

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1829 South Mint Street

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Cameron James Ventures, LLC

Details of Proposed Request

Existing Conditions

The existing one story structure was constructed in 1954. It is located at the corner of South Mint Street and West Worthington Avenue. Adjacent residential structures are single family and multi-family.

Proposal

The proposal is a one story addition to the rear, the front elevation will not change. An existing window on the right side will be replaced with a smaller paired window. Design details include windows and doors (material and trim) to match existing, wood lap siding, roof trim to match existing and a brick foundation.

Policy & Design Guidelines – Additions, page 36

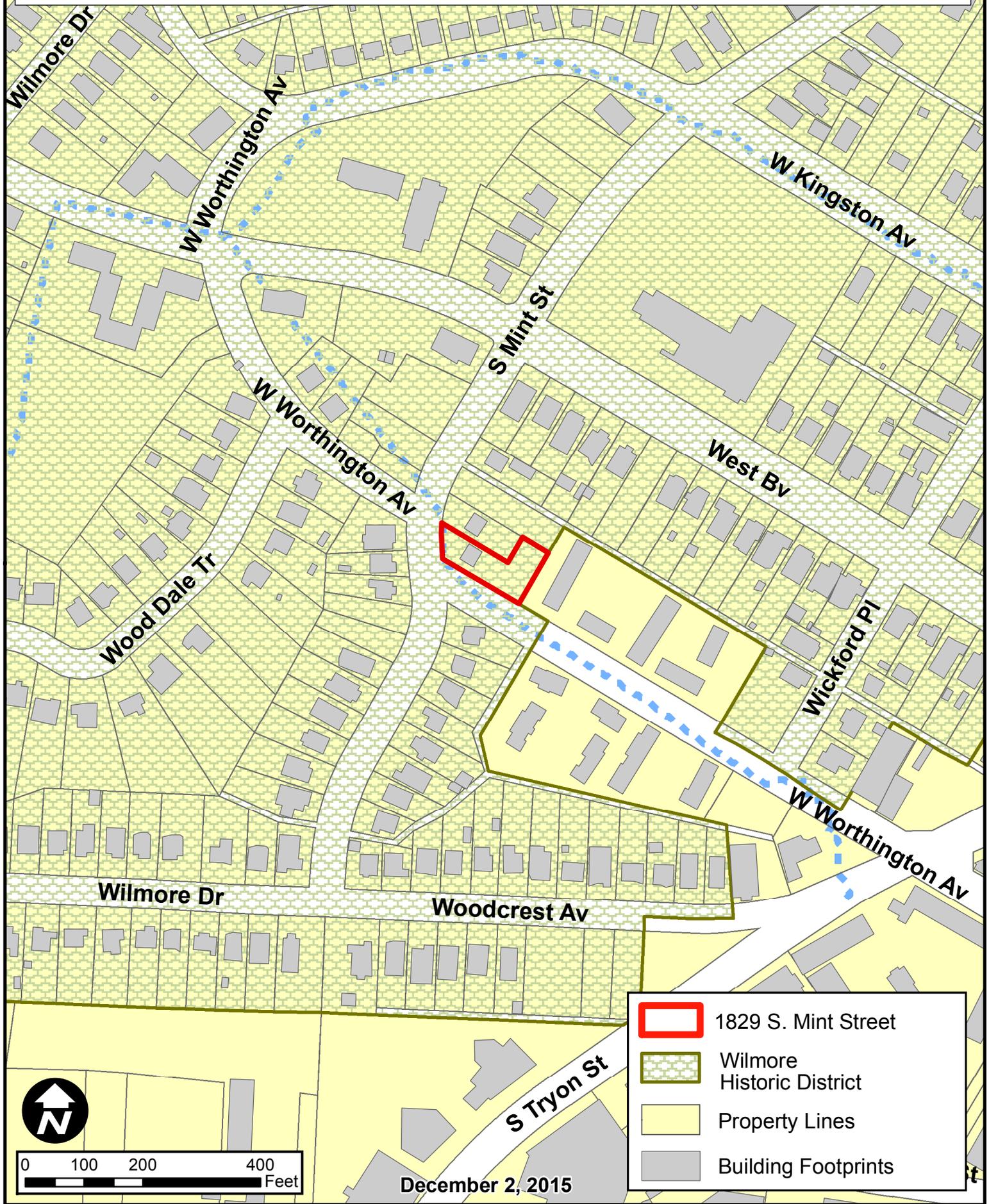
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible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

