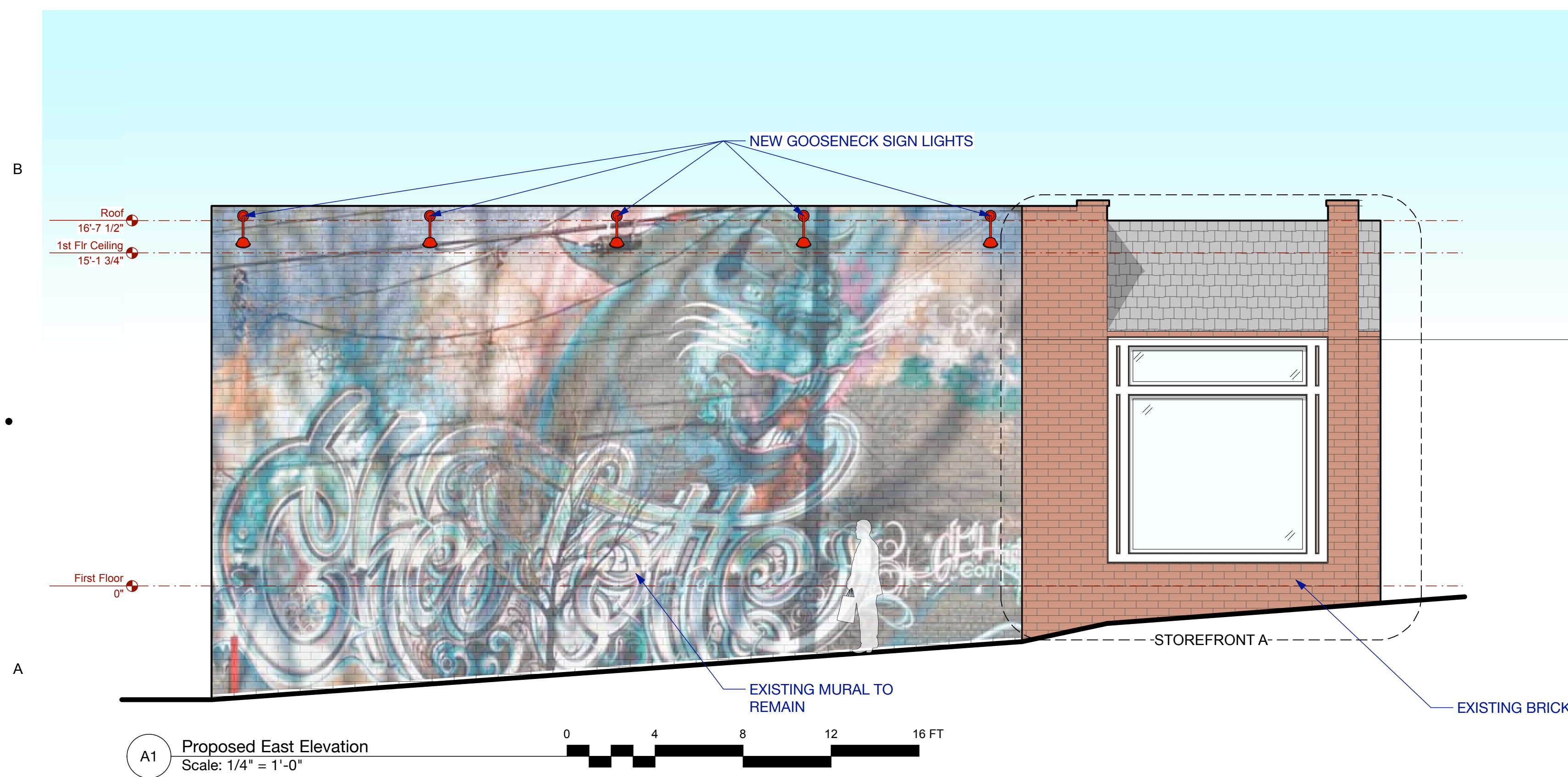
Elevation East

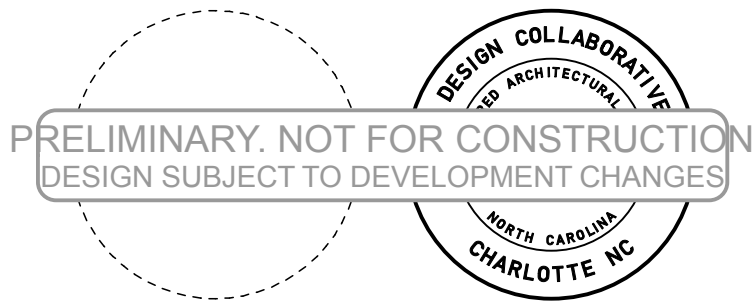
**HDC-05**



**MATERIAL LEGEND**

	BRICK, RUNNING BOND
	EXISTING ASPHALT SHINGLES TO BE REPAIRED / REPLACED AS NEEDED
	EXISTING STUCCO TO BE REMOVED TO EXPOSE ORIGINAL BRICK BEHIND IF POSSIBLE WITHOUT DAMAGING BRICK

