



Charlotte Historic District Commission Application for a Certificate of Appropriateness

April 13, 2011

ADDRESS OF PROPERTY	1824 South Mint Street, Wilmore Local Historic District HDC 2010-104
SUMMARY OF REQUEST	Renovation
OWNERS	Mark & Kristin Santo
APPLICANT	Mark Santo

Details of Proposed Request

This application seeks approval for the exterior and site changes required to convert this former retail store into a single family residence.

Current Status and Context of Property

This building, a two story wood sided structure was originally constructed in 1946, according to Mecklenburg County Tax Records. The building served as a neighborhood store for most of its history, and has small residential units above. It is located on a corner lot one block south of West Boulevard, directly behind the Wilmore Community Center. The property is zoned R-22MF.

Work was begun at some point after the current owners purchased the property, including a complete interior stripping of the building. Although work was stopped, the owners now wish to again move toward the conversion of this structure into a single family residence while retaining the overall historic character of the structure. This building is currently under a code enforcement order to rehabilitate the structure. This process is currently on hold pending the outcome of the HDC's decision on this application and a good faith effort in the commencement of work by the owner.

Relevant HDC Design Guidelines

- *Additions*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) 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.
- (j) 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.

Outstanding Issues

The attached plans show the scheme for converting this building into a single family residence. The façade would remain largely unaltered, and the necessary ingress and egress doors would be located in the north elevation, facing away from the corner. The proposed new entrance porch on this elevation would be minimal in nature.

The windows would be largely reestablished in the original pattern in the side elevations, with some slight relocation of some of the openings to allow for symmetry.

A chimney on the south elevation that was removed for structural reasons would be rebuilt. Although the plans show a wooden framed chimney, the owner has been told by staff that this would likely not be acceptable to the HDC, and the owner is prepared to reconstruct a masonry chimney.

The parking area would be located to the rear of the structure, with minimal impact to the overall streetscape.

At the November, 2010 HDC meeting, the Commission reviewed revised plans for the restoration and conversion of this building, and voted unanimously to approve the plans in concept. In its approval, the HDC directed the applicant to provide final details for the planned work, and specifically requested that the final plans include wooden windows and the restoration of the masonry chimney.

The applicant has provided the attached materials in response to those requests.



[illegible]

Architectural floor plan of the first floor and garden. The plan shows a large house with multiple rooms including an office/studio bedroom, living area, kitchen, dining area, three bedrooms, and a bathroom. The garden features a new native ornamental tree, a garden entrance, and a new feature window. The plan is labeled "FIRST FLOOR / GARDEN PLAN" and "SCALE 1:50".

Rooms and areas include:

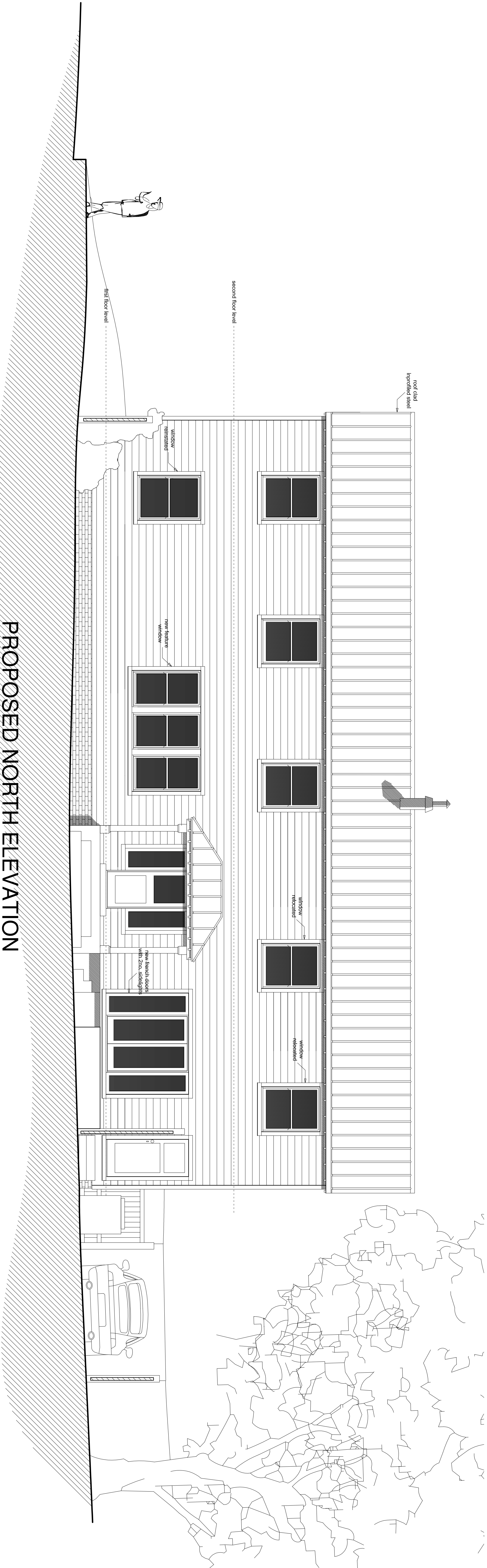
- OFFICE/STUDIO BEDROOM
- SHOWER ROOM
- LIVING AREA
- GRAND HALLWAY
- KITCHEN AREA
- DINING AREA
- EXTERNAL STORAGE
- PANTRY
- COATS / BOOTROOM
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- ENSUITE
- LAUNDRY
- CLOSET
- STORAGE
- UTILITY DUCT
- WATER HEATER
- FRIDGE FREEZER
- ISLAND UNIT
- EXTERNAL AC UNITS
- AREA OF HANDSTANDING IN TERRACE / BRICK PAVING
- BRICK DOOR WITH NEW REINFORCED CONCRETE BASE
- UP TO DECKING
- UP TO ENTRANCE PORCH
- PORCH RELOCATED TO NEW ENTRANCE
- NEW FEATURE WINDOW
- WINDOW REINFORCED
- WINDOW RELOCATED
- CHIMNEY REBUILT IN LOCAL BRICK TO MATCH CHARACTER OF NEIGHBOURHOOD
- EXISTING ENTRANCE FROM S. MAIN STREET
- GARDEN ENTRANCE
- NEW NATIVE ORNAMENTAL TREE
- AREA BUILT TO BURN
- RELOCATE DUKES ENERGY POLE
- NEW VEGICULAR ENTRANCE FROM W. WILKINSON AVENUE

[illegible]

