

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1623 South Mint Street

SUMMARY OF REQUEST: Addition

APPLICANT: Ashley Jimenez

The previous application for an addition was denied in June 2015 because of Size, Scale, Massing and Context. Because a new application for the same project was accepted before 180 days from denial the HDC will first determine if the project has been substantially redesigned before allowing the hearing to proceed.

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 an addition toward the rear of the structure and will not exceed the existing ridge line. Two shed dormers will be constructed on the left and right side with an expansion at the ground level to the rear. Because the existing structure was constructed prior to the Wilmore Historic District the applicant is requesting an exception from the guidelines for materials to allow siding and windows to match existing.

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 and if an exception should be granted for materials.

Charlotte Historic District Commission - Case 2015-193

Historic District: Wilmore



Existing Conditions

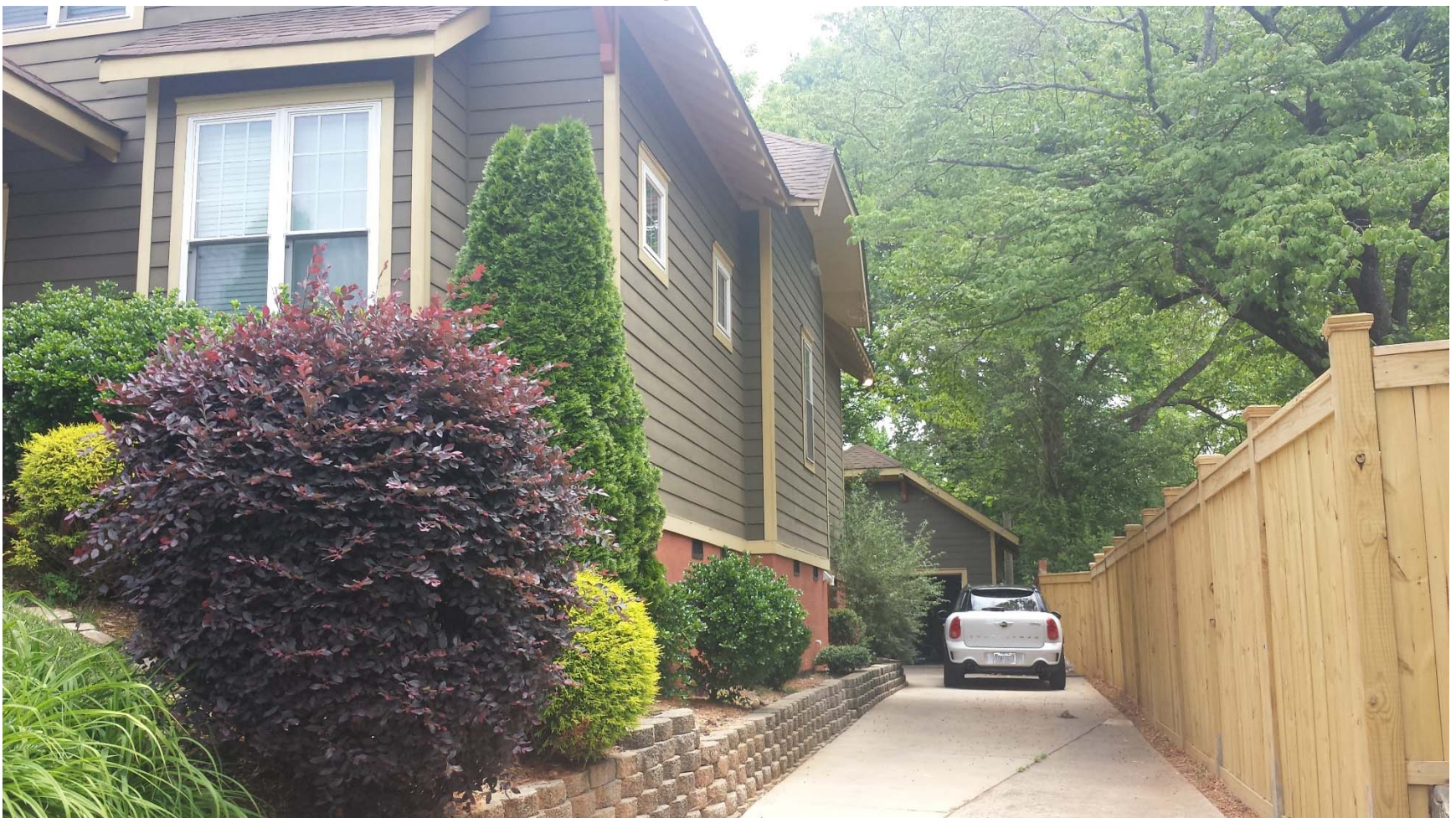
1623 S. Mint St., Charlotte, NC

Photos Taken 5/19/15

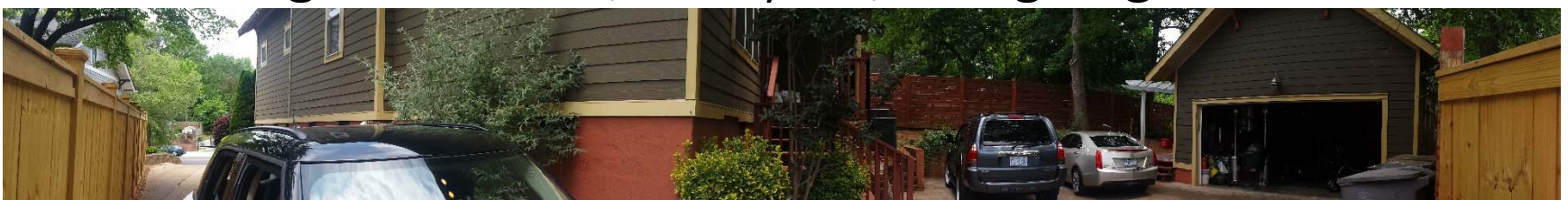
Front,
From sidewalk at same side of street



Right Side



Right of house, rear yard, and garage front



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 and proposed windows, trim and siding

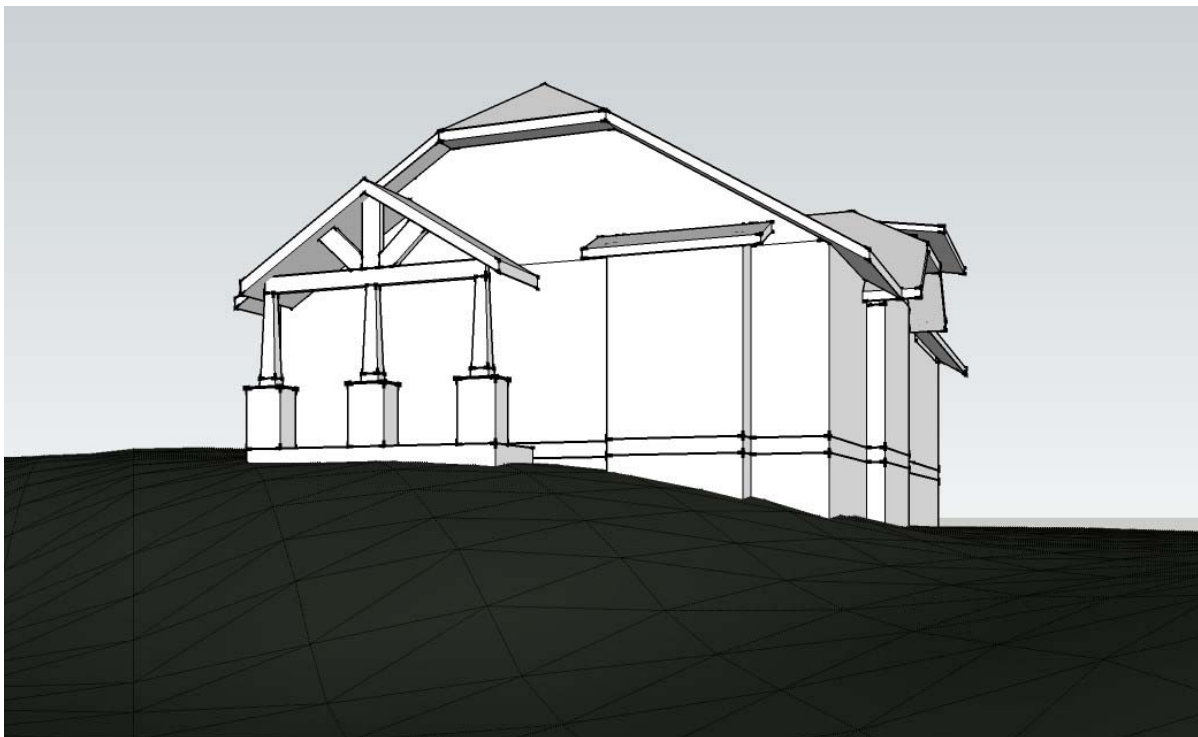
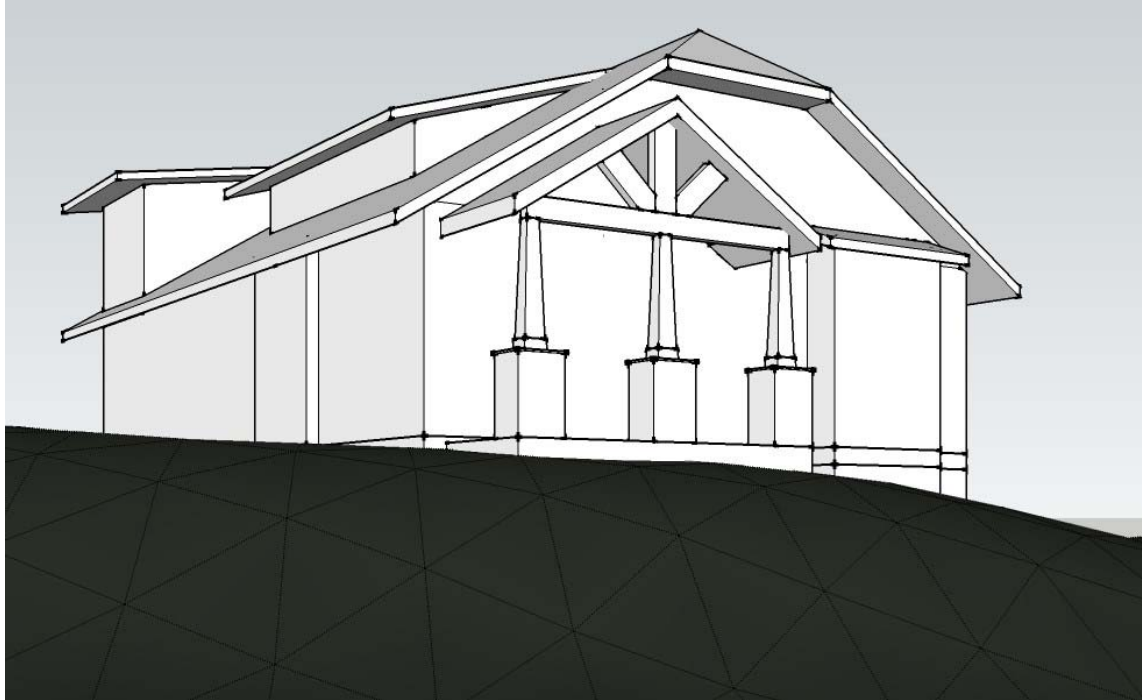


