



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** HDCADMRM-2019-00628

**DATE:** 22 November 2019

**ADDRESS OF PROPERTY:** 1631 S Mint St

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11908501

**OWNER/APPLICANT(S):** Anthony and Renee Pennington

**DETAILS OF APPROVED PROJECT:** Fence and True Repair & Maintenance. The project includes the installation of wood picket and wood privacy fencing on the property. A picket fence will be installed in the front yard on all three sides, the front yard fence support posts are to be 3' in height or less and the fence pickets should not exceed 30" in height. A matching 4' picket fence will be installed on the W. Kingston Ave side starting at the front corner of the house back to the mid-point on the house where a matching 5' wood picket fence will start. A 6' privacy fence will be installed where the current picket fence ties in to the house at the corner board/vertical trim board a few feet in front of the rear corner of the house. The privacy fence will be stepped in 2.5' from the sidewalk to provide room for landscape screening on the public facing (W. Kingston Ave) side of the fence. The new fencing will have vertical pickets butt-joined to substantial uprights and the fence heights will not exceed those stated with the exception of any decorative elements atop the posts, which may extend a reasonable proportional amount. Both sides of all of the fences will be the same or any framing members of the fence will face inward to the property. The finished fencing will be painted or stained after an appropriate curing time.

The project also includes true repair and maintenance including the repair/replacement of any damaged or missing siding and fascia boards to match the original in materials, size, design and dimensions. The existing brackets will be secured to the building. The gable end eaves will be reinforced and repaired to match the existing. The house and garage will be painted; any unpainted brick will remain unpainted. See attached exhibits labeled, '1631 S Mint St-Site Plan – November 2019', 'Picket Fence – November 2019', 'Privacy Fence – November 2019' and 'Repair Work – November 2019' (pages 1-4).

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6, Fences.
2. The applicable Policy & Design Guidelines for Fences and Walls (page 8.6) have been met.

**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.

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT


[www.charlotteplanning.org](http://www.charlotteplanning.org)


600 East Fourth Street  
Charlotte, NC 28202-2853  
PH: (704)-336-2205  
FAX: (704)-336-5123

Date: 11/22/2019

- 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.