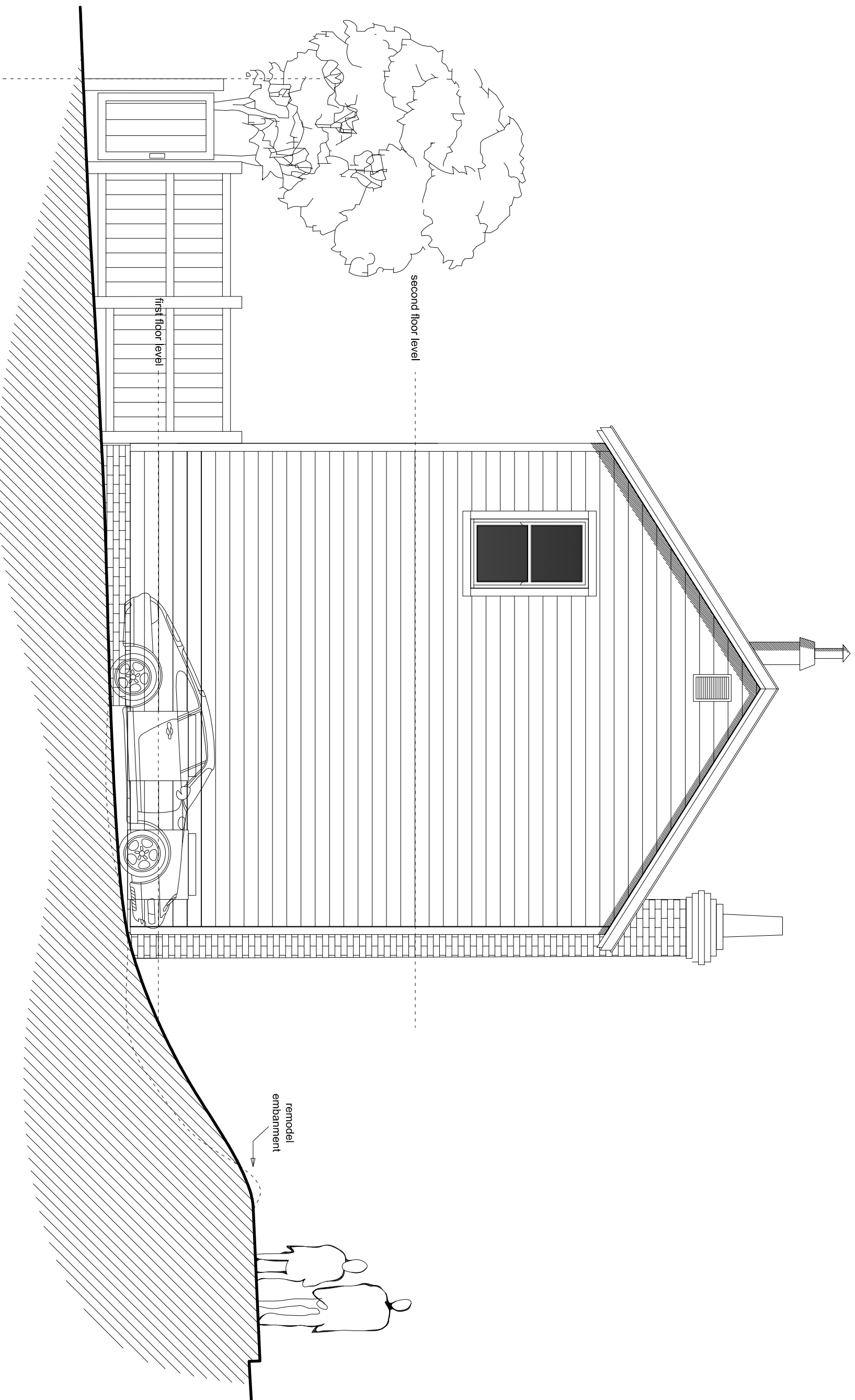
Architectural floor plan of the first floor and garden. The plan shows a large house with a central hall, living area, kitchen, dining area, and bedrooms. The garden is on the left, featuring a large lawn, trees, and a path. The plan includes various rooms such as the Office/Studio Bedroom, Shower Room, Coats/Bootroom, Kitchen Area, Dining Area, and External Storage. It also shows outdoor features like a new native ornamental tree, a new feature window, and a new garden entrance. The plan is labeled "FIRST FLOOR / GARDEN PLAN" and "SCALE 1:50".

Key features and labels on the plan include:

- Rooms:** OFFICE/STUDIO BEDROOM, CLOSET/STORAGE, SHOWER ROOM, LIVING AREA, COATS/BOOTROOM, KITCHEN AREA, DINING AREA, PANTRY, EXTERNAL STORAGE.
- Entrances:** existing entrance from S. Main Street, garden entrance, new garden entrance from W. Worthington Avenue, relocate Duke Energy pole.
- Structural/Design Elements:** chimney rebuild in local brick to match character of neighbourhood, new native ornamental tree, new feature window, window refinished, area built to lawn, porch relocated to new entrance, up to entrance porch, double height space above, up to first floor, up to deck, up to existing area, raised decking with over existing concrete base, bench area with 21% slope, water heater, fridge freezer, island unit, utilities duct, external A/C units, area of handstanding in tarmac / brick paving.
- Other Labels:** FIRST FLOOR / GARDEN PLAN, SCALE 1:50.