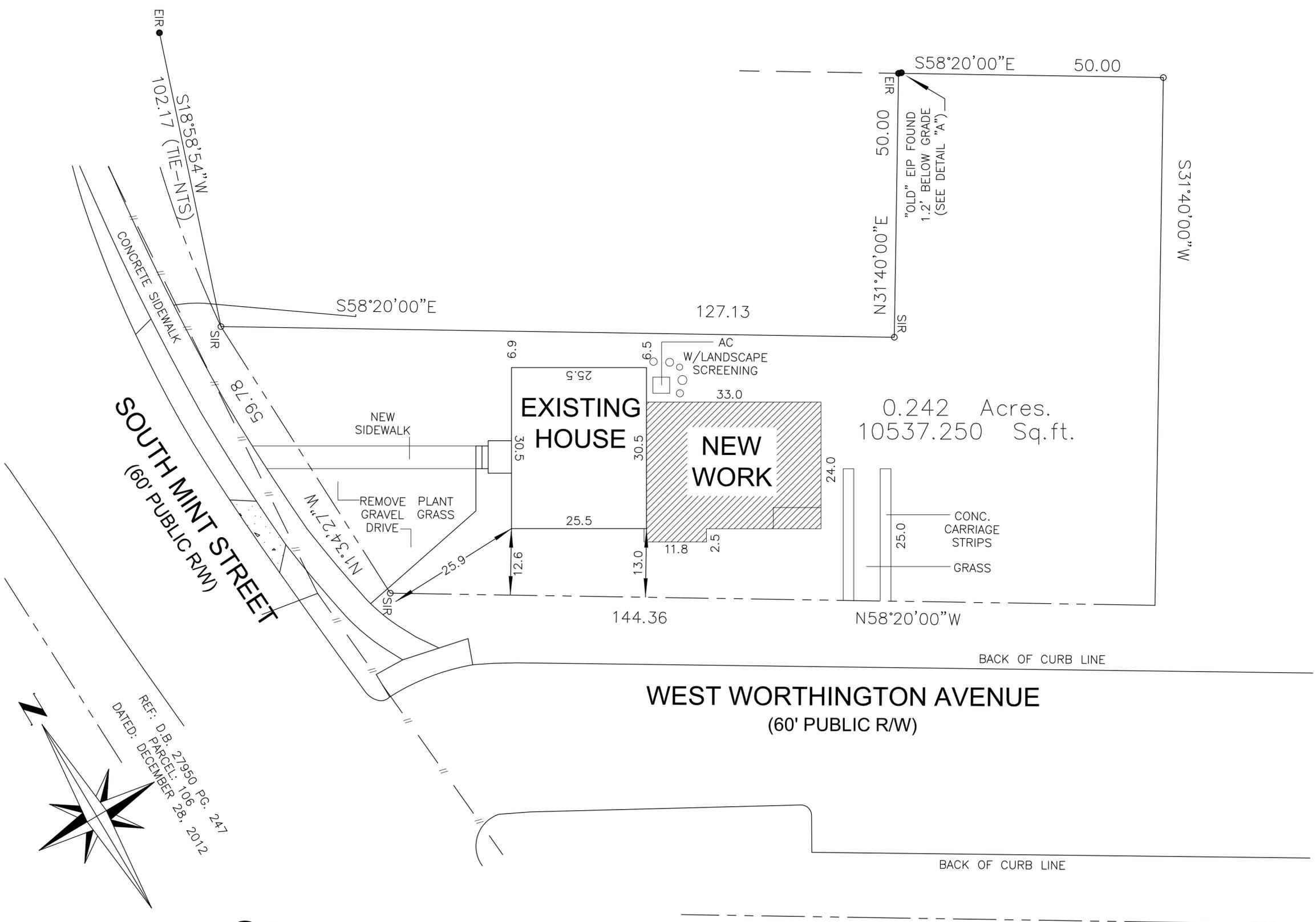
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<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.

