

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1821 South Mint Street

SUMMARY OF REQUEST: Addition, fenestration changes, chimney repair

APPLICANT: Jason Murphy

Details of Proposed Request

Existing Context

The existing structure is a one story home constructed in 1953 with a small covered porch. Adjacent structures are single family homes.

Proposal

The proposal is a new addition to the rear and the construction of a gabled front porch over the existing porch base. New columns are tapered wood with brick piers. Trim materials and new windows are wood. The vinyl siding will be removed and the wood siding underneath will be restored and repaired.

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	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style and materials of windows and doors
e. Rhythm	the relationship of fenestration, recesses and projections
f. Setback	in relation to setback of immediate surroundings
g. Materials	proper historic materials or approved substitutes
h. Context	the overall relationship of the project to its surroundings

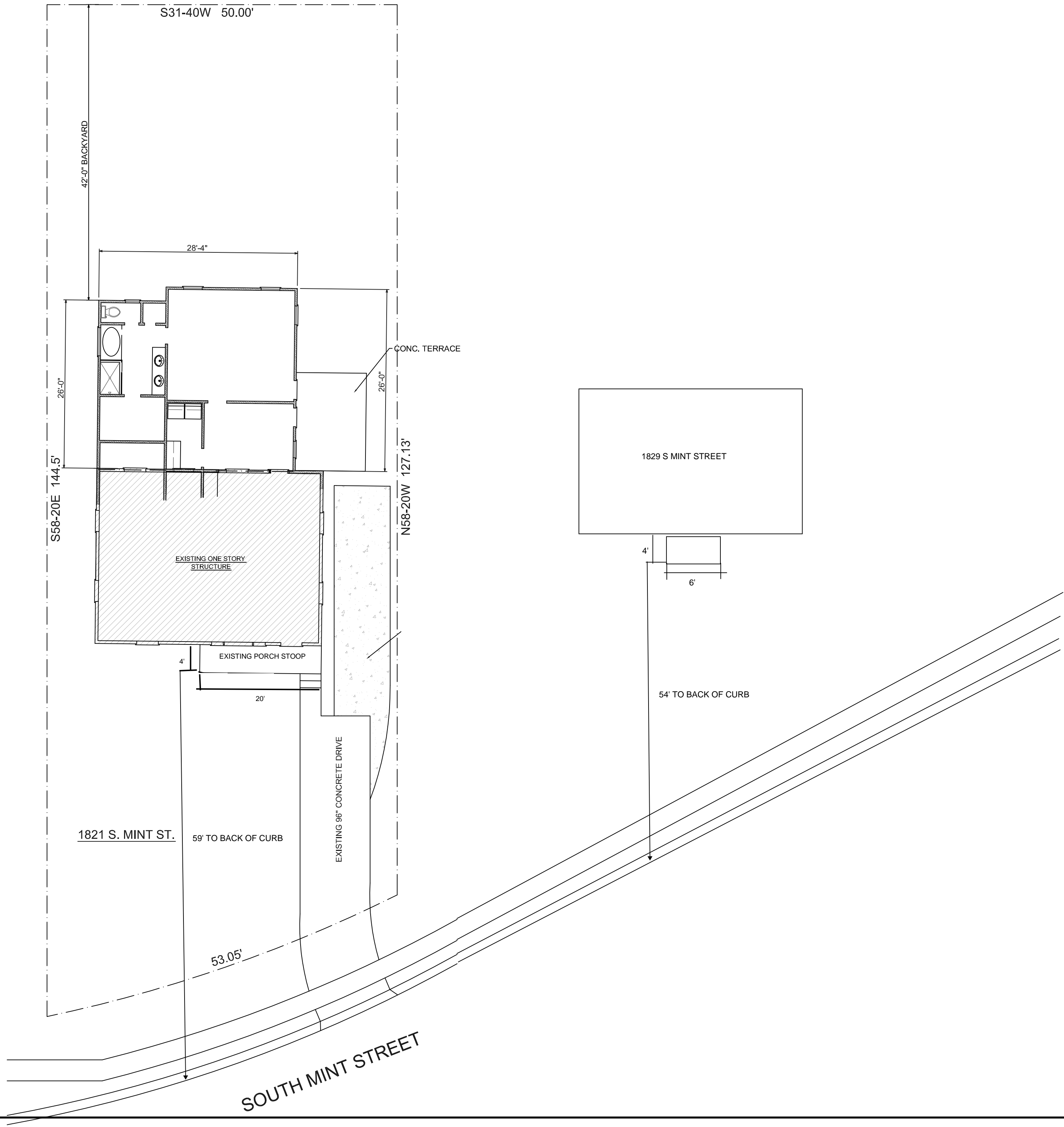
-
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the 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 2016-009





