

---

**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1513, 1515, 1521 South Mint Street

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

**APPLICANT/OWNER:** Stephen Overcash/Nick Lischerong

---

**Details of Proposed Request**

*Existing Conditions*

The existing properties are connected brick Industrial/Commercial buildings. 1513 S. Mint was constructed c. 1927 and 1515 S. Mint was constructed c. 1946.

1513 S. Mint is a three-bay commercial building. Material is brick running bond (painted) with a parapet roof with decorative soldier course brick at the roofline and above the storefront openings. Most of the original storefront openings have been infilled over the years with a combination of glass block and wood paneling. The original wood framed glass and metal transoms remain intact over the left and center bays. The three signage spaces appear to be later additions. The rear third of the building appears to be a later addition. The lot size is approximately 50' x 150'.

1515 S. Mint is a four-bay building with smaller storefront windows, a recessed front entry, and a garage bay. Material is brick common bond, painted. A soldier course of inset brick runs the length of the building above the windows and doors giving the storefront a modified tripartite design. The top third of the building has inset header bricks that form a rectangle across all four bays, likely originally intended as an area for signage. The lot size is approximately 50' x 150'.

1521 S. Mint is a vacant gravel lot used for parking. Adjacent structures are commercial buildings, parking lots and single family residential to the rear along Westwood Avenue and Wickford Place.

*Proposal*

A non-original rear addition to 1513 S. Mint is proposed for removal. The proposed project is for changes to fenestration 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 locations are conceptual; form is to be downward-directed goose neck lighting and sconces. Designs may include contemporary, industrial and period lighting.

#### **Design Guidelines – Windows, page 4.12-4.14**

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 – 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. Awnings may be reviewed under 'Additions'.
2. Limit LED lighting warmth levels to 2000-3000k.
3. Verify that signage meets HDC standards in addition to the TOD standards outlined in the proposal.
4. For the 'subject to change' elements (e.g.: awning material and location, window/door opening details, and signage, etc.) if there are no other questions or concerns with the overall design, then Staff recommends:
  - a. Approval with the following Conditions:
    - Detailed plans be brought back to the Commission for full review once the project has progressed and tenants are confirmed. Detailed plans include but are not limited to: windows and doors, signage, canopies/awnings, lighting, parking screening, and murals.
    - Nothing in this approval guarantees a COA will be granted for future plans submitted to the Commission.



# HDCCMA 2019-00367

PID: 11908315, 11908316, 11908317  
LOCAL HISTORIC DISTRICT: WILMORE  
PROPOSED PROJECT: COMMERCIAL

September Meeting 2019







1513 & 1515 South Mint Street  
Charlotte, North Carolina

21 August 2019

**LDG** LISCHERONG  
DEVELOPMENT  
GROUP

Building Rendering





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.

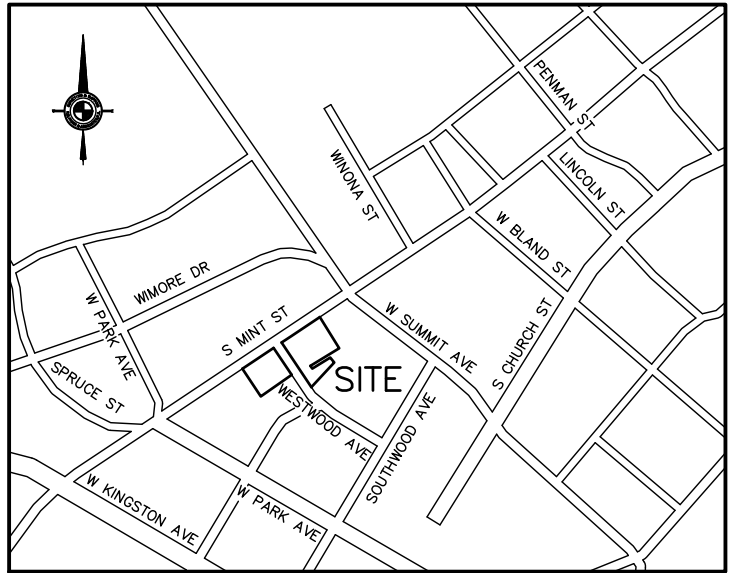
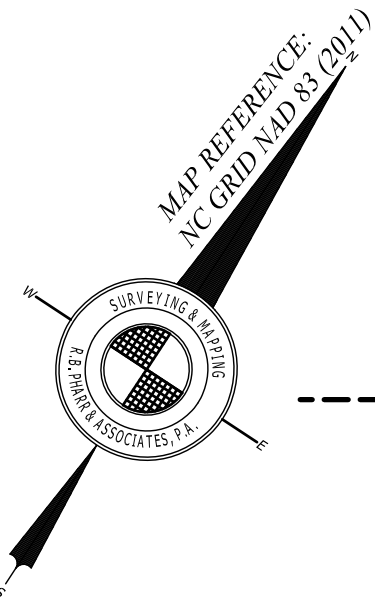
**Lighting:** Lighting shall be all downward-directed goose neck lighting and sconces. The lighting may include contemporary, industrial and period lighting. No uplighting, wall packs or neon will be allowed.

