
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1916 S. Mint Street

SUMMARY OF REQUEST: New Construction

APPLICANT: Justin Nifong

This application was continued from August for modifications on building height, massing of the dormer, window muntin patterns, adjacent setbacks and roof details.

Details of Proposed Request

Existing Conditions

The existing site is a vacant parcel located mid-block on South Mint Street. The lot is along a curve on the street and narrows toward the rear. The topography of the street and adjacent parcels vary. Heights of the adjacent houses are 1, 1.5 and 2 stories of varying architectural designs. Setbacks vary between 35' and 45' from the curb line.

Proposal

The proposal is a two story single family home. Design features include a full width front porch, front gabled dormer, wood siding, and wood STDL windows. Proposed height is +/-24'.

Revised Proposal – September 9, 2015

Revisions to the previous plans include the following:

1. Building height is shown in context with existing homes on the block.
2. The setback of the house to the left is +/-43' from the curb line.
3. The mass of the front dormer has been reduced.
4. Window muntin patterns are uniform.
5. A roof overhang detail is included in the plans.

Policy & Design Guidelines for New Construction

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

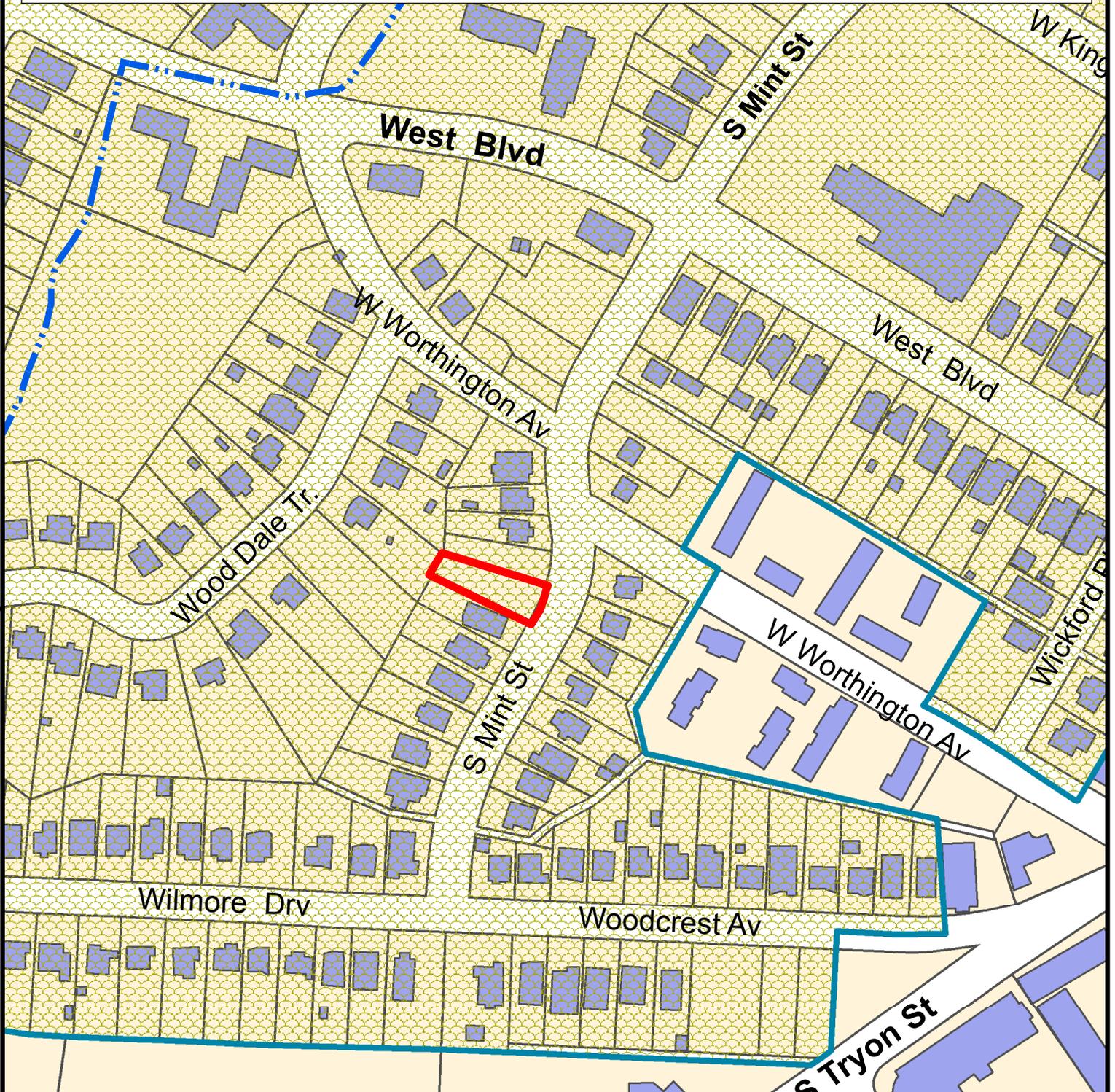
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis

The Commission will determine if the proposal meets the guidelines for new construction.

Charlotte Historic District Commission - Case 2015-115
Historic District; Wilmore



Map Printdate;
June ,2015

-  1916 South Mint Street
-  Wilmore Historic District
-  Property Lines
-  Building Footprints

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 29517, PAGE 115 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 24th DAY OF JULY, 2015.

Christopher D. Faulk
 PROFESSIONAL LAND SURVEYOR



LOT 4 BLOCK 2
 MB 4 PG 295
 TAX ID # 119-075-04

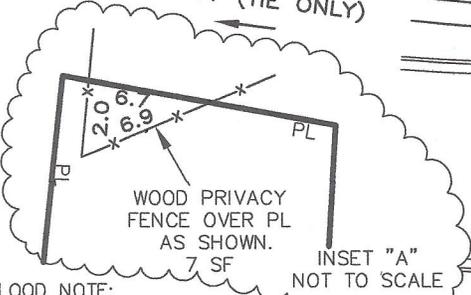
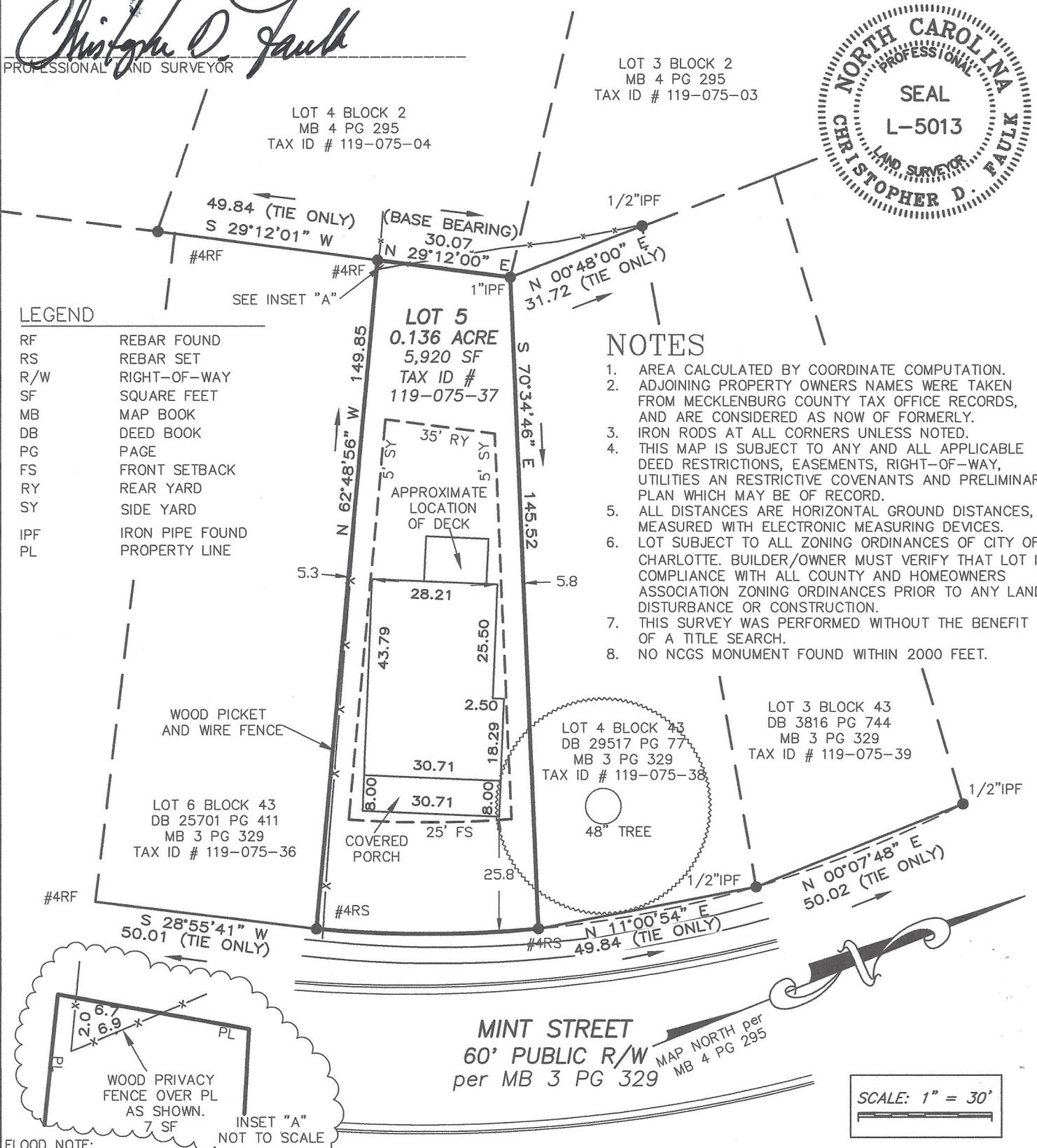
LOT 3 BLOCK 2
 MB 4 PG 295
 TAX ID # 119-075-03