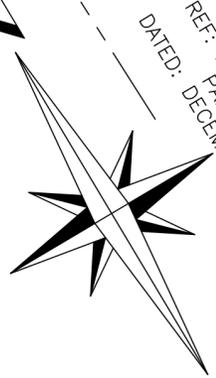
Staff Analysis - The Commission will determine if the proposal meets the applicable guidelines for additions.

Charlotte Historic District Commission - Case 2015-256





REF: D.B. 27950, PG. 247
 PARCEL: 106, 2012
 DATED: DECEMBER 28, 2012



1 SITE PLAN
 ST1 N.T.S

ETHIC, LLC.

DRAWN BY:
 MJ

PROPOSED RENOVATIONS/ADDITIONS
 1829 S. MINT ST
 CHARLOTTE, NC 28203

SHEET:
ST1

OCT 2015

REV:



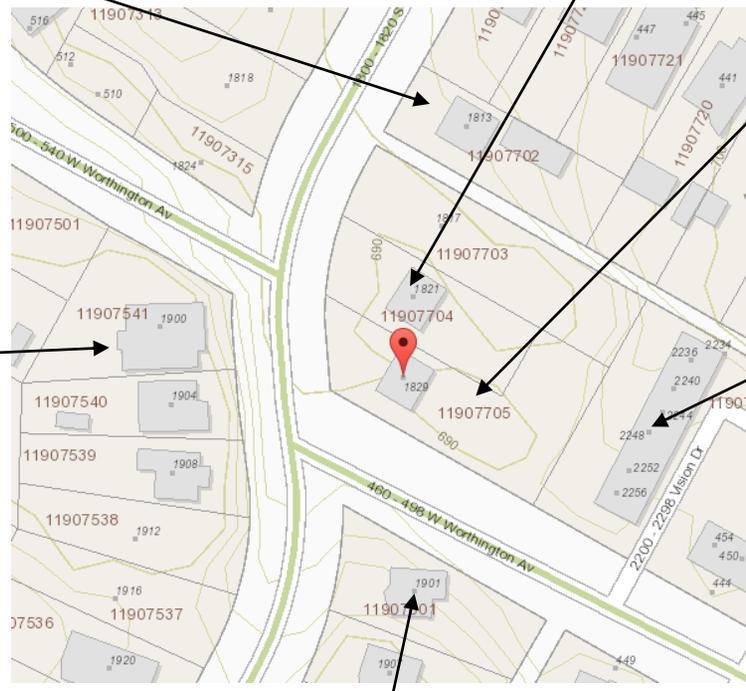
1813



1821



Subject



1901





1813, 1817, 1821, 1829 S. Mint Street



1824, 1818, 1808 S. Mint Street



1908, 1904, 1900 S. Mint Street



