



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: 2016-002 **DATE:** 11 January 2016

ADDRESS OF PROPERTY: 1821 South Mint Street

HISTORIC DISTRICT: Wilmore **TAX PARCEL NUMBER:** 11907704

OWNER(S): Jason Murphy

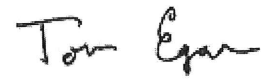
DETAILS OF APPROVED PROJECT: The project is a rear addition, replacement windows, a patio and new rear yard fence. The rear addition includes a one-story addition with a footprint of approximately 28'-4" x 26'-0" and a new concrete patio measuring 14' x 10', see exhibits labeled 'Site Plan – January 2016', 'Floorplan – January 2016', 'Right Elevation – January 2016', 'Rear Elevation – January 2016', and 'Left Elevation – January 2016.' The addition will tie into the existing roof below the ridge. Exterior material will be wood lap siding and all trim, overhangs details and cornerboards, etc. will match existing in material and dimension. The windows in the new addition will be double-hung wood with Simulated True Divided Light (STD L) molded muntins in a 6/6 pattern. Existing vinyl siding on the main house will be removed and the original wood lap siding will be repaired. Other improvements include a new wood fence to enclose the back yard, see exhibit labeled 'Site Plan – January 2016.' The fence will be wood with vertical pickets that have a visible spacing pattern and are framed off at the top and bottom. The fence will not exceed six feet in height. All framing members will face inward to the property being enclosed and the finished fence will be painted or stained, see exhibit labeled 'Fence Design – January 2016.' See attached plans.

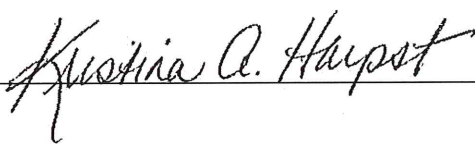
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval
 - a. Replacement Windows and Doors, Landscape and Site Features, and Work in Rear Yards (page 23)
 - b. Additions (page 39) - Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval.
2. This application is in compliance with Policy & Design Guidelines based on location of proposed work.

Continued on next page

- 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 six 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 six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.