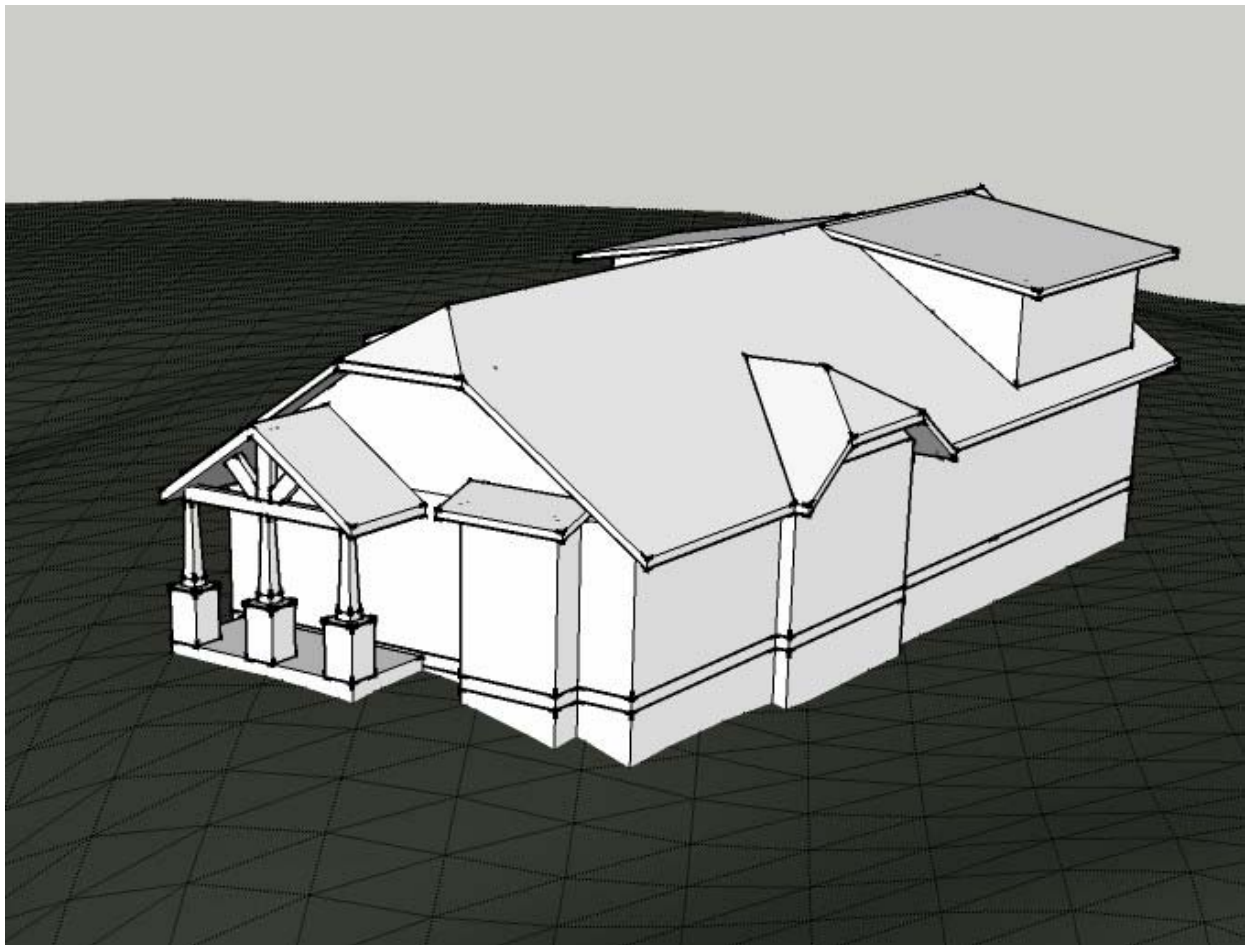
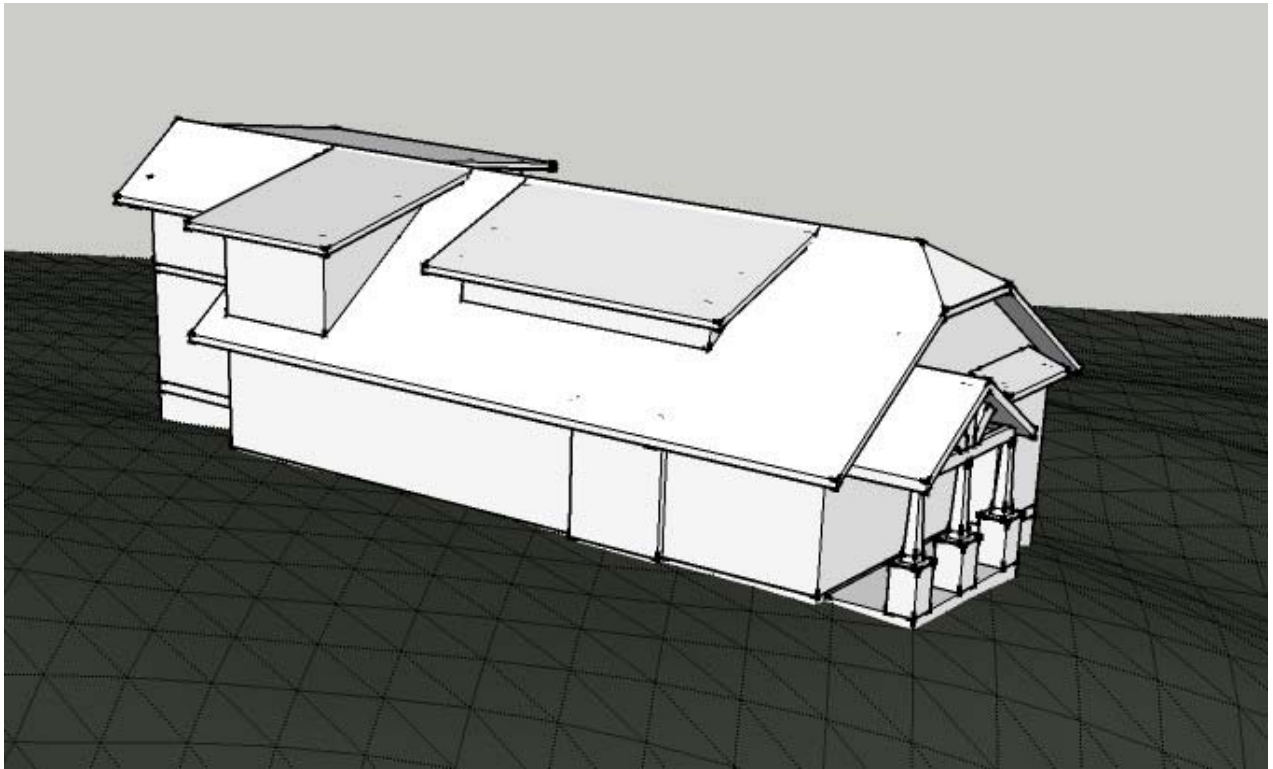
Existing and proposed eave and rake overhangs



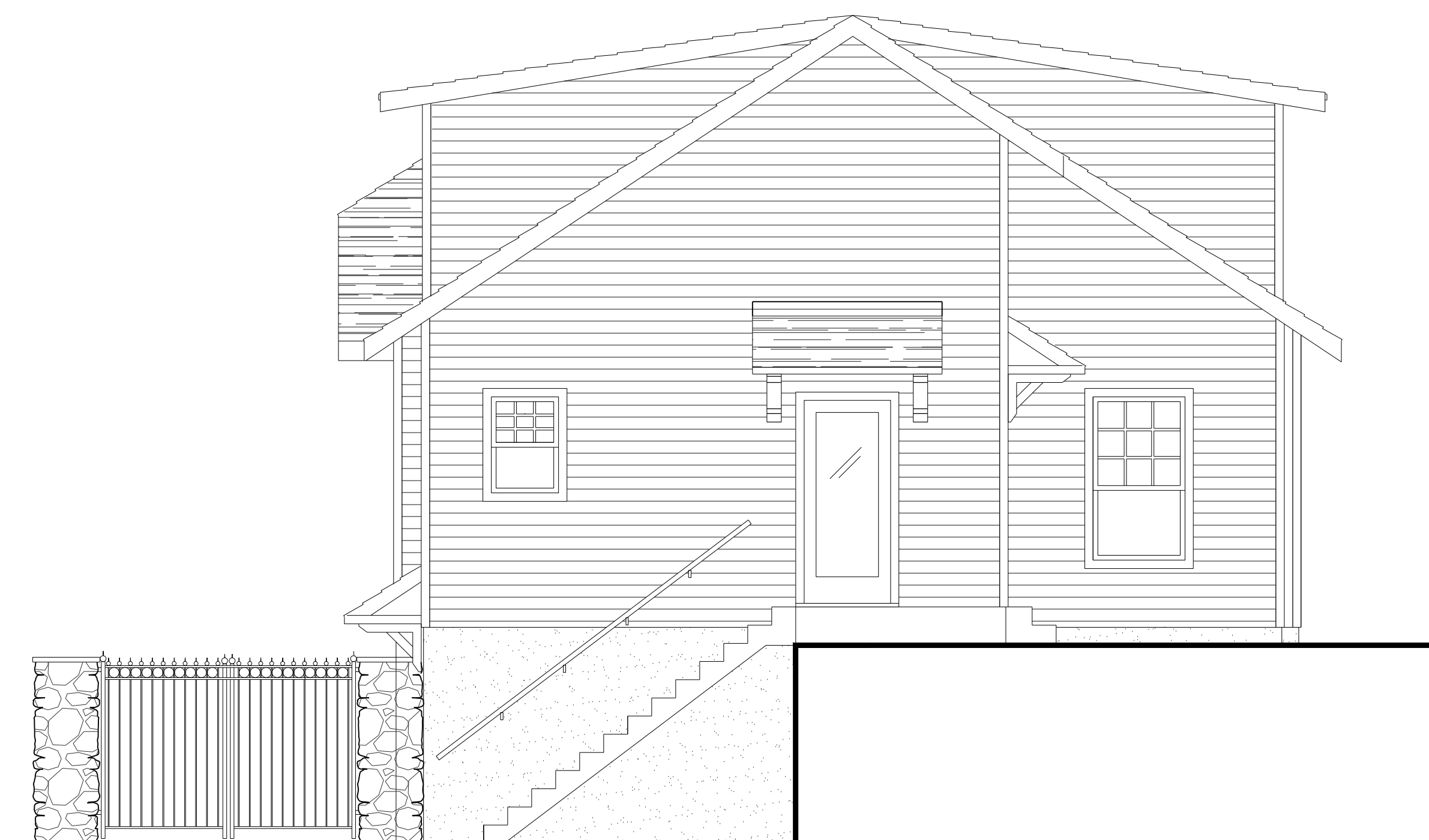
PROPOSED STREETSCAPE VIEWS

1623 S. MINT STREET, CHARLOTTE, NC





THE CHAVEZ RESIDENCE

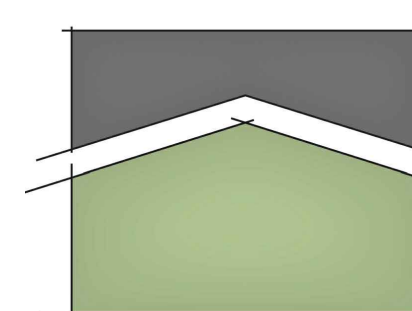


DRAWING INDEX	
1	COVER
2	EXISTING SITE PLAN
3	PROPOSED SITE PLAN
4	EXISTING FLOOR PLANS
5	EXISTING ELEVATIONS
6	PROPOSED LOWER, MAIN AND UPPER FLOORS
7	PROPOSED ROOF PLAN
8	PROPOSED REAR AND RIGHT ELEVATIONS
9	PROPOSED FRONT AND LEFT ELEVATIONS