LED Lighting as is permitted. Lighting shall not bleed onto adjacent properties.

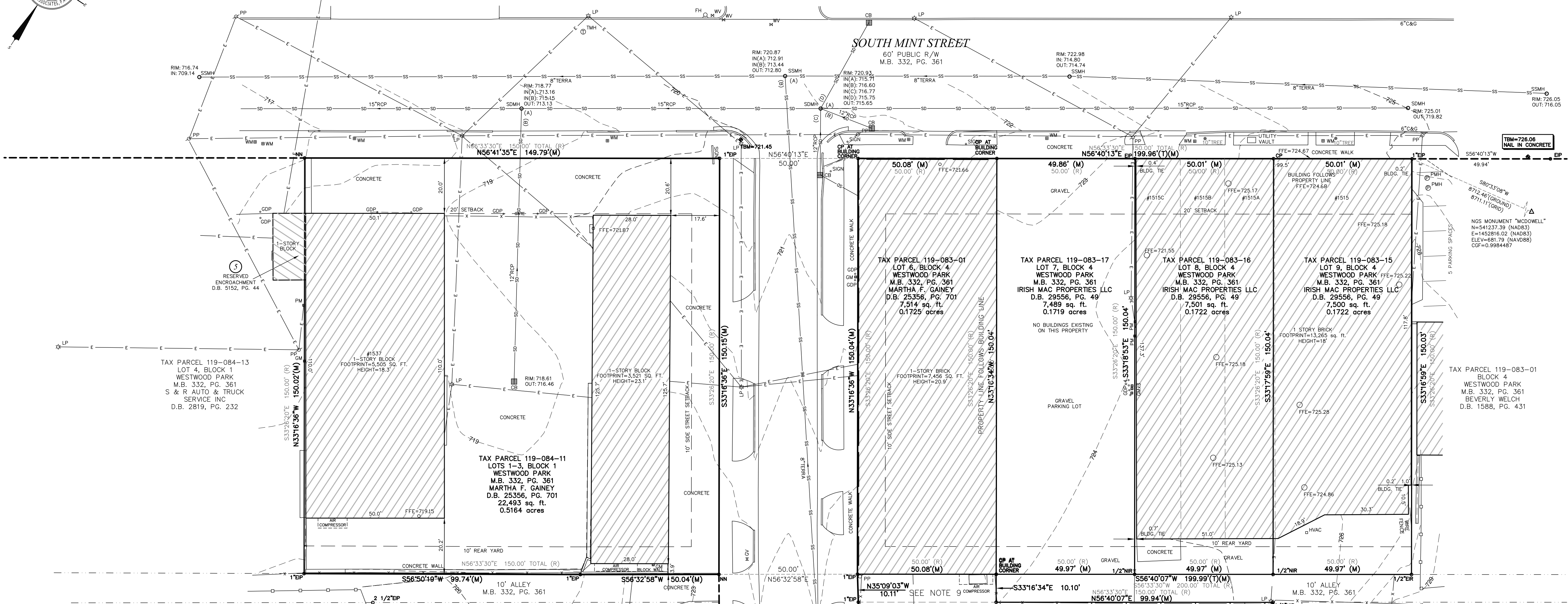
**Murals:** Murals are encouraged and can be abstract, realistic or historical to help tell the story of The Gold District. Using local artists is encouraged. The murals may be painted or more three dimensional with the use of metals, woods, synthetic materials, clays or stones.







VICINITY MAP  
NOT TO SCALE



CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NO: 18-05727CH, EFFECTIVE DATE: MAY 13, 2019  
SCHEDULE B - II (EXCEPTIONS)

4. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 332, PAGE 361, (AFFECTS SUBJECT PROPERTY, BUT CONTAINS NO PLOTTABLE MATTERS.)