Daedalus Properties
Charlotte, NC

704-890-3907 Office

704-377-8412 fax

SITE PLAN

Renovations and Additions at
1821 S. Mint Street
Charlotte, NC

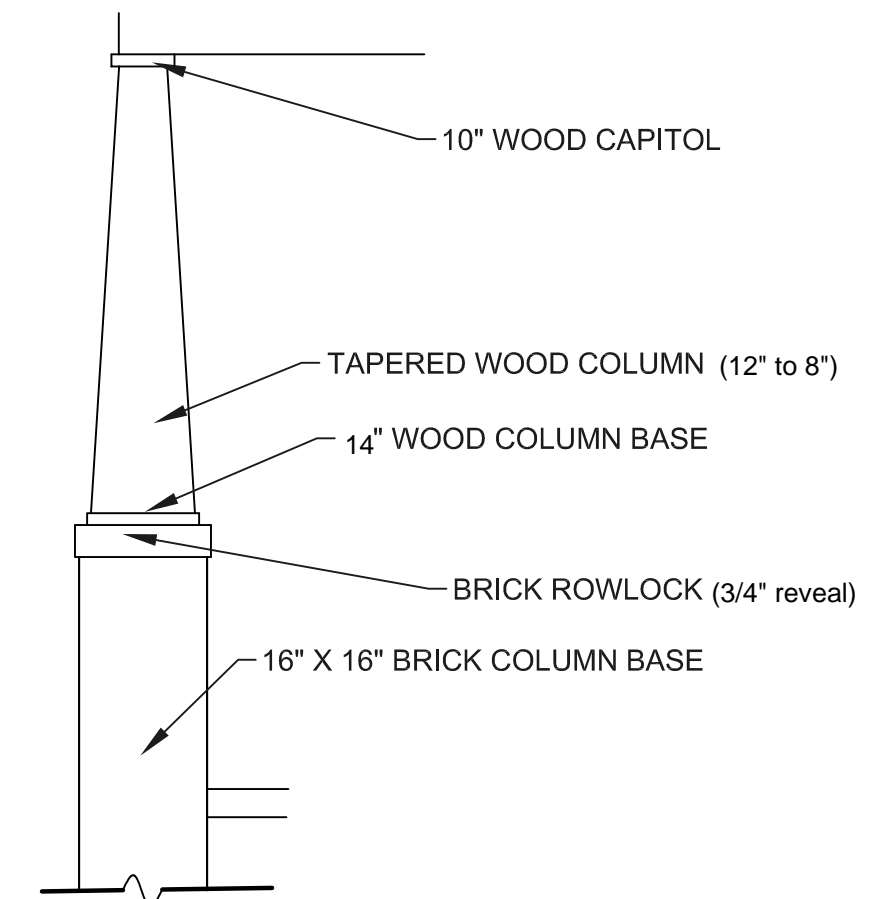
DATE:
12-15-15

DRAWN BY:
BILL ELMORE

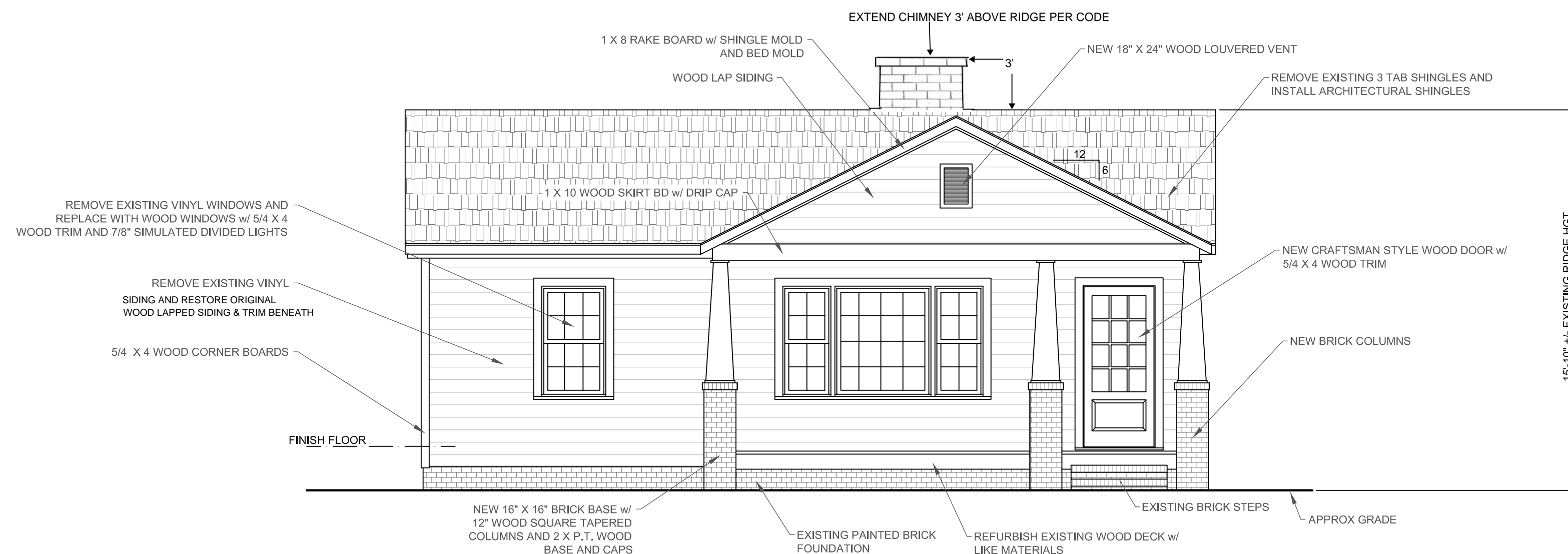
SHEET



