

---

**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1508/1510 South Mint Street

**SUMMARY OF REQUEST:** Fenestration changes, signage, dormer addition, site features, tree removal

**APPLICANT:** Bruce Gaiser (Robert and Joan Rash, Owner)

---

### **Details of Proposed Request**

#### *Existing Conditions*

The existing structure is a two story structure constructed in 1926. The current use is office. The existing façade is painted brick. Several fenestration changes and additions have been made over the years prior to the establishment of the Dilworth Local Historic District.

#### *Proposal*

The proposal is a group of changes to the façade and site work. Front façade changes include the addition of shutters, removal of an existing window opening, addition of a hipped dormer on the front below the ridge, extension of a brick wall on the right side and new arched entrance. Changes to the right side include a new door and deck expansion. Changes to the left elevation are a new sign and windows. Site work includes the removal of a mature tree in the rear yard, brick sidewalk and bluestone porch decking. The applicant is requesting cementitious siding on the new gable.

### **Policy & Design Guidelines – Windows and Doors, page 26**

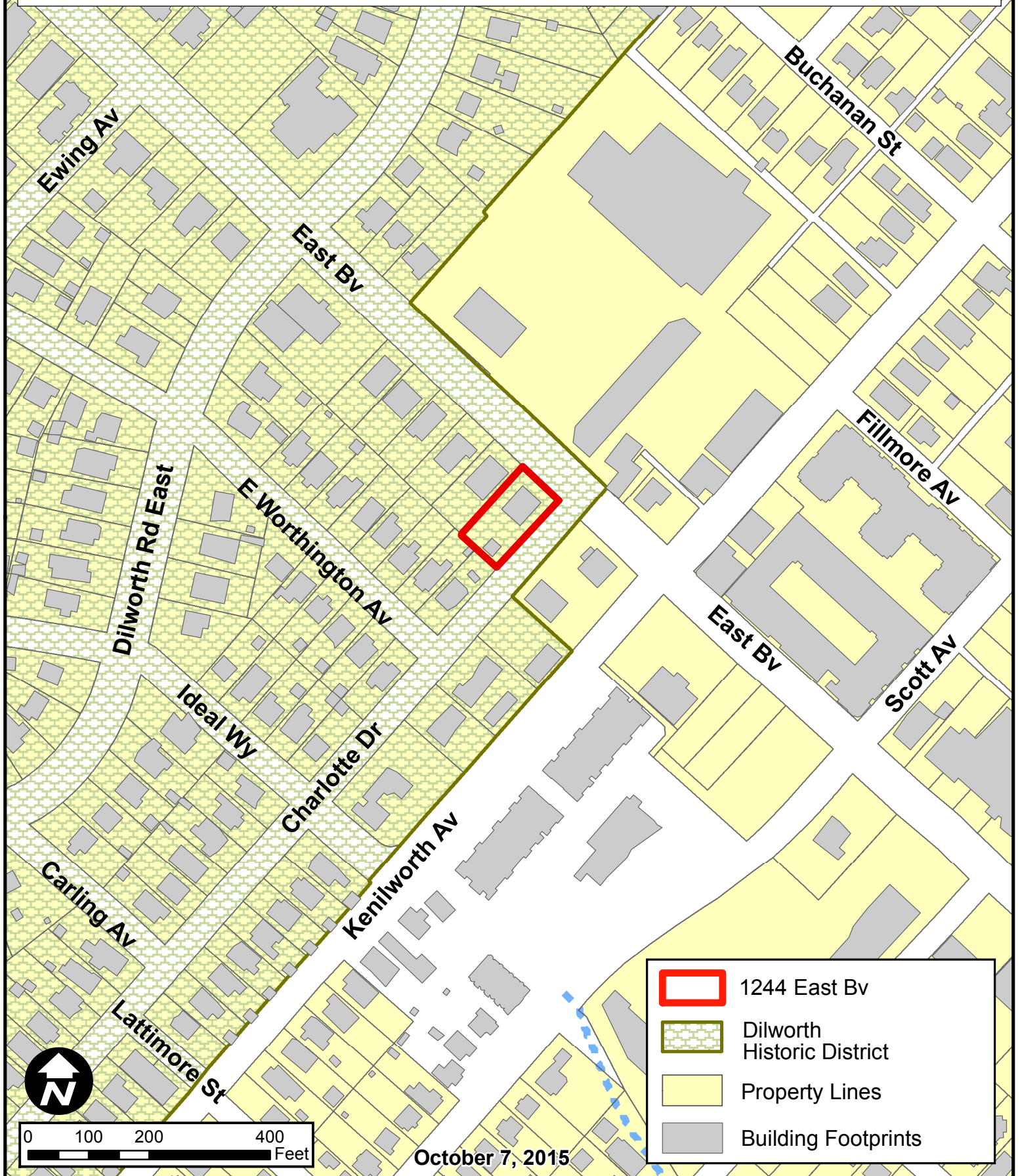
1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.
7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.