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

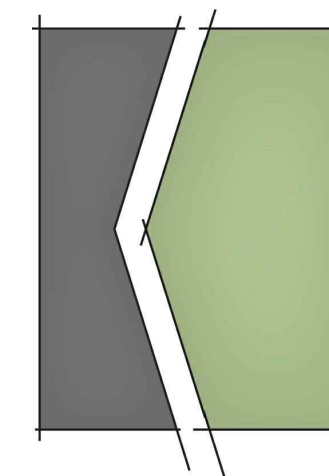
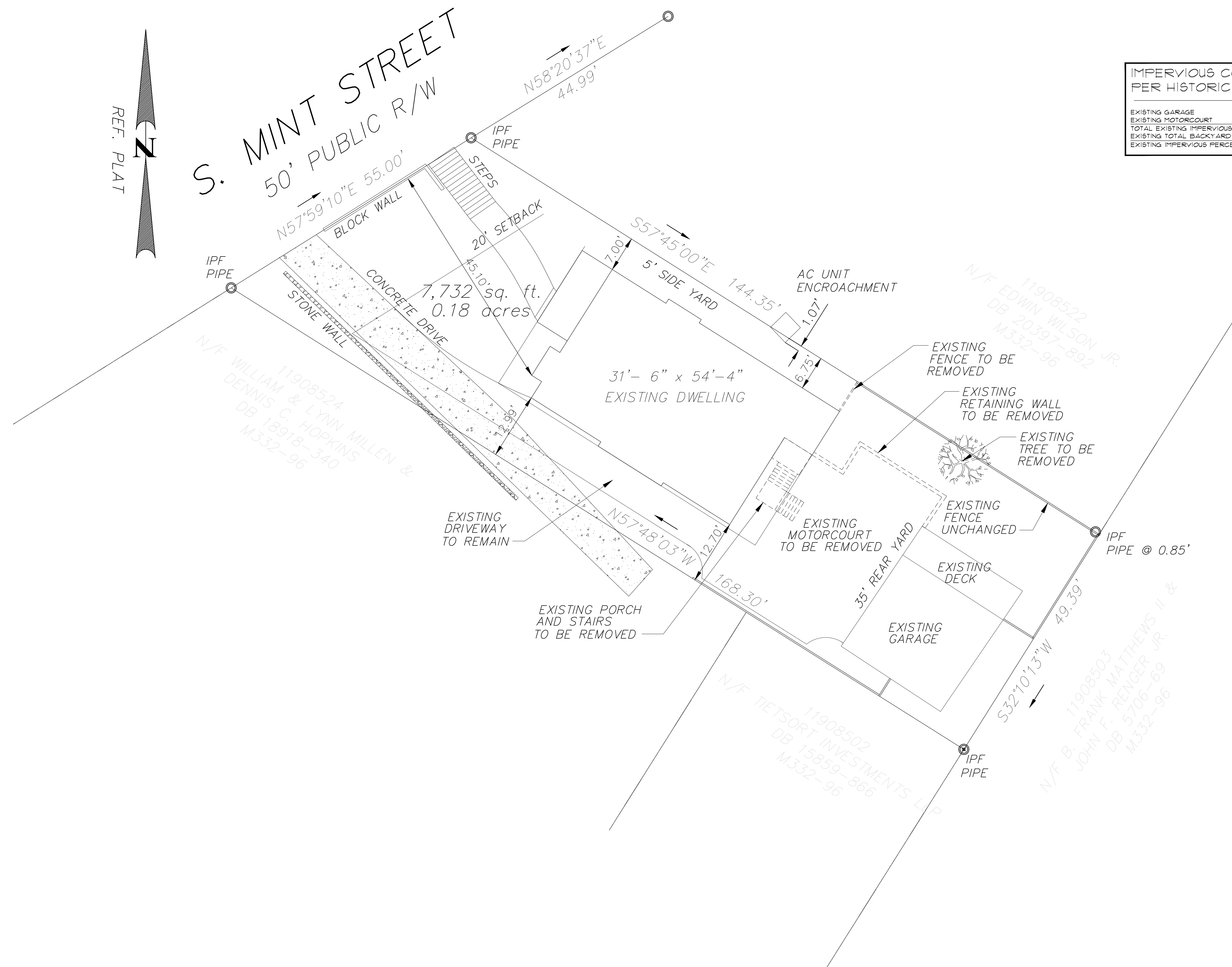
BUILT BY:
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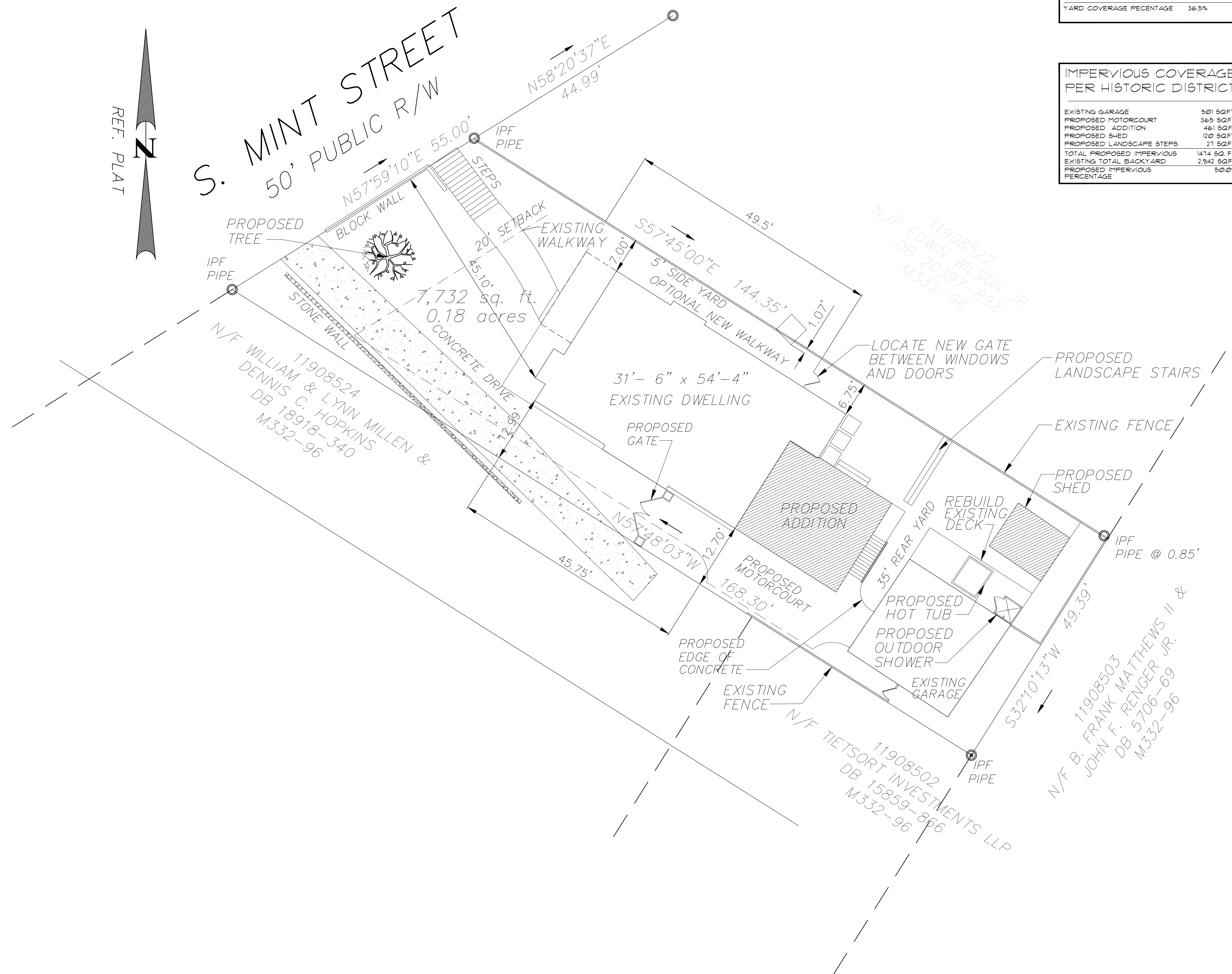
8/8/15 FLOORS &
ELEVATIONS

DRAWING:
EXISTING SITE PLAN

SCALE: 1" = 10'-0"

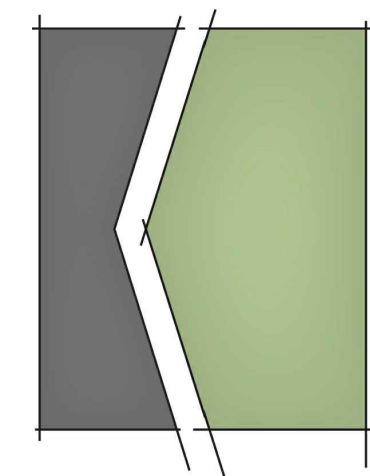
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YARD COVERAGE PER ZONING	
EXISTING HOUSE	1575 SQ. FT.
EXISTING GARAGE	501 SQ. FT.
EXISTING DECK	461 SQ. FT.
PROPOSED ADDITION	461 SQ. FT.
PROPOSED SHED	20 SQ. FT.
TOTAL YARD COVERAGE	2824 SQ. FT.
TOTAL LOT	1121 SQ. FT.
YARD COVERAGE PERCENTAGE	36.5%

IMPERVIOUS COVERAGE PER HISTORIC DISTRICT	
EXISTING GARAGE	501 SQ. FT.
PROPOSED MOTORCOURT	365 SQ. FT.
PROPOSED ADDITION	461 SQ. FT.
PROPOSED SHED	20 SQ. FT.
PROPOSED LANDSCAPE STEPS	21 SQ. FT.
TOTAL PROPOSED IMPERVIOUS	1474 SQ. FT.
EXISTING TOTAL BACKYARD	2342 SQ. FT.
PROPOSED IMPERVIOUS PERCENTAGE	50.2%



