



**CHARLOTTE HISTORIC DISTRICT COMMISSION**

**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** 2015-193

**DATE:** October 15, 2015  
January 19, 2017 – Amended  
February 23, 2017 – Amended

**ADDRESS OF PROPERTY:** 1623 South Mint Street

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11908523

**OWNER(S):** Leo and Ashlyn Chavez

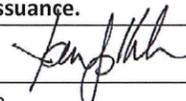
**APPLICANT:** Ashley Jimenez

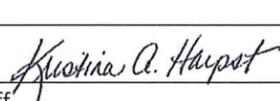
**DETAILS OF APPROVED PROJECT:** The existing structure was constructed in 2007, prior to establishment of the Wilmore Historic District. The project is a two story addition toward the rear of the structure. Two shed dormers will be constructed on the left and right side with an expansion at the ground level to the rear. Exterior materials include cementitious siding and vinyl windows to match the existing house. Site work includes the removal of fencing, a tree, retaining wall and parking area in the rear yard. January 2017 revisions include the removal of a proposed shed and the addition of a fence to enclose the rear yard. The new fence will be wood, shadowbox-style and all framing members will face inward to the property being enclosed or both sides of the fence will be the same. The finished fence will be stained. Other revisions include a new wood deck, gravel walkway, and roof over a portion of an existing deck attached to an existing accessory structure. Upon completion, the rear yard will retain 50% permeability as noted on the site plan. See attached plans, including site plan amended February 2017.

The project was approved by the HDC September 9, 2015.

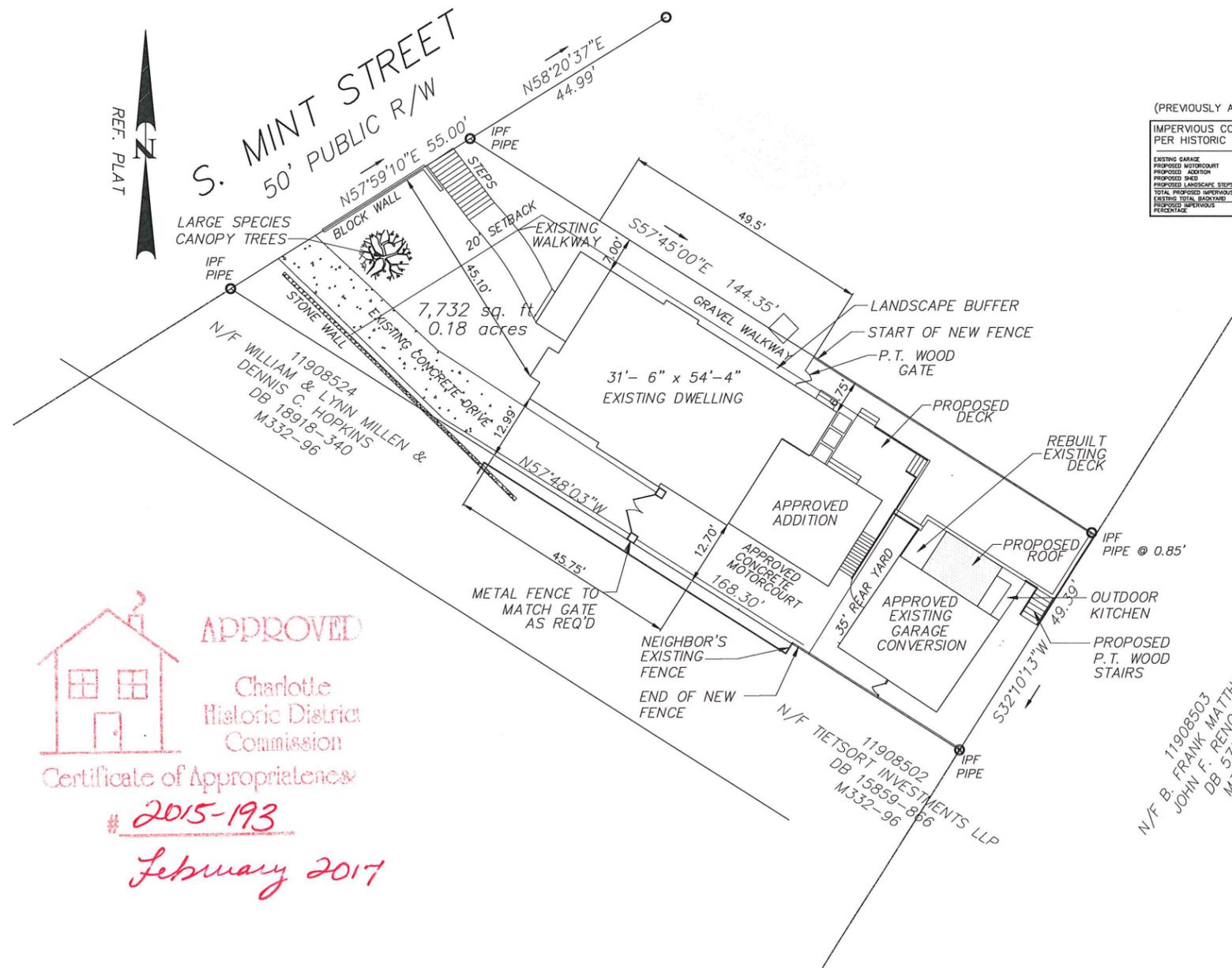
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