EXISTING FRONT ELEVATION $\frac{1}{4}" = 1'-0"$



TAPERED WOOD COLUMN



PROPOSED FRONT ELEVATION $\frac{1}{4}" = 1'-0"$

Daedalus Properties
Charlotte, NC

704-377-8412 fax

704-890-3907 Office

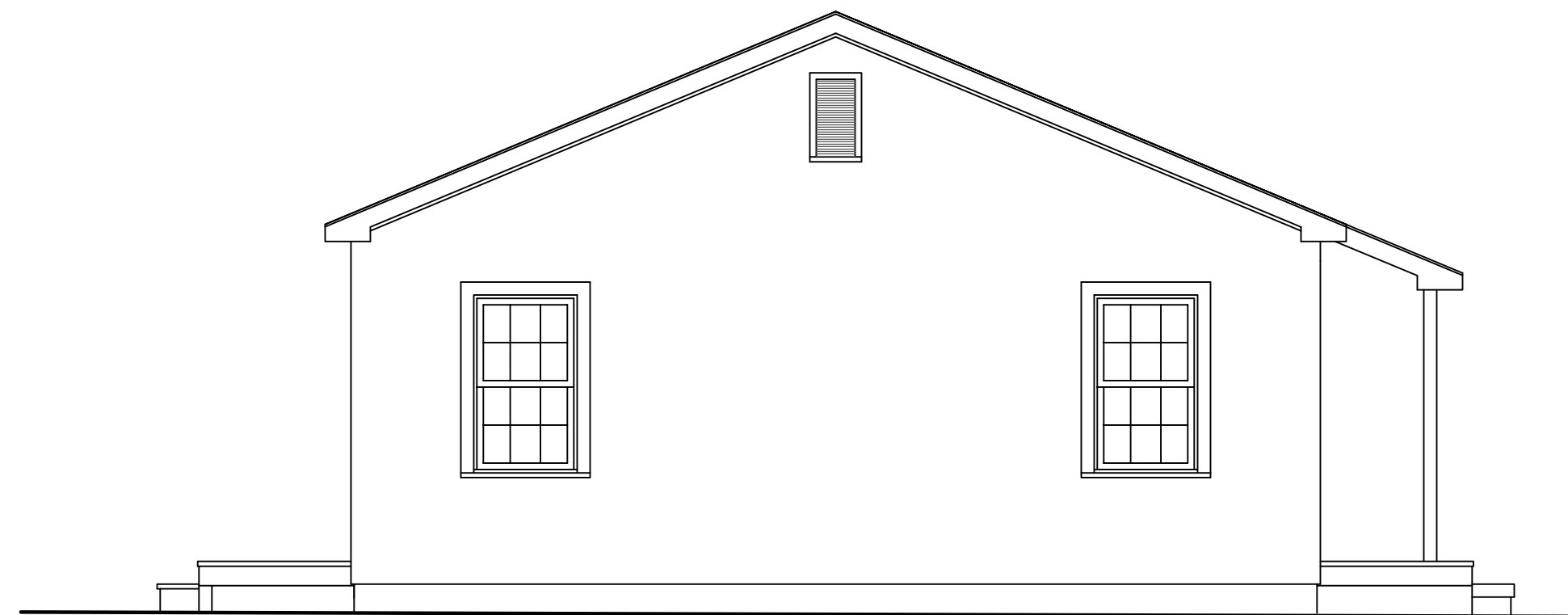
FRONT ELEVATION

Renovations and Additions at
