

**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1724 S. Mint Street

**SUMMARY OF REQUEST:** Addition

**APPLICANT:** Justin Nifong

The application was continued from July for accurate drawings and dimensions of the existing and proposed house.

**Details of Proposed Request**

*Existing Conditions*

The existing structure is a one story cottage style house constructed in 1936 near the corner of South Mint Street and West Boulevard. Adjacent structures include a quadraplex and one story cottage type houses.

*Proposal*

The proposal is the addition of a front gable which will replace the existing entrance. The new front porch includes a shed roof and columns on the existing porch deck. New materials will match existing.

*Revised Proposal – August 12, 2015*

Plan revisions include the following:

- Accurate drawings of the existing house.
- Porch rail details.
- Replacement of front gable additions with a shed dormer on the left side.
- Overall height +/-19'-5".
- Proposed circular driveway in the front yard.

**Policy & Design Guidelines - Additions**

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>Size</b>	the relationship of the project to its site
b. <b>Scale</b>	the relationship of the building to those around it
c. <b>Massing</b>	the relationship of the building's various parts to each other
d. <b>Fenestration</b>	the placement, style and materials of windows and doors
e. <b>Rhythm</b>	the relationship of fenestration, recesses and projections
f. <b>Setback</b>	in relation to setback of immediate surroundings
g. <b>Materials</b>	proper historic materials or approved substitutes
h. <b>Context</b>	the overall relationship of the project to its surroundings

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

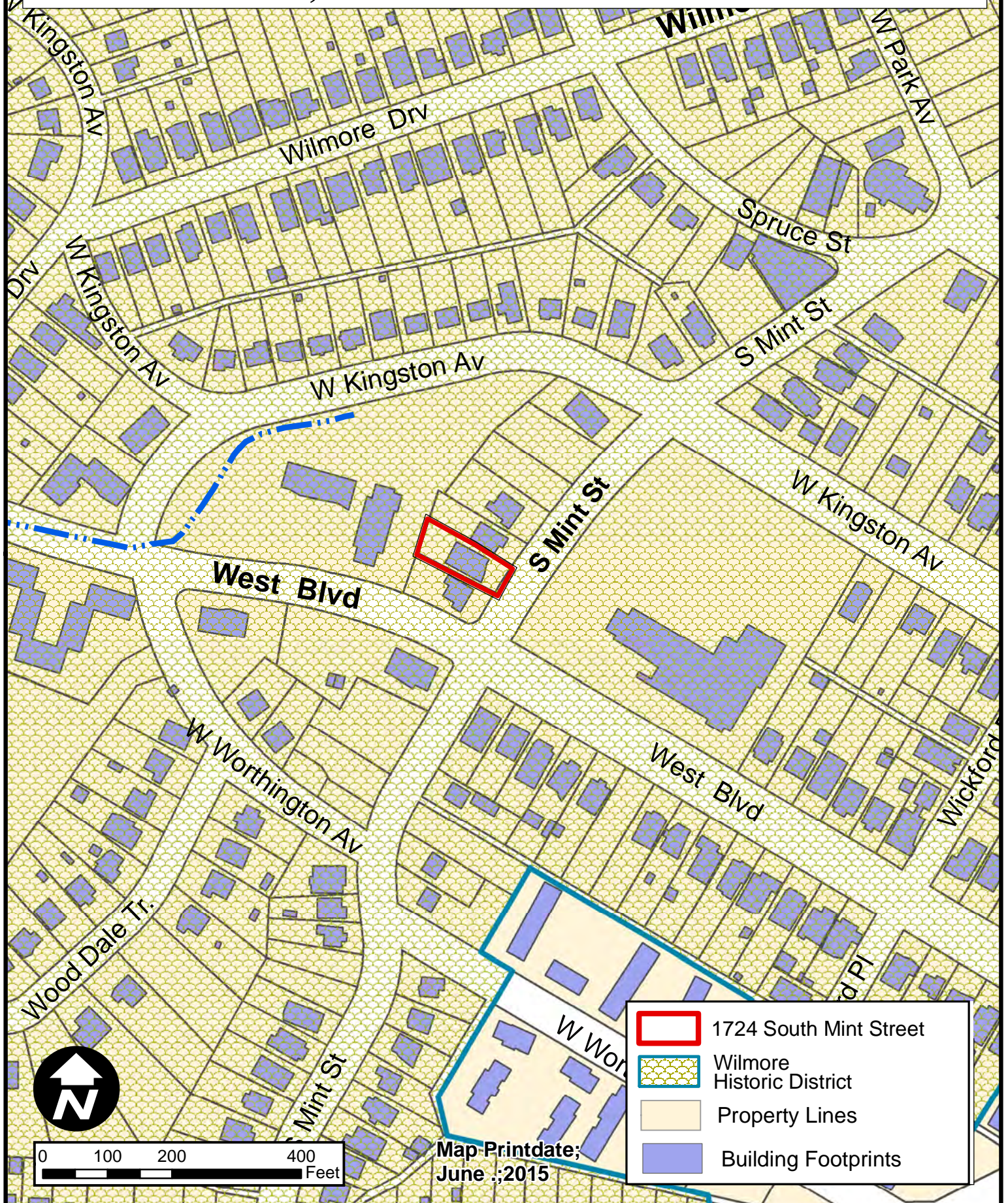
**Staff Analysis**

The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context. The HDC will also determine if an exception should be allowed for the circular driveway in the front yard.