### **Staff Analysis**

The HDC will determine if the proposal meets the guidelines for Fenestration, Rhythm, Materials and Context.

# *Charlotte Historic District Commission - Case 2015-214*

## *Historic District: Dilworth*



THIS IS TO CERTIFY THAT ON THE 9TH DAY OF SEPTEMBER, 2015 I, SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE PROPERTY LINES, AND THE IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.

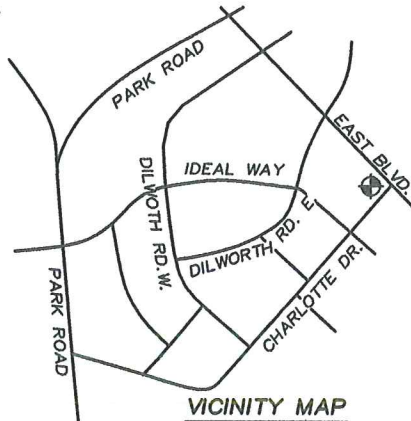
**NOTES:**

ZONING IS B-1(CD).

SETBACKS PER B-1 ZONING. OTHER SETBACKS, RIGHT OF WAYS OR EASEMENTS MAY EXIST WHICH MAY NOT BE SHOWN.

NO SIDE YARD REQUIRED BUT A MINIMUM OF 8' OF BUILDING SEPARATION MUST BE MAINTAINED.

SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.



VICINITY MAP

SIGNED

JOHN A. CHRISTIAN II  
PROFESSIONAL LAND SURVEYOR  
JACK R. CHRISTIAN & ASSOCIATES  
7811 OLD CONCORD RD, CHARLOTTE, N.C. 28213  
PHONE: (704)596-2214