Chairman


Staff

Site Plan - January 2016

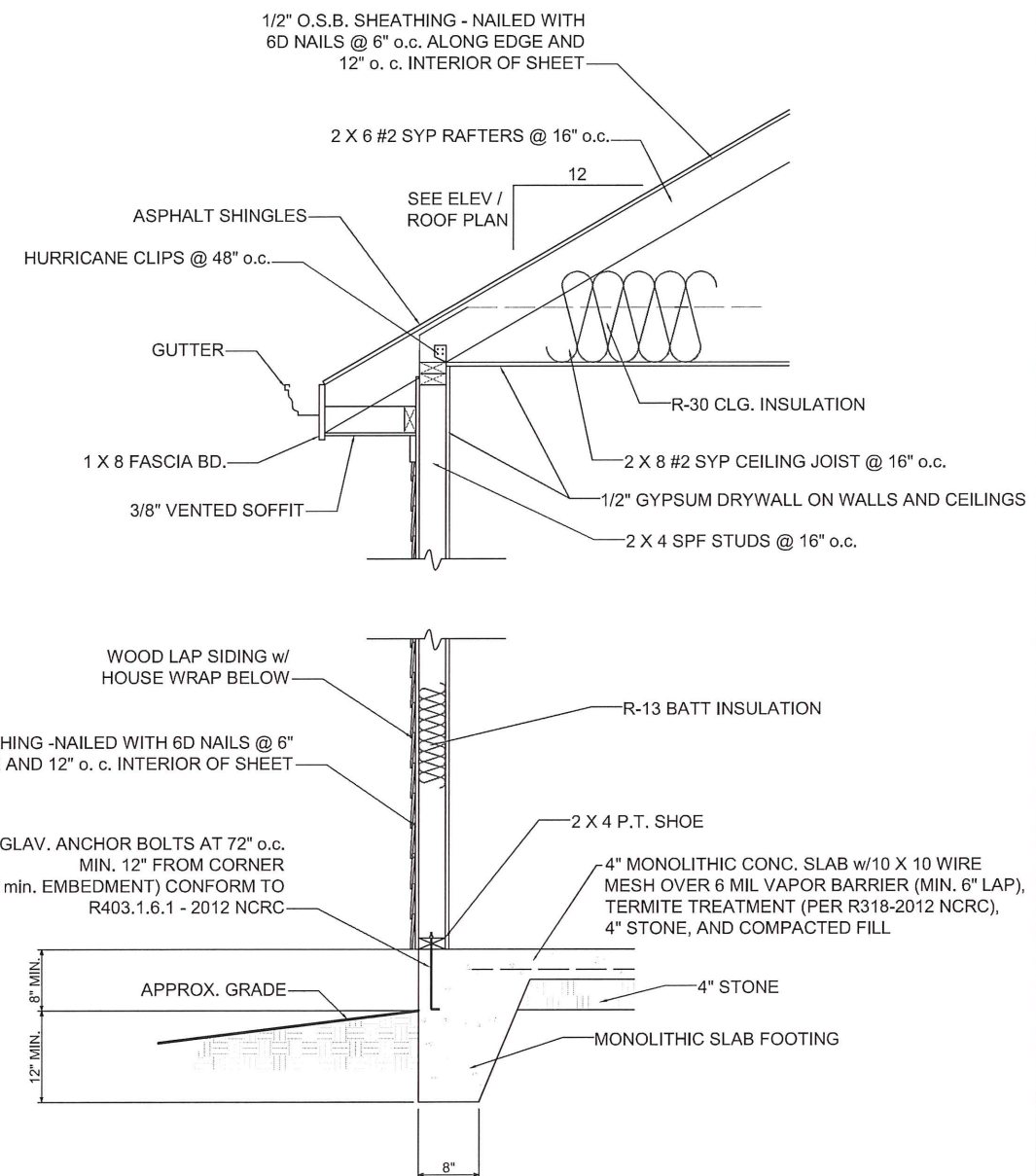
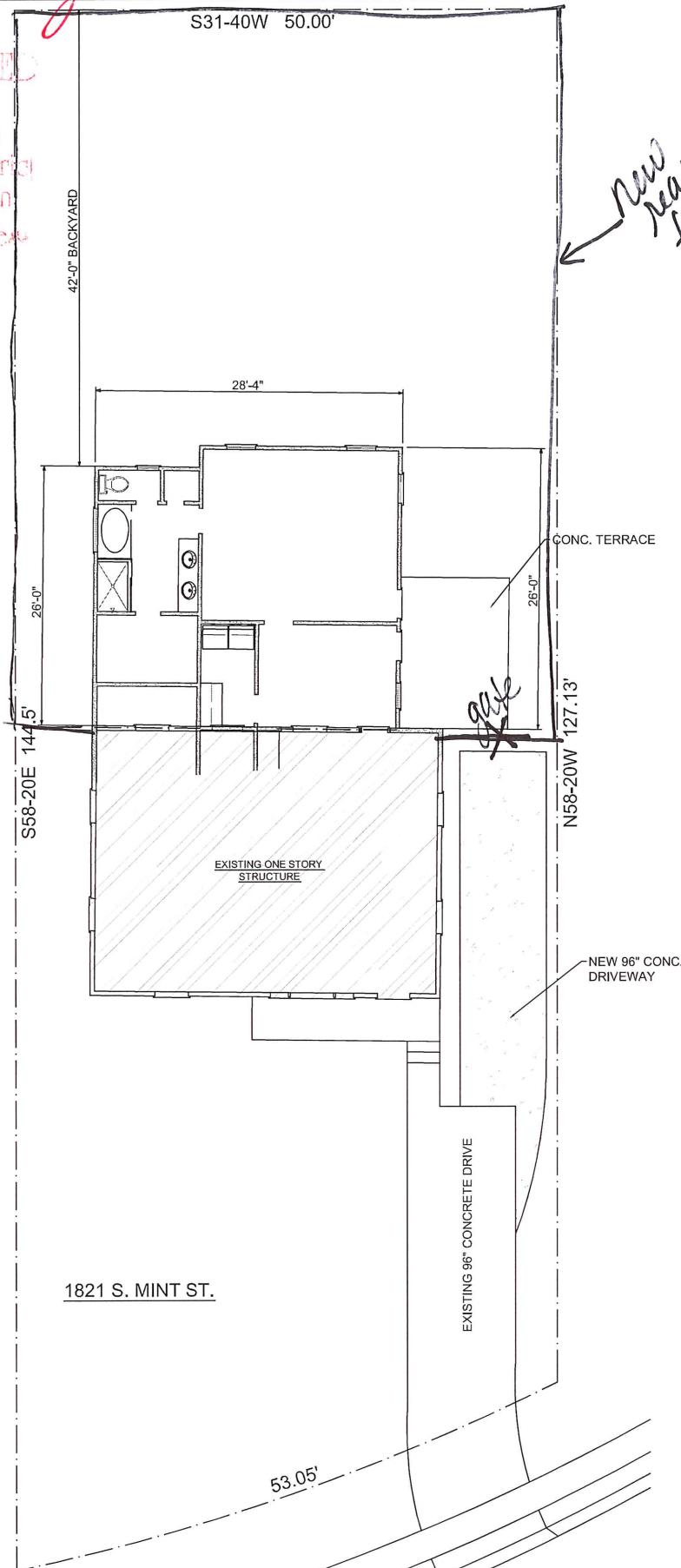