1901, 1907, 1911 S. Mint Street







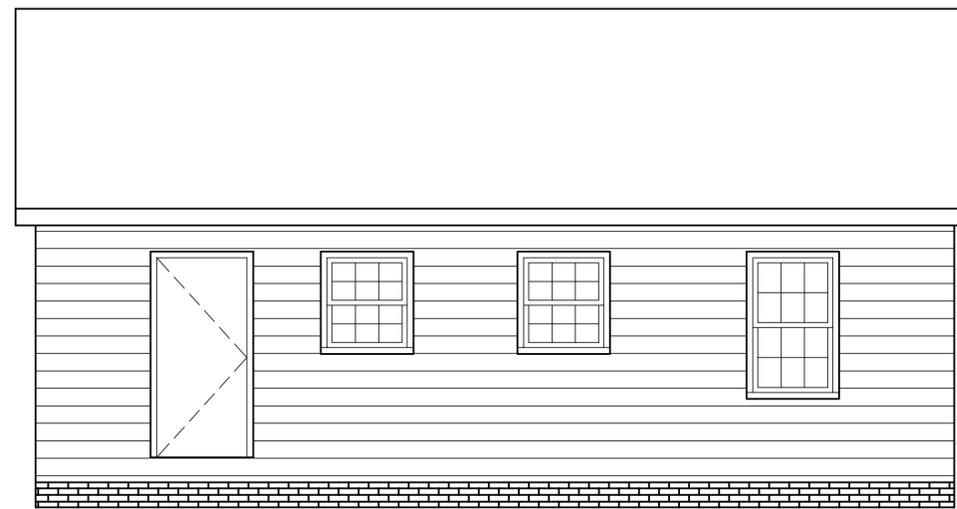
LEFT ELEVATION



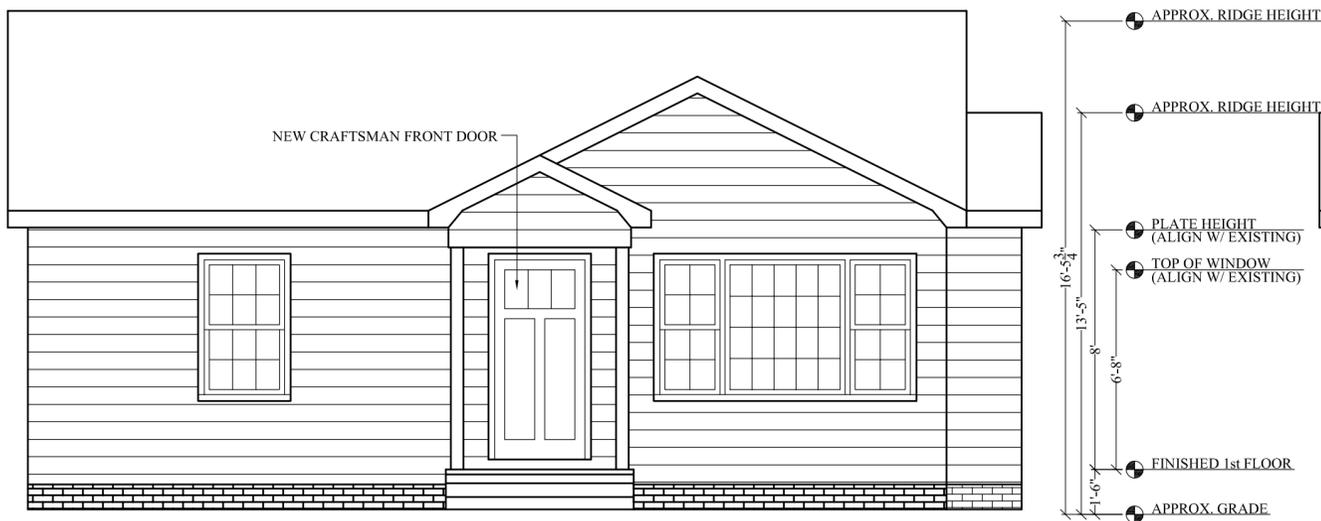
RIGHT ELEVATION



1 FRONT ELEVATION - AS BUILT
A3 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION - AS BUILT
A3 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION - RENOVATED
A3 SCALE: 1/4" = 1'-0"



4 REAR ELEVATION - RENOVATED
A3 SCALE: 1/4" = 1'-0"

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MJ

PROPOSED RENOVATIONS/ADDITIONS
 1829 S. MINT ST
 CHARLOTTE, NC 28203

SHEET:

A4

OCT 2015

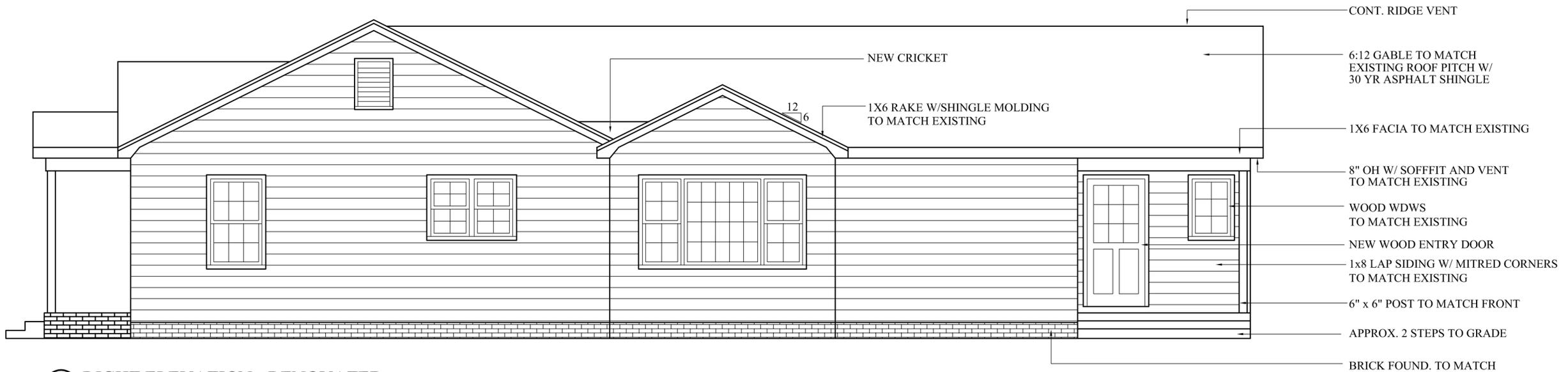
REV:

ELEVATION NOTES

1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
2. WINDOW GRILLS SHOWN ARE TO SCHEMATICALLY EXPRESS DESIGN INTENT. ACTUAL STD GRILLS MAY VARY PER MANUFACTURER OR CUSTOM GRILLS MAY BE REQUIRED. ANY VARIATIONS FROM THAT SHOWN MUST BE APPROVED BY OWNER.
3. DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.
4. PROVIDE FLASHING PER CODE AT ALL ROOF/ WALL CONNECTIONS AND ROOF/ CHIMNEY CONNECTIONS. NO ALUMINUM FLASHING TO BE USED WITH MASONRY.
5. USE PRESSURE TREATED MATERIAL WHERE IN CONTACT WITH MASONRY, CONCRETE OR STONE.



1 RIGHT ELEVATION - AS BUILT
 A4 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - RENOVATED
 A4 SCALE: 1/4" = 1'-0"

DRAWN BY:
MJ

PROPOSED RENOVATIONS/ADDITIONS
1829 S. MINT ST
CHARLOTTE, NC 28203

SHEET:
A5

OCT 2015

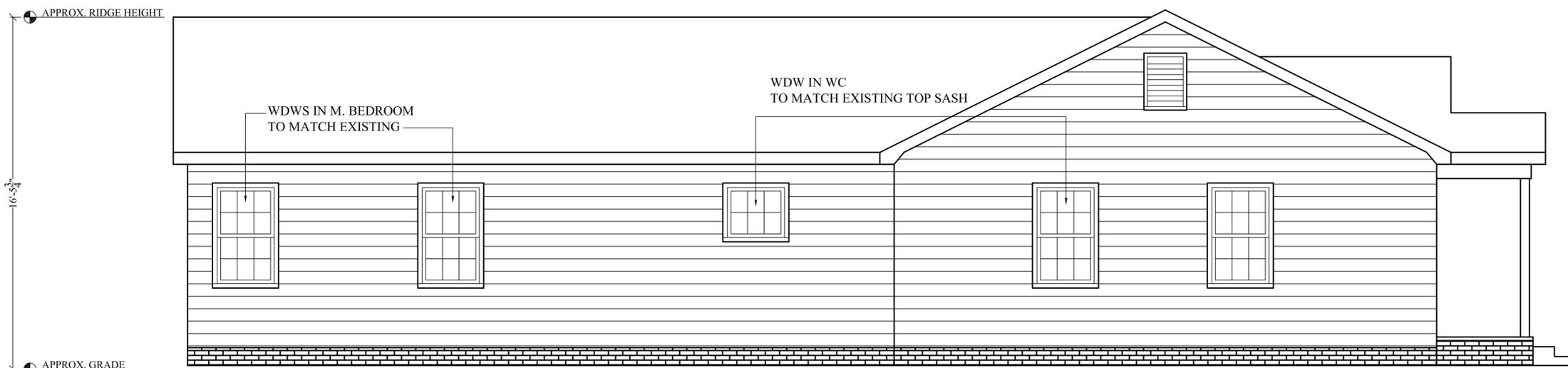
REV:

ELEVATION NOTES

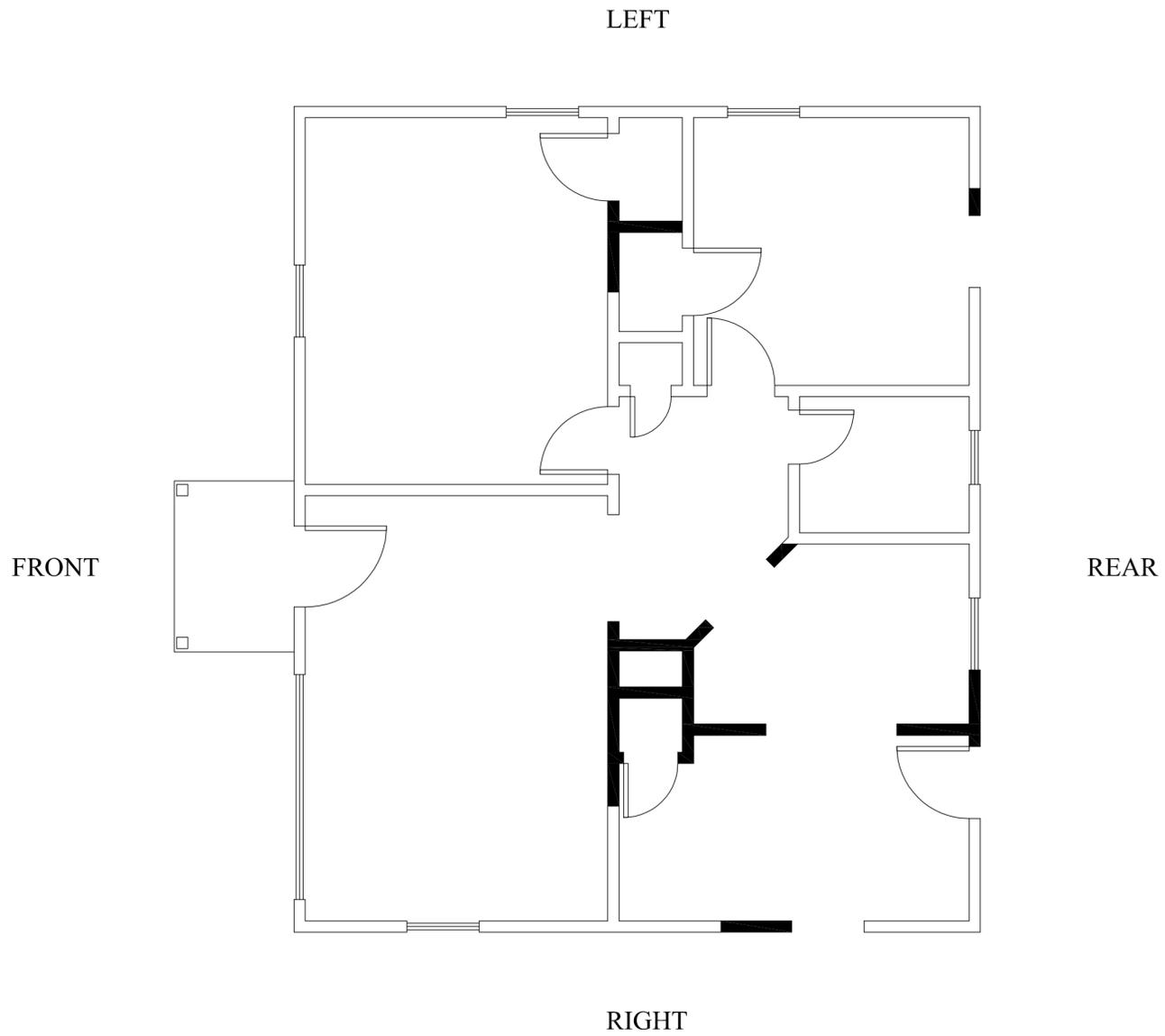
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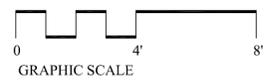
1 LEFT ELEVATION - AS BUILT
A5 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - RENOVATED
A5 SCALE: 1/4" = 1'-0"



1st FLOOR PLAN - AS BUILT/DEMO
 SCALE: 1/4" = 1'-0"



776 HEATED S.F. EXISTING

LEGEND:

-  WALLS TO REMAIN
-  WALLS TO BE REMOVED

ETHIC, LLC.

