LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1529 and 1537 South Mint Street

SUMMARY OF REQUEST: Commercial building rehabilitation (fenestration, murals, signage, awnings, lighting)

APPLICANT/OWNER: Stephen Overcash/Nick Lischerong

The application was continued from November for the following items:

Windows and fenestration: to provide more detail on the windows, accurate drawings, samples of the windows, rowlock detail, and restore the original windows per Guidelines 4.14, as well as continue the roll-up doors by providing dimension and material detail, the dumpster screening to provide material detail, and the outdoor seating area to provide detail.

Details of Proposed Request

Existing Conditions

1529 South Mint Street was constructed c. 1962 and 1537 South Mint Street was constructed c. 1967. Both structures are utilitarian concrete block buildings constructed as service garages. Lot size is 150 x 150. Adjacent structures are commercial buildings, parking lots and single family residential to the rear along Westwood Avenue and Wickford Place.

1529 South Mint appears to originally have been a small flat roof building, and a later addition with shallow pitch gable roof added to the back. Window and door opening sizes also vary between the front portion and back addition. The most notable features on 1529 South Mint street are the original windows on the left and right elevations.

1537 South Mint Street is four-bay concrete block building. The fourth bay on the right elevation appears to be a later addition to the structure. The building has a minimalist parapet roof delineated by Roman brick found on many mid-century buildings, which is difficult to see because the brick is painted. This brick feature wraps around the left elevation for a few courses under the flat roof. There appear to be two original windows on the far rear right elevation.

Proposal

The proposed project is changes new window/door openings, changes to existing openings, and the addition of awnings, lighting, signage and murals.

- Fenestration openings and material is confirmed, the final locations and designs of all doors and windows are not. Material: 2” x 4” aluminum storefront. Design: fixed storefront, roll-up doors, roll-up windows.
- Mural locations are confirmed. Design: Abstract, realistic, or historical to tell the story of the Gold District. Materials: Either painted or three dimensional with use of metals, woods, synthetic materials, clays or stones.
- Signage locations are estimates and not confirmed.
- Awning locations and dimensions are estimates; materials to be wood and metal.
- Lighting location are conceptual; form is to be downward-directed goose neck lighting and sconces. Design may include contemporary, industrial and period lighting.
Revised Proposal – October 9

- Window design changed.
- Awning and lighting specs provided.
- Additional information provided about dumpster locations and screening.

Revised Proposal – November 13

- Additional information provided about existing windows.
- Revised elevation drawings.

Revised Proposal – December 11

- Additional information provided about existing windows.
- Revised elevation drawings include brick rowlock, dimensions, and materials of windows and roll-up doors. Window material proposed: 2” w/ 1” mullions aluminum storefront, to mirror the existing windows. Design: fixed storefront, roll-up doors, roll-up windows.
- Dumpster screening detail provided.
- Canopy detail provided.
- No wall or screening to be constructed around outdoor seating area, which will only have moveable tables + chairs.

Design Guidelines – Secretary of the Interiors Standards for Historic Rehabilitation, page 2.5

1. A property shall be used for its historical purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new one shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historical materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

1. Retain and preserve windows that contribute to the overall historic character of a building, including frames, sash, glass, muntins, sills, trim, surrounds, and shutters. Ensure that all hardware is in good operating condition.
2. Repair original windows by patching, splicing, consolidating, or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can, in fact, be repaired rather than replaced. Ensure that caulk and glazing putty are in good condition and that water drains off the sills.
3. Replace only those features of the window that are beyond repair.
4. Uncover and repair covered-up windows and reinstall windows with their original dimensions where they have been blocked in.

14. Match window replacements to the height and width of the original openings.
20. Use translucent or low-e glass.

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

Design Guidelines – Sidewalks and Parking, page 8.2

For Non-Residential Projects:
9. Parking should be located to the side or rear of the property if at all possible. Front parking is allowed only when it is an established practice in commercial corridors, and when such a parking scheme would not otherwise violate the historic character of a particular streetscape. When allowed, such parking areas must be buffered from the sidewalk. Any parking or paving plan must include a screening plan to buffer non-residential parking areas from adjacent residential uses.
10. Parking beyond that required by local ordinance will be considered if the area is landscaped and relates to the streetscape in an appropriate manner.
11. Parking must be screened in some manner so that the parking is not the dominant feature of the property.
12. Any parking structures must meet the requirements of new construction for historic districts.

Design Guidelines – Site Appurtenances, page 8.8

1. Place site appurtenances in inconspicuous areas to the rear of the building or in side yards and screen with appropriate plantings or fencing. Site appurtenances are not allowed in the front yard.
2. Place above-ground backflow preventers in locations that are not substantially visible from a street.
3. Antennae and satellite dishes can be located on rooftop locations not visible from the public right-of-way.
4. Store trash containers and dumpsters in screened locations not visible from public rights-of-way.
5. Dumpsters in Local Historic Districts must be screened.
Design Guidelines – Light Fixtures, page 8.11

1. Retain any historic light fixtures on the site and house.
2. Repair and refurbish historic light fixtures when possible.
3. Replace an historic light fixture only when parts for the existing fixture can no longer be found or replicated.
4. Use fixtures that are compatible with the character of the historic building and the surrounding area.
5. Choose light levels that provide for adequate safety but do not overly emphasize the residential site or building. Often, existing porch lights may be sufficient.
6. Avoid bright security lighting mounted at eave heights of buildings.