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2016-002



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

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Floorplan January 2016

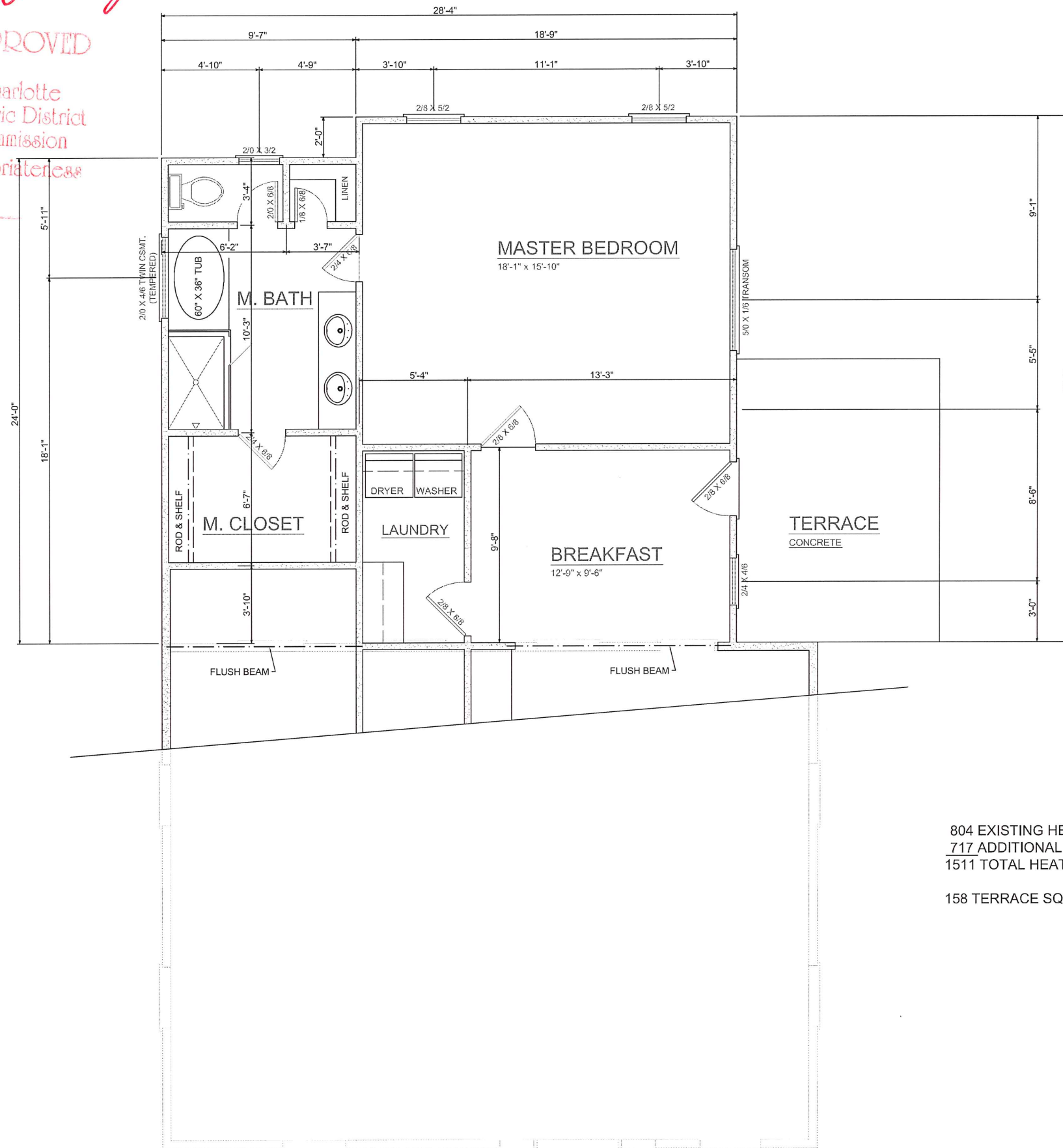


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NOTE:
2-2 X 10 HEADER ON ALL NEW
OPENINGS IN ADDITION w/
1 JACK STUD AND 1 KING POST

804 EXISTING HEATED SQUARE FEET
717 ADDITIONAL HEATED SQUARE FEET