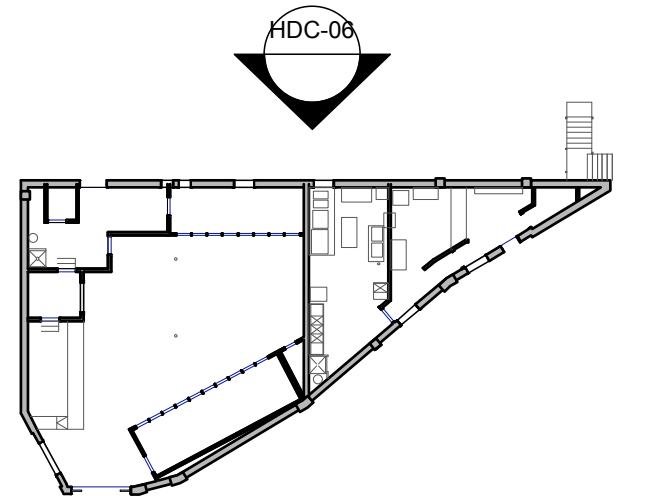




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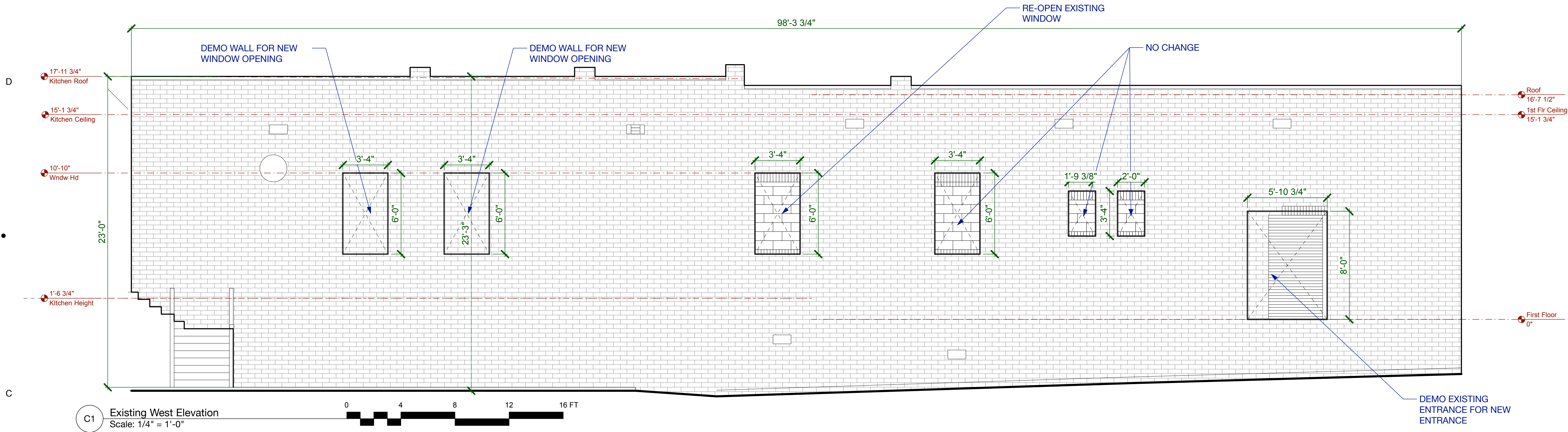
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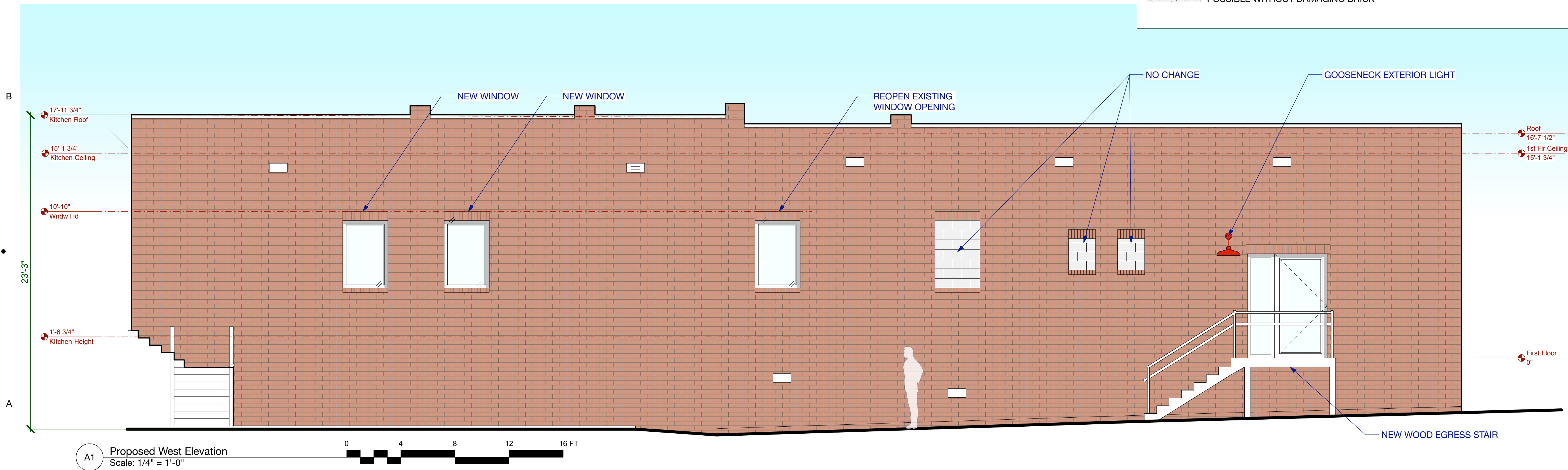
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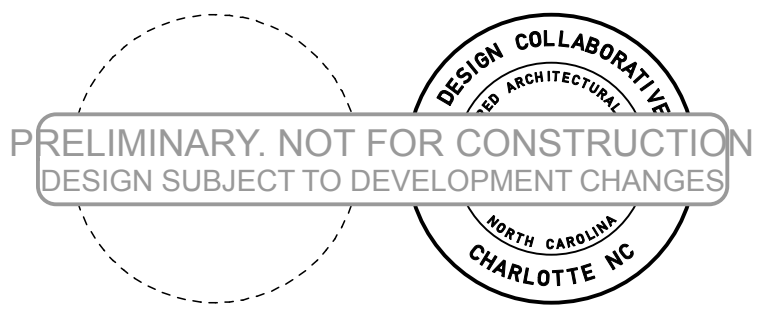
Elevation West

**HDC-06**



MATERIAL LEGEND	
	BRICK, RUNNING BOND
	EXISTING ASPHALT SHINGLES TO BE REPAIRED / REPLACED AS NEEDED
	EXISTING STUCCO TO BE REMOVED TO EXPOSE ORIGINAL BRICK BEHIND IF POSSIBLE WITHOUT DAMAGING BRICK