Staff Analysis

Staff has the following concerns with the proposal:

1. Awning/canopy may be reviewed under ‘Additions’; additional information (dimensions/materials) needed about proposed awnings.
2. Murals may be reviewed under applicable Secretary of the Interiors Standards 1, 2, 5, 7, 9, and 10.
3. Limit LED lighting warmth levels to 2500k.
4. Verify that signage meets HDC standards in addition to the TOD standards outlined in the proposal.
5. 1529 S. Mint, A201: North Elevation
   a. Does not include a note about the existing door at the front being removed – infilled to match existing?
   b. Missing dimensions for new single-entry door, sidelight and transom window located toward the front of the building.
   c. New double metal doors at the rear – missing dimensions, missing note about the removal of garage bay. Infill to match existing?
6. Minor revisions may be reviewed by staff
HDCCMA 2019-00529

PID: 11908411

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: COMMERCIAL

December Meeting 2019
### 2018 Appendix B
#### Building Code Summary for all Commercial Projects

**Project Information**

- Address: 1529 South Mint Street, Charlotte, NC 28203
- Phone: 704.332.1615
- Email: sovercash@oda.us.com

**Seal Information**

- Consultant: Overcash Demmitt Architects
- Client: G.001

**Construction Type**

- New Construction

**Project Information**

- Project Name: 1529 South Mint St.
- Client: G.001
- Address: 1529 South Mint Street, Charlotte, NC 28203
- Phone: 704.332.1615
- Email: sovercash@oda.us.com
- City: Charlotte
- State: NC
- Zip: 28203

**Design Team**

- Architect: Overcash Demmitt Architects
- Engineer: C2 Engineering Solutions
- Structural Engineer: BAB Structural Engineering PLLC

**Building Details**

- **Height:** 4,192 square feet
- **Floor Area:** 3,625 square feet
- **Total Area:** 9,000 square feet

**Purpose**

- **Program:** Renovation
- **Level:** Alteration Level I

**Floor Area Breakdown**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>4,192</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>3,625</td>
</tr>
</tbody>
</table>

**Accessibility**

- **Elevator:** Yes
- **Wheelchair Accessible:** Yes

**Electrical Details**

- **Service Panel:** Main Panel
- **Service Size:** 380 amperes
- **Number of Panels:** 2

**Mechanical Details**

- **HVAC Type:** Zone Control
- **System:** Forced Air

**Fire Safety**

- **Sprinkler System:** Yes
- **Fire Alarm:** Yes

**Code Requirements**

- **Building Codes:** Refer to Structural Sheets for this section

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### Life Safety System Requirements

- **Emergency Lighting:** Yes
- **Sprinkler System:** Yes

**Life Safety Plan Requirements**

- **Life Safety Plan:** Yes
- **Fire Alarm:** Yes
- **Smoke Alarm:** Yes
- **Sprinkler System:** Yes

**Fire Protection Requirements**

- **Sprinkler System:** Yes
- **Smoke Alarm:** Yes
- **Fire Alarm:** Yes

**Plumbing System Requirements**

- **Lab:** No
- **Apartment:** No
- **Office:** Yes
- **Business:** Yes

**Code Summary**

- **Code:** G.001
- **Date:** 12/3/2019
EXISTING TOILET FIXTURES TO BE REMOVED
EXISTING EXTERIOR WALLS TO REMAIN
EXISTING INTERIOR DOORS TO BE REMOVED
EXISTING CEILING AND FIXTURES TO BE REMOVED
EXISTING WALLS TO BE REMOVED
EXISTING EXTERIOR WALLS TO REMAIN
EXISTING DOORSTO BE REMOVED
EXISTING OVERHEAD DOORS TO BE REMOVED
EXISTING WINDOW TO BE REMOVED
EXISTING CEILING AND FIXTURES TO BE REMOVED
EXISTING OVERHEAD DOORS TO BE REMOVED
EXISTING OVERHEAD DOORS TO BE REMOVED
EXISTING OVERHEAD DOORS TO BE REMOVED
EXISTING DOOR TO BE REMOVED
EXISTING STEPS UP TO BE REMOVED
EXISTING MEZZANINE AND FRAMING ABOVE TO BE REMOVED
EXISTING MEZZANINE AND FRAMING ABOVE TO BE REMOVED
EXISTING STEPS UP TO BE REMOVED
EXISTING WINDOWS TO BE REMOVED AND REFURBISHED THEN REINSTALLED
EXISTING WINDOWS TO BE REMOVED AND REFURBISHED THEN REINSTALLED
EXISTING WINDOWS TO BE REMOVED AND REFURBISHED THEN REINSTALLED
EXISTING WINDOWS TO BE REMOVED AND REFURBISHED THEN REINSTALLED