1511 TOTAL HEATED SQUARE FEET

158 TERRACE SQUARE FEET

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PROPOSED FLOOR PLAN

Renovations and Additions at
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12-15-15

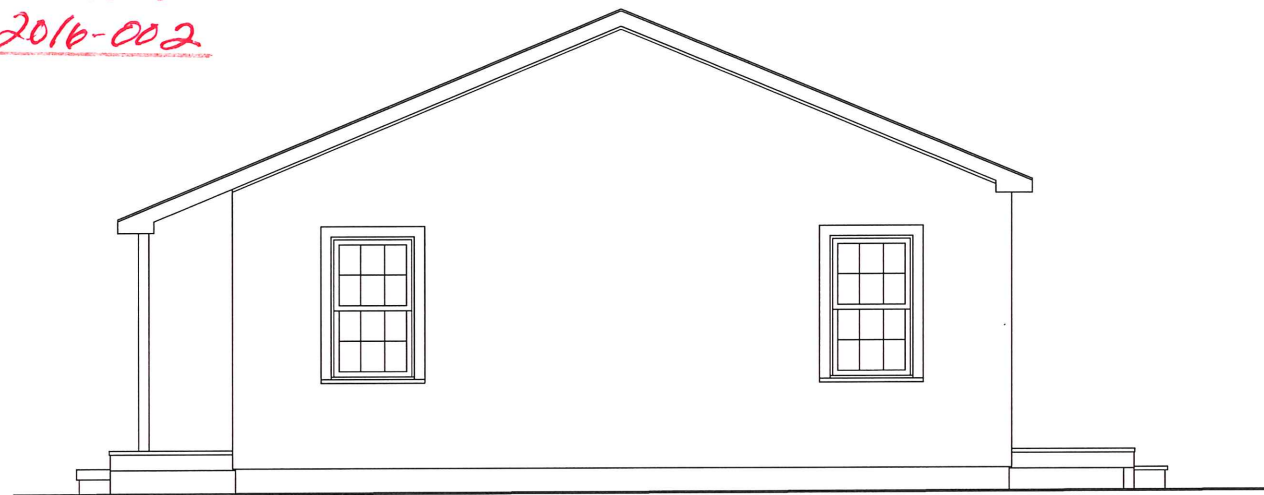
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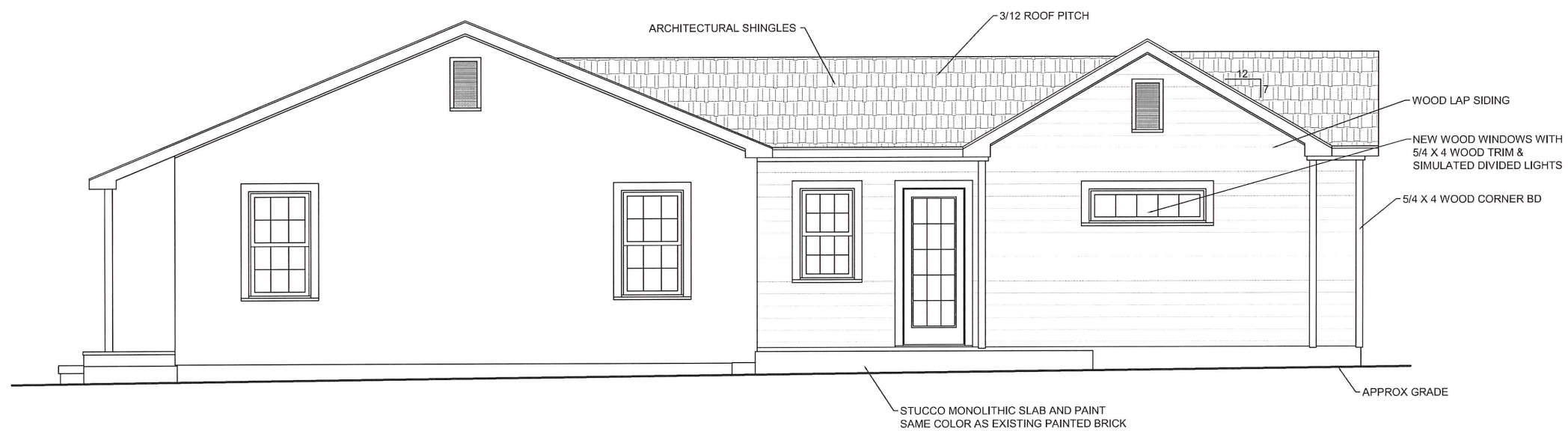
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PROPOSED ADDITION 1/4" = 1'-0"