**This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.**

  
\_\_\_\_\_  
Chairman  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

  
\_\_\_\_\_  
Staff

www.charlotteplanning.org  
600 East Fourth Street  
Charlotte, NC 28202-2853  
PH: (704)-336-2205  
FAX: (704)-336-5123



S. MINT STREET  
50' PUBLIC R/W

**APPROVED**  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
# 2015-193  
February 2017

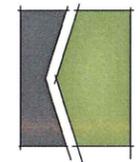
(PREVIOUSLY APPROVED)

IMPERVIOUS COVERAGE PER HISTORIC DISTRICT	
EXISTING GARAGE	501 SQ. FT.
PROPOSED MOTORCOURT	365 SQ. FT.
PROPOSED ADDITION	461 SQ. FT.
PROPOSED SHED	120 SQ. FT.
PROPOSED LANDSCAPE STEPS	37 SQ. FT.
TOTAL PROPOSED IMPERVIOUS	1474 SQ. FT.
EXISTING TOTAL BACKYARD	2,842 SQ. FT.
PROPOSED IMPERVIOUS PERCENTAGE	52.0%

(CURRENT PROPOSED)

IMPERVIOUS COVERAGE PER HISTORIC DISTRICT	
EXISTING GARAGE	501 SQ. FT.
PROPOSED MOTORCOURT	365 SQ. FT.
PROPOSED ADDITION	461 SQ. FT.
PROPOSED ROOF EXTENSION & DECK	117 SQ. FT.
OUTDOOR KITCHEN COUNTER	37 SQ. FT.
TOTAL PROPOSED IMPERVIOUS	1471 SQ. FT.
EXISTING TOTAL BACKYARD	2,842 SQ. FT.
PROPOSED IMPERVIOUS PERCENTAGE	51.8%

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SEAL:

PROJECT:  
CHAVEZ  
DETACHED  
GARAGE

1/3/17	SUBMITTED TO HISTORIC DISTRICT
1/17/17	REVISED TO HISTORIC DISTRICT
2/23/17	REVISED SITE PLAN

DRAWING:  
EXISTING & PROPOSED  
PLANS

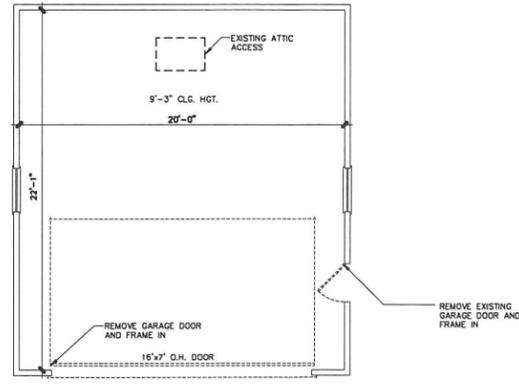
SCALE:  
1" = 10'-0"

PAGE:  
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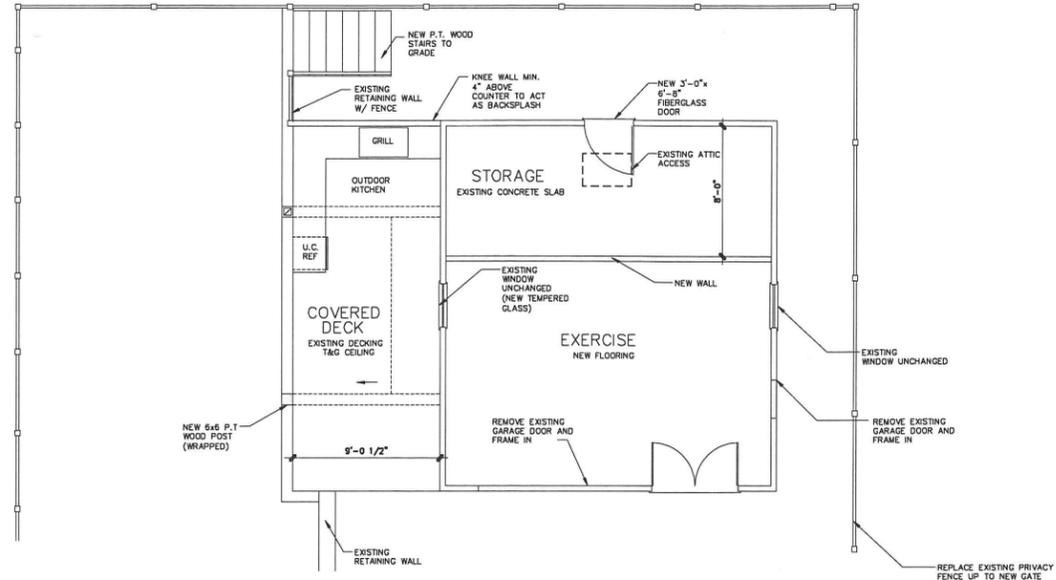
N/F B. FRANK MATTHEWS II &  
JOHN F. REINGER JR.  
DB 5706-69  
M332-96