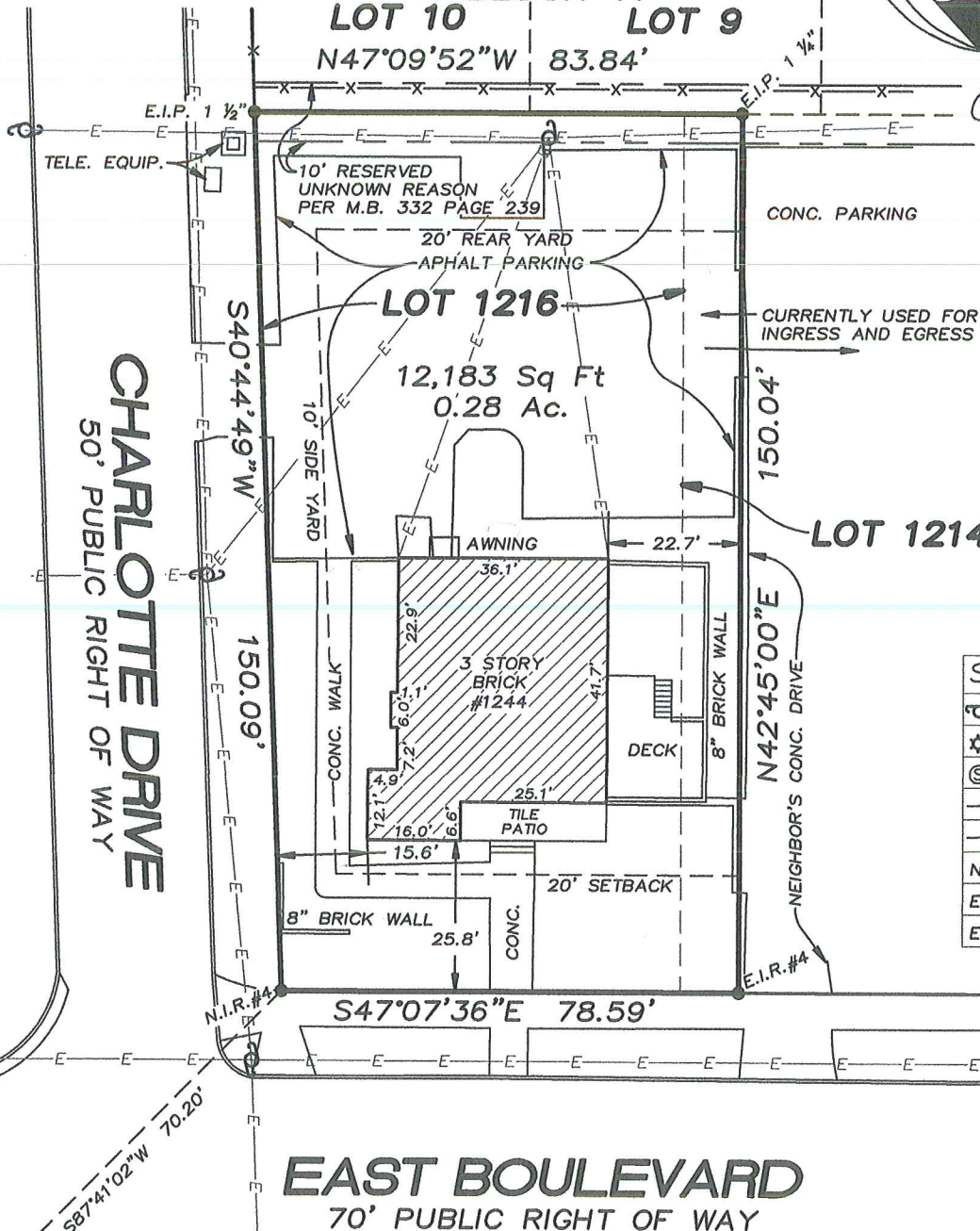
DILWOR2001  
FB#322



M.B. 3 PAGE 9, DILWORTH

**BLOCK 11**  
**LOT 10** **LOT 9**

N47°09'52"W 83.84'



**SYMBOL LEGEND**

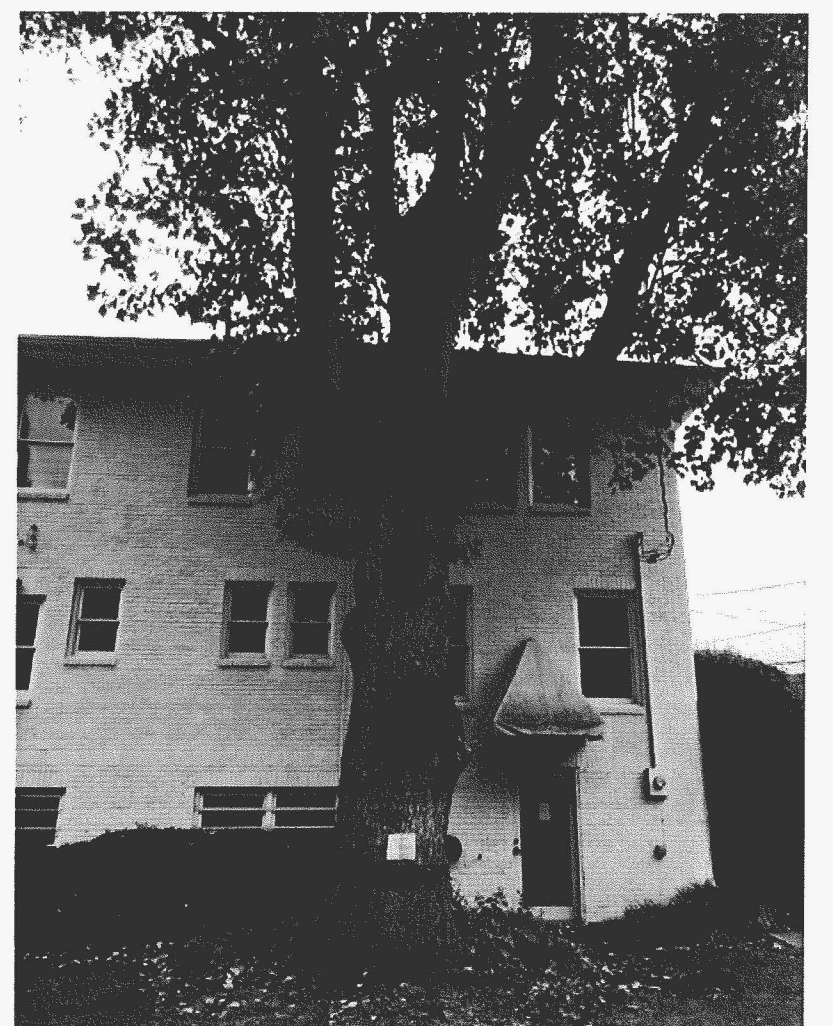