5. RESERVATION (OR GRANT) OF OIL, GAS, AND OTHER MINERAL RIGHTS AS DISCLOSED BY INSTRUMENT RECORDED IN BOOK 1076, PAGE 110, AND ALL RIGHTS AND EASEMENTS RELATED THERETO, (AFFECTS LOT 9 BY RESERVATION OF MINERAL RIGHTS LOCATED MORE THAN 50 FEET BENEATH THE SURFACE OF THE LAND, WITH COVENANT TO NOT DISTURB THE SURFACE OF THE LAND NOR ANY IMPROVEMENTS THEREON.)

#### TITLE DESCRIPTION

LYING AND BEING SITUATE IN MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 7, 8, AND 9, BLOCK 4, WESTWOOD PARK, AS SHOWN ON THE MAP THEREOF RECORDED IN MAP BOOK 332 AT PAGE 361, IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY, NORTH CAROLINA.

#### LEGEND:

BLDG - BUILDING  
CGF - COMBINED GRID FACTOR  
C&G - CURB & GUTTER  
CB - CATCH BASIN  
CP - CALCULATED POINT  
CO - CLEAN OUT  
D.B. - DEED BOOK  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EN - EXISTING NAIL  
FFE - FINISH FLOOR ELEVATION  
GDP - GUARD POST  
GM - GAS METER  
HVAC - HEATING, VENTILATION, AIR COND.  
ILP - LIGHT POLE  
(M) - MEASURED  
M.B. - MAP BOOK  
N.G.S. - NATIONAL GEODETIC SURVEY  
NIR - NEW IRON ROD  
NN - NEW NAIL  
PIN - PARCEL IDENTIFICATION NUMBER  
PM - POWER METER  
PMH - POWER MANHOLE  
PP - POWER POLE  
PG - PAGE  
(R) - RECORDED  
R/W - RIGHT-OF-WAY  
RCP - REINFORCED CONCRETE PIPE  
SDMH - STORM DRAIN MANHOLE  
SSMH - SANITARY SEWER MANHOLE  
(T) - TOTAL  
TBM - TEMPORARY BENCHMARK  
TERR - TERRACOTTA PIPE  
WM - WATER METER

#### LINE LEGEND:

EASEMENT  
FENCE  
PROPERTY LINE  
PROPERTY LINE (NOT SURVEYED)  
RIGHT-OF-WAY  
RIGHT-OF-WAY (NOT SURVEYED)  
SETBACK  
POWER LINE  
SANITARY SEWER PIPE  
STORM DRAIN PIPE  
WOOD FENCE

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NO: 19-12356CH, EFFECTIVE DATE: JULY 19, 2019  
SCHEDULE B - II (EXCEPTIONS)

4. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 332, PAGE 361, (AFFECTS SUBJECT PROPERTY, BUT CONTAINS NO PLOTTABLE MATTERS.)

COVENANTS, CONDITIONS, OBLIGATIONS, RESTRICTIONS AND EASEMENTS PROVIDED FOR IN NORTH CAROLINA GENERAL WARRANTY DEED RECORDED IN BOOK 5152, PAGE 44, (RESERVED ENCROACHMENT AS SHOWN HEREON)

6. RESERVATION (OR GRANT) OF OIL, GAS, AND OTHER MINERAL RIGHTS AS DISCLOSED BY INSTRUMENTS RECORDED IN BOOK 518, PAGE 448; BOOK 561, PAGE 92; BOOK 578, PAGE 23; BOOK 731, PAGE 211; BOOK 739, PAGE 306; BOOK 776, PAGE 192; BOOK 780, PAGE 226; BOOK 790, PAGE 466; AND BOOK 793, PAGE 16, AND ALL RIGHTS AND EASEMENTS RELATED THERETO, (BLANKET)

#### TITLE DESCRIPTION

LYING AND BEING SITUATE IN MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

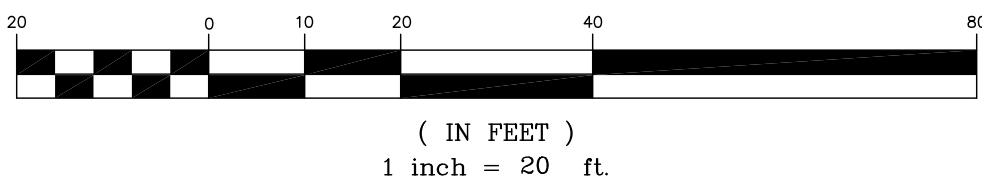
TRACT 1:  
BEING ALL OF LOTS 1, 2 AND 3, BLOCK 1, WESTWOOD PARK, AS THE SAME IS SHOWN ON A MAP THEREOF RECORDED IN MAP BOOK 332, PAGE 361, MECKLENBURG PUBLIC REGISTRY.