11908502  
DB 15859-866  
M332-96

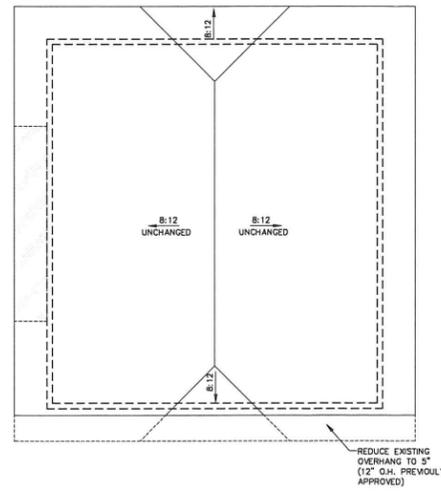
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DENNIS C. HOPKINS  
DB 18918-340  
M332-96



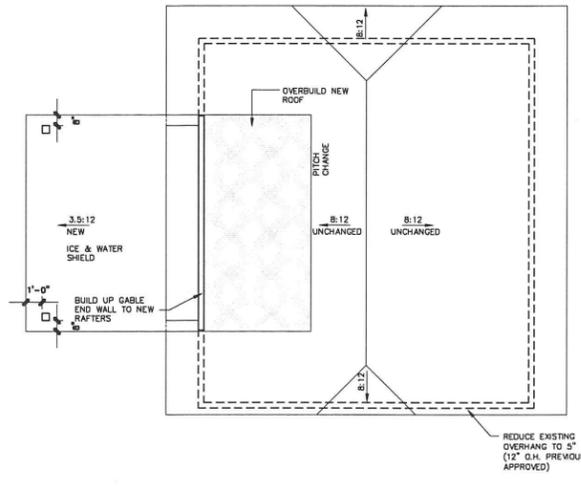
**A** EXISTING GARAGE FLOOR PLAN



**B** PROPOSED MAIN LEVEL FLOOR PLAN



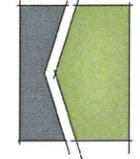
**C** EXISTING GARAGE ROOF PLAN



**D** PROPOSED ROOF PLAN


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SEAL:

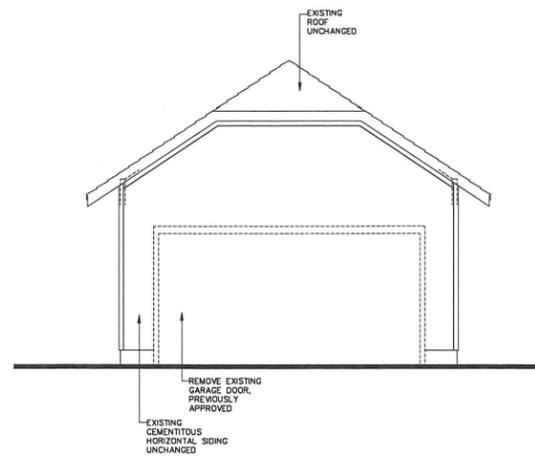
PROJECT:  
 CHAVEZ  
 DETACHED  
 GARAGE

1/3/17	SUBMITTED TO HISTORIC DISTRICT
1/17/17	REVISED TO HISTORIC DISTRICT

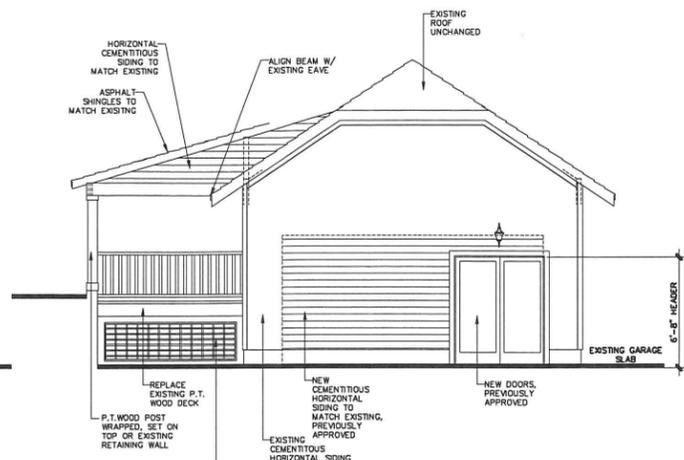
DRAWING:  
 EXISTING & PROPOSED  
 PLANS

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

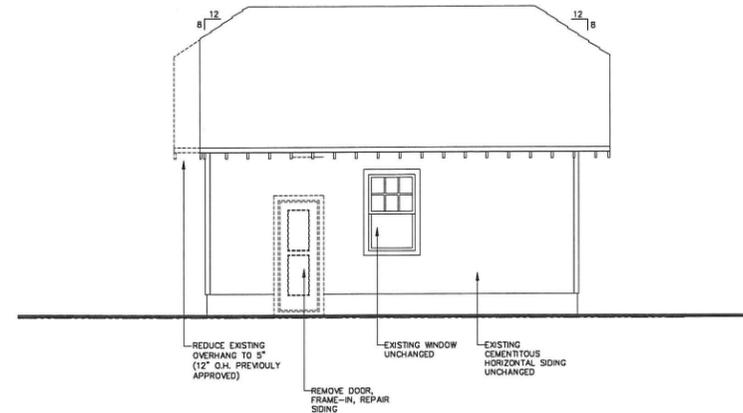
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(A) EXISTING FRONT ELEVATION