1821 S. Mint Street
Charlotte, NC

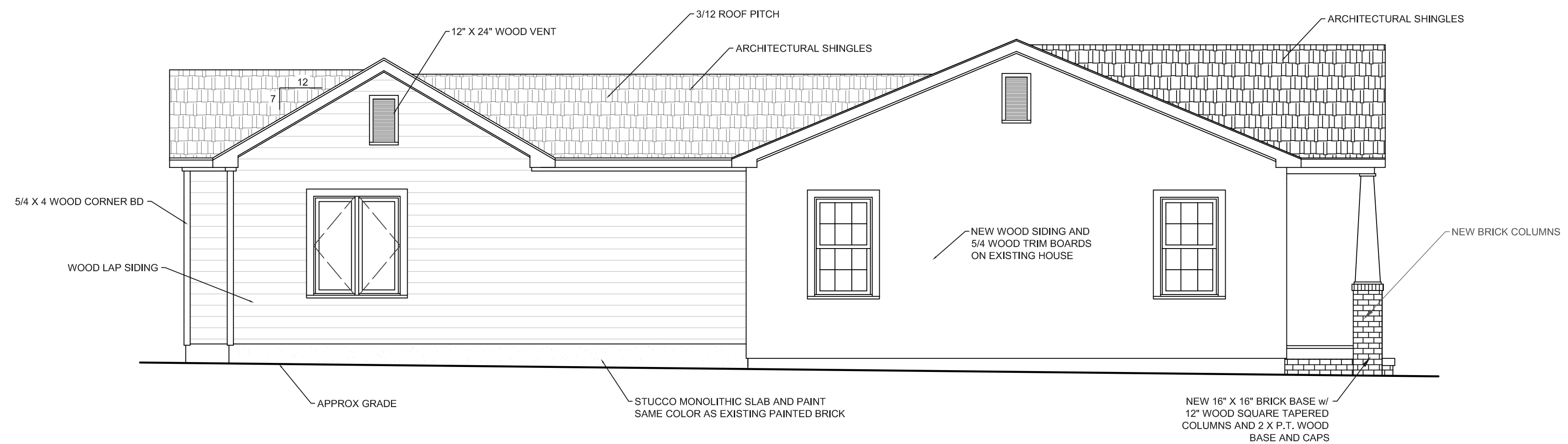
DATE :
12-15-15

DRAWN BY :
BILL ELMORE

SHEET



EXISTING LEFT SIDE ELEVATION $1/4" = 1'-0"$



PROPOSED LEFT SIDE ELEVATION $\frac{1}{4}" = 1'-0"$

Daedalus Properties
Charlotte, NC
704-890-3907 Office