LEGEND

RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
IPF	IRON PIPE FOUND
PL	PROPERTY LINE

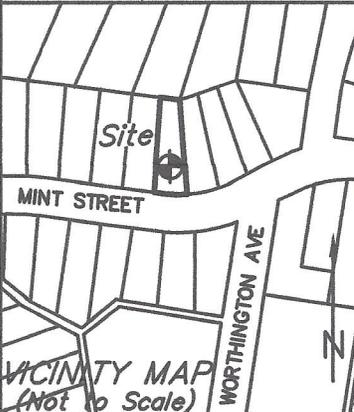
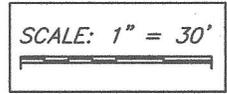
NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.



FLOOD NOTE:
 NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL 3710454300K, DATED: FEBRUARY 19, 2014.

MINT STREET
 60' PUBLIC R/W per MB 3 PG 329
 MAP NORTH per MB 4 PG 295

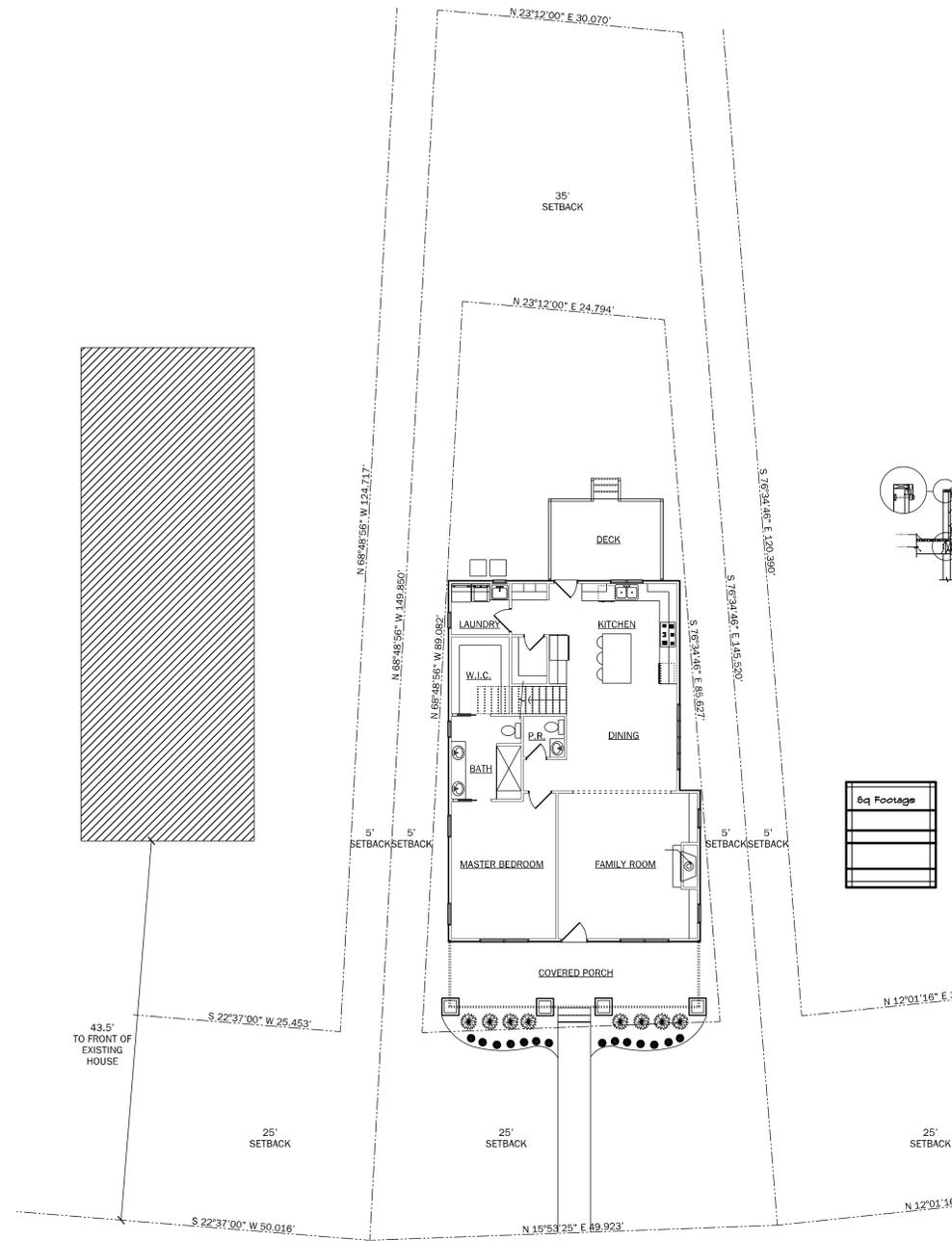


PLOT PLAN
 AT PROPERTY KNOWN AS
 # 1916 MINT STREET
 LOT 5 BLOCK 43, A PORTION OF WILMOORE,
 TAX ID # 119-075-37, MB 3 PG 329, DB 29517 PG 115
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
 FOR
 CHARLOTTE HOMES AND RENTALS

PHOENIX LAND SURVEYING, INC
 1402 WAXHAW-INDIAN TRAIL ROAD
 INDIAN TRAIL, NORTH CAROLINA 28079
 PH: (704)-335-1655 FAX: 704-377-6097
 EMAIL: PHOENIX-SURVEYING.COM
 FIRM # C-3912

GENERAL NOTES

- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHA/VIA MFS.
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
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- 7 ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.
- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
- 9 FRAME WALLS ARE DRAIN AT 3-1/2" WIDE, U.N.O.



SITE PLAN
SCALE: 1" = 10'-0"

MEMBER



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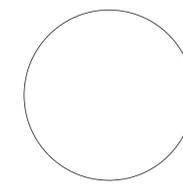
1916 MINT ST.
1916 S. Mint St.
Charlotte
North Carolina

1
SITE PLAN

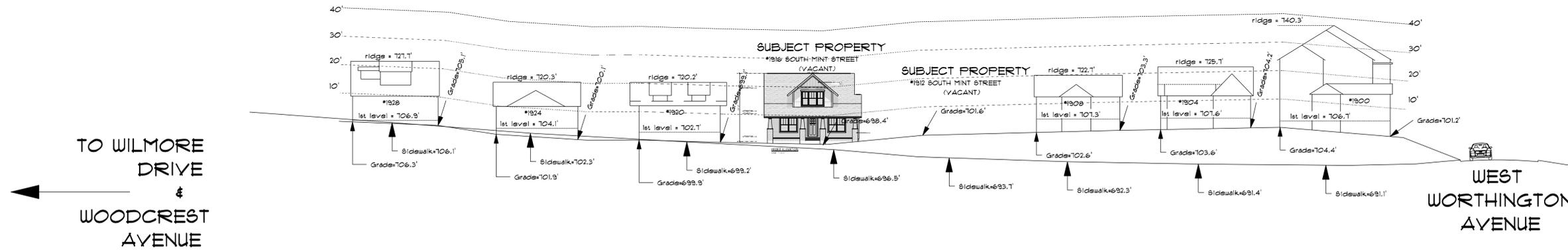
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 41-30 recording requirements.

This ____ day of _____, 2015.

