LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1824 South Mint Street

SUMMARY OF REQUEST: New Construction

APPLICANT/OWNER: Liliana Jimenez/Raul Navarro

Details of Proposed Request
Existing Conditions
The existing site is a vacant corner lot with parcel dimensions of approximately 36.6’ x 160’. The previous structure was a two-story commercial structure. Adjacent structures are two stories in height. The required setback is 30 feet from ROW.

Proposal
The project is the construction of a single-family house and garage. Design features include brick foundation, wood lap siding, wood shakes, wood windows with simulated true divided lights (STDL), metal porch roof, and wood trim as noted on the plans. A detached one-story garage is located at the rear of the property. Materials, windows and other trim details will match the house Corner boards on the garage are optional. New trees will be planted per site plan.

The project was approved by the Historic District Commission May 10, 2017. There have been no changes to the project scope. The COA was not issued and the approval has expired. The applicant is requesting the HDC reaffirm its previous decision.

Policy & Design Guidelines for New Construction, page 6.1
Charlotte’s historic districts’ distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.
1. The project is not incongruous with the district and meets guidelines for New Construction as outlined above.
2. Staff Recommends full approval for meeting all the Guidelines, per 10.4.1 of the Rules for Procedure.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.
P I D :  1 1 9 0 7 3 1 2


P R O P O S E D  P R O J E C T :  C O N S E N T  A G E N D A

June Meeting 2019
HDC-2019-00269
CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

ADDRESS OF PROPERTY: 1824 South Mint Street

HISTORIC DISTRICT: Wilmore

APPLICANT/OWNER: Navarros Development

DETAILS OF APPROVED PROJECT: The project is the construction of a single family house. Design features include brick foundation, wood lap siding, wood shakes, wood windows with simulated true divided lights (STDL), metal porch roof and wood trim as noted on the plans. Tree removal and new landscaping is noted on the site plan. A detached one story garage is located at the rear of the property. Materials, windows and other trim details will match the house. Corner boards on the garage are optional.

The project was approved by the Historic District Commission May 10, 2017.

- 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

Staff

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Charlotte, NC 28202-2853
Ph: (704) 336-2200
Fax: (704) 336-5123
ABBREVIATIONS

DEG
DCL
DB
DAT
CW
CV
CTR
CONC
COMP
COM
CO
CLOS
CI
BOT
BD
ASSN
ALUM

/C

WOOD FINISHES

HM
HD
HB
GWB
GI
GFRG
GFRC
GAR
GA
FTG
FS
FRPF
FLG
FLDG
FL
FIX

GROUND FACE CMU

CONCRETE

SAN
RVS
REPL
RECT
RCVD
RCPT
QUAL
QTY
PVC
PTD
PT
PREP
PR
PLYWD
PLG
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SANITARY

OCCUPATIONAL SAFETY AND HEALTH ACT, 29 CFR 1910, AND THE OSHA PART 1926, BUILDING CONSTRUCTION AND MENTAL HEALTH AND SAFETY REGULATIONS.

CABINET

LABORATORY

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INFORMATION

ISOLATION JOINT

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LOCATION

ISOLATION JOINT

HEATER

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THE DRAWINGS AND PLANS SET FORTH ON THIS SHEET AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF JENNIFER BENSON ARCHITECTURE. USE OF THIS DRAWING IS LIMITED TO A SPECIFIED PROJECT FOR THE PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REUSE OF SAID DRAWING IS STRICTLY PROHIBITED WITHOUT PERMISSION FROM JENNIFER BENSON ARCHITECTURE.

PROJECT NO: 1824 MINT ST

DATE: 5/17/2017

Scale: 1:65.34

Sheets: 1

Sheet Title: SITE PLAN

Sheet Number: A-101

DRAWN BY: JENNIFER BENSON

CHECKED BY: JENNIFER BENSON

CONCRETE SIDEWALK

APPROVED EVERGREEN BUSHES

CONCRETE SIDEWALK

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

SETBACK LINE

SETBACK LINE

SETBACK LINE

HVAC UNIT

PROVIDE LANDSCAPE SCREENING WITH APPROVED EVERGREEN BUSHES

CONCRETE DRIVEWAY

REMOVE (2) EXISTING AMERICAN ELM TREES

NEW REPLACEMENT TREE - CITY APPROVED MATURING TREE - WILLOW OAK

NEW TREE

NEW REPLACEMENT TREE - CITY APPROVED MATURING TREE - WILLOW OAK

MICROLLAM
THE DRAWINGS AND PLANS SET FORTH ON THIS SHEET AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF JENNIFER BENSON ARCHITECTURE. USE OF THIS DRAWING IS LIMITED TO A SPECIFIED PROJECT FOR THE PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REUSE OF SAID DRAWING IS STRICTLY PROHIBITED WITHOUT PERMISSION FROM JENNIFER BENSON ARCHITECTURE.
The drawings and plans set forth on this sheet as instruments of service are and shall remain the property of Jennifer Benson Architecture. Use of this drawing is limited to a specified project for the persons named herein and for the construction of one building. Any use or reuse of said drawing is strictly prohibited without permission from Jennifer Benson Architecture.
CHLORIDE SHALL NOT BE ALLOWED IN CONCRETE UNLESS OTHERWISE NOTED ON DRAWINGS. UNLESS OTHERWISE NOTED ON DRAWINGS, MINIMUM FROST DEPTH FOR JURISDICTION BELOW ADJACENT FINISHED EXTERIOR GRADE UNLESS OTHERWISE SPECIFIED.


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BASEMENT WALLS SHALL REACH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSF - 60 PSF OR HIGH WATER TABLE BE ENCOUNTERED.

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