TRACT 2:  
BEING ALL OF LOT 6, BLOCK 4, WESTWOOD PARK, AS THE SAME IS SHOWN ON A MAP THEREOF RECORDED IN MAP BOOK 332, PAGE 361, MECKLENBURG PUBLIC REGISTRY.

TRACT 3:  
BEING ALL OF LOT 5, BLOCK 4, WESTWOOD PARK, AS THE SAME IS SHOWN ON A MAP THEREOF RECORDED IN MAP BOOK 332, PAGE 361, MECKLENBURG PUBLIC REGISTRY.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	485.11'	45.78'	N35°59'41"W	45.77'
C2	485.11'	46.20'	N41°25'37"W	46.19'

#### GRAPHIC SCALE



Know what's below.  
Call before you dig.

#### NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "MCDOWELL", ELEVATION = 681.79 FEET, NAVD 88.
6. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
7. SOUTH MINT STREET IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ADJACENT PROPERTIES.
9. NO DOCUMENT PROVIDED REFERRING ABANDONMENT OF THIS SECTION OF 10 FT ALLEY.

#### ZONING:

SUBJECT PROPERTY ZONED: I-1  
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
MINIMUM SETBACK: 30 FT  
MINIMUM SIDE YARD: 0 OR 1\*  
MINIMUM REAR YARD: 10 FT  
MINIMUM BUILDING HEIGHT: 40 FT  
\*NO SIDE YARD IS REQUIRED, BUT IF ONE IS PROVIDED, IT MUST BE A MINIMUM OF FIVE (5) FEET.  
FOR FURTHER INFORMATION CONTACT THE  
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT  
AT 704-336-3569.

#### PARKING:

NO MARKED SPACES WERE  
OBSERVED AT THE TIME OF  
SURVEY.

#### GPS CERTIFICATION:

I, CHARLES E. BELL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:  
(1) CLASS OF SURVEY: AU-10(M)  
(2) POSITIONAL ACCURACY: HORIZ. NORTH = 0.00045 EAST = 0.0016 VERT. = 0.005  
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC  
(4) DATES OF SURVEY: JUNE 13, 2019  
(5) DATUM/EPOCH: NAD83(2011) NAVD83  
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "MCDOWELL"  
(7) GEOID MODEL: GEOID12B (CONUS)  
(8) COMBINED GRID FACTORS: 0.9994487  
(9) UNITS: US SURVEY FEET

#### ALTA/NSPS CERTIFICATION:

TO: LISCHERONG DEVELOPMENT GROUP; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 25, 2019.

CHARLES E. BELL  
NCPLS, L-4804  
cbell@rpharr.com

DATE

PRELIMINARY  
FOR REVIEW AND APPROVAL

TOTAL AREA: 58,905SQ. FT. OR 1.3523 ACRE

REVISIONS	ALTA/NSPS LAND TITLE SURVEY PREPARED FOR: LISCHERONG DEVELOPMENT GROUP
	1513,1515,1521, 1525, AND 1537 SOUTH MINT ST 404 WESTWOOD AVE CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. DEED REFERENCE: 25356-701 AND 29556-49 TAX PARCEL NO: AS SHOWN HEREON
	R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL: (704) 376-2186
CREW: JR/BS DRAWN: PH/CB REVISED:	SCALE: 1" = 20' DATE: AUGUST 25, 2019 FILE NO: JOB NO. 90311

PLOTTED: 8/28/2019  
G:\90311\90311\DWG\90311.DWG



FLOOD CERTIFICATION  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015.  
MAP NUMBER: 3710454300L; ZONE X

THIS IS TO CERTIFY THAT ON THE 25 DAY OF AUGUST, 2019, 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. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (2) NCAC 36 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED





1513 & 1515 Mint Street  
CHARLOTTE, NORTH CAROLINA

21 AUGUST 2019

CONTEXTUAL PLAN

**LDG** LISCHERONG  
DEVELOPMENT  
GROUP

Overcash Demmitt Architects • [www.oda.us.com](http://www.oda.us.com)