Right Elevation January 2016



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



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

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RIGHT SIDE ELEVATIONS

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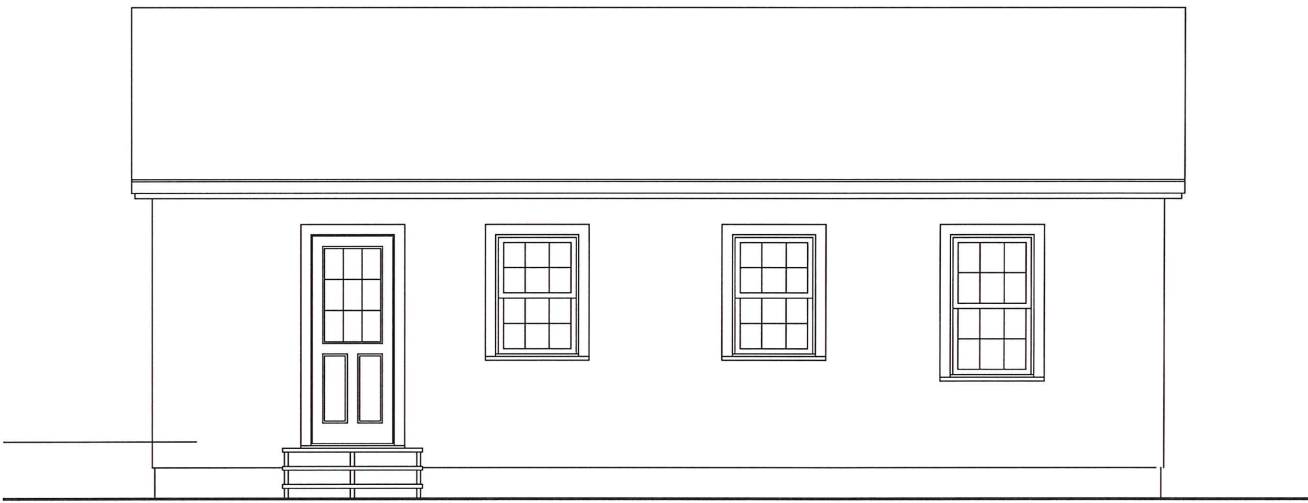
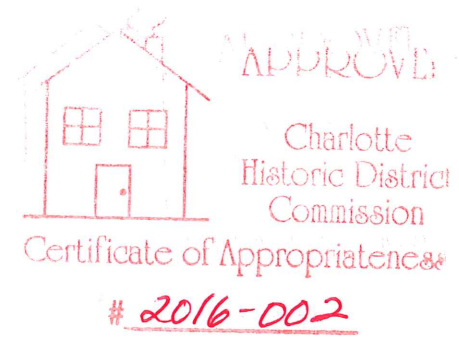
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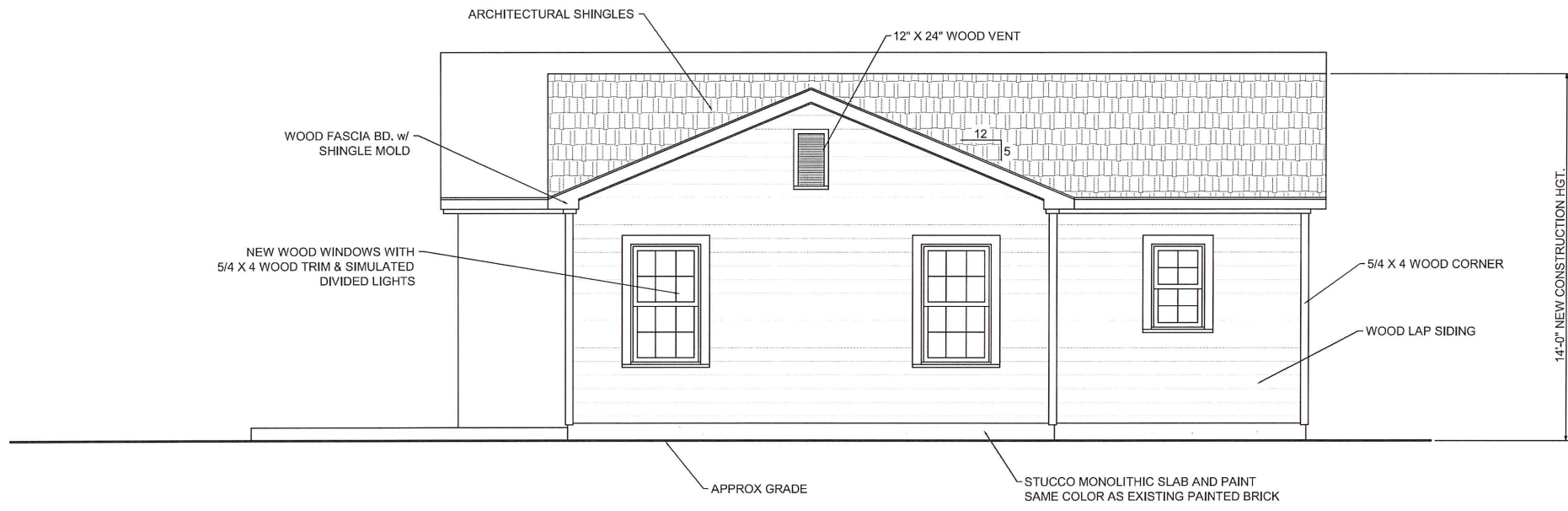
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Rear Elevation January 2016