DEMOLITION NOTES:
1. THE CONTRACTOR SHALL SHORE AND/OR UNDERPIN EXISTING WORK AS REQUIRED TO SAFELY INSTALL NEW WORK. THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL CHANGE OR AFFECT THE CONTRACTOR'S RESPONSIBILITY IN THIS MATTER. DEFLECTION OF EXISTING TO BE LIMITED TO 1/8" IN ORDER TO MAINTAIN INTEGRITY OF STRUCTURE.
2. SEE FLOOR PLAN, INTERIOR ELEVATION, AND EQUIPMENT PLANS FOR ANY ADDITIONAL DEMOLITION NOTES.
3. DEMOLITION NOTES ARE GENERAL FOR SPECIFIC AREAS AND MAY NOT COVER ALL DEMOLITION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION, WHETHER IT IS INDICATED OR NOT, TO COMPLETE ALL NEW CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATORY AGENCIES HAVING JURISDICTION IN THIS AREA.
6. ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH HEATING, VENTILATING, PLUMBING, ELECTRICAL, AND MECHANICAL DRAWINGS AND SPECIFICATIONS, AND THESE DRAWINGS SHALL BE REFERRED TO FOR SIZE AND LOCATION OF OPENINGS, VENTS, PIPES, INSERTS, BOXES, AND HANGERS, ETC.
7. ALL SECTIONS, DETAILS, MATERIAL, METHOD, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.
8. CONTRACTOR SHALL DISCONNECT, REMOVE AND STORE ALL EQUIPMENT THAT IS IN THE WAY OF NEW CONSTRUCTION, AND HE WILL REINSTALL EQUIPMENT AT THE COMPLETION OF CONSTRUCTION.
9. CONTRACTOR SHALL MAINTAIN ALL ITEMS REMOVED IN EXISTING CONDITION AND OWNER SHALL ADVISE CONTRACTOR AS TO THEIR DISPOSITION.
10. CONTRACTOR SHALL REMOVE EXISTING FANS, DUCTWORK, CONDUIT, PIPING AND ALL EXISTING EQUIPMENT ITEMS NOT SCHEDULED FOR REUSE.
11. CONTRACTOR SHALL USE EXTREME CAUTION IN DEMOLITION OF EXISTING CONSTRUCTION. ANY ITEM STRUCTURAL IN NATURE AND SCHEDULED FOR DEMOLITION IN THIS DRAWING BUT NOT IDENTIFIED AS STRUCTURAL IN NATURE SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO DEMOLITION. BY FAILURE TO DO SO, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH ACTION.
12. CONTRACTOR SHALL THOROUGHLY CLEAN ALL EXISTING FLOOR AND WALL SURFACES OF DIRT, GREASE, OIL, AND SCUM AS REQUIRED FOR ANY NEW FINISHES.
13. DURING DEMOLITION, DO NOT REMOVE MATERIALS THAT PROVIDE FIRE PROTECTION FOR THE STRUCTURAL AND MATERIAL ELEMENTS OF THE BUILDING SYSTEM THAT WILL REMAIN.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEMOLISHED MATERIALS FROM JOB SITE, UNLESS NOTED OTHERWISE.
DOOR SCHEDULE - BUILDING

<table>
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<tr>
<th>NO.</th>
<th>DESCRIPTION</th>
<th>DATE</th>
<th>REV.</th>
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<tbody>
<tr>
<td>A.101</td>
<td>FLOOR PLAN</td>
<td>12/03/2019</td>
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</tr>
</tbody>
</table>

FLOOR PLAN

1. All work shall comply with all in conjunction with all disciplines connected with the work on this project.

2. All sections, details, material, etc. shown and/or noted on any plan or section shall apply to all other similar locations unless noted.

3. G.C. to coordinate all work with all.

4. All work shall comply with all in conjunction with all disciplines connected with the work on this project.

5. All sections, details, material, etc. shown and/or noted on any plan or section shall apply to all other similar locations unless noted.

6. G.C. to shore up any structural items at the completion of the project, G.C. shall thoroughly clean the construction site and all debris.

7. G.C. shall verify and coordinate size with trades involved.

8. G.C. to sand and fill any structural items at the completion of the project, G.C. shall thoroughly clean the construction site and all debris.