# *Charlotte Historic District Commission - Case 2015-135*

## *Historic District; Wilmore*





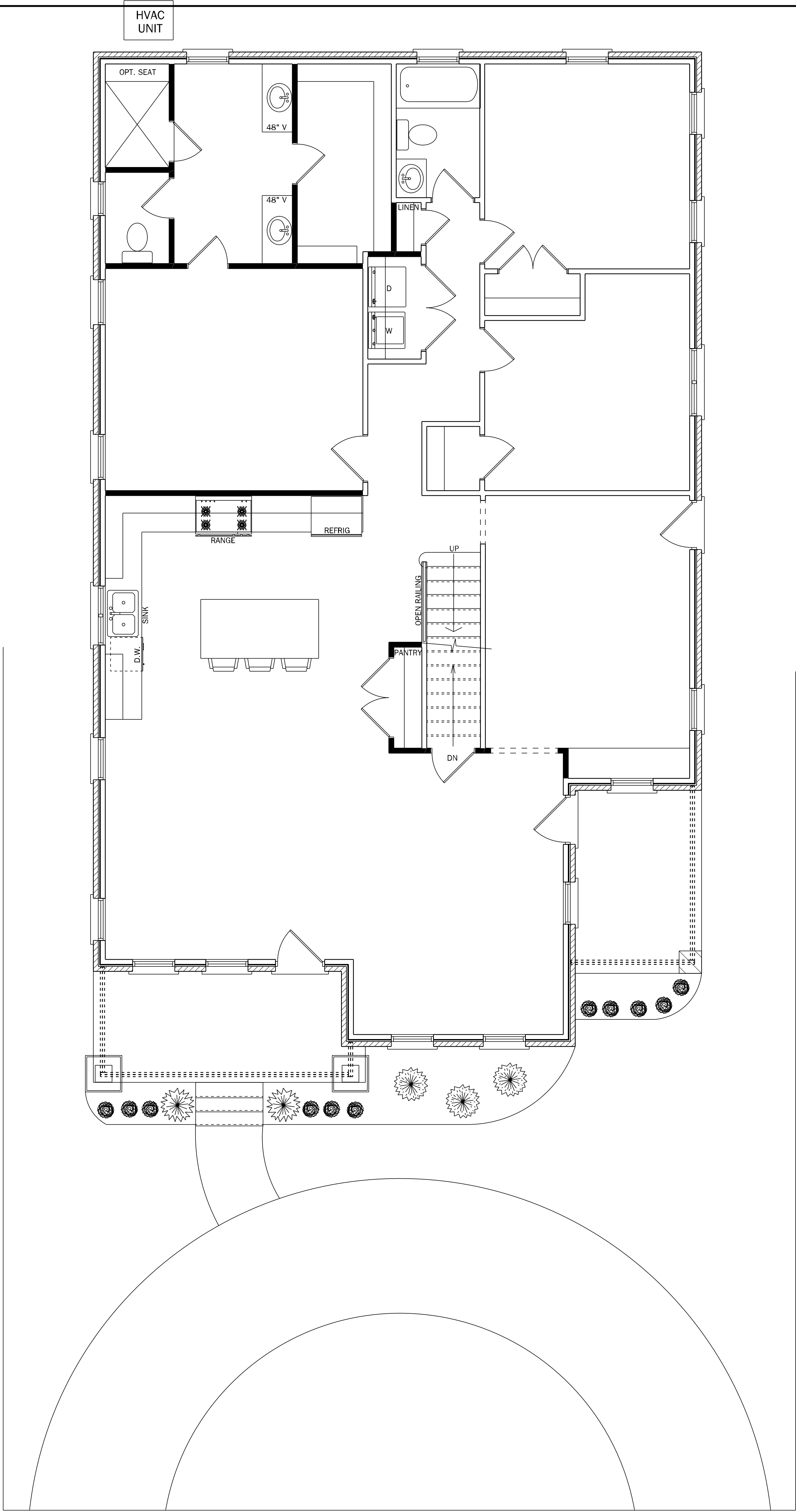


1724 Mint Street Front Elevation



1724 Mint St Rear Elevation

**GENERAL NOTES**  
1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL AFFICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHAVA MFS.  
2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.  
3 ALL DIMENSION SHOULD BE READ OR CALCULATED AND NEVER SCALED.  
4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.  
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7 ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.  
8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.  
9 FRAME WALLS ARE DRAIN AT 3/12" WIDE, U.N.O.



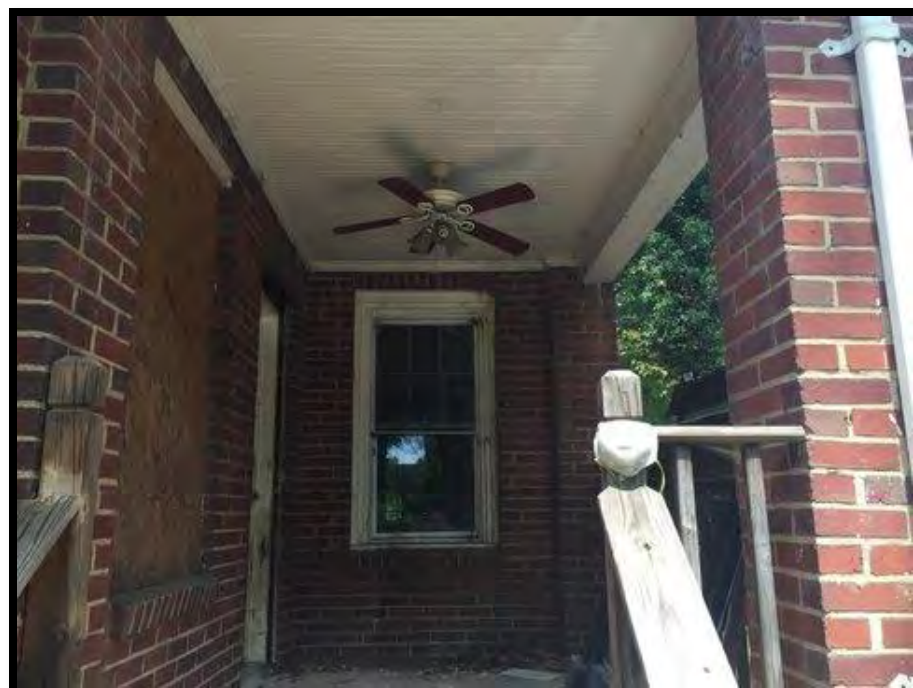
**LANDSCAPE PLAN**

SCALE: 1/4" = 1'-0"