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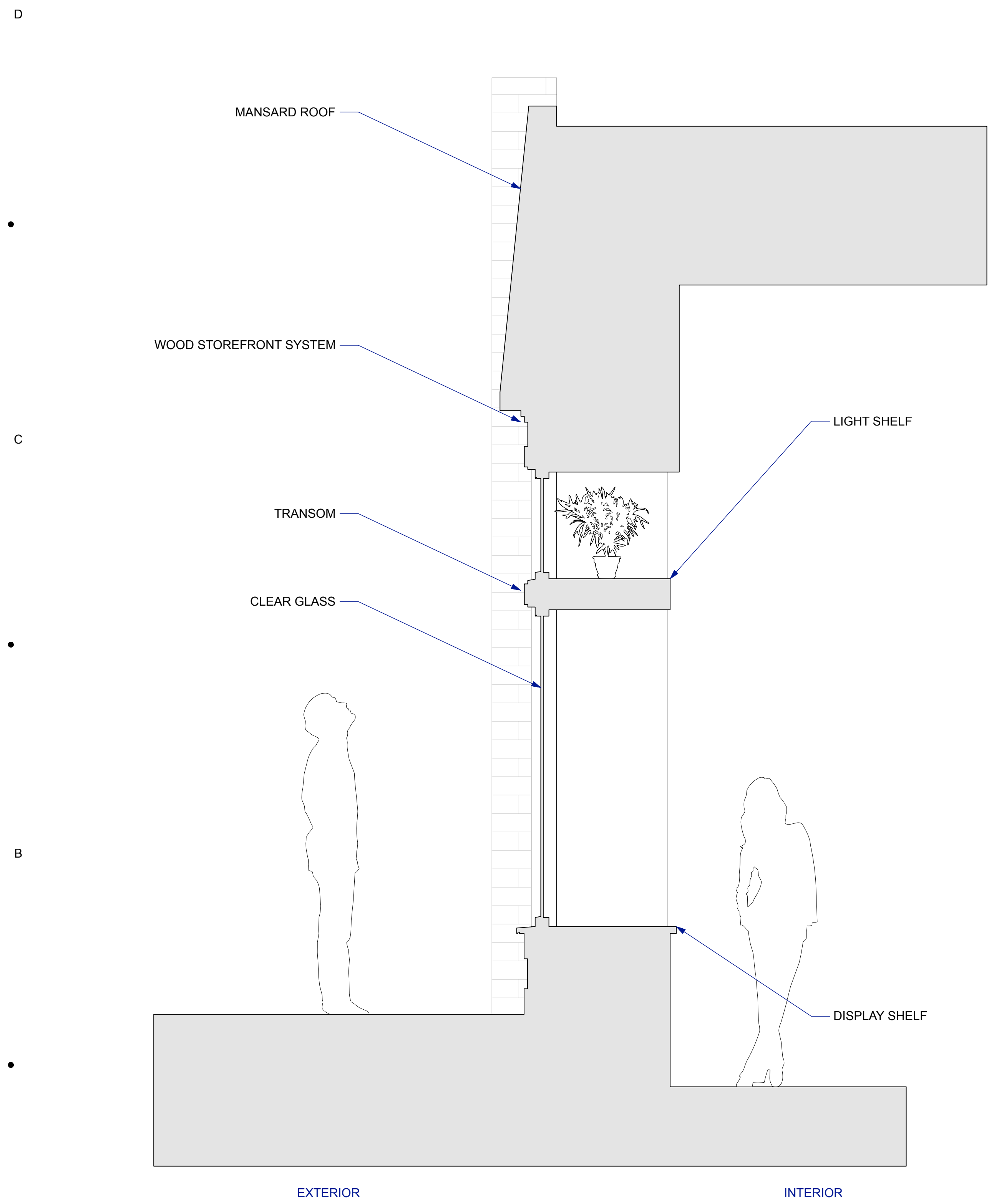
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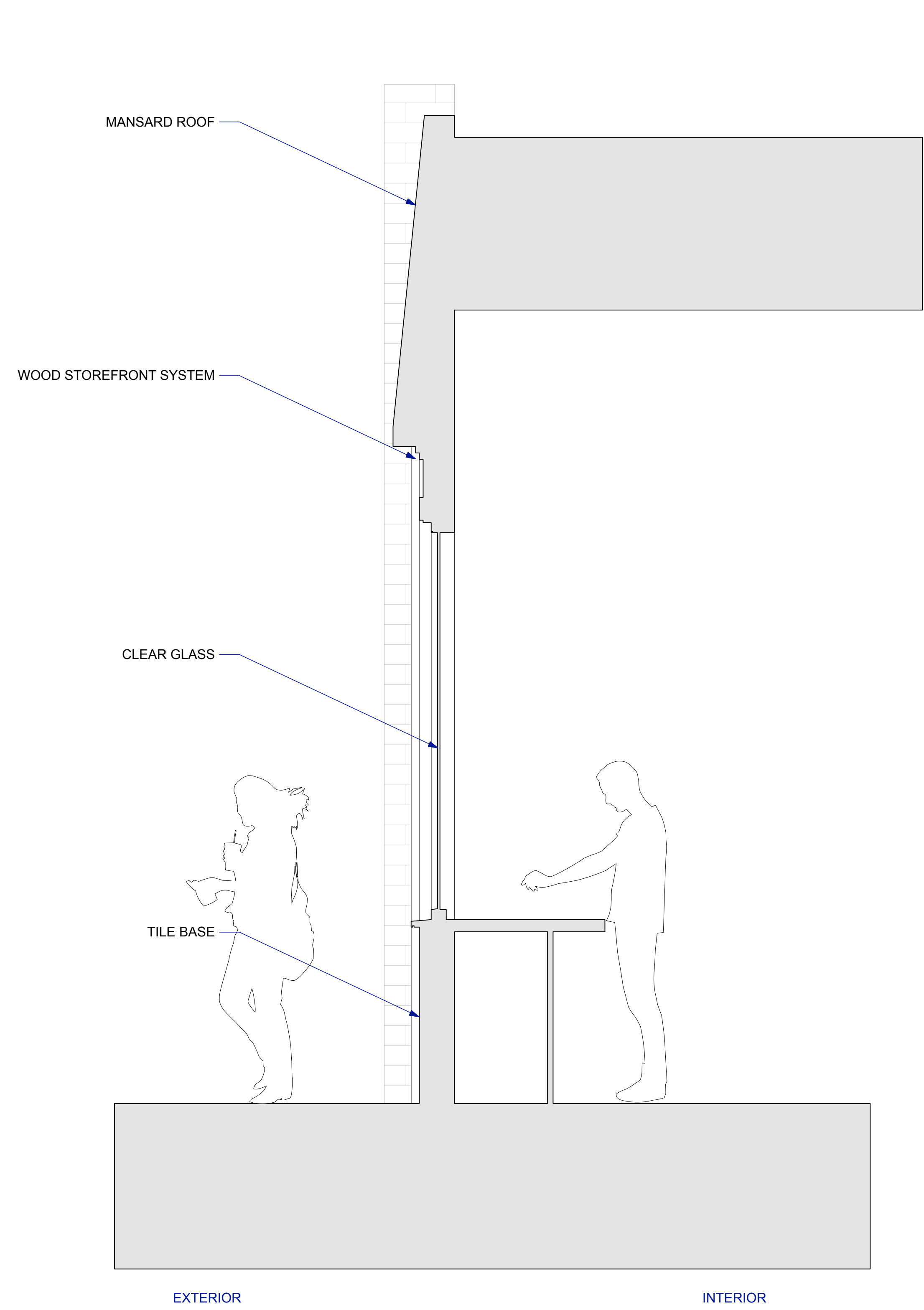
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Storefront Sections  
X

**HDC-07**



A1 Storefront A  
Scale: 3/4" = 1'-0"



A3 Storefront B  
Scale: 3/4" = 1'-0"