704-377-8412 Fax

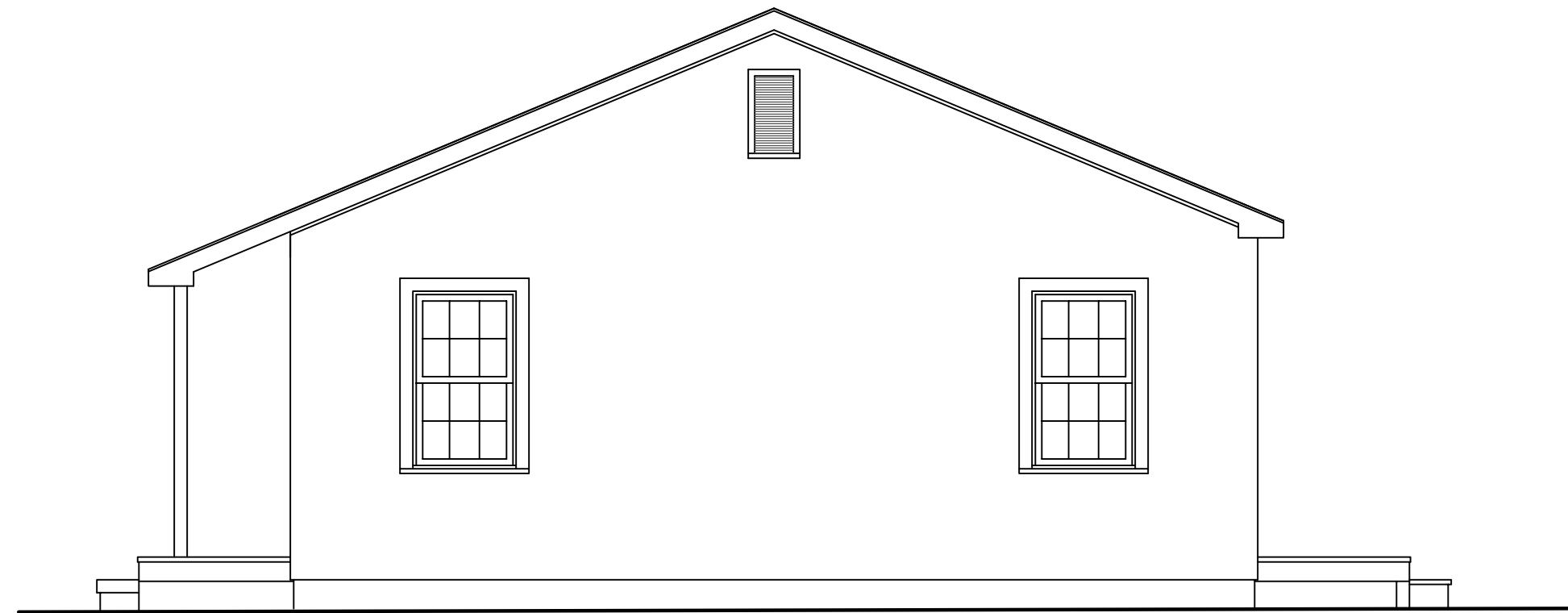
LEFT SIDE ELEVATIONS

Renovations and Additions at
1821 S. Mint Street
Charlotte, NC

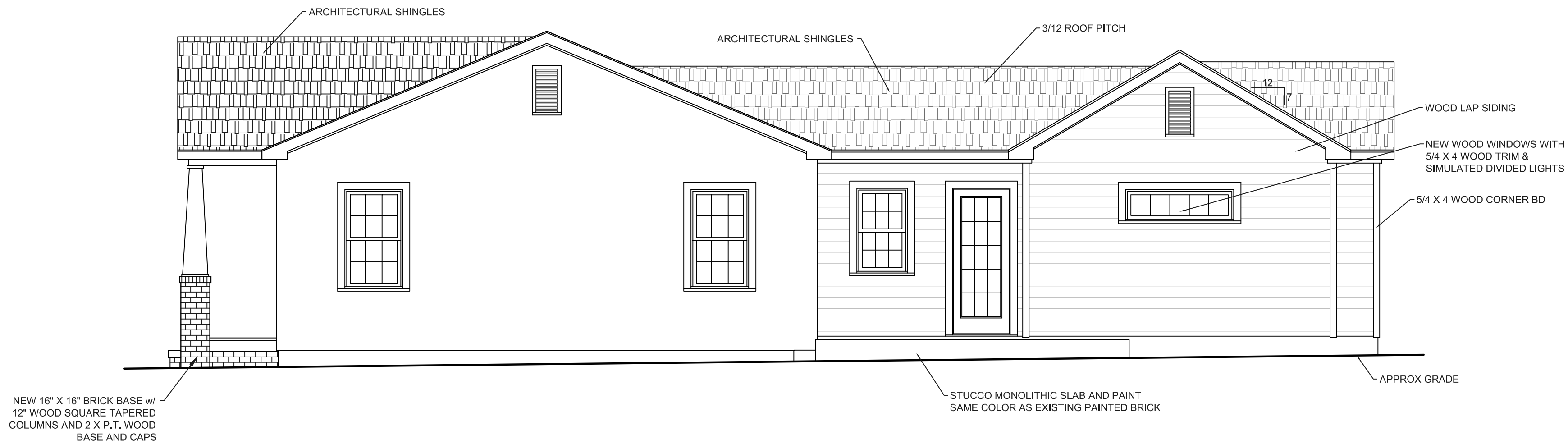
DATE: 12-15-15

DRAWN BY:
BILL ELMORE

SHEET



EXISTING RIGHT SIDE ELEVATION $\frac{1}{4}" = 1'-0"$