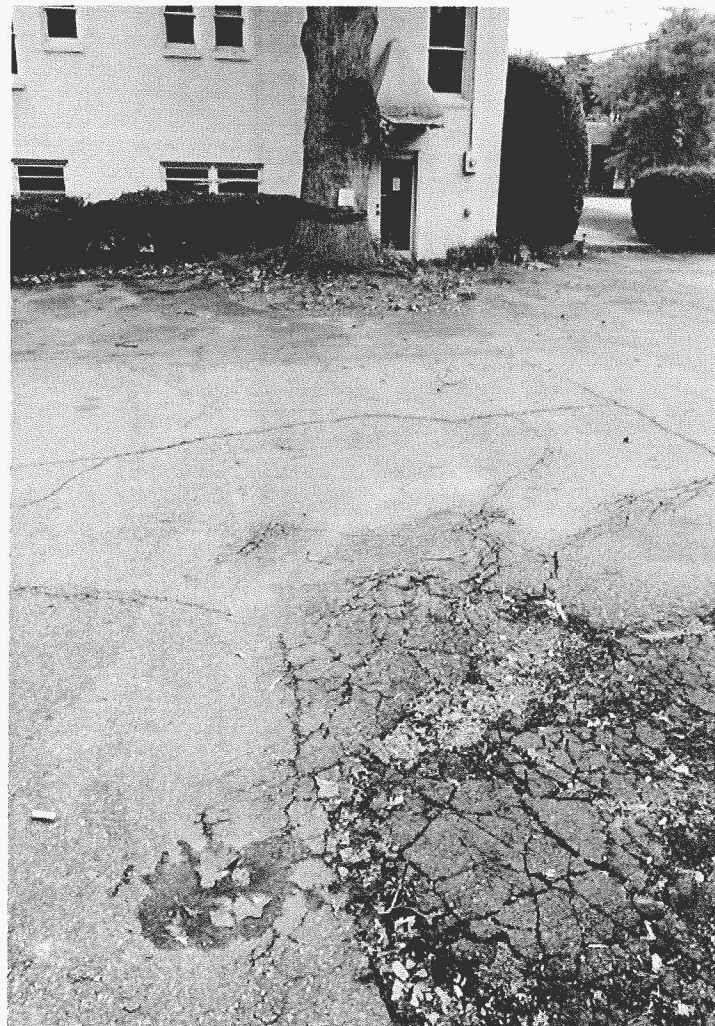
⦿	POWER POLE
⊙	LIGHT POLE
⊗	SEWER MAN HOLE
—E—E—	ELECTRIC LINE
—X—X—	FENCE LINE
N.I.R.	NEW IRON REBAR
E.I.P.	EXISTING IRON PIPE
E.I.R.	EXISTING IRON REBAR