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 Professional Land Surveyor
 NC License No. L-3098



AUGUST 2015

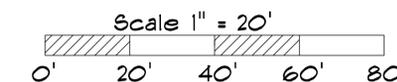


SOUTH MINT STREET

A.G. ZOUTEWELLE
SURVEYORS
 1418 East Fifth St. Charlotte, NC 28204
 Phone: 704-372-9444 Fax: 704-372-9555
 Firm Licensure Number C-1054

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 Building Heights Sketch of
 1900-1928 of SOUTH MINT STREET
 FACING NORTHWEST
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 June 30, 2015

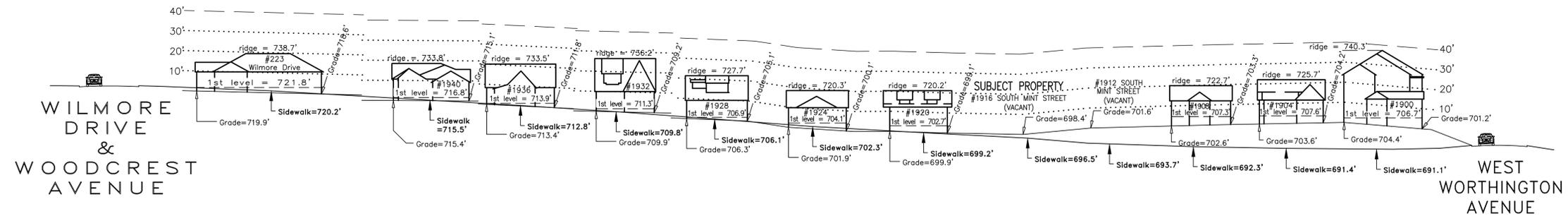
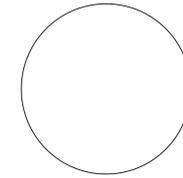
General Notes:
 1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or side yard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
 2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.



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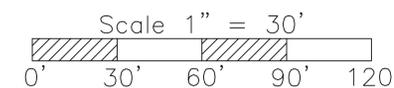
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 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 July 27, 2015



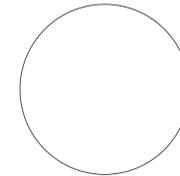
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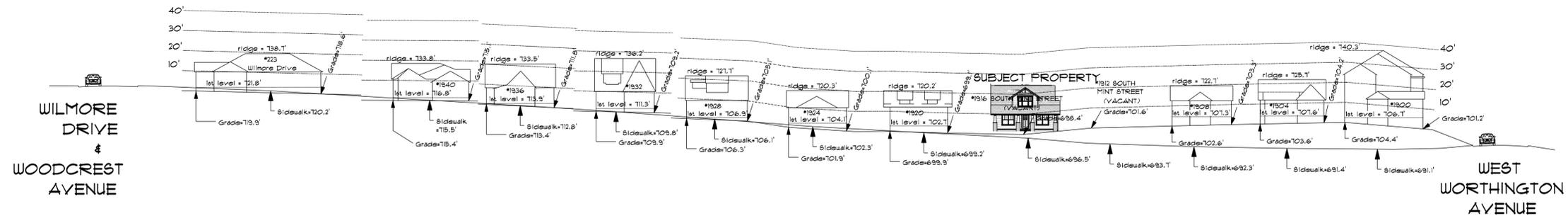
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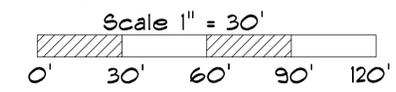
SEPTEMBER 2015



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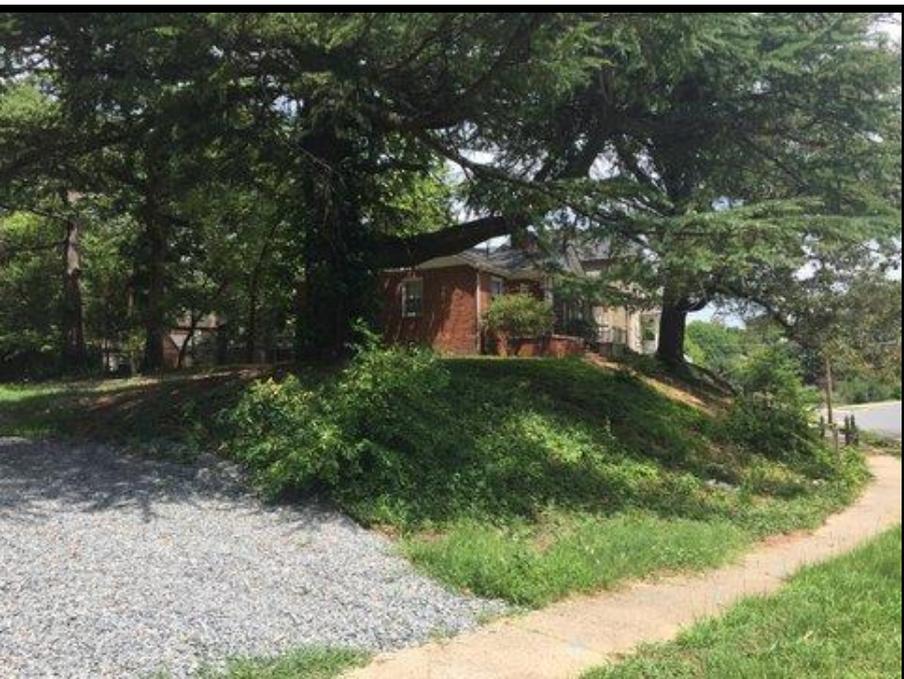