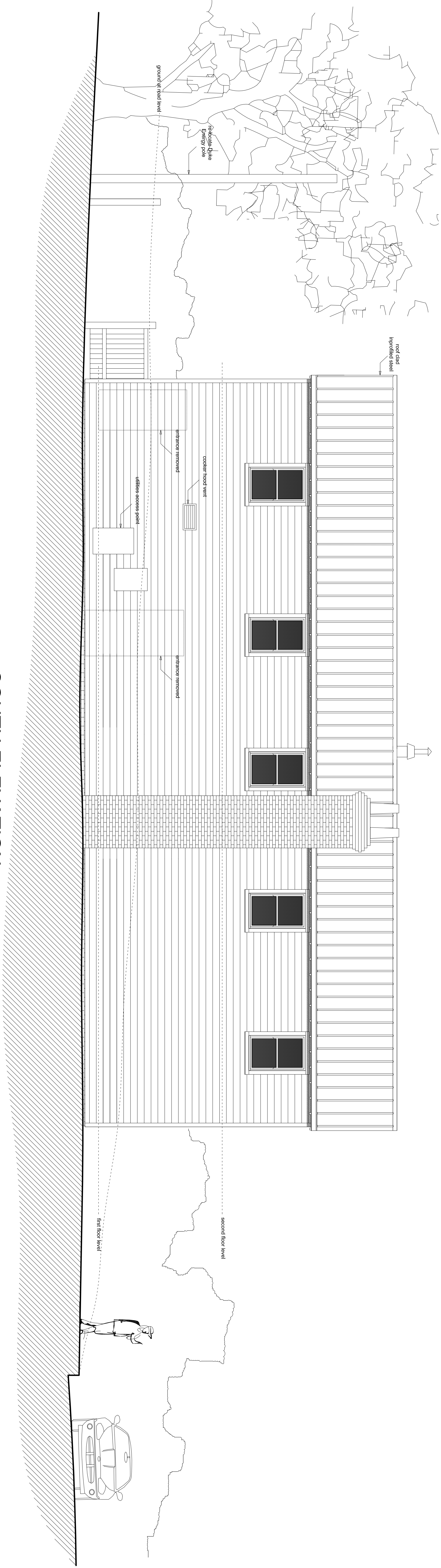


PROPOSED NORTH ELEVATION
SCALE 1:50



PROPOSED WEST ELEVATION
SCALE 1:50

PROPOSED HISTORIC RESTORATION
1824 SOUTH MINT STREET, CHARLOTTE - AS PROPOSED ELEVATIONS REV.1



SOUTH ELEVATION
SCALE 1:50



EAST ELEVATION
SCALE 1:50

PROPOSED HISTORIC RESTORATION
1824 SOUTH MINT STREET, CHARLOTTE - AS PROPOSED ELEVATIONS REV.1

**1824 S Mint Street
Rehab Brief - March 2011**

Summary

Our proposal is to re-fenestrate the existing structure with minor alterations as drawn and to add simple features which make the use of the restored structure suitable for residential occupation as a single family dwelling.

These additional features will be largely hidden by garden fences and are on the inside elevation away from the road frontages to which we plan no significant changes.

Restoration of the existing siding will be in accordance with the National and State standards for dealing with historic structures.

THE SECRETARY OF THE INTERIOR'S
STANDARDS FOR REHABILITATION

1. A property shall be used for its historic 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 historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature 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 historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological 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 related 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.

In accordance with the Secretary of States guidelines for dealing with historic structures, we have examined the structure for evidence of its age and date of construction.

Unfortunately most of the 'tell tale' features such as windows and doors trim and internal details either no longer exist or are obvious replacements.

The overriding features of the structure are;

mass

size and position of window and door openings especially to the frontage,

use of 'German' siding throughout,

clear intention of the structure for use as a commercial utility building hence its complete simplicity and lack of architectural embellishment.

We have concluded that the building may predate the local tax notation of 1945.

Accordingly we have applied treatments to the structure in keeping with utility buildings and structures dated just prior to the prevailing craftsman style in the Wilmore area.

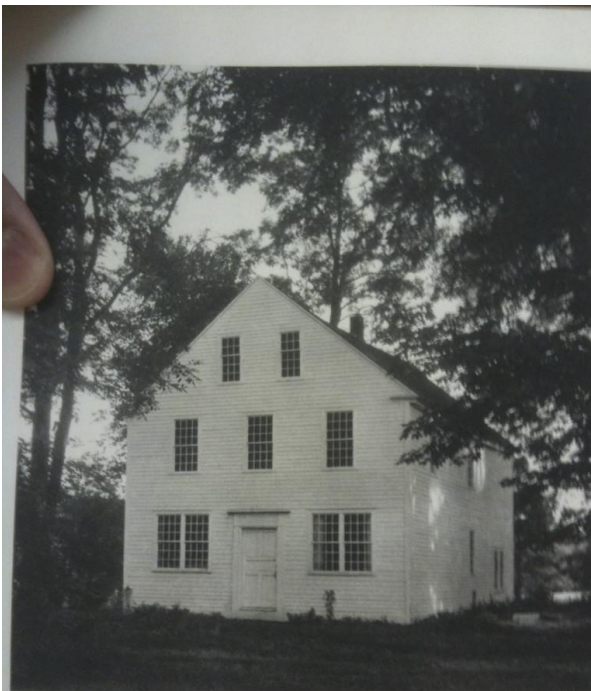
We could not find any examples of similar buildings in the greater Charlotte area and found very few examples in historic records in the eastern USA.