**EAST BOULEVARD**  
70' PUBLIC RIGHT OF WAY





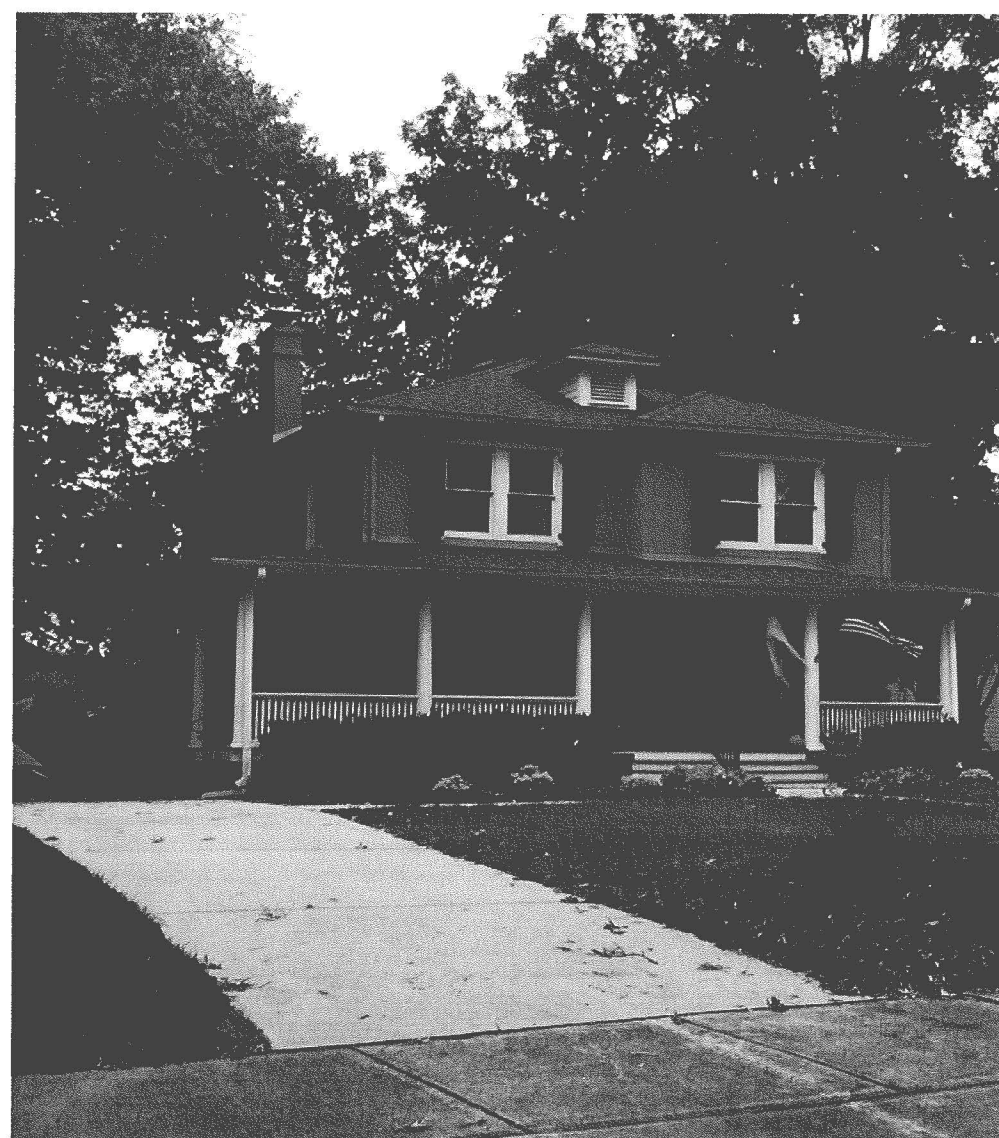
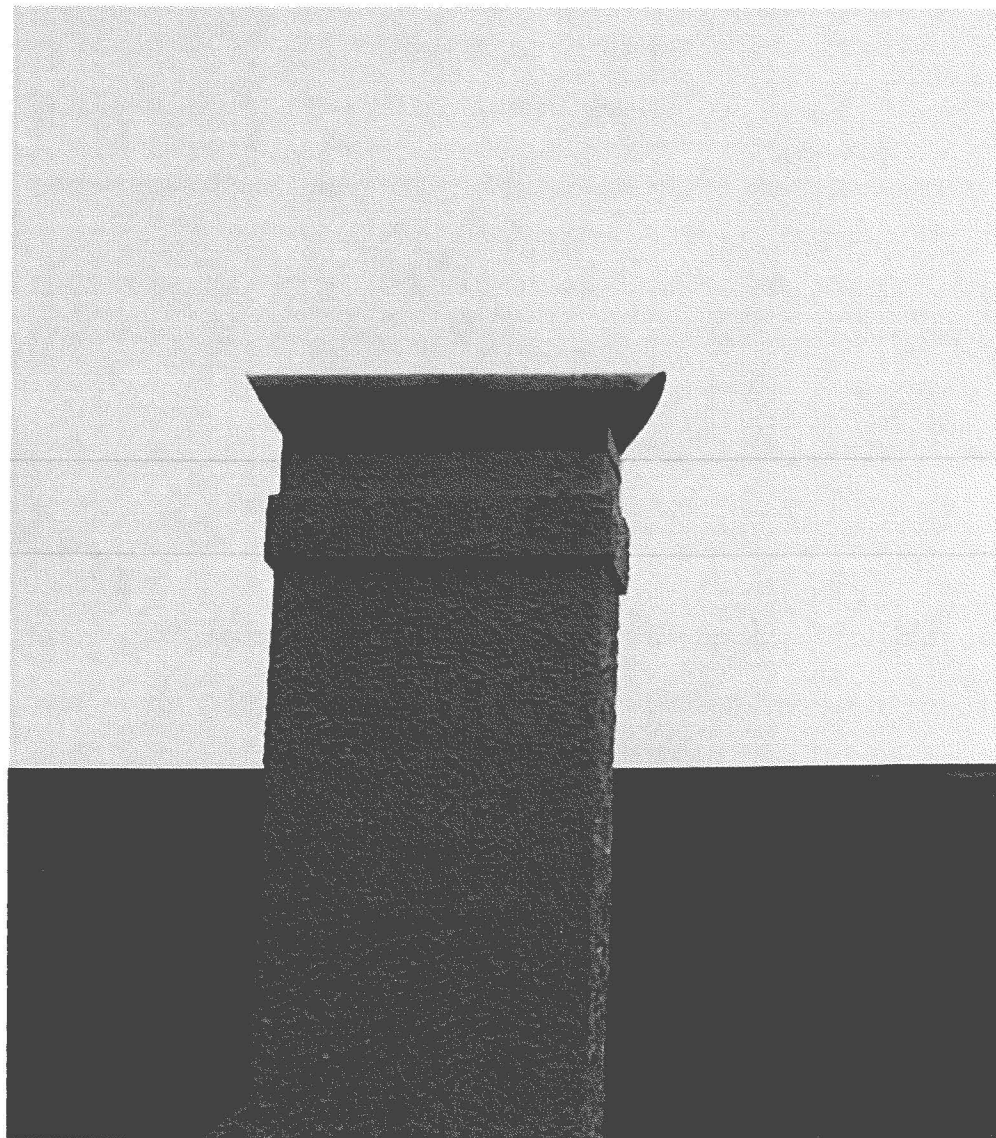