9. G.C. shall verify and coordinate size with trades involved.

10. All wood to be in contact with masonry or concrete to be pressure treated to protect against moisture.
1. All new openings will have a sill and header detail similar to existing openings.
2. Restore existing sills and headers.
EXIST. FDN. - V.I.F.
FIN. EXT. FLR. - SEE SITE PLAN
STANDING SEAM ROOFING ON 2" RIGID INSUL. ON 5/8" EXT. GRD. SHEATHING ON 2x10 RAFTERS @2'-0" O.C.
ALUM. DOWNSPOUT
ALUM. GUTTER
1x8 GUTTER BOARD
8" CMU W/ HORIZ. REINF. AT 2'-0" O.C.
CONC. FIN. FLR. - SEE STRUCT. DWGS.
EXIST. CMU WALLSYSTEM - V.I.F.
EXIST. FIN. CONC. FIN. FLR. - V.I.F.
EXIST. ROOF FRAMING - V.I.F.
EXIST. SHINGLED ROOF TO BE REPLACED - SEE ROOF PLANS
EXIST. GUTTER
WINDOW SYSTEM - SEE WINDOW SCHEDULE
8" CMU W/ HORIZ. REINF. AT 2'-0" O.C.
CONT. CONC. FTG. - SEE STRUCT. DWGS.
8" CMU FDN. WALL-SEE STRUCT. DWGS.
CONC. FIN. FLR. - SEE STRUCT. DWGS.
FIN. EXT. FLR. - SEE SITE PLAN
OHD RAILING - SEE DOOR SCHEDULE
10' - 0" FIN. FLR.
10' - 0" FIN. CLG.
2010 south tryon st. suite 1a
charlotte north carolina 28203
office.704.332.1615
www.oda.us.com
Copyright 2018
ODA Project No.
PROGRESS PRINT
NOT FOR CONSTRUCTION
1529 South Mint Street
Charlotte, NC
90% CONSTRUCTION DOCUMENT SET
12/03/2019
REVISIONS
No. Description Date
...
GENERAL NOTES:
1. COORDINATE MOUNTING HEIGHTS OF ALL FIXTURES WITH
   ARCHITECTURAL ELEVATIONS.
2. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY
   PHOTOCELL ON AND TIMECLOCK OFF.

KEYED NOTES:
PROVIDE (1) 4" CONDUIT STUBBED UP W/ PULL STRING FOR
POWER AND (1) 2" CONDUIT STUBBED UP W/ PULL STRING
FOR TELE/CATV/DATA. COORDINATE LOCATION OF STUB-UPS
WITH OWNER PRIOR TO ROUGH-IN.
### 2018 Appendix B

**Building Code Summary for All Commercial Projects (OAC Appendix B - Commercial, Commercial and Residential and High Rise) - Document Set for this Section**

#### Address Information
- **Address:** 1537 South Mint St. Charlotte, NC 28203
- **Phone:** 704-320-3816
- **Fax:** 704-320-3816

#### Contact Information
- **Name:** Stephen Overcash
- **Phone:** 704-462-1615
- **Email:** sovercash@oda.us.com

#### Building Details
- **Building Number:** 1537 South Mint St.
- **Building Type:** Office
- **Building Height:** 20' - No.
- **Building Square Feet:** 5,457 sq. ft.
- **Foundation:** Slab-on-grade

#### Fire Protection Requirements

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<thead>
<tr>
<th>Requirement</th>
<th>Not Required</th>
<th>Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire Sprinkler System</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Smoke Detection System</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Elevator Shaft Enclosure</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Automatic Sprinkler System</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Fire Alarm System</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

#### AREA UTILIZATION
- **Exist:** No
- **Proposed:** Proposed

#### SAFETY SYSTEM REQUIREMENTS

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Not Required</th>
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<tbody>
<tr>
<td>Exit Signage</td>
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<tr>
<td>Emergency Lighting</td>
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<tr>
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</tr>
<tr>
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<td>X</td>
</tr>
<tr>
<td>Fire Alarm System</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

#### Structural Design

- **Building Type:** Office
- **Building Height:** 20' - No.
- **Building Square Feet:** 5,457 sq. ft.

#### Lateral Load Resistant Systems

- **Bearing Wall:** Yes
- **Non-Bearing Wall:** No

#### Plumbing System Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
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</tr>
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<td>X</td>
</tr>
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<td>Fire Alarm System</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

#### Accessible Parking

- **Accessibility:** Yes
- **Parking Spaces:** 319

#### General Notes
- **Building No.:** 1537 South Mint St.
- **Building Type:** Office
- **Building Height:** 20' - No.
- **Building Square Feet:** 5,457 sq. ft.

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**Note:** This document is a summary of building code requirements and is not intended to be comprehensive. For more detailed information, refer to the full code and plan set. The information provided is subject to change and should be verified with the appropriate authorities.
EXISTING DOORSTO BE REMOVED
13' - 4 3/4"  
6' - 0"  
6' - 0"  
3' - 0"  
85' - 10 3/4"  
16' - 11 1/4"  
2' - 0"  
7' - 8"  
6' - 5"

DEMOLITION NOTES:
1. THE CONTRACTOR SHALL SHORE AND/OR UNDERPIN EXISTING WORK AS REQUIRED TO SAFELY INSTALL NEW WORK. THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL CHANGE OR AFFECT THE CONTRACTOR'S RESPONSIBILITY IN THIS MATTER. DEFLECTION OF EXISTING TO BE LIMITED TO 1/8" IN ORDER TO MAINTAIN INTEGRITY OF STRUCTURE.

2. SEE FLOOR PLAN, INTERIOR ELEVATION, AND EQUIPMENT PLANS FOR ANY ADDITIONAL DEMOLITION NOTES.

3. DEMOLITION NOTES ARE GENERAL FOR SPECIFIC AREAS AND MAY NOT COVER ALL DEMOLITION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION, WHETHER IT IS INDICATED OR NOT, TO COMPLETE ALL NEW CONSTRUCTION.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

5. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATORY AGENCIES HAVING JURISDICTION IN THIS AREA.

6. ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH HEATING, VENTILATING, PLUMBING, ELECTRICAL, AND MECHANICAL DRAWINGS AND SPECIFICATIONS, AND THESE DRAWINGS SHALL BE REFERRED TO FOR SIZE AND LOCATION OF OPENINGS, VENTS, PIPES, INSERTS, BOXES, AND HANGERS, ETC.

7. ALL SECTIONS, DETAILS, MATERIAL, METHOD, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.

8. CONTRACTOR SHALL DISCONNECT, REMOVE AND STORE ALL EQUIPMENT THAT IS IN THE WAY OF NEW CONSTRUCTION, AND HE WILL REINSTALL EQUIPMENT AT THE COMPLETION OF CONSTRUCTION.

9. CONTRACTOR SHALL MAINTAIN ALL ITEMS REMOVED IN EXISTING CONDITION AND OWNER SHALL ADVISE CONTRACTOR AS TO THEIR DISPOSITION.

10. CONTRACTOR SHALL REMOVE EXISTING FANS, DUCTWORK, CONDUIT, PIPING AND ALL EXISTING EQUIPMENT ITEMS NOT SCHEDULED FOR REUSE.

11. CONTRACTOR SHALL USE EXTREME CAUTION IN DEMOLITION OF EXISTING CONSTRUCTION. ANY ITEM STRUCTURAL IN NATURE AND SCHEDULED FOR DEMOLITION IN THIS DRAWING BUT NOT IDENTIFIED AS STRUCTURAL IN NATURE SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO DEMOLITION. BY FAILURE TO DO SO, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH ACTION.

12. CONTRACTOR SHALL THOROUGHLY CLEAN ALL EXISTING FLOOR AND WALL SURFACES OF DIRT, GREASE, OIL, AND 13. DURING DEMOLITION, DO NOT REMOVE MATERIALS THAT PROVIDE FIRE PROTECTION FOR THE STRUCTURAL AND MATERIAL ELEMENTS OF THE BUILDING SYSTEM THAT WILL REMAIN.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEMOLISHED MATERIALS FROM JOB SITE, UNLESS NOTED OTHERWISE.
FLOOR PLAN NOTES

1. G.C. SHALL VERIFY ALL DIMENSIONS AND DOOR FRAME FIRE CONDITIONS AT THE SITE AND REPORT ANY SIZE TYPE DISCREPANCY TO THE ARCHITECT BEFORE RATING TYPE DOOR.

2. G.C. SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND RECEIVE HIS APPROVAL BEFORE FABRICATION OF ANY MATERIAL.

3. G.C. TO COORDINATE ALL WORK WITH ALL DISCIPLINES ASSOCIATED WITH WORK ON THIS PROJECT.

4. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATORY AGENCIES HAVING JURISDICTION IN THIS AREA.

5. ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL DISCIPLINES CONNECTED WITH THE WORK ON THIS PROJECT.

6. ALL SECTIONS, DETAILS, MATERIAL, METHOD, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS NOTED.

7. DIMENSIONS ARE FROM FACE OF STRUCTURE TO FACE OF STRUCTURE U.N.O.

8. G.C. TO SHORE UP ANY STRUCTURAL ITEMS AS NEEDED TO PERFORM NEW WORK IN AREAS OF NEW CONSTRUCTION.

9. G.C. SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR NEW DOOR AND WINDOW WITH TRADES INVOLVED.

10. DO NOT SCALE THESE DRAWINGS.

11. THE G.C. SHALL BE RESPONSIBLE FOR DAILY CLEAN-UP OF ALL TRADES AND REMOVE ALL AREAS AFFECTED BY CONSTRUCTION.

12. ALL WOOD TO BE IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

WALL RATING LEGEND

- **EXIST. CMU WALL** - PAINT PER FINISH
- **EXIST./NEW CMU WALL** - PAINT END COLUMNS
- **EXIST./NEW CMU WALL** - PAINT PER WALL SURROUND
- **EXIST. WINDOWS** - TO BE INJECTED WITH INJECTION MORTAR OR INJECTED FOR COMPLIANCE
- **EXIST. WING WALL** - TO REMAIN
- **EXIST. DOORWAY** - TO MATCH EXIST. CMU WALL SURROUND
- **EXIST. WINDOWS TO BE MOVED** - TO MATCH EXIST. CMU WALL SURROUND
- **EXIST. WINDOWS TO BE MOVED** - THEN REINSTALLED
- **EXIST. WINDOWS TO BE MOVED** - REMOVED AND REFURBISHED
- **EXIST. WINDOWS TO BE MOVED** - SEE ELEV., DOOR AND WINDOW SCHEDULES
- **EXIST. STOREFRONT DOORS** - TO MATCH EXIST. CMU WALL SURROUND
- **EXIST./NEW STOREFRONT DOORS** - AND WINDOW SURROUND - SEE ELEV., DOOR AND WINDOW SCHEDULES
- **EXIST. WINDOWS TO BE MOVED** - TO MATCH EXIST. CMU WALL SURROUND
- **EXIST./NEW WINDOWS** - TO MATCH EXIST. CMU WALL SURROUND
- **EXIST./NEW STOREFRONT DOORS** - TO MATCH EXIST. CMU WALL SURROUND
- **EXIST./NEW WINDOWS IN EXIST./NEW OPENINGS** - TO MATCH EXIST. CMU WALL SURROUND
- **EXIST./NEW WINDOWS IN EXIST./NEW OPENINGS** - SEE ELEV., DOOR AND WINDOW SCHEDULES
- **EXIST./NEW WINDOWS IN EXIST./NEW OPENINGS** - TO MATCH EXIST. CMU WALL SURROUND