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VACANT LOT HOUSE WILL BE BUILT ON







HOUSES ACROSS THE STREET FROM NEW CONSTRUCTION





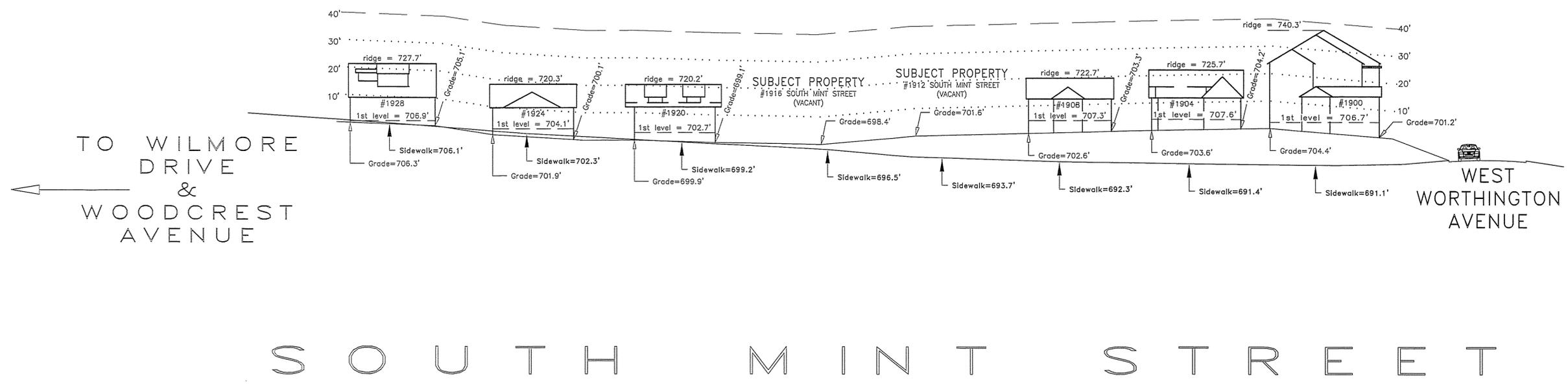
STREET VIEW

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This 30th day of June, 2015.



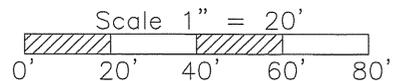
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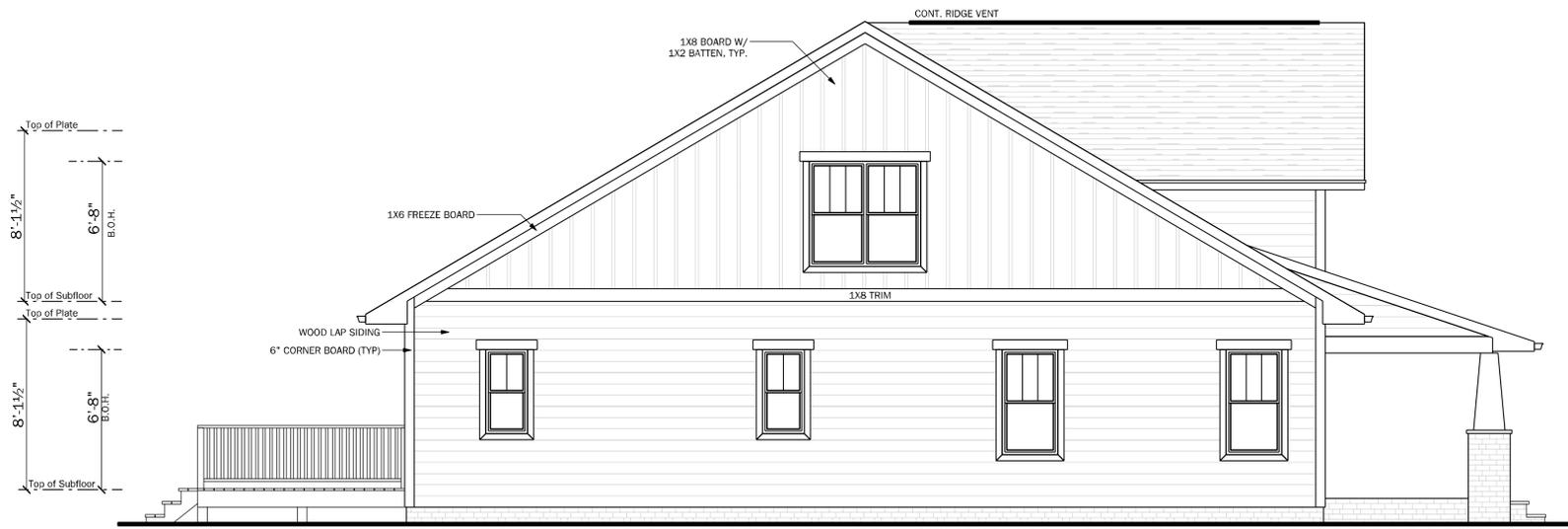


AUGUST 2015



FRONT ELEVATION

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



LEFT ELEVATION

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

ELEVATION NOTES:

- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL)
- SIDING TO BE HARDI PLANK OR GREATER, OR 1X6 WOOD LAP SIDING



REAR ELEVATION

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



RIGHT ELEVATION

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

SCALE: 1/4" = 1'-0"
DRAWN BY: BR, KR
DATE: Tuesday, August 04, 2015

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1916 MINT ST.
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PAGE: 4
