

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

November 9, 2011

ADDRESS OF PROPERTY	1824 South Mint Street, Wilmore Local Historic District	HDC 2011-119
SUMMARY OF REQUEST	Demolition of Existing Structure	
OWNERS	Mark & Kristin Santo	
APPLICANT	City of Charlotte Code Enforcement	

Details of Proposed Request

The Code Enforcement Division of the City of Charlotte Neighborhood and Business Services Department has filed this request to demolish and remove this building

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 expressed a desire in April of this year to begin work on the conversion of this structure into a single family residence while retaining the building's overall historic character. This building was at that time under a Code Enforcement order to rehabilitate the structure. That process was placed on pending a good faith effort in the commencement of work by the owner.

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.

Analysis of Proposal

This building is in an advanced state of deterioration on the interior. It has been condemned as unsafe for habitation by the City of Charlotte's Code Enforcement Staff.

In a series of appearances before the HDC beginning in April of 2011 and ending in April of 2011, the property owner sought an approval to convert this structure to a single family residence. In April of this year, a final approval was issued. Since that time, little or no work has been done on the site. A Foundation Repair permit was issued In April of 2007. There appear to be no other active building permits for this address.

On September 27, 2011, the Charlotte City Council adopted an ordinance directing the Charlotte Code Enforcement staff to cause the demolition and removal of this structure.

The current Historic District Commission policy on Demolition is based primarily on procedures and limitations proscribed in the Charlotte City Zoning Ordinance and in NC State Statutes. This policy says in part:

- 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.
- 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.
- 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.



S Mint St

800

DISCOUNT BEVERAGE

UNSAFE

1824 South Mint Street



FILE COPY	
FILED FOR REGISTRATION	DOC. 261108373
DATE 9-28-11	TIME 12:56 PM
BOOK 26767	PAGE 441
STAMPS	REC FEE 12
J. DAVID GRANBERRY REGISTER OF DEEDS MECKLENBURG COUNTY, NC	

September 26, 2011
Ordinance Book 57, Page 368

ORDINANCE

Drawn by and mail to:

Michael Jenkins
Neighborhood
& Business Services
Code Enforcement Division
600 E. Trade Street
Charlotte, NC 28202

ORDINANCE NO. 4737-X


AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE BUILDING AT 1824 S. MINT STREET PURSUANT TO THE NON RESIDENTIAL BUILDING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 5, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF MARK SANTO AND WIFE KRISTIN FOSTER SANTO 406 WESLEY HEIGHTS WAY CHARLOTTE, NC 28208

WHEREAS, the building located at 1824 S. Mint Street in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Non Residential Building Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said building; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the building located at 1824 S. Mint Street in the City of Charlotte in accordance with the Non Residential Building Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

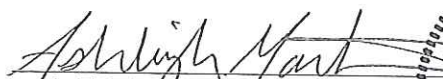
APPROVED AS TO FORM:


Assistant City Attorney

CERTIFICATION

I, Ashleigh Martin, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the city of Charlotte, North Carolina, in regular session convened on the 26th day of September, 2011, the reference having been made in Minute Book 132, and recorded in full in Ordinance Book 57, Page 368.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of September, 2011.


Ashleigh Martin, Deputy City Clerk





Real Estate Lookup

[Print](#)[Close](#)

Parcel Information

Parcel ID 11907315	Account INDIVIDUAL	Parent 11907312	Previous
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Owner(s)

Owner Name SANTO MARK SANTO KRISTIN FOSTER WIFE	Mailing Address 406 WESLEY HEIGHTS WY 406 WESLEY HEIGHTS WY	City/State CHARLOTTE NC 28208 CHARLOTTE NC 28208
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Legal Information

Legal P6 B52 M3-329	Municipality CHARLOTTE	Annexed	Special District	Fire District CITY OF CHARLOTTE	Acreage 0.07
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Total Parcel Assessment & Exemptions

Building 53900	Land 6300	Features 0	Total 60200	Exemption	Year Approved	Review Date	Amount
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Sales Information

Sale	Price	Stamps	Qualify	V/I	DeedBook	Type	Legal Ref.	Grantor
Aug 11 2005	114000	228.00000	INCL PERSONL	IMP	19173 - 944	WARRANTY D	19173-944	HOUSTON,CHARLES E
May 12 1997	0			VAC	09053 - 545	DEED STAMPS	09053-545	

Land Use

Use C700	Units 3136.00	Type SF	Neighborhood RE03	Assessment 6300
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Building Information

Bldg 1	Description RENEE'S DISCOUNT BEVERAGE Commercial	Type RETAIL	Year Built 1946	Property Location 1824 S MINT ST CHARLOTTE				
Bldg 1	Story 2.0 STORY	Units 1	Total SqFt 2552	Heated 2520	Foundation CRAWL SPACE	Ext. Wall WOOD ON SHTG -	Grade BELOW AVG 03	Value 53900
Bldg 1	Heat AIR-NO-DUCT	Fuel GAS	FirePlace	AC AC-NONE	Fixtures 8	Bedrooms 0	Full Baths 0	3/4 Baths 0
								1/2 Baths 0