PROGRESS PRINT

NOT FOR CONSTRUCTION

1537 South Mint Street
Charlotte, NC
5328 SQ. FT.

12/02/2019

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Overcash Demmitt Architects
704.332.1615
www.oda.us.com

DOCUMENT SET

CONSTRUCTION DRAWING SERIES AND DRAWING MATERIALS TO BE COMPLIED WITH STANDARD PROGRESS PRINT SPECIFICATIONS.

NOT FOR CONSTRUCTION

FLOOR PLAN

scale: 1/8" = 1'-0"
GENERAL NOTES:
1. ALL NEW OPENINGS WILL HAVE A SILL AND HEADER DETAIL SIMILAR TO EXISTING OPENINGS.
2. RESTORE EXISTING SILLS AND HEADERS.
BOWERS FIBER

LOCATION: charlotte, nc
CLIENT: white point partners
PROJECT SIZE: 50,000 sf

SERVICES: architecture
COMPLETION DATE: 2018
CONSTRUCTION TYPE: adaptive re-use
EXIST. ADJACENT SPACE TO REMAIN EXIST. GUTTER AND DOWNSPOUT - REPAIR AND REPAINT AS NEEDED

REMOVE EXIST. ROOFING AND REPLACE W/ EPDM ROOFING

SIGNAGE - SEE EXT. ELEVATIONS

CANOPY - SEE EXT. ELEVATIONS

REPAIR, REPLACE, REPAINT TOP OF WALL COPING TO MATCH EXIST.

EXIST. SLOPE

REPAIR/REPLACE EXIST. COPING AS REQUIRED
GENERAL NOTES:
1. COORDINATE MOUNTING HEIGHTS OF ALL FIXTURES WITH ARCHITECTURAL ELEVATIONS.
2. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCCELL ON AND TIMECLOCK OFF.

KEYED NOTES:
PROVIDE (1) 4" CONDUIT STUBBED UP W/ PULL STRING FOR POWER AND (1) 2" CONDUIT STUBBED UP W/ PULL STRING FOR TELE/CATV/DATA. COORDINATE LOCATION OF STUB-UPS WITH OWNER PRIOR TO ROUGH-IN.
October, November
Presentation
November 4, 2019

Charlotte Planning, Design + Design Development
City of Charlotte
600 E. Fourth Street, 8th Floor
Charlotte, NC  28202

Attn: Kristi Harpst, AICP
Program Manager, Historic District Division

Re: 1529 / 1537 South Mint Street Commercial Renovations

Dear Kristi,

This letter is in reference to the existing and proposed windows at 1529 and 1537 South Mint Street that Lischerong Development Group is proposing to re-purpose. We have analyzed all of the existing windows in the various buildings. Most of the buildings contain a few original steel windows. Many of the original windows have been removed, or modified from their original condition. For the new uses proposed for these buildings, the developer will be needing to add additional windows in some of the buildings for daylight.

We appreciate the Committee’s consideration to allow the developer to replace the few existing windows for the following reasons:

1. Some of the windows contain chrysotile asbestos (see attached report, by Hart Hickman, dated September 27, 2019). The Environmental Consultant recommends removal of the window glazing prior to building renovations, to prevent asbestos fiber release.

2. The developer would like to be environmentally sensitive in providing new insulated windows in order to reduce the carbon footprint of the buildings.

3. The developer feels that it would help the exterior appearance to have consistency in the storefront windows, whether a new opening and window, or a new window in an existing opening. There will be 37 window / door openings once the renovations are complete: 19 will be new windows in non-existing openings; 10 will be new windows into existing openings in which the windows have been previously replaced; and 8 new windows that are replacing the existing historical widows. Only 22\% of all windows could be restored historical windows.
The Design Team has analyzed and photographed each window that is still existing. The Team has also tried to simulate the overall design of the original windows, as illustrated in the Exhibits being submitted. These Exhibits contain a photograph of the original window, to compare to the proposed design of the new windows.

The developer and design team explored other buildings in the immediate area that have been renovated, but were of a similar time period and character. We analyzed buildings that had replaced the windows with new storefront and others that had renovated the existing windows. We have tried to emulate these conditions and provide an appropriate industrial appearance.

The Design Team is using a combination of 1” snap-on mullions, 2” and 4” mullions to give the buildings and windows the character of other industrial buildings in the Southend area that were built between the 1920’s and the 1960’s. The design reduces the scale of the large areas of glass with grids of additional mullions, keeping the same number of panes as the original windows. Where the windows have been closed up, and we could not find photos of the original structure, we are proposing industrial-style windows similar to the adjacent buildings.