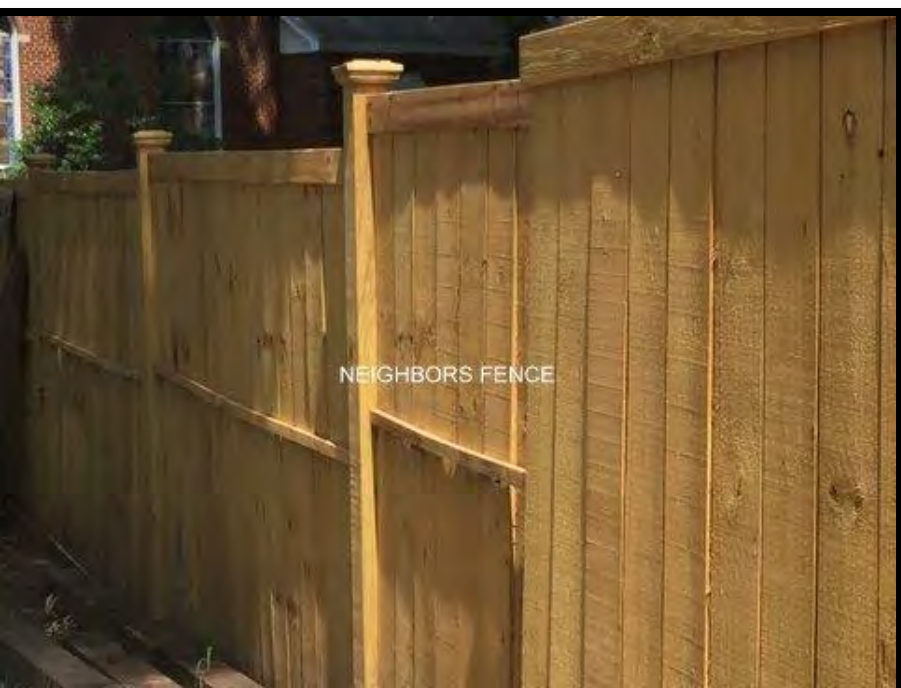














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JULY 2015



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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B D

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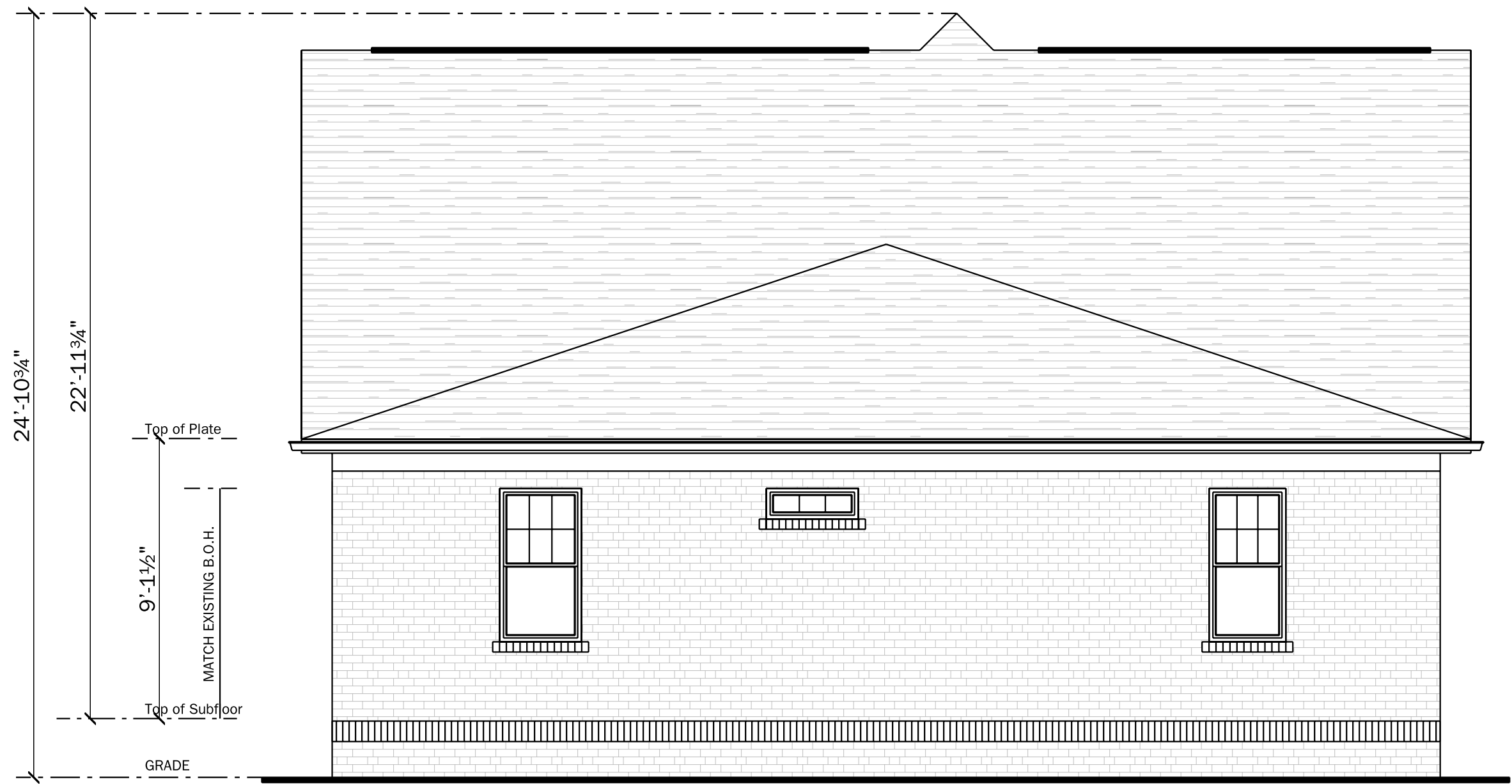
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MINT ST RENOVATION  
1724 Mint Street  
Charlotte  
North Carolina

PAGE: 10  
FRONT

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JULY 2015



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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REAR

11

PAGE:





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AUGUST 2015



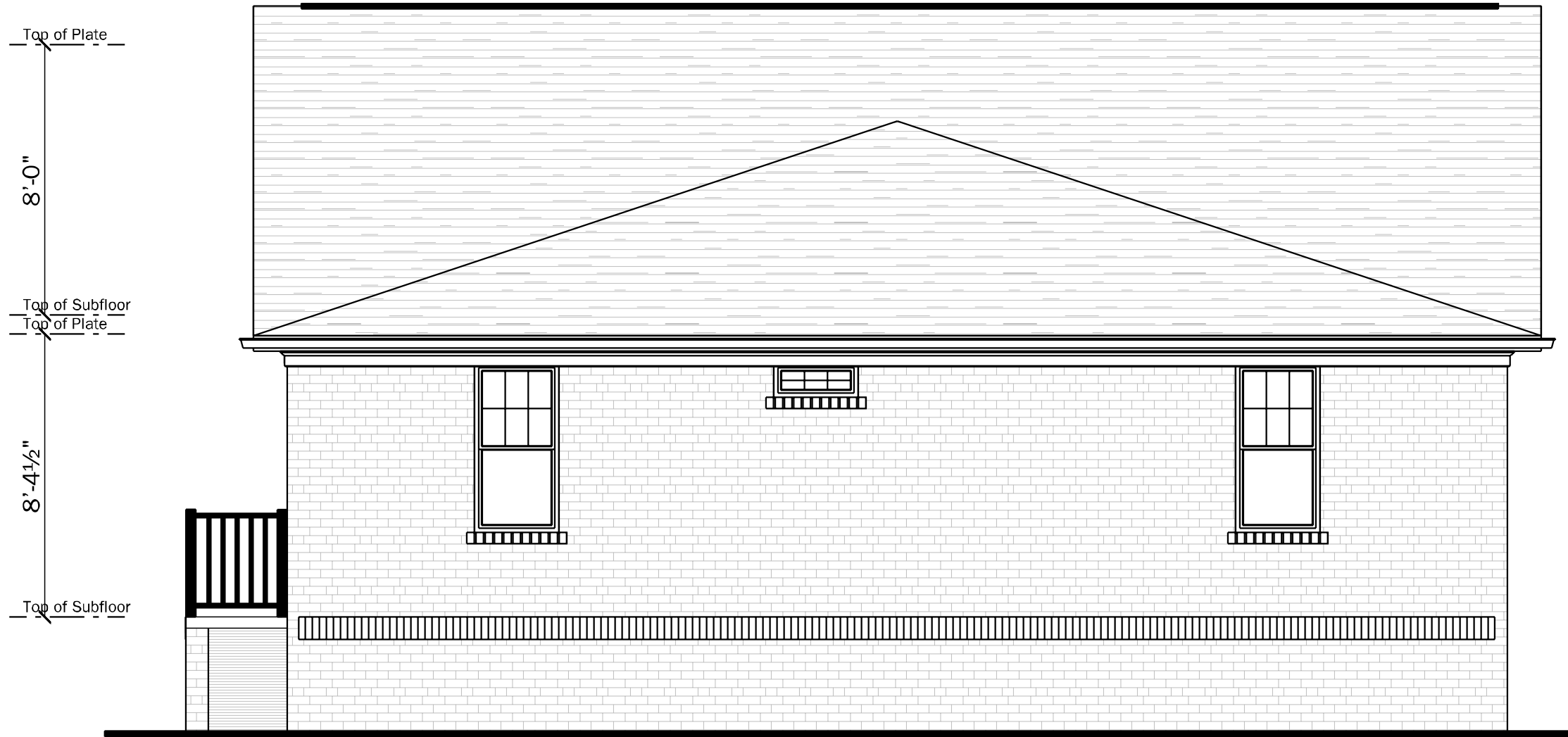
NEW FRONT ELEVATION

SCALE: 1/4" = 1'-0"



NEW RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



NEW REAR ELEVATION

SCALE: 1/4" = 1'-0"