1 2 4 4      E A S T      B O U L E V A R D



EAST BOULEVARD



EAST BOULEVARD



BUILDING MODIFICATIONS FOR GIVING TREE REALTY  
1 2 4 4 EAST BOULEVARD CHARLOTTE, NC

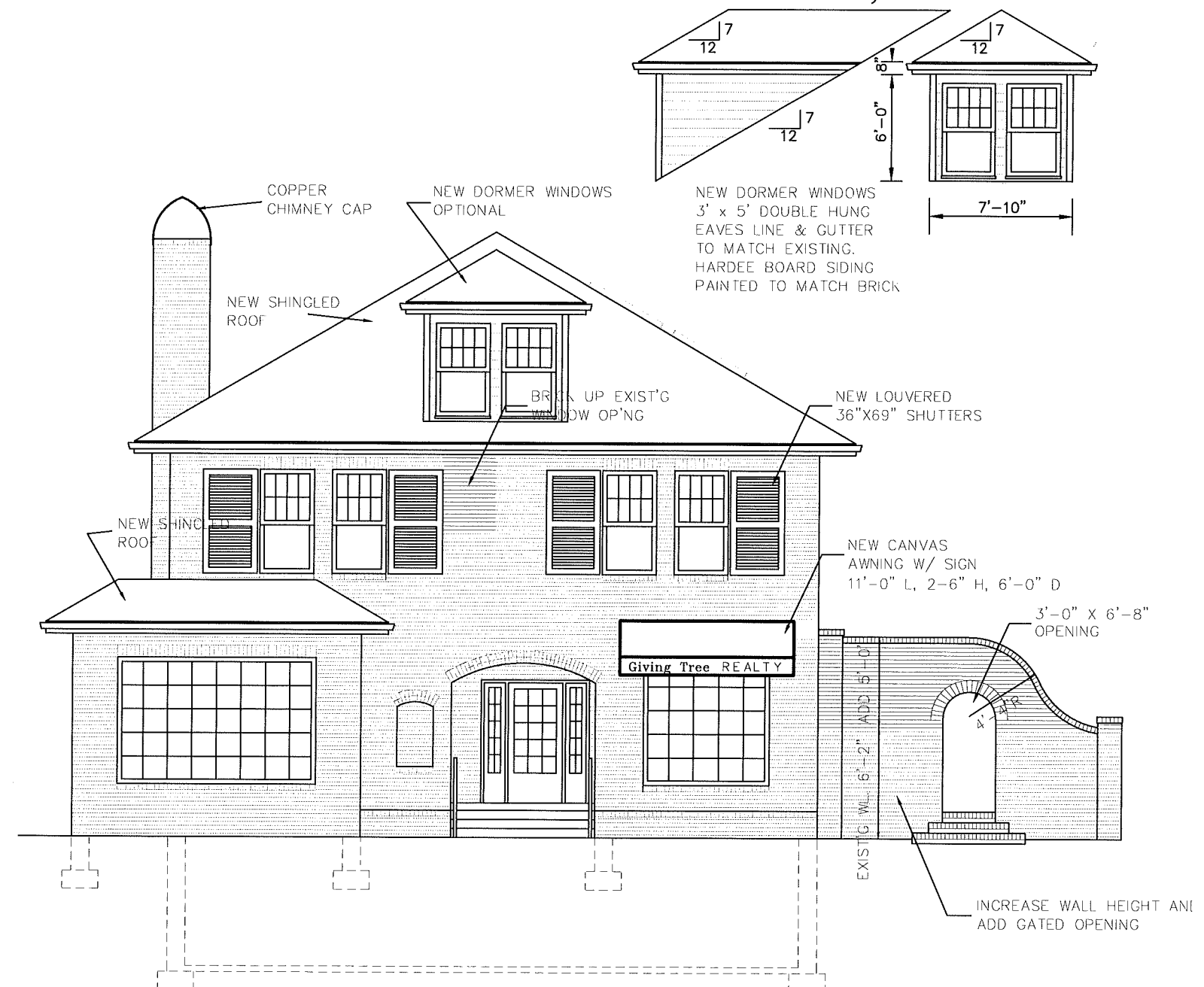


FRONT ELEVATION — EXISTING

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



GRAPHIC SCALE IN FEET



FRONT ELEVATION — REVISED

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



GRAPHIC SCALE IN FEET

BUILDING MODIFICATIONS FOR GIVING TREE REALTY

1 2 4 4 E A S T B O U L E V A R D

C H A R L O T T E, N C



RIGHT SIDE ELEVATION — EXISTING