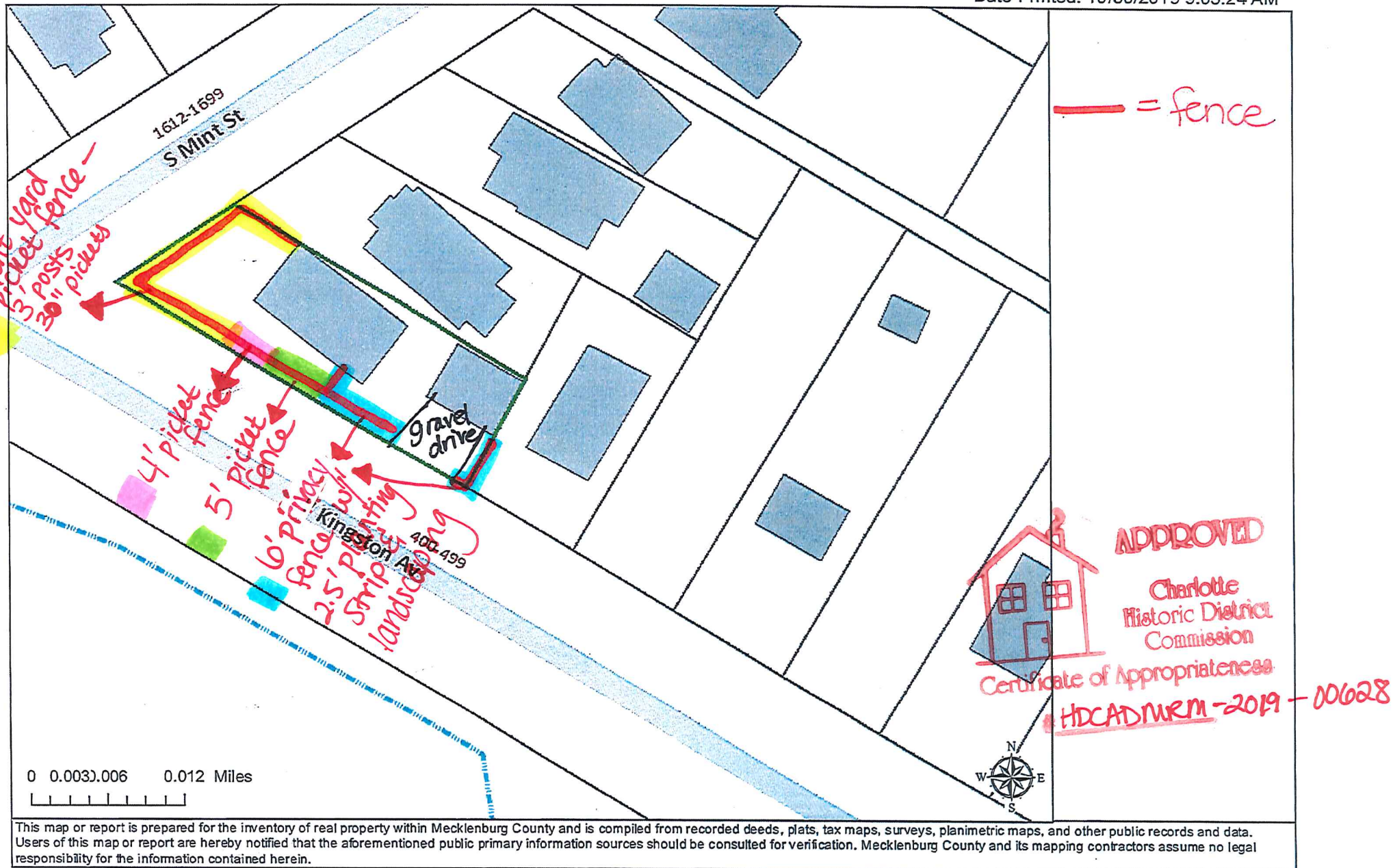
  
James Haden, Chairman

  
Staff

# Polaris 3G Map – Mecklenburg County, North Carolina

1631 S Mint St – Site Plan – November 2019

Date Printed: 10/30/2019 9:05:24 AM





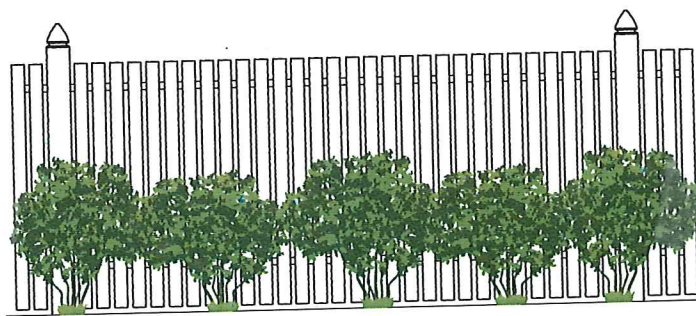
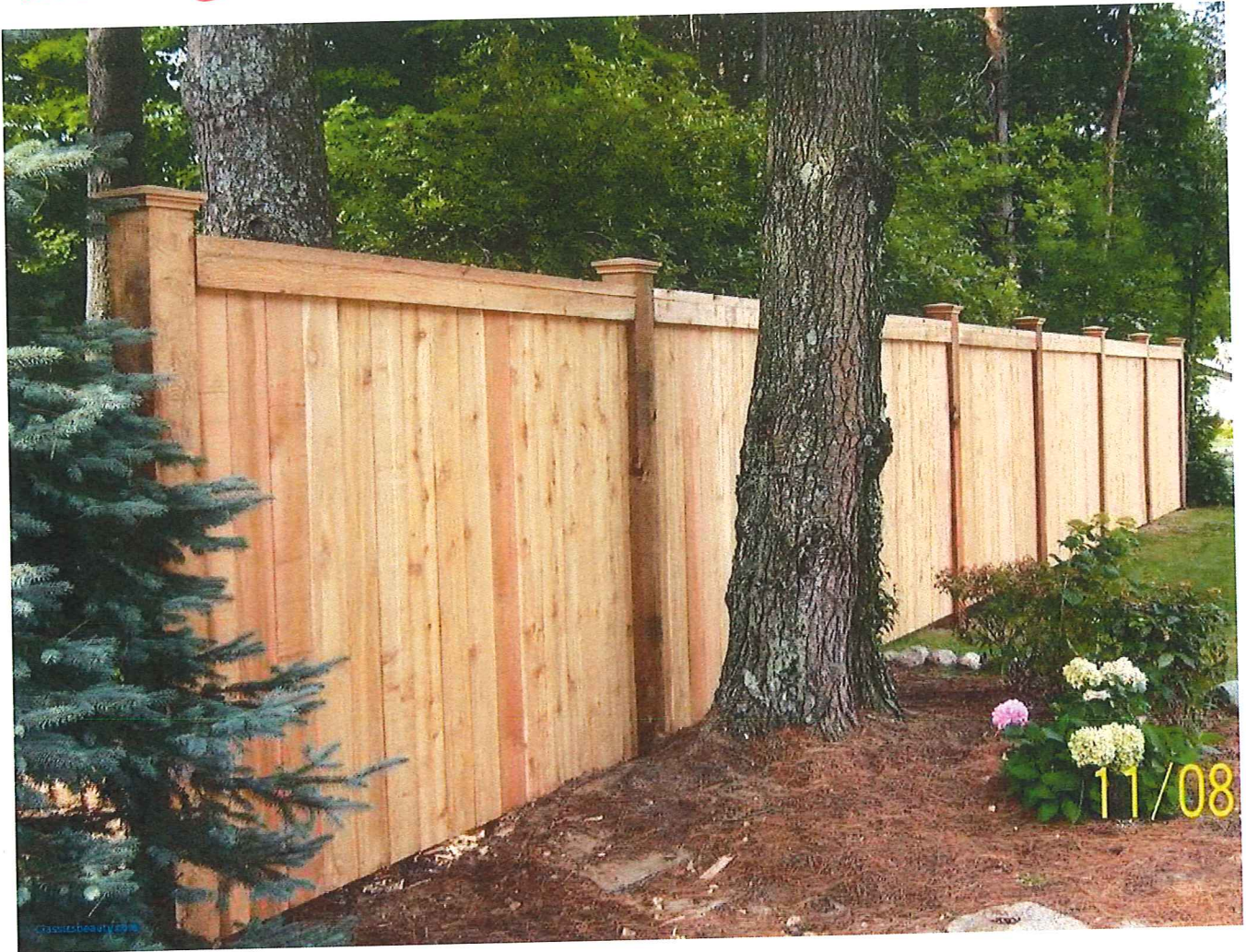
Picket Fence - November 2019



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# Privacy Fence - November 2019



Fences should be landscaped on public elevations.

## Privacy fence landscaping



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HDCADM-2019-0062

on	2. Historic District Review Process	3. Historic Districts & Architecture
	7. Additions	8. Guidelines for Private Sites

a 2.5' planting strip is to be provided along the right-of-way adjacent privacy fence to accommodate landscaping



# Repair work - November 2019

①

Planned Work for Mint Street Property—Page 5



Replacing all rotten fascia boards around the house using the same type of board that is currently used on the house.



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HDCAdmEM-2019-DD628



# Repair Work - November 2019 (2)

Planned Work for Mint Street Property—Page 6



Replace rotten, warped or missing boards with same type of existing boards.





# Repair Work - November 2019 (3)

Planned Work for Mint Street Property—Page 7



Replacing all rotten or warped boards with same type of existing boards.

