

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1623 South Mint Street

SUMMARY OF REQUEST: Addition

APPLICANT: Ashley Jimenez

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Bungalow style house constructed in 2007. Materials include cementitious siding and trim, and vinyl double hung windows. Adjacent homes are one story Bungalows constructed in the 1930's.

Proposal

The proposal is a two and three story rear addition and renovation of the existing garage (not visible from the street). Proposed materials, windows and trim will match existing. Other improves include a metal gate and landscape features in the rear yard. The total height above the existing ridge line is approximately +/- 15 feet.

Policy & Design Guidelines - Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.

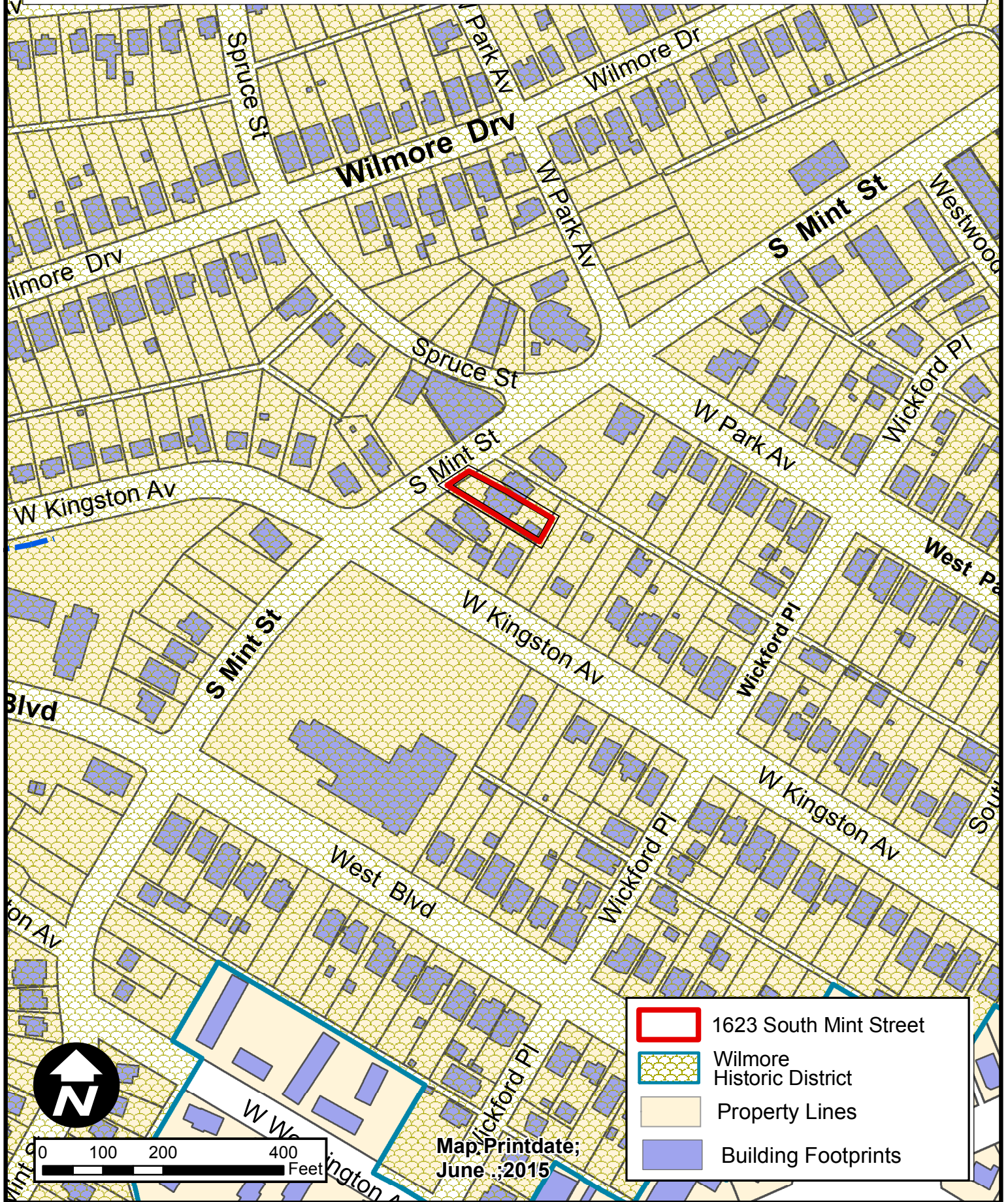
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

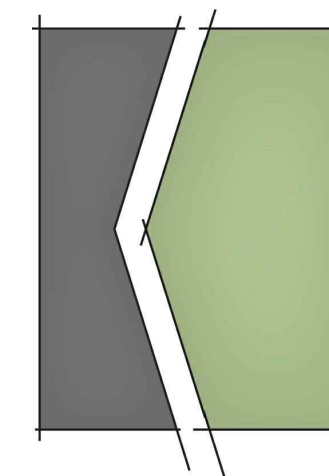
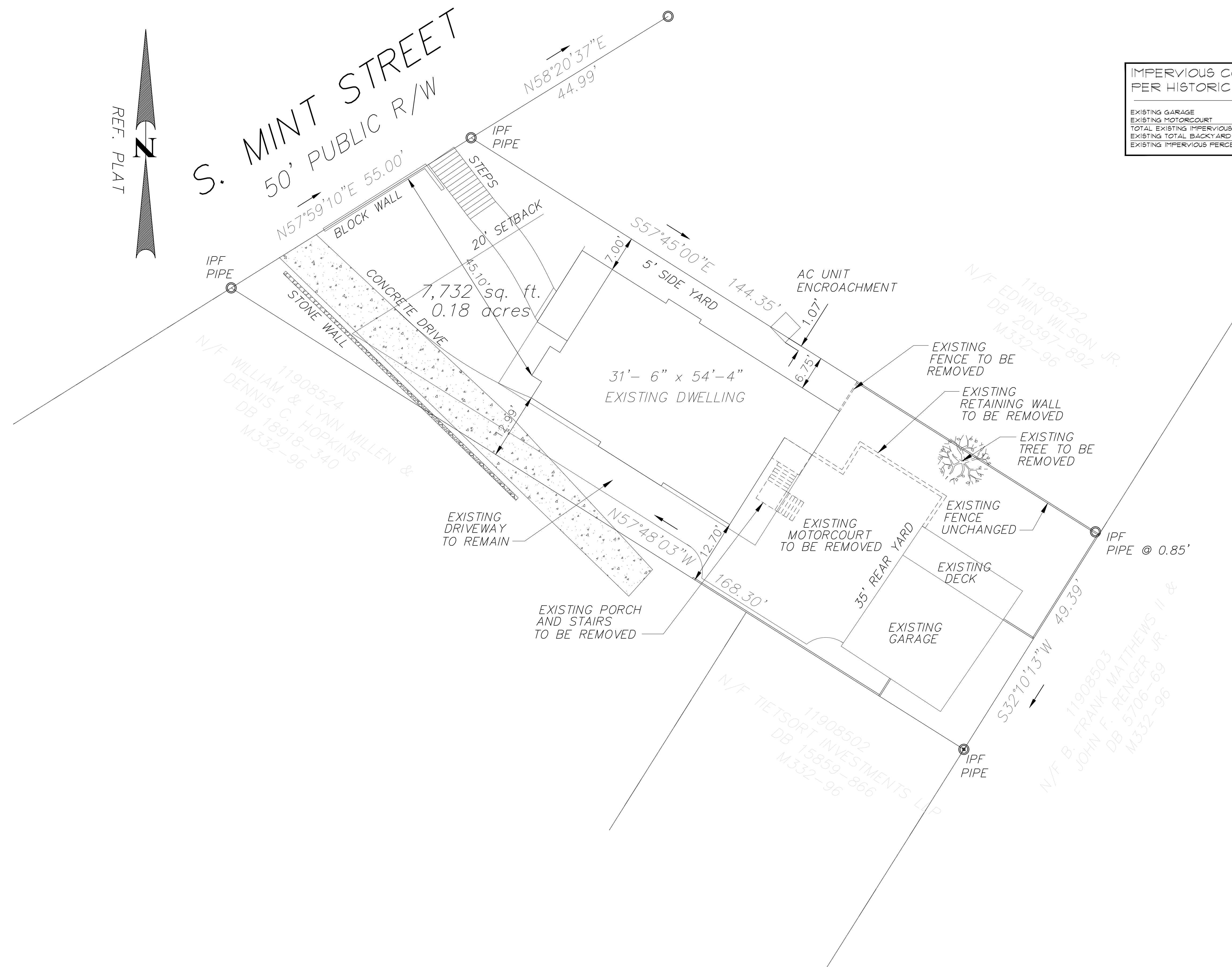
The Commission will determine if the proposal meets the guidelines for additions.

Charlotte Historic District Commission - Case 2015-109

Historic District; Wilmore







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SEAL:

PROJECT:
CHAVEZ
RESIDENCE

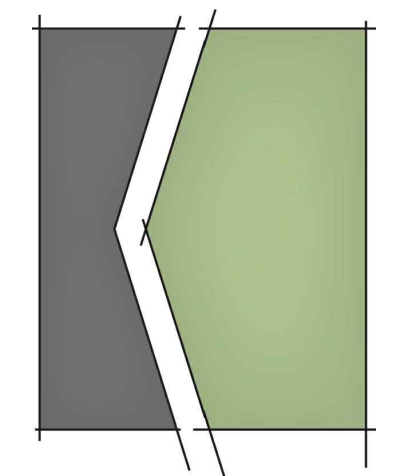
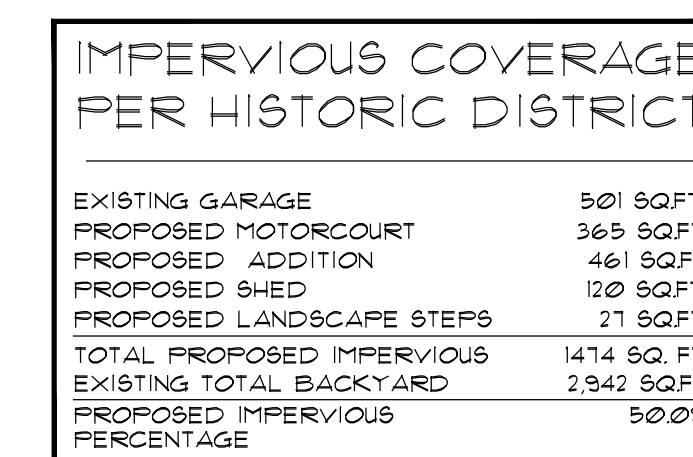
6/1/15 FLOORS &
ELEVATIONS

DRAWING:
EXISTING SITE PLAN

SCALE: 1" = 10'-0"

PAGE:

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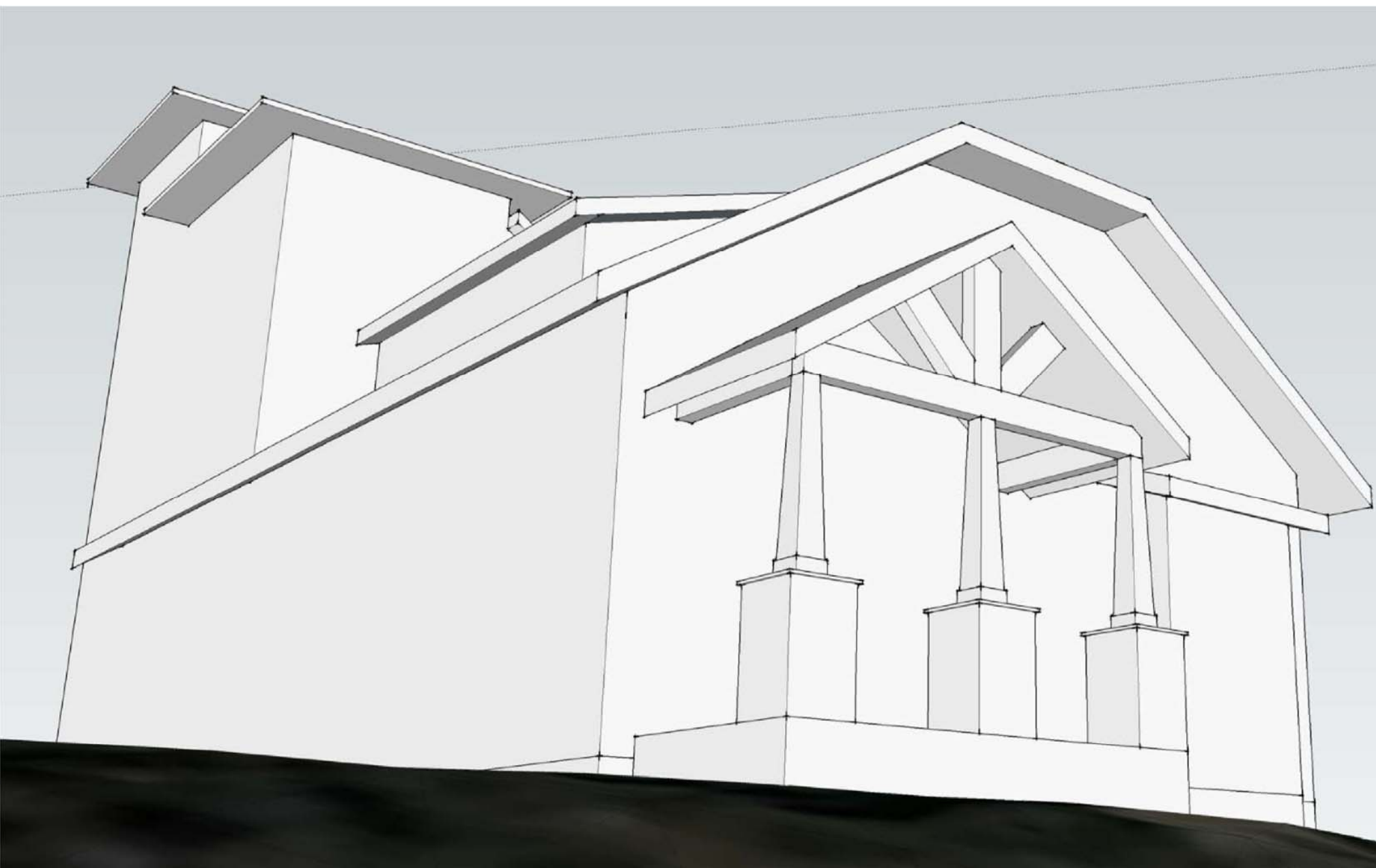
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Proposed Streetscape
1623 S. Mint St., Charlotte, NC