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

0 1 2 3 4 5 10 15

GRAPHIC SCALE IN FEET



RIGHT SIDE ELEVATION — REVISED

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

0 1 2 3 4 5 10 15

GRAPHIC SCALE IN FEET

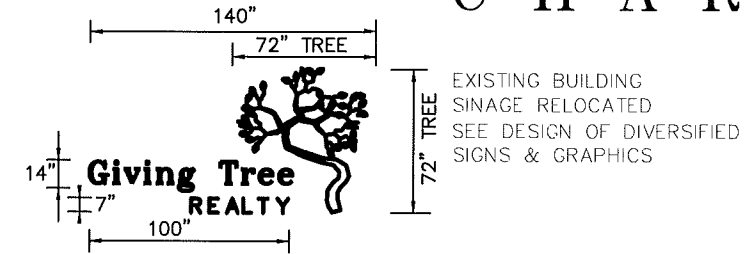


# BUILDING MODIFICATIONS FOR GIVING TREE REALTY

## 1 2 4 4 E A S T B O U L E V A R D

## C H A R L O T T E, N C

MAIN ID SIGN – SEE

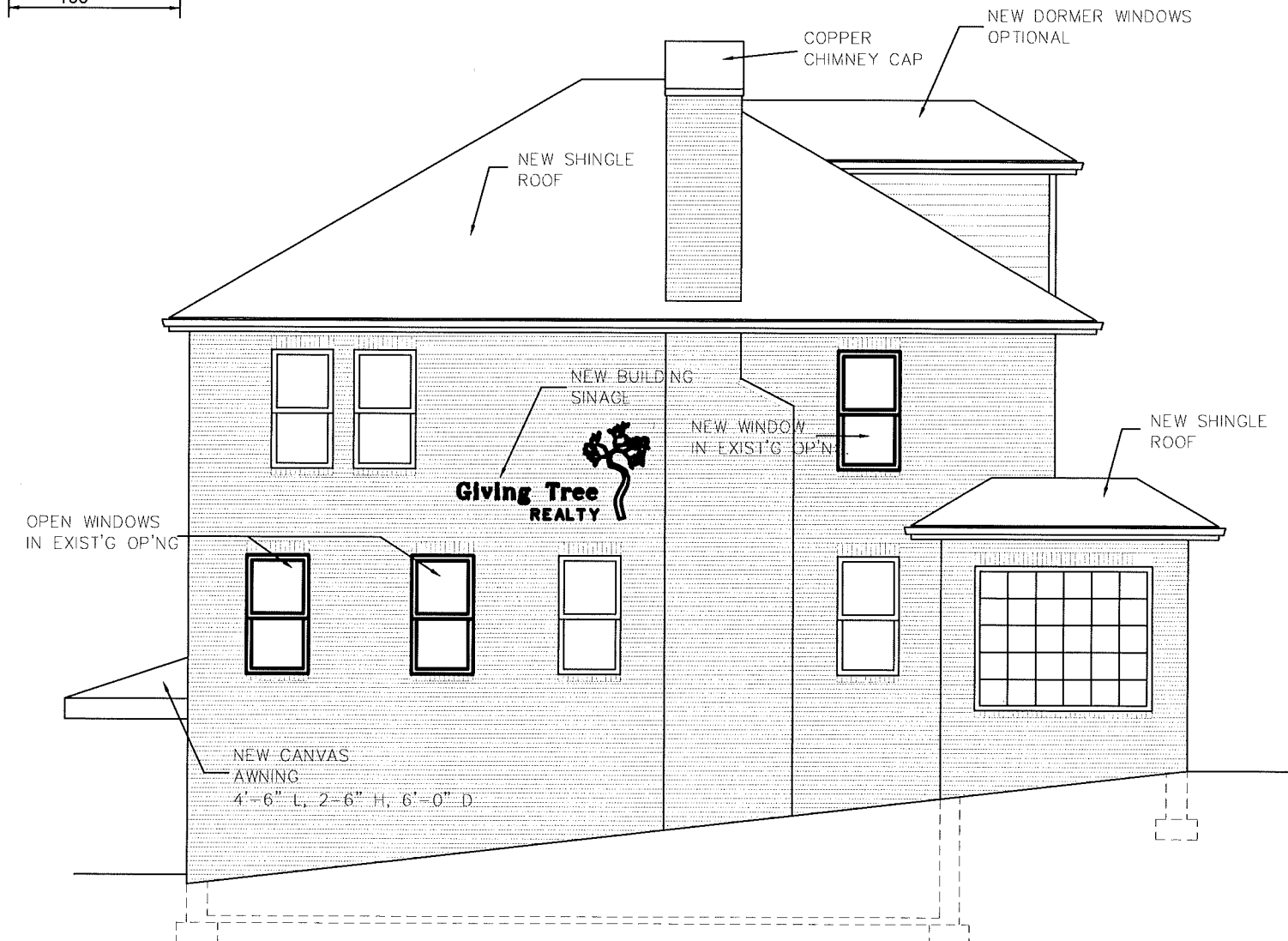


LEFT SIDE ELEVATION – EXISTING

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