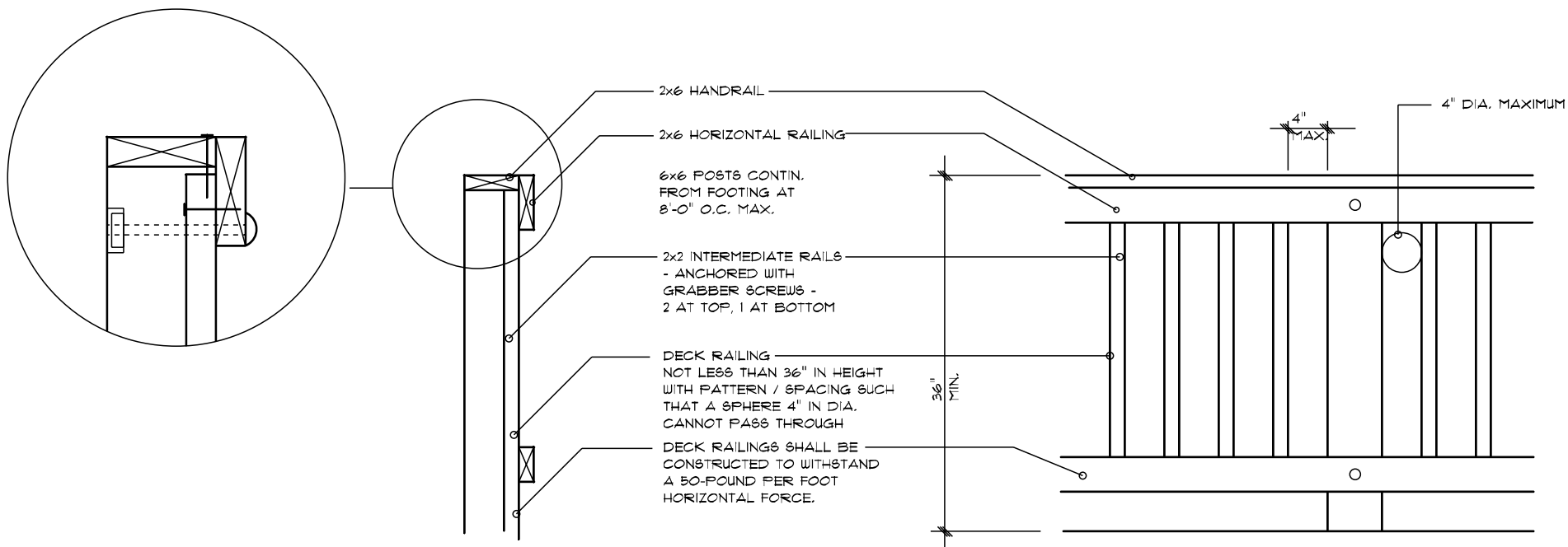


NEW LEFT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

- ALUMINUM CLAD WINDOWS WITH BRICK MOLD

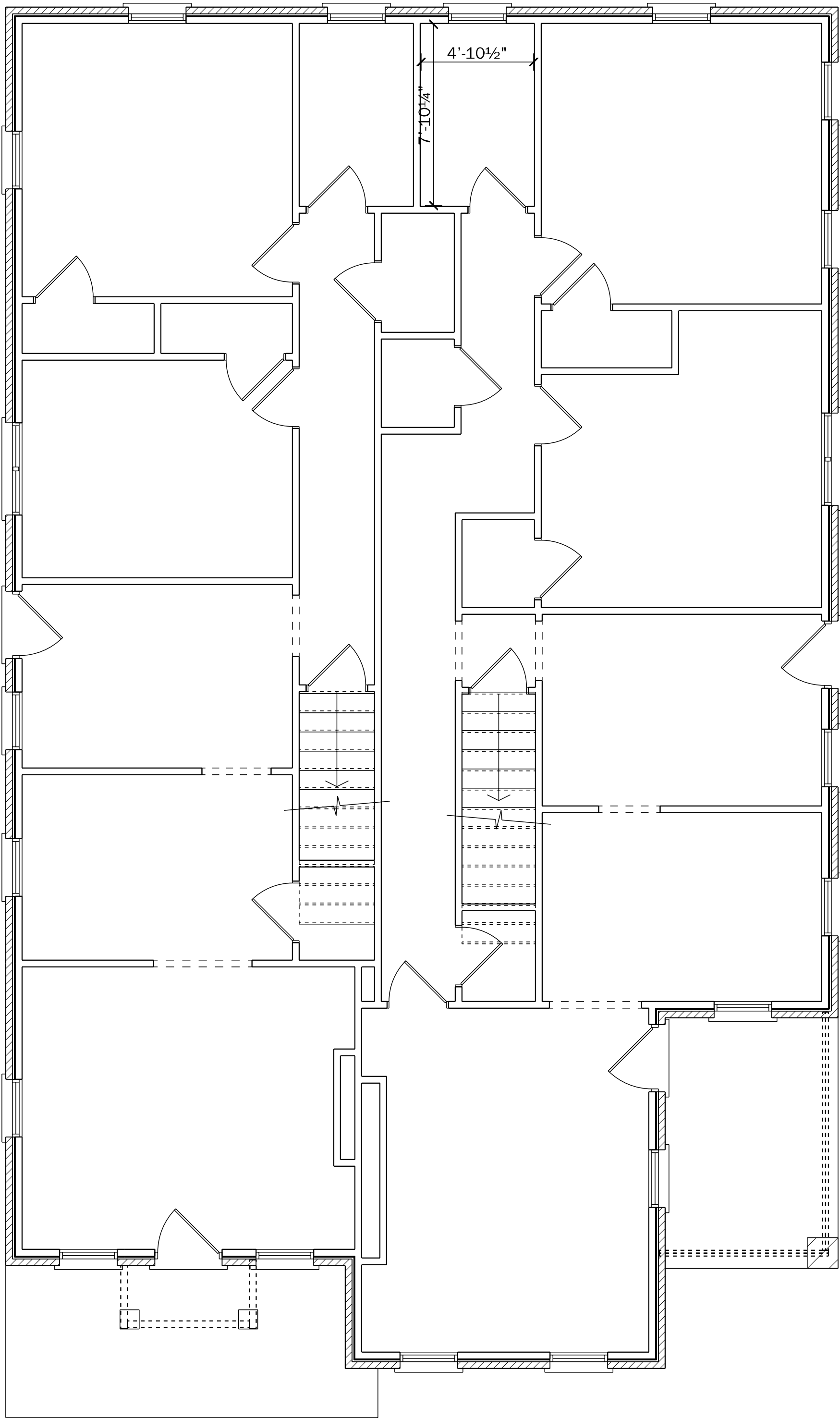


RAILING DETAIL

SCALE: 3/8" = 1'-0"