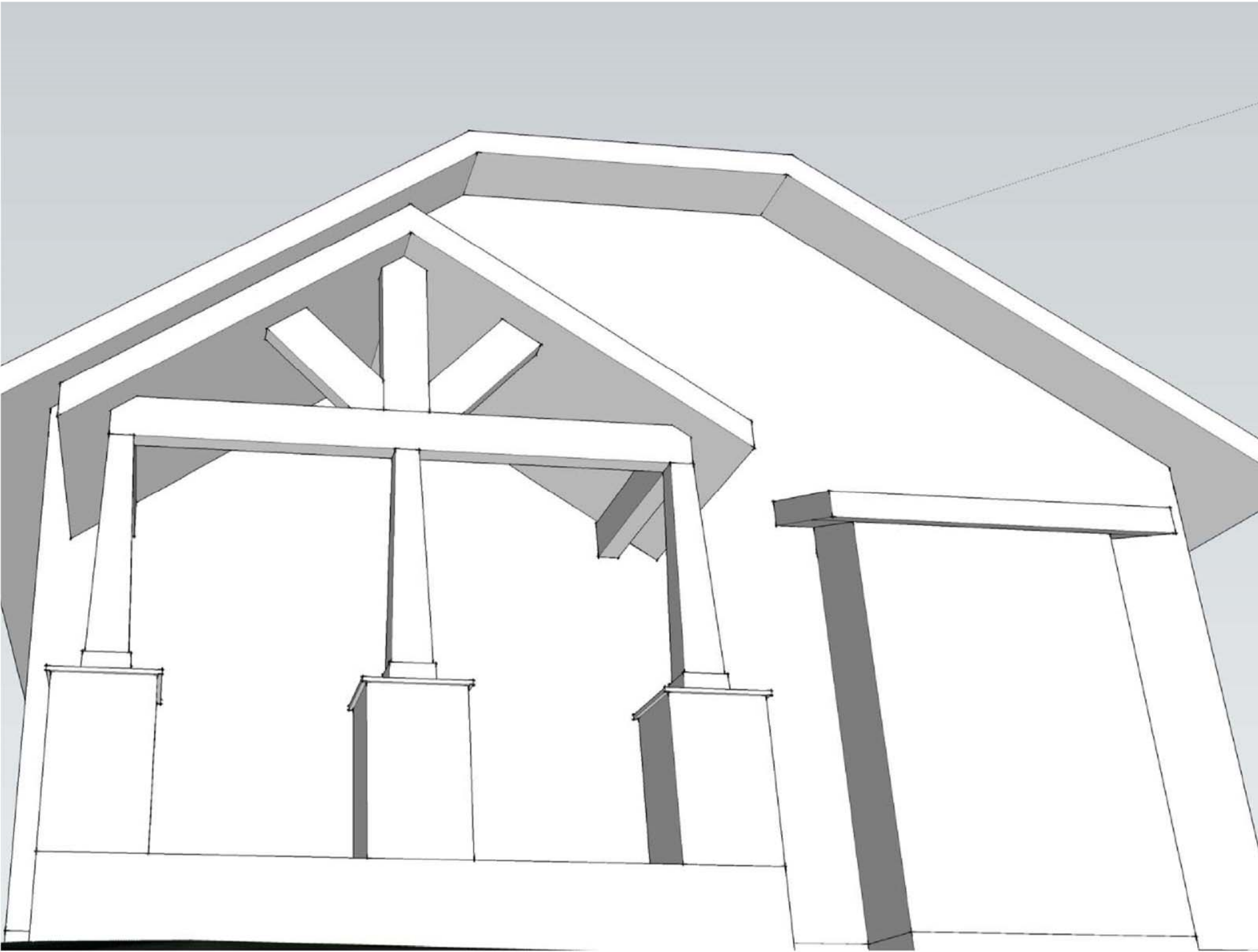
Bird's Eye View



Left Side from Sidewalk Below



Front View from Sidewalk Below



Right Side from Sidewalk Below



Existing and proposed windows, trim and siding



Existing and proposed eave and rake overhangs



THE CHAVEZ RESIDENCE

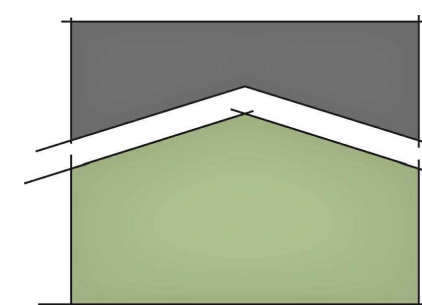


DRAWING INDEX

1	COVER
2	EXISTING SITE PLAN
3	PROPOSED SITE PLAN
4	EXISTING FLOOR PLANS
5	EXISTING ELEVATIONS
6	PROPOSED MAIN, UPPER, AND THIRD FLOORS
7	PROPOSED LOWER AND ROOF PLAN
8	PROPOSED REAR AND RIGHT ELEVATIONS
9	PROPOSED FRONT AND LEFT ELEVATIONS

*VERSION "A" TO HISTORIC DISTRICT COMMISSION (6/1/15)

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Left Side



Rear – from proposed shed location

Tree to be removed shown at right side of photo



Left of garage and rear of house,
From proposed shed location



Existing Conditions

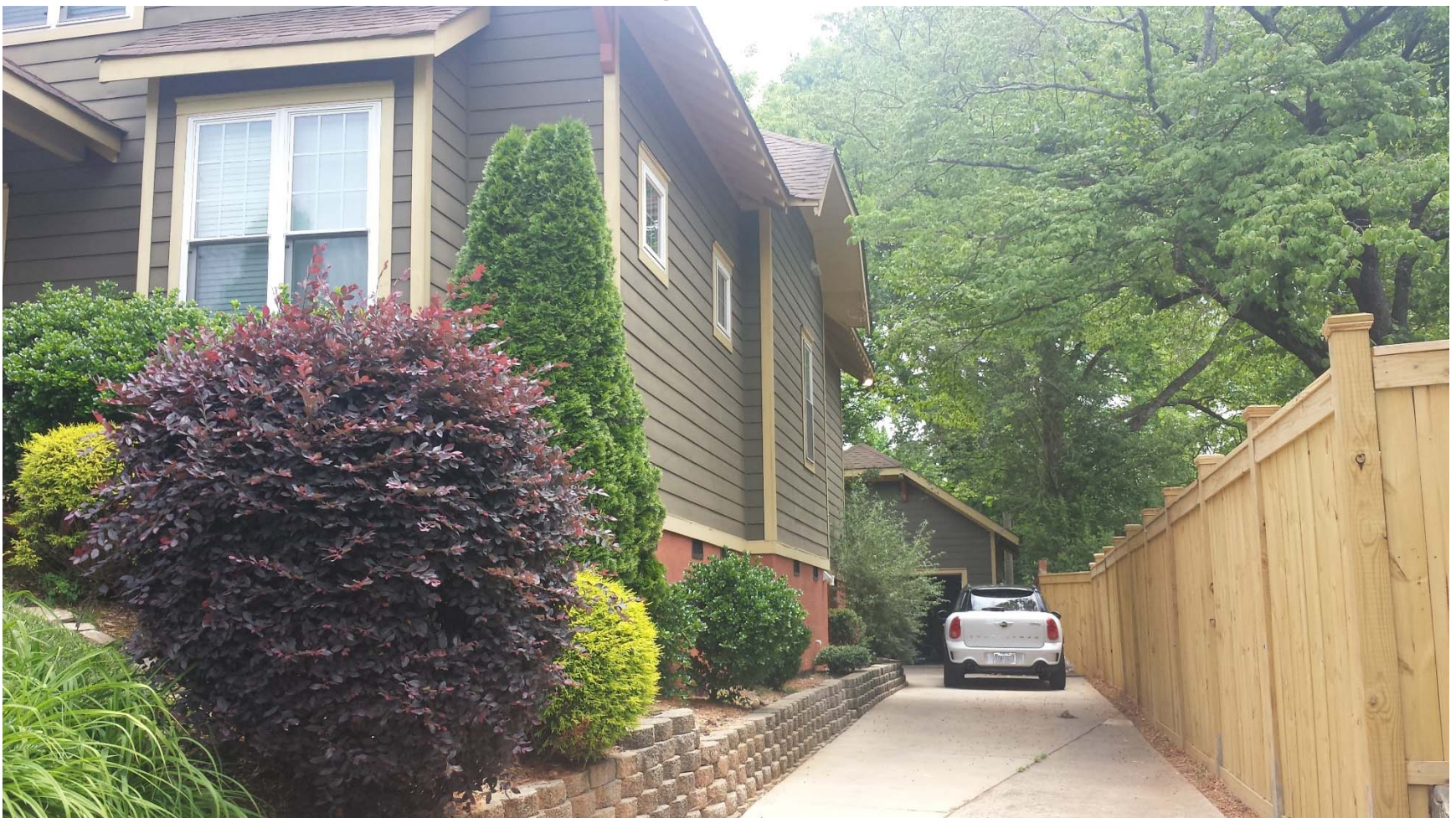
1623 S. Mint St., Charlotte, NC

Photos Taken 5/19/15

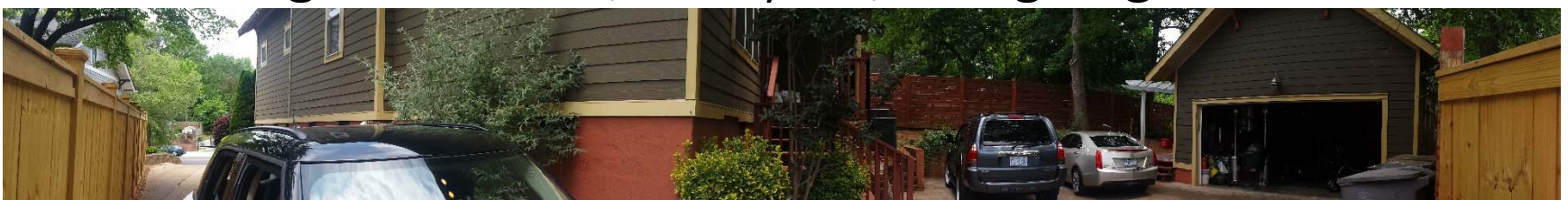
Front,
From sidewalk at same side of street