Those structures with 'German' siding we did find, had in common, very simple proportions and style. No embellishments to windows, doors, casings, and few porches or porticos. Typically German siding allows flush finishing of door and window casings, and very slim drip caps and simple sills or ledges. Roof details have simple exposed rafter ends and where trim details were installed they generally do not completely cover the rafter ends and match up at gables. Rain gutters were not a usual feature. We have included a number of images gleaned from our research to demonstrate these features





Lighthouse Garden Shop Image 7 of 14
Use arrow keys to navigate

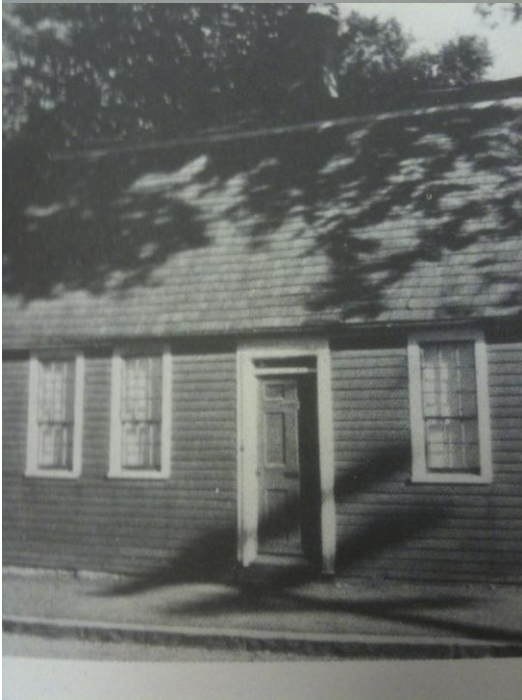


32: OLD STORE, DUMMERSTON CENTER
North front; good fenestration

mistakes in all architectural history books and books. St. Peter's at Rome was



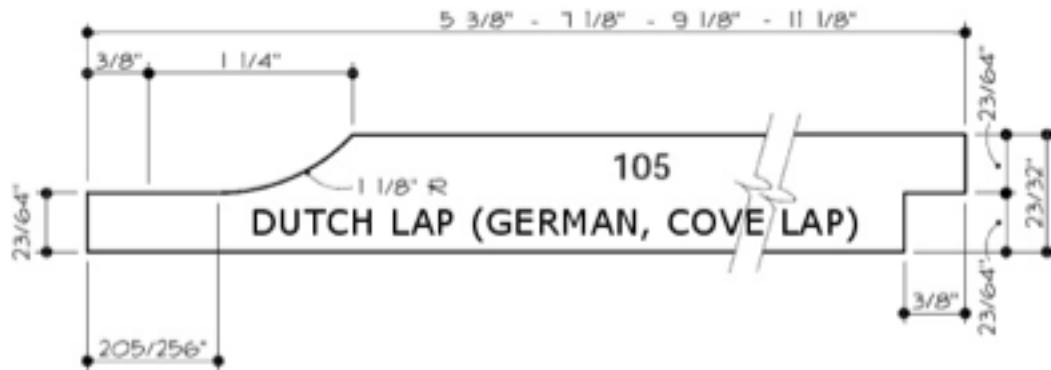
46: OLD STORE, DUMMERSTON CENTER
Front door; unusual trim



Method Statement – external appearance - for the Charlotte HDC

Siding

The 'German' siding will be retained throughout, existing boards will be examined for integrity and retained where possible, any sound boards removed, will be set aside for reuse. New boards will be used sparingly and will be milled to as nearly as possible create a seamless appearance between new and old.