# S. MINT STREET REDEVELOPMENT LANDSCAPE PLAN

CHARLOTTE, NORTH CAROLINA



DATE: 08.27.19

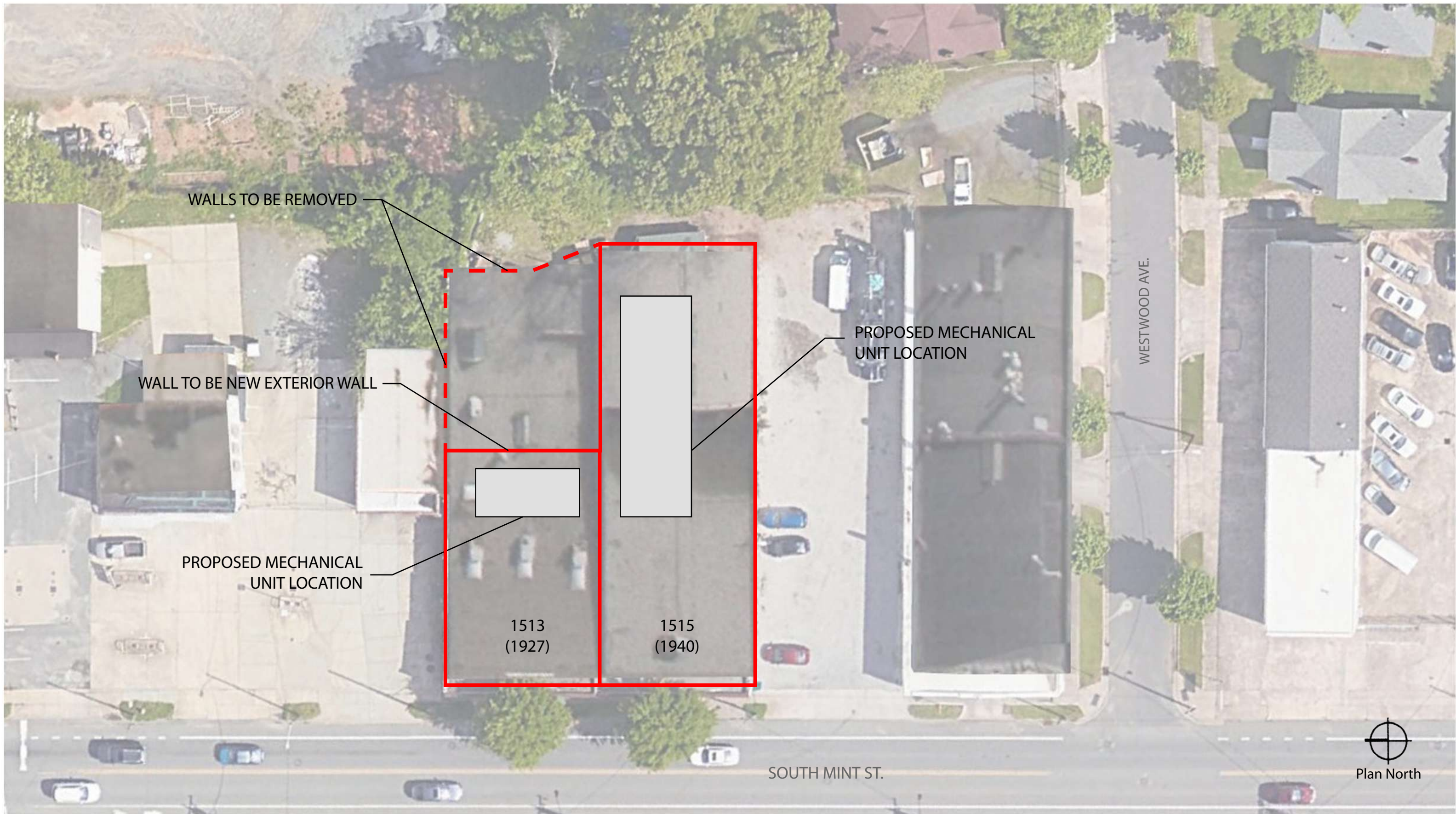
SCALE: 1" = 30'

**Bloc Design**  
 2923 S. Tryon Street, Suite 320  
 Charlotte, NC 28203  
 phone: 704-940-2883  
 www.bloc-nc.com  
 landscape architecture | planning | civil engineering

**bloc**

PROJECT NO.: 00658.00 NC FIRM#: P-1007, C-390  
S:\Projects\00658 Mint St Redevelopment\Exhibits\20190510 - LDG - Marketing Site Plan\00658 - C-GIS OPTION BB.dwg, 8/27/2019 10:25 AM, Jordan noblin, Bloc Design





WALLS TO BE REMOVED

WALL TO BE NEW EXTERIOR WALL

PROPOSED MECHANICAL  
UNIT LOCATION

PROPOSED MECHANICAL  
UNIT LOCATION

1513  
(1927)

1515  
(1940)

SOUTH MINT ST.