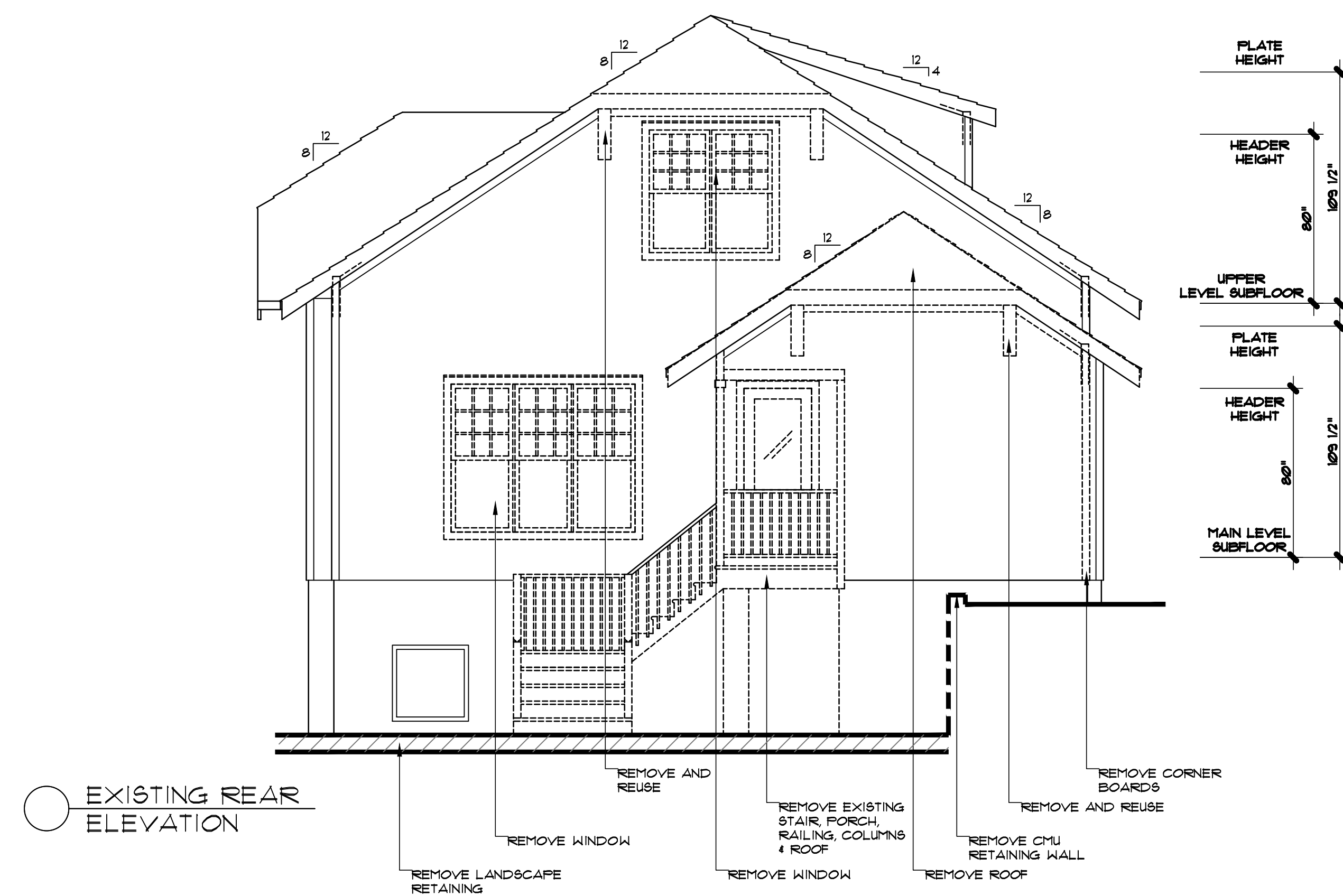
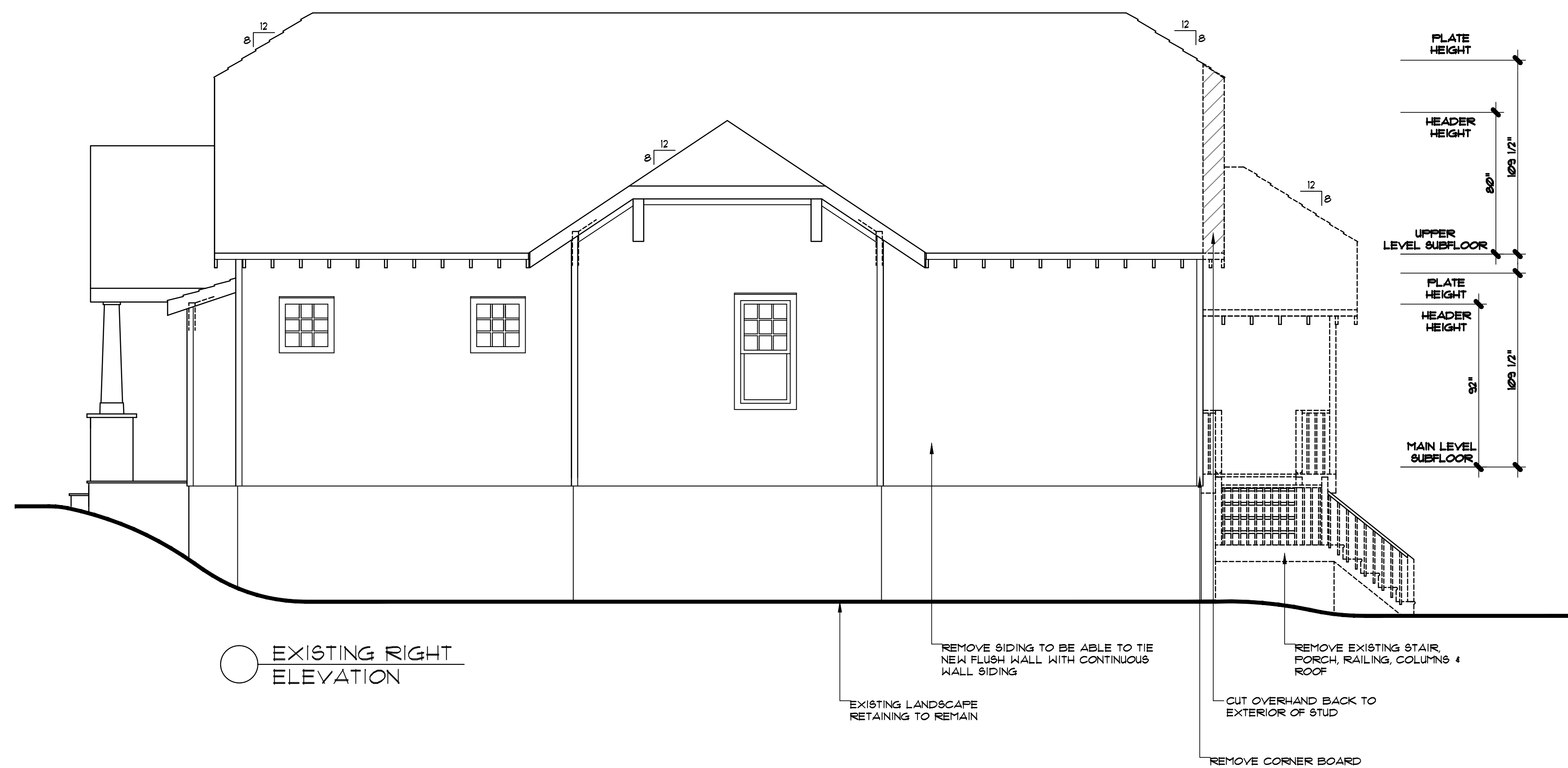
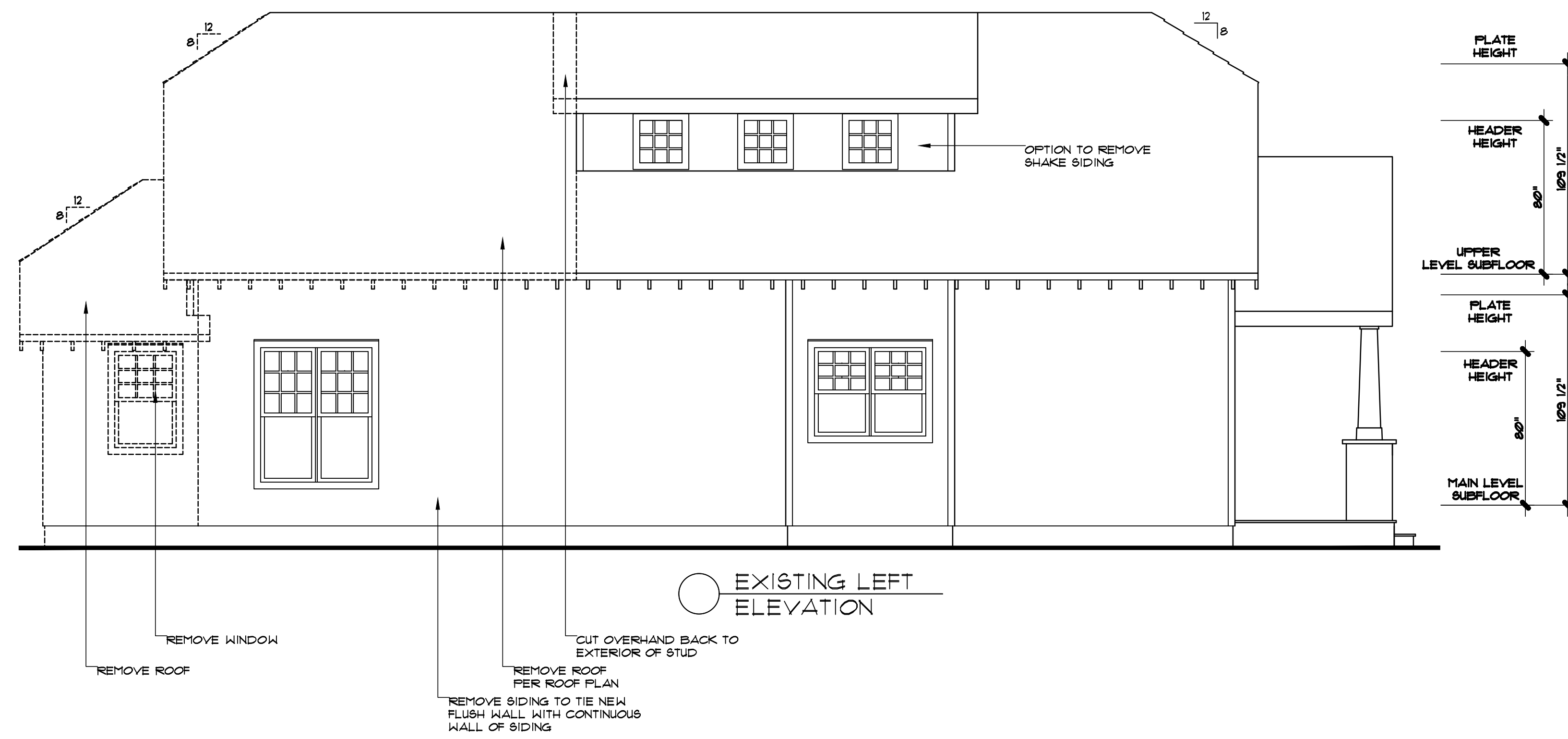
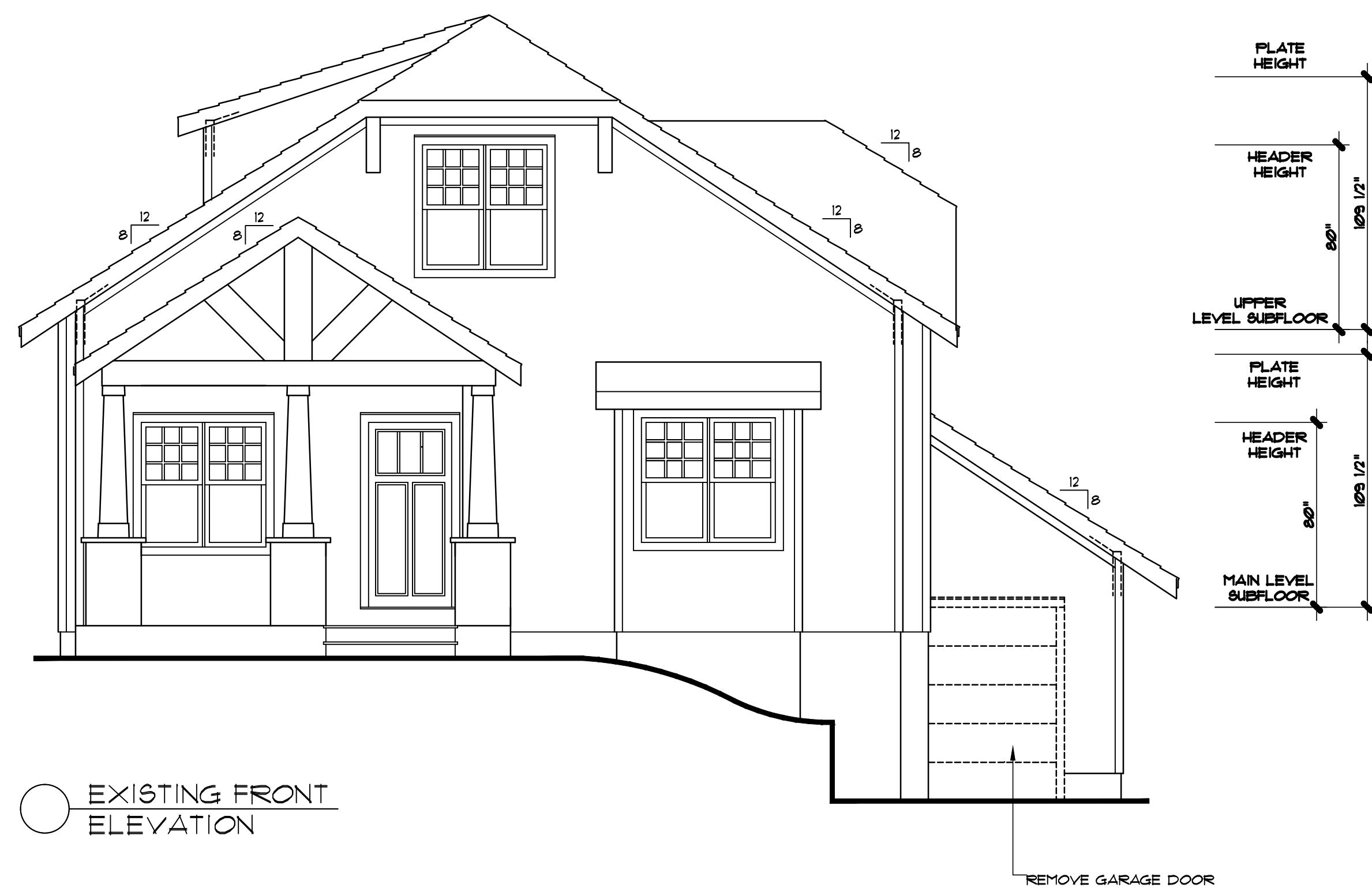


Right Side



Right of house, rear yard, and garage front





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SEAL:

PROJECT:
CHAVEZ
RESIDENCE

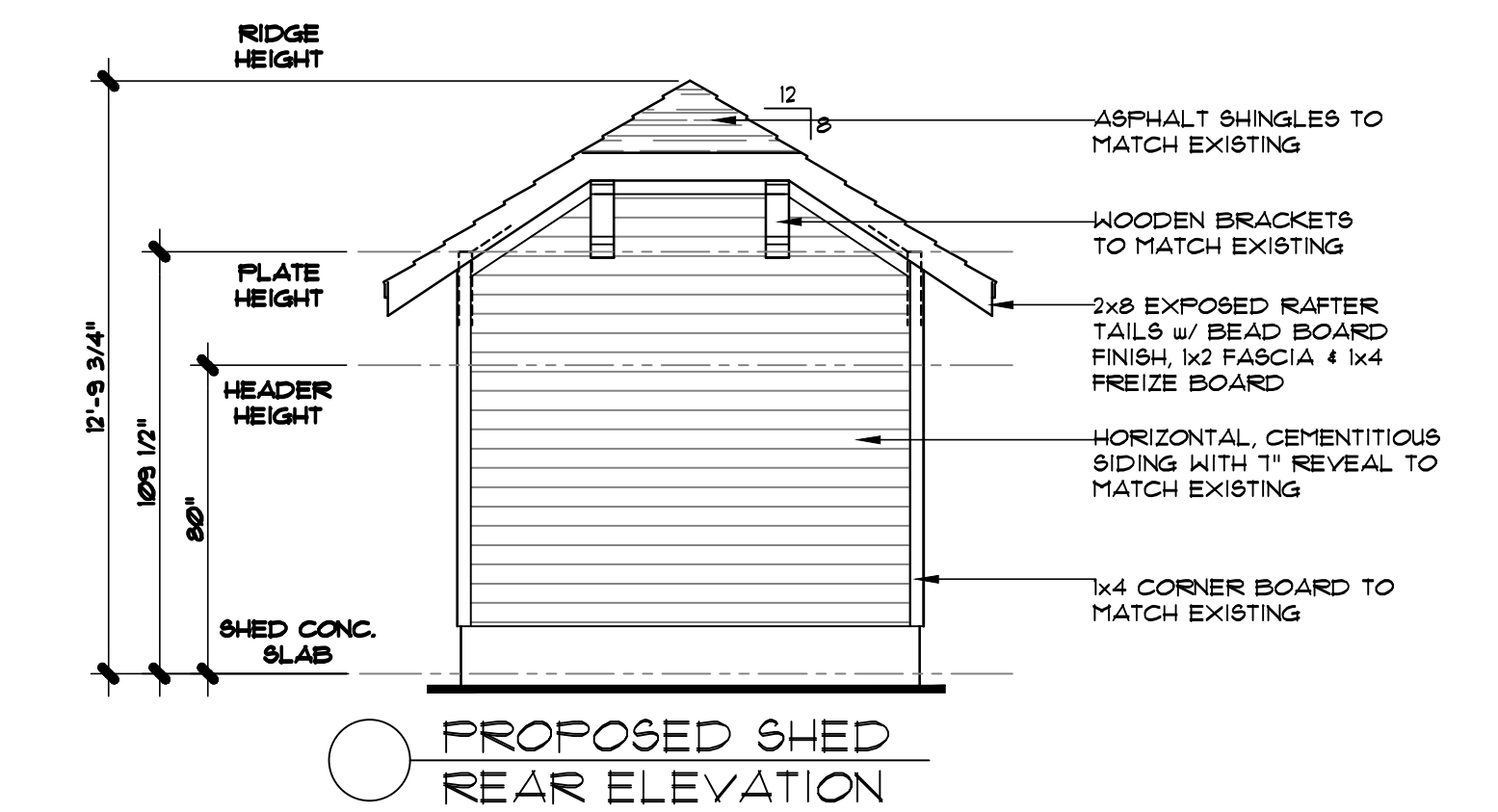
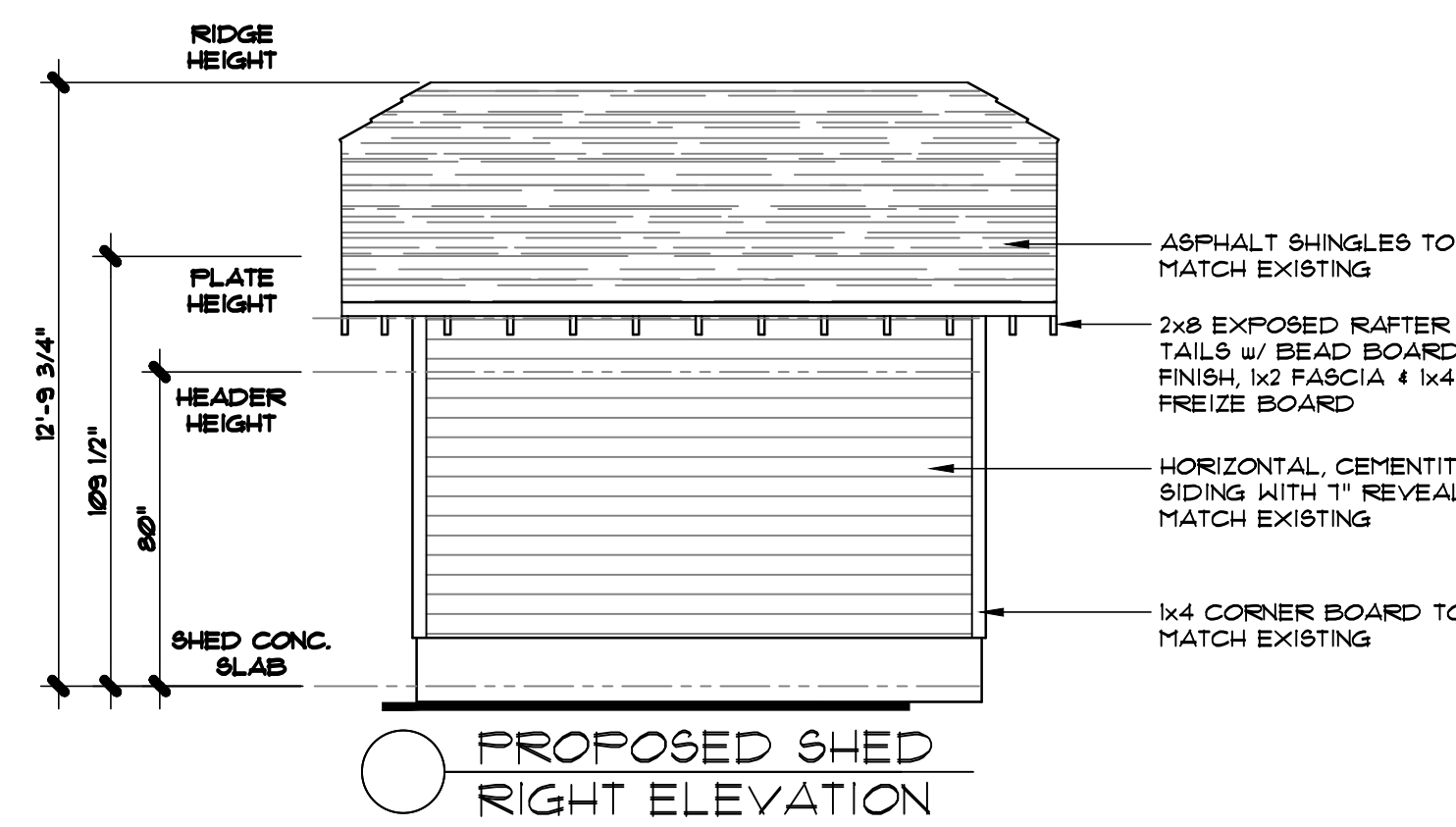
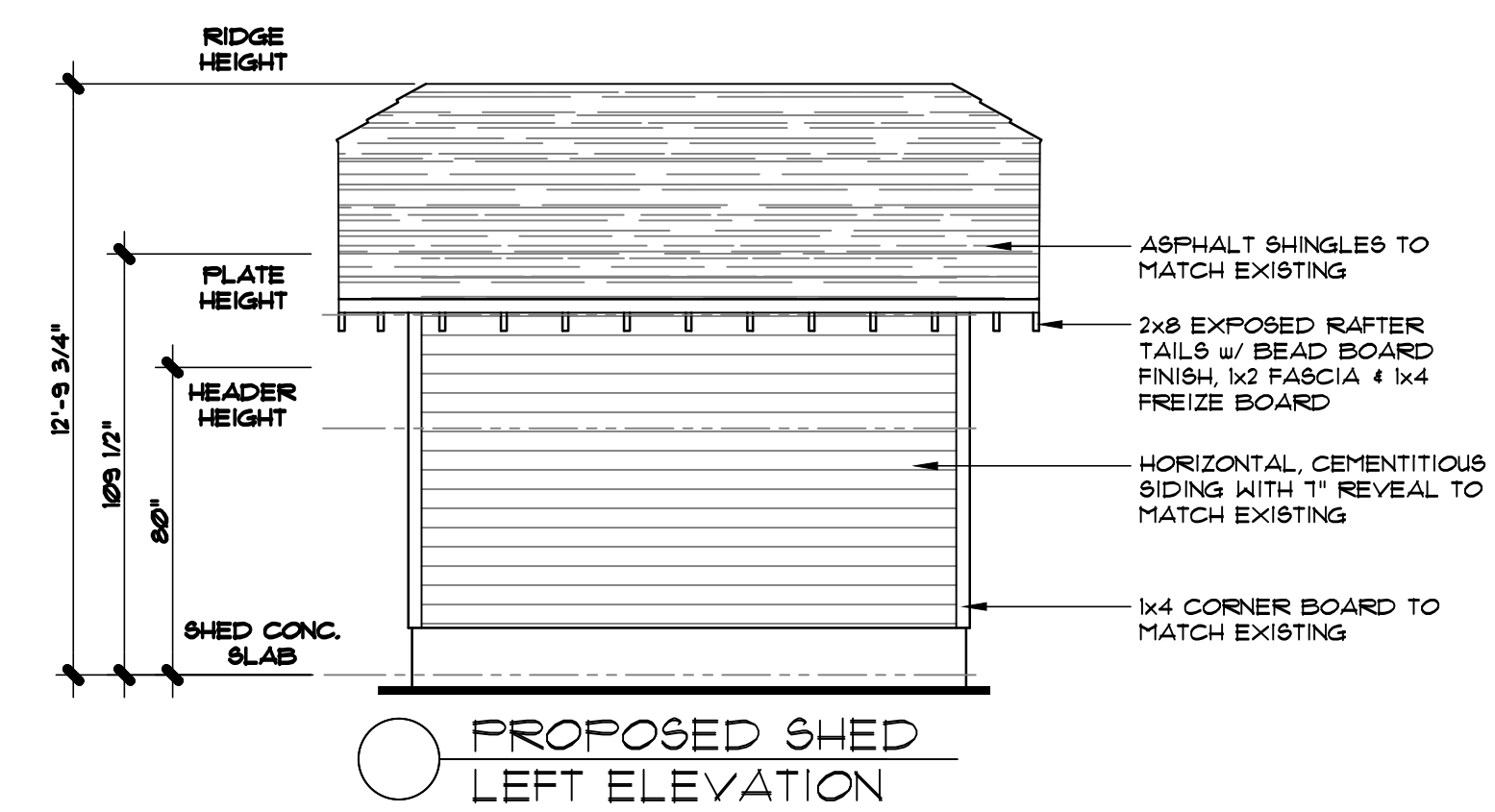
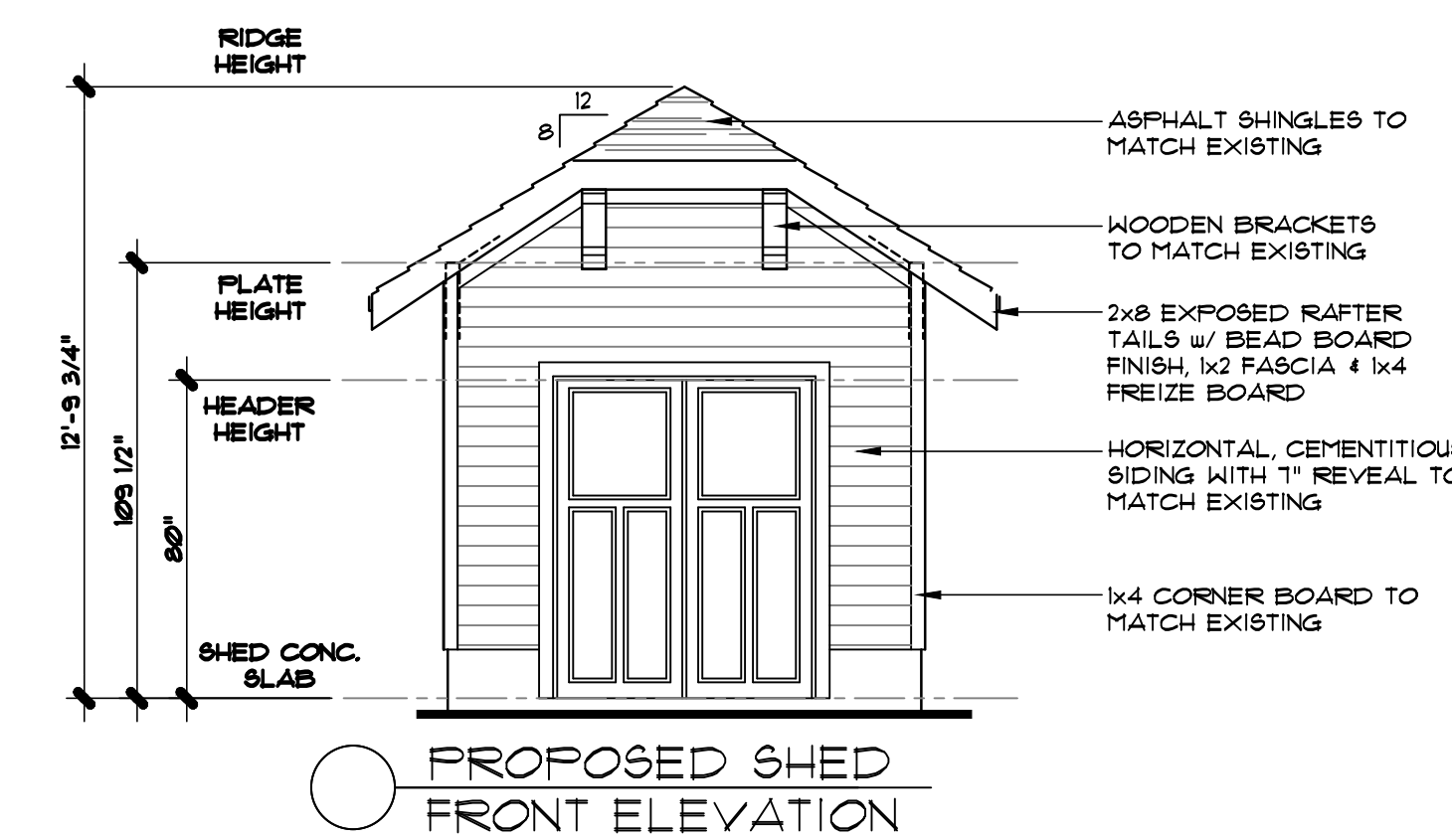
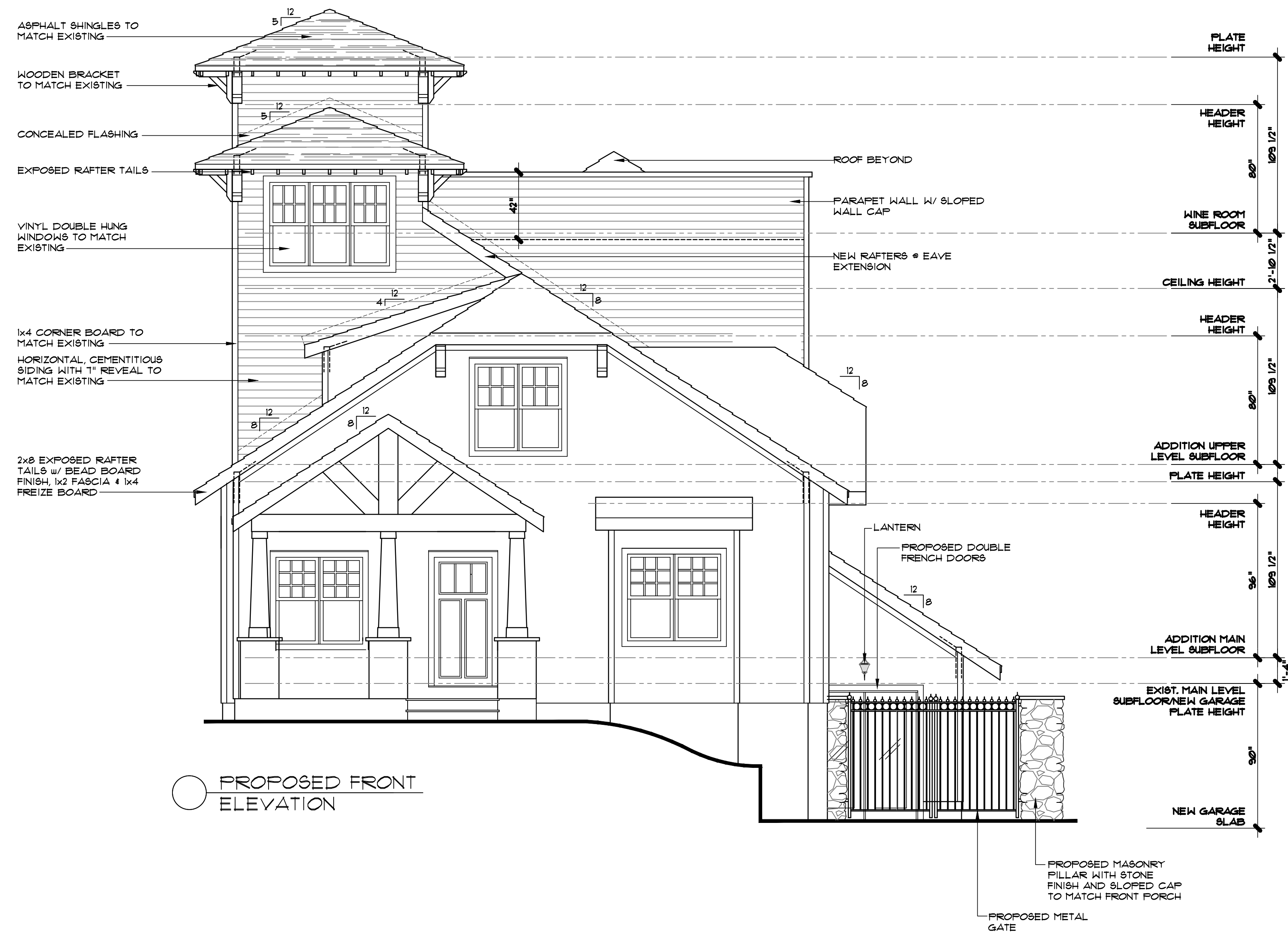
6/1/15 FLOORS &
ELEVATIONS