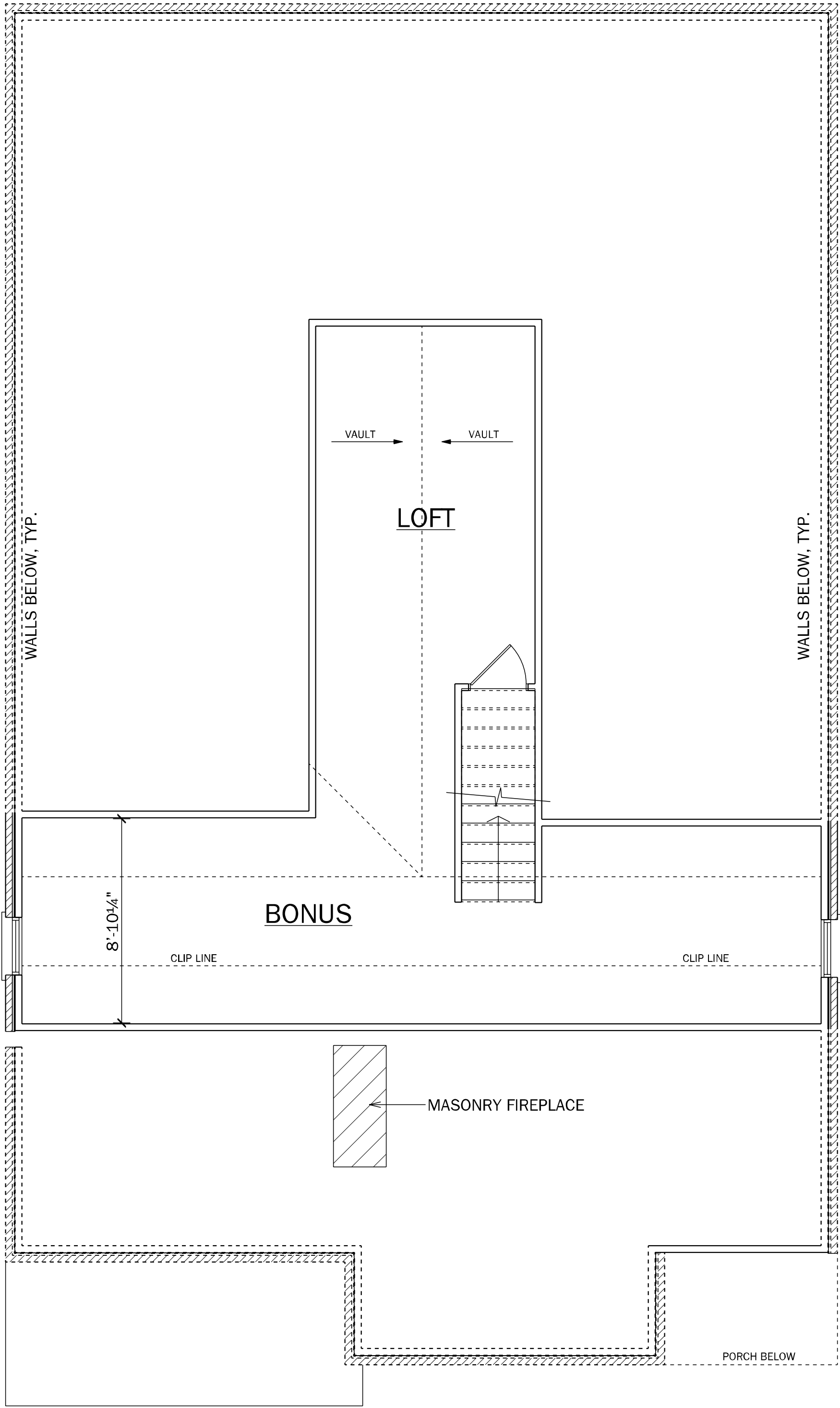
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**EXISTING 1ST FLOOR**  
SCALE: 1/4" = 1'-0"



**EXISTING FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

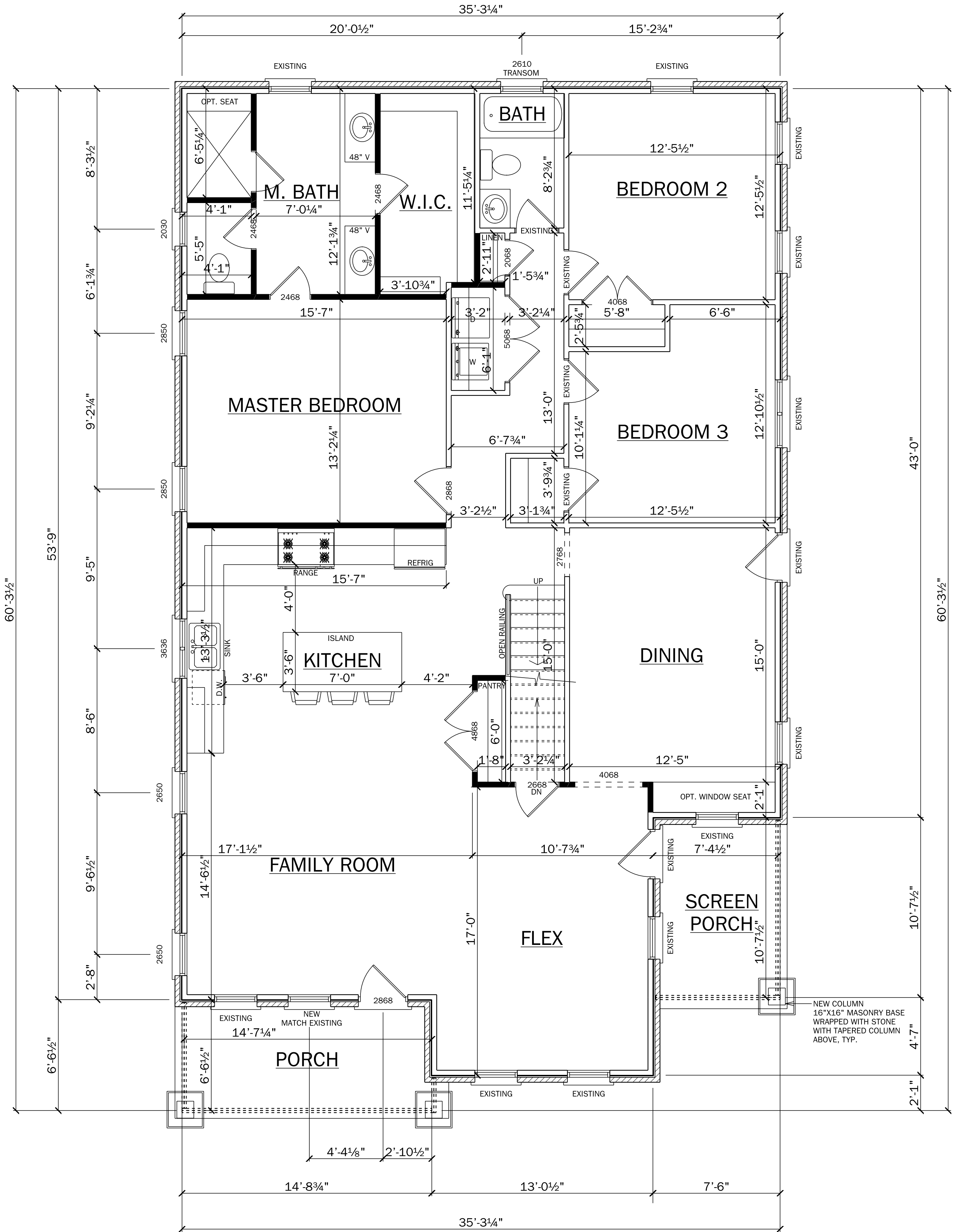


**EXISTING 2ND FLOOR**  
SCALE: 1/4" = 1'-0"



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JULY 2015



NEW FIRST FLOOR  
SCALE: 1/4" = 1'-0"