PROPOSED RIGHT SIDE ELEVATION $\frac{1}{4}" = 1'-0"$

Daedalus Properties
Charlotte, NC

704-377-8412 fax

704-890-3907 Office

RIGHT SIDE ELEVATIONS

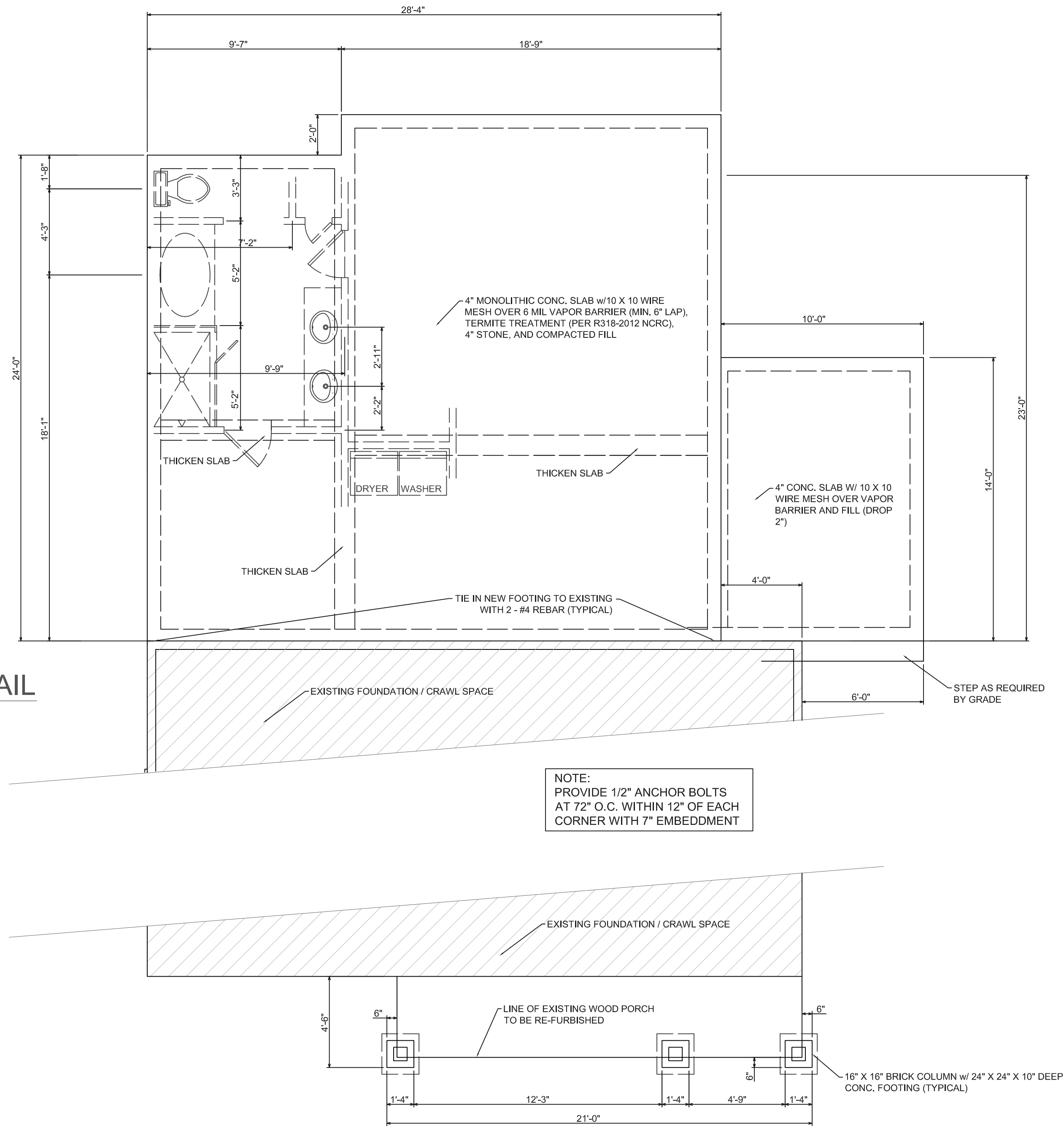
Renovations and Additions at
1821 S. Mint Street
Charlotte, NC