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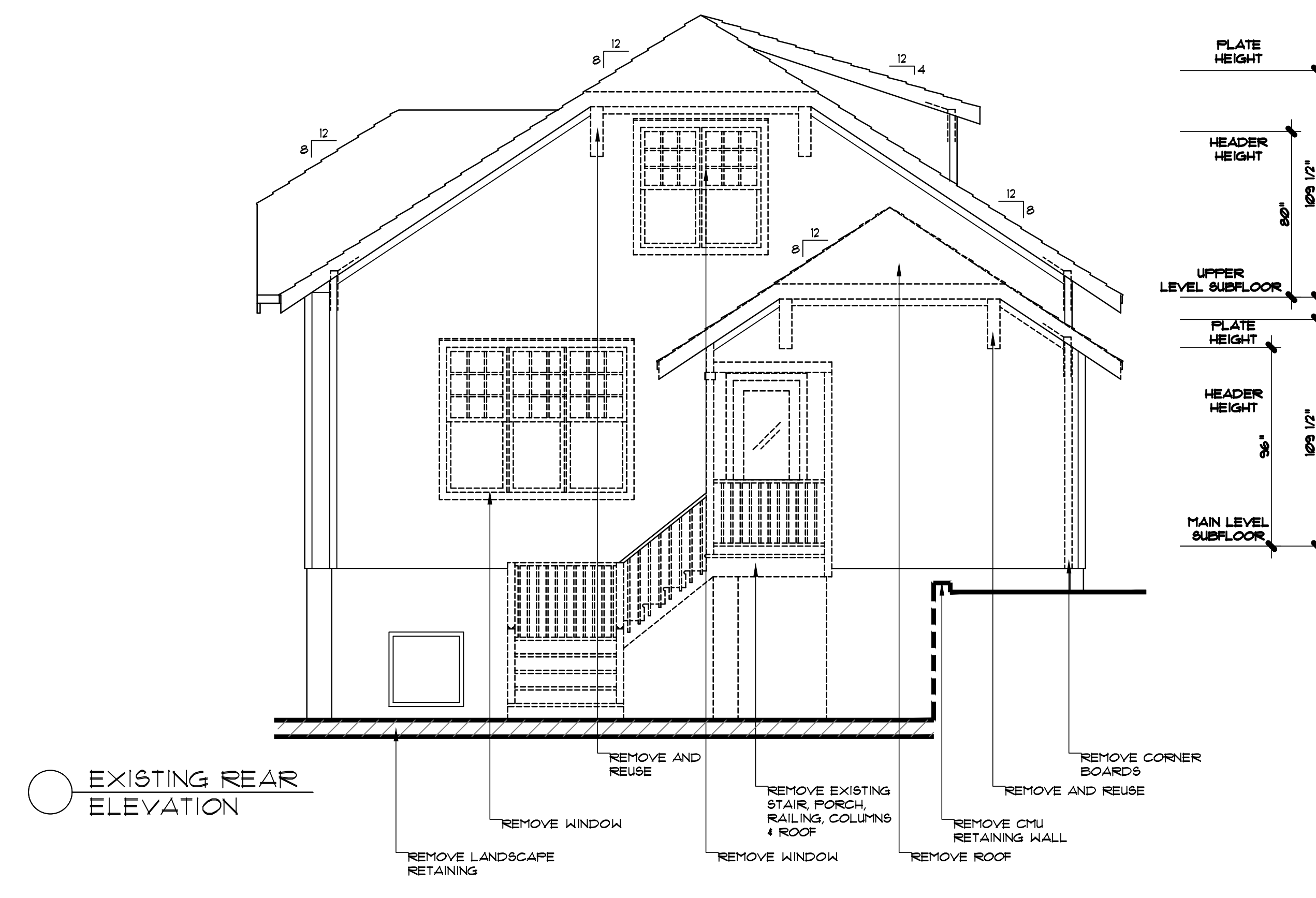
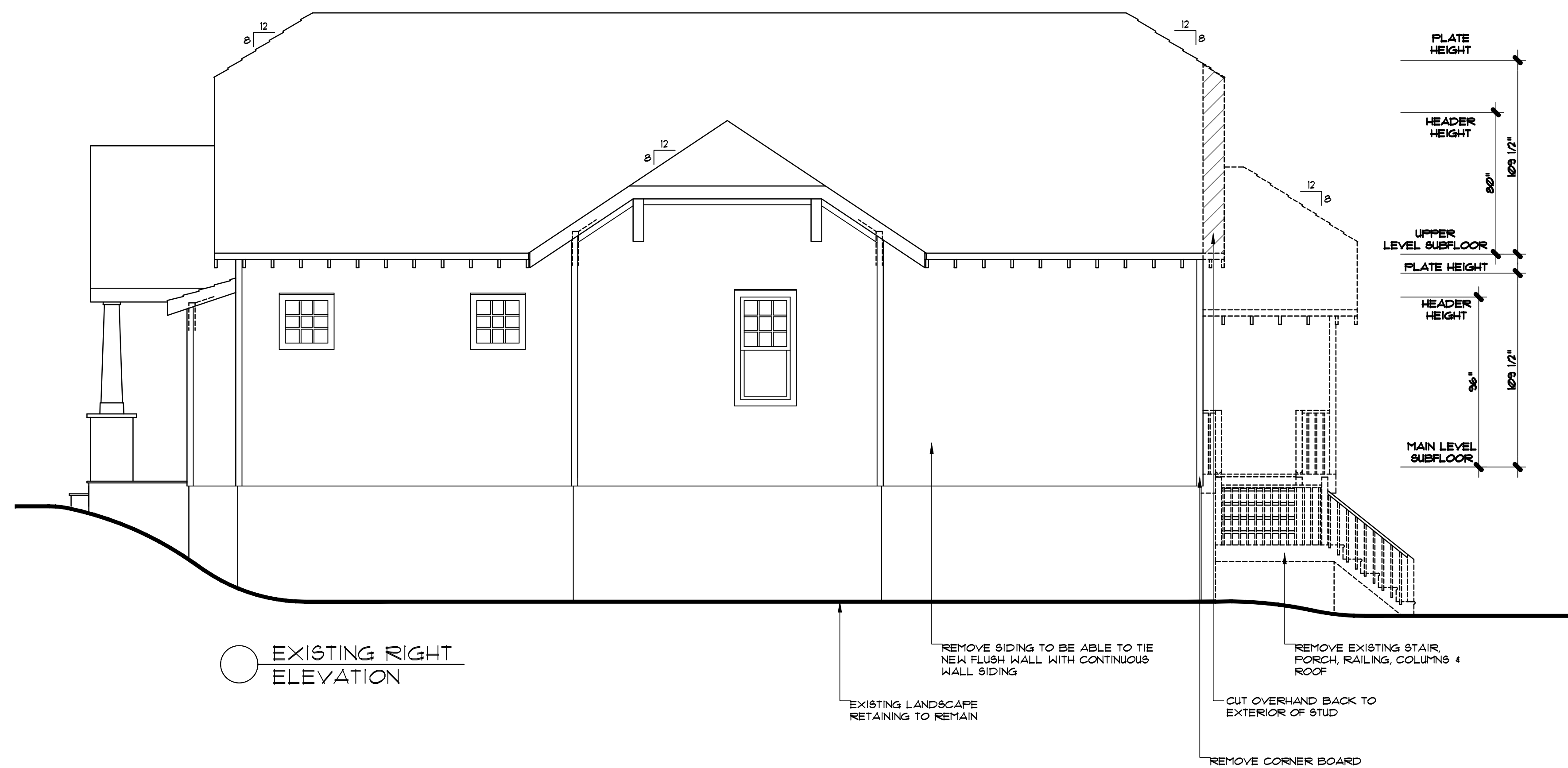
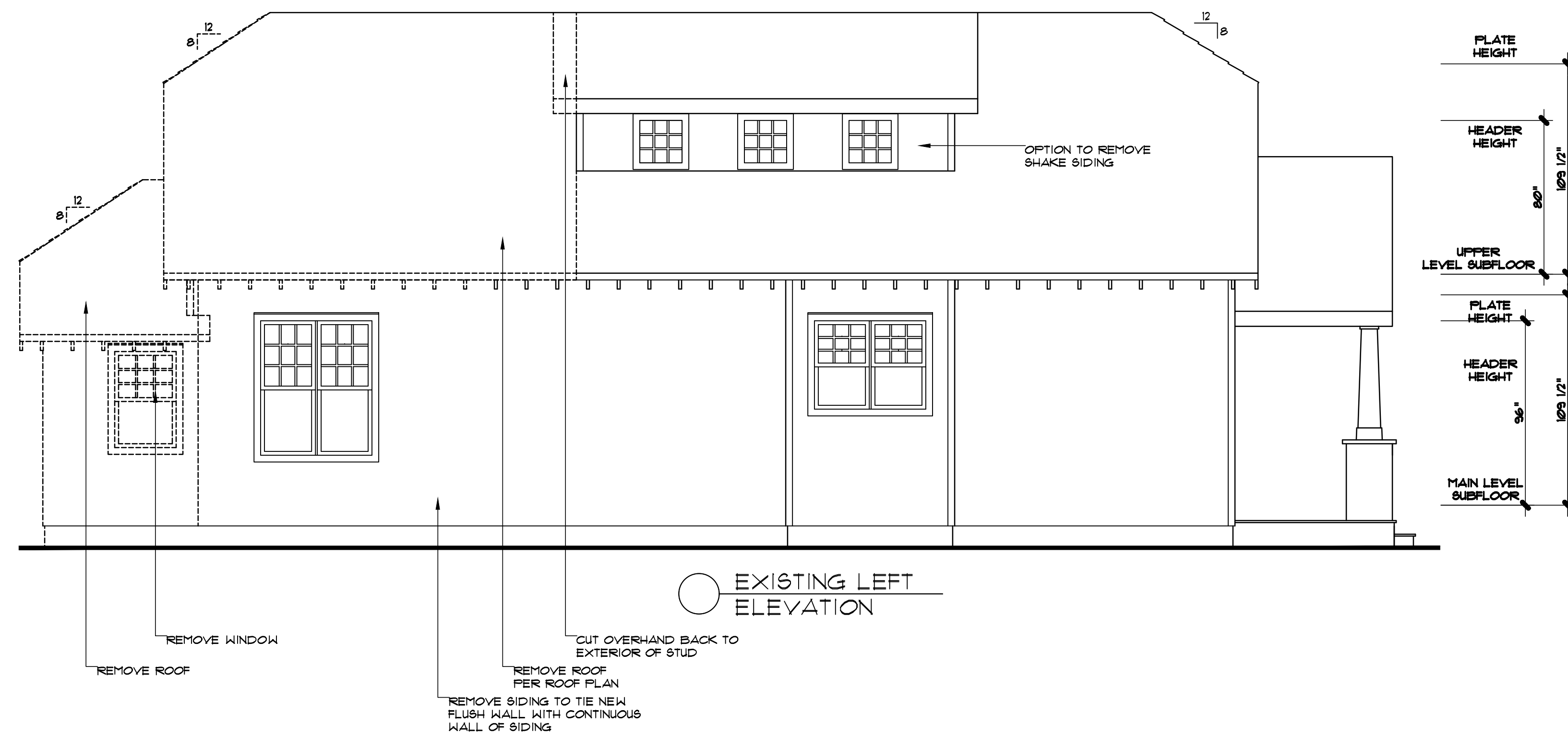
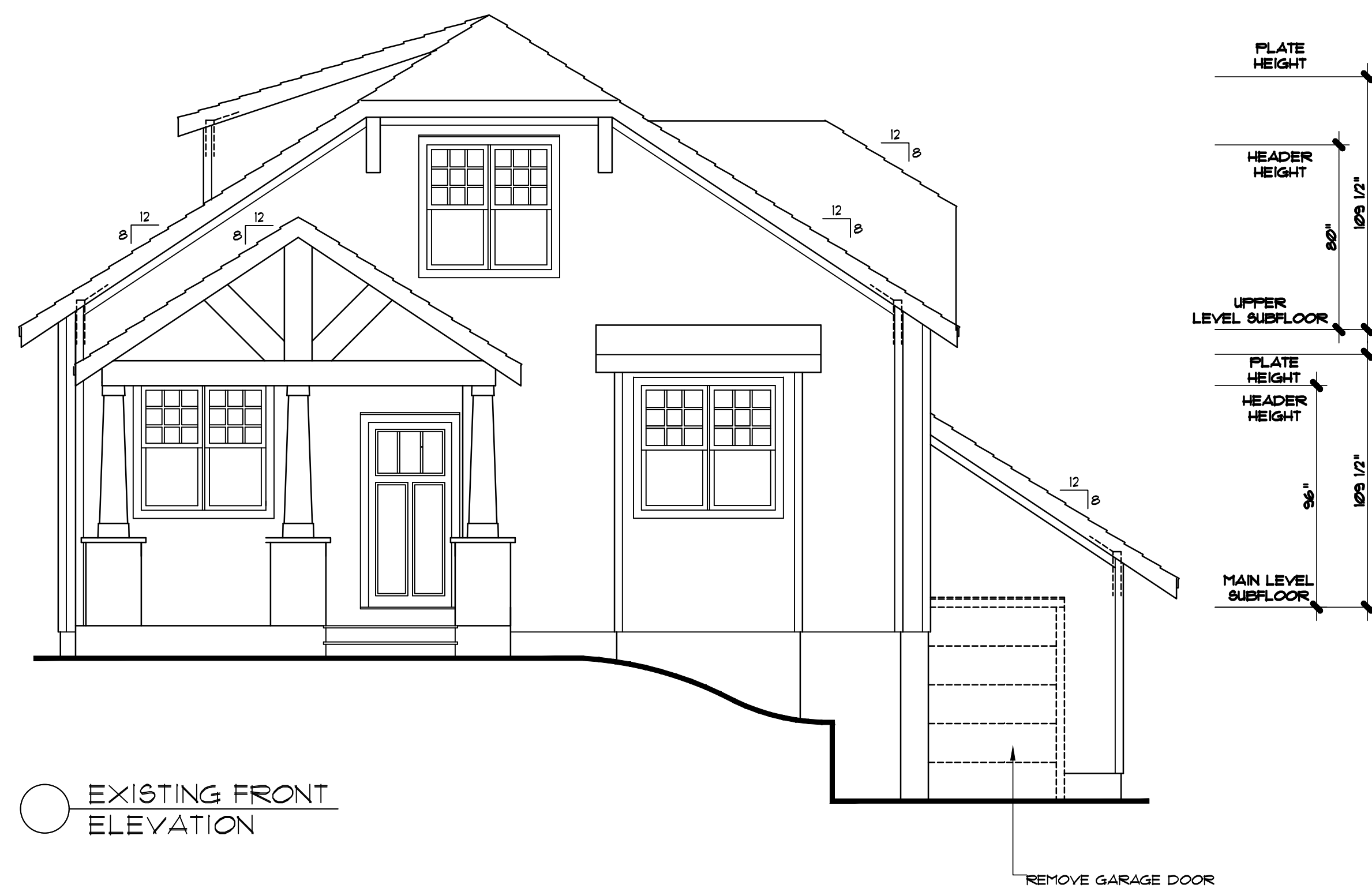
8/8/15 FLOORS &
ELEVATIONS