Sub Areas

Bldg	Description	Size
1	BASE (FIRST FLOOR)	1260
1	UTILITY - UNFINISHED	32
1	APARTMENT	1260

Depreciation

Bldg 1	Physical AV - 47.00%	Functional	Economic	Special	Override RV - 70.00%
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Notes

Tax Year	Notes	Note Date
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Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
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Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Mar 21 2011	2011	Countywide Revaluation	60200	0
May 23 2008	2008	Bldg/Addn/Remod/Partially Completed	38600	0
May 23 2008	2008	Building Partially Complete	38600	0
Apr 27 2007	2007	Bldg/Addn/Remod/Partially Completed	48300	0
Apr 27 2007	2007	Building Partially Complete	48300	0
Mar 21 2003	2003	Countywide Revaluation	48300	0
Apr 18 1998	1998	Division of Land and/or New Parcel	40230	
Apr 18 1998	1998	Division of Real Estate and/or New Parce	40230	



Building Permit

One/Two Family

Property

Address: 1824 S MINT ST
Subdivision:

Parcel: 11907315 Lot: Block:
Tax Jurisdiction: CHARLOTTE

Site Details

Land Area (sq. ft.): Parking Required: Front Street:

Lot

Corner: N Through: N Irregular: N

Minimum Setbacks (ft.)

Front: 20 Left: 10 Right: 5 Rear: 20

Project

Project Number: 228289

Occupancy Type: R3 * RESIDENTIAL - SINGLE FAMILY

Project Name: REPAIR FOOTING , FOUNDATION

Contract Cost: \$18,200

USDC: 434 - Housekeeping Buildings (additions, chimneys, conv,

Mobile Home: Year/Make:

Serial Number:

Heated Area:

Unheated Area:

Deck Area:

Owner

Name: MARK SANTO
Phone: (704) 307-3979

Address: 406 WESLEY HEIGHT WAY
CHARLOTTE , NC 28208

Trade Details

Electrical

Total Amps: 0 Number of Circuits: 0 Connections at 120 Volts: 0 Connections Over 120 Volts: 0
Service Type: Existing Utility Company:

Mechanical

No. of Gas Connections: 0 No. of Appliances: 0 Utility Company:
Heating/Cooling:

Plumbing

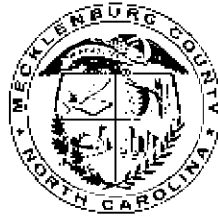
No. of Fixtures: 0 No. of Appliances: 0

Utilities

Type of Service: Existing

	Public Meter/Connection		Private Service	
	Individual	Master	Individual	Community
Water/Well:	No	No	No	No
Sewer/Septic:	No	No	No	No

Mecklenburg County
Land Use and Environmental Services
P.O. Box 31097
700 N Tryon St
Charlotte, NC 28231-1097
(704) 336-3830



Permit: **B1754871**
Issue Date: April 12, 2007

Building Permit

One/Two Family

Contractors

Building Contractor	SCHWIEMAN INC D R	Contractor ID: X38748
Phone:	(704) 363-7129	License # :
Address:	P O BOX 11565	Contract Cost: \$ 18,200
	CHARLOTTE, NC 28220	Home Owner: No
		Permit Number: B1754871

Fees

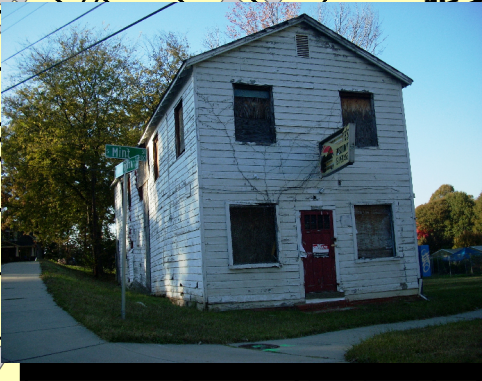
Permit Fee:	\$186.00	Fax Fee:	\$0.00	Fast Track Fee:	\$0.00
Zoning Fee	\$0.00	Home Owner Recovery Fund:	\$0.00	Fee Adjustment:	\$0.00
Double Fee:	\$0.00	NESHAP Fee:	\$0.00	Total Fee:	\$186.00
Fire Damage Fee:	\$0.00	Charge To Account:Yes		Vector OK:	
Permit Fee Type:	Construction			NESHAP OK:	


Miscellaneous

Entry Date: 04/12/2007 11:04 am	Entered By: Gladney, Annette
Issue Date: 04/12/2007	Issued By: Gladney, Annette
Special Inspections: n/a	

Remarks


Charlotte Historic District Commission - Case 2011-119



 1824 South Mint St

 Property Lines

 Building Footprints

 Plaza Midwood Local Historic District

November 2, 2011