DRAWING:
EXISTING
ELEVATIONS

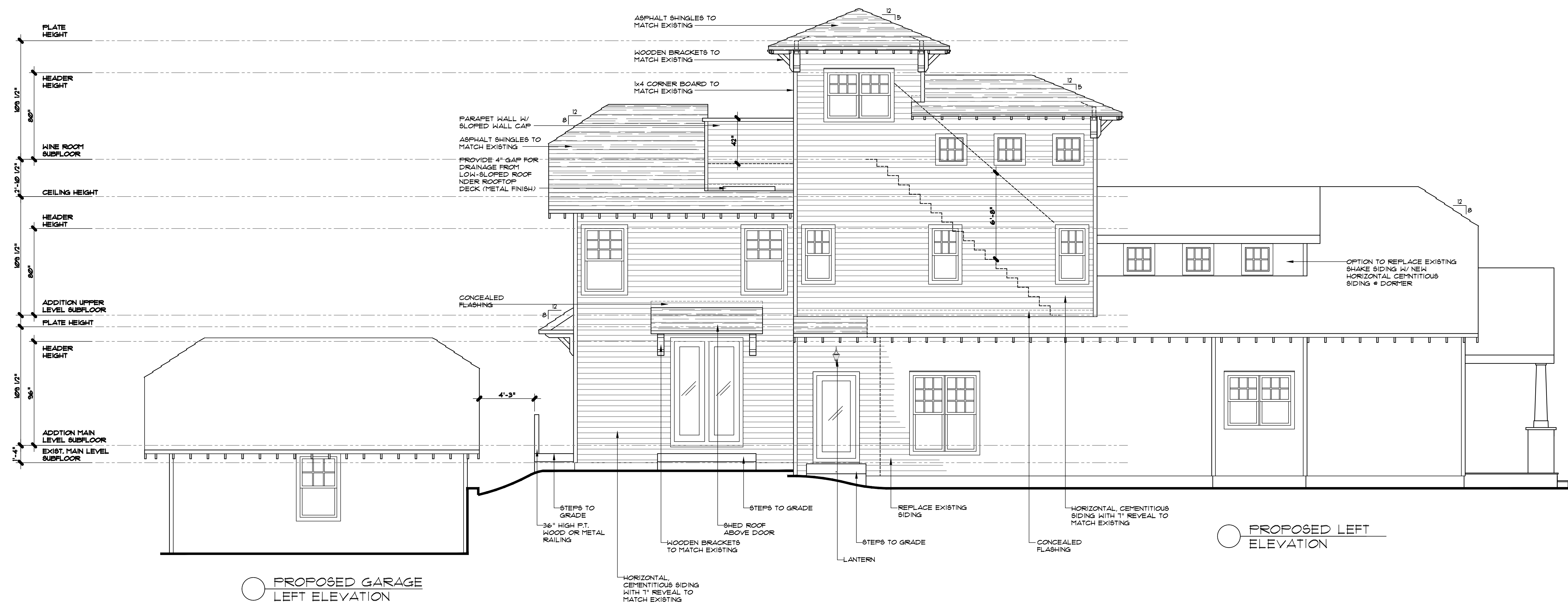
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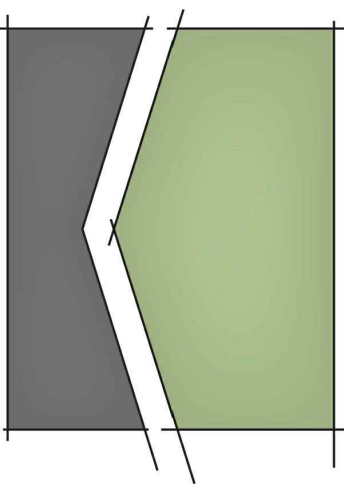


PROPOSED SHED ELEVATIONS



PROPOSED LEFT ELEVATION

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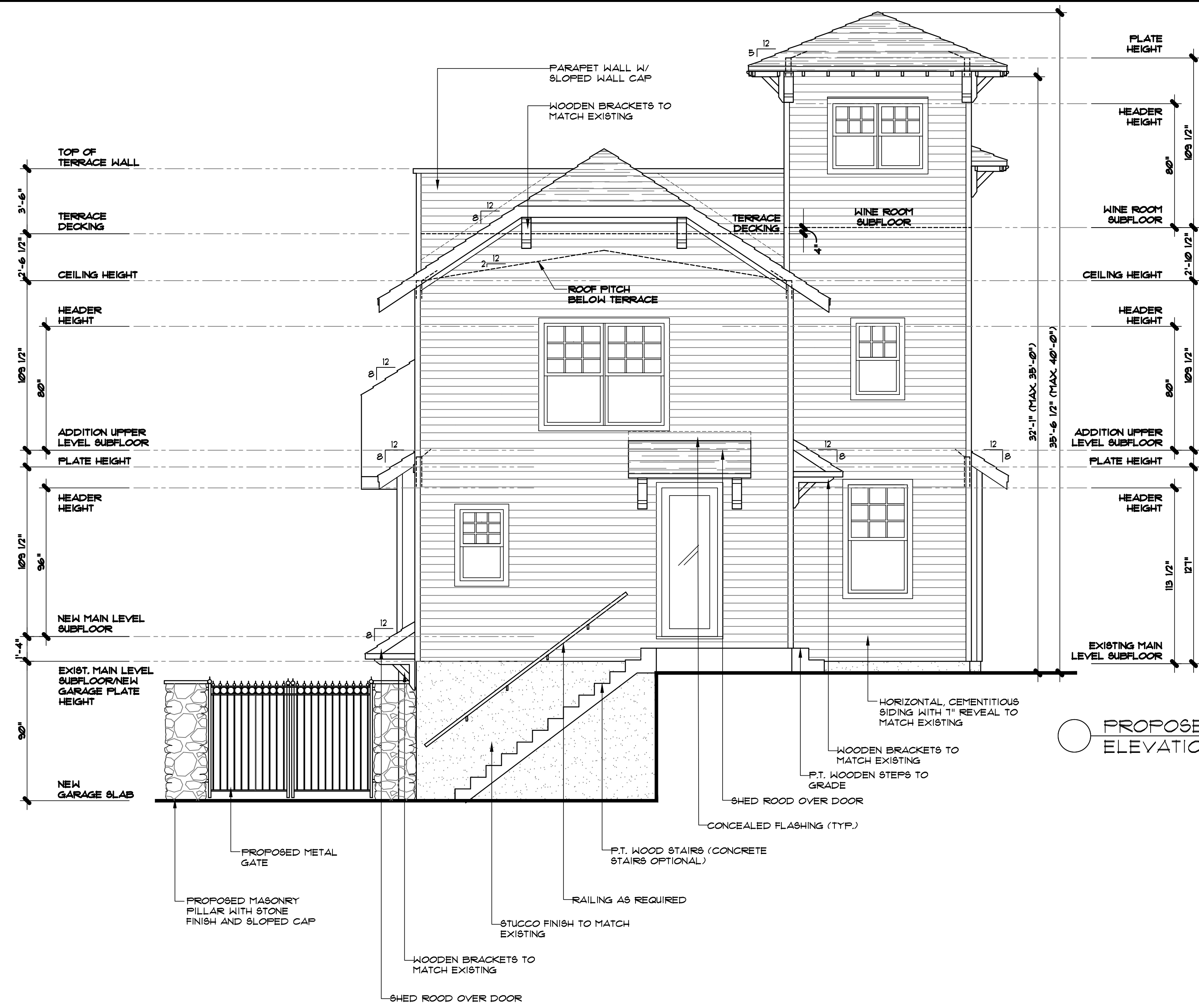
6/1/15 FLOORS & ELEVATIONS

DRAWING:
PROPOSED FRONT & LEFT ELEVATIONS

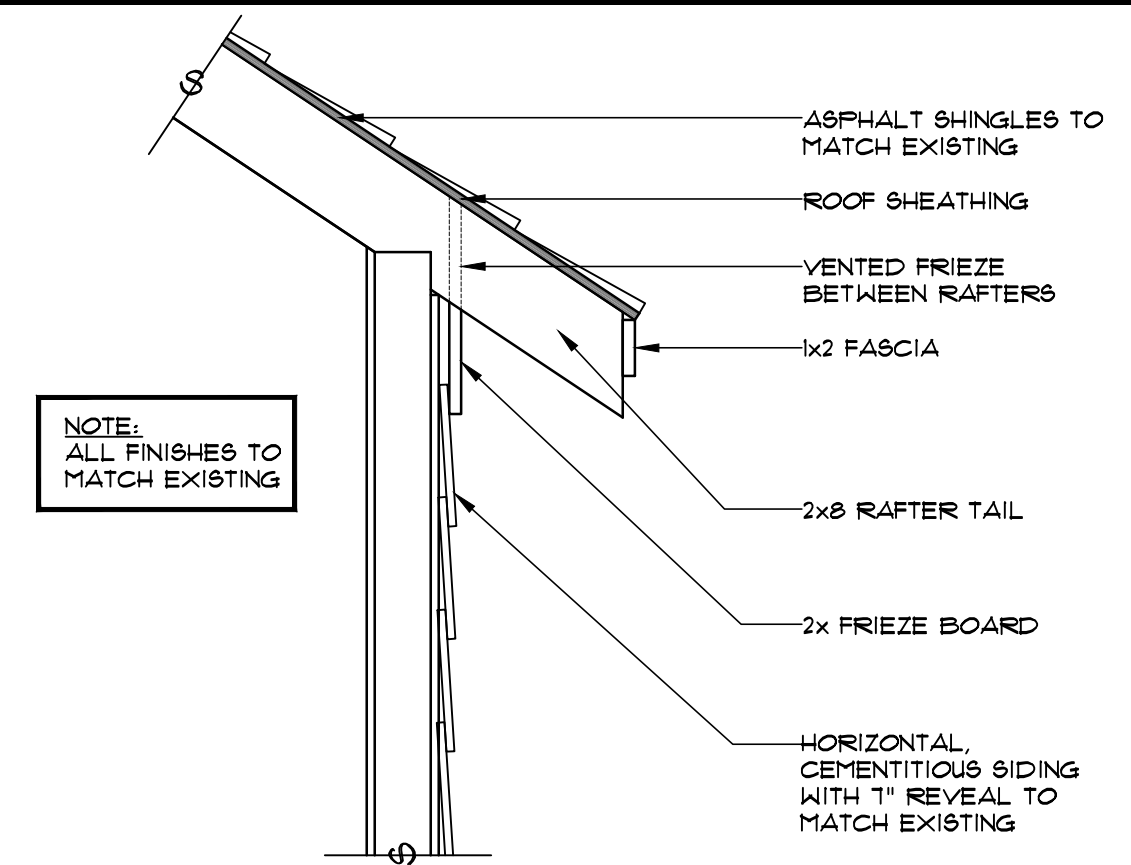
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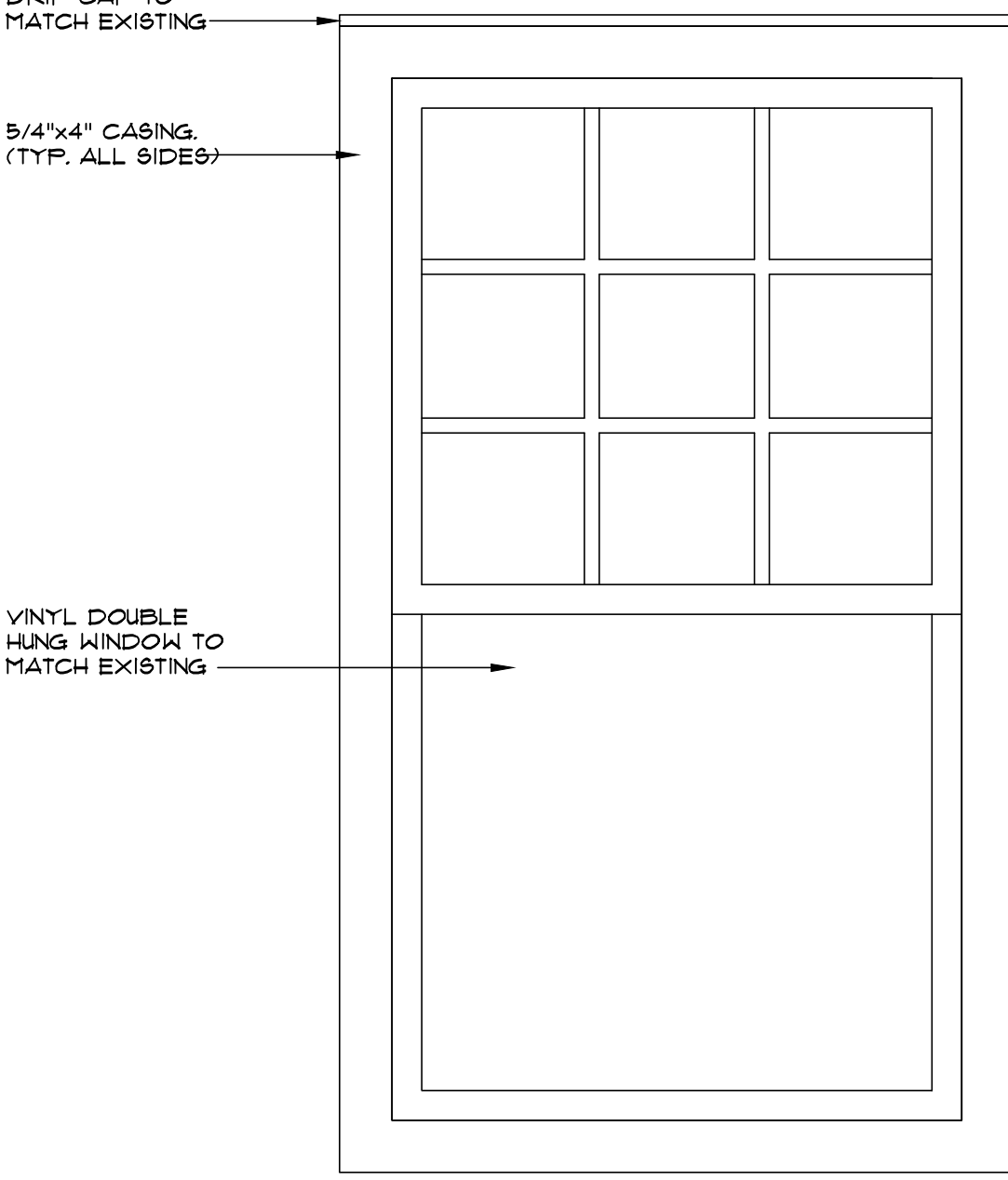
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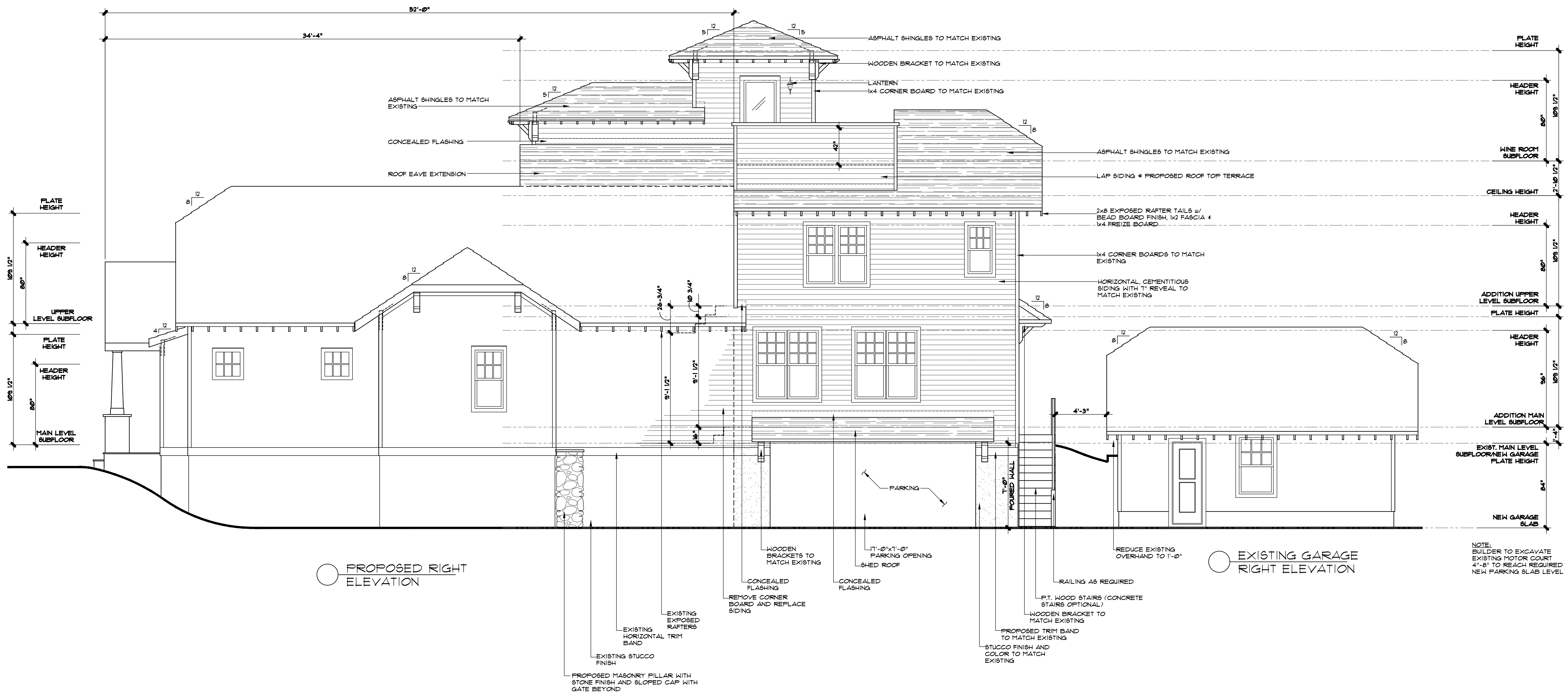
PROPOSED REAR ELEVATION



