



## Charlotte Historic District Commission Application for a Certificate of Appropriateness

January 12, 2011

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ADDRESS OF PROPERTY	1600 South Mint Street, Wilmore Local Historic District	HDC 2011-002
SUMMARY OF REQUEST	Partial Demolition	
OWNERS	Weldeghebriel Haile	
APPLICANT	Weldeghebriel Haile	

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### **Details of Proposed Request**

This application seeks approval for the demolition of a section of the structure that contains the Red Sea Grocery in the Wilmore Local Historic District. The portion of the building containing the store and the Wing Hut Sports Café are not part of the building proposed for demolition.

### **Current Status and Context of Property**

This one story commercial building was constructed in 1920, according to Mecklenburg County Tax Office records. The building is actually four separate connected structures, built at different times. The corner-most of these structures is not part of the demolition request.

The building sits on a peninsular corner lot, at the intersection of Spruce and South Mint Streets. The property directly behind the building is owned by Greater Galilee Baptist Church, and is part of their new proposed parking plan. The main church campus lies across Spruce Street. Across South Mint Street is an area of single family residences.

### **Relevant HDC Design Guidelines**

- *Demolition*

### **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**

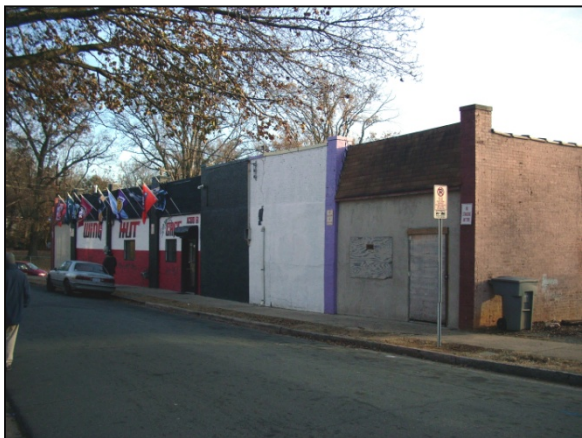
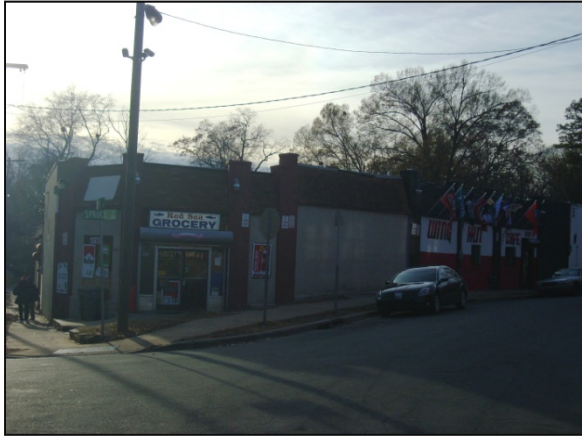
The sections of this building slated for demolition are currently under a demolition order from the City of Charlotte's Neighborhood and Business Services Department Code Enforcement Staff. A copy of the Case Violations Summary is attached.

The sections of this proposed for demolition are in very poor repair, and are currently not in use. HDC Staff has toured the inside of these structures to the extent that the condition of the building allows. Photographs of the interior of these building are attached.

The roofs of these structures are in extremely poor condition, and provide no protection from the elements. Parts of the internal walls have collapsed. The buildings are currently secured, and accessible only through installed metal roll-up doors.

The owner of this property has stated that the cost to bring these structures up to current code is excessive, and not financially feasible.

As with all demolitions, the HDC must determine if the buildings are contributing structures to the character of the Wilmore Local Historic District. Should the HDC find that they are contributing structures, then the HDC may impose a delay in the issuance of a Certificate of Appropriateness for demolition for a period not to exceed 365 days. Consideration of demolition requests in Local Historic Districts cannot be deferred.