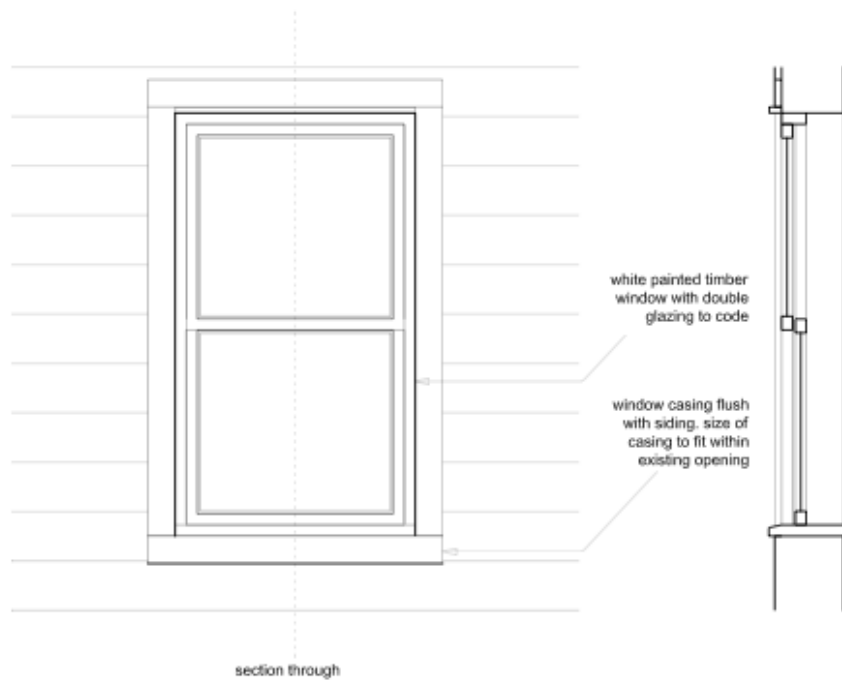
Should enough boards need replacement careful management of the reconstruction should enable whole elevations to be restored with existing boards and likewise with new boards. If salvaged boards can be found to match the existing these will be preferred over new. Existing nail holes will be used where possible to avoid the splitting of old boards, common during the process of re-hanging.

No high pressure washing or sandblasting will be allowed and sanding and scraping with lead abatement will meet code.

Windows

Existing window opening sizes are to be retained and where possible the exact locations will be retained, with minor changes proposed to add symmetry to the external appearance, and to assist with the provision of natural light in the internal room layout of the second floor rear.

The existing openings will be filled with plain windows, one over one sliding sash, in plain casings, with a minimal drip cap and simple sill detail. (Detail provided.)



HISTORIC RENOVATION
1824 SOUTH MINT STREET, CHARLOTTE
PROPOSED WINDOW DETAIL

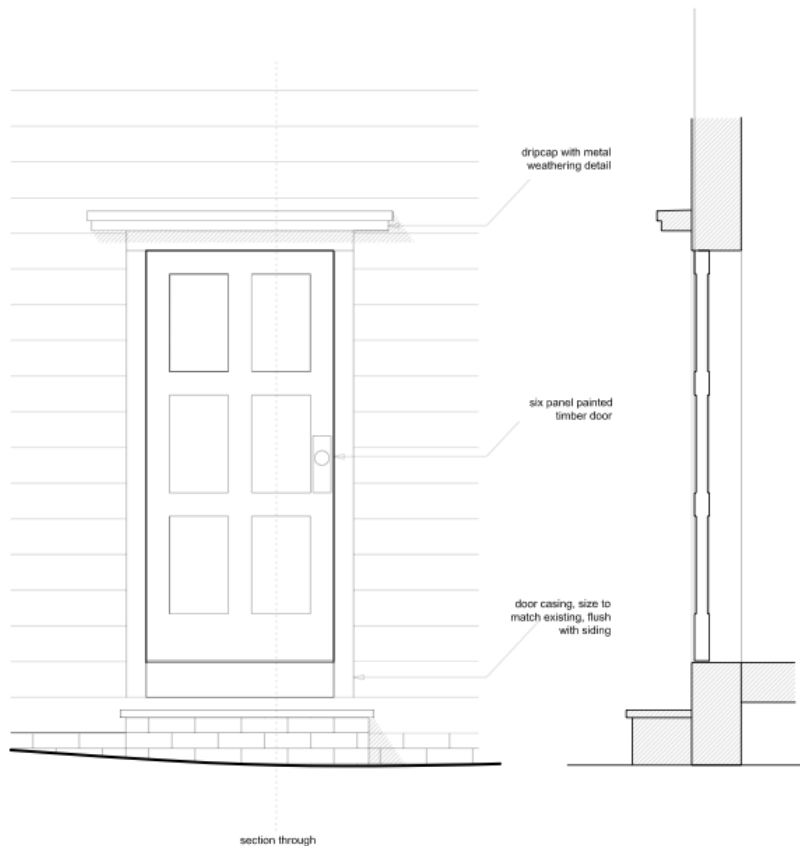
Drawing not to be scaled: all dimensions to be verified on site