DRAWN BY:
 MJ

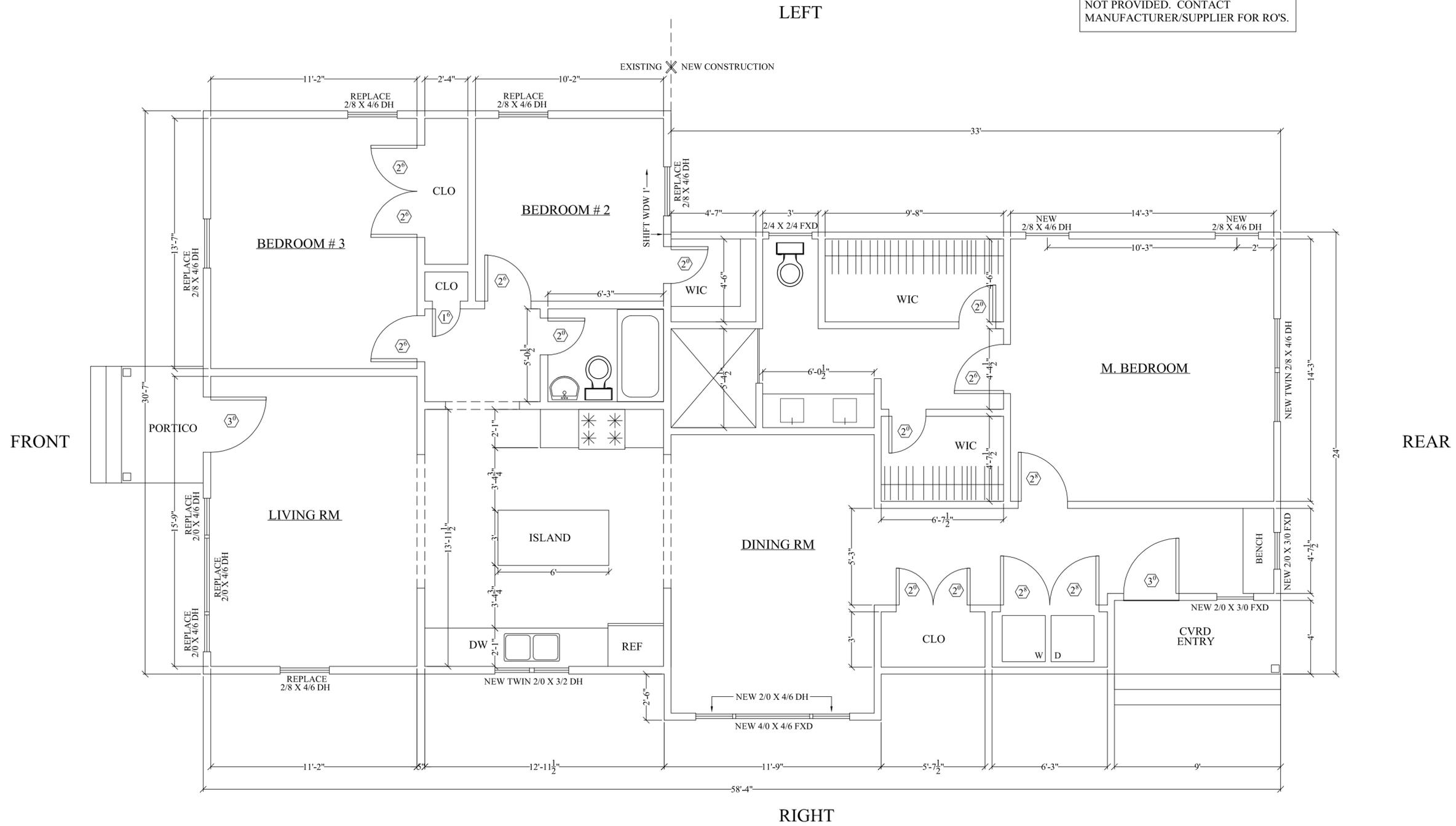
PROPOSED RENOVATIONS/ADDITIONS
 1829 S. MINT ST
 CHARLOTTE, NC 28203

SHEET:
A1

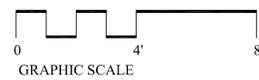
OCT 2015

REV:

NOTE:
MEASUREMENTS ARE +/-
CONTRACTOR TO FIELD VERIFY
ALL MEASUREMENTS.
WALLS ARE MEASURED TO ASSUMED
FINISHES. WDW & DOOR RO'S
NOT PROVIDED. CONTACT
MANUFACTURER/SUPPLIER FOR RO'S.



1 1st FLOOR PLAN - RENOVATED
A2 SCALE: 1/4" = 1'-0"



776 HEATED S.F. EXISTING
786 HEATED S.F. ADDED
1562 HEATED S.F. TOTAL