PROPOSED CORNICE DETAIL



PROPOSED WINDOW DETAIL

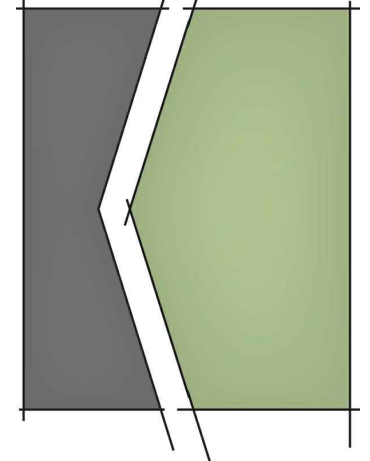


PROPOSED RIGHT ELEVATION

EXISTING GARAGE RIGHT ELEVATION

NOTE: BUILDER TO EXCAVATE EXISTING MOTOR COURT 4'-8\"/>

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SEAL:

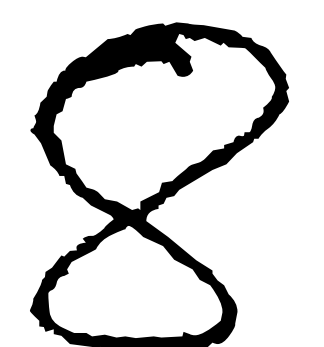
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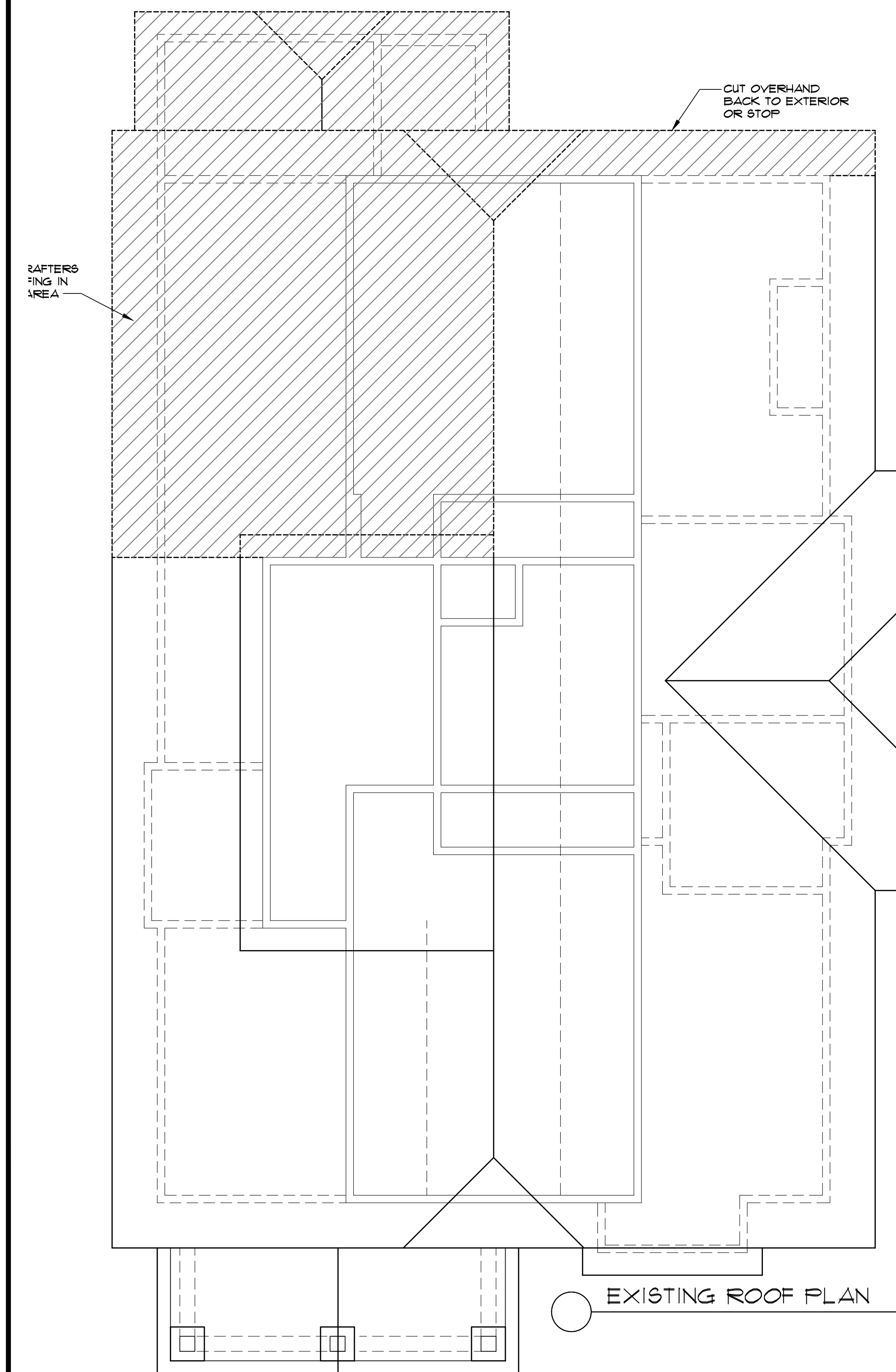
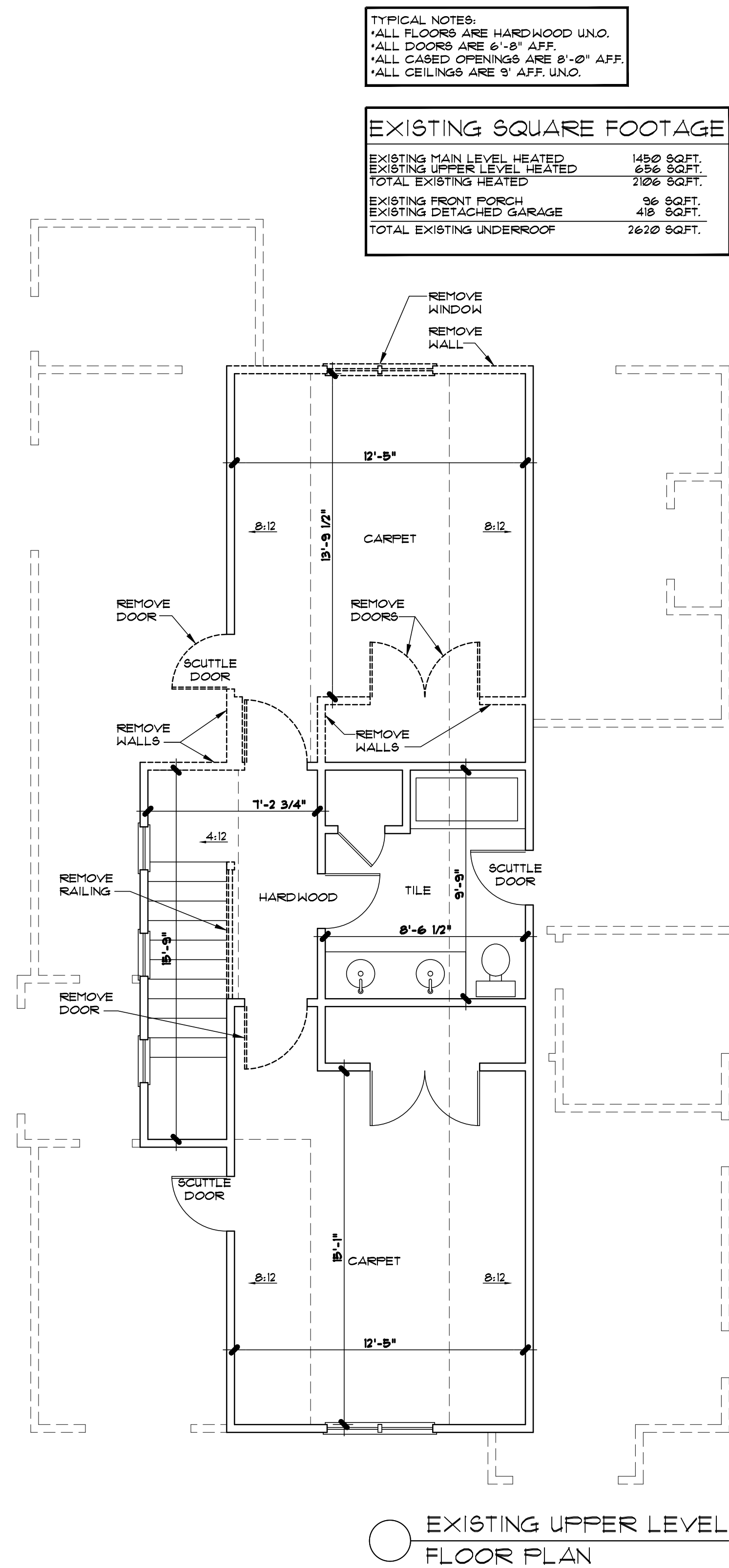
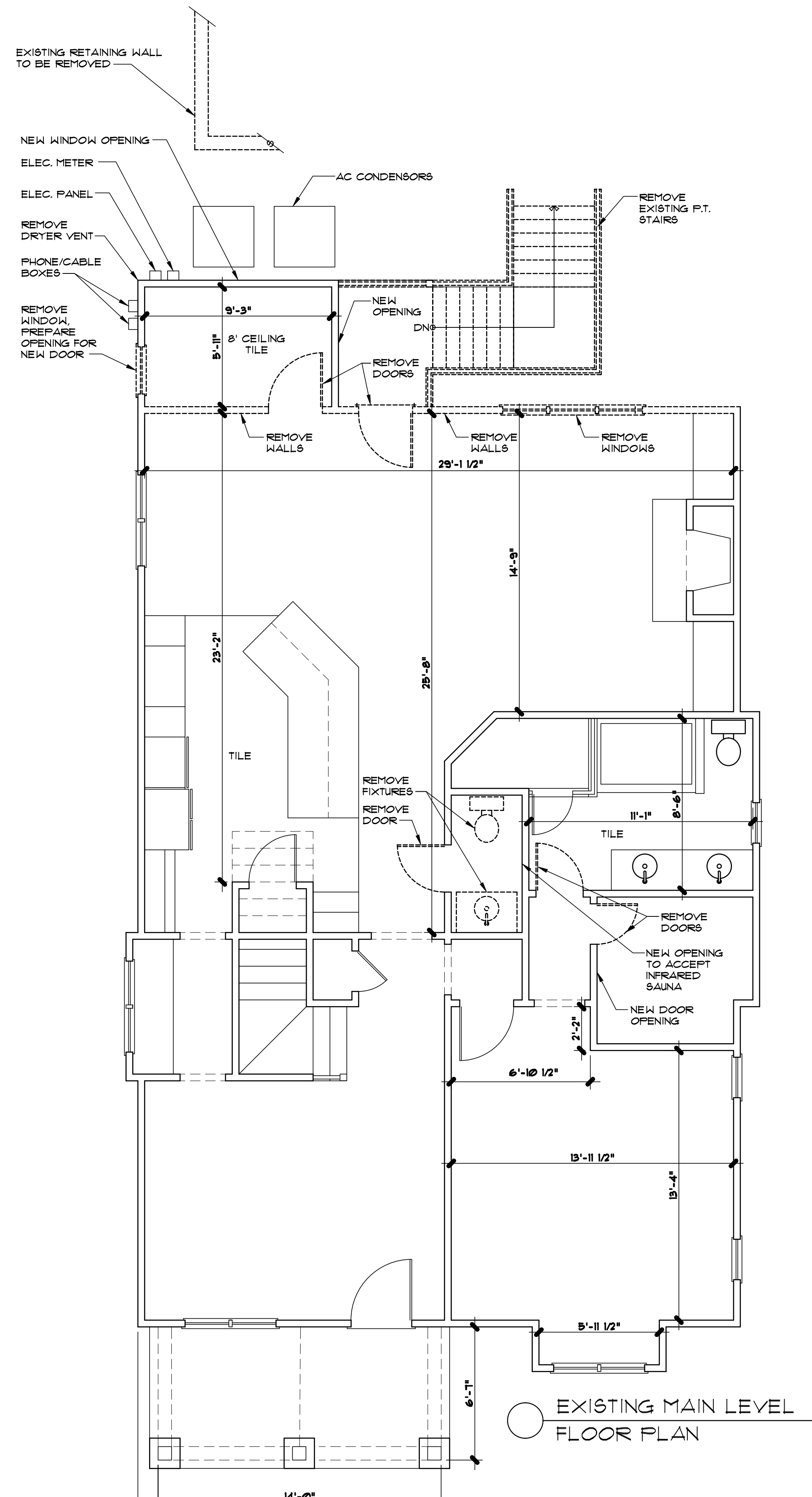
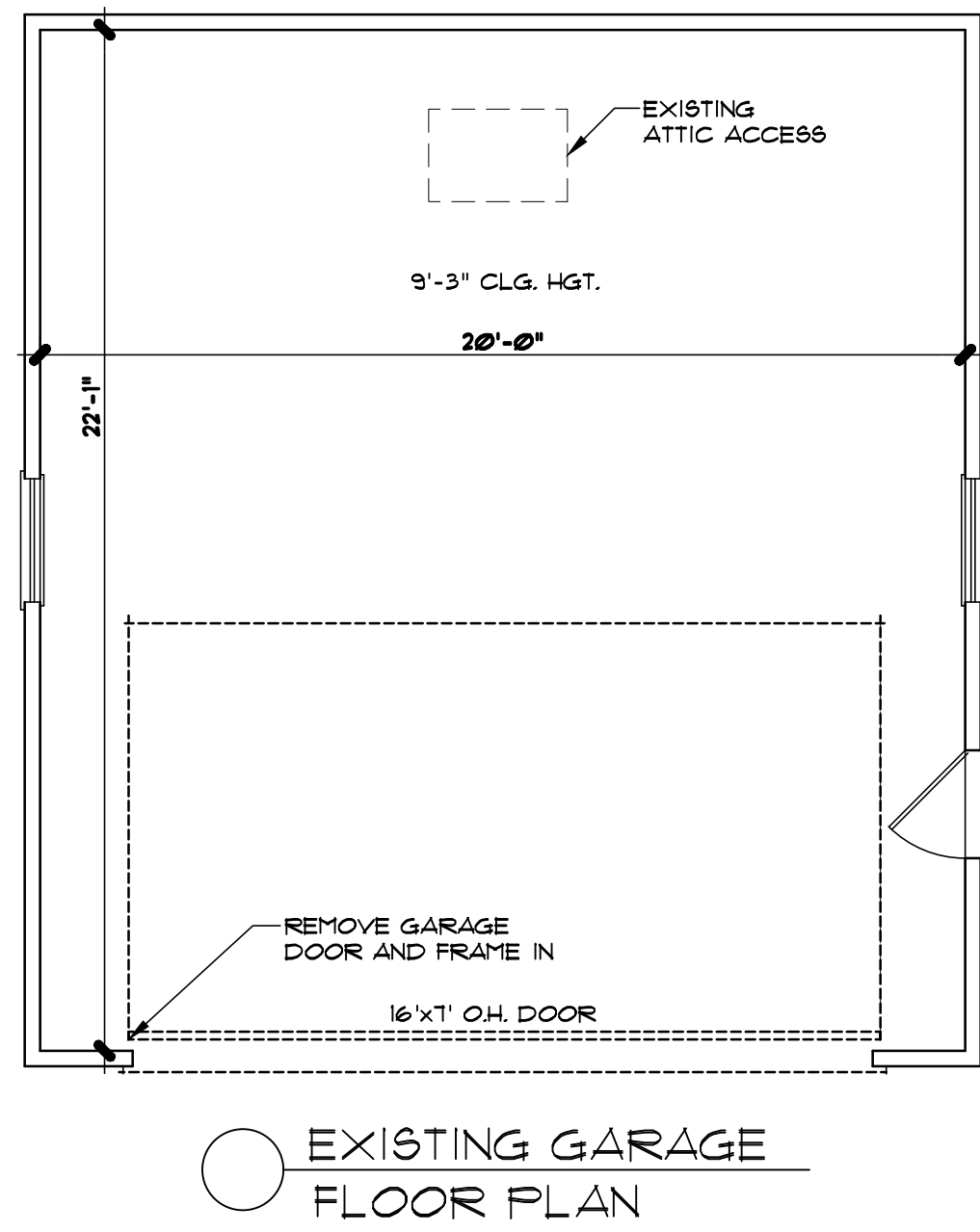
6/1/15 FLOORS & ELEVATIONS