Secure and repair any loose gables.

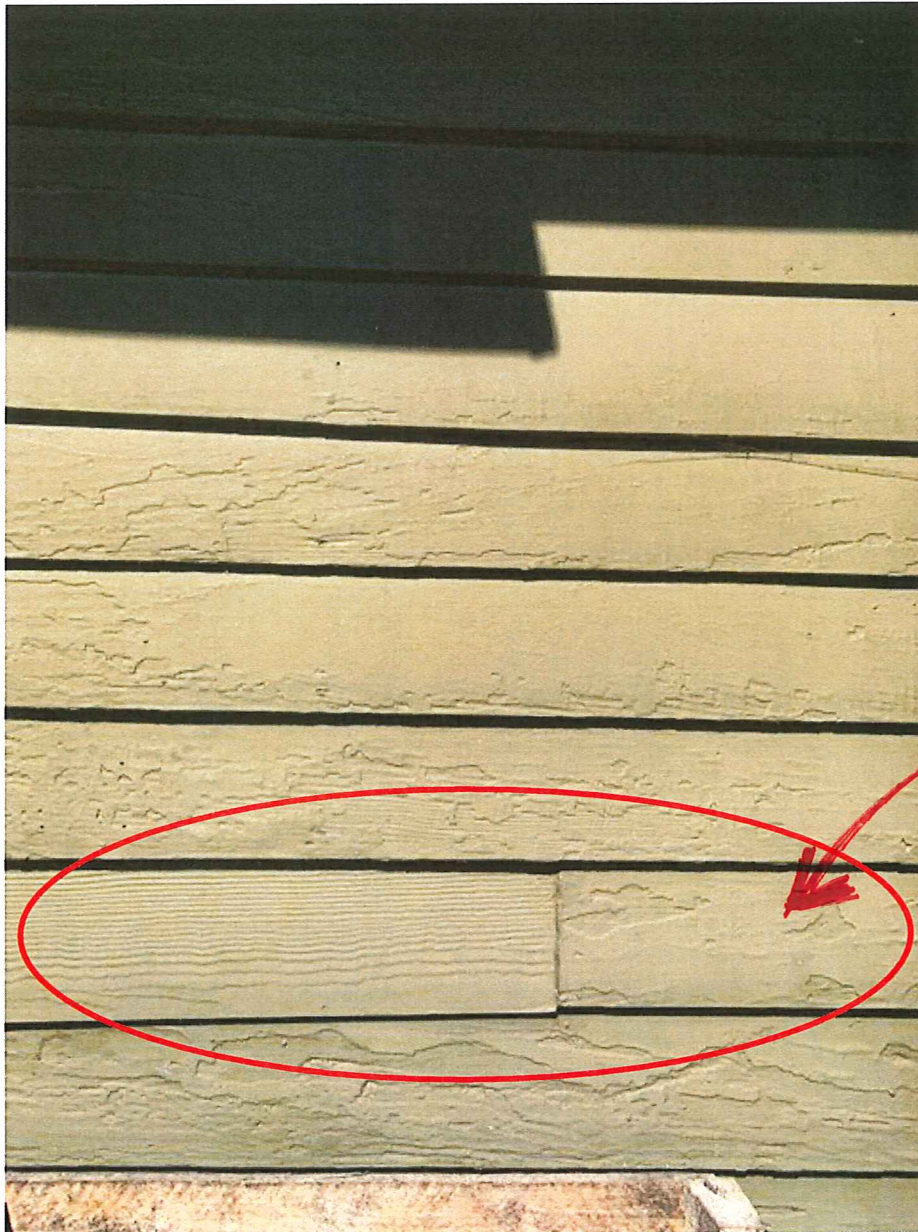




# Repair work - November 2019

(4)

Planned Work for Mint Street Property—Page 8



Siding  
to match  
original

Please note: All siding on house is not exact.  
There are existing boards on the house that look  
like they may have been replaced by previous  
owner.