DRAWING:
PROPOSED SITE PLAN

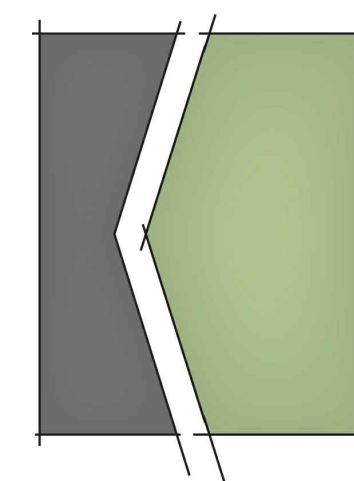
SCALE: 1" = 10'-0"

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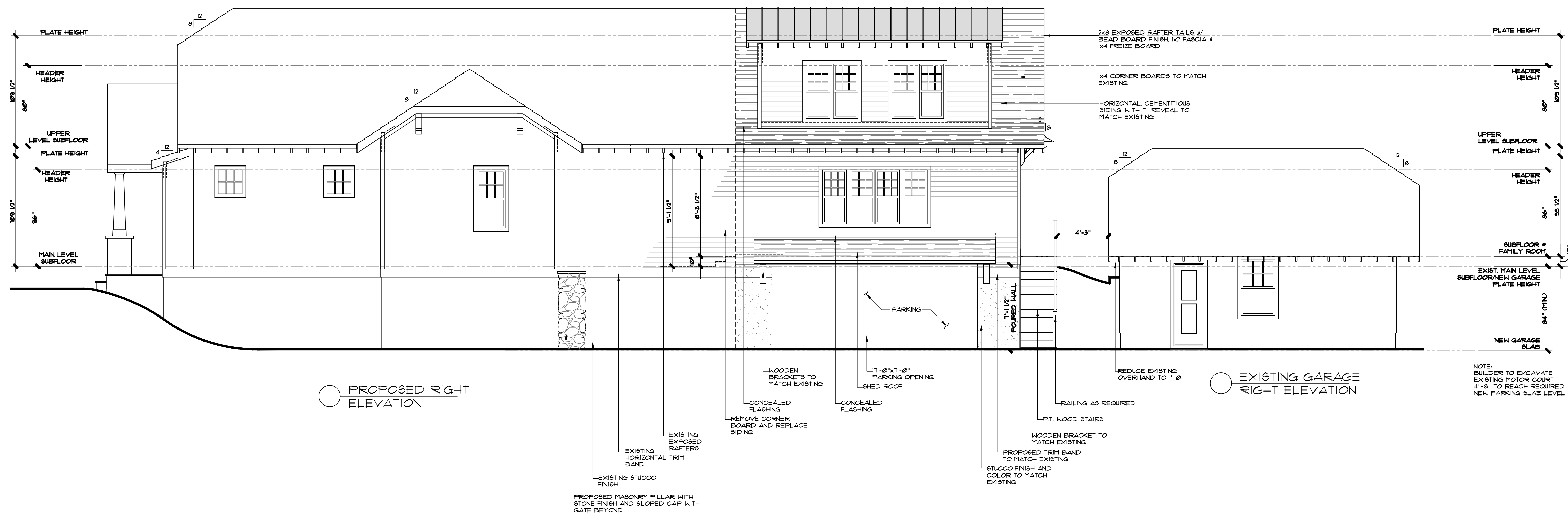
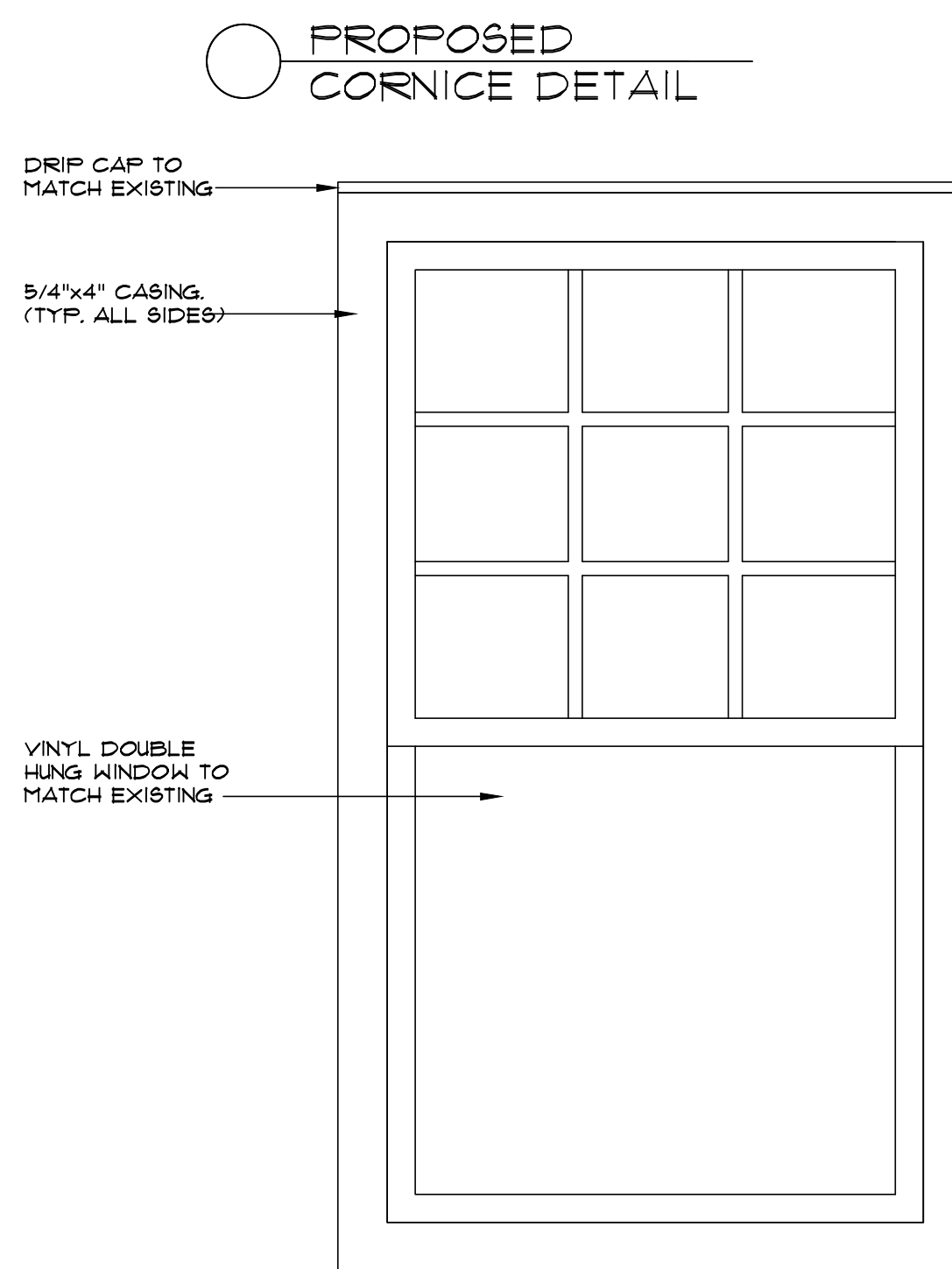
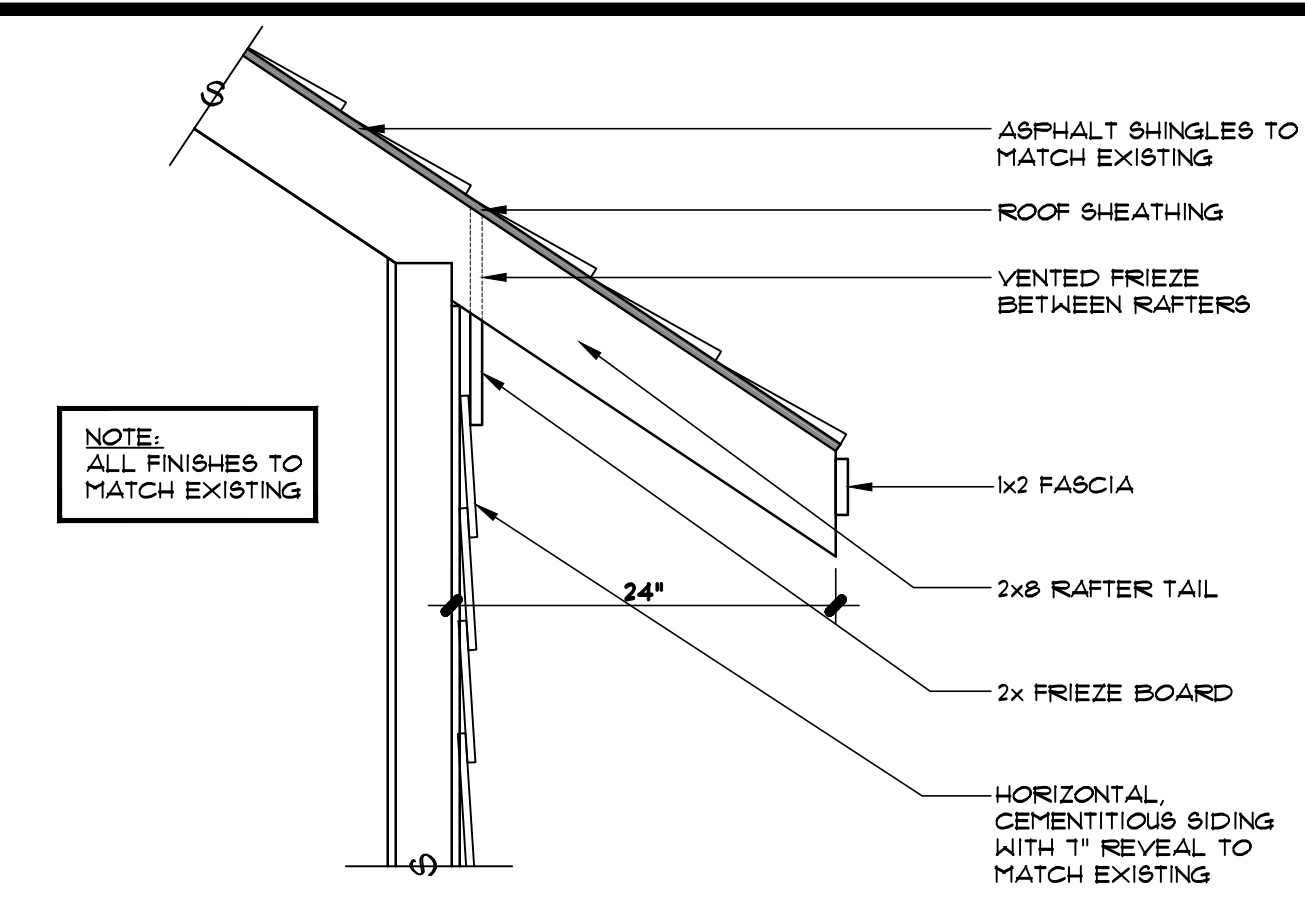
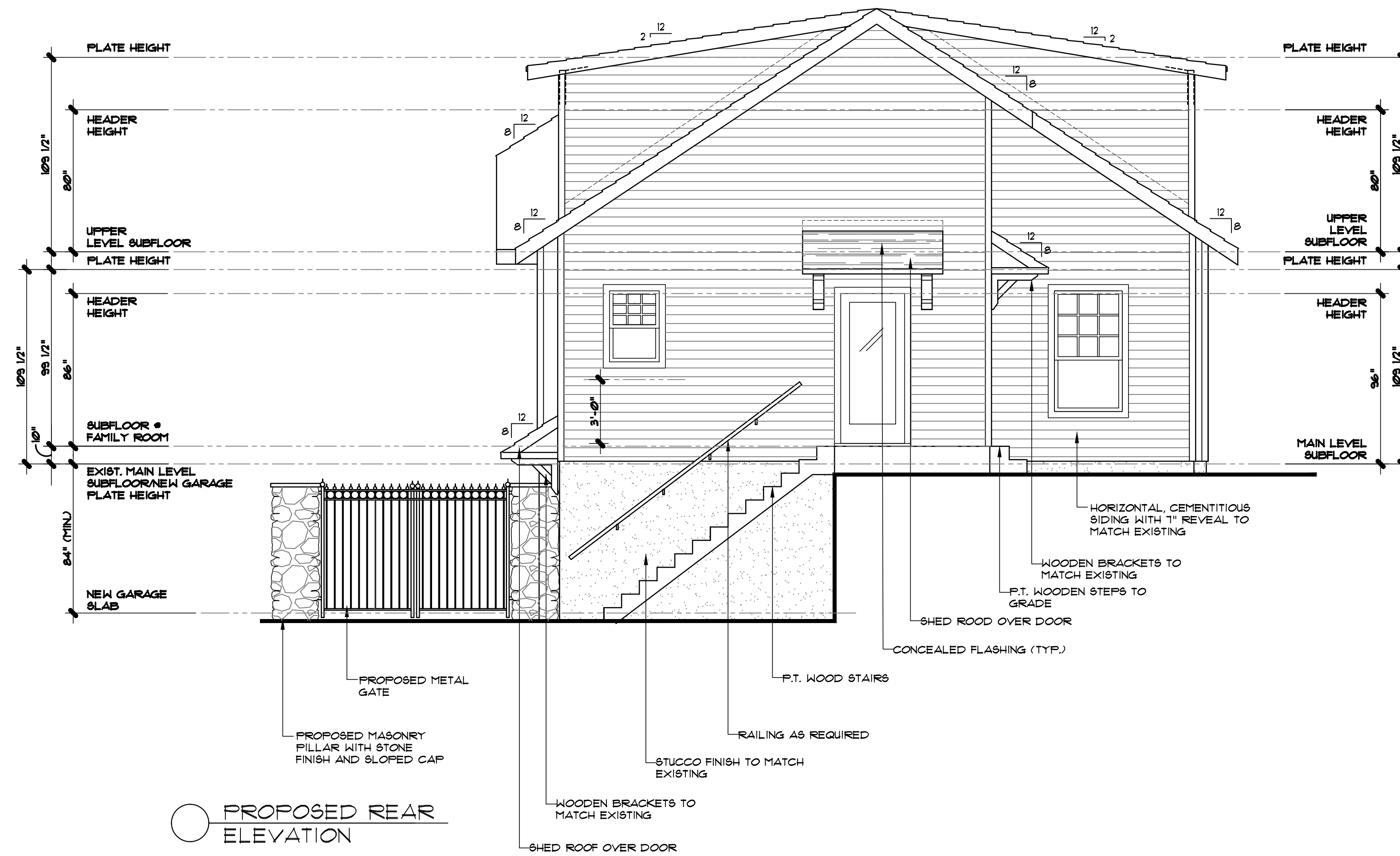
8/8/15 FLOORS &
ELEVATIONS