DRAWING:
PROPOSED REAR &
RIGHT ELEVATIONS

SCALE: 1/4" = 1'-0"

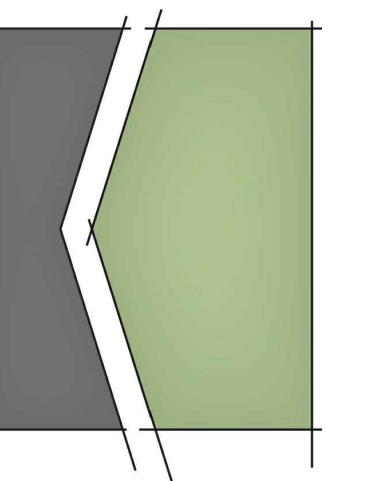
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TYPICAL NOTES:
 *ALL FLOORS ARE HARDWOOD UNO.
 *ALL DOORS ARE 6'-8" AFF.
 *ALL CASED OPENINGS ARE 8'-0" AFF.
 *ALL CEILINGS ARE 9' AFF. UNO.

EXISTING SQUARE FOOTAGE	
EXISTING MAIN LEVEL HEATED	1450 SQFT.
EXISTING UPPER LEVEL HEATED	656 SQFT.
TOTAL EXISTING HEATED	2106 SQFT.
EXISTING FRONT PORCH	96 SQFT.
EXISTING DETACHED GARAGE	418 SQFT.
TOTAL EXISTING UNDERROOF	2620 SQFT.



SEAL:

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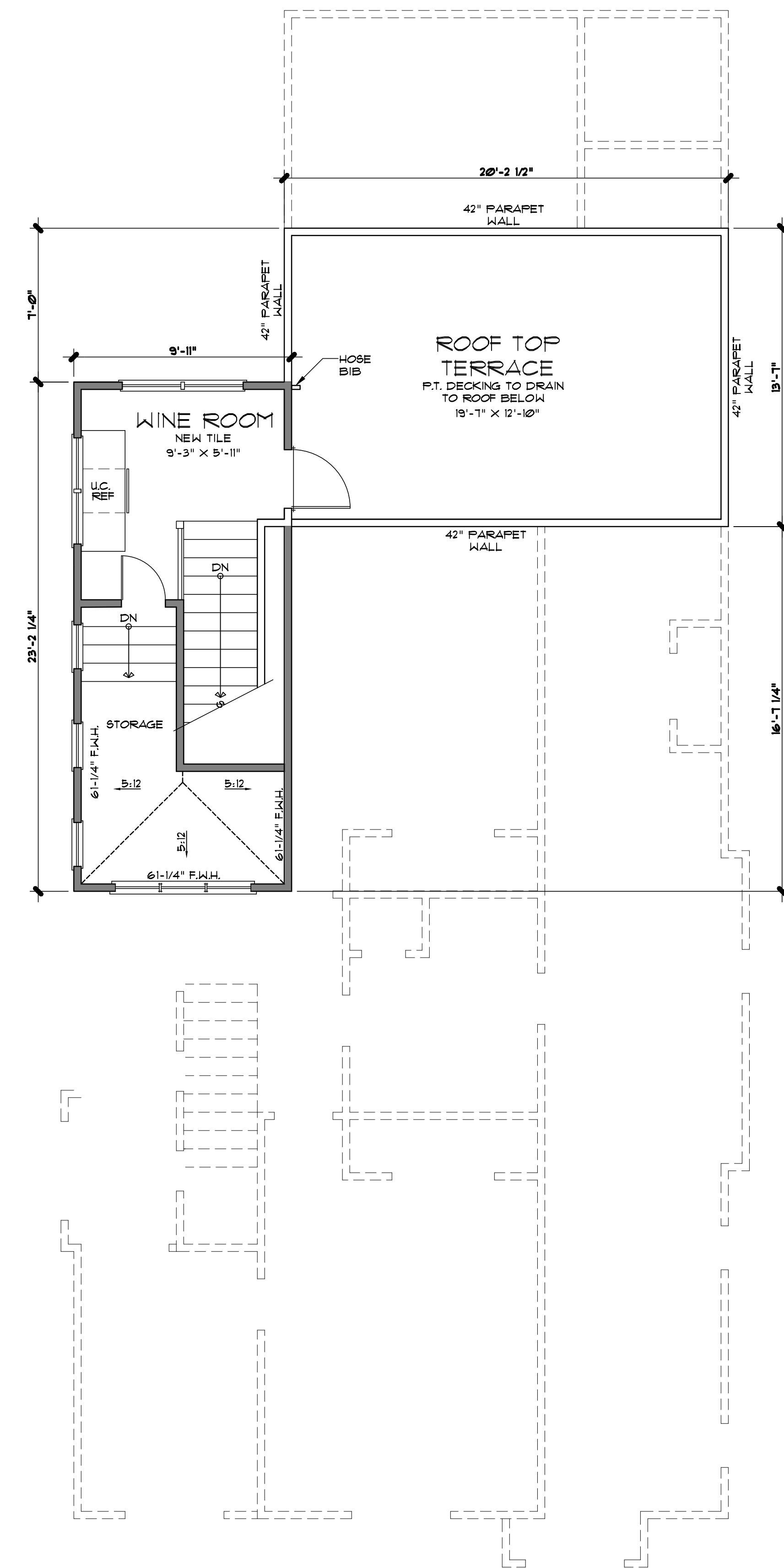
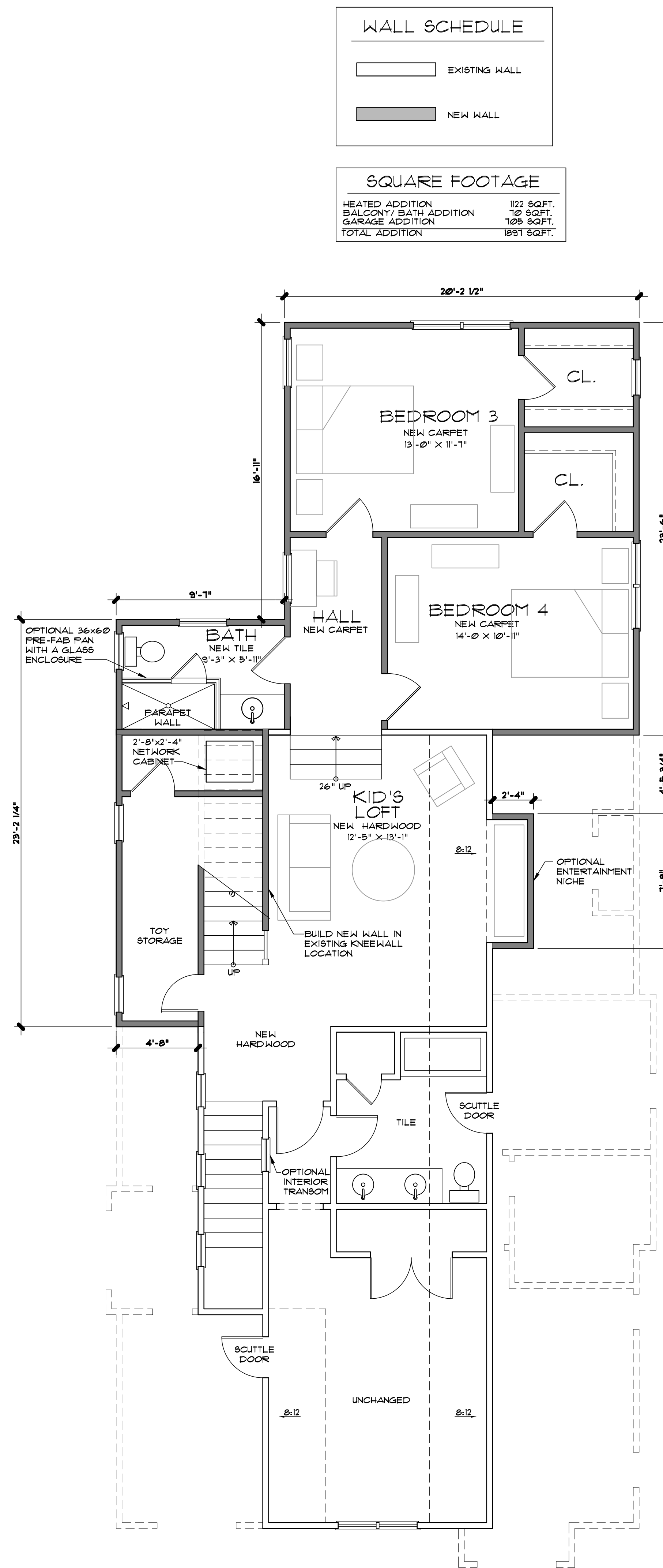
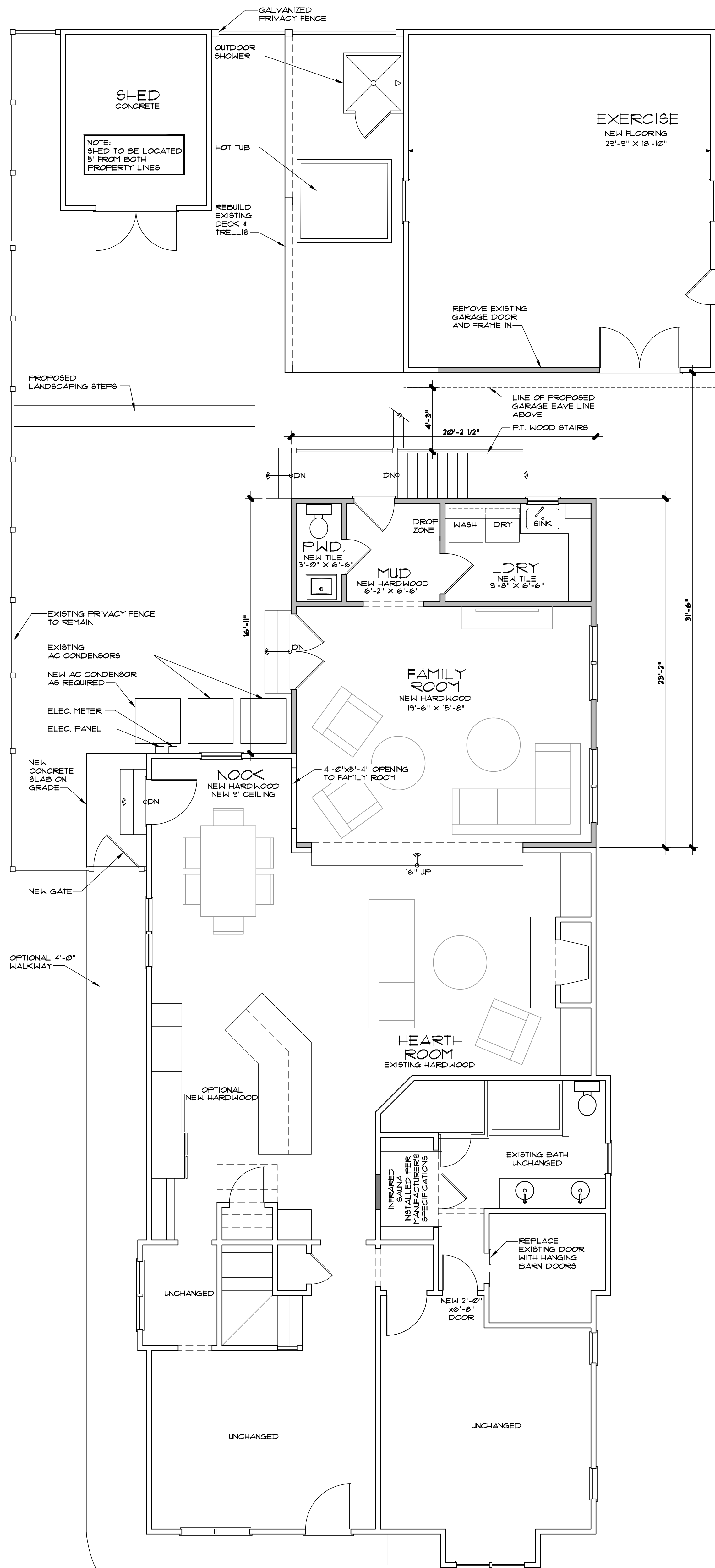
6/1/15 FLOORS &
 ELEVATIONS