Thank you for your consideration to approve these windows.

Sincerely,

Stephen F. Overcash, RA,
Principal
Via E-Mail

September 27, 2019

Lischerong Enterprises and Holdings
310 Arlington Avenue, Suite 402
Charlotte, North Carolina 28203

Attn: Mr. Nick Lischerong

Re: Asbestos-Containing Window Glazing
1525, 1529, and 1537 S. Mint Street
and 404 Westwood Avenue
Charlotte, North Carolina
H&H Job No. LEH-005

Dear Nick:

Hart & Hickman, PC (H&H) recently completed asbestos sampling activities at the commercial properties located at 1525, 1529, and 1537 S. Mint Street and 404 Westwood Avenue in Charlotte, Mecklenburg County, North Carolina (Site). The Site consists of three contiguous parcels of land that are developed with an approximate 7,450-square foot (sq ft) warehouse building that was constructed in 1933, an approximate 3,584-sq ft automotive service garage that was constructed in 1962, and an approximate 5,960-sq ft two-story automotive service garage that was constructed in 1967.

Based on the results of laboratory analysis, certain window glazing at the Site contains three percent chrysotile asbestos. H&H understands that renovations have been proposed for the Site buildings. As such, H&H recommends that the window glazing be removed prior to building renovations to prevent an asbestos fiber release, to address worker protection in accordance with Occupational Safety and Health Administration (OSHA) regulations, and for waste disposal purposes. Further,
H&H recommends that the window glazing be removed in a manner which will not render the material friable (e.g., removal of the entire window including glass panes, glazing, and framing).

We appreciate the opportunity to assist you with this project. If you have any questions concerning this letter, please do not hesitate to contact us.

Sincerely,

Hart & Hickman, PC

Bo Cappleman, PG
Due Diligence Manager

Ralph McGee, PG
Project Manager

Ayla Homer, PG
Assistant Project Geologist
NC Accredited Asbestos Inspector
1529 South Mint Street
Charlotte, NC

10/30/19

NEW ADDITION
DECORATIVE GRILLE

ROLL UP DOORS TO BE REPLACED WITH ALUMINUM STOREFRONT

MURAL TO WRAP AROUND CORNER

NEW STOREFRONT AT EXISTING OPENINGS

NEW ROLL UP DOORS

NEW STANDING SEAM METAL ROOFING

NEW ROLL UP DOORS IN EXISTING OPENINGS

NEW WINDOWS

PAINTED BRICK

NEW SIGNAGE AND AWNING

MURAL TO WRAP CORNER

NEW STOREFRONT AT EXISTING OPENINGS

NEW DOOR IN EXISTING OPENING

FILL IN ROLL UP DOOR OPENING.
FINISH TO MATCH EXISTING BUILDING

NEW ADDITION
DECORATIVE GRILLE

PAINTED BRICK

SIGNAGE

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION
NOVEMBER

1529 MINT STREET
THE GOLD DISTRICT OF CHARLOTTE

4 NOVEMBER 2019

WINDOW REPLACEMENTS

Existing Windows

Replacement Windows

NOVEMBER
**NOVEMBER**

**1. Replacement Windows**

**2. New Signage**

**3. (No Existing Windows)**

*1537 MINT STREET*

THE GOLD DISTRICT OF CHARLOTTE

4 NOVEMBER 2019

Overcash Demmitt Architects

www.oda.us.com
**EXTERIOR LIGHTING OPTIONS**

**1529 & 1537 MINT STREET**

**THE GOLD DISTRICT OF CHARLOTTE**

4 NOVEMBER 2019

**Black**
10” x 10”
11” from wall
5” Backplate

**Aluminum**
18” x 14”
20” from wall
3” x 10” Backplate

**Black**
16.75” x 14”
22.5” from wall
6.75” Backplate
The Gold District of Charlotte

1529 & 1537 Mint Street
Charlotte, North Carolina

Historic Wilmore Neighborhood

Repurposed Buildings
1529 South Mint Street
Charlotte, North Carolina

Existing Exterior Conditions
1529 & 1537 South Mint Street
Charlotte, North Carolina

PROPOSED MECHANICAL UNIT LOCATION

1529 (1962)

1537 (1962)
September Presentation
A Development Team is renovating 5 buildings in The Gold District / Wilmore Historic Neighborhood on South Mint Street for various uses that are allowed under the TOD Zoning. The addresses are 1513, 1515, 1525, 1529, and 1537. We are submitting these in 3 packages for ease of review. The Proposed Renovation Packages include (1.) 1513 and 1515, (2.) 1525, and (3.) 1529 and 1537.

Currently, the buildings are all unleased and this submittal is for cold, dark shell buildings. As leasing progresses, the buildings may be single tenant or multi-tenant buildings. The Development Team is proposing renderings and elevations that illustrate the general proposed character of the shell buildings. The following are Design Guidelines that allow flexibility to satisfy the needs of specific future tenants. Slight customization of the 5 buildings will provide a more interesting character and help to create a scale that is harmonious with the Wilmore Historic Neighborhood.