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



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

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REAR ELEVATIONS

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Left Elevation January 2016

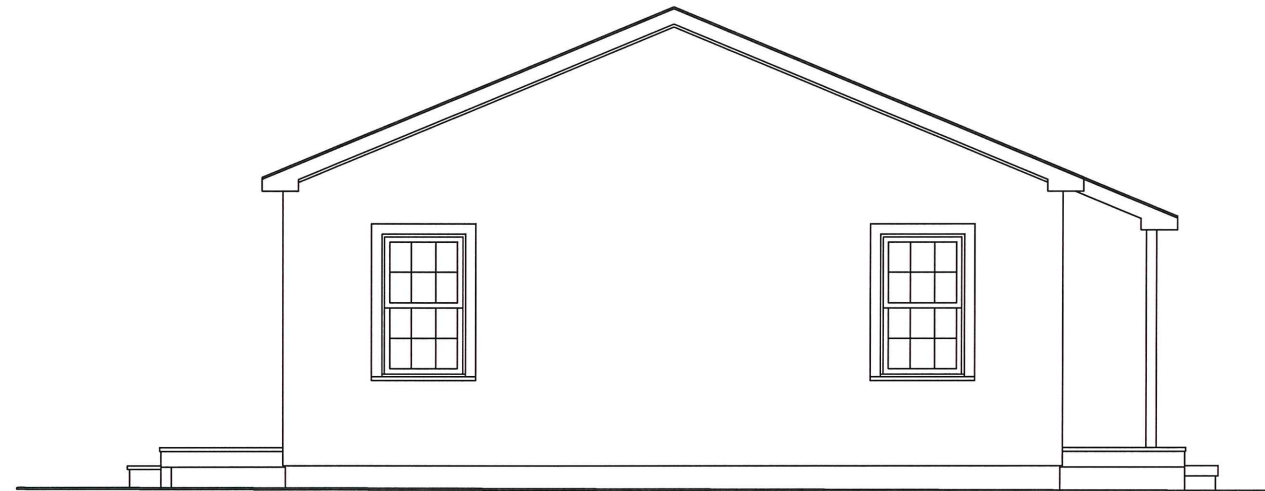


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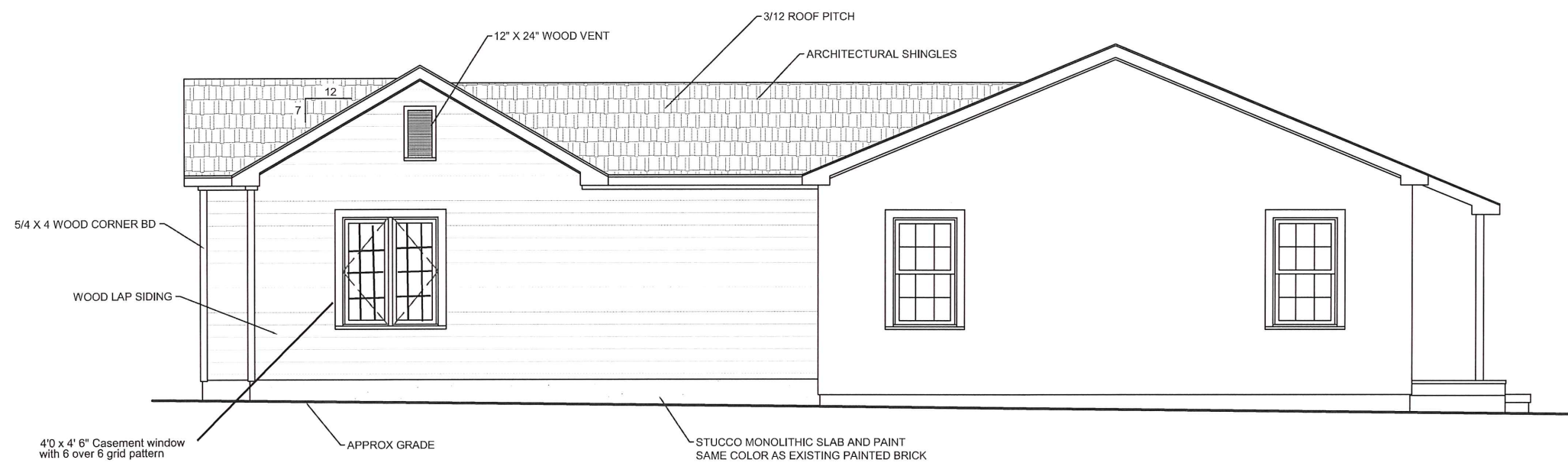
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EXISTING LEFT SIDE ELEVATION $\frac{1}{4}'' = 1'-0''$



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

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LEFT SIDE ELEVATIONS

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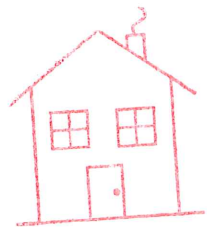
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Fence Design January 2016



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