DATE :
12-15-15

DRAWN BY :
BILL ELMORE

SHEET

THICKEN SLAB DETAIL



FOUNDATION PLAN $\frac{1}{4}'' = 1'-0''$
ALL DIMENSIONS MUST BE FIELD VERIFIED

Daedalus Properties
Charlotte, NC
704-890-3907 Office
704-377-8412 fax

FOUNDATION PLAN

Renovations and Additions at
1821 S. Mint Street
Charlotte, NC

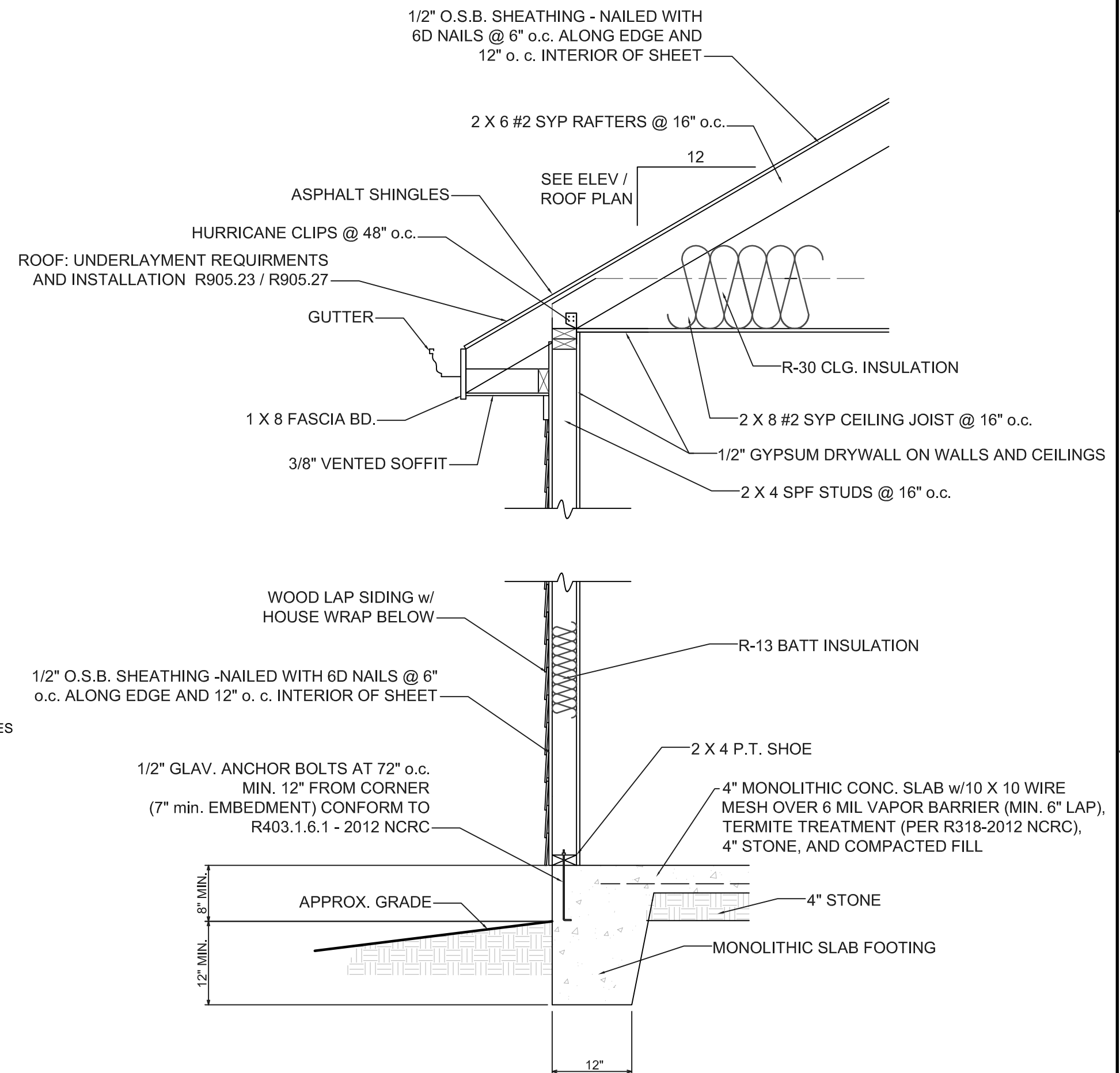