ELEVATION

september 2015



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



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

SCALE: 1/4" = 1'-0"
DRAWN BY: BR, KR
DATE: Monday, August 31, 2015

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PAGE: **4**
FRONT & REAR

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SEPTEMBER 2015



RIGHT ELEVATION

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



LEFT ELEVATION

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- ALL WINDOWS TO BE WOOD OR ALUMINUM CLAD

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PAGE:

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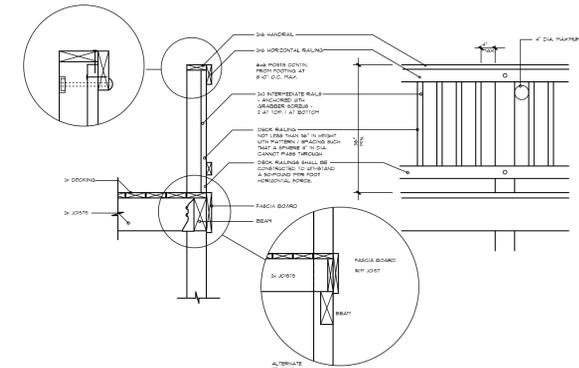
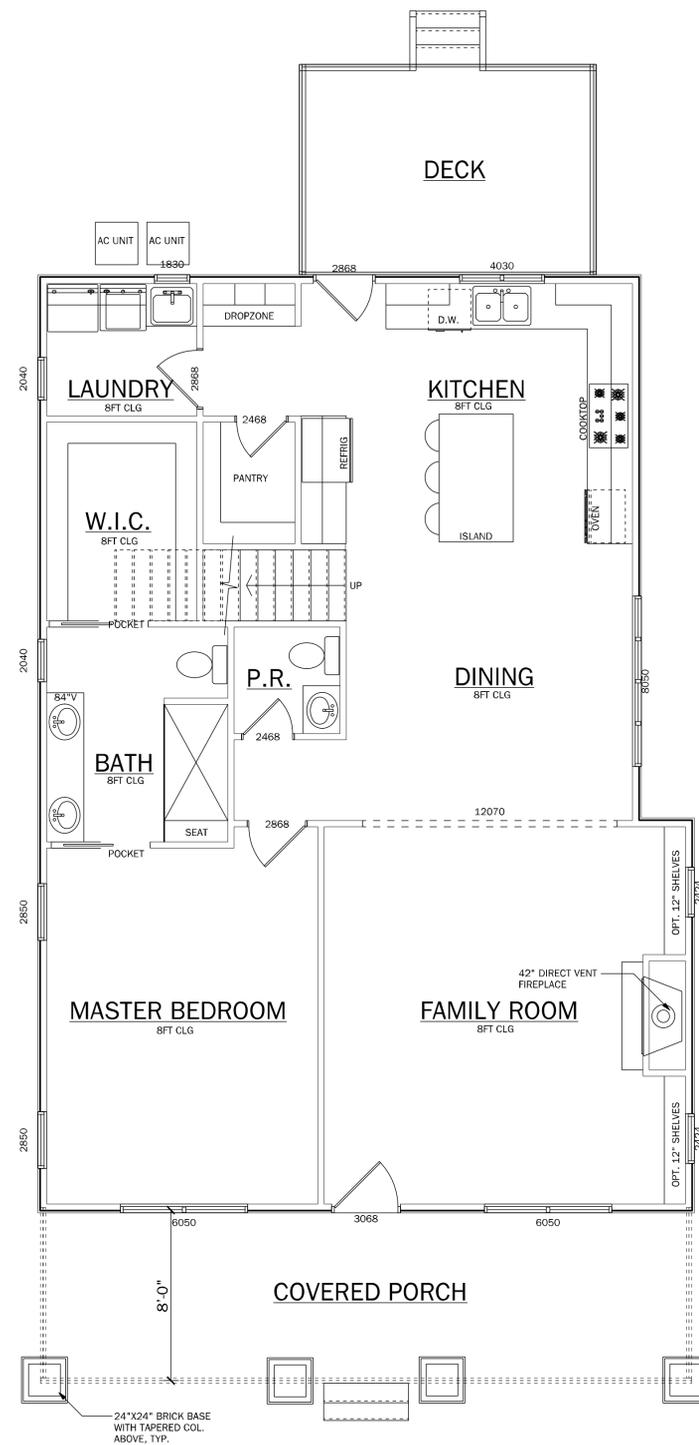
LEFT & RIGHT

