



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMI-2019-00288

DATE: August 30, 2019

ADDRESS OF PROPERTY: 1928 South Mint Street

TAX PARCEL NUMBER: 11907534

HISTORIC DISTRICT: Plaza Midwood

OWNER(S): Tyson and Rebecca Presnell

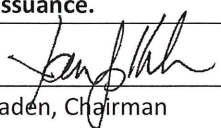
DETAILS OF APPROVED PROJECT: The project is changes to the columns, ceiling, and railing on the front porch. After removing the vinyl wrap, it was discovered that the front porch columns are not columns but pieces of wood assembled to create a base for the vinyl wrap. The new front porch columns will be square 8x8 with a cap and base. The existing ceiling is plywood will be changed to beadboard. The right-side of the porch will receive a new railing which will tie in below the concrete cap of the pier, a booster rail will be added as necessary to meet building code. All materials to be wood. There are no impacts to mature trees. See attached plans.

The project was approved by the HDC August 14, 2019.

Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines.

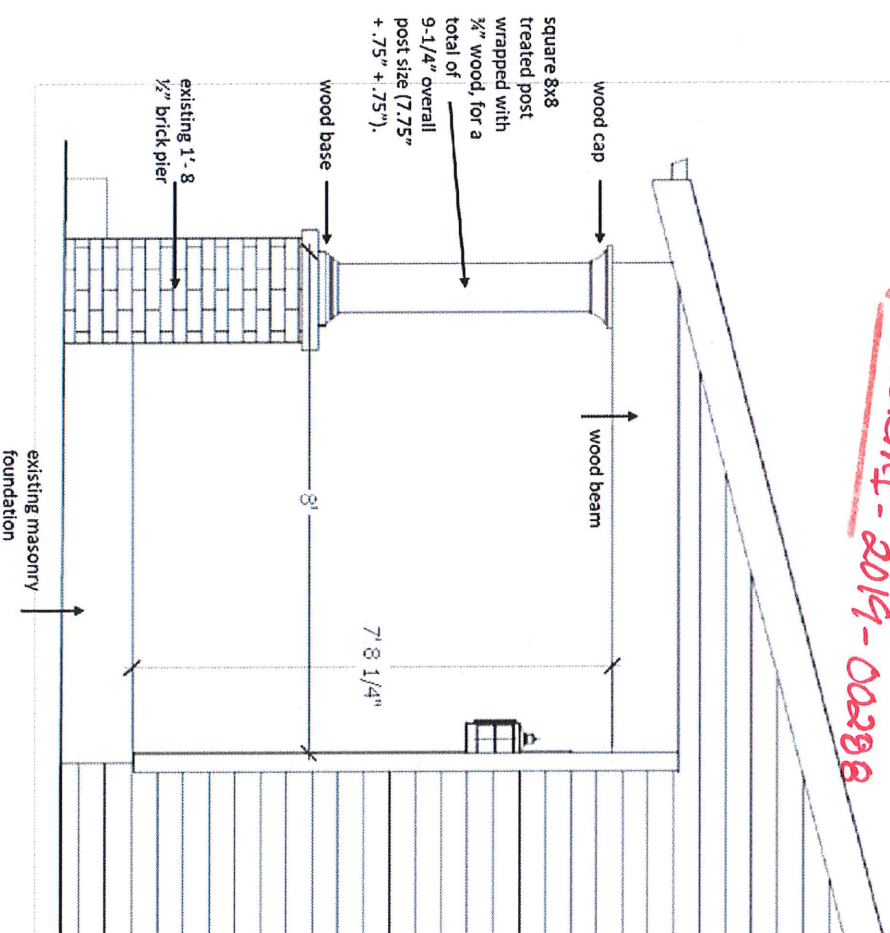
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are 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

Architectural Details - Columns



Architectural Details – Beadboard Porch Ceiling

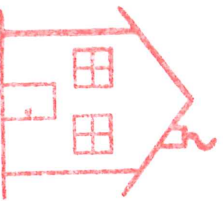


Vinyl

Plywood



Requesting Beadboard



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(outside of masonry posts)

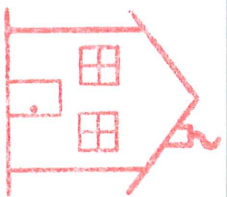


30'-10 1/2"