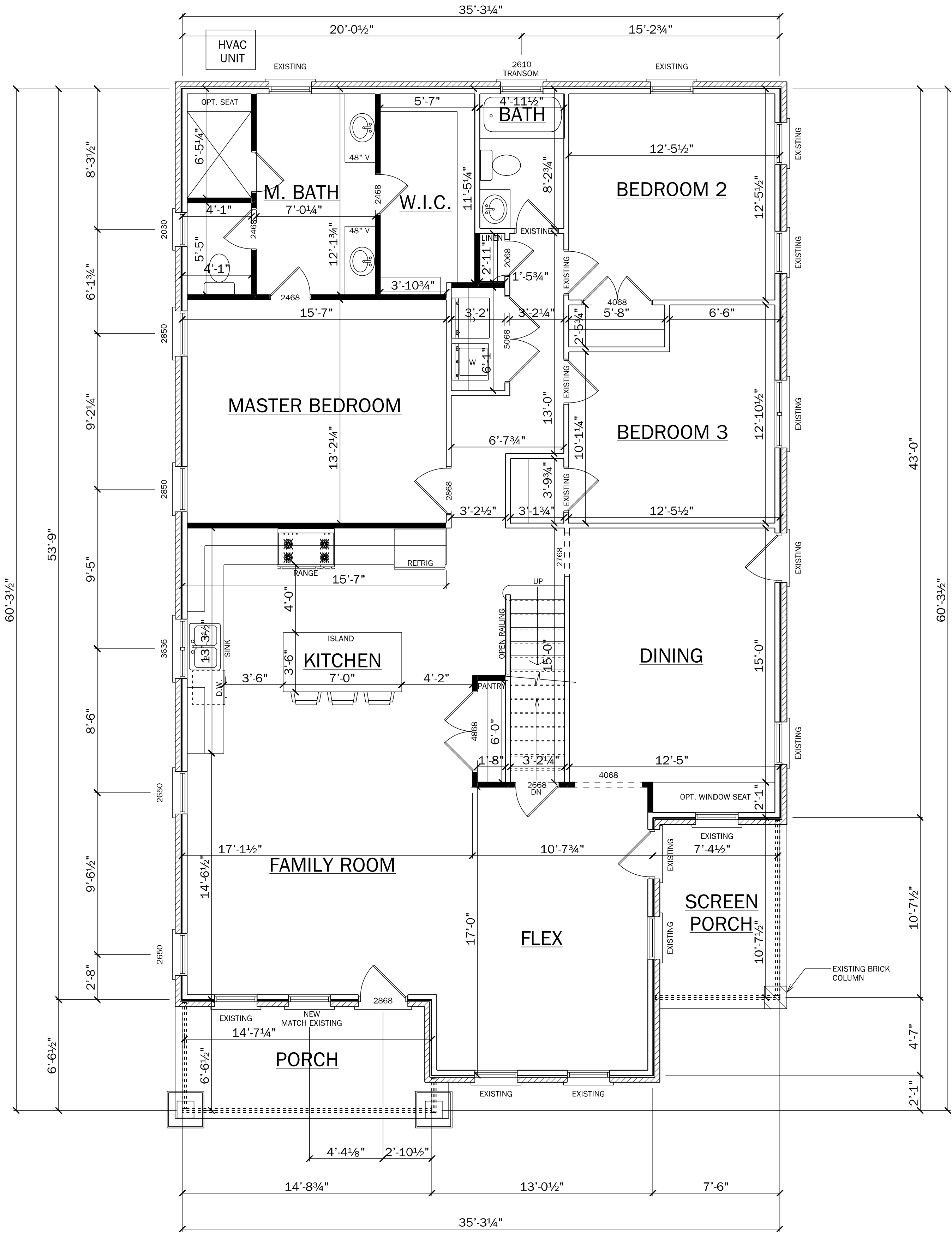
— = EXISTING WALLS  
— = NEW WALLS

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR	1873.3 sq. ft.
FRONT PORCH	98.8 sq. ft.
SIDE PORCH	80.6 sq. ft.
SECOND FLOOR	645.5 sq. ft.



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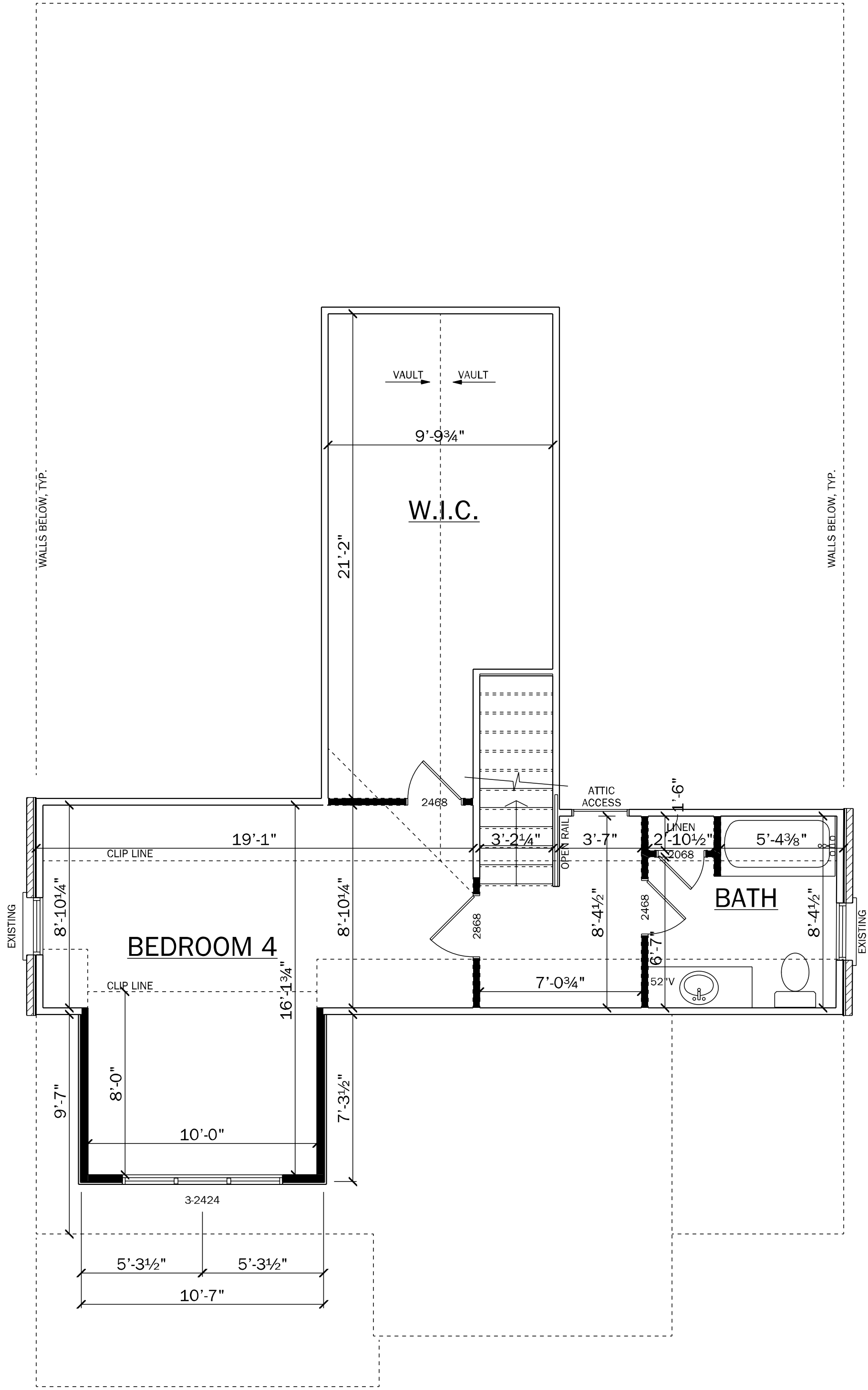
AUGUST 2015



NEW FIRST FLOOR  
SCALE: 1/4" = 1'-0"

— = EXISTING WALLS  
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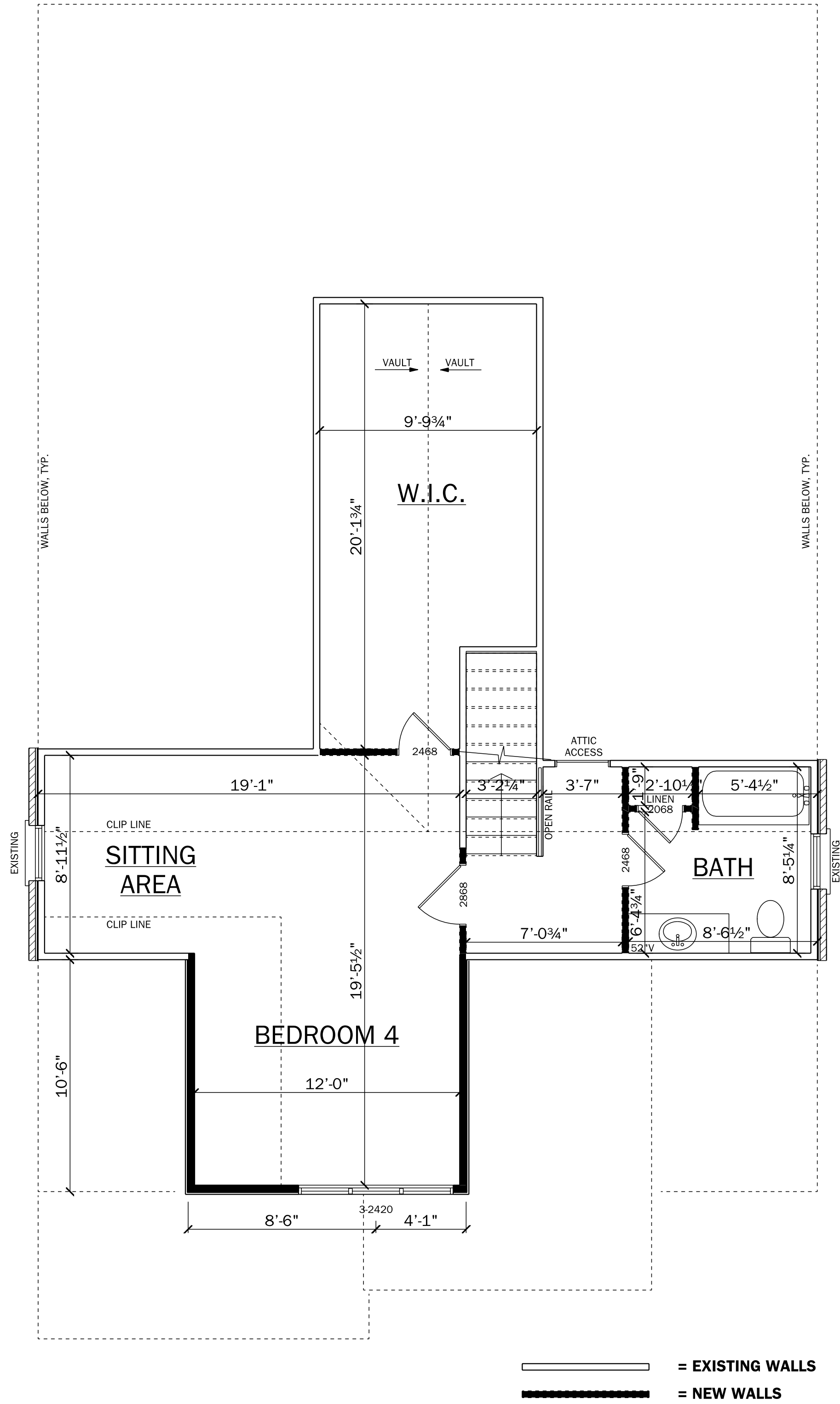


NEW SECOND FLOOR  
SCALE: 1/4" = 1'-0"

— = EXISTING WALLS  
— = NEW WALLS

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