WESTWOOD AVE.



# 1513 & 1515 South Mint Street

Charlotte, North Carolina

21 August 2019

**LDG** LISCHERONG  
DEVELOPMENT  
GROUP



Site Plan





Front Facade



Parking Facade



Rear Facade - Existing to be Demolished

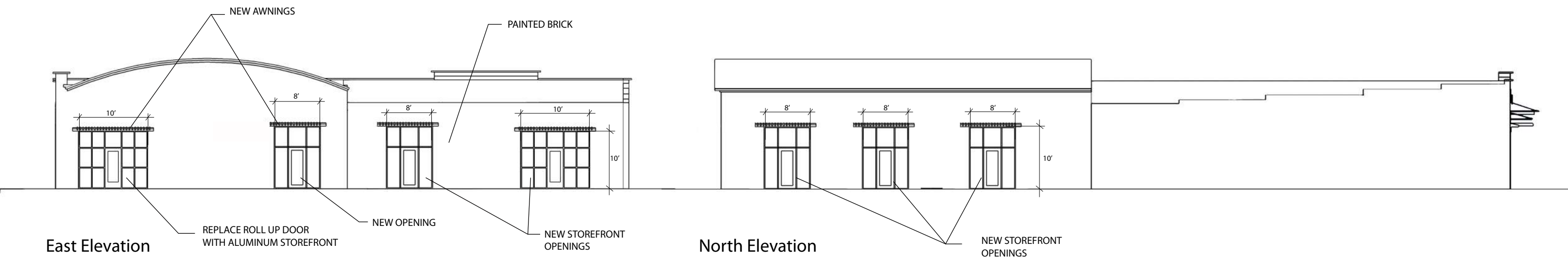
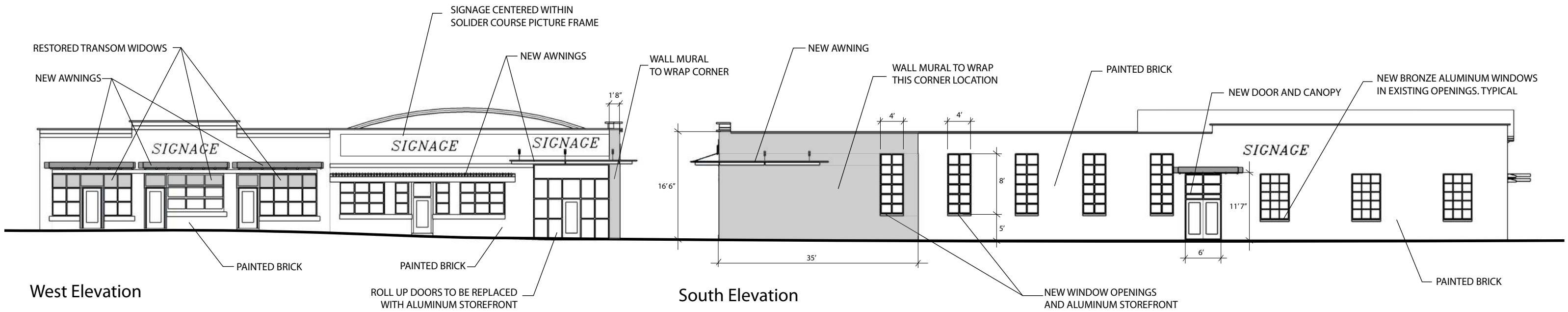


Rear Facade



Street View Facade





**1513 & 1513 South Mint Street**  
Charlotte, North Carolina

29 August 2019

**LDG** LISCHERONG  
DEVELOPMENT  
GROUP

Proposed Elevations





**Via E-Mail**

June 18, 2019

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

Attn: Mr. Nick Lischerong

Re: Vapor Intrusion Mitigation  
1515-1521 South Mint Street  
Charlotte, NC  
H&H Project No. LEH-004