(B) PROPOSED FRONT ELEVATION



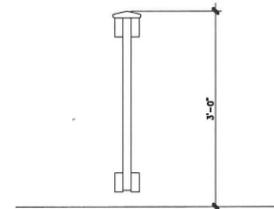
(C) EXISTING RIGHT ELEVATION



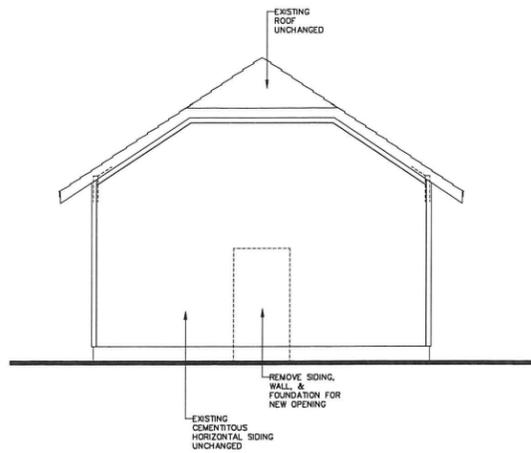
(E) PROPOSED PRIVACY FENCE

• 6" PRIVACY FENCE TO REPLACE EXISTING PRIVACY FENCE

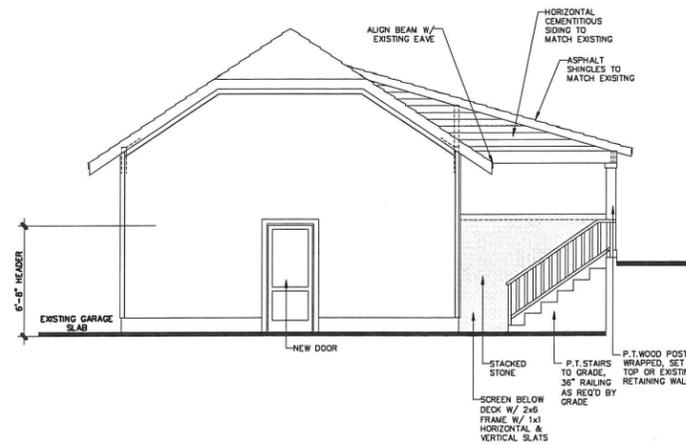
NOTE: CONTRACTOR TO LOCATE P.T. POSTS TO INTERIOR OF FENCE PANELS. THIS ENSURES THAT SURROUNDING LOTS AND STREET SEE THE FENCE PANEL ONLY.



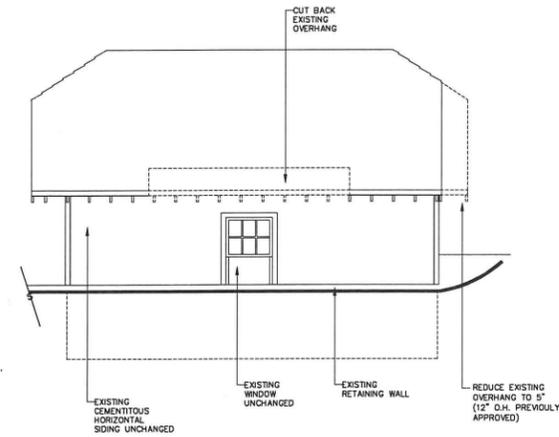
(F) RAILING DETAIL



(D) EXISTING REAR ELEVATION

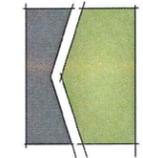


(E) PROPOSED REAR ELEVATION



(F) EXISTING LEFT ELEVATION

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SEAL:

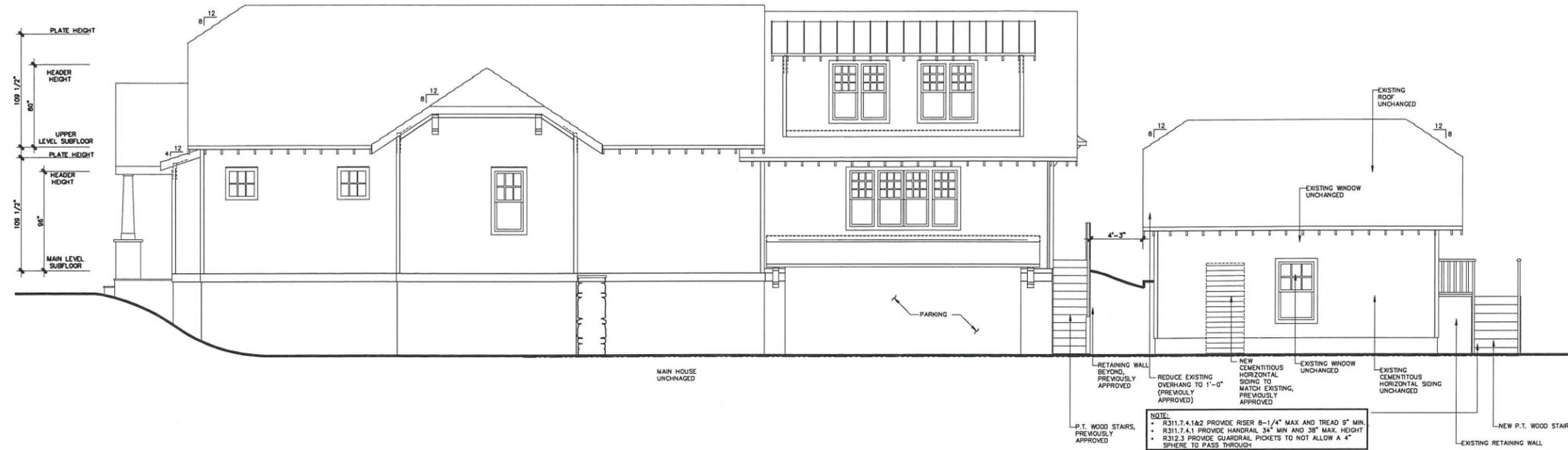
PROJECT:  
CHAVEZ  
DETACHED  
GARAGE

1/3/17	SUBMITTED TO HISTORIC DISTRICT
1/17/17	REVISED TO HISTORIC DISTRICT

DRAWING:  
EXISTING & PROPOSED  
ELEVATIONS

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

PAGE:  
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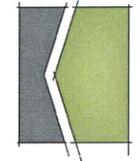
(A) PROPOSED RIGHT ELEVATION



(B) PROPOSED LEFT ELEVATION


  
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 Historic District  
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 # 2015-193

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SEAL:

PROJECT:  
 CHAVEZ  
 DETACHED  
 GARAGE

1/3/17	SUBMITTED TO HISTORIC DISTRICT
1/17/17	REVISED TO HISTORIC DISTRICT

DRAWING:  
 PROPOSED  
 ELEVATIONS

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

PAGE:  
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Commission

Certificate of Appropriateness

# 2015-193

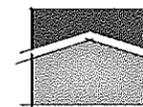
# THE CHAVEZ RESIDENCE



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

BUILT BY:  
NORTH SOUTH RENOVATIONS

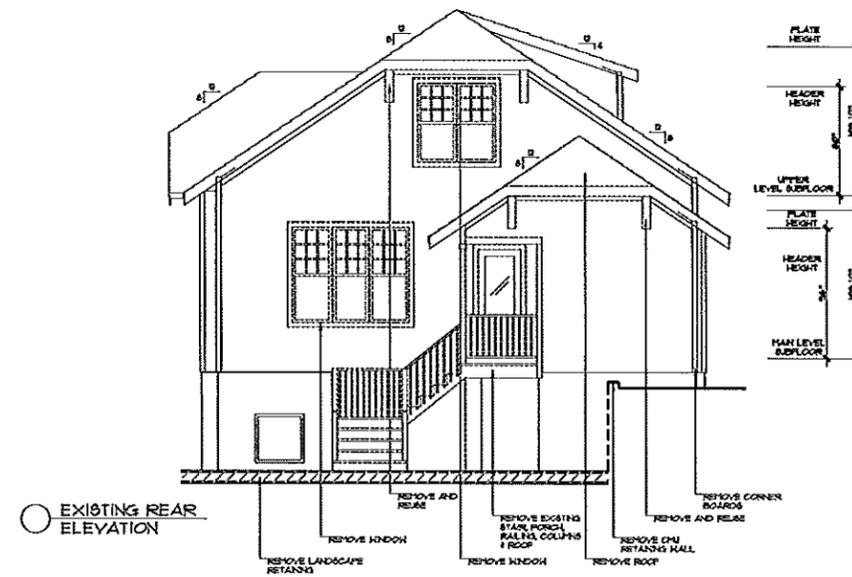
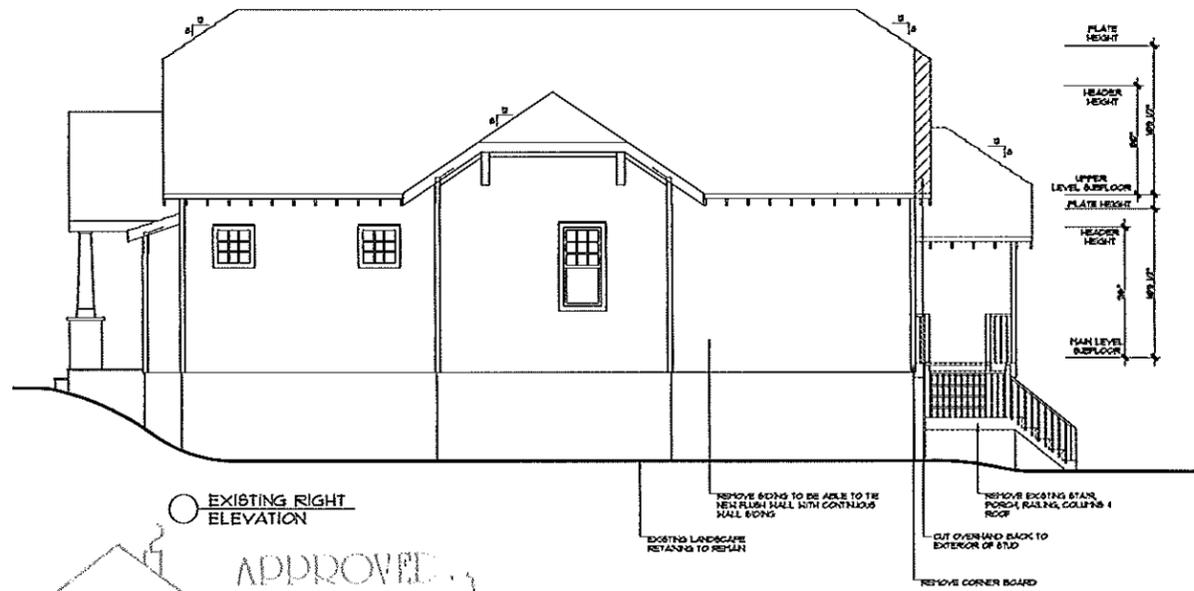
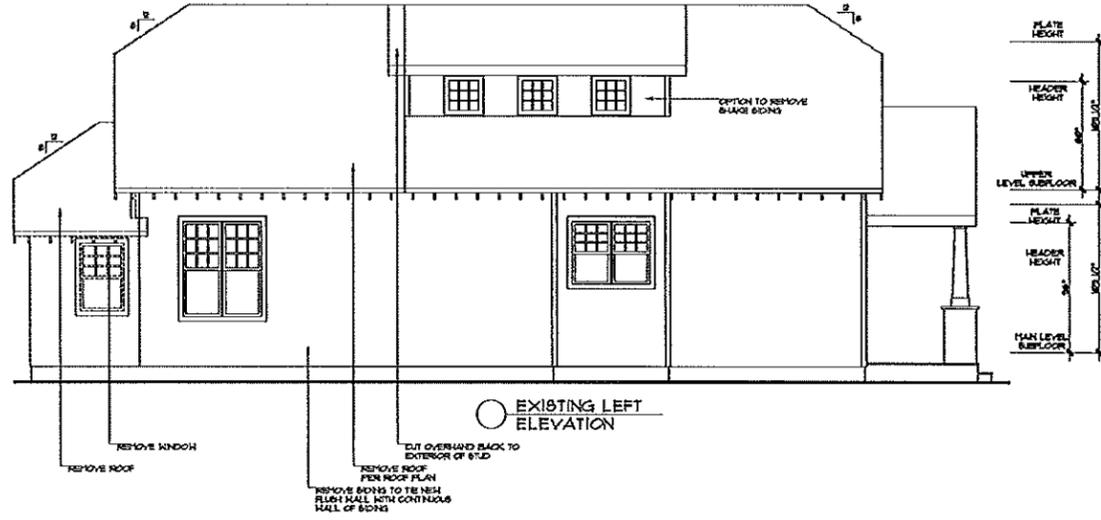
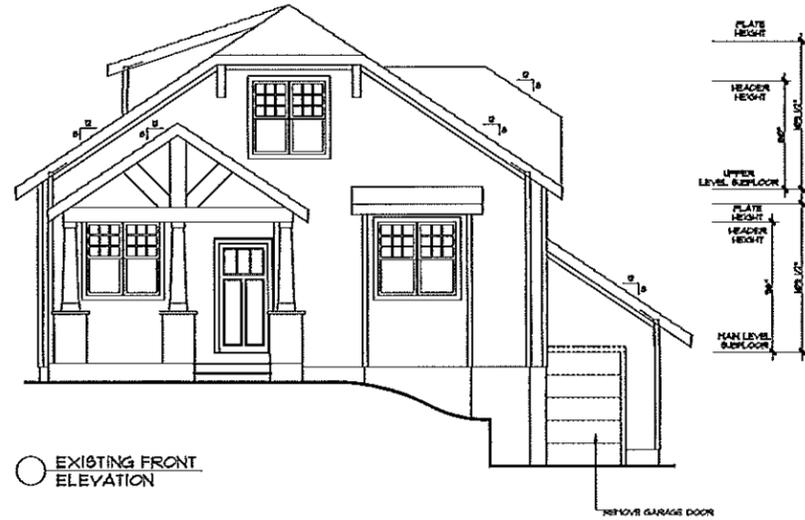
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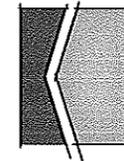
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SEAL:

PROJECT:  
CHAVEZ  
RESIDENCE

9/21/15 FLOORS & ELEVATIONS

DRAWING:  
EXISTING  
ELEVATIONS

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

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# 2015-197



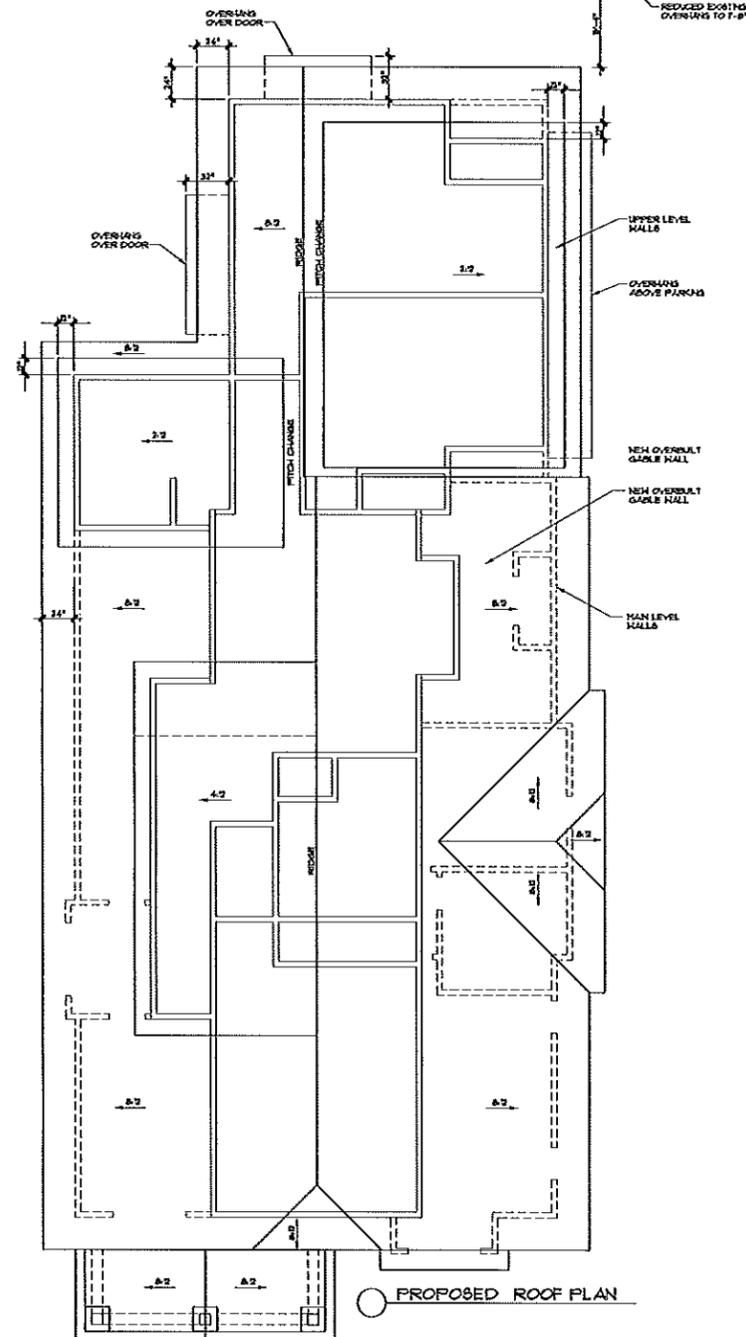
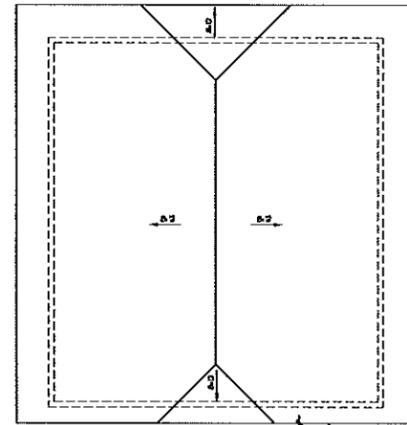
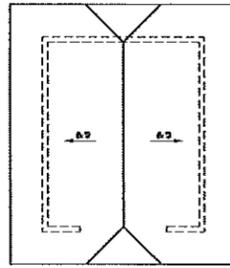


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Historic District  
Commission

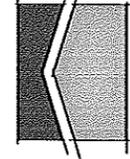
Certificate of Appropriateness

# 2015-193



PROPOSED ROOF PLAN

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SEAL:

PROJECT:  
CHAVEZ  
RESIDENCE

9/21/15 FLOORS &  
ELEVATIONS

DRAWING:  
PROPOSED ROOF PLAN

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

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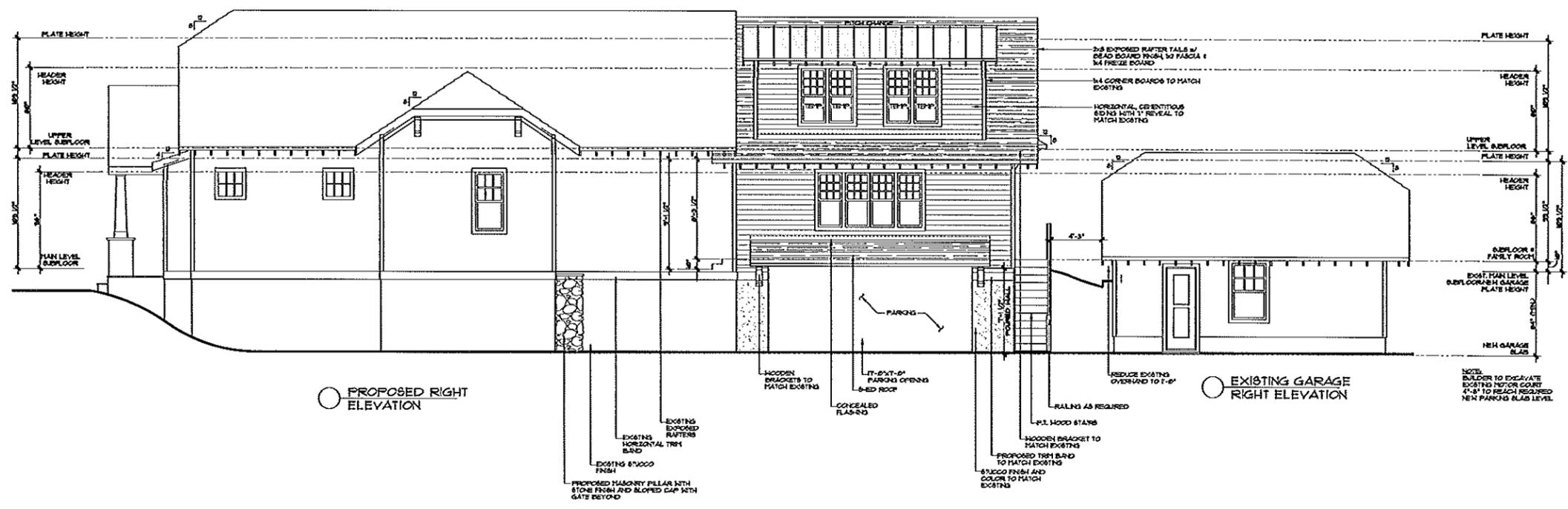
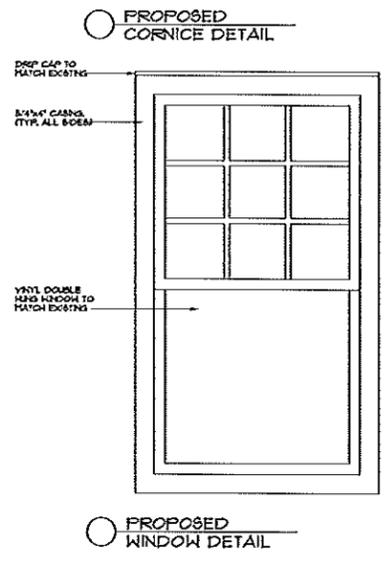
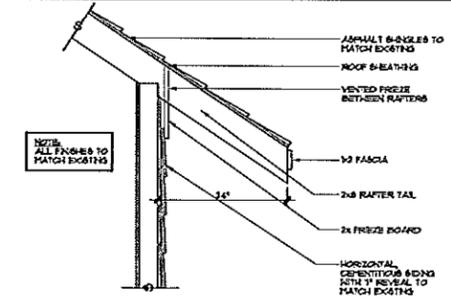
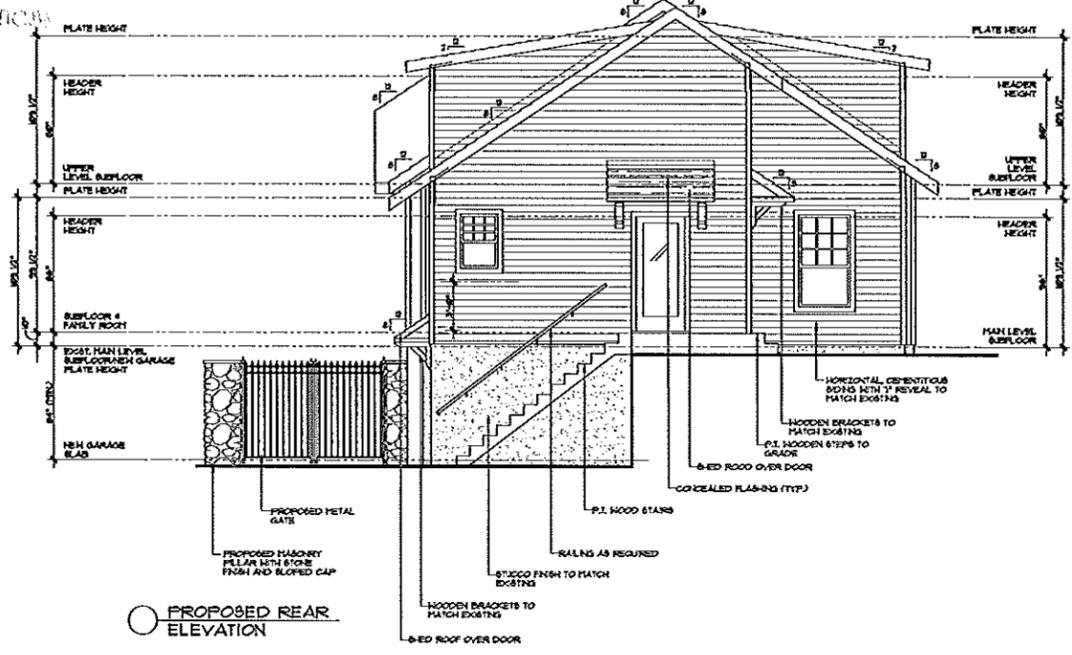
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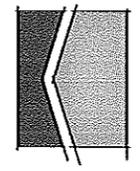
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SEAL:

PROJECT:  
CHAVEZ  
RESIDENCE

9/20/15 FLOORS &  
ELEVATIONS

DRAWING:  
PROPOSED REAR &  
RIGHT ELEVATIONS

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

PAGE:



