CHARLOTTE

CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: 2016-102

DATE: 23 May 2016
23 May 2017 - AMENDED
17 August 2017 - AMENDED

ADDRESS OF PROPERTY: 1714 South Mint Street

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11907304

OWNER(S): David Sadka

APPLICANT: Kim Flood

DETAILS OF APPROVED PROJECT: The project is a rear addition, expansion of an existing concrete driveway and a new brick retaining wall in the front yard. The rear addition includes a two story addition and unheated space on the ground level. The addition will tie into the existing roof below the ridge and will be 27 feet in height as measured from ground to ridge. Exterior material of the rear addition will be wood lap siding with wood corner boards. The windows will either be wood or aluminum clad double-hung, and if muntin bars are used they will be Simulated True Divided Light (STDL), permanently affixed to the exterior of the glass. The window trim will be wood with historically appropriate dimensions. All components of the rear deck will be wood with a horizontal rail design with the rails being butt-joined to 4x4 uprights, see attached exhibit labeled 'Deck Rail Design – May 2017.' See attached exhibits labeled 'Rear and Right Elevation – May 2016', 'Left Elevation – May 2016.'

Other improvements include expanding the existing concrete driveway and installing a new retaining wall in the front yard that will connect to existing sidewalk stairs. A planting strip a minimum of 12"-18" will be left between the house and the driveway. The new brick retaining wall will be set back from the sidewalk at least 6''-12" and will be approximately 28" in height. New brick sidewalls will be constructed to flank the existing stairs. The sidewalls will measure approximately 6-8" higher than the existing concrete steps. Materials will be brick to match the primary structure. See exhibit labeled 'Site Plan – May 2016.'

The balcony rail does not meet code and will be re-constructed in place. All components of the railing will be wood and comprised of 2x2 pickets that die into a horizontal rail at the top and bottom with an addition horizontal handrail top cap. The lower portion of the balcony will be faced with brick to match existing, see exhibit labeled 'Balcony Rail Design – May 2017.' New exterior entry doors will be installed. The new doors will be wood with Simulated True Divided Light (STDL) molded muntins. See attached exhibit labeled 'Door Design – May 2017.'

Continued on next page

600 East Fourth Street
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A new simple metal handrail will be installed on the stairs leading to the front porch, see attached exhibit labeled 'Handrail Design – August 2017.' A new wood fence will be installed around the rear yard. The fence will be wood with a horizontal design with approximately 4"-6" left between each horizontal rail. Fence panels will be butt-joined to 6x6 uprights. 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 either be painted or stained. On the right side the fence will tie in at the rear of the carport and on the left side the fence will drop down to five feet in height and tie in at the rear of an existing bump out, see attached exhibits labeled 'Site Plan – August 2017' and 'Fence Design – August 2017.'

Approval of substitute material not implied. No other approvals are implied, including changes to existing windows, installation of shutters or gutters.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23 – Landscape & Site Features and Work in Rear Yards.
    a. 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.
    b. Landscape and Site Features (page 60)
2. This application is in compliance with Policy & Design Guidelines based on location of proposed work.

- 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.

James Haden, Chairman

Staff Kristina A. Harpst

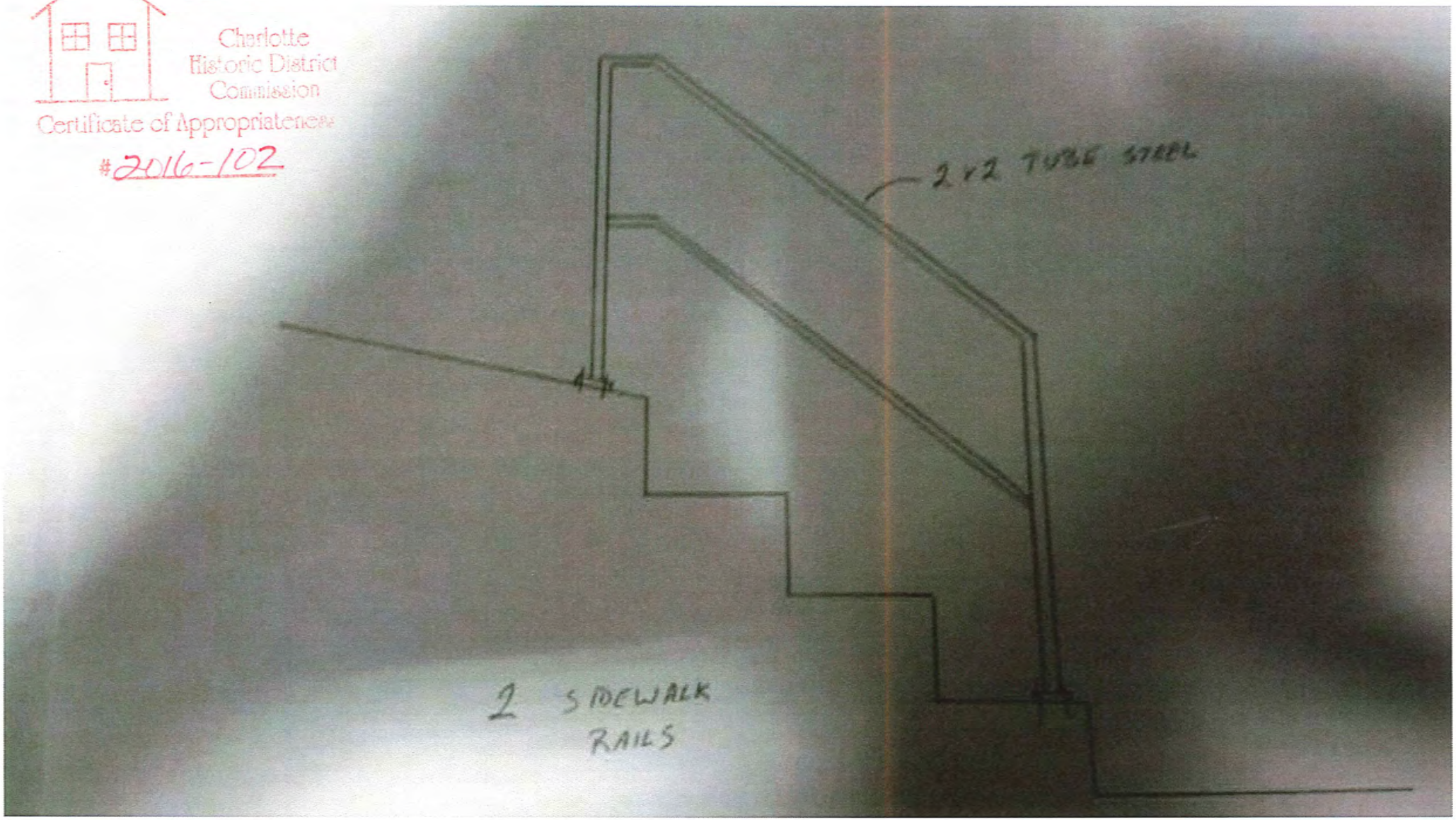
Handrail Design - August 2017

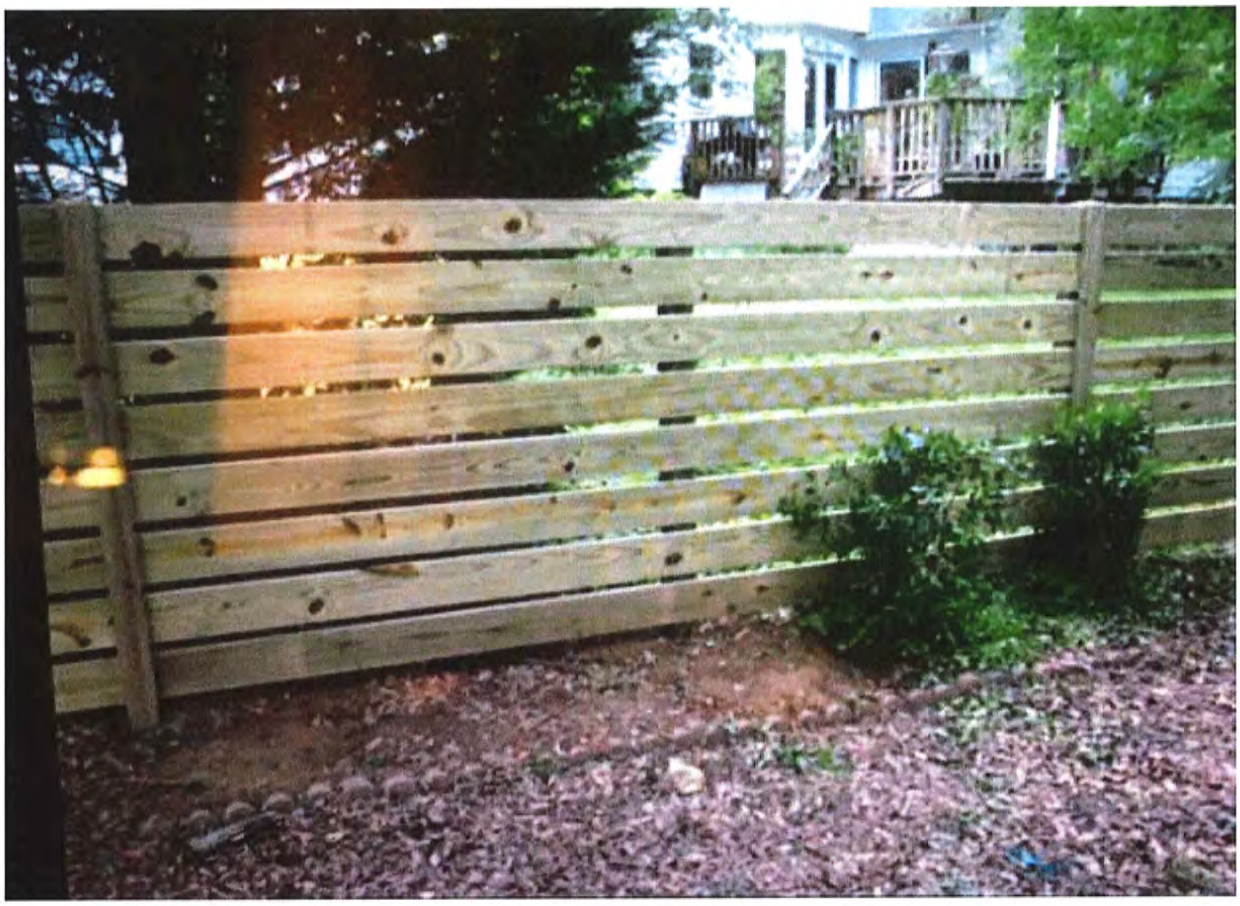
APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

#2016-102





Fence Design - August 2017

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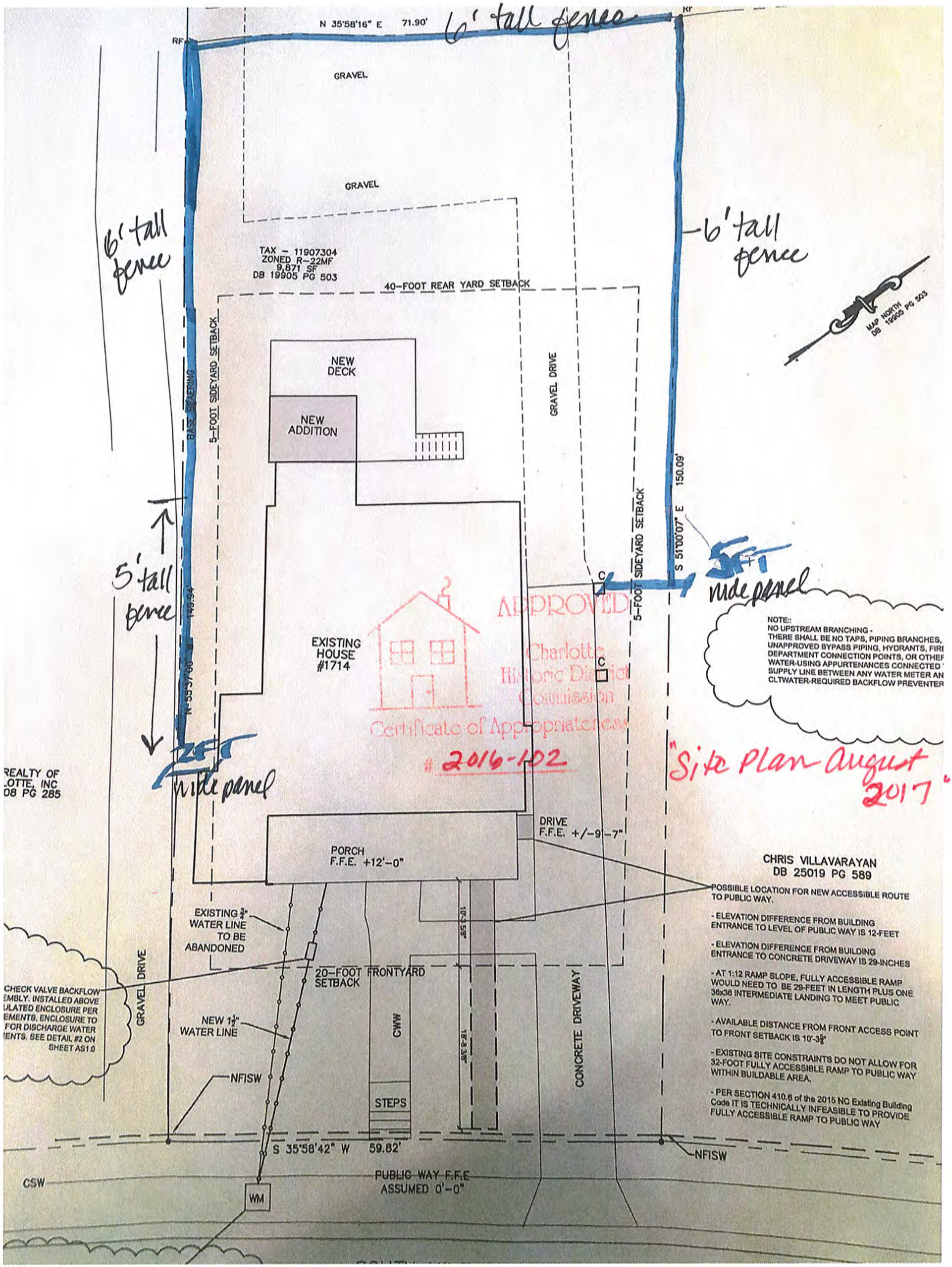
Certificate of Appropriateness

2016-102


N 35°58'16" E 71.90'
6' tall fence
RF
GRAVEL
GRAVEL
TAX – 11907304
ZONED R-22MF
9,871 SF
DB 19905 PG 503
40-FOOT REAR YARD SETBACK
6' tall fence
6' tall fence
MAP NORTH
DB 19905 PG 503
BASE BEARING
5-FOOT SIDEYARD SETBACK
NEW DECK
NEW ADDITION
GRAVEL DRIVE
5-FOOT SIDEYARD SETBACK
150.09'
S 51°00'07" E
5' tall fence
5FT wide panel
N 35°57'00" W 149.34'
EXISTING HOUSE #1714
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2016-102
NOTE::
NO UPSTREAM BRANCHING -
THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED SUPPLY LINE BETWEEN ANY WATER METER AND CLTWATER-REQUIRED BACKFLOW PREVENTER
"Site Plan August 2017"
REALTY OF
LOTTE, INC
08 PG 285
5FT wide panel
DRIVE
F.F.E. +/-9'-7"
PORCH
F.F.E. +12'-0"
CHRIS VILLAVARAYAN
DB 25019 PG 589
POSSIBLE LOCATION FOR NEW ACCESSIBLE ROUTE TO PUBLIC WAY.
- ELEVATION DIFFERENCE FROM BUILDING ENTRANCE TO LEVEL OF PUBLIC WAY IS 12-FEET
- ELEVATION DIFFERENCE FROM BUILDING ENTRANCE TO CONCRETE DRIVEWAY IS 29-INCHES
- AT 1:12 RAMP SLOPE, FULLY ACCESSIBLE RAMP WOULD NEED TO BE 29-FEET IN LENGTH PLUS ONE 36x36 INTERMEDIATE LANDING TO MEET PUBLIC WAY.
- AVAILABLE DISTANCE FROM FRONT ACCESS POINT TO FRONT SETBACK IS 10'-3⅝"
- EXISTING SITE CONSTRAINTS DO NOT ALLOW FOR 32-FOOT FULLY ACCESSIBLE RAMP TO PUBLIC WAY WITHIN BUILDABLE AREA.
- PER SECTION 410.6 of the 2015 NC Existing Building Code IT IS TECHNICALLY INFEASIBLE TO PROVIDE FULLY ACCESSIBLE RAMP TO PUBLIC WAY
EXISTING ¾" WATER LINE TO BE ABANDONED
10'-3 5/8"
20-FOOT FRONTYARD SETBACK
CHECK VALVE BACKFLOW
EMBLY. INSTALLED ABOVE
ULATED ENCLOSURE PER
EMENTS, ENCLOSURE TO
FOR DISCHARGE WATER
ENTS. SEE DETAIL #2 ON
SHEET AS1.0
GRAVEL DRIVE
NEW 1½" WATER LINE
CWW
18'-8 3/8"
CONCRETE DRIVEWAY
NFISW
STEPS
S 35°58'42" W 59.82'
NFISW
CSW
PUBLIC WAY F.F.E
ASSUMED 0'-0"
WM

Door Design - May 2017

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Deck Rail Design - May 2017

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1714 S. MINT

Balcony Rail Design - May 2017

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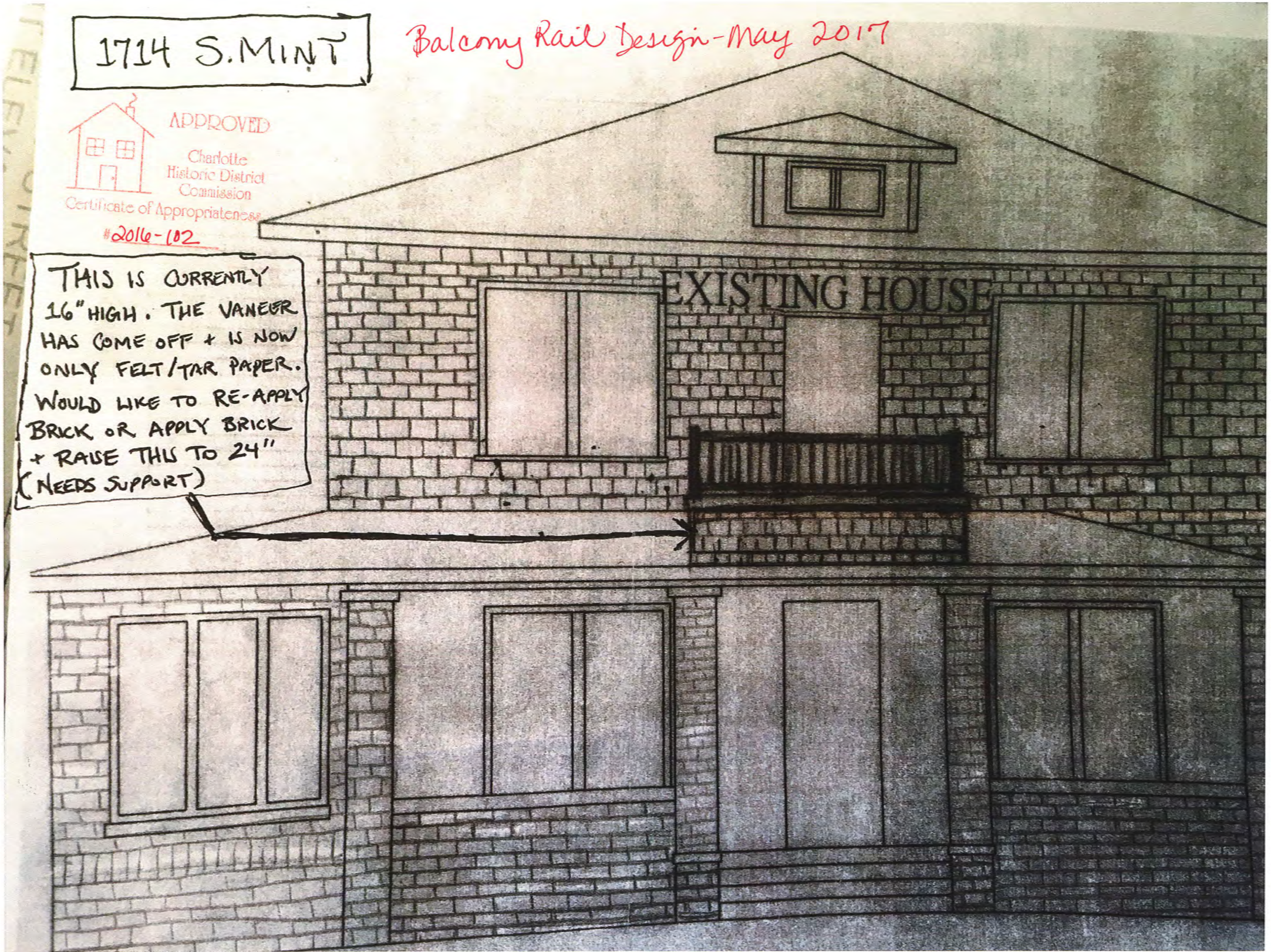
#2016-102

THIS IS CURRENTLY 16" HIGH. THE VANEER HAS COME OFF + IS NOW ONLY FELT/TAR PAPER. WOULD LIKE TO RE-APPLY BRICK OR APPLY BRICK + RAISE THIS TO 24" (NEEDS SUPPORT)



1714 S. MINT - HISTORIC BOARD

(1)

Rear & Right Elevations May 2016

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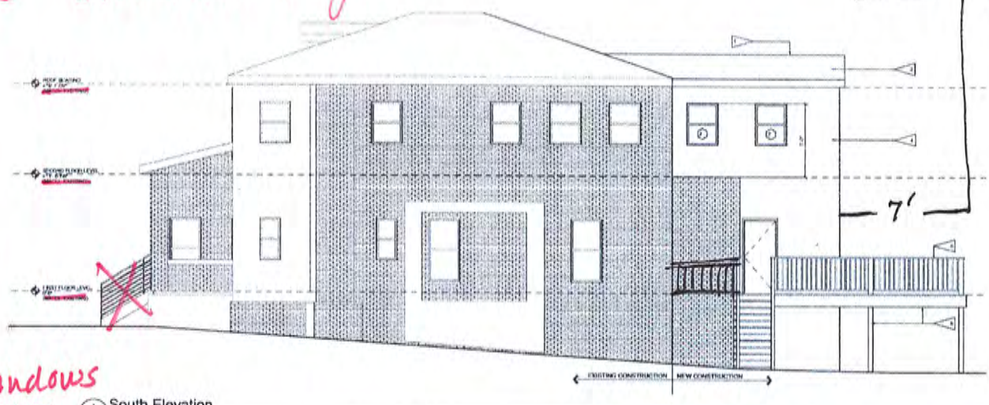
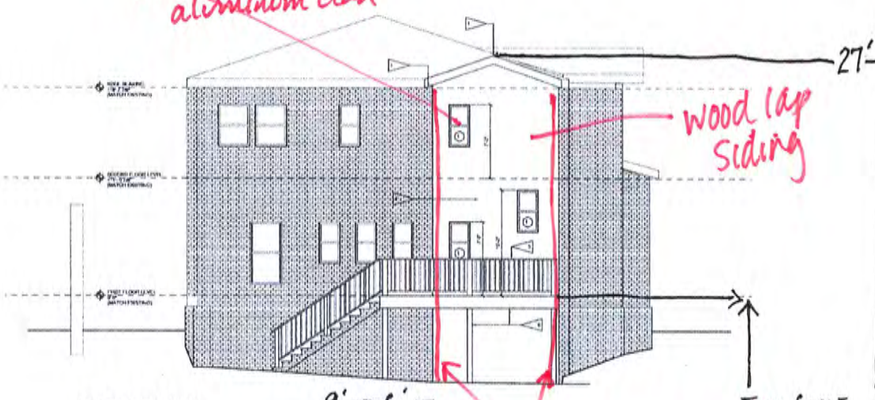
Deck will be approx. 7' wide @ back.



1 A3.1 South Elevation
Scale: 1/4" = 1'-0"

double-hung windows either wood or aluminum clad



2 A3.1 East Elevation
Scale: 1/4" = 1'-0"

Deck will be approx. 6' wide. If deck can be approved for multi-tier width, would like 6' wide for stair case + then up to 9' wide as it does back

From Grade to Deck
7' @ Property
8' @ Furthest Point

ELEVATION NOTES

FROM GRADE TO RIDGE 27'

* NOTE: This Ridge + entire Roof addition is being made/built BELOW the hip of main Roof, and therefore the addition will NOT be seen from the front view or side view of property.

↳ The deck will also NOT been seen from those views

CMA DESIGN

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CERT. NO. 52300

1714 South Mint Quadplex Renovation
1714 South Mint Street
Charlotte, NC 28203

ISSUE DATE
April 24, 2016

DRAWING DATA
DRAWN BY: CMA
CHECKED BY: CM
FILE NUMBER:

SHEET TITLE
Exterior Elevations

SHEET NUMBER
A3.1

Left Elevation - May 2016

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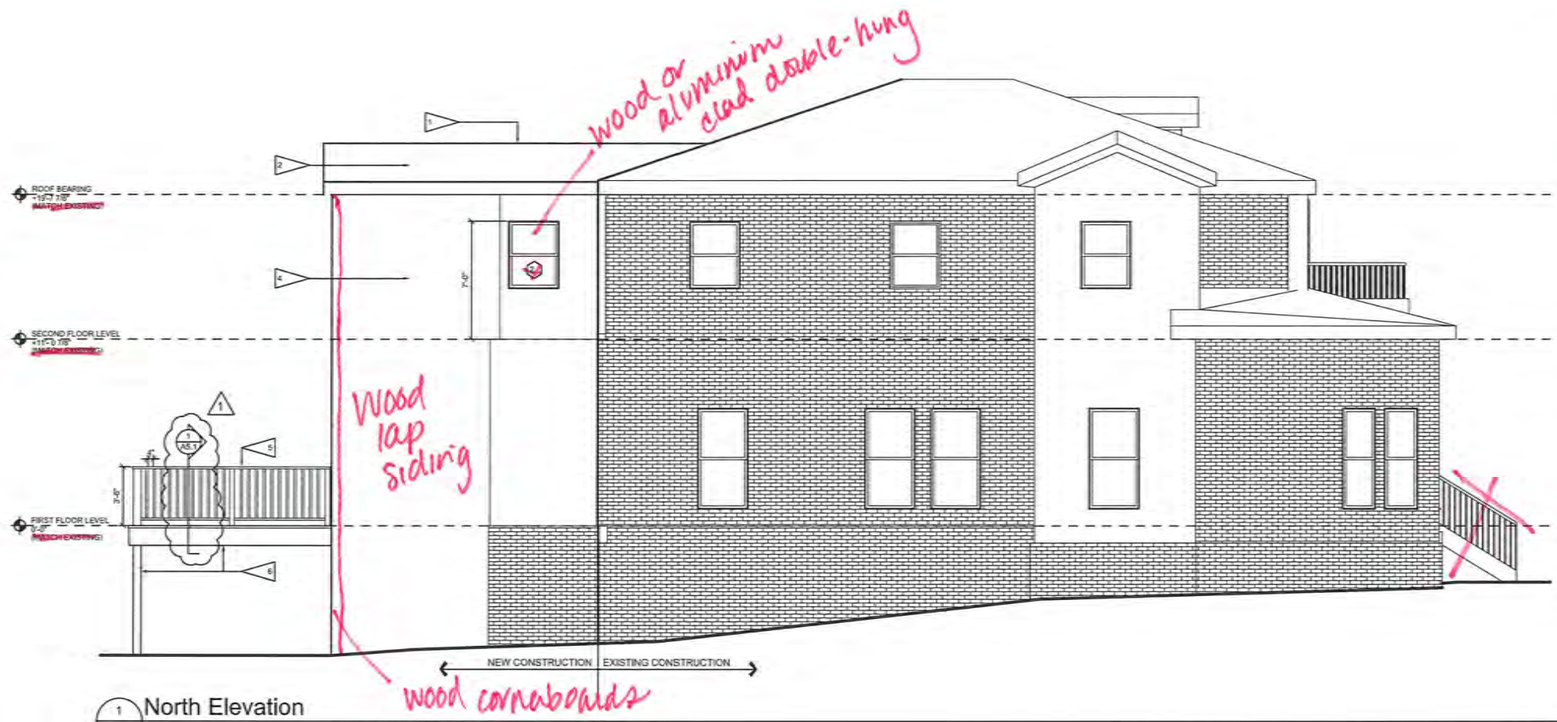
2016-102



1 A3.0 North Elevation
Scale: 1/4" = 1'-0"

2 A3.0 West Elevation - For Reference Only - No Change This Elevation
Scale: 1/4" = 1'-0"

ELEVATION NOTES

1. CONT. SHINGLE TYPE RIDGE VENT.
2. COMPOSITE SHINGLES ON MFG. APPROVED UNDERLAYMENT ON ROOF SHEATHING.
3. PRE-PRIMED & PAINTED FASCIA TO MATCH EXISTING - SOFFIT PROFILE & CONSTRUCTION TO MATCH EXISTING.
4. EXTERIOR SIDING TO MATCH EXISTING ON CONT. BUILDING WRAP OVER SHEATHING
5. PRESSURE TREATED WOOD DECK RAILING @ 42" ABOVE WALKING SURFACE minimum.
6. PRESSURE TREATED WOOD DECK & STRUCTURE - SEE STRUCTURAL

CMA DESIGN

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CONSULTANT

STAMPS

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REGISTERED ARCHITECTURAL FIRM
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CERT. NO. 52350
CHARLOTTE, N.C.

N. CLINE McGEE III
REGISTERED ARCHITECT
3863
05.03.2016

1714 South Mint Quadplex Renovation

1714 South Mint Street
Charlotte,NC 28203

PROJECT NUMBER 1601

ISSUE DATE

April 24, 2016

1 Permit Review Revisions
May 3, 2016

DRAWING DATA

DRAWN BY: CRA
CHECKED BY: CM
FILE NUMBER:

SHEET TITLE

Exterior Elevations

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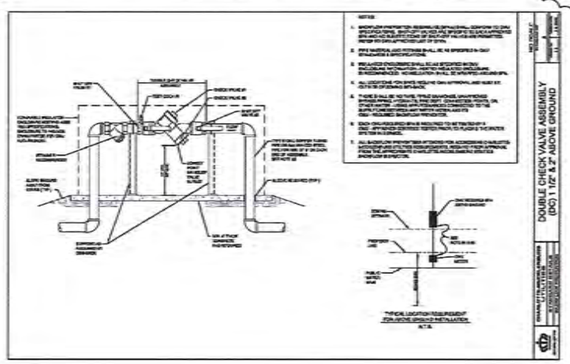
SHEET NUMBER

A3.0

Site Plan - May 2016



2 AS1.0 Double Check Valve Assembly Detail
Scale: n.t.s.

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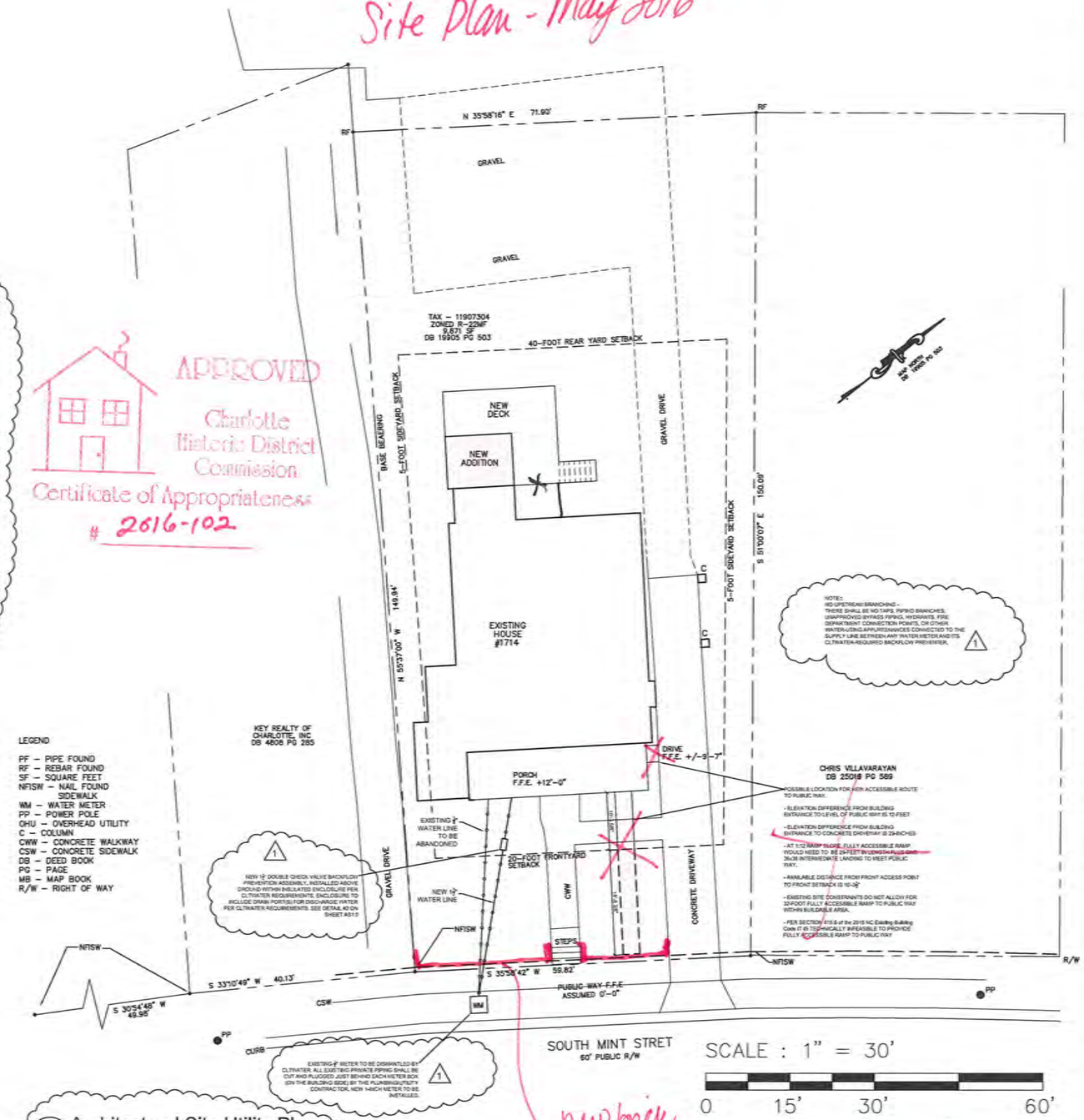
2016-102



1 AS1.0 Architectural Site Utility Plan
Scale: 1" = 10'-0"

new brick retaining wall & sidewalls beside existing stairs
retaining wall - 6"-12" back from sidewalk.

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N. CLINE McGEE III REGISTERED ARCHITECT 3863 NORTH CAROLINA 05.03.2016

1714 South Mint Quadplex Renovation

1714 South Mint Street
Charlotte,NC 28203

PROJECT NUMBER 1601

ISSUE DATE

April 24, 2016

1 Permit Review Revision:
May 3, 2016

DRAWING DATA

DRAWN BY: CRA
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FILE NUMBER:

SHEET TITLE

Architectural Site Utility Plan 1

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AS1.0