Dear Nick:

Hart & Hickman, PC (H&H) has completed vapor intrusion assessment activities at the above referenced Site to evaluate the potential for structural vapor intrusion that may pose unacceptable risks to future occupants. As part of the assessment activities, H&H collected sub-slab soil gas samples and subsequent indoor air samples for laboratory analysis. Laboratory analytical results identified the presence of select volatile organic compounds (VOCs) at concentrations exceeding the North Carolina Department of Environmental Quality (DEQ) Division of Waste Management (DWM) Residential and/or Non-Residential Vapor Intrusion Screening Levels (VISLs) in both sub-slab soil gas and indoor air.

Results of vapor intrusion risk calculations using the sub-slab soil gas and indoor air sample data indicate that the cumulative carcinogenic and non-carcinogenic exposure risks exceed DEQ and U.S. Environmental Protection Agency (EPA) acceptable levels for residential and non-residential use scenarios. Based on results the vapor intrusion assessment activities and risk evaluation results, installation and implementation of engineering controls to mitigate and prevent structural vapor intrusion at unacceptable levels into the Site building are warranted.

H&H conducted sub-slab vacuum pilot test activities to evaluate current conditions beneath the concrete slab of the existing Site buildings to assist in design of a vapor intrusion mitigation system. Adequate airflow and the ability to generate vacuum for sub-slab depressurization is necessary for the implementation of an effective vapor intrusion mitigation system.

Results of the sub-slab vacuum pilot tests are depicted in the attached Figure 1. As shown in Figure 1, sub-slab conditions in the northeastern and western portions of the Site building are favorable for creating vacuum at levels that will adequately depressurize the sub-slab and minimize potential vapor intrusion at unacceptable levels. However, sub-slab conditions in the east-central, southeastern, and southwestern portions of the Site buildings are restrictive to air flow and are not conducive for sub-slab depressurization needed to minimize potential vapor intrusion.

H&H understands that installation of new sub-slab utilities in east-central and southwestern portions of the Site building that require removal of sections of concrete slab and sub-slab trenching are planned as part of the building upfit and renovation. Installation of a sub-slab horizontal vapor collection piping networks for a vapor intrusion mitigation system concurrent with utility installation activities in these portions of the Site building will improve air flow conditions for sub-slab depressurization. In addition, the east-central and southwestern portions of the Site building are surrounded by portions of the building that have more favorable sub-slab conditions which will further accomplish sub-slab depressurization in these areas. Although, it is likely that more robust vacuum fans will still be needed for the vapor intrusion mitigation system to effectively treat potential vapor intrusion concerns in the east-central and southwestern portions of the Site building.

Based on our conversations, there are no plans for installation of new sub-slab utilities in the southeastern portion of the Site building. Therefore, mitigation of potential vapor intrusion in this portion of the building may not be possible with a typical sub-slab depressurization vapor intrusion mitigation system. Alternative vapor intrusion mitigation systems are often costly and



Mr. Nick Lischerong

June 18, 2019

Page 3

may require removal of the concrete slab entirely in the southeastern portion of the Site building for successful installation.

Given the small area of occupiable space in the southeastern portion of the Site building, vapor intrusion mitigation would be cost-prohibitive, and given the existing slab and sub-slab conditions in this area, potentially ineffective at any cost.

Please contact me if you have additional questions or would like to discuss further.