DRAWING:
EXISTING
ELEVATIONS

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

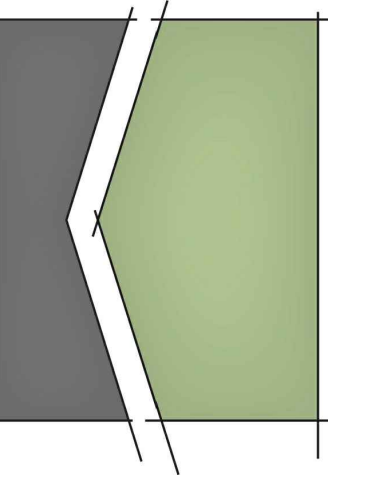
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EXISTING GARAGE
RIGHT ELEVATION

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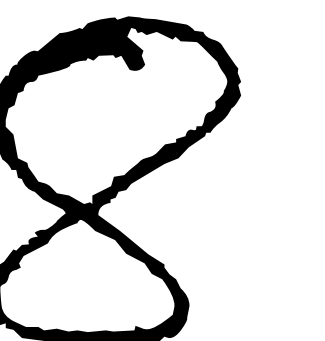
PROJECT:
CHAVEZ
RESIDENCE

8/8/15 FLOORS &
ELEVATIONS

DRAWING:
PROPOSED REAR &
RIGHT ELEVATIONS

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

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NOTE:

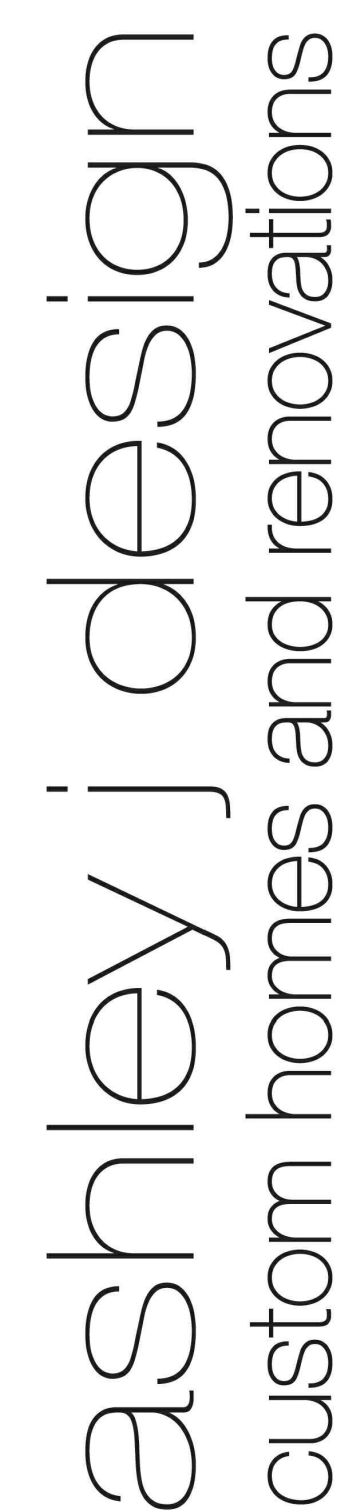
- *CENTRAL VAC OPTION
- *ROUGH-IN SURROUND SOUND
- *POSSIBLE SOLAR HOT WATER HEATER
- *OPTIONAL WATER RETENTION



SQUARE FOOTAGE	
HEATED ADDITION	1043 SQFT.
PARKING ADDITION	466 SQFT.
GARAGE MODIFICATION	705 SQFT.
SHED ADDITION	120 SQFT.
TOTAL ADDITION	2334 SQFT.

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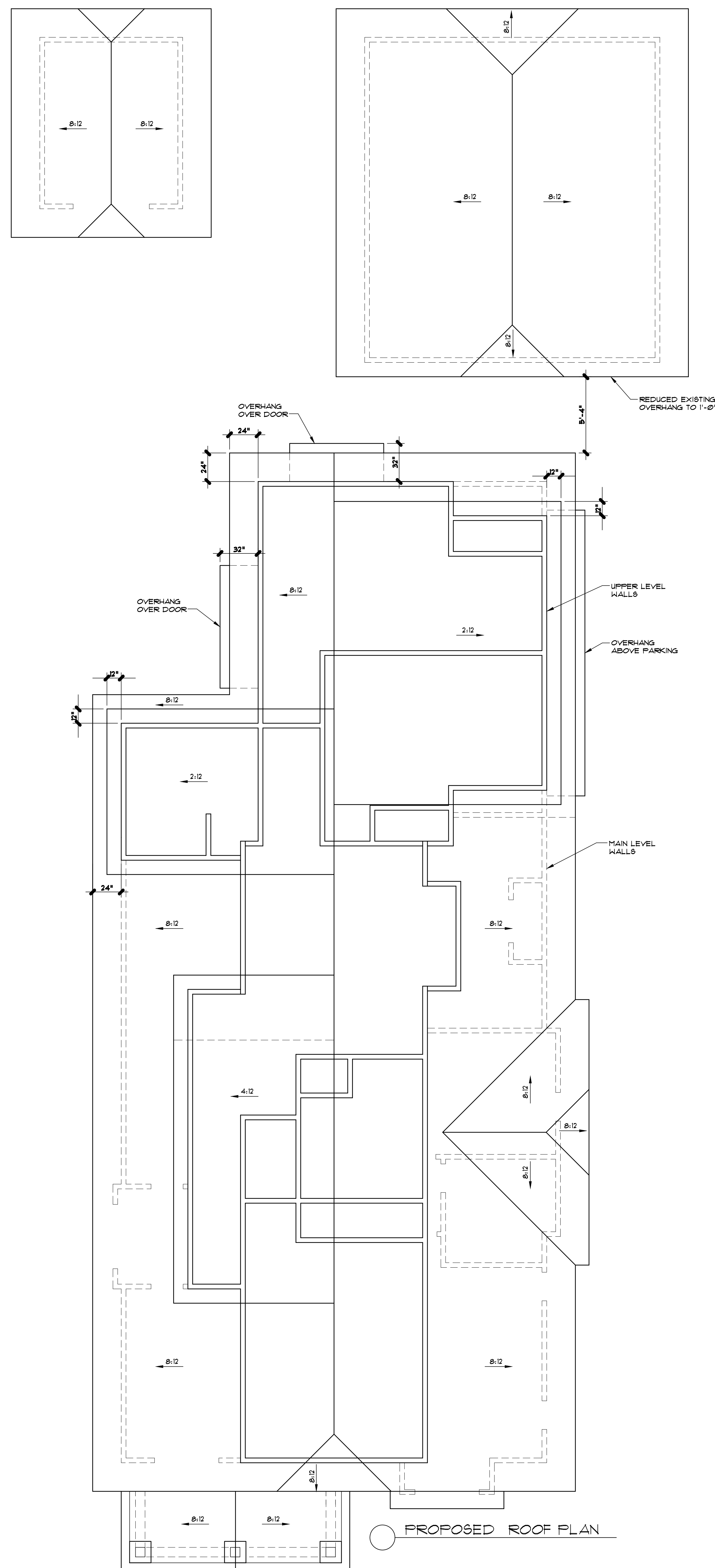
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CHAVEZ
RESIDENCE