Context / Adjacent Structures: The Site is located at the seam between The Gold District of Charlotte and the Historic Wilmore Neighborhood. This area has been experiencing rapid improvements from an industrial area to more of a mixed use neighborhood. The site is south of a bodega and immediately across South Mint from a vehicle impound lot, surrounded by barbed wire. There are additional commercial buildings to the south and the residential neighborhood to the east. This project will be a catalyst for further improvements along this block of South Mind Street.

The buildings are all one story and were constructed between 1927 and 1962. There have been additions over the years and the Development Team is proposing to remove a later addition on the back of 1513, due to unsafe and unsightly conditions.

1513: Built 1927 - approximately 3,500 sf
1515: Built 1940 - approximately 7,000 sf
1525: Built 1933 - approximately 7,500 sf
1529: Built 1962 - approximately 3,500 sf
1537: Built 1962 - approximately 5,500 sf

Architectural Character: The Architectural Character of this area is “industrial” with some of the buildings being built while gold was still being mined on the adjacent lot to the east (Rudisill Mine). While allowing each building to showcase its “industrial vernacular”, the Development Team is proposing for the renovations to have a similar architectural aesthetic. This will include painted brick or concrete block, new windows and storefront, glass roll-up doors, decorative lighting, signage, murals and a variety of awnings.

Paint Colors: While the renderings are all illustrated with white painted brick, it is permissible to use other colors as base colors or to accentuate architectural details.

Windows: The windows and storefronts are proposed to be 2” x 4” Aluminum Storefront. The finish of the aluminum must be consistent within each building, but the buildings may use Bronze, White or Clear aluminum finishes. Where glass roll-up doors are used, the finish of the roll-up doors should match the aluminum storefront. Roll-up windows are also allowed.

Canopies / Awnings: Canopies and Awnings are encouraged over entrances into the buildings. The awnings should have an industrial character and can be constructed of wood and metal. While sloping metal awnings are encouraged, canvas awnings will not be allowed. The renderings illustrate some of the possibilities for these architectural elements.

Signage: Signage will follow the signage restrictions of the TOD Ordinance. No individual letters may be taller than 24”. The following signs are allowed:
- Individual, internally illuminated letters on a raceway; if the raceway is exposed, it should be painted to match the background of which it is mounted.
- Individual letters mounted directed to the wall, with decorative lighting to illuminate.
- Signage painted directly on the building.
- Banner Signs and Blade Signs.
- Logos are acceptable, either attached to the building or painted on the building.

Internally illuminated box signs, or backlit lettering signage will not be allowed.

Lighting: Lighting shall be all downward-directed goose neck lighting and sconces. The lighting may include contemporary, industrial and period lighting. No uplighting, wall packs or neon will be allowed.
LED Lighting as is permitted. Lighting shall not bleed onto adjacent properties.

Murals: Murals are encouraged and can be abstract, realistic or historical to help tell the story of The Gold District. Using local artists is encouraged. The murals may be painted or more three dimensional with the use of metals, woods, synthetich materials, clays or stones.
1529 & 1537 Mint Street
CHARLOTTE, NORTH CAROLINA

21 AUGUST 2019

Overcash Demmitt Architects  www.oda.us.com
LANDSCAPING WILL BE LAYERED TO SCREEN PARKING FROM MINT STREET

TREES WILL BE SELECTED FOLLOWING COORDINATION AND CONSULTATION WITH CITY OF CHARLOTTE URBAN FORESTRY (TYP.)

LANDSCAPING WILL BE LAYERED TO SCREEN PARKING FROM MINT STREET
1537 South Mint Street
Charlotte, North Carolina

Existing Exterior Conditions
1529 South Mint Street
Charlotte, North Carolina
21 August 2019

Proposed Elevations

- **West Elevation**
  - Restored Windows
  - Painted Brick
  - New Door in Existing Opening
  - Mural to Wrap Around Corner

- **South Elevation**
  - Restored Windows
  - Painted Brick
  - New Door in Existing Opening

- **East Elevation**
  - Roll Up Doors to Be Replaced with Aluminum Storefront
  - Mural to Wrap Around Corner

- **North Elevation**
  - Roll Up Doors to Be Replaced with Aluminum Storefront or New Glass Roll Up Doors
  - Restored Windows
  - New Door in Existing Opening

10'8" 16'
1537 South Mint Street
Charlotte, North Carolina

West Elevation
- Painted brick
- New door in existing opening
- New window in existing opening
- Roll up doors to be replaced with aluminum storefront
- Restored windows
- Mural to wrap around corner

South Elevation
- Painted brick
- Restored windows
- New awning
- New window opening and aluminum storefront
- Roll up doors to be replaced with aluminum storefront
- Restored windows

East Elevation
- Painted brick
- Restored windows
- New door

North Elevation
- Painted brick
- Restored windows
- New window opening and aluminum storefront
- Roll up doors to be replaced with aluminum storefront
- Restored windows
- Mural to wrap around corner
- Fill in existing door opening

Proposed Elevations