DRAWING:
 EXISTING
 FLOOR PLANS

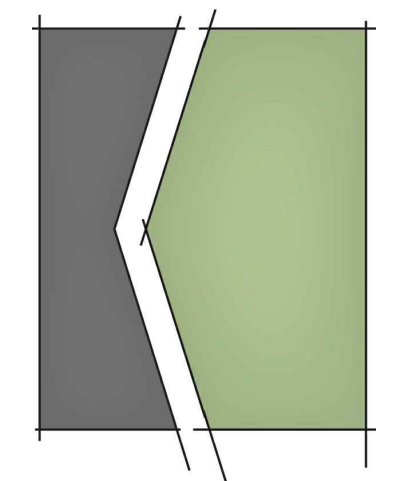
SCALE: 1/4" = 1'-0"

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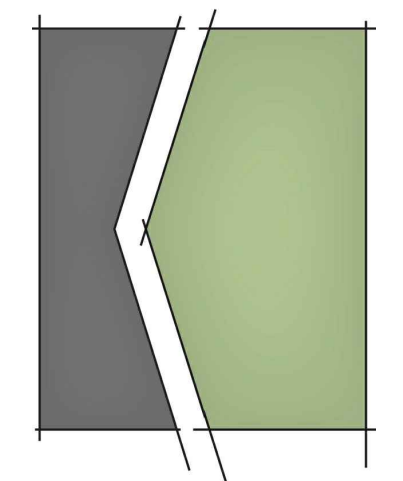
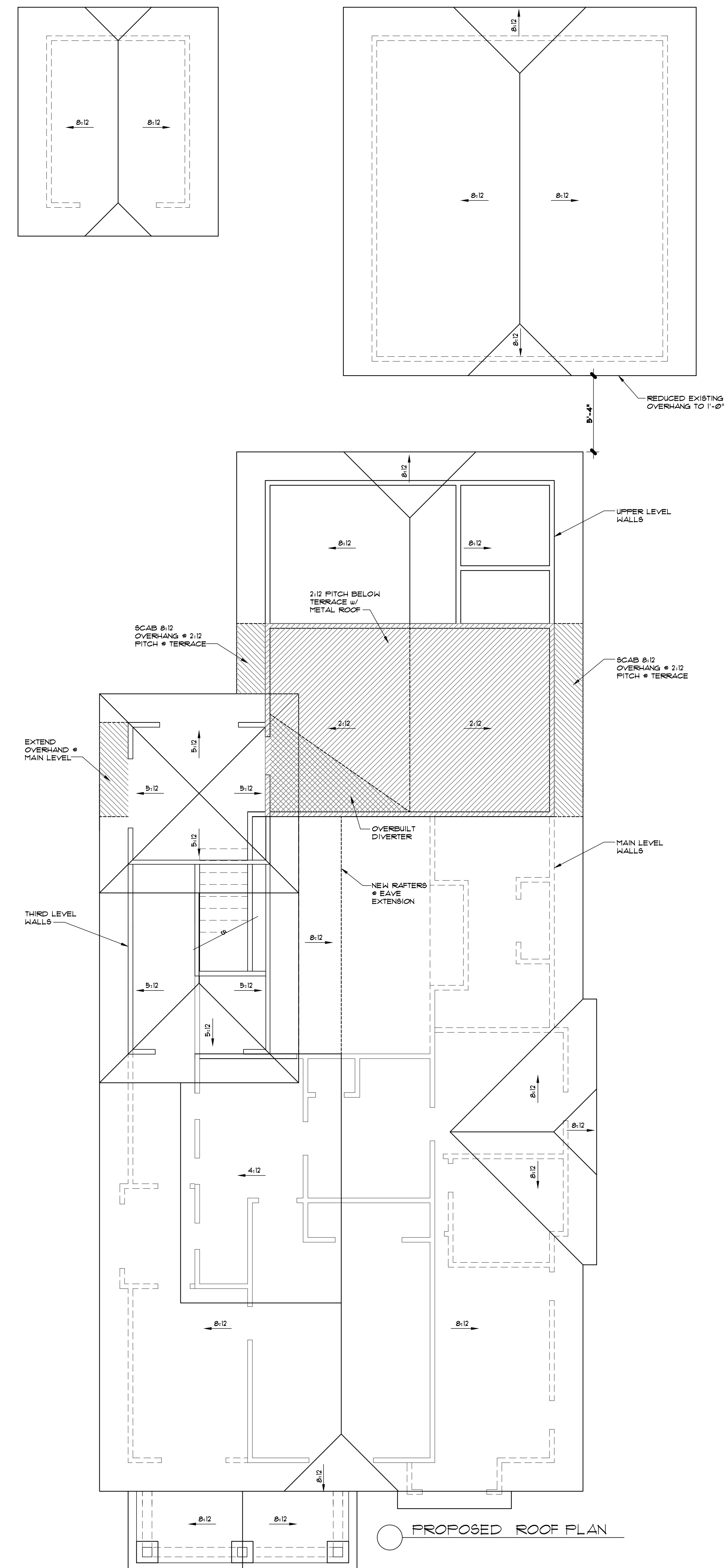
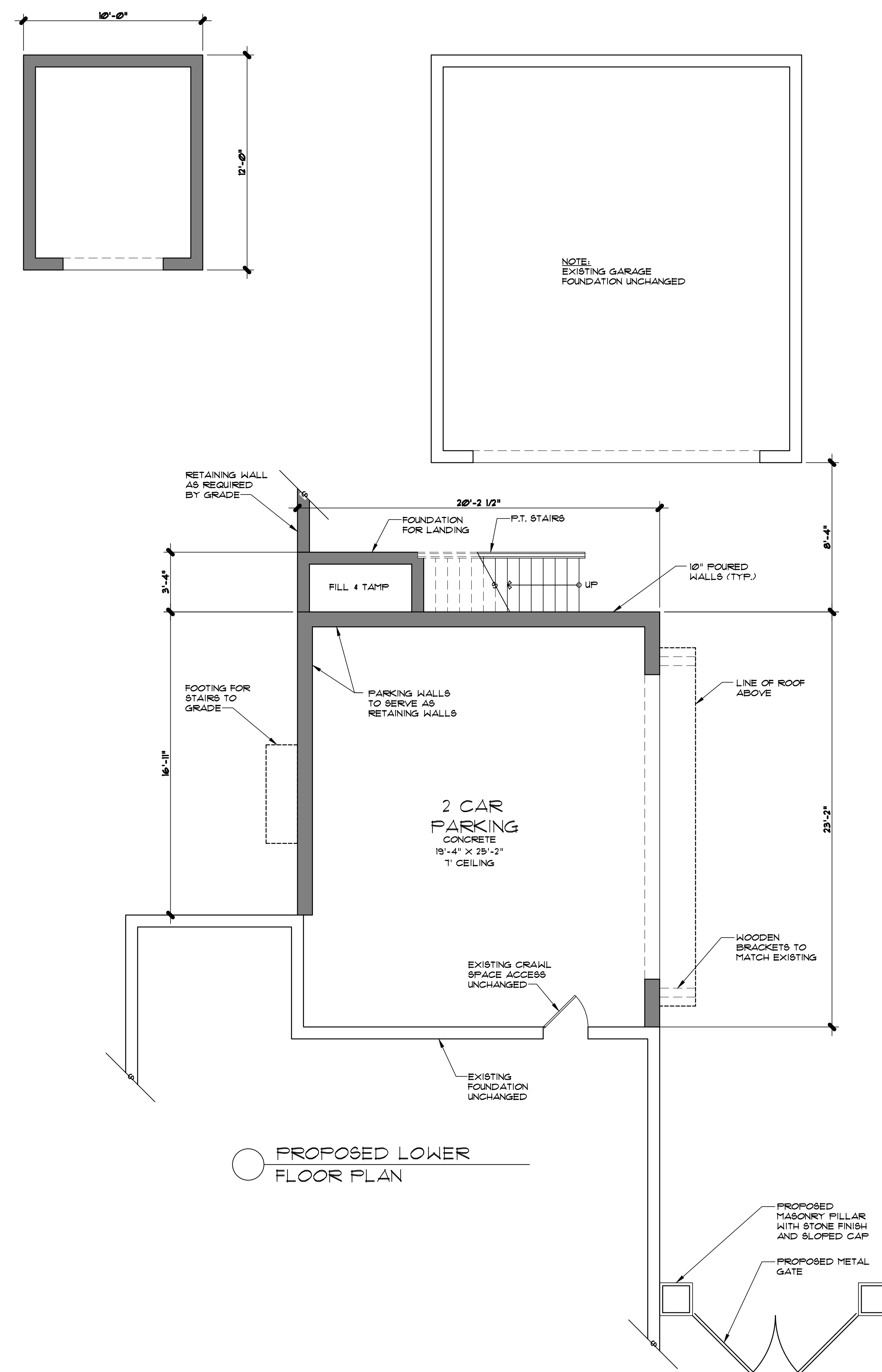
6/1/15 FLOORS & ELEVATIONS

DRAWING:
PROPOSED MAIN,
UPPER & THIRD FLOORS

SCALE: 1/4" = 1'-0"

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SEAL:

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6/1/15	FLOORS & ELEVATIONS
--------	------------------------

DRAWING:
PROPOSED LOWER
& ROOF PLAN

SCALE: $1/4" = 1'-0"$

PAGE:



5/29/15

To whom it may concern:

I visited the property of 1623 S. Mint St 28203 today to look at a large Pecan tree in the back left side of property. I spoke to Ashley Jimenez about the construction project that was going to be taking place in the future and was presented with the site plans.

Based on what has been presented and the small amount of space this tree has to grow, I feel strongly that the tree will become stressed and die. Construction is the #1 thing that stresses out our urban trees. A lot of times there are precautions you can take to preserve a tree, but don't feel it is worth the investment on this project. Between the new additions, new sheds, digging, grading, adding soil, soil compaction, and etc., the chance of survival is slim. I hope that this information helps out with your decision process.

Thanks,

Matt Hansen

SOUTHERN CANOPIES TREE SERVICE

Matt Hansen (Certified Arborist # SO-6523A)

www.southerncanopies.com

704-371-4628