PAGE SIZE 24"X36"

DATE: Monday, August 31, 2015
SCALE: 1/4" = 1'-0"

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Sq Footage	
FIRST FLOOR	1285
SECOND FLOOR	722
TOTAL HEATED	2007
FRONT PORCH	245
TOTAL UNDER ROOF	2252
DECK	140

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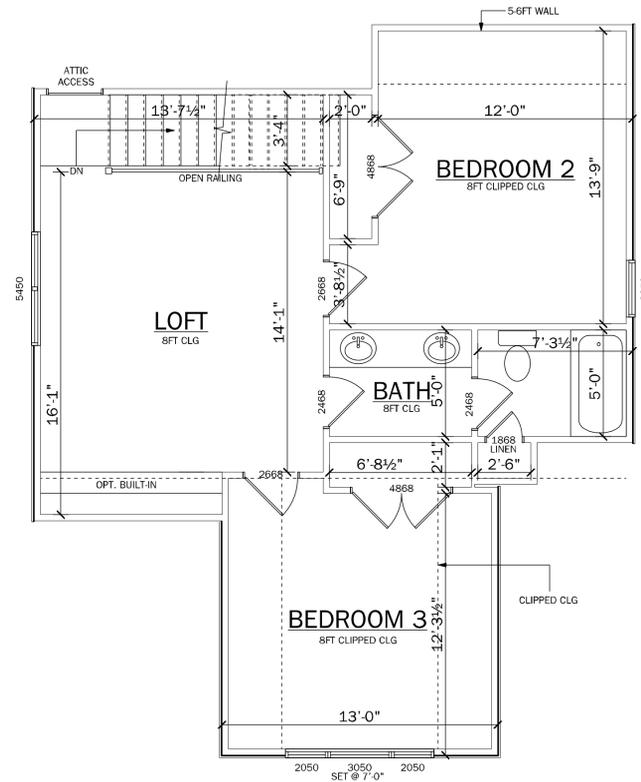
PAGE:

2

FIRST FLOOR

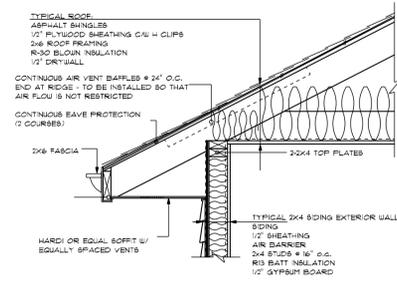
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2ND FLOOR LAYOUT

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



TYP. OVERHANG DETAIL

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