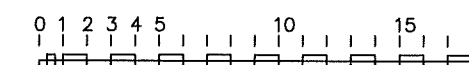


GRAPHIC SCALE IN FEET



LEFT SIDE ELEVATION – REVISED

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



GRAPHIC SCALE IN FEET

BUILDING MODIFICATIONS FOR GIVING TREE REALTY

1 2 4 4 E A S T B O U L E V A R D

C H A R L O T T E, N C

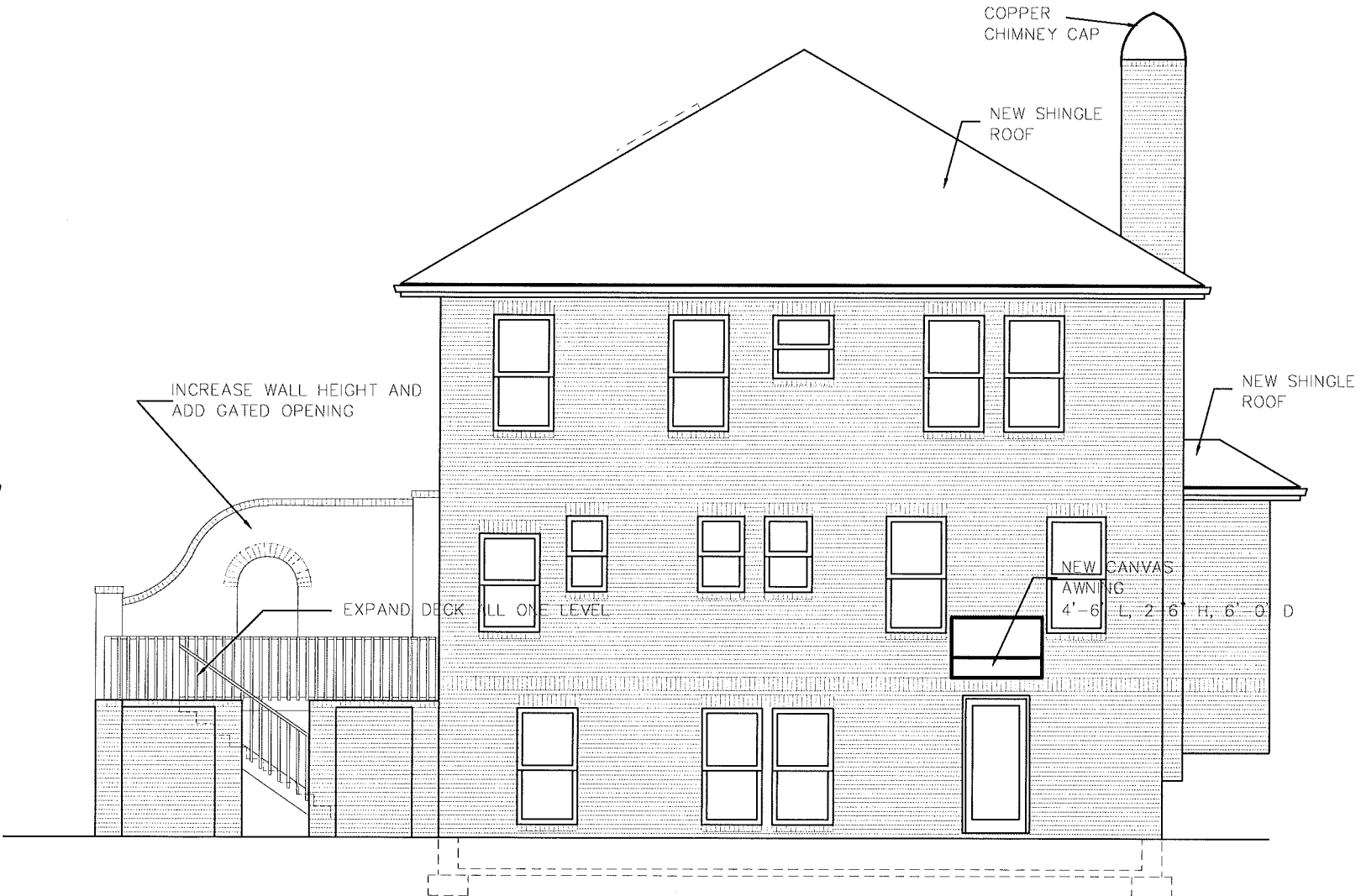


REAR ELEVATION — EXISTING

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

0 1 2 3 4 5 10 15

GRAPHIC SCALE IN FEET



REAR ELEVATION —REVISED

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

0 1 2 3 4 5 10 15

GRAPHIC SCALE IN FEET