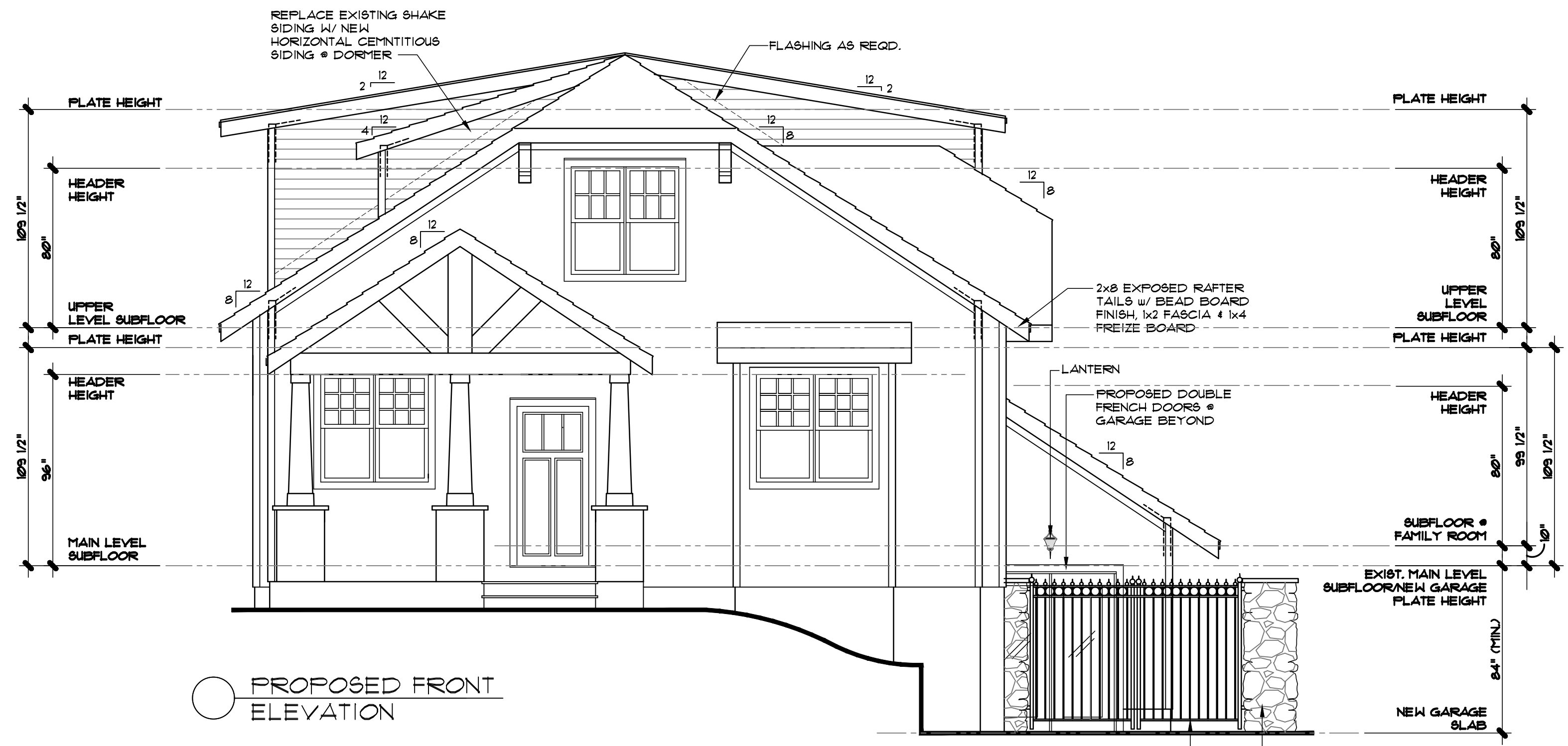
8/8/15	FLOORS & ELEVATIONS

DRAWING:
PROPOSED ROOF PLAN

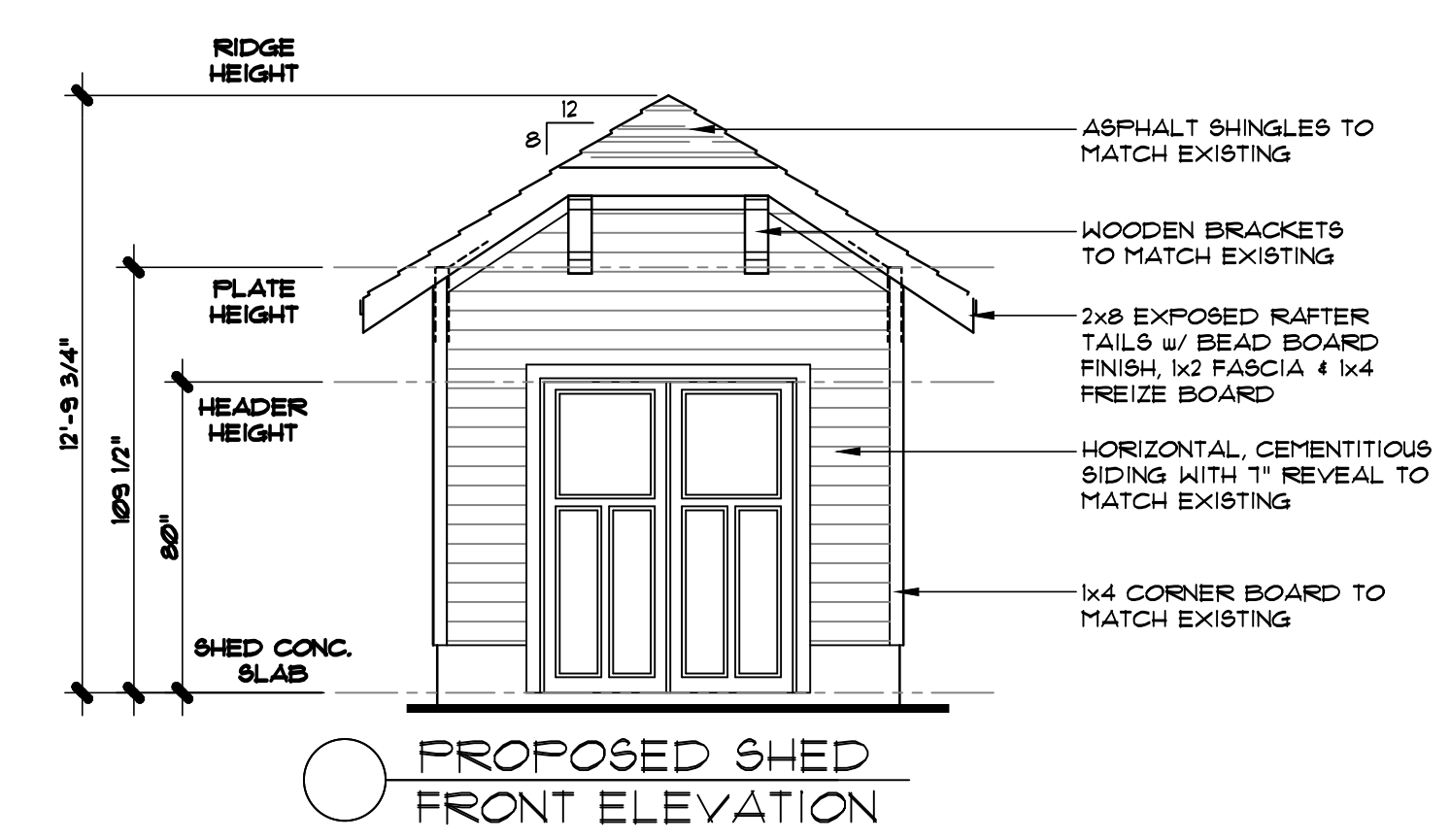
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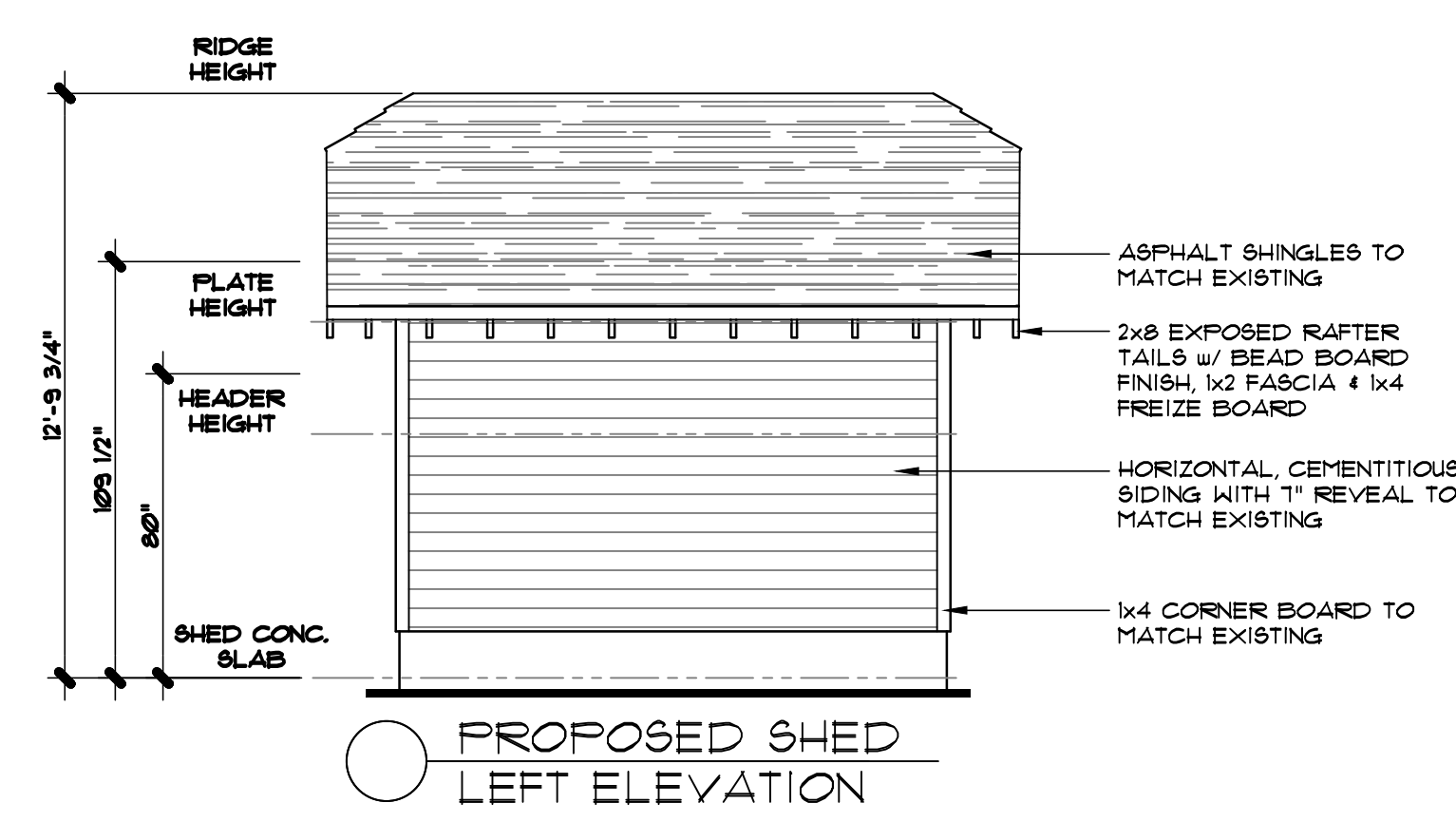