Sincerely,

***Hart & Hickman, PC***

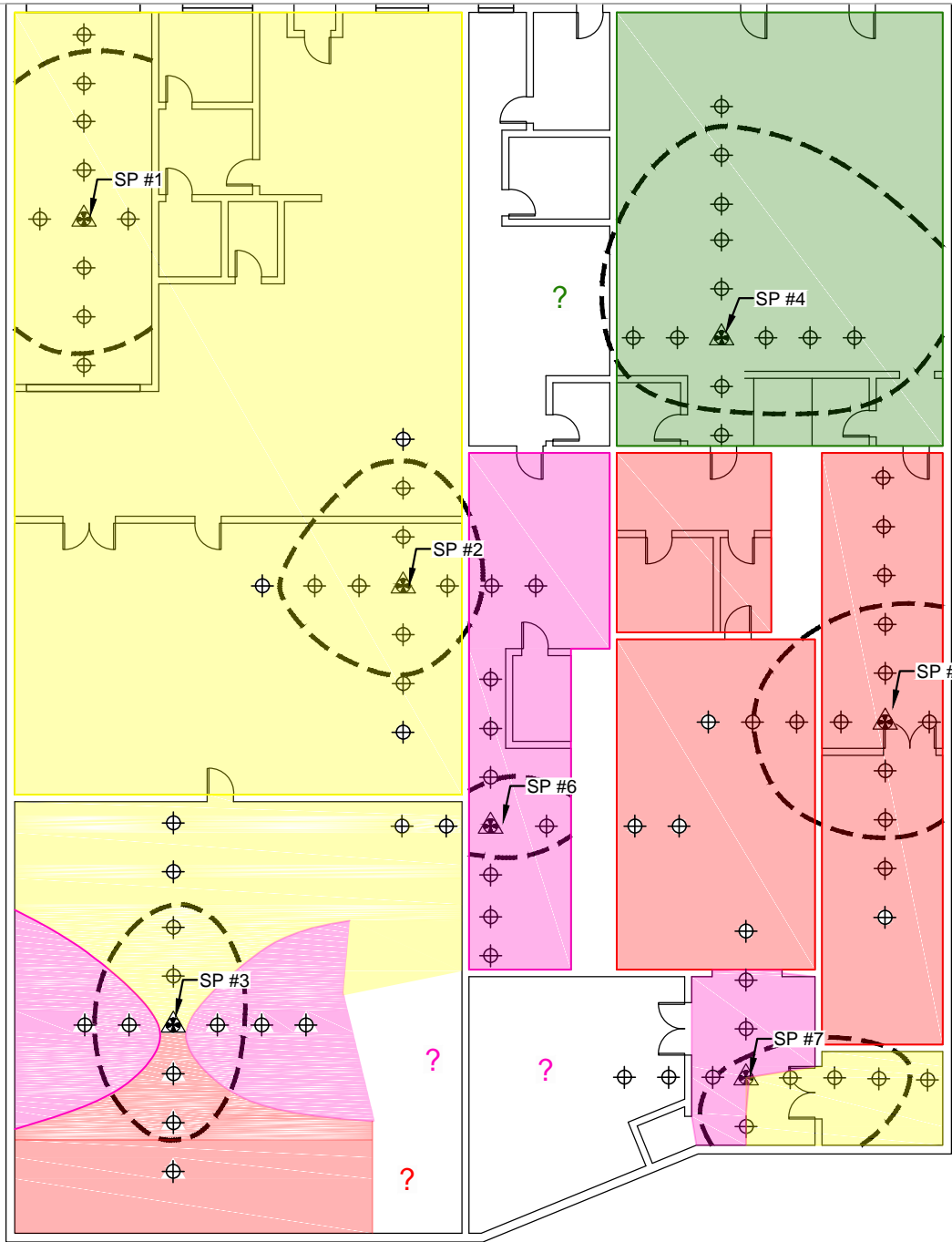
A handwritten signature in black ink, appearing to read "Ralph McGee". The signature is fluid and cursive, with the first name "Ralph" and last name "McGee" clearly distinguishable.

Ralph McGee, PG  
Senior Project Geologist








Attachment

S:\AAA-Master Projects\Licheron Enterprises and Holdings (LEH)\S. Mint Street\Figures\Vims Pilot Test.dwg, FIG 2, 6/7/2019 12:11:47 PM, erichardson

S. MINT STREET

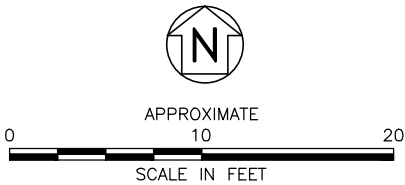



LEGEND

-  SUCTION POINT
-  OBSERVATION POINT
-  0.016" WATER COLUMN VACUUM INFLUENCE (ESTIMATED)
-  <10' ROI
-  <10' TO 15' ROI
-  <15' TO 20' ROI
-  <20' ROI

NOTE:

IMAGES OBTAINED FROM ODa AS-BUILT PLAN NOVEMBER 30, 2017.



TITLE	VIMS PILOT TEST RESULTS	
PROJECT	1515 - 1521 SOUTH MINT STREET CHARLOTTE, NORTH CAROLINA	
	 SMARTER ENVIRONMENTAL SOLUTIONS	2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology
DATE: 6-7-19	REVISION NO. 0	
JOB NO. LEH-001	FIGURE NO. 1	