- Sections to be demolished

## Case Violations Summary

Case Number: C20100000393	Address/Parcel: 1600 S MINT ST CHARLOTTE NC 28203 Parcel: 11907137	Inspector: <u>JARED SALEMA</u> CODE INSPECTOR ROZZELLES FERRY SERVICE CENTER 2732 ROZZELLES FERRY ROAD, SUITE A CHARLOTTE, NC, 28208 7043362688
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For the purpose of this inspection, all location references are determined as if you are facing the front door from the exterior of the structure.

Violation Items				
Space	System	Violation	Corrected	Ordinance
Exterior (--/--/--)**	Electrical Facilities (Exterior)	Unsafe wiring <i>exposed wiring in front need electrician to address</i> • Violation requires a permit to repair.		5-47(b)(3)
	Exit Requirements (Exterior)	Exit not structurally sound <i>need rear exterior door replaced</i> • Violation requires a permit to repair.		5-47(a)(2)
	Exterior Walls	Siding not reasonably weathertight • Violation requires a permit to repair.		5-47(c)(5)
		Not structurally sound <i>cracking in foundation due to tree need structural engineer report several areas of the rear of the structure foundation cracking</i> • Violation requires a permit to repair. • Violation repair requires licensed professional.		5-47(c)(3)
	Roofs	Roof areas decayed <i>all 3 rear storage units</i> • Violation requires a permit to repair. • Violation repair requires licensed professional.		5-47(d)(1)
		Roof not weathertight <i>all 3 rear storage units</i> • Violation requires a permit to repair.		5-47(d)(2)
Interior (--/--/--)**	Building Structure	Unsanitary conditions <i>mold inside storage bldg</i>		5-48
	Electrical Facilities (Interior)	Unsafe wiring <i>breaker box missing fillers also missing cover on sub panel/hanging electrical wires in storage units</i> • Violation requires a permit to repair.		5-48(d)(3)
Property Maintenance (--/--/--)**	Open Areas	Vegetation overgrown	09/29/2010	5-49(b)(4)
		Inadequate lighting <i>light out on left side</i>		5-49(b)(5)

\*\* Location Information:  
(Level / Front, Middle or Rear / Left, Center or Right)

## Ordinances

## 5-47 - External maintenance

5-47(a)(2) Exit Requirements. Every stairway, deck, porch, and balcony, and all appurtenances attached thereto, including without limitation, handrails and guardrails, shall be maintained in a structurally sound condition, in good repair. Each shall be

- properly anchored and capable of supporting live or dead loads.
- 5-47(b)(3) Electrical facilities. There shall be no unsafe wiring.
- 5-47(c)(3) Exterior Walls. Studs or other structural members shall be structurally sound and not likely to cause structural weakness in the future.
- 5-47(c)(5) Exterior Walls. All siding shall be reasonably weathertight, with no holes or excessive cracks or decayed boards, or siding material.
- 5-47(d)(1) Roofs. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the dead and live loads.
- 5-47(d)(2) Roofs. The roof and flashing shall be sound, tight and not have defects which admit water or rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior of the structure. Roof drains, gutters, scuppers, and downspouts shall be maintained in good repair, and free from obstructions. Roof water shall not be discharged in a manner that creates a health or safety hazard.
- 5-48 - Interior maintenance**
- 5-48 Interior maintenance standards. In general. The interior of a structure and equipment therein shall be maintained in good order, shall be structurally sound, and be in a sanitary condition. Occupants shall keep that part of the building or structure which they occupy or control in a clean and sanitary condition.
- 5-48(d)(3) Electrical facilities. There shall be no unsafe wiring.
- 5-49 - Property maintenance**
- 5-49(b)(4) Open areas. There shall be no heavy undergrowth or accumulation of plant growth which is noxious or detrimental to health, or because it is overgrown, may provide harborage for criminal activity.
- 5-49(b)(5) Open areas. There shall be adequate lighting to prevent harborage for criminal activity.



# Charlotte Historic District Commission - Case 2011-002