HDCKM I - 2018 - 00288

HDCKMT-2018-00288

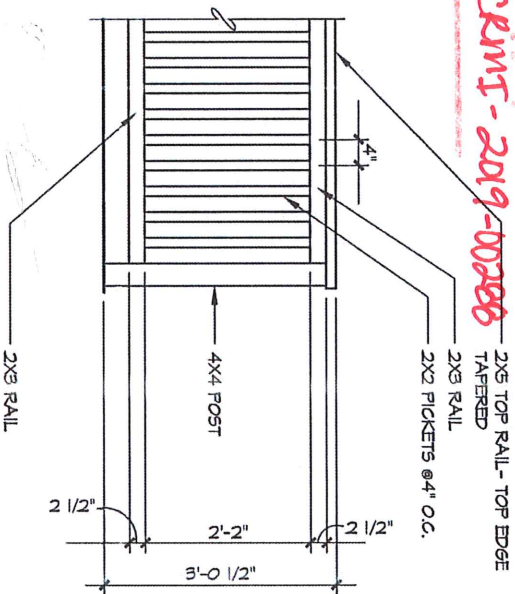


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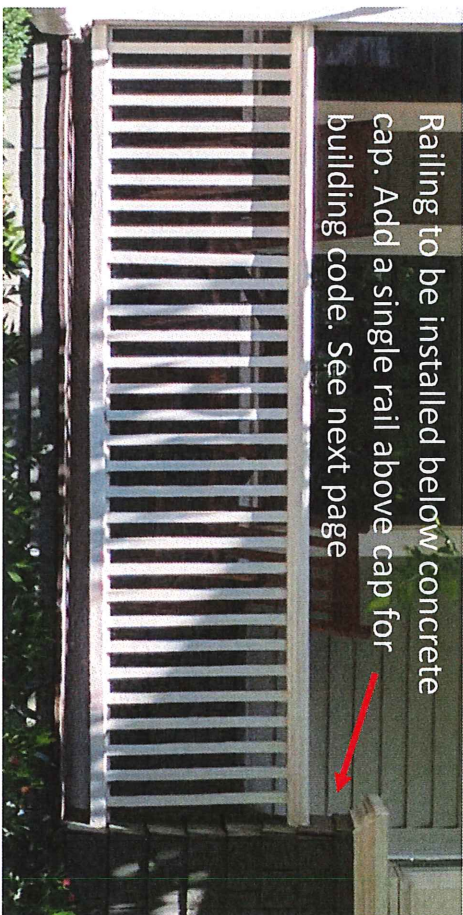
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HDCRMT-2019-00228



Railing to be installed below concrete cap. Add a single rail above cap for building code. See next page

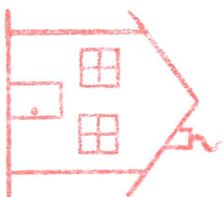


Railing Style



Additional Rail to be added above the concrete cap into the column for building code.



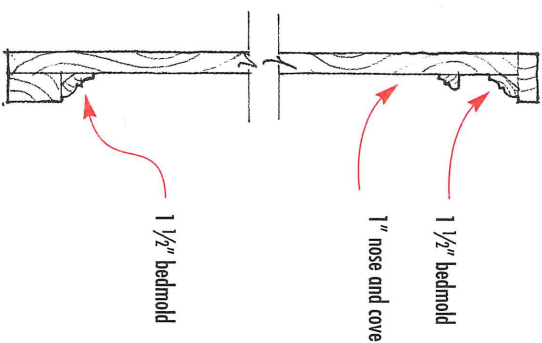
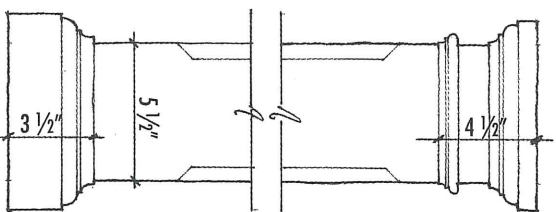
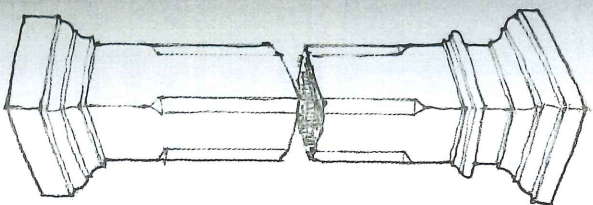


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3.43 Traditional Post Profiles

Here a post is detailed more like a column, with chamfered corners that contribute to a more formal look. The dimensions shown are for a 6" x 6" post.



*Scaled out for
an 8x8
column*

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