CLIENT MARK & KRISTIN SANTO
 DR NO SMS-DET-02
 DATE 24-03-11
 SCALE 1:20 AT A4

BURTON TREMBATH DESIGN
 147B BUCHANAN GARDENS
 LONDON NW10 5AA
 07850 896782
 olly_burton@yahoo.co.uk

Front Door to S Mint St

A new front door on the South Elevation will be a plain cottage style with no molding details just simple six flat panels inset into the door. A discrete drip shelf is proposed over the doorway with a metal weathering cap. (Detail provided.)



HISTORIC RENOVATION
1824 SOUTH MINT STREET, CHARLOTTE
PROPOSED DOOR DETAIL

Drawing not to be scaled: all dimensions to be verified on site

CLIENT MARK & KRISTIN SANTO
DR NO SMS-DET-01
DATE 24-03-11
SCALE 1:20 AT A4
BURTON TREMBATH DESIGN
147B BUCHANAN GARDENS
LONDON NW10 5AA
07850 896782
olty_burton@yahoo.co.uk

New features are primarily the new entrance on the South East elevation where simple porch, door and window styles will accent those replacements more faithful to the period. These will clearly differentiate between new and old style. A number of manufacturers make off the shelf doors and windows which accord with the design in our drawing. A single large window is an echo of the side loading opening which was more recently covered with a single storey lean-to add on.

Roof

The main and new porch roof designs are of metal standing seam, commonly found on utility and commercial buildings of all ages.

Chimney

The chimney was removed some years ago and has allowed the partial sagging of siding to the west elevation. It is proposed to replace the chimney in a plain style in its former location. Once in place the repair of the siding and roof in this area will be more straightforward. (Detail provided)



HISTORIC RENOVATION
1824 SOUTH MINT STREET, CHARLOTTE
PROPOSED CHIMNEY DETAIL

Drawing not to be scaled; all dimensions to be verified on site

CLIENT MARK & KRISTIN SANTO
DR NO SMS-DET-03
DATE 24-03-11
SCALE 1:50 AT A4
BURTON TREMBATH DESIGN
147B BUCHANAN GARDENS
LONDON NW10 5AA
07850 896782
olby_burton@yahoo.co.uk

Foundation

Visible foundation walls are primarily strip foundation topped with a low wall of stretcher bond brickwork. Parts of the visible foundation were of post and beam but these have been in filled over the years, with a mixture of brick and lightweight concrete block.

It will be necessary to provide a retaining wall for the bank forming the road along the west wall. The design will have to be in concert with CDOT as this area falls into the right of way. Our design proposes visible foundation walls to comprise flush pointed stretcher bond of red brick.

Landscaping

Fence and landscaping details are shown but designs are not yet firm. No variation from the drawn detail is planned at present.

A small deck is planned at ground level rear, which serves the utility of allowing pedestrians to move gradually through the changes of level from the side to rear elevation without large steps, and allows use of a small external area outside the kitchen dining area. This deck is positioned over an uneven expanse of existing substantial concrete, which may have formed a base for equipment or an earlier structure of some kind.

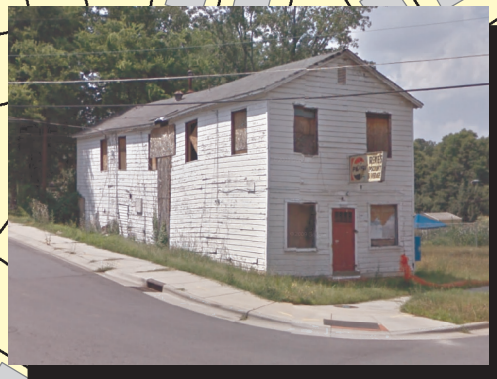
Parking for two vehicles is provided at the rear, simple concrete ramps are proposed for car standing. The restricted site does not allow for a turning area.


Sign

We propose to remove the large sign over the front door and replace it with a small hanging sign dimensions 2ft wide and 18 inches high on a plain iron bracket. This is to acknowledge the commercial history of the structure.



Charlotte Historic District Commission - Case 2010-104



-  1824 South Mint Street
-  Property Lines
-  Building Footprints
-  Wilmore Local Historic District

March 28, 2011