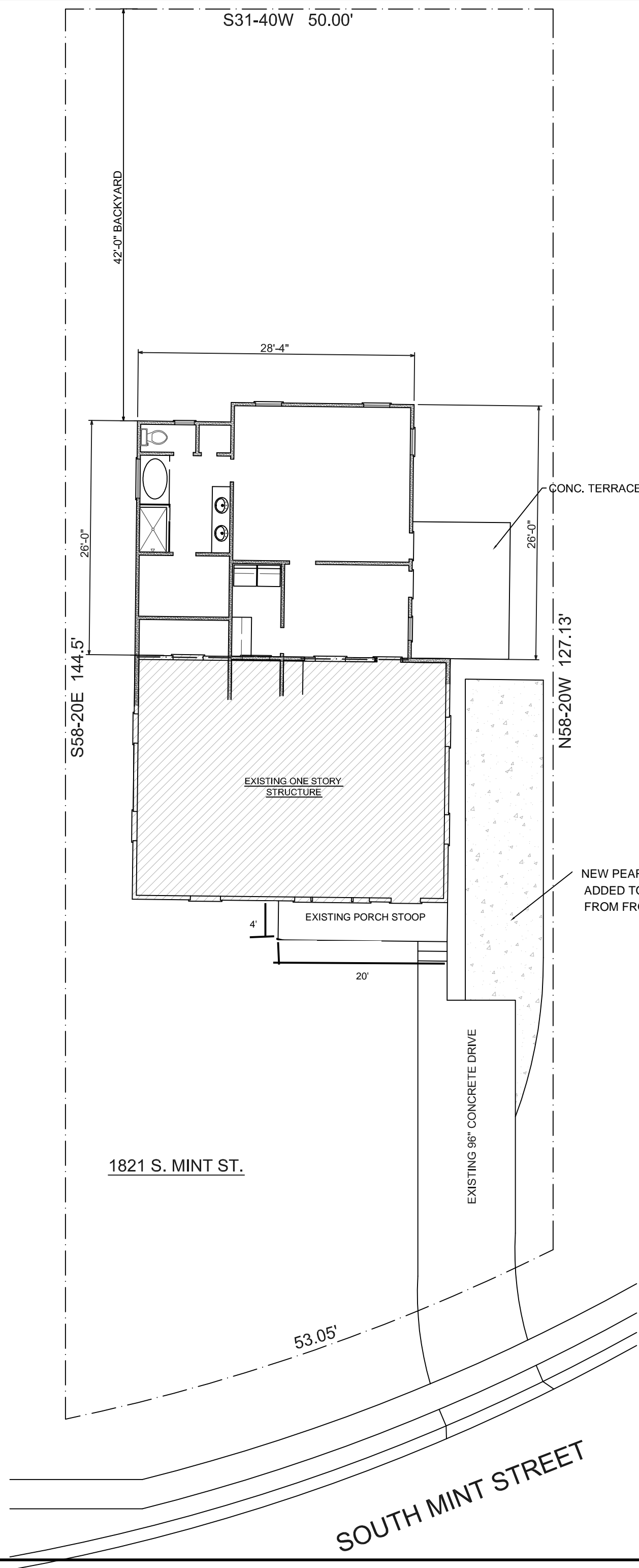
DATE :
12-15-15

DRAWN BY :
BILL ELMORE

SHEET

1

OF 7



TYPICAL WALL SECTION

Daedalus Properties
Charlotte, NC
704-890-3907 Office
704-377-8412 fax

SITE PLAN WALL SECTION

Renovations and Additions at
1821 S. Mint Street
Charlotte, NC

DATE:
12-15-15

DRAWN BY:
BILL ELMORE

SHEET

6

OF 7