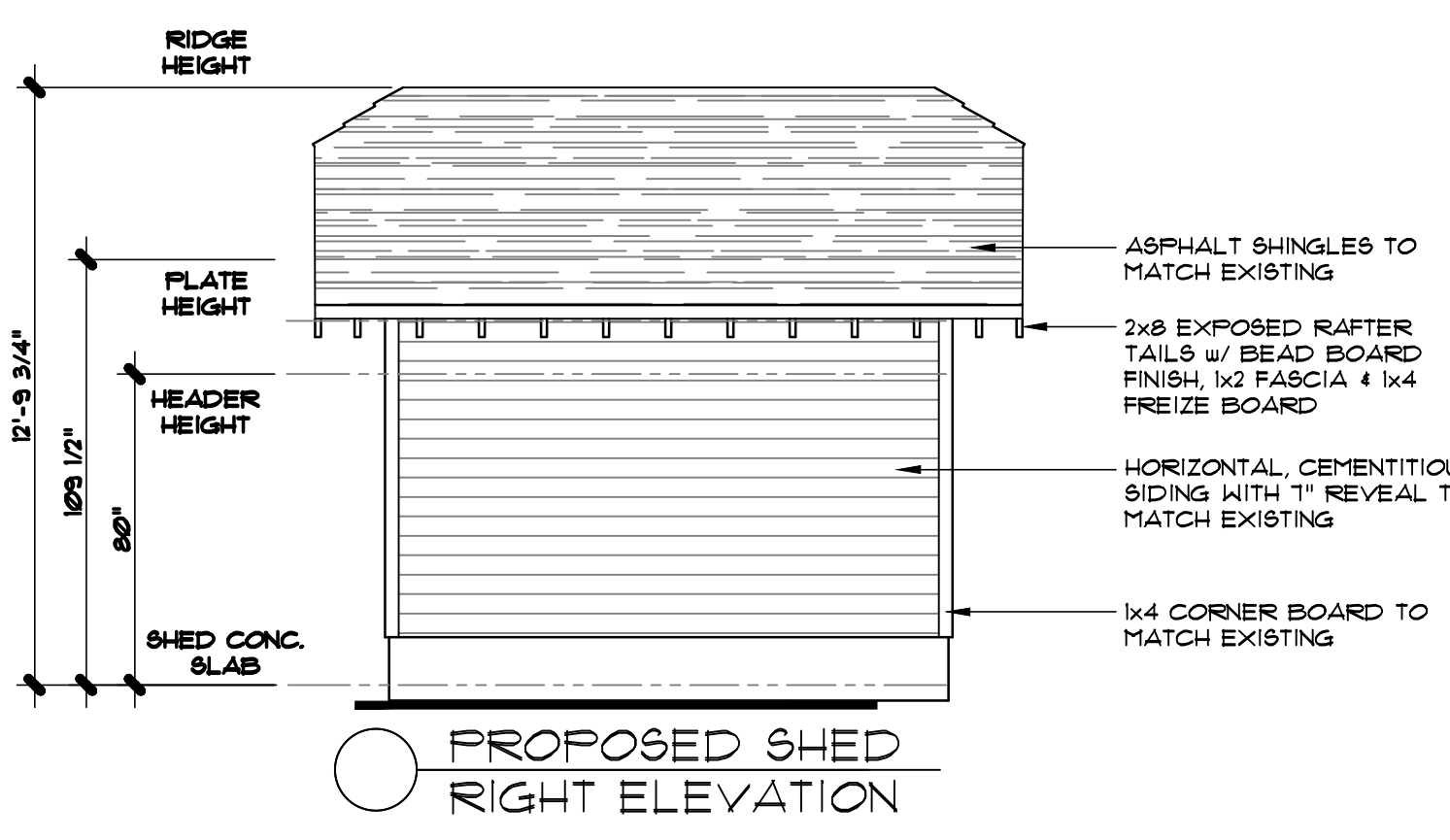
PROPOSED FRONT ELEVATION



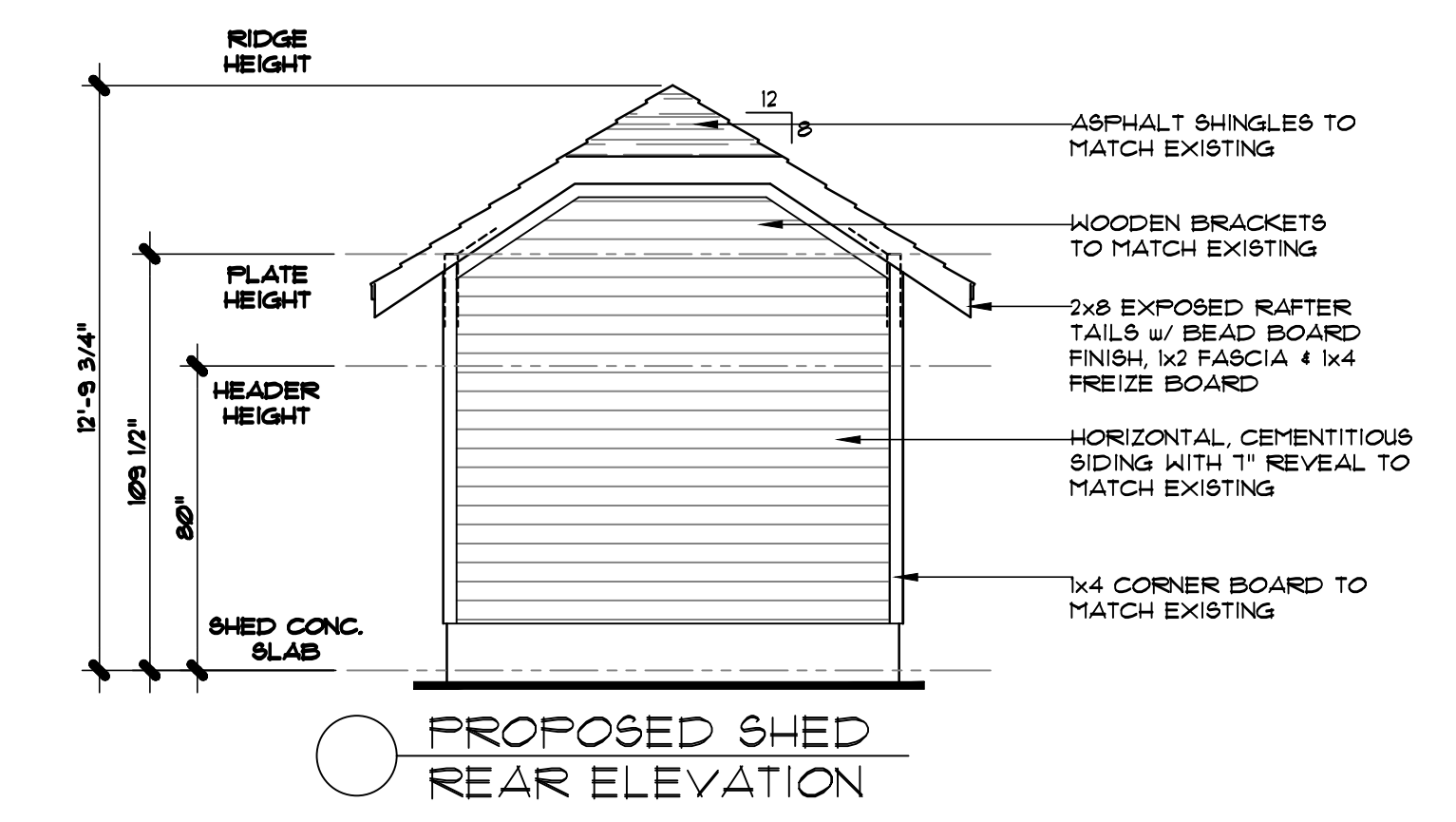
PROPOSED SHED FRONT ELEVATION



PROPOSED SHED LEFT ELEVATION

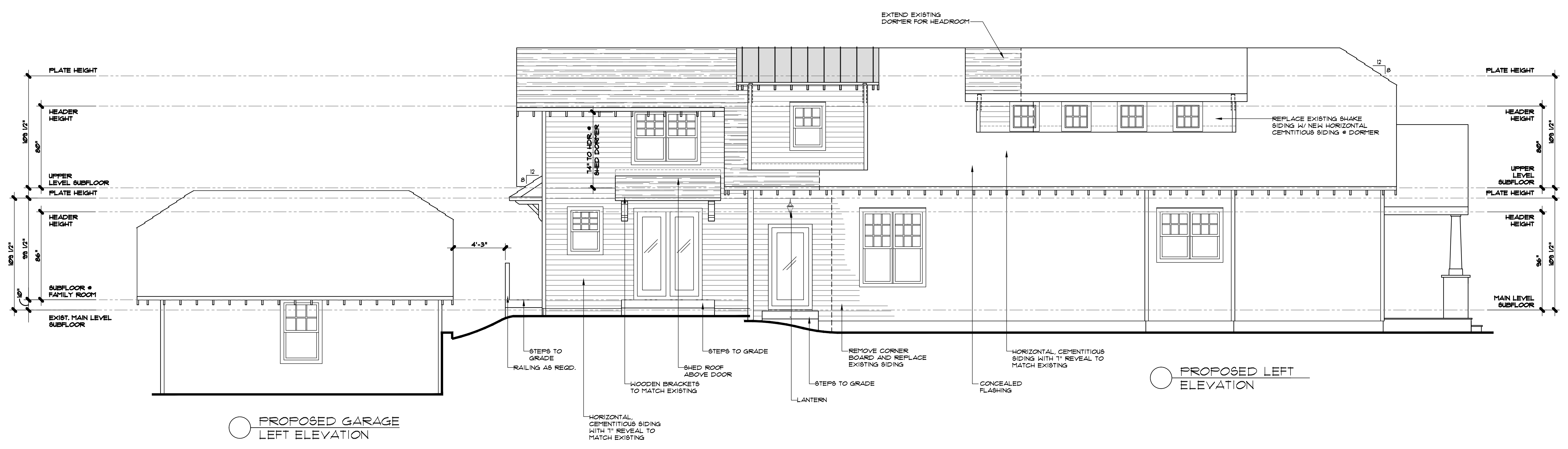


PROPOSED SHED RIGHT ELEVATION



PROPOSED SHED REAR ELEVATION

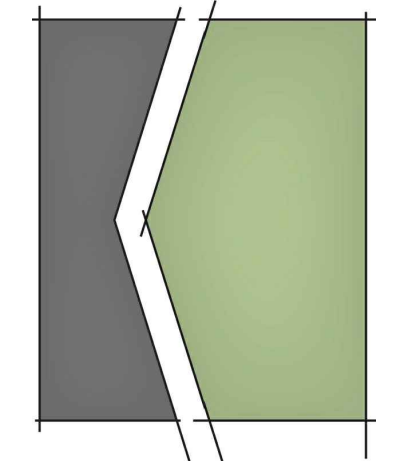
PROPOSED SHED ELEVATIONS



PROPOSED GARAGE LEFT ELEVATION

PROPOSED LEFT ELEVATION

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8/8/15 FLOORS &
ELEVATIONS

DRAWING:
PROPOSED FRONT &
LEFT ELEVATIONS

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

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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)

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